



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #139 - TAMPA TECHNOLOGY PARK CITY OF TAMPA RYs 2004-07

On September 11, 1986, the Tampa City Council granted a Development Order (Ordinance No. 9359-A) to Wood and Company for a three phase, 1,756-acre, multi-use development located in the northern quadrants of the Interstate 75/County Road 581 interchange in the City of Tampa. Only Phase I has received specific approval.

The Development Order has previously been amended a total of 16 times, the latest occurred on January 26, 2006 (Ordinance No. 2006-20). The amendments have cumulatively: revised the transportation mitigation requirements; split the project into two distinct developments Tampa Tech East (hereafter referred to as "TTPE") and Tampa Tech West (hereafter referred to as "TTPW"); authorized the inclusion of USAA into the DRI; modified the phasing entitlements, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; allowed a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allowed relocation of specific 40-acres of development; consolidation of Parcels "A-1", "J" and the "Ribbon Parcel" into a single parcel (the "Apex" Parcel); transferred 7,500 sq. ft. of commercial entitlements from Parcel A-2 to Parcel "A"; increased the maximum number of residential units associated with Tampa Technology Park East by 133 units; reduced the TTPW Phase 1 retail/office entitlements by 6,988 sq. ft. (to 82,108 sq. ft.), office by 1,010,000 sq. ft. (to 1.69 million sq. ft.), single-family residential units by 319 (to 181 units), multi-family residential units by 6 (to 394 units) and hotel rooms by 288 (to 0 rooms); added a trade-off mechanism to potentially convert office to commercial uses within TTPW; and corresponding modifications to the Master Development Plan. The Development Order expires for the TTPW portion on December 31, 2012. The Annual Report anniversary date is July 1st.

On June 13, 2006, the Department of Community Affairs executed an Essentially Buildout Agreement (EBOA) for **only the TTPE portion of the project**. The Agreement entered into between the Developer, the City of Tampa and the DCA, authorized remaining development to consist of only 448,000 sq. ft. of Office without a requirement for further transportation or concurrency analyses if completed by December 31, 2011. As a result of the Agreement, the Developer forfeited all other unbuilt entitlements assigned to the project (i.e. 309,156 sq. ft. of Commercial/Office, 192 Hotel rooms, 73,323 sq. ft. of Office, 424,809 sq. ft. of High Tech/Light Industrial and 28 single-family residential units). As a byproduct of the EBOA process, the Developer of TTPE is no longer required to submit Annual Reports addressing the extent of their compliance with the Development Order. Therefore, the representations made below constitute the final assessment for this portion of the project based on the RY 2005-06 Annual Report.

The approved/revised phasing schedule is as follows:

LAND USE	PHASE I		PHASE II ¹ (Buildout: 12/31/2004) (TTE & TTW Combined)	PHASE III ¹ (Buildout: 12/31/2009) (TTE & TTW Combined)	TOTAL ²
	Tampa Tech East ² (TTE) [Buildout: 12/31/11 ⁴]	Tampa Tech West ² (TTW) [Buildout: 12/31/10]			
Retail/Office (Sq. Ft.)	124,048	82,108	364,500	374,300	944,956 ¹
Hotel (Rooms)	100	0	360	360	820 ¹

LAND USE	PHASE I		PHASE II ¹ (Buildout: 12/31/2004) (TTE & TTW Combined)	PHASE III ¹ (Buildout: 12/31/2009) (TTE & TTW Combined)	TOTAL ²
	Tampa Tech East ² (TTE) [Buildout: 12/31/11 ⁴]	Tampa Tech West ² (TTW) [Buildout: 12/31/10]			
Office (Sq. Ft.)	785,919	1,690,000	1,960,200	1,936,000	6,372,119 ¹
Lt. Industrial (Sq. Ft.)	1,976,709	0	3,789,720	3,731,340	9,497,769 ¹
Gov't Svcs. (Sq. Ft.)	58,000	0 ³	0	0	58,000 ³
Residential(SF or MF)	1,018	0	0	0	1,018
Residential - SF (#)	310	181	0	0	491
Residential - MF (#)	0	394	0	0	394
Comm. Mixed(Sq. Ft.)	309,270	0	0	0	309,270

