



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #132/PP - GATEWAY CENTRE CITY OF PINELLAS PARK RYs 2011-14

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:

LAND USE	PHASE 1 (Buildout: 12/31/2016)	PHASE 2 ¹ (Buildout: TBD)	TOTAL ¹
OFFICE (Sq. Ft.)	768,713 ²	990,479	1,759,192 ²
LIGHT INDUSTRIAL (Sq. Ft.)	1,487,425	520,000	2,007,425
COMMERCIAL (Sq. Ft.)	150,000	96,000	246,000
HOTEL (Rooms)	300	200	500
RESIDENTIAL (MF Units)	742 ²	0	742 ²
AUTO MUSEUM (Sq. Ft.)	12,575	0	12,575
PROJECT TRIPS (PM Peak Hour)	3,418	TBD	TBD

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

2. The above entitlements are reflective of a August 22, 2012 correspondence in which conversion of 229,519 sq. ft. of Phase 1 Office for 432 additional Multi-Family/ Apartment units within Phase 1 was requested.

PROJECT STATUS

Development this Reporting Year: 6,099 sq. ft. of Commercial was developed in 2013 and 320 Multi-Family (Apartment) units were constructed in 2014.

Cumulative Development: 289,695 sq. ft. of Office, 965,973 sq. ft. of Light Industrial, 58,788 sq. ft. of Commercial, 620 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 2,027 utilizing the current ITE Trip Generation model. 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 \$65,550 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 eight select sites/locations, five to assess surface water entering the Gateway Centre property and three to assess the exiting. Such monitoring was conducted on September 16, 2014. Per the Development Order requirement, the monitoring shall assess the following parameters at each location: temperature, conductivity, pH, dissolved oxygen and turbidity levels. Although samples were unobtainable at “Site D” since no flow was observed, the monitoring parameters of all other sites fell within Class III water quality standards with the exception of dissolved oxygen at five of the locations. The Developer’s representative asserted that “*low oxygen levels are not uncommon in low flow ditch systems and the dissolved oxygen levels observed for these stations raise no concerns*” and that the recorded low dissolved oxygen levels “*cannot reasonably be expected to be the result of development activity*” within Gateway Centre.
5. Pursuant to Stipulation 8 of the Development Order, Annual Reports are due **annually** on “the anniversary of the effective date [November 6th]... *until and including such time as all terms and conditions of this Amended and Restated Development Order are satisfied.*” In this regard, it is hereby acknowledged that the Annual Reports, which were due on November 6, 2012 (for RY 2011-12), November 6, 2013 (for RY 2012-13) and November 6, 2014 (for RY 2013-14), were combined into one unified report delinquenty provided on December 11, 2014.

DEVELOPER OF RECORD

Huntley Properties, LLC, Attention: Ms. Dawn Huntley Mattox, 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 with the exception of the issues identified in *Summary of Development Order Conditions #2 & #5*, above. 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.