

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 March 8, 2006, the City of Pinellas Park rendered Resolution No. 05-28 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pinellas Park City Council on June 9, 2005.

#### 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 three prior occasions, the latest occurring on May 13, 2004 (Resolution No. 04-14). While the previous amendments authorized a slight increase in the project acreage, modifications to the former mall configuration and/or amenities, the latest amendment approved:

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) was occupied by a Leverocks restaurant and the second (8.26 acres) was located along the southern side of 70<sup>th</sup> 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 70<sup>th</sup> 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.

The approved phasing schedule is as follows:

RETAIL (GLA/Sq. Ft.)	MOVIE THEATRE			RESIDENTIAL (Multi-Family Units)
	GLA/Sq. Ft.	Seats	Screens	
523,000	90,000	4,000	20	124

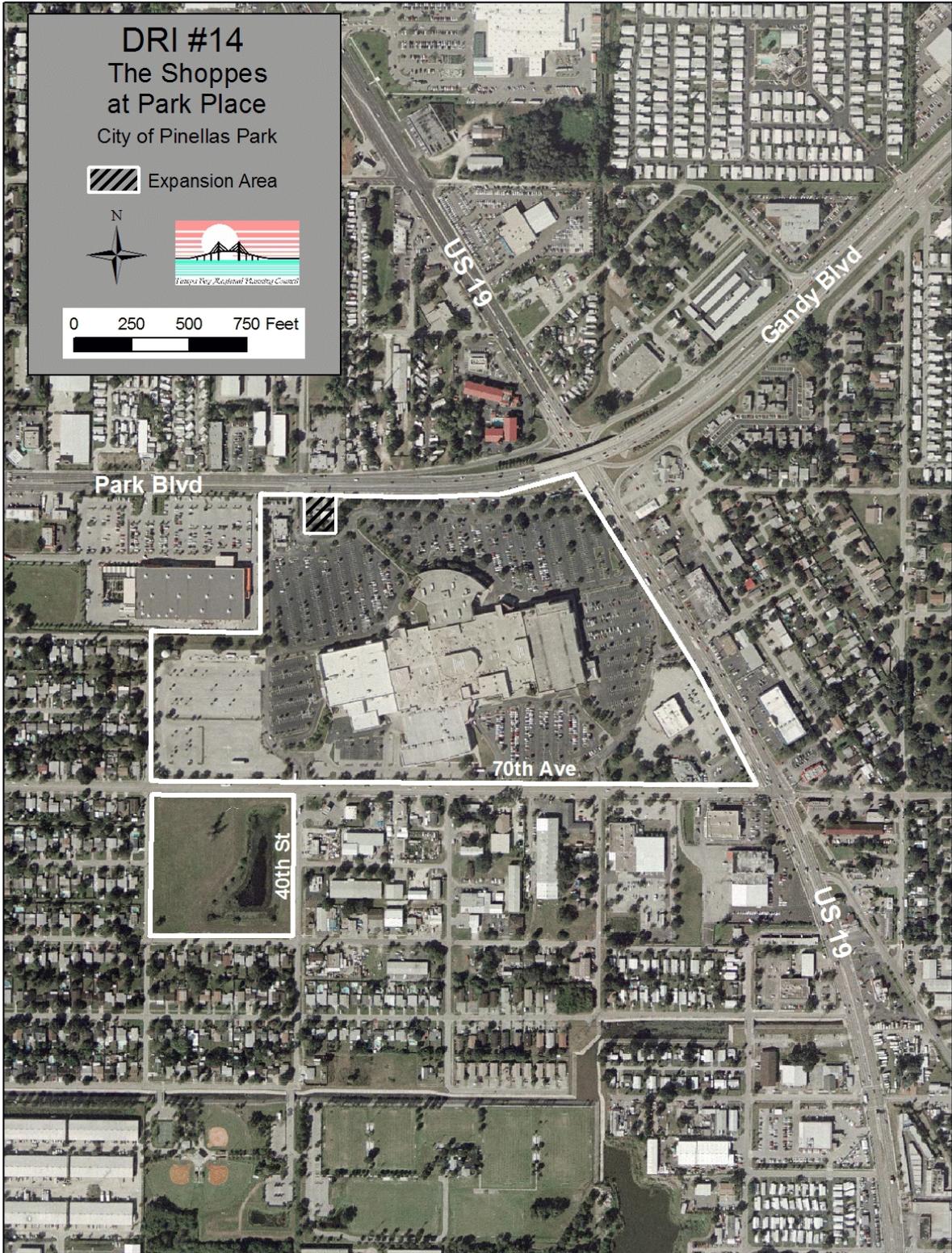
#### DEVELOPMENT ORDER AMENDMENT

The Development Order Amendment authorized the addition of a 0.44-acre parcel to the project’s northern frontage of Park Boulevard.

## **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 June 13, 2005, 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 - The Shoppes at Park Place.



**DRI #14**  
**The Shoppes at Park Place**  
City of Pinellas Park

 Expansion Area

0 250 500 750 Feet

Park Blvd

US-19

Gandy Blvd

70th Ave

40th St

US-19