



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

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### DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK CITY OF TAMPA RY 2012-13

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/30<sup>th</sup> 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: 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 through the utilization of the Land Use Equivalency Matrix. The buildout and Development Order expiration dates have each been extended by seven additional years to account for 2007 & 2011 legislation (i.e. HB 7207) to December 15, 2017 and December 15, 2022, respectively.

The approved plan of development is as follows:

PROJECT BUILDOUT	RESEARCH & DEVELOPMENT (Sq. Ft.)	HOTEL (Rooms)
December 15, 2017	1,205,000	350

#### **PROJECT STATUS**

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

***Cumulative Development:*** a total of 374,916 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 continues to acknowledge the prior payment of \$1,092,000 proportionate share for the widening of Fowler Avenue between Nebraska Avenue and 50<sup>th</sup> 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 (e.g. 600,000 sq. ft. of Research & Development space), the developer is required to provide peak-hour traffic counts at project entrances (Condition 4.C.2.) and prepare a *Transportation Systems Management Plan* (Condition 4.C.4.a.).
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 was addressed in prior annual reports, consistent with Condition 4.I.3 and a *Non-Potable Water Plan* was 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.