



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #139 - TAMPA TECHNOLOGY PARK (EAST) CITY OF TAMPA

On September 10, 2003, the Tampa City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 2003-217. The Ordinance reflects an amendment adopted by the City of Tampa on September 4, 2003.

BACKGROUND

On September 11, 1986, the Tampa City Council granted a Development Order (Ordinance No. 9359-A) to Wood and Company for a three phase, 1,756-acre, multi-use development located in the northern quadrants of the Interstate 75/County Road 581 interchange in the City of Tampa. Only Phase I has received specific approval.

The Development Order has previously been amended a total of 14 times, the latest occurred on December 10, 2002 (Ordinance No. 2002-260). The amendments have cumulatively: revised the transportation mitigation requirements; split the project into two distinct developments (Tampa Tech East and Tampa Tech West); authorized the inclusion of USAA into the DRI; modified the phasing entitlements, adopted and modified a land use trade-off mechanism; extended the phase buildout dates; allow a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allow relocation of specific 40-acres of development; consolidation of Parcels "A-1", "J" and the "Ribbon Parcel" into a single parcel (the "Apex" Parcel); transferred 7,500 sq. ft. of commercial entitlements from Parcel A-2 to Parcel "A"; and modified the Master Development Plan. The Development Order expires on March 29, 2011.

DEVELOPMENT ORDER AMENDMENT

This Amendment authorized an increase in the maximum number of residential units associated with Tampa Technology Park East by 133 units. The location of these possible additional residential units would be limited to the northern portion of Parcel "H," as identified on the revised Master Development Plan.

The revised plan of development is as follows:

LAND USE	PHASE I (Buildout: 12/31/2005)		PHASE II ² (Buildout: 12/31/2004)	PHASE III ² (Buildout: 12/31/2009)	TOTAL ^{1,3}
	Tampa Tech East (TTE)	Tampa Tech West (TTW)	(TTE & TTW Combined)	(TTE & TTW Combined)	
Retail/Office (Sq. Ft.)	433,204	89,096	364,500	374,300	1,261,100 ^{1,3}
Hotel (Rooms)	192	288	360	360	1,200 ^{1,3}
Office (Sq. Ft.)	411,242	1,923,534	1,960,200	1,936,000	6,230,976 ^{1,3}
Lt. Industrial (Sq. Ft.)	2,401,518	2,355,038	3,789,720	3,731,340	12,277,616 ^{1,3}

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	Tampa Tech East (TTE)	Tampa Tech West (TTW)	(TTE & TTW Combined)	(TTE & TTW Combined)	
Gov't Svcs. (Sq. Ft.)	58,000 ⁴	0	0	0	58,000 ^{1,3}

1. Through the utilization of the adopted land use equivalency matrix, the developer may elect to exchange land uses between designated uses in order to obtain a maximum of 1,107 residential units and/or 340,000 sq. ft. of Commercial Mixed Use.
2. **Phases II & III have only been conceptually approved.** Specific approval of these latter phases is contingent upon further transportation analysis.
3. The development is limited to uses that generate a maximum of 6,021 p.m. peak hour trips.
4. The Government Services use within Tampa Technology Park East includes a 68-acre High School and a 40-acre City Park.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on September 8, 2003 and with the Council' *Final Report* adopted on August 11, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #139 - Tampa Technology Park (East).