



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

### DRI #118 - TAMPA CRUISE SHIP TERMINAL CITY OF TAMPA RY 2009-10

On November 21, 1985, the Tampa City Council granted a Development Order (Ordinance No. 9108-A) to the Tampa Port Authority for a two-phase, 21-acre mixed-use development located along Platt Street and Garrison Channel in downtown Tampa. Only Phase I has been granted specific approval. Specific approval of "Revised Phase II" is contingent upon acceptance of a revised transportation analysis, as identified under Subsection 4.E.4. of the Development Order.

The Development Order has been amended five times, most recently on September 28, 2006 (Ordinance #2006-233). The amendments have cumulatively: modified the schedule of operations; extended the phase buildout and Development Order expiration dates; adopted (and modified) a land use equivalency matrix; and expanded the size of the cruise ship terminal. The developer may additionally construct museum, serial performance and/or special event facilities with corresponding reduction(s) of office and/or hotel uses. The Development Order expires on December 31, 2018.

The following represents the current plan of development for the project:

LAND USE		REVISED PHASE I (Buildout 2018) <sup>5</sup>	REVISED PHASE II (Buildout 2018) <sup>3</sup>	TOTAL
HOTEL	(Rooms)	600	600	1,200
OFFICE	(Sq. Ft.)	501,933 <sup>1,2</sup>	600,000	1,101,933
AQUARIUM	(Sq. Ft.)	160,000 <sup>2</sup>	0	160,000
RETAIL	(Sq. Ft.)	76,400	15,000	91,400
(Specialty Retail)		( 9,000)	(15,000)	(24,000)
(Destination Retail)		(67,400) <sup>2</sup>	( 0)	(67,400)
RESTAURANT	(Sq. Ft.)	63,600	20,000	83,600
(Supportive Restaurant)		(33,600) <sup>2</sup>	(20,000)	(53,600)
(Destination Restaurant)		(30,000) <sup>2</sup>	( 0)	(30,000)
SHIP TERMINALS	(#/Sq. Ft.)	2/105,900	0	2/105,900
MOVIE THEATRE	(Seats.)	2,464 <sup>2</sup>	0	2,464
CONDOMINIUMS	(#)	0 <sup>4</sup>	0	0 <sup>4</sup>

**FOOTNOTES:**

- 1 - The developer is authorized to increase office square footage by 150,000 sq. ft. if the cruise ship terminals are restricted from operation during peak hour, as per D.O. condition.
- 2 - The aforementioned entitlements are reflective of a Land Use Equivalency Matrix transaction request dated November 3, 2003 in which the developer requested conversion of office to Aquarium (160,000 sq. ft.), "Destination Retail" (67,000 sq. ft.), "Destination Restaurant" (30,000 sq. ft.), movie theatre (2,464 seats) and additional "Supportive Restaurant" by 12,600 sq. ft.
- 3 - Specific approval of Revised Phase II is contingent upon further transportation analysis in accordance with Condition 4.E.4.
- 4 - The developer is authorized to construct a maximum of 250 High-Rise Condominium units as a result of utilization of the Land Use Equivalency Matrix.
- 5 - The buildout date associated with Revised Phase II has been extended by three years in accordance with 2007 legislative revisions to Subsection 380.06(19)(c), F.S.

## **PROJECT STATUS**

***Development this Reporting Year:*** development activity conducted during the reporting period was limited to construction of a five-level parking garage.

***Cumulative Development (as previously noted):*** 160,000 sq. ft. Florida Aquarium; 21,000 sq. ft. of specialty retail; 67,400 sq. ft. of general retail; 33,600 sq. ft. of restaurant use; a 2,464 seat, multi-screen movie theatre; and one 82,000 sq. ft. ship terminal.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Conditions 3.A.2, 3.A.3 and 3.A.5 (of Ordinance No. 91-192) require the developer to provide yearly assessments of public infrastructure demands. The assessments were as follows: 201,723 gallons per day (gpd) of potable water (44.8% of the approved 449,800 gpd); 63,742 wastewater gpd (18.8% of the approved 339,500 gpd); and 6,381 pounds of solid waste per day (26.2% of the approved 24,400 pounds per day). It is hereby stated that the solid waste generation is overstated based on the assumption of total dumpster capacity when collected. The developer has previously attributed fluctuations to “cruise ship schedules and servicing requirements.”
2. The developer has provided the results of the required traffic count monitoring conducted in accordance with Revised Condition 4.B.6. This year’s monitoring was conducted between August 17-25, 2010 and consisted of the cumulative number of trips at the Florida Aquarium, cruise ship terminal, and Shops at Channelside access points. The results indicated that the project is currently generating 356 p.m. peak hour trips (21.65% of the approved 1,644 p.m. peak hour trips). It is hereby noted that if the developer agrees to permanently restrict the hours of operation of the cruise ships, the number of approved project-related external p.m. peak hour trips could increase to 2,551.
3. Condition 4.E.2. requires the developer to provide “a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the transit measures and other circumstances.” The developer has reported a total of eight persons “entering or exiting the streetcar at both transit stops serving the site” during the monitoring event, thus “the resulting transit modal split was 1.9%.”
4. Condition 4.B. of the Development Order requires the developer to submit annual reports “on July 1, 1986 and on July 1 of each year thereafter until such time as all terms and conditions of this Order are satisfied.” While the Annual Report was due to be submitted on July 1, 2010, the Annual Report was not officially submitted until December 20, 2010.

## **DEVELOPER OF RECORD**

The Tampa Port Authority, 1101 Channelside Drive, Tampa, FL 33602 is the entity responsible for fulfilling the obligations of the Development Order.

## **DEVELOPMENT ORDER COMPLIANCE**

The project is 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.