



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #141 - WESTSHORE AREAWIDE CITY OF TAMPA

On April 8, 2005, the Tampa City Council rendered Resolution No. 05-060 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the City on March 31, 2005.

BACKGROUND

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 I of development has been granted specific approval. Specific Phase II approval 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 four times, the latest occurring on July 19, 2001 (Ordinance No. 2001-148). The amendments have cumulatively: levied a ten cent per square foot fee to administer the DRI; extended the original Phase I buildout date by cumulative period of 15 years, 11 months and 15 days (to December 15, 2005); consolidated and specifically approved a portion of (original) Phase II into a "Revised Phase I" with an established buildout date of December 31, 2010; increased the approved capacity for water, wastewater, solid waste and energy to coincide with Revised Phase I; and extended the Development Order expiration date to December 31, 2015.

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)
I	12/31/2010	6,563,991	1,488,000	1,625	200,000	2,000
II	12/03/2010	3,809,347	0	1,810	0	0
TOTAL →		10,373,338	1,488,000	3,435	200,000	2,000

Unspecified amounts of each of the land uses 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- an increase in the maximum number of multi-family residential development allowable on site by 1,000 (to 4,000 units total). These residential units can only be acquired through a land use conversion utilizing the existing Land Use Equivalency Matrix; and
- increases in the service availability of water, wastewater and solid waste approved for the project resulting from further increases of residential development.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on October 25, 2004, and with the Council' *Final Report* adopted on June 8, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City fo Tampa for DRI #141 - Westshore Areawide.