1. Phases II & III have conceptual approval only. Specific approval of these latter phases is contingent upon further transportation analysis.
2. The development is limited to uses that generate a maximum of 6,021 p.m. peak hour trips within TTPE and 3,337 trips within TTPW.
3. The Government Services use within Tampa Technology Park West does not include the completed 68-acre High School and a 40-acre City Park.
4. The TTPE buildout date (i.e. December 31, 2011) is as reflected in the EBOA.

PROJECT STATUS

Development this Reporting Year: it appears that 125,551 sq. ft. of Office (within TTPE) and 30,000 sq. ft. of Office and 12,000 sq. ft. of Commercial/Office (within TTPW) was under construction and/or recently completed as of their respective reporting years (i.e. 2005-06/TTPE & 2006-07/TTPW).

Cumulative Development:

The Tampa Tech Park East Annual Report (i.e. for RY 2005-06) indicates that 572,882 sq. ft. of Light Industrial, 438,721 sq. ft. of Office, 319,793 sq. ft. of Retail, 1,018 multi-family residential, 310 single-family residential, and 100 hotel rooms were all constructed.

The Tampa Tech Park West Annual Report (i.e. for RY 2006-07) indicates that 632,200 sq. ft. of Office, 22,108 sq. ft. of Commercial/Office, 378 multi-family and 177 single-family residential units have all been completed as well as the high school and middle school sites.

Projected Development: no specific development activity has been identified for the next reporting year for either portion of the project.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

Annual Reports were submitted for Tampa Technology Park East (TTPE) and Tampa Technology Park West (TTPW) independently. Responses following each Condition described below constitute consistency assessments for each portion of the project:

1. Pursuant to Condition 4.B. of the Development Order, Annual Reports are due on July 1st of each year for Tampa Technology Park East (TTPE) and Tampa Technology Park West (TTPW). Each of the respective reports were submitted late.

TTPE: The RY 2005-06 Annual Report, which was due on July 1, 2006, was submitted on September 5, 2006 (2 months late). In accordance with the EBOA, the Developer of TTPE is released from all further annual reporting obligations.

TTPW: The RY 2004-05, 2005-06 and 2006-07 Annual Reports, which were respectively due on July 1, 2005, July 1, 2006 and July 1, 2007, were jointly submitted on October 4, 2007. (Ranging from 3 months to more than 27 months late)

2. Condition 4.C. requires the annual assessment of Transportation Systems Management (TSM) measures implemented following the issuance of Certificates of Occupancy for 300,000 square feet of office space, which has obviously been triggered.

TTPE: The developer did not address the status of compliance with this condition. However, the developer previously asserted that the traffic counts are significantly below the threshold approved for Phase I of TTPE and that no mass transit is available to the TTPE site. Since the EBOA has been approved, the Developer will be released from this Development Order requirement.

TTPW: The developer has, once again, stated the “original DRI developer engaged the USF Center for Urban Transportation Research to prepare the TSM.” However, no such Plan has been received to date nor has the effectiveness of implemented measures been reported. In addition, contrary to the Developer’s additional assertion that “the current developer of Tampa Technology Park West has not exceeded the 300,000 sq. ft. requirement, or equivalent thereof,” this threshold has obviously been surpassed when considering the development totals for TTPW referenced above.

3. The developer is required to submit biennial (every two years) traffic counts of project entrances.

TTPE: Traffic monitoring was last conducted for TTPE in conjunction with the RY 2004-05 Annual Report, on May 22, 2005. The results revealed that the project was generating 2,615 of the 6,021 p.m. peak hour trips approved for Phase I of TTPE. Through the approval of the EBOA, the Developer has concluded all further obligations for traffic monitoring associated with TTPE.

