



ARS

Annual Report Summary

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**DRI #132/SP - GATEWAY CENTRE
 CITY OF ST. PETERSBURG
 RY 2007-08**

On October 30, 1986, the St. Petersburg City Council granted a Development Order (Ordinance No. 939-F) 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 companion and nearly identical Development Order was adopted by the Pinellas Park City Council on July 23, 1986 (Ordinance No. 1617) to assess the project requirements within their jurisdictional limits.

The original Development Orders were amended a total of three times by St. Petersburg (most recently on July 24, 2008/Ordinance No. 884-G) and eight times by Pinellas Park (most recently on July 10, 2008). Among the approved modifications, these amendments included authorization to: “bifurcate” the development project into two distinct projects and Development Orders (St. Petersburg & Pinellas Park) 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 St. Petersburg/Pinellas Park 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 94+ acre Gateway Centre/St. Petersburg only:

	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).

On November 14, 2008, the Developer submitted a Notice of Proposed Change to amend the project entitlements and seek to extend the phase buildout and Development Order expirations dates. This proposal remains under review.

PROJECT STATUS

Development this Reporting Year: other than land clearing, no development activity occurred during the reporting period.

Cumulative Development: no development entitlements have been completed to date.

Projected Development: the Developer does not anticipate initiating construction activities during the next reporting period. Due to the lapse in buildout period, initiation of construction will be subject to approval of the pending NOPC application.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 4.11.F., the Developer shall submit *Emergency Response and Hazardous Waste Management Operations Plans* within each respective Annual Report for those constructed facilities which “use, handle, store, or process hazardous waste.” With no development having been completed, this Condition is not applicable at this time.
2. The developer has previously indicated that all Phase 1 roadway improvements have been completed.
3. Condition 4.18. requires the Developer to conduct PM peak hour traffic counts following building occupancy to ensure that the development is not generating in excess of 1,002 trips. The results of such monitoring shall be included with all applicable Annual Reports. Considering that development has not been initiated on this project, this requirement has obviously not been triggered.
4. In accordance with Condition 4.18.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 and which would be utilized for funding Transportation Demand Management activities within the Gateway Area. To date, no such funding request has been received.
5. As identified in Condition 4.20.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 these Conditions, water quality monitoring will next be conducted in conjunction with the RY 2009-10 Annual Report.

DEVELOPER OF RECORD

Jabil Inc., 10560 Dr. MLK Jr. Blvd., St. Petersburg, FL 33716 is 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 is responsible for ensuring compliance with the terms and conditions of the Development Order.