



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #14 - THE SHOPPES AT PARK PLACE CITY OF PINELLAS PARK

On May 20, 2004, the City of Pinellas Park rendered to the Tampa Bay Regional Planning Council Resolution No. 04-14. The Resolution reflects an amendment adopted by the Pinellas Park City Council on May 13, 2004.

BACKGROUND

On December 27, 1973, the Pinellas Park City Council granted a Development Order (Resolution No. 73-84) to the DeBartelo Corporation for a 56-acre shopping facility located at the southwest corner of the U.S. 19/Park Boulevard intersection in the City of Pinellas Park. The Development Order authorized construction of 780,000 gross leasable square feet (sq. ft.) of retail development.

The Development Order has been amended on two prior occasions, the latest occurring on April 8, 1999 (Ordinance No. 99-24). The amendments authorized construction of: a 7,200 sq. ft. ice skating rink with 1,967 sq. ft. of staging and mechanical space within the existing central area of the mall; and a 77,000 sq. ft. movie theatre with a maximum of 20-screen and/or 5,000 seats. In exchange for the theatre authorization, the net leasable area for non-theatre retail space was reduced to 690,000 square feet.

DEVELOPMENT ORDER AMENDMENT

The May 13, 2004 Amendment authorized the following modifications to the Development Order:

- demolition of the existing two-story 780,000 sq. ft. Parkside Mall in favor of a single-story 523,000 sq. ft. retail facility with a 90,000 sq. ft./4,000-seat movie theatre with a maximum of 20 screens;
- addition of two parcels to the DRI. The first parcel (3.815 acres) is currently occupied by a Leverocks restaurant and the second (8.26 acres) is located along the southern side of 70th Avenue North (across from the retail complex) and will be used for 124 multi-family residential units;
- modification to the project access points along U.S. 19 and 70th Avenue;
- change the name of the project to “The Shoppes at Park Place” and the name of the developer to K.B. Parkside, LLC”; and
- establish a unified project buildout and development order expiration date of December 31, 2014.

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 April 12, 2004, and with the Council’ *Final Report* adopted on December 10, 1973.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Pinellas Park for DRI #14 - Pinellas Parkside.