



# ARS

## Annual Report Summary

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### DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2007-08

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, most recently 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.

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 <sup>1</sup>	12/31/2010	6,563,991	1,488,000	1,625	200,000	2,000
II <sup>2</sup>	12/03/2010	3,809,347	0	1,810	0	0
<b>TOTAL→</b>		<b>10,373,338</b>	<b>1,488,000</b>	<b>3,435</b>	<b>200,000</b>	<b>2,000</b>

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).

On January 18, 2008, the Developer submitted a Notice of Proposed Change application requesting a Development Order modification to potentially allow the use of project transportation impact fees for "mobility alternatives, including transit and pedestrian improvements." This proposal remains under review.

## **PROJECT STATUS**

***Development this Reporting Year:*** it appears that 334,842 sq. ft. of Office, 23,062 sq. ft. of Retail, 661 Hotel rooms and 413 Residential units were all constructed during the reporting year. Industrial development remained unchanged in comparison with last year's figures.

***Cumulative Development:*** construction activity to date includes the net development of 2,015,049 sq. ft. of Office space; 1,396,110 sq. ft. of Retail development; 1,523 Hotel rooms, 163,511 sq. ft. of Industrial and 814 multi-family residential units.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. In accordance with Condition 4.G.6., the developer has identified the 2007 Hartline ridership to be 2,781,631 passengers for the 11 routes currently serving the site. This figure is up approximately 5.67 percent in comparison with last year's identified ridership of 2,632,334.
2. The annual report also included the latest *Annual Average Daily Traffic Report* for the 21 specified links as obtained from the Florida Department of Transportation, in accordance with Condition 4.G.7. Prior Reports revealed slightly more than 1.7 million average annual daily trips (AADT) during 2004, more than 1.71 million trips in 2005 and slightly less than the 1.71 million trips in 2006. The 2007 results totaled nearly 1.73 million AADTs exclusive of the counts along Memorial Highway (SE of Eisenhower Blvd.), which were unavailable due to pending construction activities.
3. Consistent with Condition 4.G.9., the developer has identified the tentative transportation improvements scheduled through June, 2010.
4. It is noted in Condition 4.G. of the Development Order that the developer is required to submit annual reports on January 10<sup>th</sup> 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, 2008, was not received until September 5, 2008.

## **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.