



DOAR

Development Order Amendment Report

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

DRI #16 - TAMPA BAY CENTER CITY OF TAMPA

On June 11, 2009, the City of Tampa rendered Ordinance No. 2009-84 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Tampa City Council on June 4, 2009.

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 originally specified.

The project had been amended on five prior occasions, most recently on September 16, 2004 (Ordinance No. 2004-215). The amendments have cumulatively: clarified the "highway improvements and modification" conditions; provided for various development scenarios including provisions for the Buccaneer training/practice facility; established a buildout date of December 31, 2012 and a Development Order expiration date of December 31, 2017; added the potential for Office through an established Land Use Equivalency Matrix; and corresponding Development Order language and Map modifications.

DEVELOPMENT ORDER AMENDMENT

The current Amendment authorized the following:

- relocate the annually-conducted Tampa Bay Buccaneer "Summer Training Camp" from their former residence in Orlando to the Corporate Headquarters/Training Facility situated within the project boundary;
- limit the "Summer Training Camps" (STC) to a maximum of six nightly practices per year, 25 total days per year (i.e. between July and August), and the hours of practice between 7:00 a.m. and 9:00 p.m.;
- added a stipulation requiring the submittal of all daily/nightly attendance figures within 90 days following each STC season; and
- require police officer(s), as may be deemed appropriate by the City of Tampa, to ensure proper traffic movement.

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 May 11, 2009 and with the Council's *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.

GENERAL LOCATION MAP

