



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
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### DRI #180 - UNIVERSITY BUSINESS CENTER CITY OF TAMPA RY 2003-04

On February 9, 1989, the City of Tampa granted a Development Order (Ordinance No. 89-39) to the Opus South Corporation for a two-phase, 45.1-acre, multi-use development located at the northeast corner of the 30<sup>th</sup> Street/Bougainvillea Avenue intersection in the City of Tampa. Phase I received specific approval, while Phase II will be subjected to further review in the areas of air quality and transportation analysis under Chapter 380.06, F.S.

The Development Order has been amended a total of three times, the latest occurring on March 28, 1996 (Ordinance 96-70). The amendments have cumulatively extended the Phase I buildout date by 20 years; the (proposed) Phase II buildout date by four years, 11 months and 15 days; and the Development Order expiration date by 17 years, 10 months and 22 days. The Development Order expires on December 31, 2015. The anniversary date for the Annual Report is July 1<sup>st</sup>.

#### PROJECT STATUS

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	Lt. INDUSTRIAL (Sq. Ft.)
I	December 31, 2010	500,000	19,500
II*	December 15, 1997	150,000*	30,000*
<b>TOTAL</b>		<b>650,000*</b>	<b>49,500*</b>

\* - Phase II has received conceptual approval only.

**Development this Reporting Year:** no development activity occurred on site during the reporting period.

**Cumulative Development:** a total of 388,343 sq. ft. of office space and 19,500 sq. ft. of warehouse/light industrial space has been constructed to date.

**Projected Development:** no development activity has been identified for the next reporting year.

#### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted the *Master Drainage Plan* for the site in accordance with Condition IV.F.1.
2. Following availability of a non-potable water supply to the site, the developer shall submit a Plan to address the utilization of non-potable water for landscape and open space irrigation. (Condition IV.F.3.)
3. Condition IV.F.7.b. requires the developer report on efforts to encourage the use of

hazardous waste exchanges by owners/tenants that generate hazardous waste. The developer has reported that no portions of the site are “for medical office space or uses that would generate hazardous waste materials” and, “as such, this Condition would not be applicable” (at this time).

4. The 30th Street/Bougainvillea Avenue and 30<sup>th</sup> Street/Busch Boulevard intersection improvements have been completed in accordance with Condition IV.F.8.
5. Condition IV.F.8.b. requires the developer to provide hourly traffic counts at all project entrances and assess the effectiveness of the Transportation Systems Management measures implemented upon the construction of 400,000 sq. ft. of office space (or the equivalence). This Condition has not been triggered to date.
6. It is noted in Condition IV.A. of the Development Order that the developer is required to submit annual reports on July 1<sup>st</sup> of each year “until such time as all terms and conditions of this Order are satisfied.” It is hereby stated that this Report, which was due on July 1, 2004, was not submitted until April 22, 2005.

The project appears to be in compliance with all other conditions at this time.

#### **DEVELOPER OF RECORD**

Opus South Corporation, 4200 W. Cypress Street, Suite 444, 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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.