

Tampa

Major New Developments



Annual Project Tracking Report

October 2008

Prepared by
City of Tampa
Growth Management and Development Services Department
Land Development Coordination Division
2008

Tampa Major New Developments



Table of Contents

Introduction and Methodology	1
I. Development Activity by Planning District	2
II. Development by Project Status	
Completed Projects 2005 – 2008	4
Under Construction Projects	5
Planned Development Projects	6
On Hold Projects	7
III. Major New Developments (Details) by Planning District.....	8
Central Tampa District	8
South Tampa District.....	14
New Tampa District.....	17
University District.....	18
Westshore Area District	20
Project Team	
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Annual Project Tracking Report
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The Tampa Major New Development Report 2008 summarizes residential and commercial development activity in the City of Tampa for April 2005 – March 2008. The report tracks development projects that were completed, under construction, planned and on-hold during this same period. The objective of this report is to provide comprehensive information on development within the City. This is the second in a series of annual monitoring reports produced by the Land Development Coordination Division and the Budget Office.

This report is organized into three sections. The first section is development activity by planning district. The second section is development by project status with related map showing the location of projects. The last section is a comprehensive list of each project that is tracked in this annual report.

Summary of Development Activity

- Between 2005 – 2008, 179 major development projects accounted for 6,009 net dwelling units, more than 3.4 million square feet of commercial development and 360 hotel rooms. Population associated with this development is estimated at 12,125 persons. Employment is estimated at 10,564 jobs.
- 83 major projects were under construction, representing 7,849 dwelling units, 16,966 persons, 6,959 employees, 3.7 million square feet of commercial development and 1,035 hotel rooms. Included were major residential development (e.g., Krusen, Grand Hamptons, & Westshore Yacht Club).

- 155 major projects are planned or are on-hold. If built, these projects are estimated to result in an additional 20,631 dwelling units, 36,364 persons, 16.6 million SF commercial development, 47,922 employees and 4,535 hotel rooms.
- In all, these developments could account for more than 65,000 persons, 34,000 housing units, 64,000 employees, 25.6 million square feet and 5,900 hotel rooms.

Methodology Used to Track Development Projects

Development is tracked using data on building, certificate of occupancy and demolition permits, as well as information from City Council action agendas. The major sources for planned and announced projects include the Tampa Tribune, St. Petersburg Times and Tampa Bay Business Journal, as well as, real estate publications, phone calls, site visits and developers' websites.

This report contains information on new development and major non-residential building expansion and does not include small development projects. In general, the criteria for including projects in the report are:

- Residential projects with 3 or more housing units, including new residential subdivisions or
- New non-residential development with a minimum of 10,000 square feet or 20 new employees or \$3 million project cost.

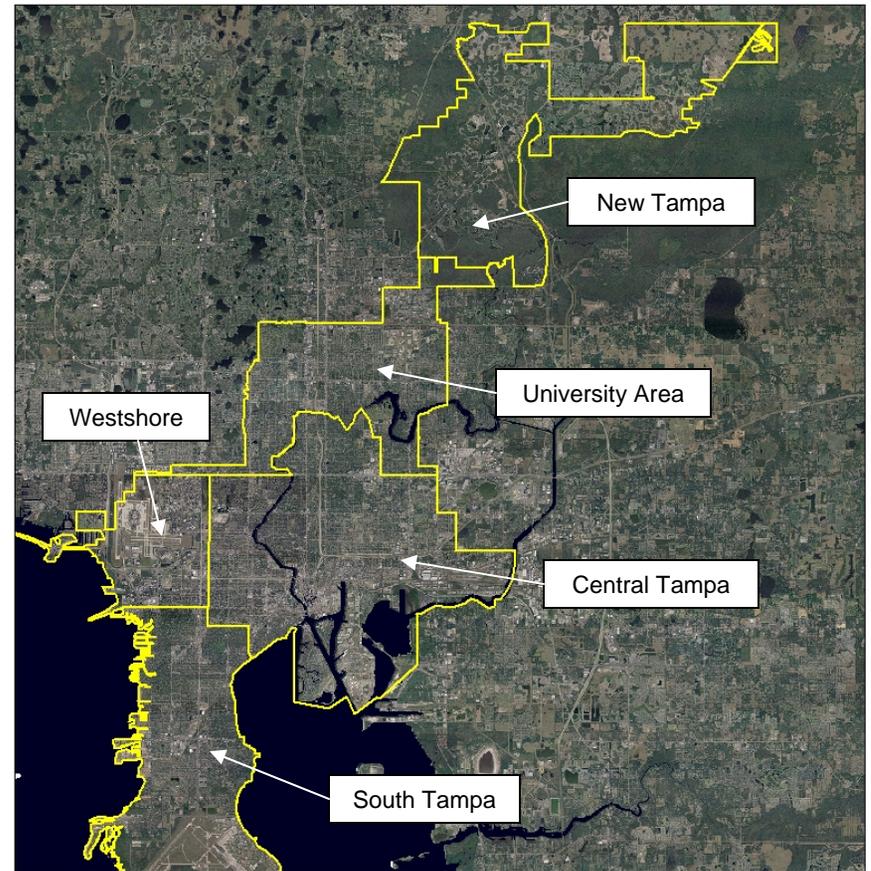
Some key factors to consider in reviewing the tables contained in this report include:

- *The project list* is subject to market and developer changes and projects may be added, modified or deleted in the future (e.g., projects with changes after March 31, 2008).
- *Residential developments under construction but with some units completed* (e.g., Krusen, Grand Hamptons, and Westshore Yacht Club) are noted as under construction projects in Section Two and Section Three of the report, until the completion of the total build out of the project.
- *Project status* of completion and under construction is based on published information, field visit, phone calls and City of Tampa's SITUS permit system.
- *Employment and population counts* estimates are based on developer information or are estimated based on the type of business or residential development.
- *Total values of projects* by planning areas are conservative because not all projects had reported project value.

Development activity is mapped using GIS. Projects that were cancelled between April 2005 and March 2008 are excluded.

Development Activity by Planning District

The Major New Projects are compiled by planning districts (Map 1) identified in the Comprehensive Plan and shown in Table 1 by phase (completed, under construction, planned and on-hold).



