



# ARS

## Annual Report Summary

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### DRI #97 - ST. PETERSBURG INTOWN AREA WIDE CITY OF ST. PETERSBURG RY 2012-13

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 2 and 3.

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 buildout and Development Order expiration dates have been subsequently and further extended in accordance with various legislative approvals and three Executive Orders enacted by the Governor in 2012. The revised buildout and Development Order expiration dates is now April 29, 2019.

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 2, 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 3 as required by Condition V.B.2. Per Condition V.B.3., construction permits shall not be issued for Phase 3 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 (FDEP) 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. The Developer subsequently constructed 52 slips in the South Mole. As part of the conditioned approval by FDEP, the City was required to erect signs notifying boaters around the Mole basin of the presence of manatees and providing manatee educational materials.

## **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.

**TABLE 1  
LOCAL LANDMARK DESIGNATIONS (BY YEAR OF DESIGNATION)**

<b>YEAR</b>	<b>FACILITY NAME &amp; ADDRESS (IF AVAILABLE)</b>	<b>YEAR</b>	<b>FACILITY NAME &amp; ADDRESS (IF AVAILABLE)</b>
1991-92	<ul style="list-style-type: none"> <li>● St. Petersburg YMCA</li> <li>● The Comfort Station - Bay Shore Drive/2<sup>nd</sup> Ave. N.E.</li> <li>● The State Theater</li> </ul>	2004-05	None
1992-93	<ul style="list-style-type: none"> <li>● First Congregational Church of St. Petersburg</li> <li>● Pilgrim's Hall</li> </ul>	2005-06	None
1993-94	<ul style="list-style-type: none"> <li>● Lawn Bowling Club - 536 4<sup>th</sup> Ave N.</li> <li>● Dennis/McCarthy Hotel - 326 1<sup>st</sup> Ave. N.</li> <li>● First United Methodist Church - 212 1<sup>st</sup> St. N.</li> <li>● Bay Gables - 136 4<sup>th</sup> Ave. N.E.</li> </ul>	2006-07	<ul style="list-style-type: none"> <li>● Snell Arcade - 401 Central Ave.</li> <li>● City Hall - 175 5<sup>th</sup> St. N.</li> </ul>
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> Ave. N.E.</li> <li>● The Coliseum - 535 4<sup>th</sup> Ave. N.</li> <li>● The Flori-de-Leon - 130 4<sup>th</sup> Ave. N.</li> <li>● First Baptist Church of St. Petersburg - 120 4<sup>th</sup> St. N.</li> </ul>	2007-08	None
1995-96	<ul style="list-style-type: none"> <li>● Princess Martha Hotel - 401 1<sup>st</sup> Ave. N.</li> <li>● Straub House - 333 4<sup>th</sup> Ave. N.</li> <li>● Green-Richman Arcade - 689 Central Ave.</li> </ul>	2008-09	None
1996-97	<ul style="list-style-type: none"> <li>● Kress Building - 475 Central Ave.</li> </ul>	2009-10	None
1997-98	<ul style="list-style-type: none"> <li>● Harlan Hotel - 15 8<sup>th</sup> St. N.</li> <li>● Ponce De Leon - 95 Central Ave.</li> </ul>	2010-11	None
1998-99	<ul style="list-style-type: none"> <li>● St. Pete High School - 701 Mirror Lake Dr. N.</li> <li>● Hotel Cordova - 253 2<sup>nd</sup> Ave. N.</li> <li>● Women's Town Improvement Assoc. Bldg. (aka Gold's Coffee Shop) - 336 1<sup>st</sup> Ave. N.</li> <li>● Domestic Science &amp; Manual Training School (aka City Hall Annex) - 440-442 2<sup>nd</sup> Ave. N.</li> <li>● Ninth Street Bank and Trust Company - 895 Central Ave.</li> </ul>	2011-12	<ul style="list-style-type: none"> <li>● Lantern Lane Apartments (fka Grayl's Hotel) - 340 Beach Dr. NE</li> </ul>
1999-2000	None	2012-13	None
2000-01	None		
2001-02	<ul style="list-style-type: none"> <li>● Tenth Street Church of God - 207 10<sup>th</sup> St. N.</li> </ul>		
2002-03	<ul style="list-style-type: none"> <li>● The Emerson Apartments - 305 5<sup>th</sup> St. S.</li> </ul>		
2003-04	<ul style="list-style-type: none"> <li>● Kress Building - 475 Central Ave.</li> </ul>		

**TABLE 2  
CUMULATIVE DEVELOPMENT & CAPACITY  
AS OF RY 2012-13 ANNUAL REPORT**

LAND USE	Completed in RY 2012-13	PHASE 1 [Buildout: 4/29/2019]			PHASE 2 [Buildout: 4/29/2019]			PHASE 3 [Buildout: 4/29/2019]			TOTAL		
		Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved	Completed	Remaining	Approved
Dwelling Units (#)	95	2,128	1,388	3,516*	Not Applicable			Not Applicable			2,128	1,388	3,516*
Rooming Units (#)	-2	46	870	916	Not Applicable			Not Applicable			46	870	916
Retail/Sales (S.F.)	-24,936	279,327	722,920	1,002,247*	Not Applicable			Not Applicable			279,327	722,920	1,002,247*
Office (S.F.)	-16,000	349,366	921,878	1,271,244	0	489,438	489,438	0	936,183	936,183	349,366	2,347,499	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	126	15	141	Not Applicable			Not Applicable			126	15	141
Museum (S.F.)	0	-17,621	103,621	86,000	Not Applicable			Not Applicable			-17,621	103,621	86,000
Trade Exhibit (S.F.)	7,200	28,989	21,011	50,000	Not Applicable			Not Applicable			28,989	21,011	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

\* - The RY 2012-13 Annual Report included recognition of a land use equivalency conversion in which 168,526 sq. ft. of Retail was converted for an additional 816 residential units.