



ARS

Annual Report Summary

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DRI #65 - TAMPA PALMS/AREA #4 CITY OF TAMPA RY 2017-18

On April 18, 1985, the Tampa City Council adopted a Development Order (Ordinance #8858-A) for the above-referenced DRI, which was originally adopted by the Hillsborough County Board of County Commissioners on October 1, 1980. The Tampa Palms property was annexed into the City on January 24, 1985. No Development Order expiration date was initially established in association with this project.


The Development Order has previously been amended 24 times, the latest occurring on June 1, 2006 (Ordinance No. 2006-127). The amendments include the following list of changes:

- reduced the amount of residential and commercial land uses;
- required a reassessment of certain roadway segments upon issuance of the 6,000th and 9,500th Certificates of Occupancy for dwelling units;
- authorized exchange of 17.341 acres with the Tampa Technology Park DRI (#139);
- extended project phases and revised the development parameters and locations;
- adopted and subsequently modified a land use equivalency matrix;
- changed all previous references from “gross leasable area” to “gross square feet”;
- authorized addition of 34,805 sq. ft. of commercial space to the existing 124,650 sq. ft. “City Plaza” Shopping Center on Lot 1, Unit 5A within Area 2;
- authorized an extension of the timeframe and notification procedures associated with two specific roadway corridors within Area 4;
- authorized an exchange of 105 multi-family units for 37,000 sq. ft. of professional/medical office space on 3.5-acre, Parcel 7A/Tract 2;
- added a “right-in only” driveway along Bruce B. Downs Boulevard (within Area 3), approximately 400 feet south of southbound I-75 on-ramp;
- authorized a four year, 11 month and 30 day extension to the buildout date associated with Parcel 7B of Area 2 (to December 30, 2006);
- extended the Area #3 and Area #4 buildout date by additional time periods;
- updated the language regarding the East-West Roadway; and
- corresponding Map H modifications.

The buildout and Development Order expiration dates associated with Area #4 have been previously extended on multiple occasions by various legislative revisions and/or enactment of relevant Executive Orders by the Governor.

Over time, each of the “Areas” within Tampa Palms have been assigned their own entitlements and unrelated development schedules.

The following represents the approved plan of development the Tampa Palms DRI as a whole:

LAND USE	AREA 1 (Buildout - 12/31/1993)	AREA 2 (Buildout - 12/31/2006)	AREA 3 (Buildout - 4/30/2022 ²)	AREA 4 (Buildout - 8/31/2025 ⁵)	TOTAL
RESIDENTIAL (Units)	2,989	1,042	3,000¹	1,373⁴	8,404^{1&4}
Single Family	(1,665)	(340)	(413)	(422) ⁴	(2,840)
Multi-Family	(1,060)	(550)	(2,587)	(951)	(5,148)
Condominium	(264)	(152)	(0)	(0)	(416)
COMMERCIAL (S.F.)	203,875	178,640	441,500¹	212,227⁴	1,036,242¹
Community	(*) ³	(*) ³	(441,500)	(0)	(*) ³
Neighborhood	(0)	(0)	(0)	(38,107) ⁴	(38,107)
Business	(*) ³	(*) ³	(0)	(174,120)	(*) ³
OFFICE (S.F.)	22,000	37,000	0	0	59,000
OTHER	Golf School 5 active Parks	2 Churches 1 Active Park	12-acre YMCA	Post Office School 24-acre Park Church	See Phases Independently 

