



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #161 - UNIVERSITY CENTER RESEARCH AND DEVELOPMENT PARK CITY OF TAMPA RY 2001-02

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 only a single time, on September 15, 1994 (Ordinance No. 94-176), to extend the project buildout and Development Order expiration dates. The Development Order expires on December 15, 2006.

On December 14, 2001, the developer submitted a Notice of Proposed Change application requesting a further eight year extension of the project buildout date and an extension of the Development Order expiration date. No corresponding transportation analysis was provided to date in an attempt to rebut the presumption of a Substantial Deviation nor has the developer requested a transportation methodology meeting to discuss the analysis techniques and assumptions to be used.

PROJECT STATUS

The following development parameters have been approved for the project:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	CONFERENCE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	HOTEL (Rooms)
December 15, 2001	750,000	50,000	455,000	350

Development this Reporting Year: no development activity was conducted during the reporting year.

Cumulative Development: a total of 93,153 sq. ft. of industrial uses (University Tech Center I & II), a 41,192 sq. ft. office building (Southwest Florida Blood Bank), and a 240-room hotel with 13,000 sq. ft. of conference space (Embassy Suites) have all been constructed.

Projected Development: the developer has identified that “no new construction is expected to begin prior to January 25, 2003.”

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. It is hereby noted that the Development Order has expired on December 15, 2001. No further permits shall be issued in conjunction with the project until or unless the Development Order has formally been amended through the DRI/Notice of Proposed Change process.

2. Consistent with Condition 4.C.3.a(2), the developer has stated that the proportionate share payment (\$1,092,000) has been previously submitted for the widening of Fowler Avenue between Nebraska Avenue and 50th Street. The improvement has since been completed.
3. Upon the issuance of Certificates of Occupancy for 500,000 sq. ft. of office space (or the equivalence), the developer is required to provide: peak-hour traffic counts at project entrances (Condition 4.C.2.); and a Transportation Systems Management Plan (Condition 4.C.4.a.).
4. A transit stop shall be provided prior to the issuance of Certificate of Occupancy for 245,000 sq. ft. of office space (or the equivalence). Two transit stops with a bus shelter and information display, and a pullout bay will be required prior to requests for additional Certificates of Occupancy pursuant to Condition 4.C.8. The developer has worked with HARTline and U.S.F. planners on the tentative locations of these facilities.
5. A report on the implementation of the energy program has been addressed in the annual report, consistent with Condition 4.I.3 and a non-potable water plan has been previously submitted, consistent with Condition 4.L.2.
6. 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.

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

DEVELOPER OF RECORD

University of South Florida Research Foundation, Inc., c/o Advantis Real Estate Services Company, 4300 W. Cypress Street, Suite 1000, 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. **However, please note the issue identified under *Summary of Development Order Condition #1 (above)*.** The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.