Map 1
Planning Districts

Table 1
Citywide Development Activity by Planning District

District	Pop	HU	Emp.	Value (million)	OFF	Size in 1000's Square Feet			OTH	Hotel Rooms
						RET	IND	WARE		
Completed 2005 – 2008										
Central Tampa	5,714	3,159	3,577	752	490	211	48	623	429	360
South Tampa	546	436	695	0	209	0	0	0	0	0
New Tampa	4,753	1,977	4,524	19	215	124	0	0	0	0
University	665	407	667	146	32	0	0	16	525	0
Westshore	447	30	1,100	99	-40	485	0	46	0	0
Total	12,125	6,009	10,564	1,016	906	820	48	685	954	360
Under Construction										
Central Tampa	4,023	1,968	1,421	643	24	528	0	-36	520	220
South Tampa	1,214	721	300	511	0	150	0	0	561	0
New Tampa	8,843	4,000	1,184	0	85	360	0	0	0	0
University	1,620	380	924	318	141	0	0	0	543	123
Westshore	1,266	780	3,131	169	811	73	0	0	0	692
Total	16,966	7,849	6,959	1,641	1,060	1,111	0	-36	1,624	1,035
Planned or Announced										
Central Tampa	19,374	11,893	12,946	1,025	2,969	723	0	92	155	1,927
South Tampa	3,378	1,942	3,480	313	209	37	0	0	500	450
New Tampa	0	0	2,065	0	610	0	0	0	0	120
University	2,664	56	11,105	156	0	26	0	0	5,892	0
Westshore	4,515	2,781	17,268	796	4,059	585	0	0	400	1,554
Total	29,932	16,672	46,864	2,290	7,847	1,371	0	92	6,947	4,051
On – Hold										
Central Tampa	3,548	2,182	60	732	0	10	0	0	0	134
South Tampa	2,169	1,336	778	0	0	386	0	0	0	0
New Tampa	279	172	0	0	0	0	0	0	0	0
University	0	0	221	0	0	0	0	0	0	350
Westshore	437	269	0	0	0	0	0	0	0	0
Total	6,433	3,959	1,058	732	0	396	0	0	0	484

Table 1 summarizes the major development activity by planning district and phase.

The completed 2005-2008 counts includes housing units and population of completed units located in projects that are still under construction (e.g., Krusen, Grand Hamptons, Westshore Yacht Club). The remaining units in these developments to be completed are noted as under construction.



Completed Projects 2005 - 2008

Number of Projects	155
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Demographics

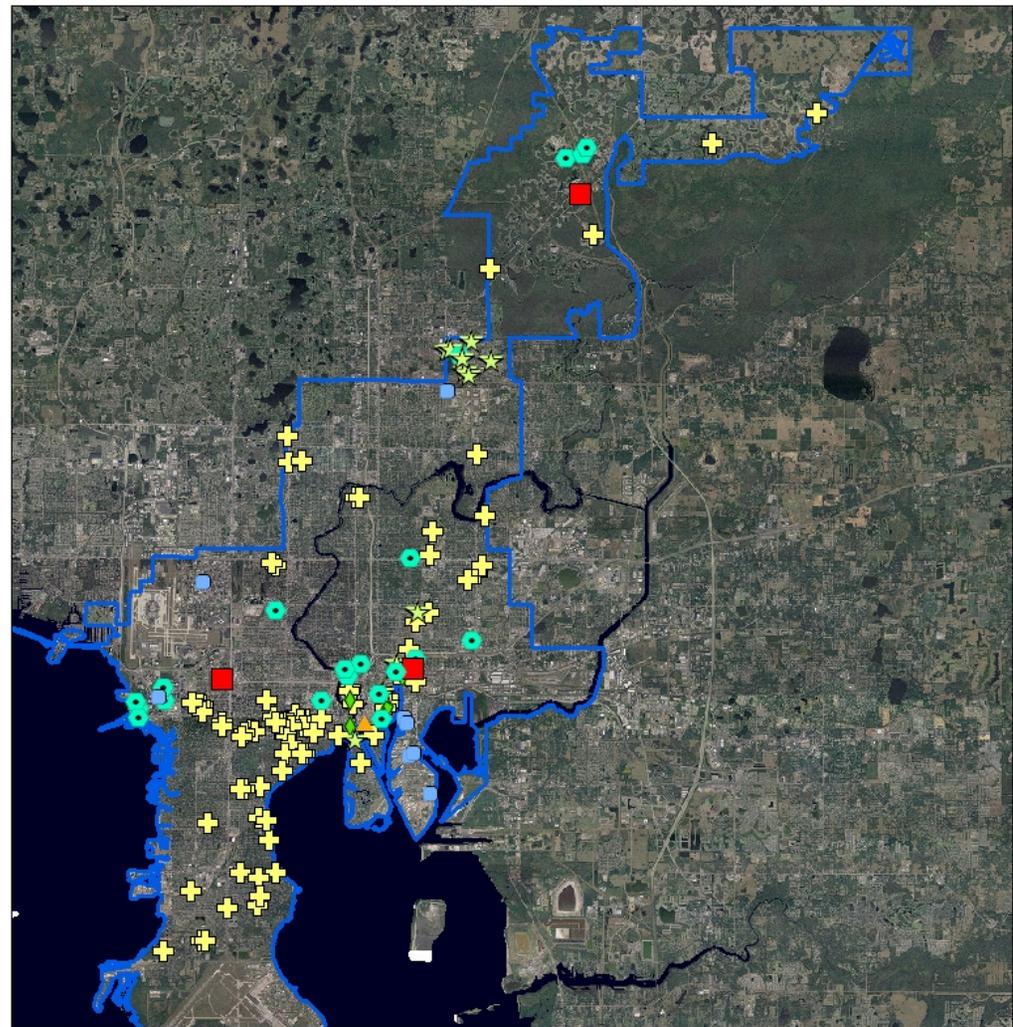
Dwelling Units	3,400
Group Quarters	1,352
Population	6,243
Employment	10,564

Land Use Composition

Office	905,700	SF
Retail	818,600	SF
Industrial	48,200	SF
Warehouse	684,600	SF
Other	954,500	SF

Miscellaneous

Hotel Rooms	360	Rooms
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Legend					
■	Commercial	★	Other	●	Office
▲	Hotel	+	Residential	■	Warehouse
●	Commercial Mixed-Use	◆	Residential Mixed-Use		



Under Construction Projects (2008)

Number of Projects	83
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Demographics

