



# ARS

## Annual Report Summary

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### **DRI #97 - ST. PETERSBURG INTOWN AREA WIDE CITY OF ST. PETERSBURG RY 2009-10**

On December 15, 1986, the St. Petersburg City Council, as local government, granted a Development Order to the City of St. Petersburg, as applicant, for a three-phase, 458-acre, multi-use development located in central St. Petersburg. The project includes 309 acres that are also regulated under the Intown Redevelopment Plan in accordance with Chapter 163, Part III, Florida Statutes (F.S.); the central business district; the stadium and adjacent residential and commercial areas.

Existing development at the time of approval of the Development Order was as follows: 5,100 dwelling units; 4,800 rooming units; 2.1 million sq. ft. of retail sales/service area; 3.2 million sq. ft. of office space; 170,000 sq. ft. of industrial space; 220,000 sq. ft. of public/semi-public land uses; a 10,681-seat entertainment center; a 6,300-seat sport field and a 609-slip marina. Only the construction of office space has been proposed and approved during Phases II and III.

The Development Order has been amended three times, most recently on November 1, 2007 (Ordinance No. 709-G). The amendments have extended the time schedule associated with select road improvements; extended the phase buildout dates and the Development Order expiration date; and placed restrictions on the reservation of building capacities. The revised buildout and Development Order expiration dates have been subsequently extended by three additional years (each to December 30, 2013) to reflect modifications to Subsection 380.06(19)(c), F.S. approved as part of the 2007 legislation.

A letter dated April 17, 1997 was received from the City addressing construction of a proposed 50' x 24' 'T-dock' extending from the seawall in the Vinoy Basin. The dock would exclusively serve ten, 10-foot electric boats and one 18-foot chase boat. TBRPC concluded that such construction would not produce any regional impacts. Based on this fact and consistent with Section 5.N. of the Development Order, the City will not be required to amend the Development Order to reflect this addition.

### **PROJECT STATUS**

***Development this Reporting Year & Cumulative Development:*** Please refer to **Table 2** for the phasing schedule, current development activity and cumulative development totals.

***Projected Development:*** the developer has identified that development will coincide with market demand.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. In accordance with Condition V.B.1., the developer has identified that the 6<sup>th</sup> Street South road widening and the 54<sup>th</sup> Avenue North road widening (from Haines Road to I-275) have both been

completed. In addition, the City has identified that the 9th Street/22nd Avenue North intersection is currently operating at LOS “C” and, thus, improvements are not yet required. However, funding was provided to construct pedestrian safety improvements at this intersection.

2. Prior to the issuance of any construction permits for Phase II, the developer shall document funding commitments for the specified Phase II transportation mitigation projects. Construction of such projects shall commence prior to issuance of any construction permits for Phase III as required by Condition V.B.2. Per Condition V.B.3., construction permits shall not be issued for Phase III until the developer documents the specified funding commitments for transportation impacts anticipated for this Phase.
3. **Table 1** represents a cumulative listing of properties designated as local landmarks by the City Council by reporting year, consistent with Conditions V.E.1. and V.E.2.
4. As required by Condition V.H.1., each developer of a 240,000 sq. ft. or larger parcel of office space or 280-room hotel shall prepare and submit a *Hurricane Evacuation Plan* acceptable to the City’s Disaster Preparedness Coordinator prior to issuance of Certificates of Occupancy. These Plans shall be included in each respective annual report submitted following occupancy of the facility. No such facilities were constructed during the reporting period.
5. The City indicated that the Florida Department of Environmental Protection had previously approved the *Manatee Protection Plan* as required in the settlement agreement for the marina in the Vinoy Basin and Condition V.N. The City has continued to acknowledge their extent of compliance with the terms and conditions of the settlement agreement, including water quality monitoring and manatee protection.
6. In accordance with Subsection 380.06(18), F.S., Stipulation 10(3) requires the submittal of Annual Reports “... on January 31<sup>st</sup> each year.” It is hereby stated that the Annual Report, which was due on January 31, 2009, was not submitted until May 18, 2010.

### **DEVELOPER OF RECORD**

The City of St. Petersburg (as developer), 175 5th Street North, P. O. Box 2842, St. Petersburg, Florida 33731, is the entity 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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. The City of St. Petersburg (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.

