



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #104 - INTERNATIONAL PLAZA CITY OF TAMPA RY 2001-02

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 a total of nine times, the latest occurring on August 17, 2000 (Ordinance No. 2000-220). The amendments have cumulatively:

- ! combined the project into a single-phase;
- ! extended the deadline for constructing a regional mall on the site by one year (to January 13, 1999);
- ! extended the deadline for completion of the Sherrill Improvement (to January 6, 2002) or Westshore/Cypress Improvement (to August 1, 2001), based 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 (by eight years and 16 days) and the Development Order expiration date to December 31, 2010.

PROJECT STATUS

The following represents approved development:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	RETAIL (Sq. Ff.)	HOTEL (Rooms)
December 31, 2010	2,000,000	1,290,000	750

Development this Reporting Year: development of a 300,000 sq. ft. office building was completed during the reporting year. The building is referred to as the Corporate Center II office building.

Cumulative Development: construction has now been completed for a 1,257,000 sq. ft. shopping center and two office buildings totalling 698,399 square feet.

Projected Development: the developer anticipates commencing construction of a 300-room Hotel during the next reporting year with completion scheduled during 2003. The developer also identified that construction of an additional 300,000 sq. ft. office building may commence during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously provided the required Transportation Systems Management Plan to address measures proposed for each phase in order to reduce peak hour trips, pursuant to Condition 4.G.4.a.
2. Following the issuance of COs for 750,000 sq. ft. of office space, or the equivalence, the developer is required to submit biennial field surveys of access driveways to assure the accuracy of the ADA traffic projections as stated in Condition 4.G.5. Traffic counts were conducted, in this regard, on February 13, 2002 and concluded that the project is generating 30,184 daily trips recorded (ie. 15,092 inbound and 15,092 outbound). The developer has asserted that these trips equate to approximately 80 percent of those currently prescribed by the Institute of Traffic Engineers (ITE) based on equitable completed and leased development. However, since the intended purpose of this Condition is to ensure the validity of mitigation, it is essential to identify the number of **p.m. peak hour** trips rather than the number of daily trips since p.m. peak hour factors are used to assess actual impacts and determine mitigation. In addition, the developer shall state the number of p.m. peak hour trips actually approved for the project rather than estimate using the latest ITE manual. All respective Annual Reports should include the p.m. peak hour factors identified above.
3. A hurricane evacuation plan was previously submitted in accordance with Condition 4.BB.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Concorde Companies, 2202 N. Westshore Boulevard, Suite 110, Tampa, FL 33607 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. However, please note the issue identified under *Summary of Development Order Condition #2*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.