



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #110 - ROCKY POINT HARBOR CITY OF TAMPA RYs 2002-05

On February 26, 1987, the Tampa City Council issued a Development Order (Ordinance No.9544-A) to the Babcock Company for only Phase I of the Rocky Point Office and Commercial Park. The project is located along the northside of the Courtney Campbell Causeway, across from the Island Center and Lifsey/Rocky Point DRIs.

The Development Order has been amended a total of five times, the latest occurring on December 19, 1997 (Ordinance No. 97-265). The amendments have cumulatively: revised Phase II to allow 480,000 sq. ft. of additional office space; extended the Phase II buildout date and the Development Order expiration date; and adopted and modified a Land Use Equivalency Matrix. The Development Order expires on December 31, 2005. The anniversary date for the Annual Report is July 1st.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RESTAURANT (Sq. Ft.)	APTS. (Units)	HOTEL (Rooms)
I	1989	253,393	5,000	0	379
II	December 31, 2004	275,632	11,000	464	0
TOTAL		529,025	16,000	464	379

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: a total of 454,274 sq. ft. of office space, 379 hotel rooms, an 11,000 sq. ft. restaurant and 464 apartment units have all been completed.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted the required: Hurricane Evacuation Plan (Condition 4.C.20.); area-wide transportation study (Condition 4.C.1.g.); and the Phase II air quality analysis (Condition 4.C.17).

2. The developer continues to: promote energy conservation measures (Condition 4.C.4); and the use of non-potable water for the irrigation of landscaped areas (Condition 4.C.18); inform tenants of hazardous waste storage and disposal measures (Condition 4.C.6); and implement water quality protection measures (Condition 4.C.22).
3. It is noted that if the Development is not completed by December 31, 2004 and the fifth southbound lane at the intersection of Rocky Point Drive and Courtney Campbell Causeway is not constructed, then the project shall undergo a Section 380.06, F.S. transportation analysis.
4. Condition 4.B. of the Development Order requires the submittal of Annual Reports to describe the current status of development and identify the extent of Development Order compliance. The developer has submitted a report intending to provide this information for the last three years (RYs 2002-05), which is the subject of this *Annual Report Summary*.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Rocky Point Harbor Association, Inc., 4131 Gunn Highway, Tampa, FL 33624 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 #4*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.