



ARS

Annual Report Summary

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DRI #250 - INDEPENDENCE PARK CITY OF TAMPA RY 2012-13

On October 10, 2002, the Tampa City Council adopted a Development Order (Ordinance No. 2002-223) for the Chase Manhattan Bank. The Order authorized specific approval for only Phase 1 of a two-phase, 43.81-acre office development generally bound on the north by Memorial Highway, on the east by George Road, and on the south and west by Independence Parkway. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply. The developer has been authorized to convert office space to retail uses (to a maximum of 100,000 sq. ft. gross leasable area) at the ratio of 1,000 sq. ft. of office is equal to 381 sq. ft. of retail. The location of the potential retail uses is limited to the northwest corner of the site. The Development Order expires on November 30, 2022.

The Development Order has been amended only once, on October 24, 2006 (Ordinance No. 2006-274). The amendment authorized: revision to Land Use Equivalency Matrix to add condominium (maximum - 1,100 units) and/or hotel (maximum - 250 rooms) as potential uses; extended the specifically-approved Phase 1 and conceptually approved buildout dates as well as the Development Order expiration date; changed the developer of record to “Lindell Investments, Inc.”; and revised the Master Development Plan to recognize alternate project uses and authorize an additional access point (right-in/right-out only) along George Road. The project buildout date and Development Order expiration dates have each been subsequently extended by six additional years (combination of two years in association with SB 1752 and four years regarding HB 7207) to December 30, 2017 and November 29, 2028, respectively.

The approved plan of development is:

| LAND USE* | Phase 1 (Buildout: 12/30/2017) | Phase 2 (Buildout: 12/30/2016) | TOTAL |
|-----------|-----------------------------------|-----------------------------------|------------------------|
| Office | 650,000 ¹ | 350,000 ² | 1,000,000 ³ |

1. Entitlements include existing 125,575 sq. ft. office building.

2. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply.

3. May include a maximum of 100,000 sq. ft. of commercial, 1,100 Condominium units and/or 250 Hotel rooms as allowed through the LUEM.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: completed development is limited to the 125,575 sq. ft. of office development constructed prior to the adoption of the initial Development Order.

Projected Development: no specific development activity proposed for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Each Annual Report shall include p.m. peak hour traffic counts taken at specified access points to public rights-of-way once the development exceeds Certificates of Occupancy for a cumulative total of 240,000 sq. ft. of office space or the equivalent (Condition 4.C.9.). This Condition is not applicable at this time.
2. In accordance with Condition 4.C.12., the developer has reported that: Hartline Route #30 serves the site by running along the Memorial Highway/George Road intersection with 30-minute headways each weekday from 5:20 a.m. to 10:30 p.m. and 60-minute headways on the weekends, operational from 7:15 a.m. to 10:30 p.m. The Developer has additionally identified that “no mass transit amenities have been constructed and there is no significant project ridership.”
3. Condition 4.D.5. requires the Developer to provide a bus pull out area and bus stop pad for purposes of establishing a new bus stop along Memorial Highway at the time of issuance of the first Certificate of Occupancy for any new building. The Condition is not applicable at this time.
4. Following occupancy of any additional portion of development, the applicant shall submit a plan to promote awareness of hurricane/flooding hazard, preparedness and mitigation. In particular, the Plan shall address: (1) ordering all buildings in the evacuated areas closed for the duration of the hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of the same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans (Condition 4.E.1.). This Condition is not applicable since no vertical development occurred since the Development Order was approved.
5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. The status of this Condition shall be addressed contingent with development continuance. (Condition 4.H.3.)
6. Development Order Condition 4.C. (of Ordinance No. 2002-223) obligates the Developer to submit an annual report “*on July 1, 2003 and on July 1st of each year thereafter until such time as all terms and conditions of this Order are satisfied.*” While the current Annual Report addresses the period of July 1, 2012 - June 30, 2013 as would be appropriate, no Annual Report was ever submitted to address the RY 2011-12 reporting period (i.e. July 1, 2011 - June 30, 2012).

DEVELOPER OF RECORD

Highwoods Realty Limited Partnership, Attention: Mr. Chase Collier, Highwoods Properties, 3111 W. Dr. MLK Blvd., Suite 300, Tampa, LF 33607 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 the issue identified as *Summary of Development Order Condition #6*, above. In addition, while the above-referenced Developer of Record has been updated for the purpose of this *Annual Report Summary*, please

note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order,*” at minimum. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.