



TAMPA DEVELOPMENT NEWS & ECONOMIC INDICATORS

Department of Growth Management & Development Services

August 2009

Development News

The new Centcom headquarters for the U.S. Central Command at MacDill AFB broke ground. The \$60 million four-story building will have 259,000 SF. The existing 25 year old headquarters will be demolished. No net new permanent jobs are expected and will house approximately 1,800 employees. The new building should be completed in June 2011. The building is being built by Clark Construction and is to meet green building (LEED) certification as a green building. (TT 7/6/09, SPT 7/7/09, MacDill Thunderbolt 7/17/09)

The Province off campus student housing with 287 units is planned to open August 19th, 2009. The Province apartments and cottages is located at 10811 and 10921 McKinley Dr, south of the University of South Florida (City Situs 8/11/09).

Cutrale Citrus Juices USA Inc. is to develop a \$25 million juice storage and distribution facilities at the Port of Tampa. The facility will have eight 1 million gallon storage tanks and is expected to be completed in a couple of years. The Tampa Port Authority approved the lease for 2.7 acres near Berth 205 in Hookers Point. The lease is for 25 years with an option to extend it by 10 years. Cutrale will guarantee shipment of 110,000 tons per year in the second year of operational year of the lease. This would result in 10 ship calls per year. (TBBJ 7/21/09, TT 7/22/09)

A 27-story high-rise apartment development in downtown Tampa received zoning approval. The proposed 418 unit apartment tower with 13,500 SF retail, commercial and office by Crosland Investments and Intown Group is planned for the site near N Franklin Street and Tyler Avenue, adjacent to the Herman Massey Park at 1002 N Franklin St. (City Council Action Agenda 7/16/09 & 6/18/09)

Economic Indicators

Employment: Hillsborough County 539,795 for June 2009, 570,239 for June 2008, year percent change of - 5.3%. (Florida Agency for Workforce 7/17/09; estimates not seasonally adjusted)

Unemployment: Tampa 11.3%, Hillsborough 10.7%, Tampa-St. Petersburg-Clearwater MSA 11.1%, Florida 10.8%, U.S. 9.7% for June 2009. Tampa unemployment same month last year was 6.4% (Florida Agency for Workforce 7/23/09; estimates not seasonally adjusted)

Sales Tax Return Collection - Taxable Sales: Hillsborough County \$1.475 billion for June 2009 and \$1.695 billion for June 2008, year percent change of -13.0%. (Florida Department of Revenue 7/20/09; DOR reported data for month actually reflects prior month taxable sales, example: January data reflect December sales)

Tampa New Residential Housing Units Permitted: 3,238 for 2007, 3,163 for 2008, and 399 for January-June 2009. (City of Tampa Construction Services Division 7/27/09 C404 Reports; excludes USF & MacDill)

Foreclosure: Tampa has 7,558 properties in pre-foreclosure and 1,599 bank owned foreclosures as of 7/31/09. On 6/30/09 there were 7,636 properties in pre-foreclosures and 1,504 bank-owned foreclosures (RealtyTrac website data is for the Tampa postal mailing area. Pre-foreclosure properties are properties that may become foreclosures. They occur where the mortgage payments have become delinquent and the bank has filed a Notice of Default or "Lis Pendens" in the public records.)