



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #227 - FOUNTAIN SQUARE (aka COLONIAL PENN SUBSTANTIAL DEVIATION) CITY OF TAMPA RY 2001-02

The original Development Order (DRI #112), approved on June 20, 1985, granted Colonial Penn Insurance Company authorization to proceed with Phase I of a 42-acre office development, located at the southwest corner of the Eisenhower Boulevard and Memorial Highway intersection. The Development Order was subsequently amended to consist of 576,000 square feet (sq. ft.) of office space and a 150,000 sq. ft. school/training facility, which was scheduled for completion by December 15, 1994. The final amendment reduced the size of the project by 5.6 acres to account for land acquired by the Florida Department of Transportation for construction of the Veterans Expressway.

On May 20, 1994, the City of Tampa adopted a Substantial Deviation (“S/D”) for the project. The S/D Development Order (DRI #227): restated and incorporated the original Development Order conditions in its entirety; authorized the use of Rule 9J-2.045, FAC for transportation mitigation; identified the developer's Proportionate Share transportation mitigation payment to be \$211,089; and authorized an additional 400,000 sq. ft. of office space and the deletion of the previously-approved 150,000 sq. ft. school/training facility.

The S/D Development Order has been amended only a single time (Ordinance No. 94-277), on December 16, 1994, to extend the buildout date (to December 25, 2002) and the Development Order expiration date (to June 28, 2004). The anniversary date for the Annual Report is July 1st.

PROJECT STATUS

As stated above, this single phase development is approved to consist of 976,000 sq. ft. of office space.

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

Cumulative Development: a total of 705,100 sq. ft. of office 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 submitted the proportionate share payment in 1994, in accordance with Conditions 4.D.1 and 4.D.2.
2. Condition 4.D.10. requires the developer to implement a traffic count program to provide annual p.m. peak hour traffic counts at the project entrance when Certificates of Occupancy have been issued beyond 576,000 sq. ft. of office space. Results of a September 4-5, 2002 traffic monitoring event have revealed that the project is emitting 1,144 external p.m. peak hour trips (approximately 84.6% of the 1,353 trips approved).

3. In accordance with Condition 4.D.11., pertaining to Transportation Systems Management, the developer has identified that Chase Card Services (CCS) is the largest employer within the Fountain Square DRI. CCS has estimated a 32 percent reduction in peak hour trips has been experienced by allowing their employees to work flexible/alternative work hours and by routinely educating employees of alternate means of transportation. The developer additionally acknowledged their “client” relationship with Bay Area Commuter Services (BACS) and membership in the Westshore Alliance Transportation Management Organization (TMO).
4. Condition 4.H.6. requires the developer to work with TBRPC and the City on implementing a plan for the use of non-potable water for irrigation purposes. The developer has provided the following response appropriate for this Annual Report:

“The developer is very interested in utilizing reclaimed or treated wastewater for irrigation purposes. The developer continues to monitor the status of the City of Tampa’s program to develop and extend treated wastewater in the area. At this point in time, as was reported in the last annual report, the developer has been advised that the Fountain Square project is in a future phase of the City’s plans. There are no specific dates established for the provision of treated wastewater to the area. A status report on this subject will be provided in future Annual Reports.”

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

DEVELOPER OF RECORD

Fountain Square Property Owners Association, c/o Mr. Barry W. Preusch, Vice-President, Chase Card Member Services Inc., 4925 Independence Parkway, Tampa, FL 33634 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.