TTPW: Traffic monitoring was conducted on September 5 & 18, 2006. The results revealed that the TTPW was generating 1,272 of the 5,407 peak hour trips for Phase I of TTPW.

4. Condition 4.N.2. requires the developer to prepare and submit an emergency response and hazardous waste management plan for facilities “which use, handle, store or possess significant quantities of hazardous waste. This Condition would presumably apply to light industrial development.

TTPE: The developer continued to acknowledge that “no tenants use, handle, store or possess significant quantities of hazardous waste. Therefore the preparation and submittal of an emergency response and hazardous waste management plan is not required at this time.” Through the approval of the EBOA, such Plan will not be required for TTPE, even if applicable.

TTPW: It is assumed that such Plan would not be required for TTPW based on the currently approved uses for the project (i.e. only Office & Residential). However, in the event the Developer were to convert to alternative use(s), the developer has acknowledged this Condition and their intent to comply with this Condition if applicable and warranted.

5. Condition 4.S. requires the quarterly submittal of post-construction surface water and groundwater quality monitoring results. Although the Development Order specifically requires the quarterly submittal of such monitoring, TBRPC would prefer receipt of results of future monitoring in connection with the future Annual Report submittals.

TTPE: The developer provided a copy of the 2006 Dry Season Monitoring Report indicating that the monitoring “did not produce dry season results because water was not flowing through the culvert offsite.” The status of potential RY 2005-06 wet season surface water monitoring was neither addressed nor provided within the Annual Report.

The developer submitted a document entitled “Tampa Technology Park Environmental Site Assessment Groundwater Quality Monitoring Floridan Aquifer” within the RY 2005-06 Annual Report. As required, the Report summarized the results of groundwater quality monitoring of the Florida Aquifer at three downgradient (at locations termed “Windermere, San Remo and the Grove Mobile Home Park”) and three upgradient wells (i.e. at Morris Bridge Well Field). The monitoring, which was conducted at various times throughout the reporting period, concluded with the assertion that “... the implementation of development within the Tampa Tech DRI site has not had an adverse environmental impact on the Floridan Aquifer.”

Future surface and water quality monitoring efforts will be discontinued for the portion formerly referred to as TTPE in accordance with the EBOA.

TTPW: The developer has stated only that TTPW is “complying with this Condition.” No further documentation or monitoring results were provided as part of the Annual Report.

DEVELOPERS OF RECORD

The following represents the latest known owners known for Tampa Tech Park East and West parcels:

SECTION	PARCEL	OWNERSHIP
Tampa Tech Park East	All except the following TTPE parcels.	581 Highwoods LP, Inc., 3111 W. Martin Luther King Jr. Blvd., Suite 300, Tampa, FL 33607
	“A-1”	Norstar Tampa USA , <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	“A-2”	Centennial American, <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	“B”	CKT Development Company , <LAST KNOWN OWNER/ADDRESS UNKNOWN>

SECTION	PARCEL	OWNERSHIP
Tampa Tech Park East (Cont'd)	"C"	Morrison Homes of Florida, Inc., <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	"D1" & "D2"	Private Investment Corp., <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	"F"	Harrison Bennett Properties, <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	"J"	Apex Partners, LLC, <LAST KNOWN OWNER/ADDRESS UNKNOWN>
	"Ribbon"	Apex Partners, LLC, <LAST KNOWN OWNER/ADDRESS UNKNOWN>
Tampa Tech Park West	Parcels Unknown	Lennar Homes, LLC, 600 N. Westshore Blvd., Suite 400, Tampa, FL 33609 & USAA, 17200 Commerce Park Boulevard, Tampa, FL 33609
	E1	Lawdell, LLC, <ADDRESS UNKNOWN>

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issues identified under Summary of Development Order Conditions #1, #2 and #5, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.