1. Area 3 of the Tampa Palms DRI is conceptually approved for an additional 3,158 residential units and 258,500 sq. ft. of Community Commercial space. Specific approval of these additional entitlements is contingent upon further transportation analysis.
2. The recognized Buildout date associated with Area #3 is inclusive of additional extension(s) granted by the City of Tampa to account for Executive Orders enacted by the Governor during 2011 & 2012.
3. Areas 1 & 2 included both Community & Business Commercial components as part of their Development Order approvals. While the specific breakdown of Commercial uses by type is not readily available since development was completed and their associated buildout dates have long since lapsed, the overall square footages of Commercial has been identified and would be accurate. Such distinction by type has accurately been portrayed for Areas 3 & 4.
4. Conversion of 62 Single-Family Residential units for an additional 23,107 sq. ft. of Neighborhood Commercial (for a total of 38,107 sq. ft.) was recognized in the RY 2005-06 Annual Report prepared for Tampa Palms Area #4.
5. The Developer's representative for Area #4 acknowledged their prior timely requests for extensions of the project buildout and Development Order expiration dates made in accordance with various Executive Orders enacted by the Governor in 2011, 2012, 2015, 2016, 2017 & 2018 although City staff has not provided the TBRPC written concurrence of all of these multiple extensions. If all are/were applicable and granted by the City, the Developer has alleged that the revised Buildout date for Area 4 would be extended from December 31, 2017 to August 31, 2025 and the revised Development Order expiration date, applicable only to Area 4, would be extended from December 29, 2022 to August 29, 2030. Since the Regional Planning Councils are no longer recognized as participatory agencies in the DRI review process, the above dates are being recognized in the Table above without any form of verification from the City.

PROJECT STATUS

While development of Tampa Palms Areas 1 and 2 were previously deemed “essentially complete” by Tampa staff and Area 3 is being developed on its own accord, the following development representations pertain solely to Area 4.

Development this Reporting Year: it appears that no development activity occurred on site.

Cumulative Development: 1,373 Residential units (422 Single-Family & 951 Multi-Family), 181,200 sq. ft. of Commercial (158,200 sq. ft. of Business Commercial & 23,000 sq. ft. of Neighborhood Commercial), an elementary school, a 40-acre “Active” park, a Church (with school), a Post Office and a fire station.

Projected Development: No specific development has been identified for Area 4.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The prior Master Developer (for the overall project) previously acknowledged designing and constructing two additional lanes of C.R. 581 from the intersection with Skipper Road to the Tampa Palms entrance. The Developer has previously dedicated land sufficient to accommodate future expansion to six lanes and completed construction of C.R. 581 from just north of the main Tampa Palms entrance to the northern property line at the Interstate 75 interchange.
2. Consistent with Condition I.1, the Developer of Area #4 had previously dedicated a fire station site to the City of Tampa. The fire station was subsequently constructed and is in operation.
3. By City Ordinance and the Development Order, all Developers within Tampa Palms are required to provide 30-foot setbacks from all wetlands in order to protect water quality in the wetlands, provide a transition between wetlands and uplands and protect wild life habitat. The City of Tampa has previously provided a correspondence indicating the development restrictions within the buffer areas.
4. While no water quality monitoring reports have been submitted to TBRPC for any portion of Tampa Palms since presumably last conducted (i.e. January 13, 1994), the City has previously and subsequently determined that the project has been complying with all City and permitting requirements.
5. Stipulation IV.M. of the Development Order requires the Developer(s) to submit Annual Report(s) *“on the anniversary of the effective date of this Development Order [i.e. October 1st] for each following year until and including such time as all terms and conditions of this Development Order are satisfied.”* Through time, TBRPC has not received Annual Reports (or information) for all Areas of the project. City of Tampa staff has previously concluded that Tampa Palms Areas #1 & #2 have been completed, as evidenced by the non-extension of their buildout dates. While the Developer of Area #4 has consistently provided Annual Reports, the Developer of Area #3 has not provided an Annual Report (or information) since the 2013-14 reporting period. It would remain imperative that Annual Reports be submitted in a timely manner for **all** Areas of the Tampa Palms DRI in order to evaluate the project’s overall extent of compliance with the Development Order.

DEVELOPERS OF RECORD

St. James United Methodist Church of Tampa Palms Inc., c/o Mr. Scott Steady, Burr Forman LLP, 201 N. Franklin Street, Suite 3200, Tampa, FL 33602 is the entity responsible for adhering to the Development Order conditions applicable to Area 4 of the Tampa Palms Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project is 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.