



# ARS

## Annual Report Summary

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### DRI #139 - TAMPA TECHNOLOGY PARK/WEST CITY OF TAMPA RYs 2014-16

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 I has received specific approval.

The Development Order has previously been amended a total of 17 times, the latest occurred on June 6, 2013 (Ordinance No. 2013-77). The amendments have cumulatively: revised the transportation mitigation requirements; split 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 project entitlements and phasing thereof, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; authorized an additional access point on County Road 581 (Bruce B. Downs Blvd.) for TTPE; allowed relocation of specific 40-acres of development; consolidated 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"; added a trade-off mechanism to potentially convert office to commercial uses and/or Office or Commercial 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 modifications to the Master Development Plan.

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 without a requirement for further transportation or concurrency analyses if completed by December 31, 2011. As a result of the Agreement, the Developer forfeited all other unbuilt entitlements assigned to 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 residential units). As a byproduct of the EBOA process, the Developer of TTPE is no longer required to submit Annual Reports addressing their extent of compliance with the Development Order. Development within the project is limited to uses which generate a maximum of 3,337 p.m. peak hour net external trips. The Development Order expiration date coincides with the buildout schedule associated with the latest respective parcel (i.e. April 28, 2017).

On June 8, 2016, a Transportation Methodology meeting was held to discuss the techniques which shall be employed when preparing the supporting transportation analysis associated with an upcoming Notice of Proposed Change application requesting a modification of the Development Order. The requested modification will be to further extend the Phase 1 buildout dates for the "USAA" and "Flex B" parcels only, each to December 31, 2025.

The currently approved/revised phasing schedule for TTPW is as follows:

LAND USE	PHASE 1 <sup>2</sup>	PHASES 2 & 3 <sup>1</sup>	TOTAL <sup>1</sup>
	(Buildout: 12/31/2012 - Flex "A") (Buildout: 7/19/2018 <sup>4</sup> - Flex "B") (Buildout: 3/22/2017 <sup>4</sup> - USAA )	(Buildout: To Be Determined)	
Office (Sq. Ft.)	1,640,593 <sup>3</sup> (1,200,000 - USAA) ( 440,593 - Flex B) ( 0 - Flex A)	3,256,602 ( 0 - USAA) (3,256,602 - Flex B) ( 0 - Flex A)	4,897,195 <sup>3</sup> (1,200,000 - USAA) (3,697,195 - Flex B) ( 0 - Flex A)
Lt. Industrial (Sq. Ft.)	6,056 <sup>3</sup>	3,441,594	3,447,650 <sup>3</sup>
Commercial/Office (Sq. Ft.)	82,108	338,208	420,316
Hotel (Rooms)	127 <sup>3</sup>	432	559 <sup>3</sup>
Residential - SF (#)	181	0	181
Residential - MF (#)	394	0	394
Assisted Living Fac. (Beds)	0	0	0
Skilled Nursing Fac. (Beds)	0	0	0

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. As recognized in the RYs 2007-12 Annual Report, a total of 49,407 sq. ft. of Phase 1/Flex B Office was converted to 6,056 sq. ft. of Light Industrial and 127 Hotel rooms, in accordance with the Land Use Equivalency Matrix.
4. The Phase 1 buildout dates reflected for the "USAA" and "Flex B" parcels were each extended by 447 days on account of two Executive Orders enacted by the Governor in 2015.

## PROJECT STATUS

**Development this Reporting Period:** it appears that development of 5,168 sq. ft. of Office (Lot E1) and a facility comprised of 90 Assisted Living Facility rooms and 30 Skilled Nursing rooms (Lots E2, E3 & E4) were initiated during the period of this multi-year Annual Report. It is presumed that these entitlements were not completed during the reporting period. However, once completed, ownership of the Office development parcel shall be identified and the Developer shall submit a Land Use Equivalency Matrix conversion request to specifically address and recognize approval of these entitlements. Additionally, these entitlements have not been reflected in the "Cumulative Development" section of this Report since they are believed not to be completed.

**Cumulative Development:** 629,882 sq. ft. of Office (0 sq. ft. within "Flex A", 160,576 sq. ft. within "Flex B", and 469,306 sq. ft. within "USAA Parcel"), 4,052 sq. ft. of Commercial/Office, 6,056 sq. ft. of Light Industrial/High Tech, 127 Hotel rooms, 378 Multi-Family and 177 Single-Family Residential units have all been completed as well as high school and middle school sites.

