



# ARS

## Annual Report Summary

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### DRI #195 - GATEWAY AREA WIDE CITY OF ST. PETERSBURG RY 2010-11

On November 30, 1989, the St. Petersburg City Council (as local government) granted a Development Order (Ordinance No. 1142-F) to the City of St. Petersburg (as developer) for a two-phase, 1,652.9-acre, multi-use development located in northeastern St. Petersburg and bounded by Ulmerton Road, 9th Street North, Gandy Boulevard and 28th Street. The developer will be required to conduct a Section 380.06, F.S. transportation analysis prior to Phase II approval and complete an "Analysis of Housing Needs" prior to commencing Phase II development activities.

The following development parameters existed on site at the time of Development Order adoption: 373,086 sq. ft. of office space, 2,429,432 sq. ft. of industrial space and 528 residential units.

The Development Order has been amended a total of six times, the latest amendment was adopted on June 19, 2003 (Ordinance No. 599-G). The amendments have cumulatively: changed the boundaries of the preservation areas, including removal of Wetland "L"; established and essentially eliminated "movie theatre" as an authorized use; extended the Phase I buildout date by a cumulative period of 14 years, 11 months and 30 days (to December 30, 2012), and extended the Phase II buildout date and the Development Order expiration dates each by cumulative periods of nine years, 11 months and 30 days (to December 30, 2013). It is hereby noted that all aforementioned extension periods include additional three-year plus two-year periods granted in association with 2007 legislation (i.e. revisions to Subsection 380.06(19)(ca), F.S.) and 2009 legislation (i.e. SB 360), respectively; revised the transportation mitigation requirements to be reflective of the most recent transportation analysis; modified the transportation impact fee schedule and advanced reservation capacity provisions; modified the land use equivalency exchange and procedures; reduced and specifically approved a revised Phase II with an established buildout date of December 30, 2008; added requirement for developers within project to participate in Bay Area Commuter Services single-occupancy vehicle reduction programs; modified the affordable housing provisions based on the Housing Affordability Analysis submitted as part of the Phase II NOPC application; and recognized that the project is projected to generate 8,453 p.m. peak hour trips through Phase II (2,272 Inbound/6,181 Outbound).

The following represents the approved phasing schedule for the project:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	MF RES. (Units)	HOTEL (Rooms)
I	December 30, 2012**	2,280,916*	2,060,472*	119,977*	3,723*	120
II	December 30, 2013**	700,000	307,752	30,000	716	0
<b>TOTAL</b>		<b>2,980,916*</b>	<b>2,368,224*</b>	<b>149,977*</b>	<b>4,439*</b>	<b>120</b>

\* The entitlements identified above are inclusive of multiple conversions dated November 1-3, 2006 and January 19, 2010. In summary, the conversions resulted in an overall increase in Residential (874 MF units) and cumulative reductions in Retail (by 7,788 sq. ft.), Office (by 436,780 sq. ft.) and Industrial (by 18,547 sq. ft.).

\*\* Buildout dates are inclusive of three-year extension granted in association with revisions to Subsection 380.06(19)(c), F.S. and two years associated with SB 360.

**PROJECT STATUS**

The following represents the current status of the project:

PHASE	STATUS	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	MF RES. (Units)	HOTEL (Rooms)
<b>I (2012)</b>	Constructed during RY	0	0	0	0	0
	Constructed to Date	1,450,743	2,018,089	57,084	948	0
	APPROVED	2,279,916	2,060,472	119,977	3,723	120
<b>II (2013)</b>	Constructed during RY	0	0	0	0	0
	Constructed to Date	0	0	0	0	0
	APPROVED	700,000	307,752	30,000	716	0
<b>TOTAL APPROVED→</b>		2,979,916	2,368,224	149,977	4,439	120

**Projected Development:** building activity “will coincide with market demand.”

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The annual report indicates that funds for the establishment of the Gateway Transportation Improvement Trust Fund are available, as required by Condition V.B.3.
2. Pursuant to (revised) Condition V.B.5., the owners of the Carillon development (Carillon Land Development, LLC) have previously entered into a joint participation agreement with FDOT for the implementation of Carillon and Gateway Areawide DRI transportation facility improvements.

The sequencing of Phase I/Stage 1 improvements is as follows:

SEQ.	ROADWAY	SEGMENT		IMPROVE- MENT	STATUS
		FROM	TO		
1	Roosevelt Blvd.	Ulmerton Road	28th St. N.	6-Lane	Complete
2	Roosevelt Blvd.	28th St. N.	I-275	6-Lane	Complete
3	Ulmerton Road	Site	Roosevelt Blvd.	6-Lane	Complete
4	Gandy Blvd.	9 <sup>th</sup> St. N.	I-275	6-Lane	Under Construction*
5	Gandy Blvd.	I-275	28th St. N.	6-Lane	Under Construction*

\* Gandy Boulevard widening was delayed to coincide with the 16<sup>th</sup> St. N./Stage 2 improvement identified below but is currently under construction.

The sequencing of Phase I/Stage 2 improvements is as follows:

SEQ.	ROADWAY	SEGMENT		IMPROVE- MENT	STATUS
		FROM	TO		
6	Roosevelt Blvd. (Westbound)	I-275 NB Off-Ramp	28th St. N.	Turn Lane Gap Completion	Complete
7	16 <sup>th</sup> St. N./ Gandy Blvd.	N/A	N/A	Intersection Realignment	Under Construction
8A	I-275	Ulmerton Rd.	I-275 (Southbound)	Add Two On-Ramps	Complete
8B	I-275	Ulmerton Rd.	MLK Jr. St. (Southbound)	Add Two On-Ramps	Complete
9	28 <sup>th</sup> St. N./ 118 <sup>th</sup> Ave. N.	N/A	N/A	Intersection Reconstruction	Complete

3. Public Facilities Conditions V.D.1 - 12 are being fulfilled by the City of St. Petersburg, City of Largo and Pinellas County, as appropriate.
4. The Cities of St. Petersburg and Largo will supply non-potable water for irrigation purposes. Sites without non-potable water will be required to install shallow well irrigation systems and appropriate conservation measures will be implemented (Conditions V.F.1-2).
5. Condition V.K.1. requires each developer of a 100,000 sq. ft. (or larger) office or commercial parcel to submit a *Hurricane Evacuation Plan*. No development meeting this criteria was constructed during the reporting period. Plans were previously submitted for the Jabil, Franklin/Templeton, Lucent Technologies and Catalina Marketing parcels.

### **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. The City of St. Petersburg (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.