Tampa Bay Regional Planning Council
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Annual Report Summary

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DRI #195 - GATEWAY AREAWIDE
CITY OF ST. PETERSBURG
RY 2014-15

On November 30, 1989, the St. Petersburg City Council (as the 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. Upon initial Development Order adoption, the City (as Developer) was required to conduct a Section 380.06, F.S. transportation analysis prior to specific 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, 2,429,432 sq. ft. of Industrial and 528 Residential units.

The Development Order has been amended a total of six times, most recently 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 subsequently eliminated "movie theatre" as an potential use; extended the phase buildout and Development Order expiration dates; revised the transportation mitigation requirements based on the most recent transportation analysis; modified the transportation impact fee schedule and advanced reservation capacity provisions; modified the Land Use Equivalency Matrix and procedures; reduced and specifically approved a revised Phase II; 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 latest Housing Affordability Analysis; and recognized that the project is approved to generate 8,453 (i.e. 2,272 Inbound/6,181 Outbound) p.m. peak hour trips through Phase II. Inclusive of all prior extensions, the Development Order expires on April 29, 2021.

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	April 29, 2020**	2,493,934*	2,570,056*	119,977*	2,384*	120
II	April 29, 2021**	700,000	307,752	30,000	716	0
	TOTAL	**3,193,934***	**2,877,808***	**149,977***	**3,100***	**120**

* The entitlements identified above are inclusive of multiple Land Use Equivalency Matrix conversions requests dated November 1-3, 2006, January 19, 2010, July 22, 2013 & August 22, 2014. In summary, the conversions totaled net increases of 491,037 sq. ft. of Industrial and 365 Multi-Family Residential units with corresponding reductions of 337,681 sq. ft. of Office and 7,788 sq. ft. of Retail.

** Buildout dates and the Development Order expiration dates were extended by 2007, 2009 (SB360), 2010 (SB1752) & 2011 (HB7207) legislation as well as three Executive Order enacted by the Governor during 2012.

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)
I (4/29/20)	Constructed during RY	33,025	183,116	0	0	0
	Constructed to Date	1,498,286	2,201,205	57,084	1,256	0
	APPROVED	2,493,934*	2,361,147*	119,977*	2,677*	120*
II (4/29/21)	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
TOTAL APPROVED➜		**3,193,934***	**2,668,899***	**149,977***	**3,393***	**120***

* - Entitlements are reflective of Land Use Equivalency Matrix conversion requests dated April 13, 2006, November 1, 2006 (2 separate), November 3, 2006, January 19, 2010 and July 22, 2013.

Projected Development: building activity "will coincide with market demand."

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Annual Report indicates that "*funds are available*" for the establishment of the Gateway Transportation Improvement Trust Fund, as obligated 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.	9th St. N.	I-275	6-Lane	Complete
5	Gandy Blvd.	I-275	28th St. N.	6-Lane	Complete

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	16th St. N./ Gandy Blvd.	N/A	N/A	Intersection Realignment	Complete
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	28th St. N./ 118th Ave. N.	N/A	N/A	Intersection Reconstruction	Complete

3. Police, Fire, EMS, and public utilities support are all being provided by the City of St. Petersburg in accordance with Conditions V.D.1 - 4. Wastewater service responsibility was transferred from the City of Largo to the City of St. Petersburg in 2006.

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.

6. Section 10.3 of the Development Order obligates the Developer to submit an Annual Report "*on the anniversary date of the effective date of this Development Order*" [i.e. January 18th]. It is hereby acknowledged that the Report that was due on January 18, 2015 was not submitted until July 16, 2015.

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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. The City of St. Petersburg (as local government) is responsible for ensuring compliance with the terms and conditions of the Development Order.