



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #195 - GATEWAY AREAWIDE, CITY OF ST. PETERSBURG RY 2002-03

On November 30, 1989, the St. Petersburg City Council (as 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. The developer will be required to conduct a Section 380.06, F.S. transportation analysis prior to 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 space, 2,429,432 sq. ft. of industrial space and 528 residential units.

The Development Order has been amended a total of five times, the latest amendment was adopted on November 1, 2001 (Ordinance No. 505-G). The amendments have cumulatively: changed the boundaries of the preservation areas, including removal of Wetland "L"; established "movie theatre" as an authorized use; extended the Phase I buildout date by six years, 11 months and 30 days and the Development Order expiration date by one year, 11 months and 30 days (each to December 30, 2004); modified the transportation impact fee schedule and advanced reservation capacity provisions; modified the land use equivalency exchange and procedures; increased Phase I industrial space by 500,000 sq. ft. (to 1,910,670 sq. ft.) and Phase I p.m. peak hour trips by 301 (to 6,319); and incorporated a new traffic mitigation project (S.R. 686 WB Turn Lane Gap Completion from the I-275 NB off-ramp to S.R. 686 WB right-turn lane to 28th Street).

On December 14, 2001, the developer submitted a Notice of Proposed Change to modify the Development Order as follows:

- obtain specific approval of revised Phase II entitlements with an established buildout date of December 31, 2008;
- extend the Phase I buildout date to December 31, 2007;
- delete the buildout date associated with Phase I/Stage 1;
- update the Phase I land use entitlements to reflect the most recent land use equivalency conversion;
- eliminate the movie theatre use and associated impact fee exemption;
- update the Phase I and/or Phase II transportation improvements and timing in accordance with the findings of the transportation analysis;
- create a Phase II Transportation Impact Mitigation Plan (TIMP) and impact fee formula to generate funds for improvements;
- require developers to participate in Bay Area Commuter Services single-occupancy vehicle reduction programs;
- eliminate requirements for affordable housing percentages and creation of a *Housing Affordability Implementation Plan* based on the findings of the Housing Affordability Analysis (provided with this NOPC);
- extend the Development Order expiration date to December 31, 2008 to coincide with the

- Phase II buildout date;
- establish a Land Use Equivalency Matrix for Phase II entitlements based on the *ITE Trip Generation Manual, 6th Edition*;
- update the Land Use Equivalency Matrix for Phase I based on the most recently approved Phase I trade-off;
- revise the Development Master Plan to include Hotel as a planned use in an additional sub-area of the project; and
- any modifications to Development Order language or Map(s) necessitated by such changes., among other proposed modifications, request specific Phase II approval.

The proposal remains under review.

PROJECT STATUS

The following table represents the approved phasing schedule, development constructed during the reporting year and remaining development:

PHASE	STATUS	OFFICE (Sq. Ft.)	INDUST. (Sq. Ft.)	RETAIL (Sq. Ft.)	RESID. (Units)	HOTEL (Rooms)	MOVIE (Screens)
I (Buildout: 12/30/04)	Constructed during RY	0	53,836	0	60	0	0
	Constructed to Date	1,360,035	1,358,422	0	708	0	0
	APPROVED	2,805,934	1,960,670	119,595	1,959	298	0
II* (Buildout: 12/31/02)	Constructed during RY	0	0	0	0	0	0
	Constructed to Date	0	0	0	0	0	0
	APPROVED*	1,728,600	1,398,900	110,000	0	500	0
TOTAL	APPROVED TOTAL*	4,534,534	3,359,570	219,595	1,959	798	0

* - Phase II has been conceptually approved only. Specific Phase II approval will be contingent upon further Section 380.06, F.S. transportation analysis. An Analysis of Housing Needs will be required prior to commencement of Phase II development activity.

Projected Development: building activity during the next reporting year will coincide with market demand.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The annual report indicates that funds for the establishment of the Gateway Transportation Improvement Trust Fund are available, as required by Condition V.B.2.
2. Pursuant to (revised) Condition V.B.4., the owners of the Carillon development (Gateway Joint Venture) have previously entered into a joint participation agreement with FDOT for the implementation of Carillon and Gateway Areawide DRI transportation facility improvements. Revisions to the sequencing of Stage 1 transportation improvements were necessary to mitigate the transportation impacts since development activity is primarily occurring along Ulmerton Road.
The revised sequencing of improvements is as follows:

SEQ.	ROADWAY	FROM	TO	IMPROVEMENT	STATUS
1	Roosevelt Blvd.	Ulmerton Road	28th St. N.	6-Lane ¹	Complete
2	Roosevelt Blvd.	28th St. N.	I-275	6-Lane	Complete
3	Ulmerton Road	Site	Roosevelt Blvd.	6-Lane	Complete
4 & 5	Gandy Blvd.	9th St. N.	28th St. N.	6-Lane	N/A ²

1. Only a portion of this segment was 6-laned due to FDOT constraints.

2. Gandy Boulevard widening is currently programmed to commence construction during 2003-04.

3. Public Facilities Conditions V.D.1 - 12 are being fulfilled by the Cities of St. Petersburg and Largo and Pinellas County, as appropriate.
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. Plans have previously been submitted for the Jabil, Franklin/Templeton, Lucent Technologies and Catalina Marketing parcels. No development meeting this criteria was constructed during the reporting period.

The project appears to be complying with all other terms and Conditions.

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.