



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #212 - HILLSBOROUGH RIVER REALTY CITY OF TAMPA

On December 16, 2002, the Tampa City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 2002-261. The Ordinance reflects an amendment adopted by City Council on December 5, 2002.

BACKGROUND

On May 15, 1997, the Tampa City Council granted a Development Order (Ordinance No. 97-105) to Jeffries Companies and Hillsborough River Realty Corporation for a mixed-use development on four separate parcels, totalling 6.64± acres. The parcels are bound to the south by the Crosstown Expressway, to the east by the Hillsborough River, to the north by S.R. 60 and to the west by Cedar Avenue.

The Development Order has been amended only once, on September 25, 1997 (Ordinance No. 97-193). The amendment extended the project commencement date, the project buildout date and the Development Order expiration date by periods of four years, 11 months and 29 days. The Development Order expires on June 29, 2022.

The following represents the current extent of approved development:

PROJECT BUILDOUT	OFFICE (Sq. Ft./GFA)	RETAIL (Sq. Ft./GLA)	BOAT SLIPS (#)
December 29, 2005	900,000	125,000	5

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized a further 10-year extension of: the required development commencement date (to December 29, 2014); the project buildout date (to December 29, 2015); and the date of Development Order expiration (to June 29, 2032).

RECOMMENDATIONS

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 9, 2002, and with the Council' *Final Report* adopted April 14, 1997.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Tampa for DRI #212 - Hillsborough River Realty.