



ARS

Annual Report Summary

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DRI #65 - TAMPA PALMS CITY OF TAMPA RYs 2006-08

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 approved 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)
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.

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 seven single-family detached residential units and 146,513 sq. ft. of Commercial 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 269 single-family <u>0</u> townhomes 886	401,308	0	12-Acre YMCA Facility
Area 4	951 multi-family <u>422</u> single-family 1,373	158,200	0	Post Office Elementary School 40-Acre Active Park Church w/ school Fire Station
TOTAL →	3,580 multi-family 2,301 single-family 416 condominiums 0 townhomes <u> </u> 6,297	942,023	59,000	Miscellaneous (See Above) ▲

Projected Development: No specific development has been identified for Areas 3 or 4.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

As further detailed in Summary of Development Order Condition #5 below, this Annual Report Summary is based solely on the last responses received for Tampa Palms Area #3 (i.e. March 5, 2009) and #4 (i.e. December 20, 2007).

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 of Area #4 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 30-foot setbacks 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 indicating the development restrictions within the buffer areas.
4. While no water quality monitoring reports have been submitted to TBRPC for any portion of Tampa Palms since assumably last conducted (i.e. 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.” Through time, the Developers of Annual Reports have been submitting separate Annual Reports. However, these Reports are not timely or consistently provided, as required. It is hereby acknowledged that the Annual Report for Area #3, which was due on October 1, 2007 (for RY 2006-07) and October 1, 2008 (for RY 2007-08) were delinquenty submitted as part of a unified Report received on March 5, 2009. The Area #4 Annual Reports due on October 1, 2006 (for RY 2005-06) and October 1, 2007 (for RY 2006-07) were not submitted until March 14, 2007 and December 20, 2007, respectively. The Area #4 Annual Report, which was due on October 1, 2008, has yet to be submitted. 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	St. James United Methodist Church of Tampa Palms Inc., c/o Mr. Scott Steady, One Tampa City Center, Suite 3200, Tampa, FL 33602

* - As indicated above, only a negligible amount of development may remain within Areas #1 and #2.

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.