



ARS

Annual Report Summary

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DRI #104 - INTERNATIONAL PLAZA CITY OF TAMPA RY 2011-12

On June 13, 1985, the Tampa City Council granted a Development Order (Ordinance No. 8905-A) to International Plaza, Inc. for a 155-acre, mixed-use development located north of the intersection of Boy Scout Boulevard/Spruce Street and Westshore Boulevard in the City of Tampa. The project was originally approved as a three-phase project.

The Development Order has been amended nine times, most recently on August 17, 2000 (Ordinance No. 2000-220). The amendments have cumulatively:

- consolidated the project into a single-phase;
- extended the deadline for regional mall construction by one year;
- extended the deadline for completion of the Sherrill Improvement or Westshore/Cypress Improvement, dependent on selection;
- authorized the construction of a right-in/right-out site access driveway to Boy Scout Boulevard. The parcel served by this modification is office/hotel/retail and is located in the northeast corner of the site; and
- extended the project buildout date and the Development Order expiration date by a period of eight years and 16 days (to December 31, 2013). The latter-recognized three years was the result of 2007 revisions to Subsection 380.06(19)(c), F.S.

The project buildout and Development Order expiration dates have subsequently been extended by four additional years, each to December 31, 2017, in accordance with 2011 legislation (i.e. HB 7207).

PROJECT STATUS

The following represents approved development:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2017	2,000,000	1,290,000	750

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: construction has now been completed for a 1,298,357 sq. ft. of Retail, 1,260,000 sq. ft. of Office and a 293-room hotel.

Projected Development: the developer may commence construction of additional retail, office or hotel development contingent with demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has previously provided the *Transportation Systems Management Plan* to address measures proposed in order to reduce peak hour trips, in accordance with Condition 4.G.4.a. This Condition requires submittal of an annual assessment “of vehicle trips diverted from the p.m. peak hour as a result of the TSM measures” within each annual report. While such reductions were not identified and/or reported, the Developer continues to acknowledge their efforts to promote and educate representatives from all onsite office buildings, the shopping center and the hotel of transportation alternatives, consisting of *Vanpooling, carpooling, public transit, telecommuting and alternative work hour programs.*” The Developer asserted that the TSM measures being implemented did contribute to the reduction of trips experienced when comparing the last two monitoring events (see #2, below).

The Developer has reported that the following TSM measures are additionally being implemented:

- maintain links to TBARTA (formerly “BACS”) and HART on the International Mall website;
 - placement of TBARTA commuter services posters/flyers in “back -of-house” areas of mall frequented by employees and at the mall customer service desk;
 - inclusion of TBARTA information in quarterly newsletters to all onsite office tenants; and
 - continuation of “prime reserved parking spaces” policy for vehicles enrolled in carpools.
2. The developer has submitted the results of p.m. peak hour traffic count monitoring in accordance with Condition 4.A.6. The monitoring was conducted on March 21, 2012. The results indicated that the project was generating 3,738 (1,532 Inbound/2,206 Outbound) of the approved 5,522 p.m. peak hour trips (2,052 Inbound/3,470 Outbound). This equates to nearly 68 percent of the overall approved trips. It was observed that 312 fewer p.m. peak hour trips were recorded in comparison with the 4,050 trips reported for the 2010-11 reporting period. A total of 40,854 daily trips were also recognized during the 2012 monitoring, 1,426 fewer than reported for the same time in the prior year. These reductions appear to be largely attributable to fluctuating vacancy rates within the project.
 3. A *Hurricane Evacuation Plan* was previously submitted in accordance with Condition 4.BB.
 4. Development Order Condition 4.B. (of Ordinance No. 8905-A) obligates the Developer to submit an annual report “*on July 1, 1986 and on July 1st of each year thereafter until such time as all terms and conditions of this Order are satisfied.*” In this regard, the annual report, which was due on July 1, 2012, was not submitted until June 28, 2013.

DEVELOPER OF RECORD

Concorde Companies, Attention: Richard Corbett, 509 Guisando De Avila, Suite 201, Tampa, FL 33613 is the firm 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 as *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.