

#195



Economic Development Division

City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

Top 52 Places to Go in 2014

Best Community for Young People

Best City for Business

August 22, 2014

Florida Dept. of Economic Opportunity
Division of Community Development
ATTN: Mike McDaniel
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, FL 32399-4120

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Florida 33782

Re: Land use trade-off in the Gateway Areawide DRI (GADRI).

Dear Mr. McDaniel & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs (now the Department of Economic Opportunity) and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). Specifically, the City intends to convert 293 residential units to 208,909 sq.ft. of industrial use.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7877.

Sincerely,

Gary Jones, AICP
Planning & Economic Development Department

Attachments

cc: Dave Goodwin, Director, Planning & Economic Development Dept.
Danni Jorgenson, Kimley-Horn

Gateway Areawide DRI
Proposed Land Use Trade-Off #19
 August 22, 2014

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,493,934	3,117	0	0	2,493,934	3,117
Industrial Square Feet	2,361,147	1,421	208,909	126	2,570,056	1,547
Commercial/Retail Square Feet	149,997	646	0	0	149,997	646
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	2,677	1,148	-293	-126	2,384	1,023
Total Trips		6,389		0		6,389

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-Off #19 - Phase I
 August 22, 2014

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,493,934	2,493,934	0	0	0
Industrial S.F.	2,361,147	2,570,056	73,118	62,673	2,089
Commercial	149,997	149,997	0	0	0
Hotel Rooms	120	120	0	0	0
Multifamily Units	2,677	2,384	-64,753	-55,670	-2,344
Net Change			8,365	7,003	-255

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.

#195



CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

July 22, 2013

Florida Dept. of Economic Opportunity
Division of Community Development
ATTN: Mike McDaniel
107 East Madison Street
Caldwell Building, MSC 160
Tallahassee, FL 32399-4120

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Florida 33782

Re: Land use trade-off in the Gateway Areawide DRI (GADRI).

Dear Mr. McDaniel & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs (now the Department of Economic Opportunity) and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). Specifically, the City intends to convert 624 residential units to 214,018 of office and 422 residential units to 300,675 sq. ft. of industrial.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7877.

Sincerely,

Gary Jones, AICP
Planning & Economic Development Department

Attachments

cc: Dave Goodwin, Director, Planning & Economic Development Dept.
Don Mastry, Trenam Kenker Attorneys

Public Facilities Impact Analysis
 GADRI Trade-Off #18 - Phase I
 July 19, 2013

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,279,916	2,493,934	19,904	6,421	2,140
Industrial S.F.	2,060,472	2,361,147	105,236	90,203	3,007
Commercial	119,977	119,977	0	0	0
Hotel Rooms	120	120	0	0	0
Multifamily Units	3,723	2,677	-231,166	-198,740	-8,368
Net Change			-106,026	-102,117	-3,221

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.

Gateway Areawide DRI
Proposed Land Use Trade-Off #18
 July 19, 2013

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,279,916	2,850	85,692	107	2,493,934	3,117
Industrial Square Feet	2,060,472	1,240	18,419	11	2,361,147	1,421
Commercial/Retail Square Feet	119,977	517	-27,489	-118	119,977	517
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	3,723	1,597	0	0	2,677	1,148
Total Trips		6,260		0		6,260

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

#195



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WEB SITE: www.stpete.org Channel 35 WSPF-TV

TELEPHONE: 727 893-7171

December 19, 2012

Via Email

Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Gateway Areawide DRI Development Order Extension

Dear Mr. Pumariega:

The Florida Department of Economic Opportunity per Executive Orders 12-140, 12-192, 12-217 and 12-199 has authorized a 1 year and 120 day extension of all phase and expiration dates for developments of regional impact.

This letter serves as notice that the City of St. Petersburg, as the "Developer", is extending the phase build-out dates and expiration date of the Gateway Areawide DRI by 1 year and 120 days as allowed. The resulting dates are as follow:

- Phase I – April 29, 2020
- Phase II – April 29, 2021; and
- Expiration Date – April 29, 2021.

Please contact me at 727-893-7868 or at dave.goodwin@stpete.org if you have any questions.

