

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**STATE ENVIRONMENTAL IMPACT REPORT  
 RE-EVALUATION FORM**

**1. GENERAL PROJECT INFORMATION**

A. Re-evaluation Type(s): Design Change

B. Original approved Environmental Document:

**Document Type:** SEIR

**Date of Approval:** 10/03/2014

**Project Numbers:**

N/A	415348-1-21-01
ETDM (if applicable)	Financial Management

**Project Name:** MULTIMODAL TERMINALS

**Project Location:** FDOT District 7 ( Hillsborough County )

**Project Limits:** Multimodal Terminals

C. Prior Re-evaluation(s):

There is no previous re-evaluation of this Environmental Document.

D. Project or project segment(s) being evaluated

FM Number	Project/ Segment Name	Project/ Segment Location	Type(s)				Project/ Segment Letting Type
			PE	DC	ROW	CON	
415348-1-21-01	MULTIMODAL TERMINALS	District 7 - HILLSBOROUGH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design-Bid-Build

**2. PROJECT DESCRIPTION**

The purpose of this Design Change Re-evaluation is to document changes to the conceptual footprint of the Westshore Regional Multimodal Center (WRMC) as approved in the 2014 State Environmental Impact Report (SEIR). The project location map is displayed in **Figure 1**.

In 2014, the Florida Department of Transportation (FDOT) completed a SEIR to determine the configuration, benefits, costs, and impacts of developing and operating a multimodal center within the Westshore Business District. The SEIR documented the need for the improvements and determined Site C from the 2012 Westshore Multimodal Study and Strategic Transportation Plan, which is in the project file, as the recommended site for the location of the WRMC. The site would include the redevelopment of the strip of parcels north of Interstate (I)-275 between Trask Street and Manhattan Avenue, including the redevelopment of the parcels where the Double Tree Hotel and Charley's Restaurant were located at the time of the study. The WRMC will provide the opportunity for seamless connections between local and regional transportation systems including airports, seaports, highways, and transit services, as well as offer transit-oriented development opportunities. The SEIR was approved on October 3, 2014, and FDOT purchased the Double Tree Hotel/Charley's Restaurant parcel in late 2015.

Therefore, the purpose of this Design Change Re-evaluation is to document any changes to the overall WRMC footprint that have occurred since the approved 2014 SEIR.

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**Westshore Regional Multimodal Center**  
 Design Change Re-evaluation  
 I-275 Median & Land to the North Along Cypress Street  
 Hillsborough County, Florida  
 WPIS: 415348-1

Project Location Map

**Figure 1 - Project Location Map**

**3. CHANGES IN APPLICABLE LAW OR REGULATION**

**Are there changes in federal or state laws, rules, regulations, or guidance that require consideration since the date of the original Environmental Document or most recent Re-evaluation(s)?** Yes

The following changes in the status of federal and state-protected species have occurred since the approved 2014 SEIR, pursuant to *Chapter 68A-27, F.A.C.- Rules Relating to Endangered or Threatened Species* and *50 Code of Federal Regulations (CFR) 17.11 and 17.12*. Endangered and Threatened Wildlife and Plants:

1. The rufa red knot (*Calidris canutus rufa*) was listed as Threatened by the US Fish and Wildlife Service (USFWS) on January 12, 2015, and listed by the Florida Fish and Wildlife Conservation Commission (FWC) as Federally Threatened on June 10, 2015.
2. On January 11, 2017, the state listing status changes that were proposed in 2011 as part of the newly implemented imperiled species management system became official after the approval of Florida's Imperiled Species Management Plan by FWC Commissioners. This included the de-listing of the snowy egret (*Egretta thula*) and white ibis (*Eudocimus*

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*albus*). As part of this action, the little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*) listing was modified from state-designated Species of Special Concern (SSC) to state-designated Threatened species.

3. As of November 9, 2020, the eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*) was listed as federally threatened under the Endangered Species Act (*ESA*).

4. On September 13, 2022, the USFWS announced a proposal to list the tricolored bat (*Perimyotis subflavus*) as an endangered species under the *ESA* (1973). The USFWS determined that the designation of critical habitat for the species is not prudent.

5. As of October 12, 2022, the USFWS found that the status of the gopher tortoise (*Gopherus polyphemus*) populations in the eastern segment, which includes Florida, Georgia, South Carolina, and most of Alabama, does not require protections under the *ESA* and will be withdrawn as a candidate for listing in accordance with 50 CFR 17 as published in the Federal Register (FR) as 87 FR 61834.

