



*Tampa Bay Regional Planning Council*

# DOAR

## Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118  
www.tbrpc.org

---

### DRI #16 - TAMPA BAY CENTER CITY OF TAMPA

On September 29, 2004, the Tampa City Council rendered Ordinance No. 2004-215 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the City of Tampa on September 16, 2004.

#### **BACKGROUND**

On March 5, 1974, the Tampa City Council adopted Resolution No. 4108-F as a Development Order for the Tampa Northwest, Ltd (a wholly-owned subsidiary of the Rouse Company) to construct a regional mall facility to be known as the "Tampa Bay Center." The 83-acre project is located at the southeast corner of the Himes Avenue and Martin Luther King Jr. Boulevard intersection, west of MacDill Avenue and across Himes Avenue from the former Tampa Bay Buccaneers Stadium. Tampa Bay Center was originally approved for 840,000 gross leasable sq. ft. of commercial space with 4,600 parking spaces. No buildout date or Development Order expiration date was specified.

The project has been amended a total of four times, the latest occurring on August 22, 2002 (Ordinance No. 2002-179). The amendments have cumulatively: clarified the "highway improvements and modification" conditions; provided a net reduction of retail entitlements to 776,500 sq. ft. of leasable area and parking spaces to 4,500; and established a buildout date of December 31, 2012 and a Development Order expiration date of December 31, 2017. Ordinance No. 89-297 was adopted by the Tampa City Council on November 30, 1989 to deny an additional entrance/exit point along the project's eastern boundary (MacDill Avenue).

#### **DEVELOPMENT ORDER AMENDMENT**

The current Development Order Amendment authorizes:

- addition of Office as an approved project use;
- establish a Land Use Equivalency Matrix which would recognize conversion of retail uses to office uses at a rate of 1,000 sq. ft. of retail is equal to 1,449 sq. ft. of office;
- establish an alternative development scenario (Map H-2) which would allow for a new Buccaneer training/practice facility;
- partially restore the number of parking spaces to 5,000; and
- other Development Order language and Master Development Plan modifications to allow the above.

## **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 August 9, 2004, and with the Council' *Final Report* adopted on February 11, 1974.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #16 - Tampa Bay Center.