Sincerely,

David Goodwin, Director
Planning and Economic Development Dept.

cc: Gary Jones, City of St. Petersburg
John Meyer, Tampa Bay Regional Planning Council
Jeannette Hallock-Solomon, Florida Department of Economic Opportunity

#195



economic development department
P.O. Box 2842
St. Petersburg, FL 33731-2842
Telephone: 727-893-7100

November 29, 2011

Via Email

Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Boulevard, Suite 100
Pinellas Park, Florida 33782

Re: Gateway Areawide DRI Development Order Extension

Dear Mr. ^{MANNY} Pumariega:

Section 14 of Chapter 2009-96, Laws of Florida, authorized a two-year extension of the build-out and expiration dates for any local government-issued DRI development order. The extended dates for the phase build-out and expiration of the Gateway Areawide DRI Development Order, as provided in the December 18, 2009, letter, were as follows:

Phase I – December 30, 2012;
Phase II – December 30, 2013; and
Expiration Date – December 30, 2013.

Section 47(1)(b) of Senate Bill 1752, passed in 2010, reauthorized any such two-year extension authorized and timely applied for pursuant to section 14 of chapter 2009-96, Laws of Florida. The extended dates for the phase build-out and expiration of the Gateway Areawide DRI Development Order, resulting from the November 29, 2010, letter, were as follows:

Phase I – December 30, 2014
Phase II – December 30, 2015; and
Expiration Date – December 30, 2015.

Florida Statute 380.06 (19)(c)2, authorizes a four year extension of all commencement, phase, buildout, and expiration dates for projects that are currently valid developments of regional impact. This letter serves as notice that the City of St. Petersburg, as the "Developer", is extending the phase build-out dates and expiration date of the Gateway Areawide DRI by four years as allowed. The resulting dates are as follows:

Page 2
Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
Via Email

Phase I – December 30, 2018
Phase II – December 30, 2019; and
Expiration Date – December 30, 2019.

Please contact me at 727-893-7868 or at dave.goodwin@stpete.org if you have any questions.

Sincerely,



David Goodwin, Director
Planning and Economic Development Department

DG:gj

copy: Erica Smith, City of St. Petersburg
Gary Jones, City of St. Petersburg
John Meyer, Tampa Bay Regional Planning Council
Brenda Winningham, Florida Department of Economic Opportunity



economic development department

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St. Petersburg, FL 33731-2842
Telephone: 727-893-7100

#195

November 29, 2010

Via Email

Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Gateway Areawide Development Order Extension

Dear Mr. Pumariega:

Section 14 of Chapter 2009-96, Laws of Florida, authorized a two-year extension of the build-out and expiration dates for any local government-issued DRI development order with an expiration date between September 1, 2008, and January 1, 2012, if the Developer requested the extension prior to December 31, 2009. The City timely requested a two-year extension of the build-out and expiration dates for its Gateway Areawide DRI Development Order pursuant to section 14 of chapter 2009-96, Laws of Florida, on December 18, 2009 (copy of letter attached). The extended dates for the phase build-out and expiration of the Gateway Areawide DRI Development Order, as provided in the December 18, 2009, letter, were as follows:

Phase I – December 30, 2012;
Phase II – December 30, 2013; and
Expiration Date – December 30, 2013.

Section 47(1)(b) of Senate Bill 1752, passed this year, reauthorizes any such two-year extension authorized and timely applied for pursuant to section 14 of chapter 2009-96, Laws of Florida. This letter serves as notice that the City of St. Petersburg, as the “Developer”, is extending the phase build-out dates and expiration date of the Gateway Areawide DRI Development Order by two years as allowed by section 14 of chapter 2009, Laws of Florida, and as reauthorized by Florida Senate Bill 1752.

Please contact me at 727-893-7868 or at dave.goodwin@stpete.org if you have any questions.

Sincerely,

David Goodwin, Director
Planning and Economic Development Dept.

cc: Erica Smith, City of St. Petersburg
Gary Jones, City of St. Petersburg
John Meyer, Tampa Bay Regional Planning Council
Bernard Piawah, Florida Department of Community Affairs

#195



economic development department

P.O. Box 2842
St. Petersburg, FL 33731-2842
Telephone: 727-893-7100

January 19, 2010

Charles Gauthier, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Florida 33782

Re: Land use trade-off in the Gateway Areawide DRI (GADRI).

