



# DOAR

## Development Order Amendment Report

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### DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY

On November 6, 2012, Hillsborough County rendered Resolution No. R12-155 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on November 1, 2012.

#### BACKGROUND

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order has been amended on nine prior occasions, most recently on March 24, 2009 (Resolution No. R09-037). The amendments have cumulatively authorized: construction of 240 multi-family residential units in exchange for a corresponding reduction in office and service center space (Resolution No. R90-0032); extensions for the project buildout and the Development Order expiration dates (to December 31, 2011); extended the completion date for the required improvement (to June 1, 1999); modified the development plan; added 12 acres of land; authorized multi-family residential on Parcel "E"; updated the Land Use Equivalency Matrix to recognize revised conversion formulas based on newer transportation modeling rates; changed the Developer of Record from Tampa Triangle Joint Venture to Liberty Property Limited Partnership; and authorized relocation of an internal driveway to Parcel E (off Alonzo Drive). Subsequent extensions of the project buildout and Development Order expiration dates have been granted to account for 2009 legislation (i.e. SB 360/2 Years), 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2, F.S./4 years) plus three 2011 Executive Orders signed into law by Governor Scott (i.e. Nos. 11-128, 11-172 & 11-202). As a result of these extensions, the revised buildout and Development Order expiration dates are now jointly identified as November 5, 2018.

The approved plan of development is as follows:

BUILDOUT	WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
November 5, 2018	50,000	669,679	24,750	616

#### DEVELOPMENT ORDER AMENDMENT

The Resolution authorized: an increase in the maximum number of Multi-Family units authorized under the Land Use Equivalency Matrix by 310 (to 930 units); a modification to the allowable uses on Parcel E recognized on the Master Development Plan (Map H); and an update of the buildout and the Development Order expiration dates (each to November 5, 2018) to reflect previously granted extensions.

## **DISCUSSION**

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, Council staff and the State Land Planning Agency had pre-determined that “*the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council's *Final Report* adopted on July 13, 1987.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by Hillsborough County for DRI #140 - Tampa Triangle.

# GENERAL LOCATION MAP

