



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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

### DRI #118 - TAMPA CRUISE SHIP TERMINAL CITY OF TAMPA RY 2004-05

On November 21, 1985, the Tampa City Council granted a Development Order (Ordinance No. 9108-A) to the Tampa Port Authority for a two-phase, 21-acre mixed-use development located along Platt Street and Garrison Channel in downtown Tampa. Only Phase I has been granted specific approval. Specific approval of "Revised Phase II" is contingent upon acceptance of a revised transportation analysis, as identified under Subsection 4.E.4. of the Development Order.

The Development Order has been amended a total of four times, the latest occurring on August 29, 1996 (Ordinance #96-178). The amendments have cumulatively: modified the schedule of operations; extended the phase buildout dates; adopted (and modified) a land use equivalency matrix; expanded the size of the cruise ship terminal; and extended the Development Order expiration date to December 31, 2010. The developer may additionally construct museum, serial performance and/or special event facilities with corresponding reduction(s) of office and/or hotel uses. The Annual Report anniversary date is July 1<sup>st</sup>.

On March 28, 2005, the developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- modify the existing Land Use Equivalency Matrix to recognize the potential conversion(s) to a maximum of 250 High Rise Condominium units (ITE Code 232) and/or increases in the maximum amount of retail space; and
- extension of the revised Phase 1 buildout date and the Development Order expiration date by additional ten year periods (to December 31, 2015 and December 31, 2020, respectively).

The following represents the current plan of development for the project:

LAND USE		REVISED PHASE I (Buildout 2005)	REVISED PHASE II (Buildout 1997) <sup>3</sup>	TOTAL
HOTEL	(Rooms)	600	600	1,200
OFFICE	(Sq. Ft.)	501,933 <sup>1,2</sup>	600,000	1,101,933
AQUARIUM	(Sq. Ft.)	160,000 <sup>2</sup>	0	160,000
RETAIL	(Sq. Ft.)	76,400	15,000	91,400
(Specialty Retail) (Destination Retail)		( 9,000) (67,400) <sup>2</sup>	(15,000) ( 0)	(24,000) (67,400)
RESTAURANT	(Sq. Ft.)	63,600	20,000	83,600
(Supportive Restaurant) (Destination Restaurant)		(33,600) <sup>2</sup> (30,000) <sup>2</sup>	(20,000) ( 0)	(53,600) (30,000)
SHIP TERMINALS	(#/Sq. Ft.)	2/105,900	0	2/105,900
MOVIE THEATRE	(Seats.)	2,464 <sup>2</sup>	0	2,464

FOOTNOTES:

- 1 - The developer is authorized to increase office square footage by 150,000 sq. ft. if the cruise ship terminals are restricted from operation during peak hour, as per D.O. condition.
- 2 - The aforementioned entitlements are reflective of a Land Use Equivalency Matrix transaction request dated November 3, 2003 in which the developer requested conversion of office to Aquarium (160,000 sq. ft.), "Destination Retail" (67,000 sq. ft.), "Destination Restaurant" (30,000 sq. ft.), movie theatre (2,464 seats) and additional "Supportive Restaurant" by 12,600 sq. ft.
- 3 - Specific approval of Revised Phase II is contingent upon further transportation analysis in accordance with Condition 4.E.4.

**PROJECT STATUS**

***Development this Reporting Year:*** no development activity was conducted during the reporting period.

***Cumulative Development (as previously notified):*** 160,000 sq. ft. Florida Aquarium; 21,000 sq. ft. of specialty retail; 67,400 sq. ft. of general retail; 33,600 sq. ft. of restaurant use; a 2,464 seat, multi-screen movie theatre; and one 82,000 sq. ft. ship terminal.

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

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Conditions 3.A.2, 3.A.3 and 3.A.5 (of Ordinance No. 91-192) require the developer to provide yearly assessments of public infrastructure demands. The assessments were as follows: 193,207 gallons per day (gpd) of potable water (43.0% of the approved 449,800 gpd); 37,907 wastewater gpd (11.2% of the approved 339,500 gpd); and 6,381 pounds of solid waste per day (26.2% of the approved 24,400 pounds per day). It is hereby acknowledged that the referenced potable water and wastewater rates were 21.25% and 14.72% lower than reported in last year's Annual Report, respectively, while solid waste rate remained identical. The developer has attributed these fluctuations to "cruise ship schedules and servicing requirements."
2. The developer has provided the results of the required traffic count monitoring conducted in accordance with Revised Condition 4.B.6. This year's monitoring was conducted on August 30, 2005 and consisted of the cumulative number of trips at the Florida Aquarium, cruise ship terminal, and Shops at Channelside access points. The results indicated that the project is currently generating 322 p.m. peak hour trips (of the 1,644 approved). The current counts constitute a reduction of 21.3% in comparison with the 404 trips identified in the RYs 2002-04 Annual Report. It is hereby noted that if the developer agrees to permanently restrict the hours of operation of the cruise ships, the number of approved project-related external p.m. peak hour trips can increase to 2,551.
3. Condition 4.E.2. requires the developer to provide "a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the transit measures and other circumstances." The developer has reported that a total of eight persons "entered or exited the streetcar at both transit stops serving the site" during the monitoring event, thus "the resulting transit modal split was 1.9%."

**DEVELOPER OF RECORD**

The Tampa Port Authority, 1101 Channelside Drive, Tampa, FL 33602 is the entity responsible for fulfilling the obligations of the 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.