Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #97 - ST. PETERSBURG INTOWN AREAWIDE
CITY OF ST. PETERSBURG
RY 2003-04

On December 15, 1986, the St. Petersburg City Council, as local government, granted a Development Order to the City of St. Petersburg, as applicant, for a three-phase, 458-acre, multi-use development located in central St. Petersburg. The project includes 309 acres that are also regulated under the Intown Redevelopment Plan in accordance with Chapter 163, Part III, Florida Statutes (F.S.); the central business district; the stadium and adjacent residential and commercial areas.

Existing development at the time of approval of the Development Order was as follows: 5,100 dwelling units; 4,800 rooming units; 2.1 million sq. ft. of retail sales/service area; 3.2 million sq. ft. of office space; 170,000 sq. ft. of industrial space; 220,000 sq. ft. of public/semi-public land uses; a 10,681-seat entertainment center; a 6,300-seat sport field and a 609-slip marina. Only the construction of office space has been proposed and approved during Phases II and III.

The Development Order has been amended only a single time (Ordinance No. 21-G), on October 1, 1992, to extend timing schedule associated with the following road improvements: 54th Avenue North (between I-275 and Haines Rd.); 6th Street South (four-laning from 32nd Ave. to 39th Ave. S.) and the 9th Street/22nd Avenue North intersection improvement. All Phase I roadway improvements are required to be completed prior to issuance of any construction permits for Phase II. The Development Order expires on December 31, 2005.

On October 24, 1994, the City approved the land use trade-off of 90,000 sq. ft. of retail space and 113,235 sq. ft. of office space for a 24-screen movie theater complex, consistent with the land use trade-off mechanism outlined in Condition V.A.5.

A letter dated April 17, 1997 was received from the City addressing construction of a proposed 50' x 24' 'T-dock' extending from the seawall in the Vinoy Basin. The dock would exclusively serve ten 10-foot electrical boats and one 18-foot chase boat. TBRPC concluded that such construction would <u>not</u> produce any regional impacts. Based on this fact and consistent with Section 5.N. of the Development Order, the City will not be required to amend the Development Order to reflect this addition.

<u>PROJECT STATUS</u>

Development this Reporting Year & Cumulative Development: Please refer to **Table 2** for the phasing schedule, current development activity and cumulative development totals.

Projected Development: the developer has identified that development will coincide with market demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The 6th Street South road widening and the 54th Avenue North road widening (from Haines Road to I-275) have both been completed in accordance with Condition V.B.1. The City has identified that the 9th Street/22nd Avenue North intersection is currently operating at LOS "C" and, thus, improvements are not yet required.

2. Prior to the issuance of any construction permits for Phase II, the developer shall document funding commitments for the specified Phase II transportation mitigation projects. Construction of such projects shall commence prior to issuance of any construction permits for Phase III as required by Condition V.B.2. Per Condition V.B.3., construction permits shall not be issued for Phase III until the developer documents the specified funding commitments for transportation impacts anticipated for this Phase.

3. **Table 1** represents a cumulative listing of properties designated as local landmarks by the City Council by reporting year, consistent with Conditions V.E.1. and V.E.2.

4. As required by Condition V.H.1., each developer of a 240,000 sq. ft. or larger parcel of office space or 280-room hotel shall prepare and submit a hurricane evacuation plan acceptable to the City's Disaster Preparedness Coordinator prior to issuance of Certificates of Occupancy. These Plans shall be included in each respective annual report submitted following occupancy of the facility. No such facilities have been constructed during the reporting period.

5. The City indicated that the Florida Department of Environmental Protection had previously approved the Manatee Protection Plan as required in the settlement agreement for the marina in the Vinoy Basin and Condition V.N. The City has continued to identify their extent of compliance with the terms and conditions of the settlement agreement, including water quality monitoring and manatee protection.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

The City of St. Petersburg (as developer), 175 5th Street North, P. O. Box 2842, St. Petersburg, Florida 33731, is the entity responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. The City of St. Petersburg (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.

TABLE 1
LOCAL LANDMARK DESIGNATIONS

YEAR OF DESIGNATION	FACILITY NAME & ADDRESS (IF AVAILABLE)
RY 1991-92	● St. Petersburg YMCA; ● The Comfort Station, Bay Shore Drive/2nd Avenue Northeast; and ● The State Theater
RY 1992-93	● First Congregational Church of St. Petersburg; and ● Pilgrim's Hall.
RY 1993-94	● Lawn Bowling Club, 536 4th Avenue North; ● Dennis/McCarthy Hotel, 326 1st Avenue North; ● First United Methodist Church, 212 1st Street North; and ● Bay Gables, 136 4th Avenue Northeast.
RY 1994-95	● St. Petersburg Shuffleboard Club, 559 Mirror Lake Dr.; ● Henry-Bryan House, 146 4th Avenue N.E.; ● The Coliseum, 535 4th Avenue North; ● The Flori-de-Leon, 130 4th Avenue North; and ● First Baptist Church of St. Petersburg, 120 4th Street North.
RY 1995-96	● Princess Martha Hotel, 401 1st Avenue North; ● Straub House, 333 4th Avenue North; and ● Green-Richman Arcade, 689 Central Avenue.
RY 1996-97	● Kress Building, 475 Central Avenue.
RY 1997-98	● Harlan Hotel - 15 8th Street North; and ● Ponce De Leon - 95 Central Avenue.
RY 1998-99	● St. Petersburg High School - 701 Mirror Lake Drive North; ● Hotel Cordova - 253 2nd Avenue North; ● Women's Town Improvement Association Building (aka Gold's Coffee Shop) - 336 1st Avenue North; ● Domestic Science & Manual Training School (aka City Hall Annex) - 440-442 2nd Avenue North; and ● Ninth Street Bank and Trust Company - 895 Central Avenue.
RY 1999-2000	None
RY 2000-01	None
RY 2001-02	● Tenth Street Church of God - 207 10th Street North
RY 2002-03	● The Emerson Apartments, 305 5th Street South.
RY 2003-04	● Kress Building, 475 Central Avenue

TABLE 2
CUMULATIVE DEVELOPMENT & CAPACITY
AS OF RY 2003-04 ANNUAL REPORT

LAND USE	Completed in RY 2003-04	PHASE I			PHASE II			PHASE III			TOTAL		
		Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved
Dwelling Units (#)	58	712	1,988	2,700	Not Applicable			Not Applicable			712	1,988	2,700
Rooming Units (#)	-72	20	896	916	Not Applicable			Not Applicable			20	896	916
Retail/Sales (S.F.)	18,345	273,733	897,040	1,170,773	Not Applicable			Not Applicable			273,733	897,040	1,170,773
Office (S.F.)	12,578	204,530	1,066,714	1,271,244	0	489,438	489,438	0	936,183	936,183	204,530	2,492,335	2,696,865
Industrial (S.F.)	0	0	0	234,500	Not Applicable			Not Applicable			0	234,500	234,500
Public Safety (S.F.)	0	0	0	108,000	Not Applicable			Not Applicable			0	108,000	108,000
Wet Boat Slips (#)	0	74	67	141	Not Applicable			Not Applicable			74	67	141
Museum (S.F.)	0	11,029	74,971	86,000	Not Applicable			Not Applicable			11,029	74,971	86,000
Trade Exhibit (S.F.)	0	44,209	5,791	50,000	Not Applicable			Not Applicable			44,209	5,791	50,000
Movie Theater(S.F.)	0	20	4	24	Not Applicable			Not Applicable			20	4	24