



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #64 AND #83 - TAMPA BAY PARK CITY OF TAMPA RYs 2001-03

On January 22, 1980, the Tampa City Council granted a Development Order (Ordinance No. 7368) to Landmarks Commercial Services Corporation for a 34.9-acre office development located at the northeast corner of Martin Luther King Jr. Boulevard and Himes Avenue. The project was predominantly completed by 1982. The Development Order for DRI #64 remained in effect until November 1988.

A substantial deviation (S/D) to the project was approved by City Council with the adoption of Ordinance No. 7819-A on November 10, 1981. This Ordinance constituted DRI #83 and approved a two-phase, 655,990 gross sq. ft. expansion to the existing office development on 36.2 additional acres.

The Development Order has subsequently been amended a total of six times, the latest being on December 9, 1997 (Ordinance No. 97-241). The amendments have cumulatively extended the project buildout date to December 31, 2001 and the Development Order expiration date to December 31, 2003. The developer acknowledged receiving recent rezoning approval to consolidate Phases I & II obtained from the City of Tampa. The anniversary date for the Annual Report is July 1<sup>st</sup>.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	
		Gross	Net Rentable
I	December 31, 2001	585,300	537,600
II		515,900	473,500
<b>TOTAL</b>		<b>1,101,200</b>	<b>1,011,100</b>

### PROJECT STATUS

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

**Cumulative Development:** a total of 1,034,726 gross sq. ft. of office space has been constructed to date, constituting approximately 953,177 sq. ft. of net rentable space.

**Projected Development:** no development activity has been identified for the next reporting year.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has previously completed the surface water quality monitoring program required by Condition 4.C. of Ordinance 7819-A. A comparable monitoring program will be instituted if the current surface water management system is altered.
2. The developer is a member of the Westshore Alliance Transportation Management Association, as required by Condition 3.A. of Ordinance 93-49. The developer shall use reasonable efforts to implement the recommendations of this entity.
3. It is noted in Condition IV.A. of Ordinance No. 7819-A (the Development Order) that the developer is required to submit a monitoring report (Annual Report) each year. The current submittal represents the combined 2001-02 and 2002-03 reporting years.

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

### **DEVELOPERS OF RECORD**

Highwoods Properties, c/o Steve Wigh, 3111 W. Martin Luther King Jr. Blvd., Suite 300, 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 with the exception of *Summary of Development Order Condition #3*, above. The City of Tampa is responsible for ensuring compliance with terms and conditions of the Development Order.