



DOAR

Development Order Amendment Report

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DRI #92 - PARK PLACE CITY OF CLEARWATER

On January 22, 2010, the City of Clearwater rendered Ordinance No. 8128-10 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by City Council on January 14, 2010.

BACKGROUND

On September 1, 1983, the City of Clearwater granted a Development Order (Ordinance No. 3205-83) to Metro Development Corporation for a 99.1-acre commercial and office development located at the northeast corner of the S.R. 60/U.S. 19 intersection. The project was originally approved to contain 1,500,000 square feet (sq. ft.) of office space and 460,000 sq. ft. of retail space.

The Development Order has subsequently been amended five times, with the latest occurring on January 15, 2004 (Ordinance No. 7215-03). The amendments have cumulatively: modified the development parameters; authorized multi-family and hotel as approved uses; consolidated the entire project into a single phase; established and modified a land use equivalency matrix for various parcels; and extended the project buildout date by 23 years (to December 31, 2008) based on the phasing consolidation.

DEVELOPMENT ORDER AMENDMENT

The Ordinance granted the following modifications to the Development Order:

- authorization to potentially convert Retail to Office at a prescribed ratio of 1,000 sq. ft. of Retail = 2,449 sq. ft. of Office on Parcel #7 only;
- modified Map H to recognize "Office" as an allowable use on Parcel #7;
- added 10,700 sq. ft. of Retail to Parcel #9; and
- extended the buildout and Development Order expiration dates by additional three year periods, each to December 31, 2011.

As revised, the following represents the approved plan of development:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (M.F. Units)
December 31, 2011	467,939	100,000	91,320	390

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 October 12, 2009 and with the Council's *Final Report* adopted on July 11, 1983.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Clearwater for DRI #92 - Park Place.

GENERAL LOCATION MAP

