



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #118 - TAMPA CRUISE SHIP TERMINAL CITY OF TAMPA

On October 4, 2006, the City of Tampa rendered Ordinance No. 2006-233 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by City Council on September 28, 2006.

BACKGROUND

On November 21, 1985, the Tampa City Council granted a Development Order (Ordinance No. 9108-A) to the Tampa Port Authority for a two-phase, 21-acre mixed-use development located along Platt Street and Garrison Channel in downtown Tampa. Only Phase I has been granted specific approval. Specific approval of "Revised Phase II" is contingent upon acceptance of a revised transportation analysis, as identified under Subsection 4.E.4. of the Development Order.

The Development Order has been amended on four prior occasions, the latest occurring on August 29, 1996 (Ordinance #96-178). The amendments have cumulatively: modified the schedule of operations; extended each of the phase buildout dates; adopted (and modified) a land use equivalency matrix; expanded the size of the cruise ship terminal; and extended the Development Order expiration date to December 31, 2010. In addition, the developer may construct museum, serial performance and/or special event facilities with corresponding reduction(s) of office and/or hotel uses.

The following represents the approved plan of development for the project:

LAND USE	REVISED PHASE I (Buildout 2015)	REVISED PHASE II (Buildout 2015) ³	TOTAL
HOTEL (Rooms)	600	600	1,200
OFFICE (Sq. Ft.)	501,933 ^{1,2}	600,000	1,101,933
AQUARIUM (Sq. Ft.)	160,000 ²	0	160,000
RETAIL (Sq. Ft.)	76,400	15,000	91,400
(Specialty Retail) (Destination Retail)	(9,000) (67,400) ²	(15,000) (0)	(24,000) (67,400)
RESTAURANT (Sq. Ft.)	63,600	20,000	83,600
(Supportive Restaurant) (Destination Restaurant)	(33,600) ² (30,000) ²	(20,000) (0)	(53,600) (30,000)
SHIP TERMINALS (#/Sq. Ft.)	2/105,900	0	2/105,900
MOVIE THEATRE (Seats.)	2,464 ²	0	2,464

FOOTNOTES:

1 - The developer is authorized to increase office square footage by 150,000 sq. ft. if the cruise ship terminals are restricted from operation during peak hour, as per D.O. condition.

- 2 - The aforementioned entitlements are reflective of a Land Use Equivalency Matrix transaction request dated November 3, 2003 in which the developer requested conversion of office to Aquarium (160,000 sq. ft.), "Destination Retail" (67,000 sq. ft.), "Destination Restaurant" (30,000 sq. ft.), movie theatre (2,464 seats) and additional "Supportive Restaurant" by 12,600 sq. ft.
- 3 - Specific approval of Revised Phase II is contingent upon further transportation analysis in accordance with Condition 4.E.4.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications of the Development Order:

- modified the existing Land Use Equivalency Matrix to recognize the potential conversion(s) to a maximum of 250 High Rise Condominium units (ITE Code 232) and/or increases in the maximum amount of retail space; and
- extended the revised Phase 1 buildout date and the Development Order expiration date by additional ten year periods (to December 31, 2015 and December 31, 2020, respectively).

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 February 13, 2006, and with the Council' *Final Report* adopted on August 12, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #118 - Tampa Cruise Ship Terminal.



DRI #118

Tampa Cruise Ship Terminal

City of Tampa
General Location Map



0 290 580 870 Feet

Photo Taken: February 2005
Map Prepared: October 2006

Crosstown Expwy

Beneficial Dr

Channeiside Dr