



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY

On January 7, 2003, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R02-276. The Resolution reflects an amendment adopted by Hillsborough County on December 10, 2002.

BACKGROUND

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order has been amended a total of six times, the latest occurring on March 13, 2001 (Resolution No.01-042). The amendments have cumulatively authorized: construction of 240 multi-family residential units in exchange for a corresponding reduction in office and service center space (Resolution No. R90-0032); extensions for the project buildout and the Development Order expiration (to December 29, 2006), completion date for construction of the required improvement (to June 1, 1999); modified the development plan; and added 12 acres of land.

The current plan of development plan is as follows:

BUILDOUT	OFFICE (Sq. Ft.)	SERVICE CTR. (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
December 29, 2006	862,500	50,000	24,750	240

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modifications to the Development Order:

- revise the Master Development Plan to allow multi-family residential on Parcel "E"; and
- update the land use equivalency matrix to recognize new conversion formulas based on newer transportation modeling rates. The revised LUEM includes modifications to the "minimums" and "maximums" associated with each use.

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 9, 2002, and with the Council' *Final Report* adopted on July 13, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #140 - Tampa Triangle.