



# TAMPA DEVELOPMENT NEWS & ECONOMIC INDICATORS

## Department of Growth Management & Development Services

*January 2009*

### **Development News**

The Manhattan Construction Co has been selected to negotiate with the Port Authority to expand the 2,500 parking space Channelside Parking garage by 700 spaces. (TT 12/17/08)

The \$3.5 million Safari Lodge dining and meeting facility with 17,000 square feet opened in December at Lowry Park Zoo. (TT 12/15/08)

Homewood Suites by Hilton at Avion Park opened December 12<sup>th</sup> with 144 hotel rooms. (Westshore Alliance Newsletter, December 2008)

The Heights development broke ground with the first office building near N. Highland and W. Seventh Avenue. The two-story \$7 million building will be the corporate office for the Beck Group and will have additional space available for leasing. Developer hopes to present plans to the Architectural Review Commission in the Spring 2009 for the Tampa Armature Works building. A 100 room hotel and residences could be built atop the building. Development also broke ground on a 600-foot segment of the river walk. (TT 12/6/08 & TT 12/17/08)

Citivest high-rise with 31 condo units is approved at Bayshore and Bay to Bay. (TT 12/4/08)

Adult Congregate Living Facility with 157 beds rezoning was approved for 1.91 acres for the north east corner of W Horatio St and S Boulevard. (City Council Action Agenda 12/4/08)

City approved purchase of 1.3 acres of land in Drew Park at 4106 and 4108 N Hubert Ave for \$402,800 to be used to build homes. (TT 12/4/08)

Georgetown Apartments with approximately 650 units near S. West Shore Blvd. and W. Fair Oaks Ave. was proposed for the Westshore Beach Club redevelopment but site was sold at bankruptcy auction. (TBBJ 12/3/08)

### **Economic Indicators**

Employment: Hillsborough County 570,560 for November 2008, 587,144 for November 2007, year percent change of -2.9%. (Florida Agency for Workforce 12/19/08; estimates not seasonally adjusted)

Unemployment: Tampa 7.6%, Hillsborough 7.4%, Tampa-St. Petersburg-Clearwater MSA 7.8%, Florida 7.3%, U.S. 6.5% for November 2008. Tampa unemployment same month last year 4.5% (Florida Agency for Workforce 12/19/08; estimates not seasonally adjusted)

Sales Tax Return Collection: Hillsborough County \$1.496 billion for November 2008 and \$1.813 billion for November 2007, year percent change of -17.5%. (Florida Department of Revenue 1/7/09; DOR reported data for month actually reflects prior month taxable sales, example: January data reflect December sales)

Tampa New Residential Housing Units Permitted: 2,985 for 2006, 3,238 for 2007 and 3,125 for January to November 2008. (City of Tampa Construction Services Division 12/9/08 C404 Reports; excludes USF & MacDill)