



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #84 - WESTCHASE (F/K/A THOMAS RANCH)  
 HILLSBOROUGH COUNTY  
 RYs 2004-06**

On June 15, 1987, Hillsborough County granted a Development Order to Metro Development Corporation of Tampa Bay for a 1,451-acre multi-use development located west of the Sheldon Road/Linebaugh Avenue intersection in northwestern Hillsborough County. The Development Order currently expires on June 1, 2017.

The Development Order has been amended a total of six times, the latest occurred on January 8, 1999 (Resolution No. 98-234). The amendments have cumulatively: relocated various land uses; added and removed lands; modified the Master Development Plan (Map H); modified Condition IV.A.5 & IV.C.1 to identify initiation of traffic count and air quality assessments; added authorized uses; and specifically approved the remainder of development.

**PROJECT STATUS**

The phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
I	1989 - June 1, 1998	0	50,000	995
IIA	1992 - June 1, 2003	49,000	0	330
IIB	1992 - June 1, 2003	0	100,000	410
IIIA	1995 - June 1, 2008	0	150,000	1,142
IIIB	1995 - June 1, 2008	152,000	0	0
IV	2000 - June 1, 2013	39,000	49,000	773
<b>TOTAL</b>		<b>240,000</b>	<b>349,000</b>	<b>3,650</b>

**Development this Reporting Year:** it appears that 242 residential units, 6,595 sq. ft. of Commercial, 26,705 sq. ft. of Office and a 4,320 sq. ft. expansion of day care facility(ies) were all completed.

**Cumulative Development:** 3,546 residential units (2,853 single-family + 693 multi-family); 78,315 sq. ft. of Commercial (consisting of 58,783 sq. ft. “Avenues at Westchase” center, a 11,480 sq. ft. *Eckerd’s*, a 5,354 sq. ft. *Applebees* restaurant and a 2,321 sq. ft. *Burger King* restaurant); 49,205 sq. ft. of office space; a 13,520 sq. ft. Kids R Kids daycare; 18-hole golf course, clubhouse & community recreation center; two parks (Glencliff & Baybridge); and elementary and middle schools.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has submitted the peak-hour and daily traffic counts at project entrances in accordance with Condition IV.B.3. The monitoring was conducted on June 29, 2005, July 6, 2005, October 3, 2006 and October 10, 2006 for this multi-year Annual Report. In summary, the latter monitoring efforts revealed that the project is generating 2,558 of the approved 4,126 p.m. peak hour trips. It is hereby noted that recent traffic monitoring inexplicably reflects 323 p.m. fewer peak hour trips than those reported in RY 2003-04 Annual Report.
2. The developer is required to provide an air quality monitoring assessment (Condition IV.C.1.) prior to development which generates external traffic in excess of that approved for Phase IIIA.
3. The developer has previously submitted the *Final Drainage Plan* in accordance with Condition IV.C.5. Although the developer has not submitted the *Wetland Lake Management Plans*, as specifically required by Condition IV.C.6.b., copies of Southwest Florida Water Management District permits for the Management and Storage of Surface Waters have previously been submitted. These permits would suffice in lieu of this requirement since they specify the impacts and mitigation to wetlands, the construction of stormwater ponds and the maintenance of littoral shelves and hydro-periods in the ponds.
4. The developer has submitted the results of annual surface water quality monitoring events conducted on September 23, 2004, January 10, 2005, July 11, 2005 and January 9, 2006, in accordance with Condition IV.C.6.f.
5. The developer has previously provided the required hurricane preparedness plan and the required three years of quarterly hydroperiod monitoring results.
6. Stipulation II.K. of the Development Order requires the developer to submit annual reports on the anniversary date of the effective date of this Development Order (i.e. June 15<sup>th</sup>) “until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that the Report, which was due on June 15, 2005 and June 15, 2006 for RY 2004-05 and RY 2005-06 respectively, was not submitted until November 2, 2006.

## **DEVELOPER OF RECORD**

Westbrook Westchase, L.P., a Delaware Limited Partnership, 1137 Marbella Plaza Drive, Tampa, FL 33619 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.