6. As of December 12, 2024, the USFWS is proposing to list the monarch butterfly (*Danaus plexippus*) as federally threatened and designate critical habitat under the *ESA*. This proposed listing is currently under public review.

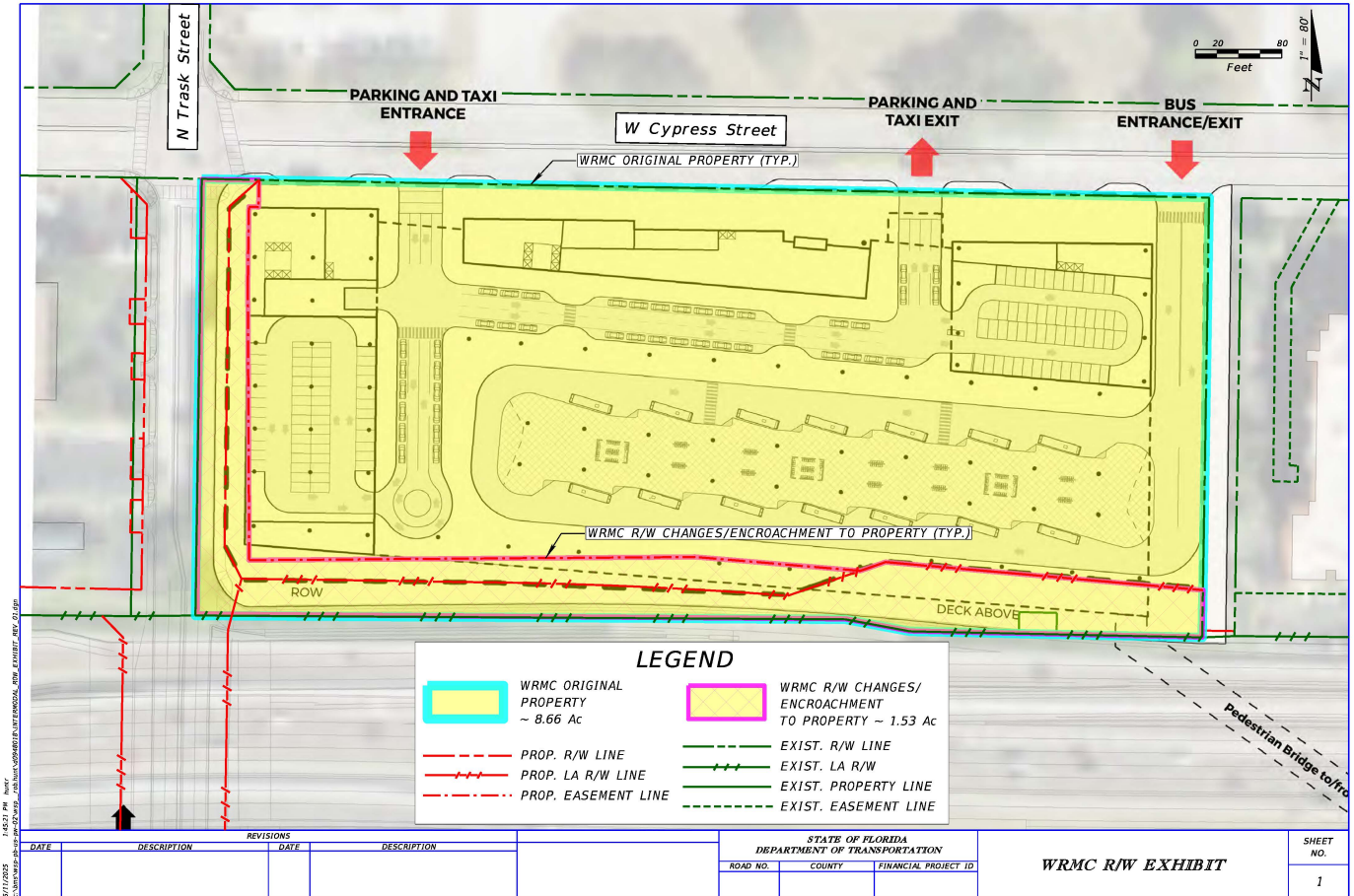
#### **4. EVALUATION OF MAJOR DESIGN CHANGES AND REVISED DESIGN CRITERIA**

**Are there major design changes, including but not limited to changes in the alignment(s), typical section(s), drainage/stormwater requirements, design control and criteria, or temporary road or bridge? No**

When the 2014 SEIR was approved, plans to widen I-275 adjacent to the WRMC site were under development.

