



# ARS

## Annual Report Summary

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**DRI #104 - INTERNATIONAL PLAZA  
 CITY OF TAMPA  
 RY 2018-19**

On June 13, 1985, Tampa City Council granted a Development Order (Ordinance No. 8905-A) to International Plaza, Inc. for a 155-acre, mixed-use development located north of the intersection of Boy Scout Boulevard/Spruce Street and Westshore Boulevard in the City of Tampa. The project was originally approved as a three-phase project. A Land Use Equivalency Matrix has been adopted as part of the Development Order, enabling potential refinement(s) of project uses.

The Development Order has been amended nine times, most recently on August 17, 2000 (Ordinance No. 2000-220). The amendments have cumulatively: consolidated the project into a single-phase; extended the deadline for regional mall construction by one year; extended the deadline for completion of the Sherrill Improvement or Westshore/Cypress Improvement, dependent on selection; extended the project buildout and Development Order expiration dates; and authorized the construction of a right-in/right-out site access driveway to Boy Scout Boulevard. The parcel served by this latter modification is designated "Office/Hotel/ Retail" and is located in the northeast corner of the site. The project buildout and Development Order expiration dates were subsequently and further extended in accordance with 2011 legislation (i.e. HB 7207) and various Executive Order enacted by the Governor in 2016, 2017 & 2018. The Development Order currently expires on February 4, 2026.

**PROJECT STATUS**

The following represents approved development:

| PROJECT BUILDOUT | OFFICE (Sq. Ft.) | RETAIL (Sq. Ft.) | HOTEL (Rooms) |
|------------------|------------------|------------------|---------------|
| February 4, 2026 | 1,950,145*       | 1,336,980*       | 750           |

\* - Entitlements are reflective of a Land Use Equivalency Matrix conversion request dated September 2, 2014. Documentation regarding the conversion was provided in association with the FY 2015-16 Annual Report. In particular, 49,855 sq. ft. of Office was exchanged for 46,980 sq. ft. of additional Retail.

**Development this Reporting Year:** It was indicated that plans were filed with the City of Tampa for "a minor Retail expansion" (i.e. 69,500 sq. ft. GLA) and a fifth Office building "involving 180,000 sq. ft. of Gross Floor Area." However, this development has yet to be completed. No development activity transpired during the reporting period.

**Cumulative Development:** construction has been completed for a 1,331,336 sq. ft. of Retail, 1,260,000 sq. ft. of Office and a 293-room hotel.

**Projected Development:** the Developer may commence construction of additional Retail, Office and/or Hotel development contingent with demand.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has previously provided a *Transportation Systems Management Plan* to address proposed measures to be implemented in order to reduce peak hour trips, as specified in Condition 4.G.4.a. This Condition additionally requires the Developer to assess the “*vehicle trips diverted from the p.m. peak hour as a result of the TSM measures*” being implemented within each annual report. Such assessment/quantification was not conducted and/or provided. However, the Developer did continue to document their efforts to promote and educate all “*onsite personnel regarding the benefits of transportation alternatives, including vanpooling, carpooling, public transit, telecommuting and alternative work hour programs.*”

The Developer has reported that the following TSM measures are additionally being implemented:

- maintain links to TBARTA (formerly “BACS”) and HART on the International Plaza mall website;
  - placement of TBARTA commuter services posters/flyers in “back -of-house” areas of mall frequented by employees and at the mall Concierge desk;
  - inclusion of TBARTA information in quarterly newsletters to all onsite office tenants;
  - continuation of “prime reserved parking spaces” policy for vehicles enrolled in carpools; and
  - operated a shuttle service between all four onsite Office buildings and Tampa International Airport.
2. In accordance with Condition 4.A.6., the Developer is required to conduct annual p.m. peak hour traffic count monitoring with the results provided with all future Annual Reports. As is/was deemed acceptable, no such monitoring was conducted for this reporting period since no development activity transpired. The last traffic monitoring conducted for the project on March 9, 2016 revealed that the project had generated 3,890 (1,676 Inbound/2,214 Outbound) of the approved 5,522 (2,052 Inbound/3,470 Outbound) PM Peak Hour trips [~70.45 %] and 41,010 Daily trips.
  3. A *Hurricane Evacuation Plan* was previously submitted in accordance with Condition 4.BB.

## **DEVELOPER OF RECORD**

Tampa Westshore Associates LP, % John Eggert, Development Director, The Taubman Company, 200 E. Long Lake Road, Suite 300, Bloomfield Hills, MI 48304 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. While the above-recognized Developer of Record has apparently changed and is being recognized for information purposes only, please note that per Subsection 380.06(19)(e)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” The City of Tampa is responsible for ensuring compliance with the terms and conditions of the Development Order.