



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #65 - TAMPA PALMS CITY OF TAMPA RYs 2004-06

On April 18, 1985, the Tampa City Council adopted a Development Order (Ordinance #8858-A) for the above-referenced DRI, which was originally adopted by the Hillsborough County Board of County Commissioners on October 1, 1980. The Tampa Palms property was annexed into the City on January 24, 1985. No Development Order expiration date has been established for this project.

The Development Order has previously been amended 24 times, the latest occurring on June 1, 2006 (Ordinance No. 2006-127). The amendments include the following list of changes:

- reduced the amount of residential and commercial land uses;
- required a reassessment of certain roadway segments upon issuance of the 6,000th and 9,500th Certificates of Occupancy for dwelling units;
- authorized exchange of 17.341 acres with the Tampa Technology Park DRI (#139);
- extended project phases and revised the development parameters and locations;
- adopted and subsequently modified a land use equivalency matrix;
- changed all previous references from “gross leasable area” to “gross square feet”;
- authorized addition of 34,805 sq. ft. of commercial space to the existing 124,650 sq. ft. “City Plaza” Shopping Center on Lot 1, Unit 5A within Area 2;
- authorized an extension of the timeframe and notification procedures associated with two specific roadway corridors within Area 4;
- authorized an exchange of 105 multi-family units for 37,000 sq. ft. of professional/medical office space on 3.5-acre, Parcel 7A/Tract 2;
- added a “right-in only” driveway along Bruce B. Downs Boulevard (within Area 3), approximately 400 feet south of southbound I-75 on-ramp;
- authorized a four year, 11 month and 30 day extension to the buildout date associated with Parcel 7B of Area 2 (to December 30, 2006);
- extended the Phase 3/Area #4 buildout date by three additional years (to December 31, 2009);
- updated the language regarding the East-West Roadway; and
- corresponding Map H modifications.

The following represents the current plan of development:

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
RESIDENTIAL (Units)	2,989	1,042	3,000*	1,435	8,466*
Single Family	(1,665)	(340)	(413)	(484)	(2,902)
Multi-Family	(1,060)	(550)	(2,587)	(951)	(5,148)
Condominium	(264)	(152)	(0)	(0)	(416)

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
COMMERCIAL (S.F.)	203,875	178,640	441,500*	174,120	998,135*
OFFICE (S.F.)	22,000	37,000	0	0	59,000
OTHER	Golf School 5 active Parks	2 Churches 1 Active Park	12-acre YMCA	Post Office School 24-acre Park Church	See Phases Independently ←

* - Area 3 of the Tampa Palms DRI is conceptually approved for an additional 3,158 residential units and 258,500 sq. ft. of Community Commercial space. Specific approval of these additional entitlements is contingent upon further transportation analysis.

On August 28, 2006, the developer of Area #3 submitted a Notice of Proposed Change application to request a one-year extension for only Area #3. The proposal remains under review and consideration.

PROJECT STATUS

It has been assumed by the City of Tampa and Tampa Bay Regional Planning Council staffs that remaining entitlements associated with Tampa Palms Areas 1 and 2 are negligible, if any at all.

Development this Reporting Year: it appears that 127 single-family detached residential units and 119,958 sq. ft. of Commercial (i.e. BJ Wholesale facility) were completed within Area 3 during the reporting year. No development activity occurred within Area #4.

Cumulative Development:

LOCATION	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	OTHER
Area 1	1,665 multi-family 1,060 single-family <u>264</u> condominiums 2,989	203,875	22,000	Golf Course 5 "Active" Parks Numerous Passive Parks
Area 2	340 multi-family 550 single-family <u>152</u> condominiums 1,042	178,640	37,000	2 Churches w/ schools 1 Active Park 1 Passive Park
Area 3	624 multi-family 262 single-family <u>0</u> townhomes 886	254,795	0	12-Acre YMCA Facility
Area 4	951 multi-family <u>422</u> single-family 1,373	158,200	0	Post Office Elementary School 24-Acre Active Park Church w/ school Fire Station

TOTAL →	3,580 multi-family 2,294 single-family 416 condominiums <hr style="width: 50%; margin: 0 auto;"/> 0 townhomes 6,290	566,638*	59,000	Miscellaneous (See Above) ▲
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Projected Development: No specific development has been identified for Areas 3 or 4. However, each of these areas have remaining entitlements. It is assumed that additional Tampa Palms development would occur within these Areas subject to appropriate market conditions.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously acknowledged designing and constructing two additional lanes of C.R. 581 from the intersection with Skipper Road to the Tampa Palms entrance. The developer has dedicated land sufficient to accommodate future expansion to six lanes. The developer has also completed construction of C.R. 581 from just north of the main Tampa Palms entrance to the northern property line at the Interstate 75 interchange.
2. Consistent with Condition I.1, the developer had previously dedicated a fire station site to the City of Tampa. The fire station was constructed and is in operation.
3. By City Ordinance and the Development Order, developers within Tampa Palms are required to provide a 30-foot setback from all wetlands in order to protect water quality in the wetlands, provide a transition between wetlands and uplands and protect wild life habitat. TBRPC favors strict enforcement of the 30-foot wetlands setback line to protect the benefits provided by the setback as well as to protect the Hillsborough River (and its wetland system), which is a source of potable water for the City of Tampa. The City of Tampa has previously provided a correspondence to indicate the restricted activities within the buffer areas.
4. While no water quality monitoring reports have been submitted to TBRPC since January 13, 1994, the City has previously identified that the project is complying with all City and permitting requirements.
5. Stipulation IV.M. of the Development Order requires the developer(s) to submit Annual Report(s) “on the anniversary of the effective date of this Development Order (i.e. October 1st) for each following year until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that the Report submitted for only Area #3, which was due on October 1, 2005 and October 1, 2006 for RY 2004-05 and RY 2005-06 respectively, was not submitted until a unified Report was prepared and submitted on November 16, 2006. In addition, no formal Annual Report has been provided for Area #4 since the 2003-04 reporting period. A correspondence dated October 31, 2006 from Mr. Scott Steady only confirmed the remaining Area #4 development. As identified above, only negligible development may remain for Areas #1 & #2. It is imperative that timely Annual Reports be submitted for **all** areas of the Tampa Palms DRI in order to evaluate the overall extent of compliance of the project.

DEVELOPERS OF RECORD

The following developer entities are responsible for adhering to the Development Order conditions applicable to their respective Areas of the Tampa Palms DRI:

Area 1	DEVELOPMENT COMPLETED
Area 2	DEVELOPMENT COMPLETED
Area 3	New Tampa, Inc., 6000 Compton Estate Way, Tampa, FL 33647
Area 4	Lennar Homes, Inc., 600 N. Westshore Blvd., Suite 400, Tampa, FL 33609

DEVELOPMENT ORDER COMPLIANCE

The project is proceeding in a manner consistent with the Development Order with the exception of the issue identified under *Summary of Development Order Condition #5*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.