



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 #141 - WESTSHORE AREA WIDE CITY OF TAMPA RYs 2004-05 & 2005-06

On January 7, 1988, the Tampa City Council granted a Development Order (Ordinance No. 88-1) to the Westshore Development Association for a two-phase, 1,450-acre project located in the City of Tampa, west of Dale Mabry Highway and north of Interstate 275. Phase I of development has been granted specific approval. Specific Phase II approval is contingent upon further development review under the provisions of Chapter 380.06, Florida Statutes (F.S.).

The Development Order has been amended a total of five times, the latest occurring on March 31, 2005 (Ordinance No. 2005-85). The amendments have cumulatively: levied a ten cent per square foot fee to administer the DRI; extended the original Phase I buildout date by a cumulative period of 15 years, 11 months and 15 days (to December 15, 2005); consolidated and specifically approved a portion of (original) Phase II into a "Revised Phase I" with an established buildout date of December 31, 2010; increased the approved capacity for water, wastewater, solid waste and energy to coincide with Revised Phase I; increased the maximum number of multi-family units recognized within the Land Use Equivalency Matrix to be 4,000 units; and extended the Development Order expiration date to December 31, 2015.

PROJECT STATUS

The approved plan of development is as follows:

PH-ASE	BUILD-OUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)	LT. INDUST. (Sq. Ft.)	MULTI-FAM. (Units)
I ¹	12/31/2010	6,563,991	1,488,000	1,625	200,000	2,000
II ²	12/03/2010	3,809,347	0	1,810	0	0
TOTAL →		10,373,338	1,488,000	3,435	200,000	2,000

Unspecified amounts of each land use were existing prior to the approval of the Development Order and the DRI process. In these instances, the developer is able to demolish existing structures and reconstruct in similar quantities and uses. Therefore, the aforementioned Table represents only net increases in the identified land uses and amounts that are **not** exempt from the DRI process.

FOOTNOTES:

1. Phase I is referred to as "Revised Phase I" to differentiate from the original "Phase I."
2. Phase II is only conceptually approved. Specific Phase II will be contingent upon further Section 380.06, F.S., transportation analysis and availability of utility services (i.e. potable water, sanitary sewer, solid waste and energy)

Development this Reporting Year: in comparison with the RY 2003-04 Annual Report, it appears that 108,023 sq. ft. of office space and 274,075 sq. ft. of retail space was constructed between 2004-06. The number of hotel rooms has remained the same.

Cumulative Development: construction activity to date involves construction of: 2,376,310 sq. ft. of Office space less 528,332 sq. ft. of demolished Office (i.e. Total Net Office = 1,847,978 sq. ft.), 1,651,244 sq. ft. of Retail development less 122,616 sq. ft. of demolished Retail (i.e. Total Net Retail = 1,528,628 sq. ft.) and 1,548 hotel rooms.

Projected Development: no development activity has been identified for the next reporting year other than identification of the current capital improvements projects.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 4.G.6., the developer has identified the 2004 Hartline ridership of the six routes serving the site to be 1,693,611 passengers and 2,306,071 riders for the 12 routes serving the site in 2005.
2. The annual report also included the latest *Annual Average Daily Traffic Report* as obtained from the Florida Department of Transportation, in accordance with Condition 4.G.7. The Reports enumerated nearly 1.767 million average annual daily trips (AADT) during 2004 and more than 1.71 million in 2005 as crossing the identified 21 links.
3. Consistent with Condition 4.G.9., the developer has identified the transportation improvements proposed over the next three year period.
4. It is noted in Condition 4.G. of the Development Order that the developer is required to submit annual reports on January 10th of each year “until such time as all terms and conditions of this Order are satisfied.” It is hereby stated that the Report, which was due on January 10, 2005, was not submitted until August 18, 2006 and the Report that was due on January 10, 2006, was not submitted until September 14, 2006. Therefore, the delinquent Reports are being reviewed concurrently

DEVELOPER OF RECORD

The Westshore Alliance, 3109 W. Dr. Martin Luther King Jr. Blvd., Suite 140, Tampa, FL 33607 is 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 in *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.