



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #123 - BAY AREA OUTLET MALL CITY OF LARGO

On March 24, 2008, the City of Largo rendered Ordinance No. 2008-14 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Largo City Council on February 19, 2008.

#### BACKGROUND

On April 8, 1986, Pinellas County granted a Development Order (Resolution No. 86-155) to Kraft Entities Incorporated (the original developer) for a 34-acre retail mall facility located at the southeast corner of the U.S. 19/Roosevelt Boulevard (S.R. 686) intersection in unincorporated Pinellas County.

The Development Order was previously amended six times, most recently on January 19, 1999 (Ordinance No. 99-29). The previously-extended Development Order buildout and expiration dates would have jointly expired on November 1, 2005 but for the filing of a Notice of Proposed Change application prior to that date. The amendments have additionally: permitted the construction of an access drive onto U.S. 19; down-scaled Phase II commercial development to 126,903 sq. ft.; acknowledged no further transportation mitigation requirements other than payment of Phase II impact fees; and annexed the entire project site into the City of Largo.

The previously approved entitlements and timing thereof were as follows:

LAND USE	PHASE I (Buildout: 9/10/96)	PHASE II (Buildout: 11/01/2005)	TOTAL
RETAIL SPACE (G.L.A.)	285,400	126,903	412,303

Based on a March 6, 2008 e-mail from Harry S. Cline, Esq., the concurrent NOPC application submitted by BH & AW, LLC on June 6, 2007 was subsequently withdrawn and “rolled up” into the modifications described in this Report. That application addressed former Phase 2 development and timing thereof only.

#### DEVELOPMENT ORDER AMENDMENT

The Ordinance approved the following modifications of the Development Order:

- redevelopment of the former Bay Area Outlet Mall as a single-phase, multi-use project;
- recognize Office as an approved project use with an allocation of 30,000 sq. ft.;
- recognize Residential as an approved project use with an allocation of 258 Condominium units;
- increase retail development by 234,157 sq. ft. (to 646,460 sq. ft.)
- extension of project buildout and Development Order expiration dates (to December 31, 2010);
- additional project access drives;
- establishment of a Land Use Equivalency Matrix; and
- modification of Development Order Conditions to reflect mitigation for additional transportation impacts, school impacts and parkland requirements.

Acknowledging that the majority of the project site (Outlet Mall portion) has been demolished with the intention of redevelopment, the following constitutes the approved redevelopment activities and schedule. Slight variations of these entitlements may occur in accordance with the approved Land Use Equivalency Matrix:

<b>BUILDOUT DATE</b>	<b>RETAIL (Sq. Ft.)</b>	<b>OFFICE (Sq. Ft.)</b>	<b>RESIDENTIAL (Condominium Units #)</b>
November 1, 2010	646,460	30,000	258

## **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 10, 2007, and with the Council' *Final Report* adopted on September 9, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Largo for DRI #123 - Bay Area Outlet Mall.

# GENERAL LOCATION MAP