Subsequent to the SEIR, FDOT, in coordination with the Federal Highway Administration (FHWA), completed the Tampa Interstate Study (TIS) Supplemental Environmental Impact Statement (SEIS) (Work Program Item Segment [WPIS] Number [No.] 258337-2) (September 2020) and subsequent Re-evaluations. The improvements include the full reconstruction of the Westshore Area Interchange and the addition of two tolled express lanes in each direction along I-275 from Howard Frankland Bridge to the Howard Avenue/Armenia Avenue Interchange with a ramp to downtown Tampa. In the final SEIS Design Concepts, the WRMC site is labeled "Future Multimodal Center". Widening along Trask Street with access to the WRMC from Trask Street and the proposed exit-ramp from southbound (SB) I-275 to Trask Street are included. In addition, TBARTA led the Regional Rapid Transit (RRT) project that includes 41 miles of freeway. Additionally, a proposed box culvert with drainage structures is proposed in the southeast corner of the WRMC. As shown in **Figure 2** below, these improvements result in Right-of-Way (ROW) encroachments to the WRMC site. These plans also show the future I-275 median transit station and pedestrian overpass connecting to the WRMC.

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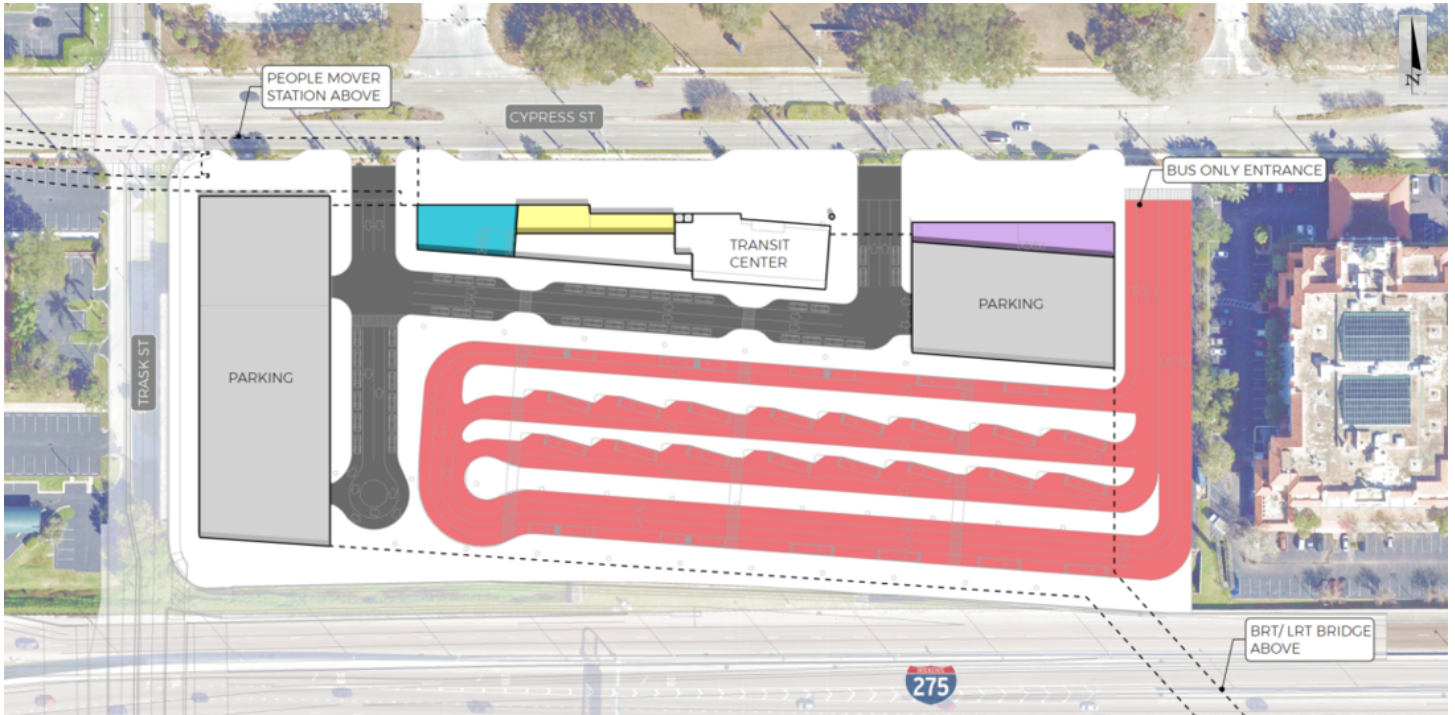


