



DOAR

Development Order Amendment Report

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DRI #16 - TAMPA BAY CENTER/“SCHOOL PARCEL” CITY OF TAMPA

On October 19, 2010, the City of Tampa rendered Ordinance No. 2010-144 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Tampa City Council on October 7, 2010.

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 previously been amended six times, most recently on June 4, 2009 (Ordinance 2009-84). 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; authorized the annual Buccaneer “Summer Training Camp” (STC) at training facility with a maximum of six nightly practices per year/25 total days per year (i.e. between July and August); added a stipulation requiring the submittal of all daily/nightly attendance figures within 90 days following each STC season; requirement for police officer(s), as may be deemed appropriate by the City of Tampa, to ensure proper traffic movement; and corresponding Development Order language and Map modifications.

The following identifies the formerly-approved development schedule for the overall Tampa Bay Center project:

| BUILDOUT DATE | RETAIL | OFFICE |
|----------------------|-----------------|------------------|
| December 31, 2012 | 777,300 Sq. Ft. | 158,500 Sq. Ft.* |

* - 109,700 sq. ft. of Retail was previously converted for 158,500 sq. ft. of Office in which the Buccaneers Headquarters/Training facility was previously constructed.

DISCUSSION

The Developers of the “School Parcel” (i.e. Jesuit High School of Tampa, Inc.) and “Limited Partnership” Parcel (i.e. Tampa Bay Mall L.P./First Allied Development Partners L.P.) initiated pursuit of a *Bifurcation Agreement* in December of 2009 to “officially” separate entitlements (and requirements) assigned to each portion of the Tampa Bay Center DRI. The bifurcation was approved by Tampa City Council under Ordinance No. 2010-142, as additionally adopted on October 7, 2010. Consequently, independent Development Orders were established and approved for the Tampa Bay Center/“School Parcel” (Ordinance No. 2010-144) and the Tampa Bay

Center/“Limited Partnership” Parcel (Ordinance No. 2010-143), assigning separate development rights and responsibilities to each of the parcels.

DEVELOPMENT ORDER AMENDMENT

In addition to recognition of the bifurcation and associated Development Order modifications, Ordinance No, 2010-144 authorized the following:

- confirmed that the Property is exempt from payment of transportation impact fees up to a designated amount, pursuant to City of Tampa Code of Ordinances Section 27-74(a)(3), and that all or a portion of the exempted amount may be utilized by any property owner(s) within the DRI, pursuant to City of Tampa Code of Ordinances Section 27-74(d)(2);
- modified the Land Use Equivalency Matrix to allow for conversion of Retail entitlements to Office, Medical Office and/or Hotel;
- added right-in/right-out access driveway(s) to the Parcel;
- modified the stormwater requirements associated with the “School Parcel”; and
- extend the project buildout date and Development Order expiration date by three years (to December 31, 2015 and December 31, 2020, respectively).

As portrayed on the General Location Map (of this Report), the 8.55± acre “School Parcel” is located at the immediate southeast corner of the Himes Avenue/Martin Luther King Jr. Boulevard intersection. This Parcel is approved for 118,075 sq. ft. of Retail development.

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 September 13, 2010 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/ “School Parcel.”

GENERAL LOCATION MAP

