



ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2009-10

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 six times, most recently on August 21, 2008 (Ordinance No. 2008-138). The amendments have cumulatively: levied a ten cent per square foot fee to administer the DRI; extended the Phase I buildout date by a period in excess of 20 years; consolidated and specifically approved a portion of (original) Phase II into a "Revised Phase I" with an established buildout date of December 31, 2013; increased the maximum number of multi-family units recognized within the Land Use Equivalency Matrix to be 4,000 units; extended the Development Order expiration date to December 31, 2018; and authorized the potential use of project transportation impact fees for "mobility alternatives, including transit and pedestrian improvements."

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	12/31/2013	6,563,991	1,488,000	1,625	200,000	2,000
II ²	12/31/2013	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).

PROJECT STATUS

Development this Reporting Year: 10,925 sq. ft. of Retail was allegedly constructed during the reporting year. Office, Industrial, Hotel and Residential development remained unchanged in comparison with last year's figures. Demolition of existing facility(ies) did not occur during the reporting period.

Cumulative Development: construction activity to date includes the net development of 2,015,049 sq. ft.

of Office space; 1,493,889 sq. ft. of Retail development; 1,523 Hotel rooms, 163,511 sq. ft. of Industrial and 1,407 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 2009 Hartline ridership to be 3,005,071 passengers for the nine routes currently serving the site, a reduction of less than one percent in comparison with the 3,028,646 passengers reportedly to have boarded Hartline buses in 2008.
2. The Developer has, once again, submitted the *Annual Average Daily Traffic Report* for the 21 links specified in Condition 4.G.7., as prepared by the Florida Department of Transportation for **2009**. These counts revealed nearly 1.59 million daily trips were being generated on these segments, excluding “Memorial Highway S/E of Eisenhower Boulevard” segment which was denoted as “n/c” since this segment remained under construction and counts did not apply. For comparison purposes, prior monitoring has yielded the following results: nearly 1.73 million in 2007, 1.71 million in 2005 & 2006, and 1.7 million in 2004. The Developer shall continue to provide the **Annual** Average Daily Traffic Report of specified segments within all future Annual Reports, as obligated.
3. Consistent with Condition 4.G.9., the developer has identified the Westshore Area Projects scheduled through June, 2014, as identified in FDOT’s Adopted Work Program.

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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.