**Figure 2 - WRMC Concept Plan (June 2025)**

**ROW:** Along the south side of the WRMC site (I-275 boundary), the limited access ROW encroachments vary from 20 feet to 65 feet. Along the west side (Trask Street boundary), the City of Tampa ROW encroaches 25 feet into the site. Overall, the size of the WRMC footprint decreased by 1.18 acres.

**Vehicle Access:** As proposed in the 2014 SEIR, the WRMC site can accommodate separate, full-access entrances and exits along Cypress Street. Users will be able to access the site more easily from I-275 with the addition of the proposed I-275 SB exit-ramp. However, access to the site along Trask Street has been removed in the WRMC concept plans (September 2024) shown in **Figure 3** below.

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**Figure 3 - WRMC Architectural Concept Plan at Ground Floor (September 2024)**

**Transit Access:** The WRMC site continues to provide the opportunity for seamless connections between local and regional transportation systems including airports, seaports, highways, and transit services, as well as offer transit-oriented development opportunities. Additionally, WRMC continues to accommodate premium bus service to and from the Tampa International Airport (TPA) in the near term and rail or automated people mover service in the future.

**Bicycle/Pedestrian Access:** The multi-use path continues to connect to the WRMC, as well as bike lanes and sidewalks along Trask and Cypress Streets.

**Site Accommodations:** The WRMC site was envisioned as a multi-story facility that would accommodate multiple modes of transportation, retail development, and commercial uses. Even with the reduction in ROW, the site can still accommodate these elements.

## **5. PUBLIC INVOLVEMENT**

### **Were there additional public involvement activities? Yes**

In late 2016, FHWA and FDOT decided to prepare a SEIS (WPIS No. 258337-2) for the TIS, which includes the Westshore Interchange. Approved by the FHWA on September 15, 2020, the SEIS captured the following additional public involvement that occurred since the approved 2014 SEIR. In October 2017 and May 2019, FDOT held Alternatives Public Workshops to receive input on the Westshore and Downtown Interchange Alternatives with the intent of determining a Locally Preferred Alternative. The Locally Preferred Alternative was presented at a Public Hearing in February 2020. In addition, the team conducted extensive outreach to residents in the TIS SEIS study area. The outreach included public involvement strategies such as announcements, notices and project information advertisements in minority publications and newspapers, use of translated materials, held over 300 outreach activities including focus groups, small group presentations, community workshops, speaking engagements, neighborhood tours and walk throughs, and establishing a local office. All SEIS concept plans included the location of the WRMC. These efforts are documented in the approved September 2020 TIS Final SEIS and Record of Decision (ROD) and the supporting Comments and

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Coordination Report. A copy of the Comments and Coordination Report for the TIS SEIS is included in this project file.

FDOT has coordinated with the City of Tampa, Hillsborough County, and community groups as the revised concepts were developed.

## **6. PROJECT or SEGMENT(S) PLANNING CONSISTENCY**

Planning Consistency is not required for this re-evaluation.

## **7. EVALUATION OF CHANGES IN IMPACTS**

### **a. SOCIAL & ECONOMIC**

**Are there changes in impacts to the social, economic, land use, mobility, and/or aesthetic effects?** No

**Are there changes in right-of-way needs?** No

Upon review of the latest concept plans, the plans show a reduction in the WRMC footprint as noted above. These changes are projected to decrease the parcel acreage by 1.18 acres but will not affect the functionality of the WRMC.

