



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

**DRI #84 - WESTCHASE (F/K/A THOMAS RANCH)
 HILLSBOROUGH COUNTY
 RY 2001-02**

This Report is based on best available information, which in this instance are the Annual Reports previously submitted, the last of which was fully submitted on January 24, 2002. The developer's representative has not responded to information requests concerning the RY 2001-02 submission.

On June 15, 1987, Hillsborough County granted a Development Order to Metro Development Corporation of Tampa Bay for a 1,451-acre multi-use development located west of the Sheldon Road/Linebaugh Avenue intersection in northwestern Hillsborough County. The Development Order currently expires on June 1, 2017.

The Development Order has been amended a total of six times, the latest occurred on January 8, 1999 (Resolution No. 98-234). The amendments have cumulatively: relocated various land uses; added and removed lands; modified the Master Development Plan (Map H); modified Condition IV.A.5 & IV.C.1 to identify initiation of traffic count and air quality assessments; added authorized uses; and specifically approved the remainder of development.

PROJECT STATUS

The phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
I	1989 - June 1, 1998	0	50,000	995
IIA	1992 - June 1, 2003	49,000	0	330
IIB	1992 - June 1, 2003	0	100,000	410
IIIA	1995 - June 1, 2008	0	150,000	1,142
IIIB	1995 - June 1, 2008	152,000	0	0
IV	2000 - June 1, 2013	39,000	49,000	773
TOTAL		240,000	349,000	3,650

Development this Reporting Year: completed construction of 320 multi-family residential units and 41,000 sq. ft. of retail space.

In addition, the following parcels were sold during the reporting year: a 3.813 acre parcel (Section 233) to Hillsborough County for a library site; four parcels totalling 10.92 acres (Sections 324-C3, 325-B2, 325-B3 and 424) to Hillsborough West Park, LLC; and a 7.2 acre parcel (Section 122) to the Guinta Group.

Cumulative Development: completed construction of:

- 2,247 single-family lots and 720 multi-family residential units;
- the first two extensions of Linebaugh Avenue (from Sheldon Road to Countryway Blvd.) as a four-lane divided roadway. Construction of the third extension of Linebaugh Avenue (from Countryway Blvd. to Racetrack Road) has been completed as a two-lane divided roadway.
- 18-hole golf course, clubhouse & community recreation center and two parks (Glenclyff & Baybridge);
- 87,219 sq. ft. of commercial development: (41,000 sq. ft. of unidentified retail uses, a 17,200 sq. ft. *Applebees* restaurant, a 12,800 sq. ft. *Eckerd's*, a 9,200 sq. ft. Kids R Kids daycare, a 3,000 sq. ft. 7-Eleven, a 2,321 *Burger King*, and a 2,148 sq. ft. *ReMax Top Notch Assoc.* realty);
- 22,500 sq. ft. of office space (*Chase Professional Park*);
- a 27,400 sq. ft. St. Josephs Baptist Healthcare Center; and
- an elementary and a middle school.

Projected Development: the developer anticipates completing 629 multi-family residential units and retail and/or office development on four sites totalling 17.52 acres.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has submitted the peak-hour and daily traffic counts at project entrances as conducted April 17 - May 7, 2002 in accordance with Condition IV.B.3. In summary, it appears that the project is currently generating 2,881 of the approved 4,126 p.m. peak hour trips.
2. The developer is required to provide an air quality monitoring assessment (Condition IV.C.1.) prior to development which generates external traffic in excess of that approved for Phase IIIA.
3. The developer has previously submitted the Final Drainage Plan in accordance with Condition IV.C.5. Although the developer has not submitted the Wetland Lake Management Plans, as required by Condition IV.C.6.b., copies of Southwest Florida Water Management District permits for the Management and Storage of Surface Waters have been submitted. These permits would suffice in lieu of this requirement since they specify the impacts and mitigation to wetlands, the construction of stormwater ponds and the maintenance of littoral shelves and hydro periods in the ponds.
4. The developer has submitted the required annual surface water quality monitoring results (Condition IV.C.6.f.); The monitoring was conducted on July 22, 2002.
5. The developer has previously provided the required hurricane preparedness plan and the required three years of quarterly hydroperiod monitoring results.
6. The Tampa Bay Regional Planning Council attempted to solicit additional information concerning the project on two occasions (e.g. correspondences of October 11, 2002 and November 22, 2002). No responses have been received to address these issues. A copy of

the latest correspondence has been appended to this Report as *Exhibit 1*.

