



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #132 - GATEWAY CENTRE CITIES OF PINELLAS PARK AND ST. PETERSBURG RY 2001-02

On July 23, 1986, the Pinellas Park City Council granted a Development Order/Ordinance No. 1617 (the PPDO) to Gateway Centre Joint Venture for a 558-acre, multi-use development. The project is generally located west of Interstate 275 and 28th Street, north of Gandy Boulevard, east of U.S. 19 and south of the equivalence of a Lake Boulevard extension, within the jurisdictions of St. Petersburg and Pinellas Park. A similar Development Order was adopted by the St. Petersburg City Council on October 30, 1986 Ordinance No. 939-F (the SPDO) within their jurisdictional limits.

The Development Orders have been amended a total of six times by Pinellas Park and three times by St. Petersburg. The amendments have cumulatively: capped the maximum amount of commercial space allowed through the use of the trade-off mechanism at 100,000 square feet; combined Phase I and Phase IIA, into "New Phase I," containing any combination of approved uses that will generate less than 4,420 p.m. peak hour external trips; Phase 2B will be "New Phase II," and will contain the remainder of the development (see table below); modified the previously adopted Equivalency Matrix; extended the buildout date associated with the "New Phase I" to December 31, 2005; removed the specific phasing dates for "New Phase II"; extended the Development Order expiration date to December 31, 2010; identified the developer's contribution for transportation improvements for Phase I impacts; and clarified the requirement for the developer to pay \$75,000 to the Metropolitan Planning Organization for Transportation Demand Activities.

On March 14, 1994, the TBRPC approved the designation of the Gateway Centre Business Park DRI as a "Regional Activity Center" (RAC), which became effective following the September 20, 1994 amendment to the Region' *Comprehensive Regional Policy Plan*.

The phasing schedule for the project is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
I	December 31, 2005	1,157,620	2,300,000	150,000	300
II*	December 31, 2010	1,531,000	520,000	96,000	200
<b>TOTAL</b>		<b>2,688,620</b>	<b>2,820,000</b>	<b>246,000</b>	<b>500</b>

\* NOTE: Phase II has only received conceptual approval and requires further transportation analysis prior to specific approval. The City of Pinellas Park's Ordinance No. 2885 allows conversion of Parcel #7 to a maximum of 300 multi-family residential units.

The following represents a breakdown of the project by jurisdiction:

LAND USE	City of Pinellas Park	City of St. Petersburg	TOTAL
<b>ACREAGE</b>	458	100	558
<b>OFFICE (Sq. Ft.)</b>	2,148,099	540,521	2,688,620

LAND USE	City of Pinellas Park	City of St. Petersburg	TOTAL
LIGHT INDUSTRIAL (Sq. Ft.)	2,020,000	800,000	2,820,000
COMMERCIAL (Sq. Ft.)	246,000	0	246,000
HOTEL (Rooms)	500	0	500

## **PROJECT STATUS**

**Development this Reporting Year:** construction was initiated for 31,150 sq. ft. of retail development (Tract 1-1A), and 133,003 sq. ft. of office space and 98,035 sq. ft. of industrial development within Tract 11-2, all within the Pinellas Park portion of development. Site improvements were also initiated within various Pinellas Park parcels. No site improvements or development activity occurred within the St. Petersburg portion of the project.

**Cumulative Development:** 804,909 sq. ft. of light industrial/warehouse space and 129,542 sq. ft. of office space have been completed to date for the Pinellas Park and St. Petersburg portions combined.

**Projected Development:** while no specific development has been identified, it would be anticipated that the parcels with development activity initiated during the reporting year, as identified above, will be completed.

## **SUMMARY OF DEVELOPMENT ORDER COMPLIANCE**

1. The developer estimated that approximately 1,443 p.m. peak hour trips are currently being generated. The developer is required to provide a Site Traffic Study when the site registers an estimated 3,315 p.m. peak hour trips. Phase II commences upon the generation of 4,420 external p.m. peak hour trips. (Conditions 4.18. of the SPDO and 4.19 of the PPDO)
2. The developer has previously indicated that all Phase I roadway improvements have been completed, as listed as Exhibit "C" to the Development Order.
3. The developer is required to provide a \$75,000 fair-share contribution toward the cost of funding Transportation Demand Management activities for the Gateway Area. Such payment shall be rendered within 10 days of receipt of written request from the MPO. The developer has acknowledged that such payment has not been requested. (Conditions 4.18.D of the SPDO and 4.19.E. of the PPDO)
4. The water quality monitoring program was established in 1988, as required by Conditions 4.20.A. of the SPDO and 4.21.A. of the PPDO. The developer is required to "sample and test" the surface water triennially at the sites specified within Exhibit "H" (SPDO) and Exhibit "K" (PPDO). The monitoring was conducted on December 1, 1999. In summary, "site conditions have not altered significantly" and "it appears that surface water quality has not been adversely affected." In compliance with these Conditions, water quality monitoring will next be conducted in conjunction with the RY 2002-03 Annual Report.

The project appears to be in compliance with all other conditions at this time.

### **DEVELOPER OF RECORD**

Centex Development Company, 3101 Gandy Boulevard, Pinellas Park, FL 33782 is the firm responsible for adhering to the conditions of the Development Orders.

### **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order. The Cities of Pinellas Park and St. Petersburg are responsible for ensuring that the development is proceeding in compliance with the terms and conditions of their respective Development Orders.