



DOAR

Development Order Amendment Report

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DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY

On September 23, 2016, Hillsborough County rendered Resolution No. R16-128 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on September 13, 2016.

BACKGROUND

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order had previously been amended ten times, most recently on November 1, 2012 (Resolution No. R12-155). The amendments have cumulatively: authorized construction of 240 multi-family residential units in exchange for a corresponding reduction in office and service center space (Resolution No. R90-0032); increased the maximum number of Multi-Family units allowable through the Land Use Equivalency Matrix; extended the project buildout and the Development Order expiration dates; extended the deadline for completion date of the required improvement (to June 1, 1999); modified the development plan; added 12 acres of land to the project; updated the Land Use Equivalency Matrix to recognize revised conversion formulas based on newer transportation modeling rates; changed the Developer of Record from Tampa Triangle Joint Venture to Liberty Property Limited Partnership; and authorized relocation of an internal driveway to Parcel E (off Alonzo Drive). Subsequent extensions of the project buildout and Development Order expiration dates have been granted to account for 2009 legislation (i.e. SB 360/2 Years), 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2, F.S./4 years) plus three 2011 Executive Orders signed into law by the Governor (i.e. Nos. 11-128, 11-172 & 11-202). As a result of these extensions, the revised buildout and Development Order expiration dates are now jointly identified as November 5, 2018.

The revised development plan is as follows:

BUILDOUT	WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
November 5, 2018	50,000	508,653*	24,750	930*

* - The above entitlements are reflective of a May 29, 2013 Land Use Equivalency Matrix request dated May 29, 2013, by Bricklemeyer Law Group, in which 161,116 sq. ft. of Office was exchanged for an additional 314 Multi-Family units.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized an increase in the maximum number of Multi-Family Residential units permitted in the project (from 930 to 1,230 units) and remove one access point along U.S. 301, east into Parcel "D." This Amendment has no bearing on the approved project entitlements, only the maximum number of Multi-Family Residential units that could be attained through the existing Land Use Equivalency Matrix.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Hillsborough County had determined that “*the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Hillsborough County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the formal Notice of Proposed Change process.