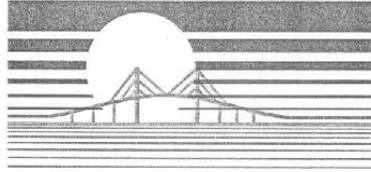
DEVELOPER OF RECORD

Westbrook Westchase, L.P., a Delaware Limited Partnership, 3505 Frontage Road, Suite 145, Tampa, FL 33607 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project **does not** appear to be proceeding in a manner consistent with the Development Order, as identified in *Summary of Development Order Condition #6*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.

EXHIBIT 1



Tampa Bay Regional Planning Council

Chairman
Councilman Jerry King

Vice Chairman
Commissioner Barbara Sheen Todd

Secretary/Treasurer
Commissioner Steve Simon

Executive Director
Manny L. Pumariega

November 22, 2002

Ms. Erin Larrinaga, Esq.
Fowler, White, Gillen, Boggs et al
Post Office Box 1438
Tampa, FL 33601

Subject: DRI #84 - Westchase, RY 2001-02 Annual Report, Hillsborough County

Dear Ms. Larrinaga:

This correspondence serves as a follow-up to my e-mail of October 9, 2002 and my correspondence of October 11, 2002. **Please note that this letter serves as a final request for this information.** If responses to these issues are not received by Friday, December 20, 2002, I will proceed to prepare the Council's Annual Report Summary for the project indicating uncertainty of compliance with the Development Order and base the Report on the best available data.

1. Please verify whether or not the 3,650 residential units, 240,000 sq. ft. of Office and 349,000 sq. ft. of Retail space currently approved for Westchase includes **or** excludes entitlements associated with Bayport Colony. If, in fact, those figures exclude Bayport Colony, why would the 3,000 sq. ft. 7-Eleven and the Guinta Group 's 62,726 sq. ft. "Village Plaza" be included within your Exhibit B when the transportation report suggests that these facilities are within Bayport Colony? (See last page of transportation report)
2. Why are other aspect of development identified in Exhibit B of the Annual Report so much different from the amount identified on the very last page of the Traffic monitoring report? Which is correct?

The following are examples:

Chase Professional Park	22,500 sq. ft. of <u>office</u> (Exhibit B) 22,500 sq. ft. of <u>commercial</u> (trans. report)
Applebees	17,200 sq. ft. (Exhibit B) 4,999 sq. ft (trans. report)
Eckerds	12,800 sq. ft. (Exhibit B) 11,200 sq. ft. (trans. report)

Remax Realty	2,148 sq. ft. of <u>office</u> (Exhibit B) 2,148 sq. ft. of <u>commercial</u> (trans. report)
--------------	--

3. Please quantify the cumulative completed development (ie. single-family residential units, multi-family residential units, sq. ft. of commercial, and sq. ft. of office space).
4. Please identify the status of **all** required transportation improvements. It appears that Exhibit B may contain only a partial listing.
5. Why didn't the transportation report include the 41,000 sq. ft. of commercial development completed during the reporting year, as reported in Exhibit B of the Annual Report?
6. What exactly is the 41,000 sq. ft. retail facility?
7. Why isn't the Burger King included and described within Exhibit B?
8. Based on the Council's last Annual Report Summary, it appears that last year's traffic monitoring report may have indicated that 2,838 residential units were complete and 124 were under construction. This year's Annual Report indicated 2,179 "owner-occupied" units. Please address this apparent disparity.

As always, if you should have any question(s), please do not hesitate to contact me (ext. 255). Thank you.

Sincerely,



John M. Meyer
DRI Coordinator

cc: Mr. J. Michael Callahan, Hillsborough County