



ARS

Annual Report Summary

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DRI #132/PP - GATEWAY CENTRE CITY OF PINELLAS PARK RY 2007-08

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. 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, within the jurisdictions of Pinellas Park and St. Petersburg. A companion (and nearly identical) Development Order was adopted by the St. Petersburg City Council on October 30, 1986 (Ordinance No. 939-G) to assess the project requirements within their jurisdictional limits.

The original Development Orders were amended a total of eight times by Pinellas Park (most recently on July 10, 2008) and three times by St. Petersburg (most recently on July 24, 2008/Ordinance No. 884-G). Among the approved modifications, these amendments included authorization to: “bifurcate” the development project into two distinct projects and Development Orders (Pinellas Park & St. Petersburg) with separately identified entitlements; extend the phase buildout and Development Order expiration dates; and revise the required Phase 1 transportation improvements. The recognized Phase 1 buildout date of December 31, 2008 and Development Order expiration date of December 31, 2013 each include three-year extensions granted in association 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*.

Prior to the bifurcation, the joint Pinellas Park/St. Petersburg project was specifically approved to consist of 998,232 sq. ft. of Office, 2,287,425 sq. ft. of Light Industrial, 150,000 sq. ft. of Commercial, 300 Hotel rooms, 300 Multi-Family residential units and a 12,575 sq. ft. Auto Museum. An additional 1,531,000 sq. ft. of Office, 520,000 sq. ft. of Light Industrial, 96,000 sq. ft. of Commercial and 200 Hotel rooms was conceptually approved between the two jurisdictions, contingent upon further transportation analysis.

The following constitutes the currently-approved phasing for the 490+ 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

	PHASE 1 (Buildout: 12/31/2008)	PHASE 2* (Buildout: TBD)	TOTAL*
PROJECT TRIPS (PM Peak Hour)	3,418	TBD	TBD

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

While a transportation methodology meeting was held on January 29, 2008 to discuss proposed (potential) modifications to the Gateway Centre/Pinellas Park Development Order, the corresponding Notice of Proposed Change and supporting transportation were not submitted within the timeline prescribed in Section 380.06, F.S. As a result, the analysis techniques and agreements reached at the meeting are no longer viable and cannot be relied upon by the Applicant. Any future modification to the project shall be subject to the conduct of a new transportation methodology meeting, as may be applicable.

Following the bifurcation, the Gateway Centre/Pinellas Park Development Order has been amended once (Ordinance No. 3661), on December 11, 2008. The amendment authorized: addition of a 4.13-acre parcel (“Parcel C-2”); modifications to the Master Development Plan to reflect new parcel and allow alternative use(s) on Parcels C-2, LI-3 and O-1, while limiting the uses associated with Parcels C-3, C-4 and H-1; and modify the Land Use Equivalency Matrix to allow for conversion to a maximum of 542,538 sq. ft. of Commercial.

PROJECT STATUS

Development this Reporting Year: construction had previously commenced on a 13,500 sq. ft. Retail facility at the southeast corner of U.S. 19/Gateway Centre Blvd.

Cumulative Development: 287,545 sq. ft. of Office, 945,369 sq. ft. of Light Industrial, 32,538 sq. ft. of Commercial, 300 Multi-Family residential units and a 12,575 sq. ft. Auto Museum have all been completed.

Projected Development: the Developer anticipates continuing development of the 13,500 sq. ft. Retail parcel described above.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously indicated that all Phase 1 roadway improvements have been completed.
2. In accordance with Condition 4.19, the Developer shall conduct PM peak hour traffic counts to ensure that the development is not generating in excess of 3,418 external p.m. peak hour trips. The results of such monitoring shall be included with all applicable Annual Reports. The Developer has “*estimated*” the number of trips to be 1,735. With no development completed during the reporting year, traffic counts have not been recently conducted. Rather than providing estimates, traffic count monitoring shall resume as development continues, as required.
3. In accordance with Condition 4.19.D., the developer is obligated to pay a \$75,000 fair-share contribution to the Pinellas County Metropolitan Planning Organization within 10 days of receipt of such request which would be utilized for funding Transportation Demand Management activities within the Gateway Area. To date, no such funding request has been received.

4. As identified in Condition 4.21.A., the Developer shall “sample and test” the surface water triennially at specified sites. The monitoring was last 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 this Condition, water quality monitoring will next be conducted in conjunction with the RY 2009-10 Annual Report.

DEVELOPER OF RECORD

Tarpon Ridge Inc., Attention: Mr. David 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. The City of Pinellas Park is responsible for ensuring compliance with the terms and conditions of the Development Order.