



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #250 - INDEPENDENCE PARK CITY OF TAMPA RY 2002-03

On October 10, 2002, the Tampa City Council adopted a Development Order (Ordinance No. 2002-223) for the Chase Manhattan Bank. The Order authorized specific approval for only Phase 1 of a two-phase, 43.81-acre office development generally bound on the north by Memorial Highway, on the east by George Road, and on the south and west by Independence Parkway. Specific approval of Phase II is contingent upon further analyses of transportation and water supply. The developer has been authorized to convert office space to retail uses (to a maximum of 100,000 sq. ft. gross leasable area) at the ratio of 1,000 sq. ft. of office is equal to 381 sq. ft. of retail. The location of the potential retail uses is limited to the northwest corner of the site. The Development Order expires on November 30, 2022. The anniversary date for the Annual Report is July 1<sup>st</sup>.

#### PROJECT STATUS

The approved plan of development is as follows:

LAND USE*	Phase 1 2001-2006	Phase 2 2006-2011	TOTAL
Office	650,000 <sup>1</sup>	350,000 <sup>2</sup>	1,000,000 <sup>3</sup>

1. Entitlements include existing 125,575 sq. ft. office building.
2. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply.
3. May include a maximum of 100,000 sq. ft. of commercial as a result of conversion through established land use equivalency matrix.

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

**Cumulative Development:** no development activity occurred to date.

**Projected Development:** The developer has not identified any development activity proposed for the next reporting year.

#### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Each Annual Report shall include a p.m. peak hour traffic count taken at all established access points to public rights-of-way once the development exceeds Certificates of Occupancy for a cumulative total of 240,000 sq. ft. of office space or the equivalence. (Condition 4.C.9.)
2. In accordance with Condition 4.C.12., the developer has reported that: Hartline Route #30 serves the site by running along Memorial Highway between the hours of 5:30 a.m. to 8:00 p.m.; and “no mass transit amenities have been constructed and there is no project ridership.”
3. At the time of issuance of the first Certificate of Occupancy for any new building in the

development, the applicant shall provide a bus pull out area and bus stop pad for purposes of establishing a new bus stop along Memorial Highway. The applicant shall coordinate with the City and Hartline to establish the location of the new stop as close as technically feasible to George Road and to establish the pull out area and pad specifications. (Condition 4.D.5.)

4. Following occupancy of any portion of development, the applicant shall submit a plan to promote awareness of hurricane/flooding hazard, preparedness and mitigation. In particular, the Plan shall address: (1) ordering all buildings in the evacuated areas closed for the duration of the hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of the same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-entry/recovery plans. (Condition 4.E.1.)
5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. (Condition 4.H.3.)
6. Physical development must commence by October 10, 2004 in accordance with Section 6 of the Development Order.

#### **DEVELOPER OF RECORD**

J.P. Morgan Chase, 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.