



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #217 - HARBOUR ISLAND CITY OF TAMPA RY 2006-07

On February 18, 1982, the Tampa City Council granted a Development Order (DRI #69) to American Centennial Insurance Company for the redevelopment of a 178-acre island located immediately south of Tampa's Central Business District, at the mouth of the Hillsborough River. On December 18, 1986, the City Council granted Harbour Island, Inc. an amended Development Order (DRI #133/Harbour Island Phase II).

On October 12, 1989, the City Council granted an amendment to authorize an aquarium land use and incorporate a land use trade-off mechanism.

On April 18, 1994, Tampa City Council adopted Ordinance No. 94-68 as a Substantial Deviation Development Order (SDDO) to: incorporate an additional 400 wet boat slips; add a 175-seat attraction facility; extend the Development Order expiration date to 2005; combine the unbuilt remainder of the development into one phase with an established build-out date of November 30, 2000; and alter the Master Plan accordingly. This SDDO is referred to as DRI #217.

The SDDO has been amended twice, most recently on July 22, 1998 (Resolution No. 98-158). The amendments have: altered the location of boat slips and 175-seat attraction facility; modified development parameters; and further extended the buildout and Development Order expiration dates. The applicant has subsequently and additionally taken advantage of the "automatic" three-year extension of the project buildout (to December 31, 2010) and Development Order expiration dates (to December 31, 2015).

The project is approved to contain:

BUILDOUT	RESIDENTIAL (Units)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	CONF. CTR. (Rooms)	ATHLETIC FAC. (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	BOAT SLIPS (#)
Dec. 31, 2010	4,650	1,000,000	550	350	30,000	240,000*	500

\* - could potentially include square footage associated with a 175-seat attraction facility.

### PROJECT STATUS

**Development during Reporting Period:** completed 336 residential units and 4,472 sq. ft. of Office.

**Cumulative Development:** 2,360 residential units, 299 hotel rooms, 54,540 sq. ft. of commercial space, 484,044 sq. ft. of office space, 261 boat slips and a 30,000 sq. ft. athletic club.

**Projected Development:** no anticipated development activities were identified.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has expressed their continued compliance with the wetland mitigation requirements identified in Condition 3.A.1.e.
2. Condition 3.A.1.f.(I) authorizes the developer to construct only 300 boat slips during Phase I (the 100 originally approved plus 200 additional slips). Approval of the Phase II boat slip expansion (beyond 300 slips) will be contingent upon further approval by the FDEP.
3. In accordance with Condition 3.A.1.j.(iii), the developer is required to provide TBRPC with all future dredge & fill and boat slip construction permits.
4. The developer is required to provide a copy of the “slip lease agreement,” standard deed restrictions, hurricane evacuation procedures, a hurricane damage probability statement, wetland mitigation progress reports and sanitation device procedures with the first annual report following any occupancy in the boat slip expansion area (i.e. beyond 300 slips), consistent with Condition 3.A.1.m. (of Ordinance No. 94-68).
5. In accordance with Condition 3.A. (of Ordinance No. 9464-A), the developer has the results of the traffic monitoring conducted on April 12, 2006. The results indicated that the project is currently generating 1,943 of the approved 4,324 p.m. peak hour trips (i.e. 44.9%) and 21,913 of the approved 34,670 daily trips (i.e. 63.2%). Results of the annual traffic monitoring shall continue to be provided within all future Annual Reports.
6. Condition 4.B. of the Development Order requires submittal of an Annual Report on “*on the anniversary of the effective date [i.e. February 18<sup>th</sup>] until and including such time as all terms and conditions of this Development Order are satisfied.*” It is hereby stated the Annual Report, which was due on February 18, 2007, was not received until August 3, 2007.

## **DEVELOPER OF RECORD**

Harbour Island, Inc., 800 S. Harbour Island Boulevard, Tampa, FL 33602 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.