



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #195 - GATEWAY AREA WIDE CITY OF ST. PETERSBURG RY 2007-08

On November 30, 1989, the St. Petersburg City Council (as local government) granted a Development Order (Ordinance No. 1142-F) to the City of St. Petersburg (as developer) for a two-phase, 1,652.9-acre, multi-use development located in northeastern St. Petersburg and bounded by Ulmerton Road, 9th Street North, Gandy Boulevard and 28th Street. The developer will be required to conduct a Section 380.06, F.S. transportation analysis prior to Phase II approval and complete an “Analysis of Housing Needs” prior to commencing Phase II development activities.

The following development parameters existed on site at the time of Development Order adoption: 373,086 sq. ft. of office space, 2,429,432 sq. ft. of industrial space and 528 residential units.

The Development Order has been amended a total of six times, the latest amendment was adopted on June 19, 2003 (Ordinance No. 599-G). The amendments have cumulatively: changed the boundaries of the preservation areas, including removal of Wetland “L”; established and essentially eliminated “movie theatre” as an authorized use; extended the Phase I buildout date by a cumulative period of nine years, 11 months and 30 days (to December 30, 2007), extended the Development Order expiration date by cumulative period of five years, 11 months and 30 days (each to December 30, 2008); revised the transportation mitigation requirements to be reflective of the most recent transportation analysis; modified the transportation impact fee schedule and advanced reservation capacity provisions; modified the land use equivalency exchange and procedures; reduced and specifically approved a revised Phase II with an established buildout date of December 30, 2008; added requirement for developers within project to participate in Bay Area Commuter Services single-occupancy vehicle reduction programs; modified the affordable housing provisions based on the Housing Affordability Analysis submitted as part of the Phase II NOPC application; and recognized that the project is projected to generate 8,453 p.m. peak hour trips through Phase II (2,272 Inbound/6,181 Outbound).

The following represents the approved phasing schedule for the project:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	MF RES. (Units)	HOTEL (Rooms)
I	December 30, 2007	2,194,224*	2,042,053*	147,466*	3,723*	120
II	December 30, 2008	700,000	307,752	30,000	716	0
TOTAL		2,894,224*	2,349,805*	177,466*	4,439*	120

* The entitlements identified above are inclusive of three requested conversions dated November 1-3, 2006. In summary, the conversions resulted in increases of 874 MF residential units & 19,701 sq. ft. of Retail and decreases of 351,088 sq. ft. of Office & 36,966 sq. ft. of Industrial.

On April 20, 2006, the Developer (City of St. Petersburg) submitted a Notice of Proposed Change application seeking to consolidate the buildout dates associated with the project phases to December 30, 2016 and include Hotel use on the “Sod Farm/La Entrada” parcel. The proposal remains under review as part of the NOPC process.

PROJECT STATUS

The following represents the current status of the project:

PHASE	STATUS	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	MF RES. (Units)	HOTEL (Rooms)
I (2007)	Constructed during RY	0	0	0	60	0
	Constructed to Date	1,355,845	1,969,288	57,084	1,007	0
	APPROVED	2,194,224	2,042,053	147,466	3,723	120
II (2008)	Constructed during RY	0	0	0	0	0
	Constructed to Date	0	0	0	0	0
	APPROVED	700,000	307,752	30,000	716	0
TOTAL APPROVED →		2,894,224	2,349,805	177,466	4,439	120

Projected Development: building activity during the next reporting year will coincide with market demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The annual report indicates that funds for the establishment of the Gateway Transportation Improvement Trust Fund are available, as required by Condition V.B.3.
2. Pursuant to (revised) Condition V.B.5., the owners of the Carillon development (Carillon Land Development, LLC) have previously entered into a joint participation agreement with FDOT for the implementation of Carillon and Gateway Areawide DRI transportation facility improvements.

The sequencing of Phase I/Stage 1 improvements is as follows:

SEQ.	ROADWAY	SEGMENT		IMPROVE- MENT	STATUS
		FROM	TO		
1	Roosevelt Blvd.	Ulmerton Road	28th St. N.	6-Lane	Complete
2	Roosevelt Blvd.	28th St. N.	I-275	6-Lane	Complete
3	Ulmerton Road	Site	Roosevelt Blvd.	6-Lane	Complete
4	Gandy Blvd.	9 th St. N.	I-275	6-Lane	N/A*
5	Gandy Blvd.	I-275	28th St. N.	6-Lane	N/A*

* Gandy Boulevard widening is being delayed to coincide with the 16th St. N./Stage 2 improvement identified below.

The sequencing of Phase I/Stage 2 improvements is as follows:

SEQ.	ROADWAY	SEGMENT		IMPROVE- MENT	STATUS
		FROM	TO		
6	Roosevelt Blvd. (Westbound)	I-275 NB Off-Ramp	28th St. N.	Turn Lane Gap Completion	Complete

SEQ.	ROADWAY	SEGMENT		IMPROVE- MENT	STATUS
		FROM	TO		
7	16 th St. N./ Gandy Blvd.	N/A	N/A	Intersection Realignment	Design complete. Construction pending ROW acquisition.
8A	I-275	Ulmerton Rd.	I-275 (Southbound)	Add Two On-Ramps	Complete
8B	I-275	Ulmerton Rd.	MLK Jr. St. (Southbound)	Add Two On-Ramps	Complete
9	28 th St. N./ 118 th Ave. N.	N/A	N/A	Intersection Reconstruction	Under Construction.

3. Public Facilities Conditions V.D.1 - 12 are being fulfilled by the City of St. Petersburg, City of Largo and Pinellas County, as appropriate.
4. The Cities of St. Petersburg and Largo will supply non-potable water for irrigation purposes. Sites without non-potable water will be required to install shallow well irrigation systems and appropriate conservation measures will be implemented (Conditions V.F.1-2).
5. Condition V.K.1. requires each developer of a 100,000 sq. ft. (or larger) office or commercial parcel to submit a hurricane evacuation plan. Plans have previously been submitted for the Jabil, Franklin/Templeton, Lucent Technologies and Catalina Marketing parcels. No development meeting this criteria was constructed during the reporting period.

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.