



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #97 - ST. PETERSBURG INTOWN AREA WIDE CITY OF ST. PETERSBURG

On December 13, 2007, the City of St. Petersburg rendered Ordinance No. 852-G to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the St. Petersburg City Council on November 1, 2007.

#### BACKGROUND

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 had previously been amended twice, most recently on January 6, 2005 (Ordinance No. 709-G). The prior amendments have extended the time schedule associated with select road improvements and extended the phase buildout dates (to December 30, 2010) and the Development Order expiration date (to December 30, 2010).

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 electric boats and one 18-foot chase boat. TBRPC concluded that such construction would not 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.

LAND USE	PHASE 1 [Buildout: 12/30/2010]	PHASE 2 [Buildout: 12/30/2010]	PHASE 3 [Buildout: 12/30/2010]	TOTAL
Dwelling Units (#)	2,700	0	0	2,700
Rooming Units (#)	916	0	0	916
Retail/Sales (S.F.)	1,170,773	0	0	1,170,773
Office (S.F.)	1,271,244	489,438	936,183	2,696,865
Industrial (S.F.)	234,500	0	0	234,500
Public Safety (S.F.)	108,000	0	0	108,000

<b>LAND USE</b>	<b>PHASE 1 [Buildout: 12/30/2010]</b>	<b>PHASE 2 [Buildout: 12/30/2010]</b>	<b>PHASE 3 [Buildout: 12/30/2010]</b>	<b>TOTAL</b>
Wet Boat Slips (#)	141	0	0	141
Museum (S.F.)	86,000	0	0	86,000
Trade Exhibit (S.F.)	50,000	0	0	50,000
Movie Theater (#)	24	0	0	24

## **DEVELOPMENT ORDER AMENDMENT**

The Development Order has been revised to impose further restrictions regarding the reservation of building capacities.

## **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 October 8, 2007, and with the Council's *Final Report* adopted on November 14, 1988.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of St. Petersburg for DRI #97 - St. Petersburg Intown Areawide.

# GENERAL LOCATION MAP

