



DOAR

Development Order Amendment Report

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DRI #139W - TAMPA TECHNOLOGY PARK WEST CITY OF TAMPA

On June 13, 2013, the City of Tampa rendered Ordinance No. 2013-77 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Tampa City Council on June 6, 2013.

BACKGROUND

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 1 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; bifurcated 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 phasing entitlements, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; allowed a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allowed relocation of specific 40-acres of development; consolidation of 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"; increased the maximum number of residential units associated with Tampa Technology Park East by 133 units; reduced the TTPW Phase 1 retail/office entitlements by 6,988 sq. ft. (to 82,108 sq. ft.), office by 1,010,000 sq. ft. (to 1.69 million sq. ft.), single-family residential units by 319 (to 181 units), multi-family residential units by 6 (to 394 units) and hotel rooms by 288 (to 0 rooms); added a trade-off mechanism to potentially convert office to commercial uses within TTPW; and corresponding modifications to the Master Development Plan. Further land use conversions have subsequently occurred.

On June 13, 2006, the Department of Community Affairs (now Florida Department of Economic Opportunity) 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 within TTPE without a requirement for further transportation or concurrency analyses if completed by December 31, 2011. This date was subsequently extended in accordance with relevant legislation. As a result of the Agreement, the Developer of TTPE forfeited all other unbuilt entitlements assigned to that portion of 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 units).

The Phase 1 buildout dates identified for all components of TTPW (see below) constitute their respective Development Order expiration dates.

The approved phasing schedule for TTPW is as follows:

LAND USE	PHASE 1 ²	PHASES 2& 3 ¹	TOTAL ¹
	(Buildout: 12/31/2012 - Flex "A") (Buildout: 4/28/2017 - Flex "B") (Buildout: 12/31/2016 - USAA)	(Buildout: To Be Determined)	
Office (Sq. Ft.)	1,640,593 ³ (1,200,000 - USAA) (440,593 - Flex B) (0 - Flex A)	3,256,602 (0 - USAA) (3,256,602 - Flex B) (0 - Flex A)	4,897,195³ (1,200,000 - USAA) (3,697,195 - Flex B) (0 - Flex A)
Lt. Industrial (Sq. Ft.)	6,056 ³	3,441,594	3,447,650³
Commercial/Office (Sq. Ft.)	82,108	338,208	420,316
Hotel (Rooms)	127 ³	432	559³
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. 4,427 sq. ft. of Phase 1/Flex B Office was converted to 6,056 sq. ft. of Light Industrial and 44,980 sq. of Phase 1/Flex B Office was additionally converted to 127 Hotel rooms in accordance with the Land Use Equivalency Matrix, as recognized in the RYs 2007-12 Annual Report, as amended.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- modified the Land Use Equivalency Matrix (LUEM) component to allow conversion(s) from Office and/or Commercial use(s) to Assisted Living Facility and/or Skilled Nursing Facility, each to a maximum of 150 beds, exclusively within the “Flex B” parcel;
- increased the maximum number of Hotel Rooms allowable within the “Flex B” parcel by 140 rooms (to 300);
- modified the Phase 1 project buildout dates to reflect previously granted extensions; and
- corresponding updates to the project’s Master Development Plan.

DISCUSSION

The following constitutes the revised Land Use Equivalency Matrix **applicable only to the “Flex B” parcel:**

TO→ ▼ FROM	Office (ksf)	Lt. Industrial/ High Tech (ksf)	Commercial (ksf)	Single- Family (#)	Multi- Family (#)	Hotel (Rooms)	Assisted Living (Beds)	Skilled Nursing (Beds)
Office (ksf)		1.368	0.370	0.471			6	6
Lt. Industrial/ High Tech (ksf)	0.741			0.347				
Commercial (ksf)	2.703						34.23	34.23
Single-Family (#)	2.125	2.878			1.53	6		
Multi-Family (#)				0.654		4		
Hotel (Rooms)				0.167	0.250			

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on May 13, 2013 and with the Council's *Final Report* adopted on August 11, 1986.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the City of Tampa for DRI #139W - Tampa Technology Park West.

GENERAL LOCATION MAP

