



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #92 - PARK PLACE CITY OF CLEARWATER

On March 29, 2004, the City of Clearwater rendered Ordinance No. 7215-03 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by Clearwater City Council on January 15, 2004.

BACKGROUND

On September 1, 1983, the City of Clearwater granted a Development Order (Ordinance No. 3205-83) to Metro Development Corporation for a 99.1-acre commercial and office development located at the northeast corner of the S.R. 60/U.S. 19 intersection. The project was originally approved to contain 1,500,000 square feet (sq. ft.) of office space and 460,000 sq. ft. of retail space.

The Development Order has subsequently been amended four times, with the latest occurring on February 1, 2001 (Ordinance No. 6678-01). The amendments have cumulatively: modified the development parameters; authorized multi-family and hotel as approved uses; consolidated the entire project into a single phase; established and modified a land use equivalency matrix for various parcels; and extended the project buildout date by 18 years (to December 31, 2003) based on the phasing consolidation. The Development Order expires on December 31, 2003.

Inclusive of the project buildout extension reflected below, the currently approved development entitlements are as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (M.F. Units)
December 31, 2008	404,639	200,000	81,120	390

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes additional five year extensions of both the project buildout date and the Development Order expiration date (to December 31, 2008).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on December 8, 2003, and with the Council' *Final Report* adopted on July 11, 1983.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Clearwater for DRI #92 - Park Place.