



# DOAR

## Development Order Amendment Report

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

On January 9, 2012, Largo City Commission rendered Ordinance No. 2012-22 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by Largo City Council on January 3, 2012.

#### **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 has previously been amended seven times, most recently on February 19, 2008 (Ordinance No. 2008-14). The prior Amendments have cumulatively: annexed the project into the City of Largo; permitted the construction of additional access drives (one along U.S. 19 and one along Roosevelt Blvd.); modified the development entitlements to facilitate an alternative redevelopment of the Mall site; authorized the demolition of the former Mall; established a Land Use Equivalency Matrix; and modified the Development Order Conditions to reflect additional transportation, school and parks mitigation to coincide with the approved redevelopment land uses.

Acknowledging that the majority of the project site (Outlet Mall portion) was previously 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>
December 31, 2016	646,460	30,000	258

The Development Order dually expires on December 31, 2016.

#### **DEVELOPMENT ORDER AMENDMENT**

The Ordinance authorized the following modifications to the Development Order:

- modified the Land Use Equivalency Matrix to allow potential (limited) conversion to Apartment uses.
- modified the Master Development Plan to relocate the proposed Transit facility within the site, remove reference to two "Service Drives" while retaining identical access, and modified the second to northernmost access drive from "right-in/right-out only" to "right-in" only.

- modified the recognized buildout and Development Order expiration dates to reflect 2009 and 2011 legislative revisions previously granted by the City.

## **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 by the TBRPC on December 12, 2011 and with the Council's *Final Report* adopted on August 13, 1984.

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

