



# ARS

## Annual Report Summary

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### **DRI #132/PP - GATEWAY CENTRE CITY OF PINELLAS PARK RY 2010-11**

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.

In a letter dated January 10, 2012 from Pinellas Park Zoning Director Dean Neal, the City of Pinellas Park concurred with the Developer's request for a further four year extension of the Gateway Centre/Pinellas Park DRI Phase 1 Buildout and Development Order expiration dates made in accordance with 2011 legislation (HB 7207), to December 31, 2016 and December 31, 2017, respectively.

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

		<b>PHASE 1 (Buildout: 12/31/2017)</b>	<b>PHASE 2* (Buildout: TBD)</b>	<b>TOTAL*</b>
<b>OFFICE</b>	<b>(Sq. Ft.)</b>	998,232	990,479	1,988,711
<b>LIGHT INDUSTRIAL</b>	<b>(Sq. Ft.)</b>	1,485,348**	520,000	2,005,348
<b>COMMERCIAL</b>	<b>(Sq. Ft.)</b>	150,000	96,000	246,000
<b>HOTEL</b>	<b>(Rooms)</b>	300	200	500
<b>RESIDENTIAL</b>	<b>(MF Units)</b>	300	0	300
<b>AUTO MUSEUM</b>	<b>(Sq. Ft.)</b>	14,652**	0	14,652
<b>PROJECT TRIPS</b>	<b>(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:*** no development activity transpired during the reporting period.

***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 continues to indicate that all Phase 1 roadway improvements have been previously completed.
2. In accordance with Condition 4.19, the Developer shall conduct p.m. 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 previously 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 project was acquired by a new Developer through foreclosure. Considering that no development activity occurred during the current annual reporting period, the Developer anticipates conducting the next water quality monitoring in association with the RY 2012-13 Annual Report and triennially thereafter, as obligated.*

#### **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.