



ARS

Annual Report Summary

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DRI #97 - ST. PETERSBURG INTOWN AREA WIDE CITY OF ST. PETERSBURG RY 2015-16

On December 15, 1986, the St. Petersburg City Council, as the 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 are 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' electric boats and one 18' 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 previously indicated that the 6th Street South road widening and the 54th Avenue North road widening (from Haines Road to I-275) have both been completed. Additionally, the City has currently 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 improvements shall commence prior to issuance of any construction permits for Phase 2 as required by Condition V.B.2. Per Condition V.B.3., construction permits shall not be issued for Phase 3 until the Developer ensures that specified funding commitments have been established for the associated transportation impacts of 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. As Developer, the City has, once again, acknowledged their continued compliance with the terms and conditions of the settlement agreement, including water quality monitoring and manatee protection. The City subsequently constructed 52 slips in the South Mole and, as part of the conditioned approval by FDEP, erected signs notifying boaters around the Mole basin of the presence of manatees and provided manatee educational materials.
6. Section 10.3 of the Development Order obligates the Developer to submit an Annual Report “*on January 31 each year.*” It is hereby acknowledged that the Report that was due on January 31, 2016 was not submitted until July 7, 2016.

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.

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

YEAR	FACILITY NAME & ADDRESS (IF AVAILABLE)	YEAR	FACILITY NAME & ADDRESS (IF AVAILABLE)
1986	<ul style="list-style-type: none"> ● Open Air Post Office, 400 1st Ave. N. ● Vinoy Park Hotel, 500 Beach Dr. NE ● Henry Veillard House, 262 4th Ave. N. ● Snell Arcade, 405 Central Ave. 	2002	<ul style="list-style-type: none"> ● Emerson Apartments - 305 5th St. S.
1987	None	2003	None
1988	None	2004	None
1989	None	2005	None
1990	<ul style="list-style-type: none"> ● City Hall (Municipal Utils Bldg) - 175 5th St. N. ● Carnegie Mirror Lake Library - 280 5th St. N. ● YMCA Building - 116 5th St. S. ● Tramor Cafeteria - 123 4th St. S. 	2006	None
1991	<ul style="list-style-type: none"> ● State Theater - 685-87 Central Ave. ● Comfort Station - 300 block of 2nd Ave. NE 	2007	None
1992	<ul style="list-style-type: none"> ● First Congregational Church - 240 4th St. N. 	2008	None
1993	<ul style="list-style-type: none"> ● St. Pete Lawn Bowling Club - 536 4th Ave N. ● Dennis/McCarthy Hotel - 326 1st Ave. N. ● First United Methodist Church - 212 1st St. N. ● Henry-Bryan House - 146 4th Ave. NE ● Bay Gables - 136 4th Ave. NE 	2009	<ul style="list-style-type: none"> ● St. Peter's Episcopal Church - 140 4th St. N ● Detroit Hotel - 201-215 Central Ave.
1994	<ul style="list-style-type: none"> ● St. Pete Shuffleboard Club - 559 Mirror Lk. Dr. ● The Coliseum - 535 4th Ave. N. ● First Baptist Church - 120 4th St. N. ● The Flori-de-Leon - 130 4th Ave. N. 	2010	None
1995	<ul style="list-style-type: none"> ● Princess Martha Hotel - 401 1st Ave. N. ● Green-Richman Arcade - 689 Central Ave. 	2011	<ul style="list-style-type: none"> ● Lantern Lane Apts. - 340 Beach Dr. NE
1996	<ul style="list-style-type: none"> ● S.H. Kress Building - 475 Central Ave. ● Harlan Hotel - 15 8th St. N. 	2012	None
1997	<ul style="list-style-type: none"> ● Ponce De Leon - 95 Central Ave. ● Ninth Street Bank and Trust - 895 Central Ave. 	2013	<ul style="list-style-type: none"> ● Binnie-Bishop Hotel - 256 1st Ave. N.
1998	<ul style="list-style-type: none"> ● St. Pete High School - 701 Mirror Lake Dr. N. ● Hotel Cordova - 253 2nd Ave. N. ● Women's Town Improvement - 336 1st Ave. N. ● Domestic Science & Manual Training School - 440 2nd Ave. N. ● St. Pete Federal Savings & Loan - 895 Central 	2014	<ul style="list-style-type: none"> ● Lang's Bungalow Court Historic District - 800 block of 4th Ave. N.
1999	None	2015	None
2000	<ul style="list-style-type: none"> ● Ten Street Church of God - 207 10th St. N. 	2016	<p><i>"Pending":</i></p> <ul style="list-style-type: none"> ● Block 25 Historic District (aka "First Block") - 100 block of Central/1st Ave. N. ● Central National Bank & Pheil Hotel & Theatre - 400-472 Central Avenue
2001	<ul style="list-style-type: none"> ● Pennsylvania Hotel - 300 4th St. N. 		

**TABLE 2
CUMULATIVE DEVELOPMENT & CAPACITY
AS OF RY 2015-16 ANNUAL REPORT**

LAND USE	Completed in RY 2015-16	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 (#)	651	4,287	1,229	5,516*	Not Applicable			Not Applicable			4,287	1,229	5,516*
Rooming Units (#)	170	216	700	916	Not Applicable			Not Applicable			216	700	916
Retail/Sales (S.F.)	12,777	309,474	278,430	587,904*	Not Applicable			Not Applicable			309,464	278,430	587,904*
Office (S.F.)	-43,070	278,375	992,869	1,271,244	0	489,438	489,438	0	936,183	936,183	278,375	2,418,490	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.)	-2,476	-20,097	106,097	86,000	Not Applicable			Not Applicable			-20,097	106,097	86,000
Trade Exhibit (S.F.)	0	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 & the RY 2014-15 included recognition of a conversion of 414,343 sq. ft. of Retail for an additional 2,000 Residential units.