



# ARS

## Annual Report Summary

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**DRI #132/PP - GATEWAY CENTRE  
 CITY OF PINELLAS PARK  
 RYs 2008-10**

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 subsequently adopted by the St. Petersburg City Council on October 30, 1986 (Ordinance No. 939-G) to assess the project requirements within their jurisdictional limits.

As originally approved, the project spanned two jurisdictions (i.e. Cities of Pinellas Park & St. Petersburg) and was jointly and 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, as would have been subject to further transportation analysis.

On March 14, 1994, the TBRPC approved the designation of the entire 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*.

The Development Order was modified on numerous occasions by each jurisdiction over the years. The most recent Amendment, adopted by the Pinellas Park City Council on July 10, 2008, recognized the “bifurcation” of the project into two distinct DRIs to coincide with jurisdictional limits. Corresponding development entitlements, responsibilities and mitigation were assigned to each of the Gateway Centre DRIs with the sum equaling previously granted approvals.

The Gateway Centre/Pinellas Park Development Order has been amended only once since the bifurcation (Ordinance No. 3661/December 11, 2008) to: add a 4.13-acre parcel (“Parcel C-2”); authorize 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. The current Phase 1 buildout date has been extended by an additional seven years to coincide with recent legislation (to December 31, 2012). The Development Order expiration date is December 31, 2013.

The following constitutes the currently-approved phasing for the 490± acre Gateway Centre/Pinellas Park DRI:

|                                   | <b>PHASE 1<br/>(Buildout: 12/31/2013)</b> | <b>PHASE 2*<br/>(Buildout: TBD)</b> | <b>TOTAL*</b> |
|-----------------------------------|---|-------------------------------------|---------------|
| <b>OFFICE</b> (Sq. Ft.)           | 998,232                                   | 990,479                             | 1,988,711     |
| <b>LIGHT INDUSTRIAL</b> (Sq. Ft.) | 1,485,348**                               | 520,000                             | 2,005,348     |
| <b>COMMERCIAL</b> (Sq. Ft.)       | 150,000                                   | 96,000                              | 246,000       |

|                                     | <b>PHASE 1<br/>(Buildout: 12/31/2013)</b> | <b>PHASE 2*<br/>(Buildout: TBD)</b> | <b>TOTAL*</b> |
|-------------------------------------|---|-------------------------------------|---------------|
| <b>HOTEL (Rooms)</b>                | 300                                       | 200                                 | 500           |
| <b>RESIDENTIAL (MF Units)</b>       | 300                                       | 0                                   | 300           |
| <b>AUTO MUSEUM (Sq. Ft.)</b>        | 14,652**                                  | 0                                   | 14,652        |
| <b>PROJECT TRIPS (PM Peak Hour)</b> | 3,418                                     | TBD                                 | TBD           |

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

\*\* The RYs 2008-10 Annual Report included recognition of a conversion of 2,077 sq. ft. of Light Industrial for a 2,077 sq. ft. expansion of Auto Museum space.

## **PROJECT STATUS**

**Development this Reporting Year:** while construction had previously commenced on a 13,500 sq. ft. Retail facility at the southeast corner of U.S. 19/Gateway Centre Blvd., such activities have since terminated and are not expected to continue during the upcoming reporting period. Expansions of 2,150 sq. ft. of Office, 5,952 sq. ft. of Light Industrial and 2,077 sq. ft. of Museum, all associated with the Polypak parcel (Lot 12-1), have been completed.

**Cumulative Development:** 289,695 sq. ft. of Office, 951,321 sq. ft. of Light Industrial, 32,538 sq. ft. of Commercial, 300 Multi-Family residential units and a 14,652 sq. ft. Auto Museum have all been completed.

**Projected Development:** no development activity has been identified for the next reporting period.

## **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. Contrary to the Development Order obligation of traffic monitoring, the Developer has “*estimated*” the number of trips to be 1,753. Traffic count monitoring shall be implemented to coincide with future development activity, as required, with the results submitted in conjunction with all respective future Annual Reports, concurrent with development activity.
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 association with the 2007 monitoring event. While such monitoring was scheduled to be provided in conjunction with the RY 2009-

10 Annual Report, the current Developer recognized recent acquisition of the parcel from foreclosure and confirmed water quality monitoring will re-commence. It is anticipated that the Developer will conduct the required water quality monitoring with the results submitted in conjunction with the RY 2010-11 Annual Report and triennially thereafter, as obligated.

5. Pursuant to Section 8 of Ordinance No. 3661, annual reports shall be submitted “*on the anniversary of the effective date [i.e. November 6<sup>th</sup>] ... until and including such time as all terms and conditions of this Amended and Restated Development Order are satisfied.*” It is hereby stated that Annual Reports for the period of November 7, 2008 - November 6, 2009 and November 7, 2009 - November 6, 2010 were jointly submitted on December 8, 2010 (and revised on December 16, 2010). However, it is noteworthy that the property was in foreclosure at the due date of the last Annual Report.

### **DEVELOPER OF RECORD**

Hardy Huntley - Gateway LLC, Attention: Mr. Peter Creighton, 7801 Park Boulevard, Pinellas Park, FL 33781-3708 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 “Developer of Record” (identified above) has been recognized for informational purposes only. It is hereby stated that formal change(s) to the Master Developer can only be accommodated in accordance with provisions outlined in Subsection 380.06(19)(e)2., F.S. The City of Pinellas Park is responsible for ensuring compliance with the terms and conditions of the Development Order.