



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #65 - TAMPA PALMS CITY OF TAMPA RY 2002-03

On April 18, 1985, the Tampa City Council adopted a Development Order (Ordinance #8858-A) for the above-referenced DRI, which was originally adopted by the Hillsborough County Board of County Commissioners on October 1, 1980. The Tampa Palms property was annexed into the City on January 24, 1985. No Development Order expiration date has been established for this project.

The Development Order has previously been amended 23 times, the latest occurring on March 25, 2004 (Ordinance No. 2004-76). The amendments include the following list of changes:

- reduced the amount of residential and commercial land uses;
- required a reassessment of certain roadway segments upon issuance of the 6,000th and 9,500th Certificates of Occupancy for dwelling units;
- authorized exchange of 17.341 acres with the Tampa Technology Park DRI (#139);
- extended project phases and revised the development parameters and locations;
- adopted a land use equivalency matrix;
- changed all previous references from “gross leasable area” to “gross square feet”;
- authorized addition of 34,805 sq. ft. of commercial space to the existing 124,650 sq. ft. “City Plaza” Shopping Center on Lot 1, Unit 5A within Area 2;
- authorized an extension of the timeframe and notification procedures associated with two specific roadway corridors within Area 4;
- authorized an exchange of 105 multi-family units for 37,000 sq. ft. of professional/medical office space on 3.5-acre, Parcel 7A/Tract 2;
- added a “right-in only” driveway along Bruce B. Downs Boulevard (within Area 3), approximately 400 feet south of southbound I-75 on-ramp; and
- authorized a four year, 11 month and 30 day extension to the buildout date associated with Parcel 7B of Area 2 (to December 30, 2006).

The following represents the current plan of development:

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
RESIDENTIAL (Units)	2,989	1,042	3,000*	1,435	8,466*
Single Family	(1,665)	(340)	(413)	(951)	(5,543)
Multi-Family	(1,060)	(550)	(2,587)	(484)	(2,507)
Condominium	(264)	(152)	(0)	(0)	(416)
COMMERCIAL (S.F.)	203,875	178,640	441,500*	174,120	998,135*
OFFICE (S.F.)	22,000	37,000	0	0	59,000

LAND USE	AREA 1 (Buildout - 1993)	AREA 2 (Buildout - 2006)	AREA 3 (Buildout - 2006)	AREA 4 (Buildout - 2006)	TOTAL
OTHER	Golf School 5 active Parks	2 Churches 1 Active Park	12-acre YMCA	Post Office School 24-acre Park Church	See Phases Independently ←

* - Area 3 of the Tampa Palms DRI is conceptually approved for an additional 3,158 residential units and 258,500 sq. ft. of Community Commercial space. Specific approval of these additional entitlements is contingent upon further transportation analysis.

PROJECT STATUS

It has been assumed by the City of Tampa and Tampa Bay Regional Planning Council staffs that remaining entitlements associated with Tampa Palms Areas 1 and 2 are negligible, if any at all. Annual Reports were submitted for Areas 3 and 4 independently and serve as the basis for the status of development identified below.

Development this Reporting Year: it appears that 82 multi-family residential units were completed within Area 3 during the reporting period.

Cumulative Development:

LOCATION	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	OTHER
Area 1	1,665 multi-family 1,060 single-family <u>264</u> condominiums 2,989	203,875	22,000	Golf Course 5 "Active" Parks Numerous Passive Parks
Area 2	340 multi-family 550 single-family <u>152</u> condominiums 1,042	178,640	37,000	2 Churches w/ schools 1 Active Park 1 Passive Park
Area 3	759 multi-family 3 single-family <u>0</u> townhomes 762	135,200	0	12-Acre YMCA Facility
Area 4	951 multi-family <u>422</u> single-family 1,373	158,200	0	Post Office Elementary School 24-Acre Active Park Church w/ school Fire Station
TOTAL →	3,715 multi-family 2,035 single-family 416 condominiums <u>0</u> townhomes 6,179	566,638*	59,000	Miscellaneous (See Above) ▲

Projected Development: No specific development has been identified for Areas 3 or 4. However, each of these areas have remaining entitlements. It is assumed that additional Tampa Palms development would occur within these Areas subject to appropriate market conditions.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has designed and constructed two additional lanes of C.R. 581 from the intersection with Skipper Road to the Tampa Palms entrance. The developer has dedicated land sufficient to accommodate future expansion to six lanes. The developer has also completed construction of C.R. 581 from just north of the main Tampa Palms entrance to the northern property line at the Interstate 75 interchange.
2. Consistent with Condition I.1, the developer had previously dedicated a fire station site to the City of Tampa. The fire station has been constructed and is in operation.
3. By City Ordinance and the Development Order, developers within Tampa Palms are required to provide a 30-foot setback from all wetlands in order to protect water quality in the wetlands, provide a transition between wetlands and uplands and protect wild life habitat. TBRPC favors strict enforcement of the 30-foot wetlands setback line to protect the benefits provided by the setback as well as to protect the Hillsborough River (and its wetland system), which is a source of potable water for the City of Tampa. The City of Tampa has previously provided a correspondence to indicate the restricted activities within the buffer areas.
4. While no water quality monitoring reports have been submitted to TBRPC since January 13, 1994, the City has previously identified that the project is complying with all City and permitting requirements.

DEVELOPERS OF RECORD

The following developer entities are responsible for adhering to the Development Order conditions applicable to their respective Areas of the Tampa Palms DRI:

Area 1	DEVELOPMENT COMPLETED
Area 2	DEVELOPMENT COMPLETED
Area 3	New Tampa, Inc., 6000 Compton Estate Way, Tampa, FL 33624
Area 4	Lennar Homes, Inc., 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634

DEVELOPMENT ORDER COMPLIANCE

The project is proceeding in a manner consistent with the Development Order with the exception of the issue identified under Summary of Development Order Condition #4, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.