



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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

On December 16, 2002, the Tampa City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 2002-260. The Ordinance reflects an amendment adopted by City Council on December 5, 2002.

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 been amended a total of 13 times, the latest occurring on October 4, 2001 (Ordinance No. 2001-219). 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; allows a Tampa Tech Park East access road onto County Road 581 (Bruce B. Downs Blvd.); allows relocation of specific 40-acres of development; consolidation of Parcels "A-1", "J" and the "Ribbon Parcel" into a single parcel (the "Apex" Parcel) with transference of entitlements to this Parcel; extended the Phase I buildout date by five years (to December 31, 2005); and modified the Master Plan. The Development Order expires on March 29, 2011.

The current development plan is as follows:

LAND USE	PHASE I (Buildout: 12/31/2005)		PHASE II* (Buildout: 12/31/2004)	PHASE III* (Buildout: 12/31/2009)	TOTAL*
	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
Hotel (Rooms)	192	288	360	360	1,200 ¹
Office (Sq. Ft.)	411,242	1,923,534	1,960,200	1,936,000	6,230,976 ¹
Lt. Industrial (Sq. Ft.)	2,302,518	2,355,038	3,789,720	3,731,340	12,178,616 ¹
Gov't Svcs. (Sq. Ft.)	58,000	0 ²	0	0	58,000 ¹

1. Through the utilization of the adopted land use equivalency matrix, the developer may elect to exchange land uses between any of the aforementioned uses, residential (maximum of 974 single-family or 1,558 multi-family units) or commercial mixed use (maximum 340,000 sq. ft.). **Phases II & III have only received conceptual approval.** Specific approval of these latter phases is contingent upon a revised transportation analysis.
2. Government Services of Tampa Technology Park West include a 68-acre High School and a 40-acre City Park.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the transfer of entitlements for 7,500 sq. ft. of commercial development from Parcel "A-2" (the Kaupe tract) to Parcel "A" ("the Richmond Tract").

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 November 4, 2002, and with the Council' *Final Report* adopted 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.