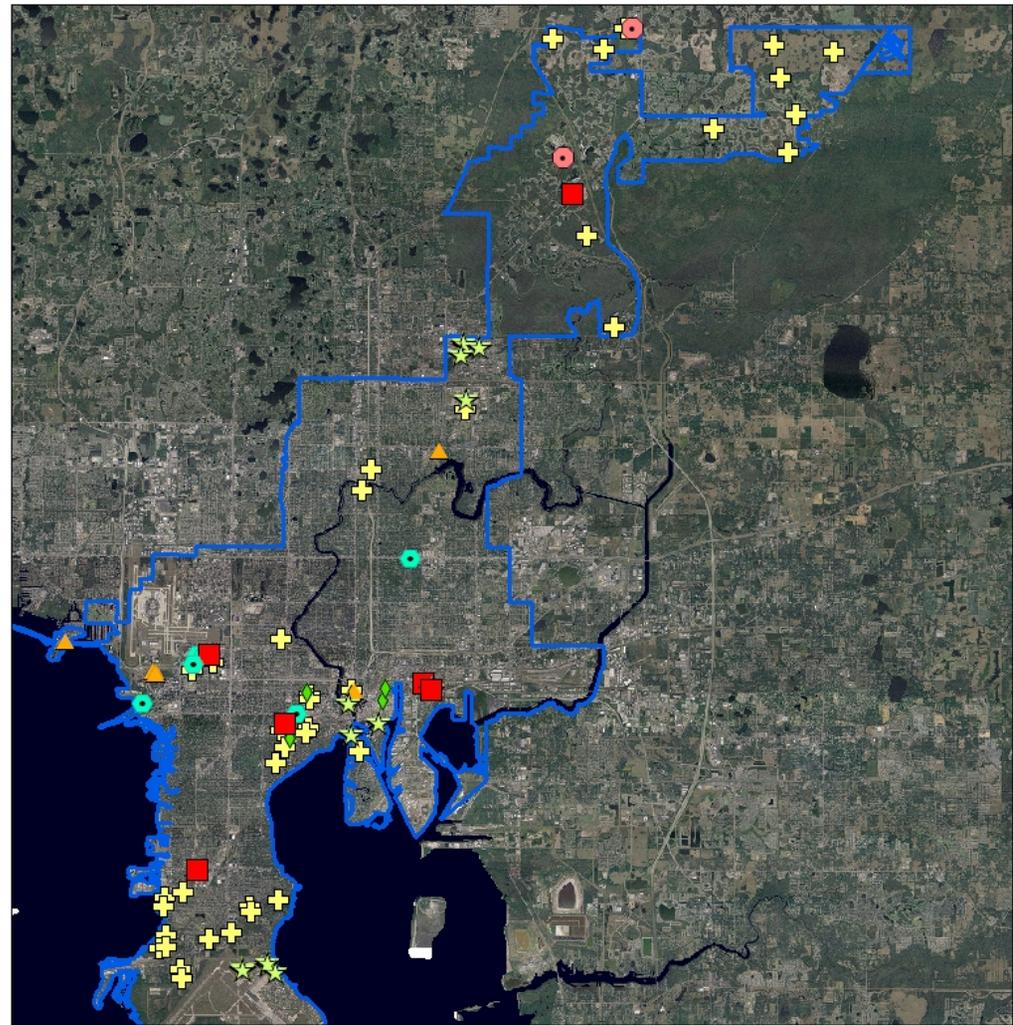
Dwelling Units	10,458
Group Quarters	1,220
Population	22,847
Employment	6,959

Land Use Composition

Office	1,060,200	SF
Retail	1,110,600	SF
Industrial	0	SF
Warehouse	-36,200	SF
Other	1,624,300	SF

Miscellaneous

Hotel Rooms	1,035	Rooms
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Legend			
■	Commercial	★	Other
▲	Hotel	+	Residential
●	Commercial Mixed-Use	●	Office
		■	Warehouse
		◆	Residential Mixed-Use



Planned Development Projects

Number of Projects	133
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Demographics

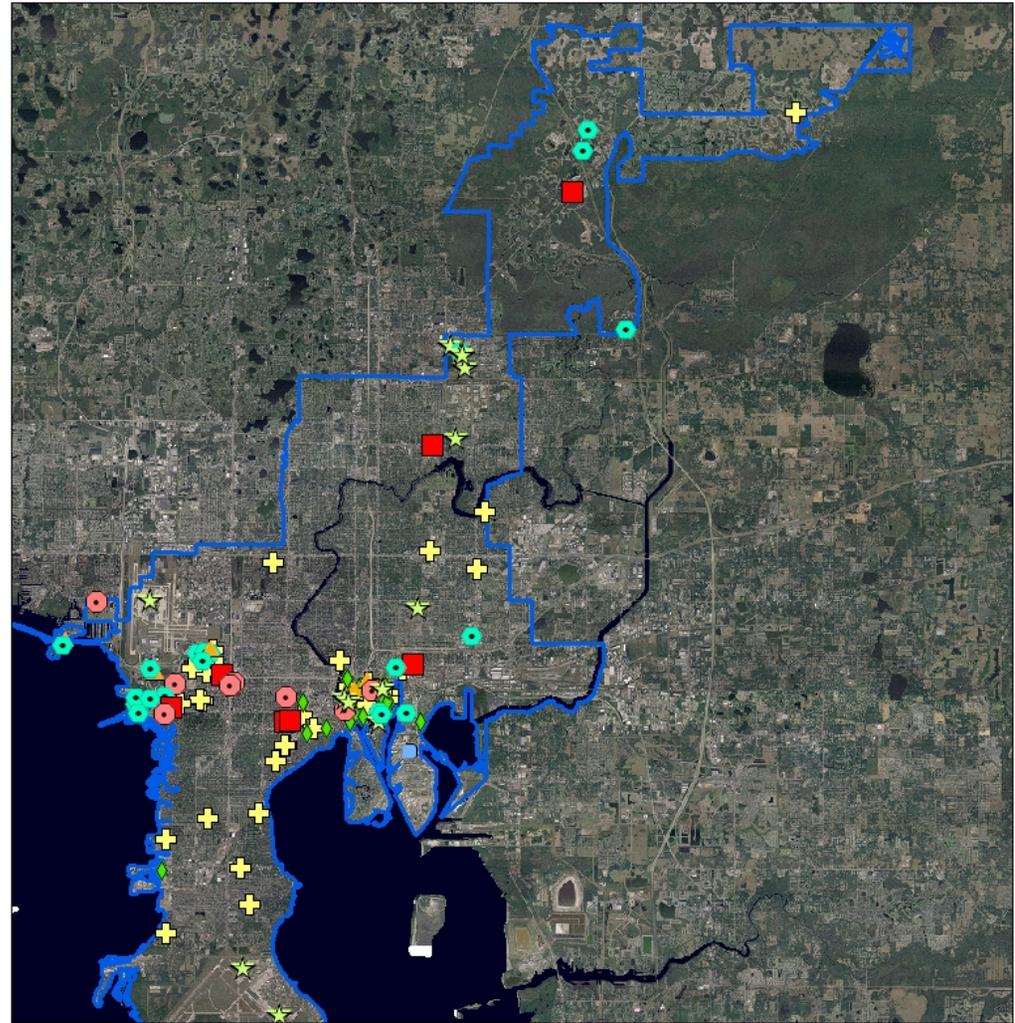
Dwelling Units	16,672
Group Quarters	2,892
Population	29,932
Employment	46,864

