



ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2011-12

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 buildout and expiration dates; consolidated and specifically approved a portion of (original) Phase 2 into a "Revised Phase 1"; increased the maximum number of multi-family units recognized within the Land Use Equivalency Matrix to 4,000 units; and authorized the potential use of project transportation impact fees for "mobility alternatives, including transit and pedestrian improvements." The project buildout and Development Order expiration dates were most recently extended by an additional four years (to December 31, 2017 & December 31, 2022, respectively) due to revisions to Subsection 380.06(19)(c)2., F.S. per the 2011 legislature.

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	12/31/2017	6,386,428 ³	1,538,000 ³	1,823 ³	178,502 ³	2,000
2 ²	12/31/2017	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:

- Phase 1 entitlements consist of a previously approved consolidation of original Phase 1 plus a portion of original Phase 2 entitlements.
- Phase 2 is conceptually approved only. Specific Phase 2 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).
- 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: 302,237 sq. ft. of Office and 5,182 sq. ft. of Retail were reportedly constructed during the reporting year. Industrial, Hotel and Residential development remained unchanged in comparison with last year's figures. No demolitions of existing facilities were identified.

Cumulative Development: construction activity to date includes the net development of 2,317,427 sq. ft. of Office space; 1,523,938 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 2011 HART ridership to be 3,683,990 passengers for the 11 routes identified to serve the site, a significant increase from the 1,755,100 passengers reported to have boarded HART buses in 2010 but more closely resembling the number of riders identified for 2009 (3,005,071) and 2008 (3,028,646). Of the 11 routes which served the project in 2011, it was affirmed that two of the routes were added (i.e. “*Northwest Limited Express* & “*South Tampa Flex Route*”) and two were discontinued (i.e. “*Town ‘N Country Limited Express*” & “*South Tampa Connector*”) in July 2011. It is presumed that varying sources and/or techniques were utilized to account for the drastically different counts. It is suggested that a consistent methodology be utilized to obtain future ridership counts so that accurate comparisons of counts can be conducted.
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 **2011**. These counts revealed nearly 1.51 million daily trips were being generated on these segments. However, the segments identified as “Eisenhower south of Hillsborough” and “Memorial Hwy. North of Cypress” were excluded, presumably due to construction activities occurring in 2011. For comparison purposes, prior monitoring has yielded the following results: approximately 1.69 million in 2010, 1.59 million in 2009, 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, 2016, 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.