**Is there a change in anticipated relocation(s)?** No

### **b. CULTURAL**

**Are there changes in impacts to cultural resources pursuant to Chapter 267, F.S. (historic sites/districts and archaeological sites)?** Yes

The 2014 Westshore Regional Multimodal Center Cultural Resource Assessment Survey (CRAS) Technical Memorandum (Florida Master Site File [FMSF] Survey No. 21058) recorded resources built in or before 1969 within the Area of Potential Effects. Since that time, 4401 West (W) Cypress Street/Jefferson High School, located on an adjacent parcel, has reached historic age. Additionally, 4600 W Cypress Street/Bank of Tampa, also located on an adjacent parcel, was built in 1977 and will reach historic age in two years. Therefore, a CRAS Addendum will need to be conducted for this project to record, assess the additional resources and, if needed, evaluate potential impacts of the project on the resources. This CRAS Addendum will be completed and documented in a future re-evaluation.

**Are there changes in impacts to lands purchased under Section 6(f) of the Land and Water Conservation Fund Act?** N/A

**Are there changes in impacts to recreational areas or protected lands?** No

### **c. NATURAL**

**Are there changes in impacts to protected species and habitat, wetlands and other surface waters, and/or essential fish habitat?** No

#### **Protected Species**

The project corridor was assessed for suitable habitat for federal- and state-listed species and USFWS Critical Habitat in accordance with 50 CFR Part 402 of the *ESA* as amended, Chapters 5B-40: Preservation of Native Flora of Florida and

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68A-27 Florida Administrative Code (FAC), the Migratory Bird Treaty Act (MBTA), and the *FDOT PD&E Manual*, Part 2. The assessment is based on updated database and aerial reviews. The WRMC study area is entirely developed with no natural habitat within the parcel. It consists of paved areas, landscaped trees, sod, and parking lots and is the site of a hotel that was recently demolished. Field verifications will be conducted as design progresses to verify aerial reviews and past field reviews.

The following changes and updates in protected species occurrence or status have occurred since the 2014 Final Engineering and Environmental Technical Compendium (September 2014) and the 2014 SEIR.

- Wood stork (*Mycteria americana*) - The wood stork was previously evaluated in the 2014 SEIR and the project was determined to *may affect, not likely to adversely affect* the wood stork. However, since the 2014 SEIR, the parcel was modified to accommodate a realignment of the adjacent I-275 Westshore Interchange (WPIS No. 447107-2). The WRMC parcel no longer includes wetlands or other surface waters (OSWs). Therefore, there is no foraging or nesting habitat available for the wood stork in the study area. The effect determination is modified to *no effect*.
- American alligator (*Alligator mississippiensis*) - The 2014 SEIR indicated the potential for the American alligator to occur in the WRMC study area although it's potential for occurrence was considered low. With the absence of aquatic habitat in the WRMC study area and because the American alligator is not included on the 2025 review of the USFWS Information for Planning and Consultation (IPaC) database, the potential for the American alligator to occur in the study area is minimal to none. Its effect determination remains *no effect*.
- American crocodile (*Crocodylus acutus*) - During the updated review of the USFWS IPaC database, the federally threatened American crocodile was identified as having the potential to occur within the study area. However, no suitable habitat occurs in the project study area. Additionally, the closest recorded occurrence of a crocodile is approximately 90 miles south of the study area. Therefore, the probability of occurrence is none, and the project will have "*no effect*" on the American crocodile.
- Eastern black rail (*Laterallus jamaicensis ssp. jamaicensis*) - The eastern black rail was listed as federally threatened in 2020. During the updated review of the USFWS IPaC database, the federally threatened eastern black rail was identified as having the potential to occur within the study area. However, no suitable habitat for this species is within the study area. Therefore, the probability of occurrence is none, and the project will have "*no effect*" on the eastern black rail.
- Everglade snail kite (*Rostrhamus sociabilis*) - During the updated review of the USFWS IPaC database, the federally threatened Everglade snail kite was identified as having the potential to occur within the study area. However, no suitable habitat nor its primary food source, the apple snail, occur in the study area. Therefore, the probability of occurrence is none, and the project will have "*no effect*" on the Everglade snail kite.
- Crested caracara (*Caracara plancus audubonii*) - During the updated review of the USFWS IPaC database, the federally threatened crested caracara was identified as having the potential to occur within the study area. However, no suitable habitat for this species is within the study area. Therefore, the probability of occurrence is none, and the project will have "*no effect*" on the crested caracara.
- Eastern indigo snake (*Dyrmarchon couperi*) - During the updated review of the USFWS IPaC database, the federally threatened eastern indigo snake was identified as having the potential to occur within the study area. Although minimal suitable habitat is in the study area, the FDOT will follow the USFWS *Standard Protection Measures for the Eastern Indigo Snake*. In accordance with the *Eastern Indigo Snake Programmatic Effect Determination Key* (2013) (Pathway: A>B>C>NLAA), with these measures in place, the project *may affect, not likely to adversely affect* the eastern indigo snake.
- Rufa red knot (*Calidris canutus rufa*) - The rufa red knot was listed as federally threatened in 2015. During the updated review of the USFWS IPaC database, the federally threatened rufa red knot was identified as having the potential to

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occur within the study area. However, no suitable habitat for this species is within the study area. Therefore, the probability of occurrence is none, and the project will have "*no effect*" on the rufa red knot.

