



ARS

Annual Report Summary

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DRI #250 - INDEPENDENCE PARK CITY OF TAMPA RY 2015-16

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 transportation and water supply analyses.

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.

On October 17, 2016, the Developer submitted a Notice of Proposed Change application requesting numerous modifications to the Development Order which remain under review and consideration. The proposed modifications are:

- advance and specifically approve an additional 175,000 sq. ft. of Office from Phase 2. The remaining 175,000 sq. ft. of Office within Phase 2 retains conceptual-approval only;
- extend the specifically-approved Phase 1 buildout date by a period of eight years and one day, to December 31, 2025;
- extend the conceptually-approved Phase 2 buildout date by a period of 14 years and one day, to December 31, 2030;

- extend the Development Order expiration date by a seven years, one month and three days, to December 31, 2035;
- modify the Land Use Equivalency Matrix to allow potential conversion(s) to Multi-Family/Apartment units [to maximum of 1,100 MF units], Adult Education Facility [to a maximum of 100,000 sq. ft.] and/or Medical Office [to maximum of 375,525 sq. ft., inclusive of existing 125,575 sq. ft. building]. Presently, the Land Use Equivalency Matrix would allow up to 100,000 sq. ft. of Commercial, 1,100 Condominium units and/or 250 Hotel rooms with corresponding reduction(s) of approved Office;
- modify the *Master Development Plan* to recognize the advancement of Office space, the requested extension in project phasing and the proposed alternative land uses;
- extend the dates in which the project is not subject to downzoning and/or unit density/intensity reductions by six years;
- dismissal of former Developer Commitment A.1., which stated “*if the land use trade off matrix is implemented, a commercial activity node will be situated at the southeast quadrant of the Memorial Highway and Independence Parkway intersection*;
- recognize the new Owner/Developer of the DRI to be Highwoods Realty Limited Partnership; and
- request an extension in the frequency of reporting from annual to biennial.

PROJECT STATUS

Development this Reporting Year: other than continuation of infrastructure improvements, 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 reported that Hartline Route #30 continues to serve the site. Route #30 had previously been characterized as 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.
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 Developer 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 at this time since no vertical development occurred since approval of the Development Order.

5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. The Developer has acknowledged that the project “*is currently using the existing on-site wells for irrigation and will evaluate the use of reclaimed water when such water is available.*” (Condition 4.H.3.)

DEVELOPER OF RECORD

Highwoods Realty Limited Partnership, Attention: Mr. Chase Collier, Highwoods Properties, 3111 W. Dr. MLK Blvd., Suite 100, Tampa, FL 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. While the above-referenced Developer of Record has been updated for the purpose of this *Annual Report Summary*, it is hereby noted that formal recognition of this entity is being requested in association with the pending NOPC application described above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.