Dear Mr. Gauthier & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). Specifically, the City intends to convert 24,910 sq. ft. of retail to 85,692 sq. ft. of office and 2,579 sq. ft. of retail to 18,419 sq. ft. of industrial.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

Dave Goodwin, Director
Planning & Economic Development Department

Attachments

cc: Gary Jones, Economic Development Dept.

Gateway Areawide DRI
Proposed Land Use Trade-Off #17
 January 19, 2010

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,209,745	2,762	85,692	107	2,295,437	2,869
Industrial Square Feet	2,009,831	1,210	18,419	11	2,028,250	1,221
Commercial/Retail Square Feet	177,466	765	-27,489	-118	149,977	646
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	3,723	1,597	0	0	3,723	1,597
Total Trips		6,389		0		6,389

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis

GADRI Trade-Off #17

January 19, 2010

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,894,224	2,979,916	7,969	2,571	857
Industrial S.F.	2,349,805	2,368,224	6,447	5,526	184
Commercial	177,466	149,997	-4,670	-4,120	-1,373
Hotel Rooms	120	120	0	0	0
Multifamily Units	4,439	4,439	0	0	0
Net Change			9,746	3,976	-332

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



economic development department

P.O. Box 2842
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195

December 18, 2009

Via Email

Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Gateway Areawide Development Order Extension

Dear Mr. Pumariega:

The City of St. Petersburg as the "Developer", is extending the phase build-out dates and expiration date of the Gateway Areawide Development Order by two years as allowed by Section 14 of Chapter 2009-96, Laws of Florida. The extended dates are as follows:

Phase I – December 30, 2012;

Phase II – December 30, 2013; and

Expiration Date – December 30, 2013.

This extension is pursuant to Section 14 of Chapter 2009-96, Laws of Florida which authorizes a two-year extension of the build-out and expiration dates for any local government-issued DRI development order with an expiration date between September 1, 2008, through January 1, 2012 if the Developer requests the extension prior to December 31, 2009.

Please contact me at 727-893-7877 or at dave.goodwin@stpete.org if you have any questions.

Sincerely,

David Goodwin, Director
Economic Development Dept.

cc: Mark Winn, City of St. Petersburg
Gary Jones, City of St. Petersburg
John Meyer, Tampa Bay Regional Planning Council
Bernard Piawah, Florida Department of Community Affairs



CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

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TELEPHONE: 727 893-7171

November 3, 2006

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Fl 33782

Re: Land use trade-off in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). Specifically, the City intends to convert 15,521 sq. ft. of office to 32,222 sq. ft. of industrial. This conversion will result in a Phase I capacity of 2,194,224 sq. ft. of office space and 2,042,053 sq. ft. of industrial space.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

cc: Gary Jones, Economic Development Dept.

Gateway Areawide DRI
Proposed Land Use Trade-Off #16
November 3, 2006

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,209,745	2,762	-15,521	-19	2,194,224	2,743
Industrial Square Feet	2,009,831	1,210	32,222	19	2,042,053	1,229
Commercial/Retail Square Feet	147,466	636	0	0	147,466	636
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	3,723	1,597	0	0	3,723	1,597
Total Trips		6,260		-0		6,260

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis

GADRI Trade-Off #16

November 3, 2006

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,209,745	2,194,224	-1,443	-466	-155
Industrial S.F.	2,009,831	2,042,053	11,278	9,667	322
Commercial	147,466	147,466	0	0	0
Hotel Rooms	120	120	0	0	0
Multifamily Units	3,723	3,723	0	0	0
Net Change			9,834	9,201	167

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.

#195



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POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

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November 1, 2006

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Land use trade-off for New Advantage in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of the New Advantage Corporation to accommodate additional residential and retail land use at the Sod Farm development site.