- Whooping crane (*Grus americana*) - During the updated review of the USFWS IPaC database, the whooping crane was identified as having the potential to occur within the study area. The whooping crane in Florida is a federally designated non-essential experimental population which is defined as a population that has been established within its historical range under *Section 10(j)* of the *ESA* to aid in its recovery. There are no historical observations of the whooping crane in the study area. The probability of whooping cranes being within the study area is considered none. As per USFWS IPaC, for the purpose of consultation, non-essential experimental populations are treated as threatened species on National Wildlife Refuge and National Park land, requiring consultation under *Section 7(a)(2)* of the *ESA*. For non-federal lands, whooping cranes are treated as proposed species that do not require consultation. Therefore, consultation of the whooping crane is not required at this time based on status and lack of presence in the study area.
- Tricolored bat (*Perimyotis subflavus*) - The tricolored bat was proposed for federal listing as endangered on September 13, 2022. During the updated review of the USFWS IPaC database, the tricolored bat was identified as potentially occurring in the study area. The tricolored bat is proposed to be federally listed as endangered by the USFWS and was identified as potentially occurring within the study area according to the IPaC. However, the site has minimal to no potential foraging or roosting habitat as structures have been removed via demolition, there are no culverts or bridges being impacted, and the trees on site are small or not deciduous based on aerial reviews. Therefore, the probability of occurrence is low to none. The project is anticipated to have no potential to affect the tricolored bat. However, if the tricolored bat is listed by USFWS as Threatened or Endangered and future field surveys indicate suitable habitat is present, FDOT commits to initiating consultation with the USFWS to determine appropriate avoidance and minimization measures.
- Monarch butterfly (*Danaus plexippus*) - The monarch butterfly was proposed for listing as threatened on December 12, 2024. The monarch butterfly is proposed to be federally listed as threatened under the *ESA* by the USFWS. Because the proposed site is covered largely with impervious or semi-impervious surface with minimal vegetated areas, there is no suitable habitat for the monarch butterfly in the study area. The project is anticipated to have minimal to no potential to affect the monarch butterfly.
- Wetland-dependent state-listed avian species - The little blue heron, tricolored heron, and roseate spoonbill were previously listed by the state as Species of Special Concern (SSC) but in 2017 their listing was elevated to state threatened. These species were evaluated in the 2014 SEIR as potentially occurring in the study area. However, since the 2014 SEIR, the parcel was modified to accommodate a realignment of the adjacent I-275 Westshore Interchange (WPIS No. 447107-2). The parcel no longer includes wetlands or OSWs. There is no potential for wetland-dependent species to occur in the study area. Therefore, there is *no effect anticipated* to wetland-dependent avian species.
- Gopher tortoise (*Gopherus polyphemus*) - There were no gopher tortoises, or their burrows, observed in the study area in the past field reviews, and there does not appear to be appropriate soils or habitat. However, if gopher tortoises or their burrows are observed within 25 feet of the construction limit during field reviews conducted during design or construction, appropriate coordination with FWC, permitting and relocation will occur to assure their protection. Therefore, there is *no adverse effect anticipated* to the gopher tortoise.

As there is no suitable habitat, no federally or state-listed plant species potentially occur in the WRMC study area, and the effect determinations remain *no effect* and *no effect anticipated* for all federal- and state-listed plant species, respectively.

The project effect determination is determined to be *may affect, not likely to adversely affect* the federally listed eastern indigo snake as per the USFWS Eastern Indigo Snake Effect Determination Key. With the exception of the eastern indigo snake, based on a lack of suitable habitat, the project is determined to have *no effect* on the remaining federally listed

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faunal species evaluated. Further, since the effect determination is determined by effect determination key for the eastern indigo snake, and the project will have *no effect* on any other federally listed species, no additional consultation with USFWS is required.

