Tampa Bay Regional Planning Council
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ARS

Annual Report Summary

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DRI #217 - HARBOUR ISLAND
CITY OF TAMPA
RY 2013-14

On February 18, 1982, the Tampa City Council granted a Development Order (DRI #69) to American Centennial Insurance Company for the redevelopment of a 178-acre island located immediately south of Tampa's Central Business District, at the mouth of the Hillsborough River. On December 18, 1986, the City Council granted Harbour Island, Inc. an amended Development Order (DRI #133/Harbour Island Phase II).

On October 12, 1989, the City Council granted an amendment to authorize an aquarium land use and incorporate a land use trade-off mechanism.

On April 18, 1994, Tampa City Council adopted Ordinance No. 94-68 as a Substantial Deviation Development Order (SDDO) to: incorporate an additional 400 wet boat slips; add a 175-seat attraction facility; extend the Development Order expiration date to 2005; combine the unbuilt remainder of the development into one phase with an established build-out date of November 30, 2000; and alter the Master Plan accordingly. This SDDO is referred to as DRI #217.

The SDDO has been amended twice, most recently on July 22, 1998 (Resolution No. 98-158). The amendments have: altered the location of boat slips and 175-seat attraction facility; modified development parameters; and further extended the buildout and Development Order expiration dates. The project buildout and Development Order expiration dates have subsequently been extended by additional seven year periods on account of revisions to Subsection 380.06(19)(c), F.S. (2007 legislation) plus SB 360 (2009 legislation) plus HB 503 (2012 legislation). The dates of December 31, 2014 and December 31, 2019 are now recognized as the revised project buildout and Development Order expiration dates respectively.

The project is approved to contain:

BUILDOUT	RESIDENTIAL (Units)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	CONF. CTR. (Rooms)	ATHLETIC FAC. (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	BOAT SLIPS (#)
Dec. 31, 2014	4,650	1,000,000	550	350	30,000	240,000*	500

* - could potentially include square footage associated with a 175-seat attraction facility.

PROJECT STATUS

Development during Reporting Period: no development activity occurred during reporting year.

Cumulative Development: 2,503 residential units, 299 hotel rooms, 60,175 sq. ft. of commercial space, 484,044 sq. ft. of office space, 261 boat slips and a 30,000 sq. ft. athletic club.

Projected Development: no specific development activities were identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has continued to acknowledge their compliance with the wetland mitigation requirements identified in Condition 3.A.1.e.

2. Condition 3.A.1.f.(i) authorizes the Developer to construct only 300 boat slips during Phase I (the 100 originally approved plus 200 additional slips). Approval of the Phase II boat slip expansion (beyond 300 slips) will be contingent upon further approval by the FDEP.

3. In accordance with Condition 3.A.1.j.(iii), the Developer is required to provide TBRPC with all future dredge & fill and boat slip construction permits.

4. If applicable, the Developer is required to provide a copy of the "slip lease agreement," standard deed restrictions, hurricane evacuation procedures, a hurricane damage probability statement, wetland mitigation progress reports and sanitation device procedures with the first annual report following any occupancy in the boat slip expansion area (i.e. beyond 300 slips), consistent with Condition 3.A.1.m. (of Ordinance No. 94-68).

5. In accordance with Condition 3.A. (of Ordinance No. 9464-A), the developer has provided the results of the traffic monitoring conducted on January 28, 2014. The results indicated that the project is currently generating 1,641 of the approved 4,324 p.m. peak hour trips (i.e. 37.9%) and 17,495 of the approved 34,670 daily trips (i.e. 50.5%). Results of the annual traffic monitoring shall continue to be provided within all future Annual Reports.

DEVELOPER OF RECORD

Harbour Island, Inc., 26525 N. Riverwoods Blvd., Suite 100, Mettawa, IL 60045 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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.