Specifically, the City intends to convert 69,188 sq. ft. of industrial to 33,349 sq. ft. of office, and 11,945 sq. ft. of retail to 41,091 sq. ft. of office. This conversion will result in a Phase I capacity of 2,619,745 sq. ft. of office space, 2,009,831 sq. ft. of industrial space and 115,820 sq. ft. of retail space.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m. peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

cc: Rick Mussett, City Development Administrator
John Hixenbaugh, Zoning Official
Gary Jones, Economic Development Dept.
Johnathan Stanton, New Advantage

Gateway Areawide DRI
Proposed Land Use Trade-Off #14
 November 1, 2006

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,545,657	3,182	74,088	93	2,619,745	3,275
Industrial Square Feet	2,079,019	1,252	-69,188	-42	2,009,831	1,210
Commercial/Retail Square Feet	127,765	551	-11,945	-51	115,820	499
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	2,849	1,222	0	0	2,849	1,222
Total Trips		6,262		-1		6,261

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-Off #14 - Phase I
November 1, 2006

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,545,657	2,619,745	6,890	2,223	741
Industrial S.F.	2,079,019	2,009,831	-24,216	-20,756	-692
Commercial	127,765	115,820	-2,031	-1,792	-597
Hotel Rooms	120	120	0	0	0
Multifamily Units	2,849	2,849	0	0	0
Net Change			-19,356	-20,326	-548

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



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November 1, 2006

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Fl 33782

Re: Land use trade-off for the Sod Farm in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Tarpon Ridge, Inc. to accommodate additional residential and retail land use at the Sod Farm development site.

Specifically, the City intends to convert 301,250 sq. ft. of office to 874 multifamily dwelling units, and 108,750 sq. ft. of office to 31,646 sq. ft. of retail. This conversion will result in a Phase I capacity of 2,209,745 sq. ft. of office space, 3,723 multifamily units and 147,466 sq. ft. of retail space.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

- cc: Rick Mussett, City Development Administrator
- John Hixenbaugh, Zoning Official
- Gary Jones, Economic Development Dept.
- Grady Pridgen III, Tarpon Ridge, Inc.

Gateway Areawide DRI
Proposed Land Use Trade-Off #15
November 1, 2006

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,619,745	3,275	-410,000	-513	2,209,745	2,762
Industrial Square Feet	2,009,831	1,210	0	0	2,009,831	1,210
Commercial/Retail Square Feet	115,820	499	31,646	136	147,466	636
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	2,849	1,222	874	375	3,723	1,597
Total Trips		6,261		-1		6,260

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis

GADRI Trade-Off #15

November 1, 2006

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,619,745	2,209,745	-38,130	-12,300	-4,100
Industrial S.F.	2,009,831	2,009,831	0	0	0
Commercial	115,820	147,466	5,380	4,747	1,582
Hotel Rooms	120	120	0	0	0
Multifamily Units	2,849	3,723	193,154	166,060	6,992
Net Change			160,404	158,507	4,474

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



CITY OF ST. PETERSBURG

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April 13, 2006

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Fl 33782

Re: Land use trade-off for the Sod Farm in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Tarpon Ridge, Inc. to accommodate additional residential land use at the Sod Farm development site.

Specifically, the City intends to convert 286,310 sq. ft. of office to 830 multifamily dwelling units. This conversion will result in a Phase I capacity of 2,545,657 sq. ft. of office space and 2,849 multifamily units.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

cc: Rick Mussett, City Development Administrator
John Hixenbaugh, Development Review Services Manager
Gary Jones, Economic Development Dept.
Grady Pridgen III, Tarpon Ridge, Inc.

Gateway Areawide DRI
Proposed Land Use Trade-Off #13
 April 13, 2006

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,831,864	3,540	-286,207	-358	2,545,657	3,182
Industrial Square Feet	2,079,019	1,252	0	0	2,079,019	1,252
Commercial/Retail Square Feet	127,765	551	0	0	127,765	551
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	2,019	866	830	356	2,849	1,222
Total Trips		6,263		-2		6,262

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-Off #13 - Phase I
 April 13, 2006

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,831,864	2,545,657	-26,617	-8,586	-2,862
Industrial S.F.	2,079,019	2,079,019	0	0	0
Commercial	127,765	127,765	0	0	0
Hotel Rooms	120	120	0	0	0
Multifamily Units	2,019	2,849	183,430	157,700	6,640
Net Change			156,813	149,114	3,778

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



#195 RT
AW
JM

CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

December 21, 2005

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Land use trade-off for property in Block 3 of Carillon in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Echelon Development LLC to accommodate multifamily land use in Block 3 of Carillon.

