



## FREQUENTLY ASKED QUESTIONS

### 1. What are DeBartolo Development's plans for the old Georgetown Apartment Complex?

**a.** The Isles at Old Tampa Bay is a unique planned seaside community that will provide residents with an environment to celebrate life in a whole new way. Located in prestigious South Tampa, The Isles will offer all of the old world charm the area is known for, while also delivering an unparalleled array of amenities. One of the last remaining waterfront locations of its scale in Tampa Bay, The Isles will feature up to 550 residences, including 67 waterfront estate lots and 189 boat slips across 162 acres.

### 2. What is the projected timeline for construction and phasing?

**a.** The City of Tampa has approved the project and the property is currently in the first phase of development, which includes clearing the site and off-site improvements to Westshore Blvd. This first phase is tentatively scheduled for completion by late 2021.

**b.** Presales of the residential lots for the waterfront estate homes will begin mid-2021. Construction of the lots is expected to commence in early 2022, with a projected delivery of finished lots in mid-2023.

**c.** Additional phases of development are anticipated to begin over the next several years.

### 3. How will this project impact traffic on Westshore and the neighboring streets?

**a.** As part of the construction of The Isles at Old Tampa Bay, we are creating left turn lanes, de-acceleration lanes, and installing a traffic signal at the project's main entry to facilitate movement into and out of the project.

**b.** When the site was Georgetown Apartments, there were 624 apartments and over 17,000 square feet of commercial office space on the site. The Isles at Old Tampa Bay is entitled for 1235 residential units, but current plans envision a community of no more than 550 residences and no commercial component, which will significantly decrease the density.

**c.** The reduction in off-site trips related to the dramatic reduction in density combined with the improvements to Westshore Blvd. should result in a reduction of traffic from when Georgetown Apartments were operational.

### 4. How will this project affect the surrounding neighborhoods and environment?

**a.** The Isles at Old Tampa Bay site plan takes into consideration the Bay and canals within and surrounding the property, and DeBartolo Development understands the importance of preserving the community's natural resources. The Isles at Old Tampa Bay will have a navigable canal system where water will flow naturally which stabilizes the shoreline, minimizes erosion, and protects and preserves natural habitats, including the Dolphin Cove.

**b.** We are working with environmental consultants and experts every step of the way to ensure that we create a living experience that respects and enhances the treasured surrounding habitat.

**c.** We are also working on an economic impact study and anticipate The Isles at Old Tampa Bay will significantly increase property values in the neighborhood. We will update you as we have the report.



## **5. Did the City issued a stop work order on this project?**

**a.** The City halted work until all required permits were obtained and erosion control and tree preservation plans were updated. DeBartolo Development is working with the City to assure all proper protocols are followed and the surrounding neighborhood is kept abreast of the development process.

## **6. What are you doing to ensure that animals displaced by site clearing do not pose a risk to the surrounding neighborhood?**

**a.** Our top priority on every job site is the safety of our employees and the surrounding community. Encounters with wildlife, such as rodents and rattlesnakes, are not uncommon when working at outdoor construction sites near the waterfront.

**b.** Out of an abundance of caution, we have hired a wildlife removal company that neighbors adjacent to the project can call, at no cost to them, to report any wildlife issue or removal needs. Please contact AAAC Wildlife at 813-563-8453. Their website can be found at <https://tampa.aaacwildliferemoval.com>.

## **7. How can neighbors stay apprised of what is happening on site?**

**a.** This website will be regularly updated with information on each phase of construction. We also plan to hold regular meetings with the community and engage in a dialogue about any issues that may arise along the way and work to find solutions.