



ARS

Annual Report Summary

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DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK CITY OF TAMPA RY 2009-10

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/30th 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, 2013 and December 31, 2018, 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 14th.

PROJECT STATUS

The approved plan of development is as follows:

PROJECT BUILDOUT	RESEARCH & DEVELOPMENT (Sq. Ft.)	HOTEL (Rooms)
December 15, 2013*	1,205,000	350

* - Buildout date is reflective of an additional three-year extension granted in accordance with 2007 legislative revisions to Subsection 380.06(19)(c), F.S.

Development this Reporting Year: no development was conducted during the reporting period.

Cumulative Development: a total of 374,345 sq. ft. of Research & Development space in addition to a 240-room hotel with 13,000 sq. ft. of Conference Center space.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has acknowledged the prior payment of \$1,092,000 proportionate share for the widening of Fowler Avenue between Nebraska Avenue and 50th 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.). The developer has asserted that 500,000 sq. ft. of Office is equivalent to 600,000 sq. ft. of Research and Development space.
3. The developer has indicated that “all required transit stops have been completed and are operational” in accordance with Condition 4.C.8.
4. A report on the implementation of the energy program has been addressed in 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.

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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.