



# ARS

## Annual Report Summary

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### **DRI #104 - INTERNATIONAL PLAZA CITY OF TAMPA RY 2013-14**

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:

<b>PROJECT BUILDOUT</b>	<b>OFFICE (Sq. Ft.)</b>	<b>RETAIL (Sq. Ft.)</b>	<b>HOTEL (Rooms)</b>
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 and/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 the Developer to assess the “*vehicle trips diverted from the p.m. peak hour as a result of the TSM measures*” being implemented within each annual report. Such assessment was not conducted and/or provided since no development activity was initiated during the reporting period. However, the Developer did continue 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 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 is required to conduct annual p.m. peak hour traffic count monitoring with the results provided with all future Annual Reports in accordance with Condition 4.A.6. However, since no development was initiated during the reporting period, no such monitoring was conducted. The monitoring was last conducted on March 20, 2013 and indicated that the project had generated 4,010 (1,507 Inbound/2,503 Outbound) of the approved 5,522 (2,052 Inbound/3,470 Outbound) *p.m. peak hour* trips [~73%] and 40,386 *daily* trips.
  3. A *Hurricane Evacuation Plan* was previously submitted in accordance with Condition 4.BB.

## **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. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.