



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #132 - GATEWAY CENTRE CITIES OF PINELLAS PARK AND ST. PETERSBURG RY 2006-07

On July 23, 1986, the Pinellas Park City Council granted a Development Order/Ordinance No. 1617 (the PPDO) to Gateway Centre Joint Venture for a 589.7-acre, multi-use development. The project is generally located west of Interstate 275 and 28th Street, north of Gandy Boulevard, east of U.S. 19 and south of the equivalent of a Lake Boulevard extension, within the jurisdictions of St. Petersburg and Pinellas Park. A similar Development Order was adopted by the St. Petersburg City Council on October 30, 1986 Ordinance No. 939-F (the SPDO) within their jurisdictional limits.

The Development Orders have been amended a total of seven times by Pinellas Park (most recently on January 26, 2006) and two times by St. Petersburg (most recently on September 27, 1997). These amendments have cumulatively: established a maximum of 900 residential units (inclusive of a maximum of 200 single-family units) to be accommodated through the Land Use Equivalency Matrix; recognized that Phase 1 entitlements will generate 4,420 p.m. peak hour external trips; extended the Phase 1 and 2 buildout dates and the Development Order expiration date; revised the required Phase 1 transportation improvements; recognized "Auto Museum" as an approved project use; and clarified the requirement for the developer to pay \$75,000 to the Metropolitan Planning Organization for Transportation Demand Activities, upon request. The buildout date (i.e. December 31, 2008) and Development Order expiration date (i.e. December 31, 2013) have each been extended by three year periods in accordance with 2007 legislative changes to Subsection 380.06(19)(c), F.S.

On March 14, 1994, the TBRPC approved the designation of the Gateway Centre Business Park DRI as a "Regional Activity Center" (RAC), which became effective following the September 20, 1994 amendment to the Region's *Comprehensive Regional Policy Plan*.

On March 7, 2008, a Notice of Proposed Change was submitted to request the following modifications of the Development Order within the jurisdiction of Pinellas Park:

- add a 4.13-acre parcel ("Parcel C-2") fronting U.S. 19 to the project;
- modify the Master Development Plan to reflect the expansion parcel;
- recognize and authorize "residential" as an allowable alternative use on Parcel C-2; and
- "include a footnote in Condition 5.C. of Section 4 of the approved DRI development order referencing Map 1 is also known as Map H Master Plan for Gateway Centre."

On or around March 25, 2008, the Developers of the St. Petersburg and Pinellas Park portions of development submitted a *Bifurcation Agreement*, proposing to seek "official" separation of the project into two Development Orders, reflecting Pinellas Park and St. Petersburg entitlements independently. Such Agreement and corresponding Development Order modifications must be approved by the Florida Department of Community Affairs and ultimately each City.

The phasing schedule for the project is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMER- CIAL (Sq. Ft.)	HOTEL (Rooms)	RESID- ENTIAL (MF Units)	AUTO MUSEUM (Sq. Ft.)
1	12/31/2008	998,232*	2,287,425	150,000	300	300*	12,575
2*	12/31/2013	1,531,000	520,000	96,000	200	0	0
TOTAL		2,529,232	2,807,425	246,000	500	300	12,575

* NOTE: Phase 2 has only received conceptual approval and requires further transportation analysis prior to specific approval. Entitlements are reflective of a Land Use Equivalency Matrix conversion request dated April 22, 2004 and prior conversion of 12,575 sq. ft. of Industrial to Auto Museum use.

The following represents a proposed breakdown of the project by jurisdiction:

LAND USE	PINELLAS PARK		ST. PETERSBURG		TOTAL	
	PHASE 1	PHASE 2*	PHASE 1	PHASE 2*	PHASE 1	PHASE 2*
ACREAGE	489.7		100		589.7	
OFFICE (Sq. Ft.)	998,232	990,479	0	540,521	998,232	1,531,000
LIGHT INDUST. (Sq. Ft.)	1,487,425	520,000	800,000	0	2,287,425	520,000
COMMERCIAL (Sq. Ft.)	150,000	96,000	0	0	150,000	96,000
HOTEL (Rooms)	300	200	0	0	300	200
RESIDENTIAL(MF Units)	300	0	0	0	300	0
AUTO MUSEUM (Sq. Ft.)	12,575	0	0	0	12,575	0

* NOTE: Specific approval of Phase 2 is contingent upon further transportation analysis(es).

PROJECT STATUS

Development this Reporting Year: land clearing development activities occurred during the reporting year. In addition, construction of a 13,500 sq. ft. Retail building was initiated on Lot 2. This Parcel is located at the southeast corner of Gateway Boulevard and U.S. 19.

Cumulative Development: 957,944 sq. ft. of light industrial/warehouse space, 287,545 sq. ft. of office space, 32,538 sq. ft. of commercial space and 300 multi-family (apartment) units have all been completed.

Projected Development: no specific development has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Since no development was completed during the reporting year, the developer continues to estimate that 1,735 p.m. peak hour trips are being generated within the project. The developer is required to provide a Site Traffic Study when the site registers an estimated 3,315 p.m. peak hour trips. Phase 2 commences upon the generation of 4,420 external p.m. peak hour trips. (Conditions 4.18. of the SPDO and 4.19 of the PPDO)
2. The developer has indicated that all Phase 1 roadway improvements have been completed in accordance with Exhibit "C" of the Development Order.

3. The developer is required to provide a \$75,000 fair-share contribution toward the cost of funding Transportation Demand Management activities for the Gateway Area. Such payment shall be rendered within 10 days of receipt of written request from the MPO. While the Developer has previously confirmed that this contribution has not been requested as of the reporting period, the status of this Condition was not described in the current Annual Report. (Conditions 4.18.D of the SPDO and 4.19.E. of the PPDO)
4. The water quality monitoring program was established in 1988, as required by Conditions 4.20.A. of the SPDO and 4.21.A. of the PPDO. The developer is required to “sample and test” the surface water triennially at the sites specified within Exhibit “H” (SPDO) and Exhibit “K” (PPDO). The monitoring was conducted on November 18, 2007. The applicant’s representative had concluded that “*it appears that construction at the Gateway Centre has not adversely affected water quality*” based on the fact that “*dissolved oxygen data are adequate for aquatic life... turbidity data are reflective of undisturbed conditions... and the pH and conductivity are normal.*” In compliance with these Conditions, water quality monitoring will next be conducted in conjunction with the RY 2009-10 Annual Report.
5. The Annual Report, which was due on October 30, 2007 and November 6, 2007 for St. Petersburg and Pinellas Park respectively, was not received until February 20, 2008.

DEVELOPER OF RECORD

Tarpon Ridge, Inc., Attention: Mr. David M. Kramer, 9741 International Court North, St. Petersburg, FL 33716-4807 is responsible for adhering to the conditions of the Development Orders.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue described as *Summary of Development Order Condition #5*, above. The Cities of Pinellas Park and St. Petersburg are responsible for ensuring that the development is proceeding in compliance with the terms and conditions of their respective Development Orders.