



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #118 - DOWNTOWN CRUISE SHIP TERMINAL, CITY OF TAMPA RY 2001-02

On November 21, 1985, the Tampa City Council granted a Development Order (Ordinance No. 9108-A) to the Tampa Port Authority for a two-phase, 21-acre mixed-use development located along Platt Street and Garrison Channel in downtown Tampa. Only Phase I has been granted specific approval. Specific approval of "Revised Phase II" is contingent upon acceptance of a revised transportation analysis, as identified under Subsection 4.E.4. of the Development Order.

The Development Order has been amended a total of four times, the latest occurring on August 29, 1996 (Ordinance #96-178). The amendments have cumulatively: modified the schedule of operations; extended each of the phase buildout dates; adopted (and modified) a land use equivalency matrix; expanded the size of the cruise ship terminal; and extended the Development Order expiration date to December 31, 2010. In addition, the developer may construct: a 200,000 sq. ft. aquarium, a 60,000 sq. ft. museum, a 300-seat serial performance theater and a 12,000-seat special events theater in exchange for a simultaneous reduction of office and/or hotel uses. The anniversary date for the Annual Report is July 1st.

PROJECT STATUS

The following represents the current plan of development for the project:

LAND USE	REVISED PHASE I (Buildout 2005)	REVISED PHASE II (Buildout 1997) ³	TOTAL
HOTEL (Rooms)	600	600	1,200
OFFICE (Sq. Ft.)	501,933 ^{1,2}	600,000	1,101,933
AQUARIUM (Sq. Ft.)	160,000 ²	0	160,000
RETAIL (Sq. Ft.)	76,400	15,000	91,400
(Specialty Retail) (Destination Retail)	(9,000) (67,400) ²	(15,000) (0)	(24,000) (67,400)
RESTAURANT (Sq. Ft.)	63,600	20,000	83,600
(Supportative Restaurant) (Destination Restaurant)	(33,600) ² (30,000) ²	(20,000) (0)	(53,600) (30,000)
SHIP TERMINALS (#/Sq. Ft.)	2/105,900	0	2/105,900
MOVIE THEATRE (Seats.)	2,464 ²	0	2,464

1 - The developer is authorized to increase office square footage by 150,000 sq. ft. if the cruise ship terminals are restricted from operation during peak hour, as per D.O. condition.

2 - The aforementioned entitlements are reflective of a Land Use Equivalency Matrix transaction request dated November 3, 2003 in which the developer requested conversion of office to Aquarium (160,000 sq. ft.), "Destination Retail" (67,000 sq. ft.), "Destination Restaurant" (30,000 sq. ft.), movie theatre (2,464 seats) and additional "Supportative Restaurant" by 12,600 sq. ft.

3 - Specific approval of Revised Phase II is contingent upon further transportation analysis in accordance with Condition 4.E.4.

Development this Reporting Year: "a small docking facility was permitted and constructed during

the reporting year.”

Cumulative Development: the 160,000 sq. ft. Florida Aquarium has been completed in addition to 21,000 sq. ft. of specialty retail, 67,400 sq. ft. of general retail, 33,600 sq. ft. of restaurant use, a 2,464 seat, multi-screen movie theatre, and one 82,000 sq. ft. ship terminal.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Conditions 3.A.2, 3.A.3 and 3.A.5 (of Ordinance No. 91-192) require the developer to provide yearly assessments of public infrastructure demands. The assessments were as follows: 247,127 gallons per day (gpd) of potable water (54.9% of the approved 449,800 gpd); 39,173 wastewater gpd (11.5% of the approved 339,500 gpd); and 6,381 pounds of solid waste per day (26.2% of the approved 24,400 pounds per day).
2. Revised Condition 4.B.6. requires the developer to provide p.m. peak hour traffic counts. For the current year, the traffic counts were recorded on August 27, 2002 for the Florida Aquarium and cruise ship terminal access points and the access to the Shops at Channelside. The results indicated that the project is currently generating 215 p.m. peak hour trips (of the 1,644 approved). This represents approximately 13.1% of the approved Phase I p.m. peak hour trips.
3. Condition 4.E.2. requires the developer to provide “a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the transit measures and other circumstances.” The developer continues to indicate that “due to the limited size of the actual development, a transit modal split calculation is inappropriate at this time”. The developer previously reported working with HARTline to provide transit service to the site and recently stated that “completion of the Tampa Ybor Historic Electric Streetcar will enhance the ability of the project to meet its modal split goal.”

DEVELOPER OF RECORD

The Tampa Port Authority, 1101 Channelside Drive, Tampa, FL 33602 is the entity responsible for fulfilling the obligations of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project is 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.