**TABLE 1  
LOCAL LANDMARK DESIGNATIONS**

<b>YEAR OF DESIGNATION</b>	<b>FACILITY NAME &amp; ADDRESS (IF AVAILABLE)</b>
RY 1991-92	<ul style="list-style-type: none"> <li>● St. Petersburg YMCA;</li> <li>● The Comfort Station - Bay Shore Drive/2<sup>nd</sup> Avenue Northeast; and</li> <li>● The State Theater</li> </ul>
RY 1992-93	<ul style="list-style-type: none"> <li>● First Congregational Church of St. Petersburg; and</li> <li>● Pilgrim's Hall.</li> </ul>
RY 1993-94	<ul style="list-style-type: none"> <li>● Lawn Bowling Club - 536 4<sup>th</sup> Avenue North;</li> <li>● Dennis/McCarthy Hotel - 326 1<sup>st</sup> Avenue North;</li> <li>● First United Methodist Church - 212 1<sup>st</sup> Street North; and</li> <li>● Bay Gables - 136 4<sup>th</sup> Avenue Northeast.</li> </ul>
RY 1994-95	<ul style="list-style-type: none"> <li>● St. Petersburg Shuffleboard Club - 559 Mirror Lake Dr.;</li> <li>● Henry-Bryan House - 146 4<sup>th</sup> Avenue N.E.;</li> <li>● The Coliseum - 535 4<sup>th</sup> Avenue North;</li> <li>● The Flori-de-Leon - 130 4<sup>th</sup> Avenue North; and</li> <li>● First Baptist Church of St. Petersburg - 120 4<sup>th</sup> Street North.</li> </ul>
RY 1995-96	<ul style="list-style-type: none"> <li>● Princess Martha Hotel - 401 1<sup>st</sup> Avenue North;</li> <li>● Straub House - 333 4<sup>th</sup> Avenue North; and</li> <li>● Green-Richman Arcade - 689 Central Avenue.</li> </ul>
RY 1996-97	<ul style="list-style-type: none"> <li>● Kress Building - 475 Central Avenue.</li> </ul>
RY 1997-98	<ul style="list-style-type: none"> <li>● Harlan Hotel - 15 8<sup>th</sup> Street North; and</li> <li>● Ponce De Leon - 95 Central Avenue.</li> </ul>
RY 1998-99	<ul style="list-style-type: none"> <li>● St. Petersburg High School - 701 Mirror Lake Drive North;</li> <li>● Hotel Cordova - 253 2<sup>nd</sup> Avenue North;</li> <li>● Women's Town Improvement Association Building (aka Gold's Coffee Shop) - 336 1<sup>st</sup> Avenue North;</li> <li>● Domestic Science &amp; Manual Training School (aka City Hall Annex) - 440-442 2<sup>nd</sup> Avenue North; and</li> <li>● Ninth Street Bank and Trust Company - 895 Central Avenue.</li> </ul>
RY 1999-2000	None
RY 2000-01	None
RY 2001-02	<ul style="list-style-type: none"> <li>● Tenth Street Church of God - 207 10<sup>th</sup> Street North</li> </ul>
RY 2002-03	<ul style="list-style-type: none"> <li>● The Emerson Apartments - 305 5<sup>th</sup> Street South.</li> </ul>
RY 2003-04	<ul style="list-style-type: none"> <li>● Kress Building - 475 Central Avenue</li> </ul>
RY 2004-05	None
RY 2005-06	None

<b>YEAR OF DESIGNATION</b>	<b>FACILITY NAME &amp; ADDRESS (IF AVAILABLE)</b>
RY 2006-07	<ul style="list-style-type: none"><li>● Snell Arcade - 401 Central Avenue</li><li>● City Hall - 175 5<sup>th</sup> Street North</li></ul>
RY 2007-08	None
RY 2008-09	None
RY 2009-10	None

**TABLE 2  
CUMULATIVE DEVELOPMENT & CAPACITY  
AS OF RY 2009-10 ANNUAL REPORT**

LAND USE	Completed in RY 2009-10	PHASE I [Buildout: 12/30/2013]			PHASE II [Buildout: 12/30/2013]			PHASE III [Buildout: 12/30/2013]			TOTAL		
		Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved
Dwelling Units (#)	86	1,966	734	2,700	Not Applicable			Not Applicable			1,966	734	2,700
Rooming Units (#)	0	48	868	916	Not Applicable			Not Applicable			48	868	916
Retail/Sales (S.F.)	0	319,263	851,510	1,170,773	Not Applicable			Not Applicable			319,263	851,510	1,170,773
Office (S.F.)	-4,287	365,366	905,878	1,271,244	0	489,438	489,438	0	936,183	936,183	365,366	2,331,499	2,696,865
Industrial (S.F.)	0	0	234,500	234,500	Not Applicable			Not Applicable			0	234,500	234,500
Public Safety (S.F.)	0	0	108,000	108,000	Not Applicable			Not Applicable			0	108,000	108,000
Wet Boat Slips (#)	0	74	67	141	Not Applicable			Not Applicable			74	67	141
Museum (S.F.)	0	-24,947	110,947	86,000	Not Applicable			Not Applicable			-24,947	110,947	86,000
Trade Exhibit (S.F.)	0	21,789	28,211	50,000	Not Applicable			Not Applicable			21,789	28,211	50,000
Movie Theater (#)	0	20	4	24	Not Applicable			Not Applicable			20	4	24
Assist Living (Beds)	0	0	0	0	Not Applicable			Not Applicable			0	0	0
Comm. Cntr. (S.F.)	0	0	0	0	Not Applicable			Not Applicable			0	0	0
Church (S.F.)	0	0	0	0	Not Applicable			Not Applicable			0	0	0