



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #217 - HARBOUR ISLAND SUBSTANTIAL DEVIATION CITY OF TAMPA RY 2001-02

On February 18, 1982, the Tampa City Council granted a Development Order (DRI #69) to American Centennial Insurance Company for the redevelopment of a 178-acre island located immediately south of Tampa's Central Business District, at the mouth of the Hillsborough River. On December 18, 1986, the City Council granted Harbour Island, Inc. an amended Development Order (DRI #133/Harbour Island Phase II).

On October 12, 1989, the City Council granted an amendment to authorize an aquarium land use and incorporate a land use trade-off mechanism. On April 18, 1994, Ordinance No. 94-68 authorized several modifications to the Development Order (DRI #217): incorporated an additional 400 wet boat slips into the currently approved land uses; added a 175-seat attraction facility; extended the Development Order to the year 2005; combined the unbuilt remainder of the development into one phase with a build-out date of November 30, 2000; stipulated that a fifteen percent increase over the number of trips predicted by the 1985 transportation analysis shall require a substantial deviation determination; and altered the Conceptual Development Plan consistent with the changes above.

The Development Order (for DRI #217) has been amended only twice. The latest amendment occurred on July 22, 1998 (Resolution No. 98-158). These amendments have: altered the location of boat slips and 175-seat attraction facility; modified development parameters; and extended the buildout date (to December 31, 2007) and the Development Order expiration date (to December 31, 2012).

The project is now cumulatively approved to contain 4,650 residential units, 500 boat slips, 1,000,000 square feet (sq. ft.) of office space, a 550-room hotel, a 350-room conference center, a 30,000 sq. ft. athletic facility, 240,000 sq. ft. of commercial space (which includes the 175-seat attraction facility) and parking facilities.

PROJECT STATUS

Development this Reporting Year: completed 298 residential units.

Cumulative Development: 1,919 residential units, 300 hotel rooms, 50,000 sq. ft. of commercial space, 485,223 sq ft. of office space, 158 boat slips and a 30,000 sq. ft. athletic club.

Projected Development: The developer has not identified any specific development activity to be conducted during the next reporting year:

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously provided a listing of parcel owners of greater than single-family lots and/or condominium boat slips.
2. The developer has expressed their continual compliance with Conditions 3.A.1.e.(ii) & 3.A.1.k.(iv) regarding wetland mitigation and police/fire protection requirements, respectively.
3. Condition 3.A.1.f.(I) authorizes the developer to construct only 300 boat slips during Phase I (the 100 originally approved plus 200 additional slips). Approval of the Phase II boat slip expansion (beyond 300 slips) will be contingent upon further approval by the FDEP. Such approval can not be requested prior to the construction and occupancy of at least 200 boat slips.
4. In accordance with Condition 3.A.1.j.(iii), the developer is required to provide TBRPC with all future dredge & fill and boat slip construction permits.
5. The developer is required to provide a copy of the “slip lease agreement,” standard deed restrictions, hurricane evacuation procedures, a hurricane damage probability statement, wetland mitigation progress reports and sanitation device procedures with the first annual report following any occupancy in the boat slip expansion area (i.e. beyond 300 slips), consistent with Condition 3.A.1.m. (of Ordinance No. 94-68).
6. Condition 3.A. (of Ordinance No. 9464-A) requires the developer to institute a traffic monitoring program following the issuance of Certificates of Occupancy for fifty (50) percent of the approved office, retail and residential development. Upon the triggering of this Condition, results of the daily and peak hour traffic counts shall be submitted annually to TBRPC with the Annual Report.

DEVELOPER OF RECORD

Harbour Island, Inc., 800 S. Harbour Island Boulevard, Tampa, FL 33602 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.