Land Use Composition

Office	7,847,000	SF
Retail	1,370,600	SF
Industrial	0	SF
Warehouse	92,400	SF
Other	6,947,000	SF

Miscellaneous

Hotel Rooms	4,051	Rooms
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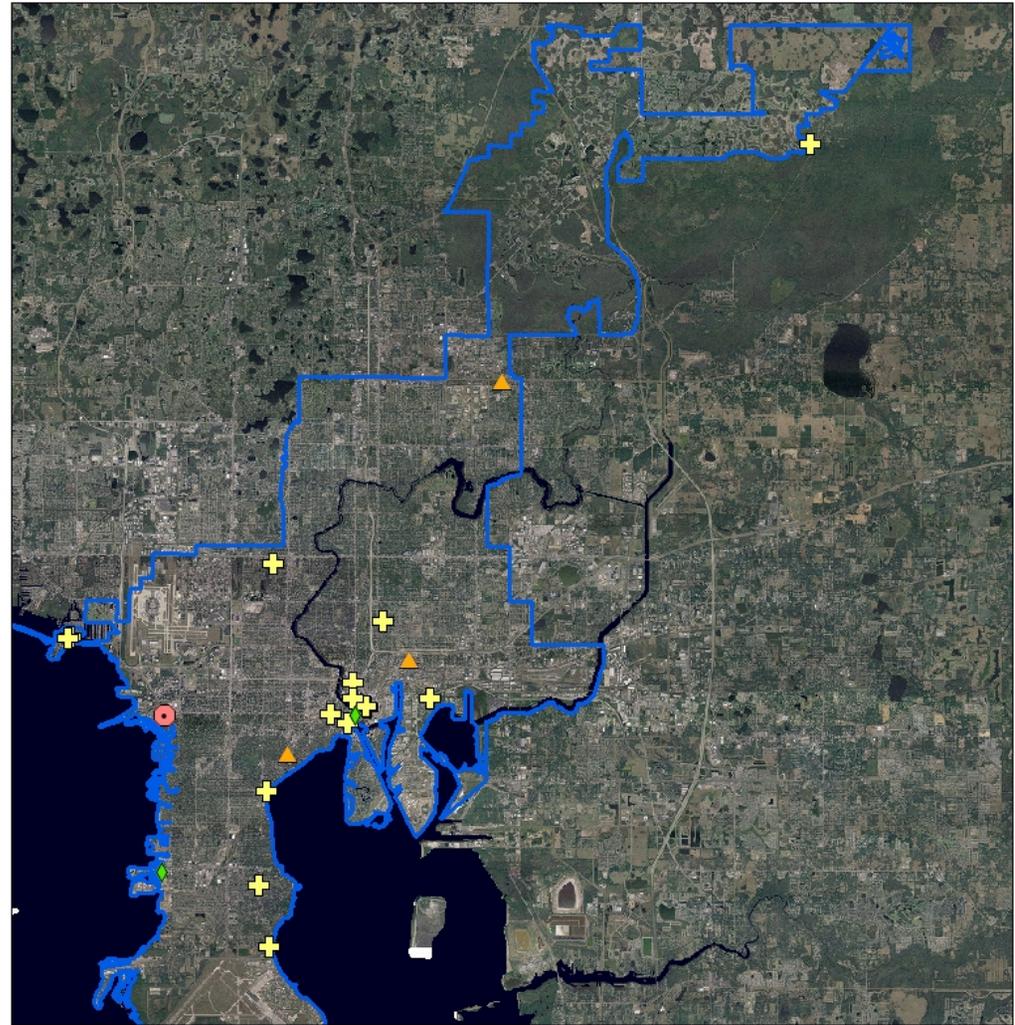


Legend			
■	Commercial	★	Other
▲	Hotel	+	Residential
●	Commercial Mixed-Use	◆	Residential Mixed-Use
●	Office	■	Warehouse



On Hold Projects

Number of Projects			22
Demographics			
Dwelling Units	3,959		
Group Quarters	0		
Population	6,433		
Employment	1,058		
Land Use Composition			
Office	0	SF	
Retail	396,000	SF	
Industrial	0	SF	
Warehouse	0	SF	
Other	0	SF	
Miscellaneous			
Hotel Rooms	484	Rooms	



Legend					
■	Commercial	★	Other	●	Office
▲	Hotel	+	Residential	■	Warehouse
●	Commercial Mixed-Use	◆	Residential Mixed-Use		

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Total All Projects Tracked – Central Tampa District	32,659	19,202	18,004	\$3,151	N/A	3,483	1,472	48	679	1,104	2,641
Completed Projects (2005 - 2008)											
1000 Channelside - Phase 1 (No Phase 2)	16	10			4						
1029 Twiggs Office Condos			100			30					
1114 W Cass St			137		2	41					
116 S Fremont Ave	5	3									
1503 E 5th Ave	10	6									
1611 6th Ave	5	3									
4th Avenue Lofts by Ybor Village Lofts	19	12									
5th Ave Lofts	13	8									
602 Channelside Drive			109			32.8					
Ancillary Office Facility - School Board			333	9	2	100					
Apartments - 2609 & 2611 Crest	13	8									
Apartments - 2906 W Giddens	6	4									
Bayswater Close at Olde Hyde Park	29	18									
Belmont's Height pt of THA vicinity of 3500 N 22 nd St.	58	36									
Belmont's Height pt of THA vicinity of 3904 N 26 th St.	367	226									
Brandywine Apartments	239	147		16							
Brownstones of SOHO	68	42			3						
Busch Ross P.A.			102	10	2	34					
Cabera Town Homes - 120 S Rome	10	6									
Central Park Village - demolition of existing 483 units	-1,300	-483									
Central Tampa ALF	48	N/A	40							32.2	
Centro Place Apts. (Centro Asturiano)	152	N/A	4							174.2	
Christiansted	36	22									
City of Tampa Police Substation			267	9.2	1					19.8	
Closure of Ft Brooke Mobile Home Park for Brandywine Apartments	-115	-42									
Congregate Living Facility Expansion	8	N/A									
Demolition for Crescent Resources at 319 S Bayshore Buildings A & B	-234	-144									
Drug Abuse Comprehensive Coordinating Office			117	6.1		35					
Embassy Suites			227	50	20						360
Fast Lane Clothing Expansion/Relocation			25	0.7				10.1			
Frank P Urso M.D. Hall (renamed from Kennedy Place)	173	N/A			11						
Franklin Street City Lofts	6	4									
Giustos Townhomes	10	6									
Gomez Ave Townhomes	8	5									
Grand Central @ Kennedy	636	392	489	122	14/12	70	102.3				

