



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK CITY OF TAMPA RY 2005-06

On January 25, 1990, the Tampa City Council granted a Development Order to RDP Associates Number One, Ltd., for a 83.7-acre research and development park. The project is located in the northeast quadrant of the Fowler Avenue/30<sup>th</sup> Street intersection in northern Tampa, adjacent to the University of South Florida main campus.

The Development Order has been amended three times, most recently on March 23, 2006 (Ordinance No. 2006-73). The amendments have cumulatively: extended the project buildout and Development Order expiration dates (to December 15, 2010 and December 31, 2015, respectively); consolidated several land uses into a “Research & Development” land use classification; modified the corresponding Master Development Plan; and increased the maximum allowable number of hotel rooms to 700. The Annual Report anniversary date is January 14<sup>th</sup>.

#### **PROJECT STATUS**

The approved plan of development is as follows:

| <b>PROJECT BUILDOUT</b> | <b>RESEARCH &amp; DEVELOPMENT<br/>(Sq. Ft.)</b> | <b>HOTEL<br/>(Rooms)</b> |
|-------------------------|---|--------------------------|
| December 15, 2010       | 1,205,000                                       | 350                      |

**Development this Reporting Year:** a 100,000 sq. ft. office building and a 140,000 sq. ft. “research” building were constructed.

**Cumulative Development:** a total of 387,345 sq. ft. of industrial/office/conference space uses (i.e. combined Research & Development uses) and a 240-room hotel.

**Projected Development:** no development activities have been identified for the next reporting year.

#### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has allegedly paid the \$1,092,000 proportionate share payment for the widening of Fowler Avenue between Nebraska Avenue and 50<sup>th</sup> Street in accordance with Condition 4.C.3.a(2). The improvement has since been completed.
2. Upon the issuance of Certificates of Occupancy for 500,000 sq. ft. of office space (or the equivalent), the developer is required to provide: peak-hour traffic counts at project entrances (Condition 4.C.2.) and a Transportation Systems Management Plan (Condition 4.C.4.a.).

3. The developer has asserted that “all transit stops required by the Development Order [Condition 4.C.8.] have been constructed with Hartline’s agreement and approval and are currently operational.”
4. A report on the implementation of the energy program has been addressed in the prior annual reports, consistent with Condition 4.I.3 and a non-potable water plan has been previously submitted, consistent with Condition 4.L.2.
5. Condition 4.J.2. requires the submittal of a *Hazardous Materials Management Plan* prior to the issuance of building permits for any light industrial or connected use. In lieu of this requirement, the developer has identified the present disposal procedures and practices of the two current tenants with hazardous materials, the Southwest Florida Blood Bank and Graphicstudio. The developer will continue to advise current and future tenants as to significant changes in hazardous material storage and disposal requirements.
6. It is noted in Condition III.K of the Development Order that the developer is required to submit annual reports on the “anniversary of the effective date of this Development Order...” (i.e. January 14<sup>th</sup>). It is hereby stated that this Report, which was due on January 14, 2006, was not submitted until November 6, 2006.

#### **DEVELOPER OF RECORD**

University of South Florida Research Foundation, Inc., c/o David M. Mechanik, Esquire, 305 South Boulevard, Tampa, FL 33606 is the firm responsible for adhering to the conditions of the Development Order.

#### **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with its Development Order with the exception of the issue identified in *Summary of Development Order Condition #6*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.