



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #180 - UNIVERSITY BUSINESS CENTER CITY OF TAMPA RY 2002-03

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:** the developer commenced and completed construction of a 48,843 sq.ft., single-story office building during the reporting year.

**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:** the developer has tentatively identified construction of a 48,000 sq. ft. office building during the next reporting year, dependent on market demand.

#### 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.

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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.