Tampa Bay Regional Planning Council
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ARS

Annual Report Summary

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DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK
CITY OF TAMPA
RY 2014-15

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/30th 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: None.

Cumulative Development: a total of 402,805 sq. ft. of Research & Development space and 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 50th 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 must: initiate a peak-hour traffic monitoring program of project entrances with results of such submitted in conjunction with all subsequent Annual Reports (Condition 4.C.2.): and develop a *Transportation Systems Management Plan* (Condition 4.C.4.a.).

3. The Developer continues to reflect 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.