Specifically, the City intends to convert 20,690 sq. ft. of office to 60 multifamily dwelling units. This conversion will result in a Phase I capacity of , 2,831,864 sq. ft. of office space and 2,019 multifamily units.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

cc: Rick Mussett, City Development Administrator
John Hixenbaugh, Development Review Services Manager
Gary Jones, Planner
Susan Johnson, Echelon Development LLC

**Gateway Areawide DRI
Proposed Land Use Trade-Off
December 21, 2005**

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,852,554	3,566	-20,690	-26	2,831,864	3,540
Industrial Square Feet	2,079,019	1,252	0	0	2,079,019	1,252
Commercial/Retail Square Feet	127,765	551	0	0	127,765	551
Hotel Rooms	120	55	0	0	120	55
Multifamily Dwelling Units	1,959	840	60	26	2,019	866
Total Trips		6,264		0		6,264

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-Off #12 - Phase I
 December 21, 2005

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,852,554	2,831,864	-1,924	-621	-207
Industrial S.F.	2,079,019	2,079,019	0	0	0
Commercial	127,765	127,765	0	0	0
Hotel Rooms	120	120	0	0	0
Multifamily Units	1,959	2,019	13,260	11,400	480
Net Change			11,336	10,779	273

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.

Exhibit B

EXHIBIT IV

GATEWAY AREA WIDE TRANSPORTATION
LAND USE TRADE-OFF MATRIX
PHASE I

Land Use Category	PM Peak Hour								
From/To	Hotel (Rooms)	Commercial (S.F.)	Office (S.F.)	Lt. Industrial (S.F.)	Multifamily (D.U.)	Movie Theater (Screen)	Phase I Land Use Increment	Project Trips	Trip Rate
Hotel (Rooms)	0	215	740	1,537	2.2	.039	478	442.1	0.925
Commercial (1,000 S.F.)	4.65	0	3,440	7,143	10.0	.179	97,116	418.6	4.310
Office (1,000 S.F.)	1.35	291	0	2,076	2.9	.052	2,479,028	3098.8	1.250
Lt. Industrial (1,000 S.F.)	0.65	140	482	0	1.4	.025	1,970,670	1150.2	0.602
Multi-Family (D.U.)	0.46	100	343	713	0	.018	1,699	728.8	0.429
Movie Theater (Screen)	25.9	5,568	19,200	39,867	55.9	0	20	480.0	24.0
								<u>6,318.5</u>	





CITY OF ST. PETERSBURG

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September 22, 2005

Valerie Hubbard, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Land use trade-off for property at 28th Street North and Roosevelt Boulevard in the Gateway Areawide DRI (GADRI).

Dear Ms. Hubbard & Mr. Pumariega;

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Mid Pinellas Office Park, Inc. to accommodate office land use at 28th Street North and Roosevelt Boulevard. Currently, there is no available office land use capacity in the GADRI.

Specifically, the City intends to convert 63 hotel rooms to 46,620 sq. ft. of office, 38 hotel rooms to 8,170 sq. ft. of retail space, and 77 hotel rooms to 118,349 sq. ft. of industrial space. This conversion will result in a Phase I capacity of 127,765 sq. ft. of retail space, 2,852,554 sq. ft. of office space, 2,079,019 sq. ft. of industrial space and 120 hotel rooms.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m. peak hour trip generation will remain less than the 6,439 trips specified in the D.O. The trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868 or Gary Jones at (727)893-7877.

Sincerely,

David S. Goodwin, Director
Economic Development Department

Attachments

cc: Rick Mussett, City Development Administrator
John Hixenbaugh, Development Review Services Manager
Gary Jones, Planner
Robert Pierro, Avid Engineering, Inc.

Gateway Areawide DRI
Proposed Land Use Trade-Off
September 15, 2005

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,805,934	3,507	46,620	58	2,852,554	3,566
Industrial Square Feet	1,960,670	1,180	118,349	71	2,079,019	1,252
Commercial/Retail Square Feet	119,595	515	8,170	35	127,765	551
Hotel Rooms	298	137	-178	-165	120	55
Multifamily Dwelling Units	1,959	840	0	0	1,959	840
Total Trips		6,181		0		6,264

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
 GADRI Trade-Off #11 - Phase I
 September 15, 2005

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	2,805,934	2,852,554	4,336	1,399	466	
Industrial S.F.	1,960,670	2,079,019	41,422	35,505	1,183	
Commercial	119,595	127,765	1,389	1,226	409	
Hotel Rooms	298	120	-35,600	-26,700	-570	
Multifamily Units	1,959	1,959	0	0	0	
Net Change			11,547	11,429	1,489	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



#195

CITY OF ST. PETERSBURG

November 18, 2004

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

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TELEPHONE: 727 893-7171

Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, FL 33782

Re: Land use trade-off for property known as the Sod Farm in the Gateway Areawide DRI (GADRI).

