



# ARS

## Annual Report Summary

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**DRI #132/SP - GATEWAY CENTRE  
 CITY OF ST. PETERSBURG  
 RY 2008-09**

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: 12/31/2010) <sup>2</sup>	PHASE 2 <sup>1</sup> (Buildout: TBD)	TOTAL*
<b>OFFICE</b> (Sq. Ft.)	0	540,521	540,521
<b>LIGHT INDUSTRIAL</b> (Sq. Ft.)	800,000	0	800,000
<b>PROJECT TRIPS (PM Peak Hour)</b>	1,002	TBD	TBD

1. Specific approval of Phase 2 is contingent upon further transportation analysis(es).  
 2. The Phase 1 buildout date has been extended by two additional years in conjunction with 2009 legislation (i.e. SB 360).

On January 21, 2010, the City of St. Petersburg adopted Ordinance No. 468-G intending to authorize the Development Order the following modifications:

- reduced the 800,000 sq. ft. of Phase 1 Light Industrial space by 300,000 sq. ft. (to 500,000 sq. ft.);
- specifically approved 450,000 sq. ft. of the former conceptually approved 540,521 sq. ft. of Office;
- specifically approved 50,000 sq. ft. of Retail of which none was formerly proposed or approved;
- consolidated all entitlements into a single development phase;
- revise the Land Use Equivalency Matrix and the identified “minimums” and “maximums” for each use available through future conversion(s);
- modified the frequency period of reporting from “annual reports” to “biennial reports.” Such Report will be due on October 30<sup>th</sup> of each odd-numbered year;
- recognized “Jabil, Inc.” as the new Master Developer for the Gateway Center/St. Petersburg; and
- extended the buildout period by three additional years (to December 31, 2013).

The following constitutes the modified plan of development as recognized in Ordinance No. 468-G:

BUILDOUT DATE	LT. INDUSTRIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)
December 31, 2013	500,000	450,000	50,000

However, on March 19, 2009, Tampa Bay Regional Planning Council staff received an e-mail from Mr. David Goodwin, St. Petersburg Planning & Economic Development Director. The e-mail stated that the City Council agreed to following concerning Ordinance No. 468-G at the their subsequent March 18, 2010 City Council meeting: “1) reconsider and 2) table for 120 days the proposed amendment to the Gateway Center/St. Petersburg DRI Development Order. The effect of this action is to undo the previous adoption of the D.O. Amendment.”

**PROJECT STATUS**

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

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

***Projected Development:*** the Developer did not identify anticipated construction activities for the next reporting period.

**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 facilities which “use, handle, store, or process hazardous waste.” With no completed development, 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 does not generate more than 1,002 trips. Considering that development has not been initiated on this project, this requirement has obviously not been triggered. The results of such monitoring shall be included with all applicable Annual Reports.

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. The extent of compliance with this Condition has not been identified, however it is assumed that such funding request has not been received, consistent with prior Annual Report responses.
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.