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Completed Projects (continued)											
Grand Oaks	273	168									
HCC Ybor Campus Renovation & Expansion			50	36						50	
Heidt & Associates			170	12	4	53				2.2	
Hillsborough County Bar Association			58	3.9	2	17.3					
Kensington Place Townhomes - Kensington Park SoHo	24	15									
La Encantada	11	7									
Las Casitas at Arrawana	6	4			3						
Las Ybor City Homes	19	12	2	4	5		0.8				
Medical Office Building – 2716 W Virginia Ave.			80	1.3	1	24					
Meridian Point Apts.	584	360									
Moody City Homes	15	9									
North Hyde Park City Homes	26	16			3						
Oaks at Riverview (THA)	424	250									
Oaks at Riverview (Townhomes Lennar home owner units)	58	36									
Office Buildings (4)			53	1.8	2	16					
Osborne Oaks Subdivision II	36	13									
Packwood Townhomes	32	20			2						
Park Terrace Apts.	349	215									
Parkside @ One Bay Shore	167	103	29		17	0	11.5				
Plaza at Harbour Island	224	138		51.1	20						
Port Ybor - warehouse (Carrier Corp)			156	7.4						156	
Port Ybor - warehouse (US Postal Service)			282	14						281.6	
Post Hyde Park Apts. – Expansion	136	84		6.1	3						
Residences of Franklin Street	65	40		14.8	8						
San Lorenzo Terrace Senior Housing - Phase 1	76	N/A									
Skypoint (Novare Intown)	617	380	25	133	32		10				
Spain Lofts (2nd floor rental units)	6	4									
Stadium Center Dorms at UT	426	N/A		38.7	7						
Storage Building – Port			40	1.2	1					40	
Tampa Brewing Company Relocation & Expansion			17	0.3				38.1			
Tampa Port Authority Warehouse			49	4	1					49	
Tampa Port Authority Warehouse			96	2	1					96	
Taverna Opa Restaurant & Giorgio's Bakery & Bistro			55	4			10.1				
The Arlington	34	21		4.8	2						
The Meridian	60	37		11.7	6						
The Place @ Channelside 1	396	244	28	106.4	8 & 32		11				

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Completed Projects (continued)											
Towers at Channelside - bldg 1	192	118	95		29		38				
Towers at Channelside - bldg 2	226	139	68		29		27				
Town Homes - 100 block of S. Arrawana	10	6									
Town Homes - 111 S Delaware	10	6									
Town Homes - 215 S Westland	6	4									
Town Homes - 306 S Westland	6	4									
Town Homes - 310 S Westland	6	4									
Town Homes - 3217 W Horatio St	32	20									
Town Homes - 211 S Tampania Ave vicinity	8	5									
Town Homes - 3323 W De Leon St vicinity	6	4									
Town Homes - 3407 W Swann	15	9									
Town Homes - 509 Matanzas Ave	13	8									
Town Homes - 512 S Orleans	13	8									
Transportation Management Center			25	3.4						25	
USF-South Tampa Center for Advanced Healthcare			126	33	7					126	
Ventana (2 buildings)	136	84		30.6	11						
Victory Park SOHO Town Homes	34	21									
Villa Del Mare	21	13			3						
Wilson Miller			125	3		36.6					
Ybor Box Factory Lofts	86	53									
Sub-Total Completed (2005-2008)	5,175	2,971	3,577	751.5	N/A	489.7	210.7	48.2	622.6	429.4	360
Under Construction Projects											
2006 W Kennedy Blvd Office Building			45	2	2	13.4					
Carriage House	19	12			3						
Demolition of warehouse for Furniture Row Companies			-36						-36.2		
Drug Abuse Comprehensive Coord. Office - Group Quarters	80	N/A	62	13	3					61.9	
Element	641	395	37	135.1	34		14.7				
Floridian Hotel			114	30	19						220
Furniture Row Companies			158				63.1				
Hyde Park Publix Greenwise Market			98				39				
Ikea			400	40			353				
Ivy Town villas	31	19			2						
Oaks at Riverview (Single Family Lennar home owner units)	164	60									
Seaport Channelside - Resid. Pt. (1 st occupancy started Feb 08)	1,600	422									

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Under Construction Projects (continued)											
Seaport Channelside - Retail Pt. (1st occupancy started Feb 08)			15	84.4	5		6				
SOHO Apts - Post Properties - Residential & Retail	312	192	48		4		19				
Tampa Bay History Center (net employment change)			32	51.5	5					60	
Tampa Museum of Art – Phase 1			0	33						65.8	
TGH Expansion (Bayshore Pavilion)			332	170	6					332.3	
The Seybold (Lofts/Flats/Town homes)	99	61									
The Slade (old name the Cobalt)	455	280	36	84	8		14.2				
The Valencia in Old Hyde Park	47	29			7						
Urban Enterprise Center			35			10.5					
Villa Venezia Townhomes (was Davis Islands Town Homes)	16	10									
Villas of Tampania	13	8									
West End Tampa - Condos	552	340			4 to 5						
West End Tampa - Townhomes	128	79			3						
West End Tampa - Vintage Lofts Apartments	404	249	47		4		18.7				
Sub-Total Under Construction Projects	4,562	2,156	1,421	643	N/A	23.9	527.7	0	-36.2	520	220
Planned and Announced Development Projects											
211 Meridian	421	259	25				10				
2312 W Morrison - 3 Townhomes	5	3									
503 & 505 S Boulevard Retail, Office and Condos	8	5	59			13.7	5.4				
602 Cass Street	599	369	58			11.6	7.6				
Bermuda Vista Units	120	74	30				12				
Central Park Plaza	390	240	292		49		5.5				442
Central Park Village - 1st market and subsidized units	589	363									
Central Park Village - Commercial Other			122				48.9				
Central Park Village - Grocery Store			100				40				
Central Park Village - Hotel			104								200
Central Park Village – Office			667			200					
Central Park Village (net of 1513 less 1st phase of 363 units)	1,867	1,150									
Crescent Resources	390	240									
Del Villar	211	130	24		33	6.1	1.5				
Denholtz/Gateway	974	600									
Downtown W (Fuel Group) - Hotel/Condo (estimate)	81	50	104		40						200
Embassy Suites Downtown Hotel Expansion			104								200
English Townhomes	5	3									
EnviroFocus Technologies - Warehouse/Office			110						40		

