



ARS

Annual Report Summary

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DRI #139 - TAMPA TECHNOLOGY PARK/WEST CITY OF TAMPA RYs 2007-12

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 Technology Park East (hereafter referred to as "TTPE") and Tampa Technology Park West (hereafter referred to as "TTPW"); authorized the inclusion of USAA into the DRI; modified the project entitlements and phasing thereof, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; authorized an additional access point on County Road 581 (Bruce B. Downs Blvd.) for TTPE; allowed relocation of specific 40-acres of development; consolidated 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"; added a trade-off mechanism to potentially convert office to commercial uses within TTPW; and corresponding modifications to the Master Development Plan.

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 their extent of compliance with the Development Order.

The Phase 1 buildout and date has subsequently been extended to December 31, 2015 for all portions of TTPW other than the USAA parcel due on account of legislation authorizations. The USAA parcel was extended by one additional year (to December 31, 2016). The Development Order expiration dates match their respective buildout dates in both instances.

The approved/revised phasing schedule for TTPW is as follows:

LAND USE	PHASE 1 ² (Buildout: 12/31/2015) ³	PHASE 2 & 3 ¹ COMBINED (Buildout Date TBD)	TOTAL ¹
Office (Sq. Ft.)	1,626,500 ³	3,256,602	4,883,102
Lt. Industrial (Sq. Ft.)	0	3,801,594	3,801,594
Commercial/Office (Sq. Ft.)	82,108	364,500	420,316
Hotel (Rooms)	127 ⁴	305	432
Residential - SF (#)	181	0	181
Residential - MF (#)	394	0	394

1. Phases 2 & 3 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 3,337 p.m. peak hour net external trips within TTPW.
3. The Phase 1 buildout date of December 31, 2015 is applicable for all portions of the project other than the USAA parcel and December 31, 2016 exclusively for the USAA parcel.
4. It appears that 63,500 sq. ft. of Office was converted to 127 Hotel rooms in accordance with the Land Use Equivalency Matrix, as recognized in the RYs 2007-12 Annual Report. Since there was no separate LUEM request correspondence submitted, the conversion will be recognized as the date of submittal for the multi-year Annual Report (i.e. February 15, 2013).

PROJECT STATUS

Development this Reporting Period: it appears that 46,708 sq. ft. of Office and 127 Hotel rooms were constructed during the period of this Report. In addition, 12,000 sq. ft. of “Commercial/Office” was either reclassified as part of the referenced “Office” or demolished during the time period.

Cumulative Development: 678,908 sq. ft. of Office, 10,108 sq. ft. of Commercial/Office, 127 Hotel rooms, 378 Multi-Family and 177 Single-Family Residential units have all been completed as well as high school and middle school sites.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition 4.B. of the Development Order, Annual Reports are due **annually** on July 1st for the Tampa Technology Park West DRI. Contrarily, this multi-year Annual Report actually spans the period of July 1, 2007 - June 30, 2012, indicating a significant delinquency in submittal.
2. The Developer is required to submit biennial traffic counts of project entrances in accordance with Condition 4.B.9. Although the current Annual Report spans a five-year reporting period, only a single traffic monitoring event was conducted and/or provided. The monitoring, which was actually conducted outside the review period (on February 5, 2013), revealed that the project generated 1,739 of the 3,337 p.m. peak hour net external trips approved for Phase 1 of TTPW.
3. Condition 4.B.12. requires the annual assessment of Transportation Systems Management (TSM) measures which have been implemented. The Developer has recognized that USAA is clearly the largest employer within TTPW. Through USAA’s allowance of flex-scheduling for employees, whereby employees can work alternative hours, the Developer has indicated that p.m. peak hour travel has been reduced by as much as 19 percent for the project. However, no documentation has been provided to support this claim.

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. Industrial/High Tech uses have not been initiated to date rendering this Condition inapplicable at this time.

5. Condition 4.S. requires the quarterly submittal of post-construction surface water and groundwater quality monitoring results. Acknowledging that a new Master Developer has recently been named for the project and their unfamiliarity with this requirement, they have affirmed that the required reports will be submitted during the next reporting period. Although the Development Order specifically requires the quarterly submittal of such monitoring to TBRPC (among other agencies), TBRPC would prefer to receive their respective monitoring reports in connection with the future Annual Report submittals.

DEVELOPERS OF RECORD

The following constitutes the ownership of the undeveloped tracts within Tampa Technology Park West:

UNDEVELOPED TRACTS	OWNERSHIP
Lot 15A - TTPW Flex “B” - Replat One	Stanley Castor Properties LLC
Lot 15B - TTPW Flex “B” - Replat One	BYSSCO LLC
Lot 26A - TTPW Flex “B” - Replat Two	CentraTech Corporation
Lot 26B - TTPW Flex “B” - Replat Two	Clear Cliff LLC
Part of Lot B1 - TTPW Flex “B”	Tampa Palms Lodging Associates, LLC
Part of Tracts E-3 & E-4 - TTPW Flex “B”	Florida Department of Transportation
Lot E1 - TTPW Flex “B”	Tampa Palms Professional Center
Part of Lots B1, E3 & E-4 and all of Lots B2, B3, E1 & E2 - TTPW Flex “B”	Great American Corporation
Lot F2 - TTPW Flex “B”	Florida Department of Transportation

DEVELOPER OF RECORD

Tampa Palms Professional Center LLLP, 3239 Henderson Boulevard, 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 several of the *Summary of Development Order Conditions* referenced above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.