**Projected Development:** no specific development activity has been identified for the next reporting year. However, it would be anticipated that Office and Assisted Living/Skilled Nursing facility entitlements reflected above as under construction would be completed, at minimum.

## SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer is required to submit biennial traffic counts of project entrances in accordance with Condition 4.B.9. The April 6, 2016 monitoring event revealed that the project had generated 1,884 of the 3,337 p.m. peak hour net external trips approved for Phase 1 of TTPW. It is anticipated that traffic monitoring will next be conducted and submitted in association with the RY 2017-18 Annual Report.

2. Condition 4.B.12. obligates the Developer to provide an annual assessment of Transportation Systems Management (TSM) measures which have been implemented. The Developer previously recognized that USAA was clearly the largest employer within TTPW and that through USAA’s allowance of flex-scheduling for employees, p.m. peak hour travel was likely to have been reduced by as much as 19 percent within the project, although no documentation was provided to substantiate this claim. However, more recently, the Developer has asserted that the favorable traffic monitoring results should alternatively demonstrate the non-relevance of this Condition.
3. Condition 4.N.2. requires the Developer to prepare and submit an emergency response and hazardous waste management plan for facilities “*which use, handle, store or possess significant quantities of hazardous waste.*” Presuming that this Condition would primarily apply to Light Industrial uses, such development has recently been initiated and/or completed. However, the status of the Development Order obligation shall be addressed as development of Light Industrial uses or applicable Commercial uses continue.
4. Condition 4.S. requires the quarterly submittal of post-construction surface water and groundwater quality monitoring results. In conjunction with the prior RYs 2007-12 Annual Report, the Developer acknowledged recently being designated Master Developer and their unfamiliarity with this requirement. As was acceptable, water quality monitoring was neither conducted nor submitted in association with the RYs 2012-14 Annual Report since no development activity transpired. However, the current statement that monitoring was not conducted since “*the Developer has been unable to replicate the previous surface and ground water monitoring samplings*” is unacceptable and is not consistent with the Development Order obligation. It is anticipated that such monitoring will be reconvened, conducted and submitted in association with future Annual Reports.
5. Pursuant to Condition 4.B. of the Development Order, Annual Reports are due **annually** on July 1<sup>st</sup> for the Tampa Technology Park West DRI “*until such time as all terms and conditions of this Order are satisfied.*” In this regard, it is hereby acknowledged that the Annual Reports, which were due on July 1, 2015 (for RY 2014-15) and July 1, 2016 (for RY 2015-16), were combined into one unified report delinquently provided on June 13, 2016.

**DEVELOPER OF RECORD**

Tampa Palms Professional Center, 3239 Henderson Boulevard, Tampa, FL 33609 is the firm responsible for administering the conditions of the Development Order.

As updated to reflect recent sales transactions, the following listing constitutes the last known ownership of the undeveloped tracts within Tampa Technology Park West and would therefore all be responsible for adhering to the conditions of the Development Order:

UNDEVELOPED TRACTS	OWNERSHIP
Lot 15A - TTPW Flex “B” - Replat One	Stanley Castor Properties LLC
Lot 15B - TTPW Flex “B” - Replat One	BYSSCO LLC
Lot 26A - TTPW Flex “B” - Replat Two	CentraTech Corporation
Lot 26B - TTPW Flex “B” - Replat Two	Clear Cliff LLC

UNDEVELOPED TRACTS	OWNERSHIP
Part of Lot B1 - TTPW Flex "B"	Tampa Palms Lodging Associates, LLC
Part of Tracts E-3 & E-4 - TTPW Flex "B"	Florida Department of Transportation
Lot E1 - TTPW Flex "B"	Tampa Palms Professional Center
Part of Lot B1 and all of Lots B2, B3 & E1 - TTPW Flex "B"	Great American Corporation
Lots E-2, E-4 and a portion of Lot E3	Discovery Village at Tampa Palms LLC
Lot F2 - TTPW Flex "B"	Florida Department of Transportation

**DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order with the exception of several of the *Summary of Development Order Conditions* referenced above. 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.