



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2006-07

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 entitlements consist of a previously approved consolidation of original Phase I plus a portion of original Phase II entitlements.
2. Phase II is conceptually approved only. 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 RYs 2004-06 Annual Report, it appears that the project experienced significant net reductions in office and hotel development due to demolition(s) or removal of reserved capacities by the City of Tampa and/or Westshore Alliance. In addition, it appears that a 28,963 sq. ft. net increase of retail space, 163,511 sq. ft. of Industrial and 406 multi-family residential units were all constructed during the 2006-07 reporting year.

Cumulative Development: construction activity to date involves construction of: 1,376,048 sq. ft. of Office space less 600,332 sq. ft. of demolished Office (i.e. Total Net Office = 772,716 sq. ft.), 1,680,207 sq. ft. of Retail development less 122,616 sq. ft. of demolished Retail (i.e. Total Net Retail = 1,557,591 sq. ft.), 862 hotel rooms, 163,511 sq. ft. of Industrial and 406 multi-family residential units.

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 2006 Hartline ridership to be 2,632,334 passengers for the 11 routes currently serving the site.
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 slightly more than 1.7 million average annual daily trips (AADT) during 2004 and more than 1.71 million in 2005 as crossing the identified 21 links. This is slightly less than the 1.71 million AADTs reported in 2006 and the 1.767 million reported in 2004.
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, 2007, was not received until October 10, 2007.

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.