



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782

Phone (727) 570-5151 / FAX (727) 570-5118

www.tbrpc.org

DRI #250 - INDEPENDENCE PARK

CITY OF TAMPA

RYS 2018-20

On October 10, 2002, the Tampa City Council adopted a Development Order (Ordinance No. 2002-223) for the Chase Manhattan Bank. The Order authorized specific approval for only Phase 1 of a two-phase, 43.81-acre office development generally bound on the north by Memorial Highway, on the east by George Road, and on the south and west by Independence Parkway. Specific approval of Phase 2 is contingent upon further analyses of transportation and water supply. The developer has been authorized to convert office space to retail uses (to a maximum of 100,000 sq. ft. gross leasable area) at the ratio of 1,000 sq. ft. of office is equal to 381 sq. ft. of retail. The location of the potential retail uses is limited to the northwest corner of the site.

The Development Order has been amended twice, most recently on October 5, 2017 (Ordinance No. 2017-139). The amendments have cumulatively authorized: revision to Land Use Equivalency Matrix to add Condominium (maximum - 1,100 units), Hotel (maximum - 250 rooms), Multi-Family/Apartment units (maximum - 1,100 MF units), Adult Education Facility (maximum - 100,000 sq. ft.) and/or Medical Office (maximum - 250,000 sq. ft.) as potential uses; extended the specifically-approved Phase 1 and conceptually approved buildout dates as well as the Development Order expiration date; changed the developer of record to "Lindell Investments, Inc."; advancement of additional 175,000 sq. ft. of Office from conceptually-approved Phase 2 to Phase 1; extension of Phase 1 buildout date to December 31, 2025 and the Phase 2 buildout date to December 31, 2030; dismissal of former Developer Commitment A.1., which stated "*if the land use trade off matrix is implemented, a commercial activity node will be situated at the southeast quadrant of the Memorial Highway and Independence Parkway intersection*"; recognize the new Owner/Developer of the DRI to be Highwoods Realty Limited Partnership; extension in the frequency of reporting "Annual" to "Biennial" (due on July 1st of all even-numbered years); and modification to the configuration of the stormwater management/retention ponds on the Master Development Plan for consistency with the "*current permitting requirements of the City of Tampa and the Southwest Florida Water Management District.*" and revisions to Master Development Plan to recognize aforementioned changes and authorize an additional access point (right-in/right-out only) along George Road. The project buildout date and Development Order expiration dates were previously extended in accordance with SB 1752 and four years regarding HB 7207. The Development Order now expires on December 31, 2035.

The currently-approved plan of development is:

LAND USE*	PHASE 1 (Buildout: 12/31/2025)	PHASE 2 (Buildout: 12/31/2030)	TOTAL
Office	825,000 ¹	175,000 ²	1,000,000 ³

1. Entitlements include existing 125,575 sq. ft. office building.

2. Specific approval of Phase 2 is contingent upon further transportation and water supply analyses.

3. May include a maximum of 100,000 sq. ft. of commercial, 1,100 Condominium units, 1,100 Multi-Family/Apartment units, 100,000 sq. ft. Adult Education Facility, 250,000 sq. ft. of Medical Office and/or 250 Hotel rooms as allowed through the LUEM.

In lieu of preparing a formal Annual Report and on behalf of Highwoods Realty Limited Partnership, Mr. Randy Coen (Coen & Company) submitted a correspondence dated March 3, 2020 indicating that *“no development activity has or will occur during the reporting period.”* Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18), F.S. In addition and in accordance with Section 252.363, F.S., the buildout and Development Order expiration dates were extended in association of the enactment of various weather-related Executive Orders authorized by the Governor in 2018 & 2019. The newly-recognized buildout date for Phases 1 & 2 is March 27, 2030 and March 27, 2035 respectively. Additionally, the Development Order expiration date has been extended to March 26, 2040.

Since no development activities transpired during the reporting year, the following development and compliance representations would be identical to those identified in TBRPC’s last *Annual Report Summary* formally prepared for the project (i.e. for FY 2016-17).

PROJECT STATUS

Development this Reporting Year: other than continuation of infrastructure improvements, no development activity occurred during the reporting year.

Cumulative Development: completed development is limited to the 125,575 sq. ft. of office development constructed prior to the adoption of the initial Development Order.

Projected Development: no specific development activity proposed for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Each Biennial Report shall include p.m. peak hour traffic counts taken at specified access points to public rights-of-way once the development exceeds Certificates of Occupancy for a cumulative total of 240,000 sq. ft. of Office space or the equivalent (Condition 4.C.9.). This Condition is not applicable at this time.
2. In accordance with Condition 4.C.12., the Developer continues to report that Hartline Route #30 serves the site. Route #30 had previously been characterized as running along the Memorial Highway/George Road intersection with 30-minute headways each weekday from 5:20 a.m. to 10:30 p.m. and 60-minute headways on the weekends, operational from 7:15 a.m. to 10:30 p.m.
3. Condition 4.D.5. requires the Developer to provide a bus pull out area and bus stop pad for purposes of establishing a new bus stop along Memorial Highway at the time of issuance of the first Certificate of Occupancy for any new building. The Condition is not applicable at this time.
4. Following occupancy of any additional portion of development, the Developer shall submit a plan to promote awareness of hurricane/flooding hazard, preparedness and mitigation. In particular, the Plan shall address: (1) ordering all buildings in the evacuated areas closed for the duration of the hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of the same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation and re-

entry/recovery plans (Condition 4.E.1.). This Condition is not applicable at this time since no vertical development occurred since approval of the Development Order.

5. Reclaimed water (when available), existing irrigation wells, and retained stormwater should serve as the only sources for irrigation on-site. The Developer has acknowledged that the project *“is currently using the existing on-site wells for irrigation and will evaluate the use of reclaimed water when such water is available.”* (Condition 4.H.3.)

DEVELOPER OF RECORD

Highwoods Realty Limited Partnership, Attention: % Mr. Daniel Woodward, Highwoods Properties, 3111 W. Dr. MLK Blvd., Suite 100, 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.