



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #217 - HARBOUR ISLAND CITY OF TAMPA RYs 2002-05

On February 18, 1982, the Tampa City Council granted a Development Order (DRI #69) to American Centennial Insurance Company for the redevelopment of a 178-acre island located immediately south of Tampa's Central Business District, at the mouth of the Hillsborough River. On December 18, 1986, the City Council granted Harbour Island, Inc. an amended Development Order (DRI #133/Harbour Island Phase II).

On October 12, 1989, the City Council granted an amendment to authorize an aquarium land use and incorporate a land use trade-off mechanism.

On April 18, 1994, the City adopted Ordinance No. 94-68 as a Substantial Deviation Development Order (SDDO) to: incorporate an additional 400 wet boat slips, added a 175-seat attraction facility; extended the Development Order expiration date to 2005; combined the unbuilt remainder of the development into one phase with an established build-out date of November 30, 2000; and altered the Master Plan accordingly. This SDDO is referred to as DRI #217.

The SDDO has been amended twice, most recently on July 22, 1998 (Resolution No. 98-158). The amendments have: altered the location of boat slips and 175-seat attraction facility; modified development parameters; and further extended the buildout and Development Order expiration dates to December 31, 2007 and December 31, 2012, respectively.

The project is now cumulatively approved to contain:

BUILDOUT	RESIDENTIAL (Units)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	CONF. CTR. (Rooms)	ATHLETIC FAC. (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	BOAT SLIPS (#)
Dec. 31, 2007	4,650	1,000,000	550	350	30,000	240,000*	500

* - could potentially include square footage associated with a 175-seat attraction facility.

PROJECT STATUS

Development during Reporting Period: completed 480 residential units, 103 boat slips and 18,800 sq. ft. of commercial.

Cumulative Development: 2,022 residential units, 300 hotel rooms, 54,450 sq. ft. of commercial space, 485,223 sq. ft. of office space, 261 boat slips and a 30,000 sq. ft. athletic club.

Projected Development: no anticipated development activities were identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has expressed their continued compliance with Conditions 3.A.1.e.(ii) & 3.A.1.k.(iv) regarding wetland mitigation and police/fire protection requirements, respectively.
2. Condition 3.A.1.f.(I) authorizes the developer to construct only 300 boat slips during Phase I (the 100 originally approved plus 200 additional slips). Approval of the Phase II boat slip expansion (beyond 300 slips) will be contingent upon further approval by the FDEP. Such approval cannot be requested prior to the construction of at least 200 boat slips.
3. In accordance with Condition 3.A.1.j.(iii), the developer is required to provide TBRPC with all future dredge & fill and boat slip construction permits.
4. The developer is required to provide a copy of the “slip lease agreement,” standard deed restrictions, hurricane evacuation procedures, a hurricane damage probability statement, wetland mitigation progress reports and sanitation device procedures with the first annual report following any occupancy in the boat slip expansion area (i.e. beyond 300 slips), consistent with Condition 3.A.1.m. (of Ordinance No. 94-68).
5. In accordance with Condition 3.A. (of Ordinance No. 9464-A), the developer has the results of the traffic monitoring conducted on April 6, 2005. The results indicated that the project is currently generating 1,857 of the approved 4,324 p.m. peak hour trips (i.e. 43.0%) and 20,943 of the approved 34,670 daily trips (i.e. 60.4%). Results of the annual traffic monitoring shall continue to be provided within all future Annual Reports.
6. Condition 4.B. of the Development Order requires submittal of an Annual Report on “*on the anniversary of the effective date [i.e. February 18th] until and including such time as all terms and conditions of this Development Order are satisfied.*” It is hereby stated the Annual Report, which was submitted for multiple years (i.e. RYs 2002-03, 2003-04 & 2004-05), was received on December 23, 2005.

DEVELOPER OF RECORD

Harbour Island, Inc., 800 S. Harbour Island Boulevard, Tampa, FL 33602 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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.