



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #177 - RUBIN ICOT CENTER CITY OF LARGO RY 2003-04

On February 14, 1989, Pinellas County granted a Development Order (Ordinance 89-6) to R.F. Properties, Ltd. for a 243.71-acre, mixed-use development located along the north side of Ulmerton Road between 49th Street North and U.S. 19 in central Pinellas County. The project had been under construction since 1983, prior to requesting a determination of DRI status in 1987. At that point, 84,167 square feet (sq. ft.) of commercial space, 250,397 sq. ft. of office space, 422,192 sq. ft. of industrial uses, and a 129-room hotel had been built or were under construction. The developer had initiated an Interim Development Agreement with the Florida Department of Community Affairs in order to continue construction while undergoing the DRI review process.

On September 19, 2000, the City of Largo adopted a series of Ordinances (No. 2000-86 through 2000-92), formally annexing the Rubin ICOT Center DRI into the City.

The Development Order has been amended a total of four times, the latest occurring on August 6, 2002 (Ordinance No. 2002-79). The amendments have cumulatively: exchanged land uses and transferred entitlements among parcels; established "limited" conversion factors for exchanging designated uses; authorized college campus and residential as approved uses within the project; revised the transportation mitigation requirements; and extended the project buildout date by 14 years and Development Order expiration date by five years, nine months and one day, each to coincide with December 31, 2004.

PROJECT STATUS

The current plan of development is as follows:

PROJECT BUILDOUT	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	HOTEL (Rooms)	COLLEGE (Students)	RES. (MF Units)
December 31, 2004	817,272	146,817	444,187*	129	1,280	288*

* - The above entitlements include a conversion request date September 23, 2004 to convert 120,000 sq. ft. of Office space for 288 multi-family units.

Development this Reporting Year: it appears that the development of the 1,280-student St. Petersburg College was initiated this reporting year in addition to the 288-unit Alta Largo Apartments complex.

Cumulative Development: in addition to the above referenced development which commenced during the reporting period, a total of 134,817 sq. ft. of retail space, 308,187 sq. ft. of office space, 752,116 sq. ft. of industrial space and 129 hotel rooms have all been completed.

Projected Development: no development activity has been identified for the next reporting year. However, it would be anticipated that the development activities initiated during the RY 2003-04 would be completed this coming year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition 4.1.1., the developer has indicated that Pinellas County has not previously requested payment of the \$32,446 fair-share contribution towards the Gateway/High Point Area Transportation Study.
2. The annual transportation monitoring was provided, as required by Condition 4.1.2. The current p.m. external traffic counts (1,957) are approximately 74.3 percent of those external trips approved in the 1994 Development Order Amendment (2,634). It is noted that these traffic counts include an estimated 626 trips (32%) which the developer alleges are “cut-through” trips, as presented in “Origin/Destination license tag survey” provided in December of 1993.
3. Pursuant to revised Condition 4.1.3.3.A., the developer has reportedly paid the required proportionate share payment of \$554,347 to Pinellas County.
4. The developer has submitted the results of the semi-annual surface water quality monitoring of outfall points to the Cross Bayou Canal within the Annual Report, as required by Condition 4.3.1.2. The monitoring events were conducted on January 7, 2004 and July 21, 2004.
5. Consistent with Conditions 4.2.4.1., 4.3.2.4. and 4.3.3.7. respectively, the developer provides tenants annual information pertaining to hurricane evacuation, hazardous waste storage and disposal, and energy management/conservation measures. A copy of the letters transmitting this information has been submitted within the Annual Report.

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

DEVELOPER OF RECORD

ICOT Center, Inc., 13925 58th Street North, Clearwater, FL 33760 is the firm 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 Largo is responsible for ensuring compliance with the terms and conditions of the Development Order.