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet				Hotel Rooms
						Office	Retail	Ind.	Ware.	
Planned and Announced Development Projects (continued)										
Garrison Station Apartments (site was BLU Channelside project)	406	250	25		4-5 est.		10			
Glazer's Children's Museum of Tampa			25	21	3				50	
Grande at SOHO			117		6		46.7			
Heritage Square at the Armory			399	98.3		25	43			330
Hillsborough River Realty DRI (Tower - Jefferies Corp.)			3,313		42	900	125			
Hyde Park Village	265	163	225				90			
Jefferson Tower	99	61			43					
Kennedy Residences of Channelside	445	274	187	100	25	16.3	40.7			120
Laurel Tower	188	116	55		16	13	4.6		105	
Meridian Point - Commercial/Bank			70				28			
Modesto Apts. (908 Development Group)	162	100								
N Ybor Channel Redevelopment Phase 1 (Gibraltar)			1,131			298	55			
N Ybor Channel Redevelopment Phase 1 Residential Uses (Gibraltar)	1,794	1,105								
Novare Channelside	658	405	31	141.8	29		12.4			
Novare-Intown 3rd CBD Bldg.	666	410	35	140	47					135
Poinsetta Development - vicinity of 4616 22 nd St.	50	31								
Port Ybor - balance of planned warehouse space			52						52.4	
Port Ybor - Office Bldg.			108			32.3				
Prime Meridian Center			1,525		20	450	10			
Royal Condos	295	182		63.7	27					
San Lorenzo Terrace Senior Housing - Phase 2 Gr. Qtrs.	65	N/A								
Sembler Investments - Hotel Pt. (Former Seaboard Square Site)			189							300
Sembler Investments - Resid. Pt. Only (Former Seaboard Square Site)	1,177	725								
Tampa Park Apartments - demolition of 371 units	-602	-371								
Tampa Park Apartments Redevelopment	3,247	2,000								
The Heights of Tampa - (total 1517 - 152) balance residential units	2,216	1,365								
The Heights of Tampa - affordable housing units	247	152								
The Heights of Tampa - Beck Office Bldg.			150		4	45				
The Heights of Tampa - office (balance)			357			107				
The Heights of Tampa – retail			220				88			
The Martin	521	321	37	112	22	11				
The Navio	260	160	20		22		8			
The Place @ Channelside 2	318	196	10	97.8	8 & 32		4			
The Plaza @ Channelside	408	251		175	30					
Union Station			2,844		50	840	17.5			
Venu (Museum Tower)	349	215	8	75.3	50		3.2			

Major New Developments

Central Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
West End Tampa - Logan Park Apts.	481	296	16		8 & 5		6.3				
Sub-Total Planned & Announced Development Projects	19,374	11,893	12,946	1,024.8	N/A	2,969	723.3	0	92.4	155	1,927
Projects On Hold											
3410 & 3412 N 11th St	14	5									
Avondale Town Homes	31	19									
Bern's Epicurean Hotel & Restaurant			20	22							75
Crescent Tower 'C' (sales office closed)	218	134			28						
Madison Heights	175	108									
Oliva Cigar Factory - Hotel			15		3						59
Renovate Cigar Factory	41	25									
Seasons Residence	666	410		143.5	51						
Six Ten Franklin (Maas Brothers Site)	770	474		165.9	33						
Tampa Condo II	766	472		165.2	51						
The Boulevard Condos	560	345			8						
Trump Tower	308	190	25	235	52		10				
Sub-Total On Hold Projects	3,548	2,182	60	731.6	N/A	0	10	0	0	0	134

Major New Developments

South Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Total All Projects Tracked - South Tampa District	7,307	4,435	5,253	824	N/A	417	573	0	0	1,061	450
Completed Projects (2005 – 2008)											
Highwoods Bay Center 1			695		7	208.6					
1502 S Bay Villa Townhomes vicinity	5	3									
3102 El Prado Blvd	6	4									
Alagon on Bayshore	76	47			23						
Asbury Villas & Townhouses (units sold after 4/1/05)	26	16									
Barcelona City Town Homes	18	11									
Bellamy on Bayshore	104	64									
Clipper Bay	338	208									
Gardens of South Bay	351	216									
La Maddalena	26	16									
Las Villas on Cleveland	13	8									
MacDill Landings Condos	45	28									
Palma Ceia Townhomes	8	5									
S Clark Ave (3613, 3615 & 3617)	8	3									
Sherwood Villas Town Homes	29	18									
South Park Condos	52	32									
Southtown Reserve Townhomes	24	15									
The Preserve	94	58									
Thomas Subdivision	15	9									
Townhouses at Granda - 3406 W Granada St	6	4									
Villas of Manhattan Town Homes	32	20									
Watrous Place THs - Watrous & Moody	5	3									
Rembrandt Apts. Demolition (THA 156 units)	-253	-156									
Old Holiday Mobile Park (Closure for Schooner Cove)	-555	-203									
Westshore Beach Club (loss of Georgetown Apt. tenants)	-1,013	-624									
Sub-Total Completed Projects	-539	-195	695	0	N/A	208.6	0	0	0	0	0
Under Construction Projects											
Wal-Mart Supercenter - West Gandy Blvd			300	5	1	150					
Belfair Park Town Homes	45	28									
Casa Bella	406	250									
Churchill Townhomes	13	8									
Everett Townhomes (was noted as Chelsea Place City Homes)	52	32			2						
Hemingway Townhomes	10	6									
Legacy Park	226	139									

