



ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2010-11

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 1 of development has been granted specific approval. Specific approval of Phase 2 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 1 buildout date by a period in excess of 20 years; consolidated and specifically approved a portion of (original) Phase 2 into a “Revised Phase 1” 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)
1 ¹	12/31/2013	6,386,428 ³	1,538,000 ³	1,823 ³	178,502 ³	2,000
2 ²	12/31/2013	3,809,347	0	1,810	0	0
TOTAL →		10,195,775	1,538,000	3,633	178,502	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 1 entitlements consist of a previously approved consolidation of original Phase 1 plus a portion of original Phase 2 entitlements.
2. Phase 2 is conceptually approved only. Specific Phase II approval 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).
3. Entitlements are reflective of a LUEM conversion dated June 30, 2011 in which 177,563 sq. ft. of Office and 21,498 sq. ft. of Industrial were exchanged for 50,000 sq. ft. of Retail and 198 Hotel rooms, all within Phase 1 entitlements.

PROJECT STATUS

Development this Reporting Year: 24,867 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; 1,518,756 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 2010 HART ridership to be 1,755,100 passengers for the nine routes currently serving the site, a significant reduction from the 3,005,071 passengers reported to have boarded HART buses in 2009 and the identified 3,028,646 riders in 2008. While HART staff acknowledges the significant disparity of recent counts, the difference was primarily attributed to the methodology being utilized to determine the ridership. Until 2010, “*manual ride checks*” were utilized to estimate the ridership counts. However, in 2010 a new strategy was employed (i.e. “*automated passenger counters*”) and is tied into the geographic information system for more accurate reporting.
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 **2010**. These counts revealed nearly 1.69 million daily trips were being generated on these segments, including an estimated 86,000 Average Annual Daily Trips (AADTs) on “Memorial Highway S/E of Eisenhower Boulevard” segment and excluding a count or estimate for the “S.R. 60/Memorial Highway North of Kennedy Blvd.” segment due to construction activities occurring in 2010. For comparison purposes, prior monitoring has yielded the following results: approximately 1.59 million in 2009, 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 AADT 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, 2017, as identified in FDOT’s current 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.