



DOAR

Development Order Amendment Report

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DRI #132 - GATEWAY CENTRE/PINELLAS PARK CITY OF PINELLAS PARK

On January 12, 2009, the City of Pinellas Park rendered Ordinance No. 3661 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the City on December 11, 2008.

BACKGROUND

On July 23, 1986, the Pinellas Park City Council granted a Development Order (Ordinance No. 1617) to Gateway Centre Joint Venture for a 589.7-acre, multi-use development located in the Cities of Pinellas Park and St. Petersburg. A comparable Development Order was adopted by the City of St. Petersburg. The project was 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. 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 Order was subsequently amended numerous times by each local government. The latest Amendment for each of these jurisdiction has resulted in the bifurcation of the project into two separate Developments of Regional Impact. These latter approvals were through the adoption of the “380.02 Agreement to Bifurcate Gateway Centre Development of Regional Impact” by the City of Pinellas Park on July 10, 2008 and the adoption of Ordinance No 884-G by the City of St. Petersburg on July 24, 2008.

Each of these projects will retain the former designation as a Regional Activity Center, as previously approved by TBRPC on March 14, 1994 and became effective following the September 20, 1994 amendment to the Region's *Comprehensive Regional Policy Plan*.

The following serves the phasing schedule associated with the 489.7-acre Gateway Centre/Pinellas Park DRI:

		PHASE 1 (Buildout: 12/31/2008)	PHASE 2* (Buildout: TBD)	TOTAL*
OFFICE	(Sq. Ft.)	998,232	990,479	1,988,711
LIGHT INDUSTRIAL	(Sq. Ft.)	1,487,425	520,000	2,007,425
COMMERCIAL	(Sq. Ft.)	150,000	96,000	246,000
HOTEL	(Rooms)	300	200	500
RESIDENTIAL	(MF Units)	300	0	300
AUTO MUSEUM	(Sq. Ft.)	12,575	0	12,575
PROJECT TRIPS	(PM Peak Hour)	3,418	TBD	TBD

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

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- addition of a 4.13-acre parcel (“Parcel C-2”) fronting U.S. 19;
- modifications to the Master Development Plan to: reflect the expansion parcel; allow alternative uses on Parcels C-2 (i.e. Residential), LI-3 (i.e. Commercial) and O-1 (i.e. Commercial & Hotel); and remove Commercial and Residential as allowable uses within Parcel C-3, Residential as an allowable use within Parcel C-4 and Hotel as an allowable use within Parcel H-1;
- modify the existing Land Use Equivalency Matrix to reflect a maximum of 542,538 sq. ft. of Commercial.

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 November 10, 2008 and with the Council's *Final Report* adopted on February 17, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Pinellas Park for the Gateway Centre/Pinellas Park.

GENERAL LOCATION MAP