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase II, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Tarpon Ridge, Inc. to accommodate additional residential land use capacity at the Sod Farm development site. Currently, there is no available residential land use capacity in the GADRI.

Specifically, the City intends to convert 80,000 sq. ft. of industrial space to 84 residential units. This conversion will result in a Phase II capacity of 307,752 sq. ft. of industrial space and 716 residential units. No changes are proposed for the office, retail and hotel land uses in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase II, p.m peak hour trip generation will remain less than the 2,014 trips specified in the D.O. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed. If you have any questions, please call me at (727)893-7868.

Sincerely,

David S. Goodwin, Assistant Director
Development Services Department

/pfg

Attachments

cc: Rick Baker, Mayor
Rick Mussett, City Development Administrator
Julie Weston, Development Services Director
John Hixenbaugh, Development Review Services Manager
Paul Geisz, Planner
Grady C. Pridgen, Tarpon Ridge, Inc.

**Gateway Areawide DRI
Proposed Land Use Trade-Off
November 17, 2004**

Use	Phase II Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	700,000	945	0	0	700,000	945
Industrial Square Feet	387,752	302	-80,000	-62	307,752	240
Commercial/Retail Square Feet	30,000	238	0	0	30,000	238
Hotel Rooms	0	0	0	0	0	0
Multifamily Dwelling Units	632	392	84	52	716	444
Total Trips		1,877.49		-10.32		1,867.17

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

**Public Facilities Impact Analysis
 GADRI Trade-Off #10 - Phase II
 November 17, 2004**

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	700,000	700,000	0	0	0	
Industrial S.F.	387,752	307,752	-28,000	-24,000	-800	
Commercial	30,000	30,000	0	0	0	
Hotel Rooms	0	0	0	0	0	
Multifamily Units	632	716	18,564	15,960	672	
Net Change			-9,436	-8,040	-128	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.



CITY OF ST. PETERSBURG

October 21, 2004

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org Channel 35 WSPF • TV

TELEPHONE: 727 893-7171

Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
4000 Gateway Centre Blvd., Suite 100
Pinellas Park, Fl 33782

Re: Land use trade-off for property known as the Sod Farm in the Gateway Areawide DRI (GADRI).

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase II, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Tarpon Ridge, Inc. to accommodate additional residential land use capacity at the Sod Farm development site. Currently, there is no available residential land use capacity in the GADRI.

Specifically, the City intends to convert 112,248 sq. ft. of industrial space, 20,000 sq. ft. of retail space and 100 hotel rooms to 382 residential units. This conversion will result in a Phase II capacity of 30,000 sq. ft. of retail space, 387,752 sq. ft. of industrial space, 632 residential units and no hotel rooms. No changes are proposed for the office land use in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I and Phase II land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase II, p.m peak hour trip generation will remain less than the 2,014 trips specified in the D.O. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,

David S. Goodwin, Assistant Director
Development Services Department

/pfg

Attachments/

- cc: Rick Baker, Mayor
- Rick Mussett, City Development Administrator
- Julie Weston, Development Services Director
- John Hixenbaugh, Development Review Services Manager
- Paul Geisz, Planner
- Grady C. Pridgen, Tarpon Ridge, Inc.

Public Facilities Impact Analysis
 GADRI Trade-Off #9 - Phase II
 October 7, 2004

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	700,000	700,000	0	0	0	
Industrial S.F.	500,000	387,752	-39,287	-33,674	-1,122	
Commercial	50,000	30,000	-3,400	-3,000	-1,000	
Hotel Rooms	100	0	-20,000	-15,000	-320	
Multifamily Units	250	632	84,422	72,580	3,056	
Net Change			21,735	20,906	614	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.

