



ARS

Annual Report Summary

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DRI #141 - WESTSHORE AREA WIDE CITY OF TAMPA RY 2017-18

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 1 of development has been granted specific approval. Specific approval of Phase 2 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 six times, most recently on August 21, 2008 (Ordinance No. 2008-138). The amendments have cumulatively: levied a ten cent per square foot fee to administer the DRI; extended the buildout and expiration dates; consolidated and specifically approved a portion of (original) Phase 2 into a "Revised Phase 1"; increased the maximum number of multi-family units recognized within the Land Use Equivalency Matrix to 4,000 units; and authorized the potential use of project transportation impact fees for "mobility alternatives, including transit and pedestrian improvements." The project buildout and Development Order expiration dates were subsequently extended in accordance with 2011 legislative changes to Subsection 380.06(19)(c)2., F.S. as well as Executive Orders enacted by the Governor in 2015, 2016 and 2017. The Development Order currently expires on August 23, 2028.

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)
1 ¹	8/24/2023	5,529,895 ³	1,696,229 ³	1,823 ³	178,502 ³	3,057 ³
2 ²	8/24/2023	3,809,347	0	1,810	0	0
TOTAL→		9,339,242	1,696,726	3,633	178,502	3,057

Unspecified amounts of each land use 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:

- Phase 1 entitlements consist of a previously approved consolidation of original Phase 1 plus a portion of original Phase 2 entitlements.
- Phase 2 is conceptually approved only. Specific Phase 2 approval 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).
- Entitlements are reflective of LUEM conversion requests dated June 30, 2011 (177,563 sq. ft. of Office and 21,498 sq. ft. of Industrial were exchanged for 50,000 sq. ft. of Retail and 198 Hotel rooms within Phase 1), February 7, 2013 (747,129 sq. ft. of Office was exchanged for 110,726 sq. ft. of Retail and 1,057 Multi-Family Residential units within Phase 1) and June 16, 2014 (109,404 sq. ft. of Office was exchanged for 47,503 sq. ft. of Retail within Phase 1).

PROJECT STATUS

Development this Reporting Period: Aside from a 5,850 sq. ft. Retail facility (i.e. Sonny’s BBQ) that was demolished in 2017, 78,550 sq. ft. of Office (i.e. Liberty Tampa Cypress LLP) and 4,781 sq. ft. of Retail (i.e. Chick-Fil-A #3838) were constructed.

Cumulative Development: construction activity to date includes the net development of 2,309,775 sq. ft. of Office space; 1,690,284 sq. ft. of Retail development; 1,309 Hotel rooms, 163,511 sq. ft. of Industrial and 2,997 multi-family residential units.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- In accordance with Condition 4.G.6., the Developer has identified the 2017 HART ridership rates for the nine routes that serve the site. The number of HART passengers served was 1,620,455.
- As mandated by Condition 4.G.7, the Developer has submitted the *Annual Average Daily Traffic Report* generated for 2017. Significant average daily traffic fluctuations of specified segments are/were observed due to construction activity, vacancy/occupancy rates experienced within the Westshore area, links removed from future assessments and new link(s) requiring assessment. The following constitutes a comparison of traffic monitoring for the area over the past three years:

YEAR	2014	2015	2016	2017
# OF LINKS ANALYZED	15	17	20	24
AVG. DAILY COUNT	1,127,484	1,352,851	1,761,492	2,102,174
NOTES	NOT COUNTED DUE TO CONSTRUCTION:	NOT COUNTED DUE TO CONSTRUCTION:	NOT COUNTED DUE TO CONSTRUCTION:	NOT COUNTED DUE TO CONSTRUCTION:
	<ul style="list-style-type: none"> I-275/W. of Dale Mabry I-275/E. of Westshore I-275/W. of Memorial Dale Mabry/N. of Columbus 	<ul style="list-style-type: none"> I-275/W. of Dale Mabry Dale Mabry/N. of Columbus 	<ul style="list-style-type: none"> Dale Mabry/N. of Columbus Dale Mabry/N. of Spruce St. 	None
	NO LONGER COUNTED:	NO LONGER COUNTED:	NO LONGER COUNTED:	NO LONGER COUNTED:
	Not Applicable	<ul style="list-style-type: none"> I-275/W. of Memorial 	Not Applicable	Not Applicable
	NEWLY COUNTED:	NEWLY COUNTED:	NEWLY COUNTED:	NEWLY COUNTED:
	None	<ul style="list-style-type: none"> Courtney Campbell/W. of Bay Harbour 	<ul style="list-style-type: none"> Kennedy/W. of Dale Mabry Kennedy/E. of Westshore I-275/East end of Howard Frankland Bridge 	<ul style="list-style-type: none"> Columbus Dr./ W. of Dale Mabry Hillsborough Ave./W. of Dale Mabry Dale Mabry/N. of Columbus Dale Mabry/N. of Spruce St.

3. Consistent with Condition 4.G.9., the Developer has identified the projects/improvements within the Westshore as identified in FDOT's current Adopted Work Program as well as those identified within Tampa's FY 2018 Capital Improvement Program. Those identified improvements consisted of the following:

- Himes Avenue: W. Kennedy Blvd. to W. Columbus Dr.
- Spruce Street Corridor Improvements
- Lois Avenue Sidewalk Construction
- Cypress Street Improvements
- N. O'Brien Street Improvements
- Westshore Area Roadway Extensions

In addition, FDOT's FY 2016-2021 Work Program identified 23 improvements and/or studies to be conducted for the Westshore Area between the period of July 1, 2016 and June 30, 2021.

4. Development Order Condition 4.G.9. (of Ordinance No. 88-1) and Subsection 380.06(18), F.S. obligate the Developer to submit an Annual Report "on January 10th of each year." In this regard, the Annual Report, which was due on January 10, 2017, was not submitted until July 11, 2018.

DEVELOPER OF RECORD

The Westshore Alliance, 3109 W. Dr. Martin Luther King Jr. Blvd., Suite 140, Tampa, FL 33607 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 as *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.