



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 #250 - INDEPENDENCE PARK CITY OF TAMPA RYs 2006-08

On October 10, 2002, the Tampa City Council adopted a Development Order (Ordinance No. 2002-223) for the Chase Manhattan Bank. The Order authorized specific approval for only Phase 1 of a two-phase, 43.81-acre office development generally bound on the north by Memorial Highway, on the east by George Road, and on the south and west by Independence Parkway. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply. The developer has been authorized to convert office space to retail uses (to a maximum of 100,000 sq. ft. gross leasable area) at the ratio of 1,000 sq. ft. of office is equal to 381 sq. ft. of retail. The location of the potential retail uses is limited to the northwest corner of the site. The Development Order expires on November 30, 2022.

The Development Order has been amended only once, on October 24, 2006 (Ordinance No. 2006-274). The amendment authorized: revision to Land Use Equivalency Matrix to add condominium (maximum - 1,100 units) and/or hotel (maximum - 250 rooms) as potential uses; four years, 11 months and 30 days extensions of the specifically-approved Phase 1 and conceptually-approved Phase 2 buildout dates as well as the required development commencement date (to November 9, 2009), the date in which the project is not subject to downzoning and/or unit density reduction (to November 29, 2022) and the Development Order expiration date (to November 29, 2027); changed the developer of record to "Lindell Investments, Inc."; and revised the Master Development Plan to recognize alternate project uses and authorize an additional access point (right-in/right-out only) along George Road.

The approved plan of development is:

LAND USE*	Phase 1 (Buildout: 12/30/2011)	Phase 2 (Buildout: 12/30/2016)	TOTAL
Office	650,000 ¹	350,000 ²	1,000,000 ³

1. Entitlements include existing 125,575 sq. ft. office building.
2. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply.
3. May include a maximum of 100,000 sq. ft. of commercial, 1,100 Condominium units and/or 250 Hotel rooms as a result of conversion through established land use equivalency matrix.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: completed development is limited to the 125,575 sq. ft. of office development in existence at the time of initial Development Order approval.

Projected Development: no specific development activity proposed for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Each Annual Report shall include p.m. peak hour traffic counts taken at specified access points to public rights-of-way once the development exceeds Certificates of Occupancy for a cumulative total of 240,000 sq. ft. of office space or the equivalent. (Condition 4.C.9.).
2. In accordance with Condition 4.C.12., the developer has reported that: Hartline Route #30 serves the site by running along the Memorial Highway/George Road intersection on the half-hour between the hours of 5:20 a.m. to 8:00 p.m. on the weekdays and hourly on the weekends between 7:15 a.m. to 10:00 p.m. The Developer has additionally identified that “no mass transit amenities have been constructed and there is no significant project ridership.”
3. At the time of issuance of the first Certificate of Occupancy for any new building, the applicant shall provide a bus pull out area and bus stop pad for purposes of establishing a new bus stop along Memorial Highway. (Condition 4.D.5.)
4. Following occupancy of any additional portion of development, the applicant shall submit a plan to promote awareness of hurricane/flooding hazard, preparedness and mitigation. In particular, the Plan shall address: (1) ordering all buildings in the evacuated areas closed for the duration of the hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of the same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans. (Condition 4.E.1.)
5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. The status of this Condition shall be addressed contingent with development continuance. (Condition 4.H.3.)
6. Condition 4.C. of the Development Order requires the Developer to “*submit annual reports on the DRI to the City, the TBRPC, the State Land Planning Agency - Florida Department of Community Affairs, and other agencies as may be appropriate, on July 1, 2003, and on July 1 of each following year until such time as all terms and conditions of this Development Order are satisfied.*” It is hereby recognized that no independent Annual Report was submitted for RY 2006-07, as required. Alternatively, the current Report covers the two-year period of July 1, 2006 - June 30, 2008. This multi-year Report was actually submitted on August 1, 2008.

DEVELOPER OF RECORD

Lindell Properties, Attention: Mr. Ron Weisser, 4830 W. Kennedy Blvd., Suite 250, Tampa, FL 33609 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 the Development Order with the exception of the issue identified as *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.