



DOAR

Development Order Amendment Report

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DRI #132 - GATEWAY CENTRE/ST. PETERSBURG CITY OF ST. PETERSBURG

On October 15, 2008, the City of St. Petersburg rendered Ordinance No. 884-G to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the St. Petersburg City Council on July 24, 2008.

BACKGROUND

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 DRI as a "Regional Activity Center" (RAC), which became effective following the September 20, 1994 amendment to the Region's *Comprehensive Regional Policy Plan*.

The phasing schedule for the project is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMER- CIAL (Sq. Ft.)	HOTEL (Rooms)	RESIDEN- TIAL (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 INDUSTRIAL (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).

A transportation methodology meeting was held on January 8, 2008 to discuss transportation analysis techniques which shall to incorporated into the upcoming Gateway Centre/St. Petersburg NOPC seeking modification to the buildout dates and specific approval of Phase 2 entitlements.

DISCUSSION

The Developers of the St. Petersburg and Pinellas Park portions of the Gateway Centre DRI initiated pursuit of a *Bifurcation Agreement* in March of 2008 to “officially” separate entitlements and requirements within the project to that within each jurisdiction. The Agreement was approved by the Developers (i.e. Jabil, Inc. for St. Petersburg portion and Tarpon Ridge, Inc. for Pinellas Park portion), each local governments and the Florida Department of Community Affairs, and resulted in the adoption of Ordinance No. 884-G by the City of St. Petersburg.

DEVELOPMENT ORDER AMENDMENT

The following serves the phasing schedule associated with the 94-acre Gateway Centre/St. Petersburg DRI:

	PHASE 1 (Buildout: 12/31/2008)	PHASE 2* (Buildout: TBD)	TOTAL*
OFFICE (Sq. Ft.)	0	540,521	540,521
LIGHT INDUSTRIAL (Sq. Ft.)	800,000	0	800,000
PROJECT TRIPS (PM Peak Hour)	1,002	TBD	TBD

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

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council’s *Final Report* adopted on September 8, 1986 and with Council staff’s review during the approval process for the Bifurcation Agreement.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of St. Petersburg for DRI #132 - Gateway Centre/St. Petersburg.

GENERAL LOCATION MAP

