



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2002-03

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.

PROJECT STATUS

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 ¹	12/31/2010	6,563,991	1,488,000	1,625	200,000	2,000
II ²	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.

FOOTNOTES:

1. Phase I is referred to as "Revised Phase I" to differentiate from the original "Phase I"
2. Phase II is only conceptually approved. Specific Phase II will be contingent upon further Section 380.06, F.S., transportation analysis and availability of utility services (i.e. potable water, sanitary sewer, solid waste and energy)

Development this Reporting Year: in comparison with the RY 1999-2000 Annual Report, it appears that development activity involves the demolition of 44,721 sq. ft. of office development and the construction of 223,072 sq. ft. of retail space and 800 hotel rooms over the past three years.

Cumulative Development: construction activity to date includes: 2,264,222 sq. ft. of office space, 1,326,777 sq. ft. of retail space and 1,548 hotel rooms.

Projected Development: no development activity has been identified for the next reporting year other than identification of the following proposed capital improvements projects: widening and sidewalks

of Columbus Avenue between Himes and Grady Avenues; signalization at the Cypress Street/Hubert Avenue intersection; improvements and sidewalks at the intersections of Martin Luther King Jr. Boulevard with Lois Avenue and Westshore Boulevard; and sidewalk construction along the north side of Gray Street from Manhattan to Lois Avenues, the east side of Grady Avenue between Kennedy Boulevard to Lemon Street, and along Cypress Street from Lois Avenue to I-275.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 4.G.6., the developer has identified the 2002 Hartline ridership of the seven routes serving the site to be 1,768,931 passengers.
2. The annual report also included the latest *Annual Average Daily Traffic Report* as obtained from the Florida Department of Transportation, in accordance with Condition 4.G.7. The Report enumerates more than 1.638 billion average annual daily trips (AADT) crossing the identified 21 links.
3. Consistent with Condition 4.G.9., the developer has identified the transportation improvements proposed over the next three year period.
4. Annual Reports have not submitted for either RY 2000-01 or RY 2001-02. In addition, the developer's RY 1999-2000 Annual Report, submitted on September 1, 2000, did not include the Council's required annual report review fee. Development Order Condition 4.G requires the submittal of reports on an annual basis (on January 10th of each year) and Section 9J-2.0252, F.A.C. identifies the Council's required annual report review fee.

DEVELOPER OF RECORD

The Westshore Alliance, 5444 Bay Center Drive, Suite 115, Tampa, FL 33609 is 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 with the exception of the issue identified in *Summary of Development Order Condition #4*, above. The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.