Major New Developments

South Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Under Construction Projects (continued)											
Rattlesnake Pointe Townhomes (Villas of Westshore)	36	22									
Savannah Court Subdivision	16	6									
Schooner Cove	404	249									
Sorento Estates Townhomes	15	9									
South Green (Ashton Woods Homes)	85	31									
South Tampa Square	185	86									
The Landing @ PTC (Ashton Woods Home)	350	128									
Westshore Yacht Club - (Townhomes and Condo Towers)	875	539									
Sub-Total Under Construction Projects	2,718	1,533	300	0	N/A	0	150	0	0	0	0
Planned and Announced Development Projects											
The Cove demolition of existing apartment complex	-1,119	-689									
Highwoods Bay Center 2			695		7	208.6					
Specialty Retail Center			75				30				
Citinvest - Desota	122	75			24						
Empedrado Oaks Townhomes	8	5									
Gandy Blvd - 3403 Gandy	16	10									
Interbay Pointe South Tampa	109	67									
Southport Village	27	10									
The Cove Redevelopment	1,218	750									
Villa del Sol	15	9									
Watermark Apt (Lane Co)	341	210			4						
Westshore Beach Club	2,128	1,249									
Apartments at Wenczel Tile Site	399	246	16		4		6.5				
Sub-Total Planned and Announced Development Projects	3,264	1,942	787	0	N/A	209	37	0	0	0	0
On Hold Projects											
Mixed Use retail – vicinity of 5002 W Kennedy Blvd.			150		4		135				
New Port Tampa Bay Commercial			628		mixed		251				
Citinvest - Bay to Bay & Bayshore	50	31									
Del Prado (La Gaspara) Townhomes	26	16									
Merasol at South Bayshore	31	19			3						
New Port Tampa Bay Residential	2,062	1,270			mixed						
Sub-Total On Hold Projects	2,169	1,336	778	0	N/A	0	386	0	0	0	0

Major New Developments

South Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
MACDILL AFB											
Under Construction Projects											
MacDill - Centcom HQ (add to Centcom & alter existing Centcom)			0	118.7	3						
MacDill - Joint intelligence Center			0	115.3	4					268	
MacDill - Medical Clinic			0	87						254	
MacDill - Pharmacy Expansion			0	7						7.3	
MacDill - Security Forces Building			0	13						32	
MacDill - Dormitory Group Quarters	76	N/A		11							
MacDill - Housing (demolish 512 units & construction of 331 units)	-495	-181		154							
Sub-Total Under Construction Projects	-419	-181	0	506	N/A	0	0	0	0	561.3	0
Planned and Announced Development Projects											
MacDill - Centcom 2nd Building			2,400	118.7						500	
MacDill - Child Care and Development Center			10	9.1						0	
MacDill - Joint Communication Squadron-consolidating buildings			0	34						0	
MacDill - Special Operations Command-parking & other buildings			0	86						0	
MacDill - Visitors Quarters/Club - Hotel			284	65							450
MacDill - 2nd New Dorm - Group Quarters	114	N/A									
Sub-Total Planned and Announced Development Projects	114	0	2,694	312.8	N/A	0	0	0	0	500	450
MacDill AFB – TOTAL	-305	-305	2,694	818.8	N/A	0	0	0	0	1,061.3	450
South Tampa District (less MacDill AFB) Total Projects	11,778	7,612	2,559	5.0	N/A	417	573	0	0	0	0

Major New Developments

New Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Total All Projects - New Tampa	13,875	6,149	7,772	19	N/A	910	483	0	0	0	120
Completed Development Projects (2005 - 2008)											
Highwoods Preserve (growth in vacant Intermedia Buildings)			3,500			0					
Highwoods Preserve VII (MetLife)			383	19	4	115					
Market Square Shopping Center - BJ			307				122.9				
Tampa Palms Professional Center - Phase 1			333			100					
Arbor Greene (excludes Lennar THs)	167	61									
Canterbury Trail Condos	159	98									
Tampa Palms (residential) E of YMCA area, N of Tampa Palms Blvd.	306	112									
Tampa Palms (residential) W of Bruce B Downs – Amberly area	19	12									
Sub-Total Completed Development Projects	652	283	4,524	19	N/A	215	122.9	0	0	0	0
Under Construction Projects											
Cypress of Tampa - 6401 E County Line			533			45	153				
Market Square Shopping Center - balance			443				177.1				
Tampa Palms Professional Center - Phase 2			208			40	30				
Arbor Greene - Carriage Townhomes (Lennar)	258	159									
Colonial Grand @ New Tampa Apartments	789	486									
Cory Lake Isles (excludes Avatar Townhomes)	1,445	528									
Gardens of Cross Creek Apts.	385	237									
Grand Hamptons	2,655	1,087									
Hammocks Townhomes	812	500									
Heritage Isles	821	300									
Krusen SE portion	1,642	600									
Krusen West, North and NE portion	2,622	999									
Tampa Palms (residential) E of YMCA area, S of Tampa Palms Blvd.	542	198									
The Club at Hidden River - D. R. Horton	974	600			3 to 5						
Sub-Total Under Construction Projects	12,944	5,694	1,184	0	N/A	85	360.1	0	0	0	0
Planned and Announced Development Projects											
Hidden River Corporate Park IV			500			150					
Highwood Preserve Office Bldg.			667			200					
Marriott Spring Hill Suites Hotel			31		5						120
Tampa Palms Professional Center - Phase 3			867			260					
Sub-Total Planned and Announced Development Projects	0	0	2,065	0	N/A	610	0	0	0	0	120

Major New Developments

New Tampa District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
On Hold Projects - Cory Lake Isles Townhomes (Avatar)	279	172									

Major New Developments

University District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Total All Projects - University District	4,949	843	12,917	620	N/A	173	26	0	16	6,960	473
Completed Development Projects (2005 – 2008)											
Busch Gardens Jungle Village - Jungala			0	16.5						0	
H Lee Moffitt Cancer Center - Lab & Facility Offices Addition			107	3.8	1	32					
Johnny B Byrd Sr. Center Alzheimer's Center & Research Institute			82	38						82	
Pepsi Cola Warehouse Addition			16	1.8	1			16			
USF - Business Partners Building - Research Park USF			98	12						97.6	
USF - C. W. Bill Young Hall (Joint Military Leadership Center)			52	10.3						52	
USF - Children's Medical Facility			60	10	3					60	
USF - College of Nursing Addition			56	19.6						56.4	
USF - Interdisciplinary Research Building			162	29						161.8	
USF - Nanotech Facility			35	4.8						15.3	
1605 E Idell St - Youth Group Quarters existing house	4		0								
Oxford Walk Apartments	373	230									
U.S. Homes	26	16									
Town Homes - 2302 W Artic St	63	39									
Town Homes - 8502 N Jones Ave	6	4									
Triad Subdivision build out	36	22									
Sub-Total Completed Development Projects	509	311	667	146	N/A	32	0	0	16	525	0
Projects Under Construction											
H Lee Moffitt Cancer Center – major expansion			183	87	4	40				50	
Holiday Inn Express & Suites			32	13							123
Moffitt M2Gen/Merck - First Phase			108							50	
USF - Carol and Frank Morsani Center for Advanced Health Care			215	64.3	6					215	
USF - Marshall Student Center			50	64						228	
USF - Medical Faculty Office Building			335	21.4	5	100.6					
USF - Magnolia Hall (Phase IV) - Group Quarters	1,003		0	68.2							
McKinley Heights - Lodge at Lake Crest Apartments	753	464									
The Sanctuary at Waters	19	12									
Sub-Total Under Construction Projects	1,776	476	924	318	N/A	141	0	0	0	543	123
Planned and Announced Projects											
Hillsborough County Medical Exam Facility			31	8						31.3	
Retail - 2610 & 2612 E Busch Blvd			65				25.9				
USF - Dr. Kiran C. Patel Center for Global Solutions			76	15						75.5	

