



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #110 - ROCKY POINT HARBOR CITY OF TAMPA RY 2006-07

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 six times, most recently on September 28, 2006 (Ordinance No. 2006-232). 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; added a transportation stipulation regarding an improvement at the project entrance; adopted and modified a Land Use Equivalency Matrix; and added 35 wet boat slips. The Development Order expired for all portions of the project other than Parcel J on December 31, 2005. The Development Order expires for Parcel J on December 31, 2012. The anniversary date for the Annual Report is July 1st.

The revised phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RESTA- URANT (Sq. Ft.)	APTS. (Units)	HOTEL (Rooms)	CONDO- MINIUMS (Units)	WET SLIPS (#)
I	1989	253,393	5,000	0	203	0	0
II	12/31/2011*	275,632	11,000	464	0	161	35
TOTAL		529,025	16,000	464	203	161	35

* - The identified Phase II buildout date only applies to Parcel J. The buildout date associated with the remainder of the project lapsed on December 31, 2005.

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.); *Areawide Transportation Study* (Condition 4.C.1.g.); and the *Phase II Air Quality Analysis* (Condition 4.C.17).

2. The developer has acknowledged their continued compliance regarding: promoting energy conservation measures (Condition 4.C.4); use of non-potable water for the irrigation of landscaped areas (Condition 4.C.18); informing tenants of hazardous waste storage and disposal measures (Condition 4.C.6); and implementing water quality protection measures (Condition 4.C.22).
3. The applicant has completed construction of the required fifth southbound lane at the intersection of Rocky Point Drive and Courtney Campbell Causeway.

DEVELOPER OF RECORD

WCI Communities Inc., 8043 Cooper Creek Blvd., Suite 210, University Park, FL 34201 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.