For state-listed species, there is *no adverse effect anticipated* to the gopher tortoise with proper precautions in place. There is *no effect anticipated* to other plant or faunal state-listed species based on the lack of suitable habitat.

The WRMC study area was evaluated for the occurrence of critical habitat as defined by the *ESA* and 50 CFR Part 402. There is no critical habitat for species potentially occurring in the study area. Therefore, the FDOT has determined the project will result in no destruction or adverse modification of Critical Habitat.

### **Wetlands and Surface Waters**

Since the 2014 SEIR, the WRMC parcel was modified to accommodate a realignment of the adjacent I-275 Westshore Interchange (WPIS No. 447107-2, -3, and -4) and no longer includes the identified ditch within its limits. There are no wetlands or OSWs identified in the WRMC study area defined in Section 4 above. No direct or secondary impacts to wetlands or OSWs are anticipated based on past field reviews in 2014 and recent aerial reviews. Field verifications will be conducted during design and permitting.

**Are there changes in impacts to designated Aquatic Preserves, Coastal Barrier resources, Wild and Scenic Rivers, Nationwide Rivers Inventory Rivers, and/or Outstanding Florida Waters?** No

**Are there changes in impacts to Floodplains or Water Resources?** No

### **d. PHYSICAL**

**Are there changes in Air Quality?** No

#### **What is the status of Highway Traffic Noise?**

The acreage reduction noted in this review (at the I-275 ROW) does not result in changes to facility source (sources of noise) strength or source location that require a re-evaluation of the noise analysis. The acreage reduction changes also do not change the number of, or location of, noise sensitive receivers identified in the 2014 Transit Noise Analysis Screening Technical Memorandum (Tech Memo) (WPIS No. 415348-1). The Federal Transit Administration (FTA) Noise and Vibration Assessment Manual has been updated since 2014 but the changes did not modify the methodology used in 2014 which includes the identification of noise sensitive receivers and the screening distances used in the 2014 Transit Noise Analysis Screening Tech Memo. Therefore, the Transit Noise analysis performed in 2014 and its conclusions about the need for a Noise General Assessment at the Sheraton Suites, remains valid at the present time.

#### **What is the status of Contamination?**

A contamination screening was performed using the FDOT Efficient Transportation Decision Making (ETDM) Environmental Screening Tool (EST) in accordance with the FDOT Project Development and Environment Manual, Part 2, Chapter 22 to determine potential contamination concerns from properties or operations located within and the vicinity of the WRMC site. There is no contamination concern affecting the WRMC site. Based on the review of available data within the Florida Department of Environmental Protection's OCULUS Electronic Document Management System (EDMS) website, the potential contamination from (2) above ground storage tanks has since been mitigated as of November 28,

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2023. The site does not appear to have had a preexisting petroleum discharge, and this site received a preliminary evaluation of "Low." The status of this site, as well as any new sites/discharge events will be reviewed during the project design phase. The Department will oversee contamination remediation as applicable during project design and any additional ROW acquisitions if needed.

**Are there changes in impacts to Utilities and Railroads?** No

**Are there changes in impacts to Navigation?** No

**8. COMMITMENT STATUS**

**Are there prior commitments from the Environmental Document or previously approved re-evaluation(s)?** Yes

**Are there new environmental commitments?** Yes

The USFWS Standard Protection Measures for the Eastern Indigo Snake will be implemented to assure that the eastern indigo snake will not be adversely impacted by the project.

[\[1 - Project Commitments Record\]](#)

**9. STATUS OF PERMITS**

**Federal**

None anticipated.

**State**

Segment	Name	Descriptor	Status	Date
415348-1-21-01	DEP or WMD Environmental Resource Permit (ERP)		Needed	

**Local**

None anticipated.

**Other**

Segment	Name	Status	Date
415348-1-21-01	National Pollutant Discharge Elimination System (NPDES)	Needed	

**10. CONCLUSION**

The above Environmental Document has been re-evaluated. It is recommended that the project identified herein be advanced to the next phase.

**11. DISTRICT REVIEW AND APPROVAL**

Richard Moss

August 5, 2025

District approving authority or designee

Date

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## 12. OEM APPROVAL

Not Applicable

## 13. Links to Supporting Documentation

1 - [41534812101-SEIR-D7-415348-1\\_PCR-2025-0318.pdf](#)