Major New Developments

University District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
USF - Interdisciplinary Science Teaching & Research Facility			30	82						260.6	
Planned and Announced Projects - continued											
USF - Other employment 2015-2025 (Master Plan)			4,107								2054
USF - Visual & Performing Arts Teaching Facility			127	46.6							126.6
USF - Other employment 2010-2015 (Master Plan)			6,653								3327
USF - Beds in Dorms - Planned but not specific project- Gr. Quarters	2,569		0								
Regnas Ave – vicinity of 4705 E Regnas	80	49									
SKA at Yukon	5	3									
Lowry Park - Safari Lodge (convention room etc.)			17	4.5							17
5905 N Fremont Ave	11	4									
Sub-Total Planned and Announced Projects	2,664	56	11,105	156	N/A	0	26	0	0	5,892	0
On Hold Projects – MOSI Hotel and Exhibition			221								350

Major New Developments

Westshore Area District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Total All Projects - Westshore District	6,665	3,860	21,498	1,064	N/A	4,831	1,143	0	46	400	2,246
Completed Development Projects (2005 - 2008)											
Cypress Bay I			313		4	94					
DEX Imaging Office/Warehouse Complex			28	2	1				28		
Federal Bureau of Investigation - FBI Office			350	26.6		113					
Metwest International - demolition of office			-617			-185					
Powercomm Engineering Office			83	1.1	2	25					
Walter's Crossing			1,213	48			485				
Warehouse/Office Building			18	1.9	1				18		
Westshore Executive Center Office Building			67	2	3	20					
West View - demo of Executive Square Office Park			-355			-106.6					
HCC Dale Mabry campus housing - Hawks Landing – Gr. Quarters	399	N/A	0	17.5							
4207 W North A (Sola Vista Condominiums)	10	6									
4210 W Gray St	10	6									
Cartagena City Townhomes	8	5									
Town Homes – 501 N Hubert Ave	23	14									
4606 Fig St demolition	-3	-1									
Sub-Total Completed Development Projects	447	30	1,100	99	11	-40	485	0	46	0	0
Under Construction Projects											
Avion Park of Westshore - Hilton Garden Inn			44								171
Avion Park of Westshore - Homewood Suites by Hilton			37								144
Avion Park of Westshore - TownPlace Suites by Marriott			32	6	4						122
Corporate Center IV at International Plaza			823		8	247					
MetWest International – Office 1			829	15.2	10	248.7					
MetWest International – Retail			182	14			72.8				
TriPointe Plaza - Office Bldg.			160		4	48					
West View Corporate Center - Building 1			890		8	267					
Westin Hotel			133		16						255
Le Jardin at International Drive (Apartments)	651	401		69	4 & 6						
Millennium Apartments (was Cypress Point Parkland Apartments)	615	379		65	4						
Sub-Total Under Construction Projects	1,266	780	3,131	169	54	811	73	0	0	0	692
Planned and Announced Projects											
7616 W Courtney Campbell Cswy - Commercial			103				41.2				
7616 W Courtney Campbell Cswy - Office			67		2	20					
Avion Park of Westshore - Office Tower 1			1,060	10		318					

Major New Developments

Westshore Area District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Planned and Announced Projects - continued											
Avion Park of Westshore - Office Tower 2 (office condo)			450	10		135					
Avion Park of Westshore - Retail			163				65				
Cornerstone Plaza I			1,000		10	300					
Cornerstone Plaza II			1,000		10	300					
Crate and Barrel			83		2		33				
Cypress Bay II			61		2	18.4					
Cypress Center IV (Eola Capital)			300			90					
eSuites Hotel & Pool			116	15	8						224
Independence Center II			400		4	120					
Independence Park - Hotel (Lindell)			31								120
Independence Park New Office Bldg.			500			120	40				
Intelident Solutions Office-Cigar Factory			113		3	34					
Laurel Gardens (Pro-Ject International) – Building 1			700		7 & 9	210					
Laurel Gardens (Pro-Ject International) – Building 2			693		7	208					
MetWest International - Hotel			140		10						270
MetWest International - Office 2			833		10	250					
MetWest international - Office 3			833		10	250					
Radisson Bay Harbor Hotel - demolition for Ritz-Carlton Hotel			-134								-257
Tampa Bay One - N Office Building			1,567	40	14	425	60				
Tampa Bay One - S Office Building			1,433	35	12	325	140				
TIA - New North Passenger Terminal Phase 1			1,560							400	
Tri-Pointe Plaza - Element Hotel			44		12						170
West View Corporate Center - Building 2 (estimate)			535		5	160.5					
West View Corporate Center - Building 3 (estimate)			535		5	160.5					
Westshore Corporate Center II			667			200					
Westshore Plaza - Retail Addition			238				95				
Westshore Westin Center (Hotel & Office - Fuel Develop.)			1,210			300	30				260
4215 North A Street - Townhomes	19	12									
4606 Fig St	11	7									
7616 W Courtney Campbell Cswy - Residential High Rise	409	252			17						
Independence Park - Residential	1,490	918									
Lois Commons - Senior Housing	146	90			7						
MetWest International - Apartments	412	254			6						
Unnamed Housing Project - 4 story/250 units	406	250									
Westshore Landing One	93	57	11		3						
Ritz-Carlton Hotel & Condos (2 towers; Radisson site)	286	176	140	425	19						269
Tampa Bay One - Hotel/Condo	68	42	189		20						300

Major New Developments

Westshore Area District	Est. Pop	Est. HU	Est. Empl.	Value (million)	Stories	Size in 1000's Square Feet					Hotel Rooms
						Office	Retail	Ind.	Ware.	Other	
Planned and Announced Projects - continued											
Varela Westshore Apartments and Retail	568	350	32				12.7				
Westshore Village - NAIDIP	606	373	605	250		115	68				198
Sub-Total Planned and Announced Projects	4,515	2,781	17,268	796	N/A	4,059	585	0	0	400	1,554
On Hold Projects											
Blue Meridian	175	108			14						
WCI - Rocky Point Condos	261	161									
Sub-Total On Hold Projects	437	269	0	0	N/A	0	0	0	0	0	0