



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 / FAX (727) 570-5118  
 www.tbrpc.org

### DRI #110 - ROCKY POINT HARBOR CITY OF TAMPA RY 2014-15

On February 26, 1987, Tampa City Council issued a Development Order (Ordinance No.9544-A) to the Babcock Company for only Phase I of Rocky Point Harbor. The project is located along the northside of the Courtney Campbell Causeway, across from the Island Center and Lifsey/Rocky Point DRIs.

The Development Order has been amended six times, most recently on September 28, 2006 (Ordinance No. 2006-232). The amendments have cumulatively: revised Phase II to allow 480,000 sq. ft. of additional Office space; extended the Phase II buildout and Development Order expiration dates; added a transportation stipulation regarding an improvement at the project entrance; adopted and modified the Land Use Equivalency Matrix; and added 35 wet boat slips. The Development Order expired for all portions of the project other than Parcel "J" on December 31, 2005. In accordance with SB 360 & 2011 revisions to Subsection 380.06(19)(c)2., F.S. and in association with Parcel "J" only, the City of Tampa has cumulatively extended the Phase 2 buildout date (to December 31, 2017) and the Development Order expiration date (to December 31, 2018).

The revised phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	RESTAURANT (Sq. Ft.)	APTS. (Units)	HOTEL (Rooms)	WET SLIPS (#)
I	1989	253,393	5,000	0	379	0
II	12/31/2017*	275,632	11,000	464	0	35
<b>TOTAL</b>		<b>529,025</b>	<b>16,000</b>	<b>464</b>	<b>379**</b>	<b>35</b>

\* - The identified Phase II buildout date applies only to Parcel J. Please see above verbiage for Parcels other than "J."

\*\* - The Developer is authorized to construct a maximum of 161 condo units in exchange for 176 hotel rooms. This was originally intended for Parcel J.

### PROJECT STATUS

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

**Cumulative Development:** a total of 454,274 sq. ft. of office space, 379 hotel rooms, an 11,000 sq. ft. restaurant and 464 apartment units have all been completed. It appears that no development has been initiated and/or completed since the 1998-2002 reporting period.

**Projected Development:** no development activity has been identified for the next reporting year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has previously submitted the required *Areawide Transportation Study, Phase II Air Quality Analysis* and *Hurricane Evacuation Plan* in accordance with Conditions 4.C.1.g., 4.C.17 and 4.C.20., respectively.
2. The Developer acknowledged their continued compliance regarding promotion of energy conservation measures (Condition 4.C.4); informing tenants of hazardous waste storage and disposal measures (Condition 4.C.6); use of non-potable water for the irrigation of landscaped areas (Condition 4.C.18); and implementing water quality protection measures (Condition 4.C.22).
3. The Developer constructed the fifth southbound lane at the intersection of Rocky Point Drive and Courtney Campbell Causeway, as required.
4. While it appears that no development activity has transpired onsite since 2002, it is hereby recognized that an Annual Report was never prepared and/or filed for the project in association with RY 2013-14. Such Report was due on July 1, 2014.

## **DEVELOPER OF RECORD**

Rocky Point Harbor Association Inc., 4131 Gunn Highway, Tampa, FL 33624 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. While the above-recognized Developer of Record has apparently changed and is being recognized for information purposes only, please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.