**EXHIBIT 1
GENERAL LOCATION MAP**

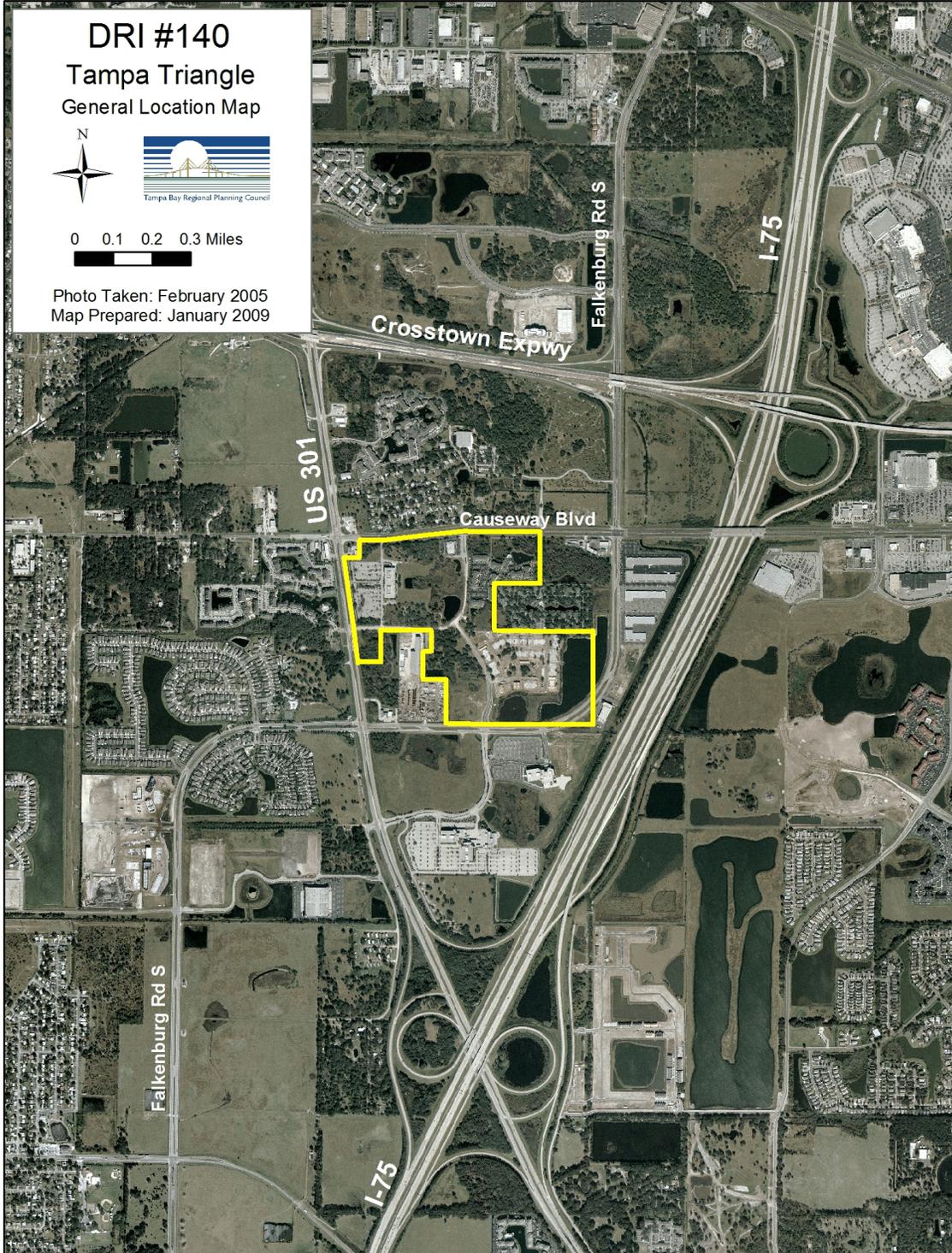
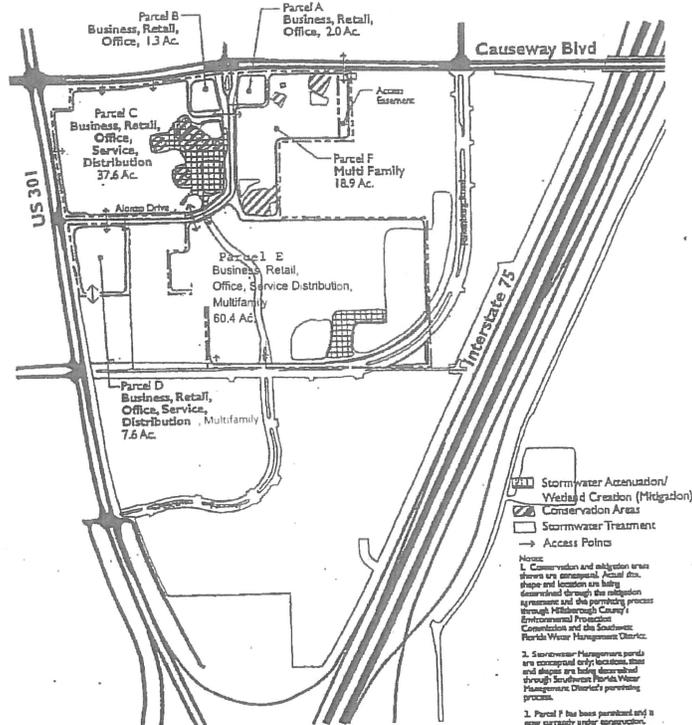


EXHIBIT 2 MASTER DEVELOPMENT PLAN (MAP H)

EXHIBIT B



Summary of Proposed Master Plan

Land Use	Approved Program
Office	506,693 sf
Retail	24,750 sf
Service Center	50,000 sf
Multi-Family	830 du



Map H
Tampa Triangle PB
Master Development Plan
Tampa Triangle JV/Venture
December 18, 1998
Revised December 22, 2003
Scale in Feet
0 400 800 North
Revised October 16, 2012

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