Gateway Areawide DRI
Proposed Land Use Trade-Off
October 7, 2004

Use	Phase II Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	700,000	945	0	0	700,000	945
Industrial Square Feet	500,000	390	-112,248	-88	387,752	302
Commercial/Retail Square Feet	50,000	397	-20,000	-159	30,000	238
Hotel Rooms	100	46	-100	-46	0	0
Multifamily Dwelling Units	250	155	382	237	632	392
Total Trips		1,933.00		-55.51		1,877.49

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

#195



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June 24, 2003

Marina Pennington
Florida Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

VIA CERTIFIED RECEIPT MAIL

RE: Rendering of Adopted Amendment #6
Gateway Areawide DRI
St. Petersburg

Dear Marina:

Pursuant to subsection 380.07 Florida Statutes, the City of St. Petersburg is providing you with a certified copy of the adopted fifth amendment to the Gateway Areawide DRI, thus beginning the 45 day appeal period. The amendment (Ordinance 599-G) was adopted by the St. Petersburg City Council on June 19, 2003. A copy of the amendment has been forwarded to the Tampa Bay Regional Planning Council.

If you have any questions please do not hesitate to contact me at (727) 893-7868.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. Goodwin".

David S. Goodwin
Assistant Director
Development Services

Attachment: certified Ordinance #599-G

cc: ✓ Manny Pumariega, Tampa Bay Regional Planning Council
Rick Mussett (w/o attachment)
Julie Weston (w/o attachment)

ORDINANCE NO. 599-G

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, APPROVING THE SIXTH AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; AMENDING ORDINANCE 1142-F, AS PREVIOUSLY AMENDED, BY APPROVING MODIFICATIONS TO THE DEVELOPMENT CAPACITIES FOR PHASE I AND PHASE II; REVISING THE TRANSPORTATION MITIGATION IMPACT PLAN; REVISING CONDITIONS RELATING TO THE RESERVATION OF DEVELOPMENT CAPACITIES; APPROVING MODIFICATIONS TO THE TRANSPORTATION IMPROVEMENT SPECIAL ASSESSMENT FEE; PROVIDING INCENTIVES TO REDUCE SINGLE-OCCUPANT VEHICLE TRIPS; REQUIRING AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS TO ENCOURAGE PUBLIC TRANSIT AND NON-SINGLE-OCCUPANT VEHICLE TRIPS; REMOVING CERTAIN REQUIREMENTS RELATING TO A HOUSING AFFORDABILITY AND IMPLEMENTATION PLAN; ADOPTING A REVISED MASTER PLAN MAP; AMENDING THE TRANSPORTATION LAND USE TRADE-OFF MATRIX; AMENDING THE CAPITAL IMPROVEMENTS PROGRAM; DELETING THE CANDIDATE PROJECT LIST; ADDING TABLES FROM THE TBRPC NOPC REPORT; EXTENDING THE PHASE I BUILDOUT DATE TO DECEMBER 30, 2007; EXTENDING THE PHASE II BUILDOUT DATE TO DECEMBER 30, 2008; EXTENDING THE EXPIRATION DATE TO DECEMBER 30, 2008; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, certain changes, as set forth herein, have been requested to the Development Order for the Gateway Areawide Development of Regional Impact; and

WHEREAS, the changes are consistent with the Comprehensive Plan and land development regulations of the City of St. Petersburg, do not constitute a substantial deviation, and do not require further development of regional impact review because the changes impose or generate no new impacts upon public facilities or environmental resources; and

WHEREAS, the changes have been reviewed by the Tampa Bay Regional Planning Council, which has reported to the City and to the Florida Department of Community Affairs that the changes are presumed to be a Substantial Deviation as defined by law, but the changes will cause no unmitigated regional impacts upon incorporating and/or complying with certain representations and recommendations (see "Notice of Proposed Change Report" and Tables 1, 2, 3 and 4 thereto, attached as Exhibit 5 to this ordinance); and

WHEREAS, the City Council, having reviewed all relevant comments, testimony and evidence submitted by all interested parties and members of the public, and having considered the provisions of Chapter 380, Florida Statutes, regarding substantial deviations, finds that this amendment does not create a likelihood of regional impact because of the mitigation provisions contained herein; now therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section 1. This ordinance is the sixth amendment to the Development Order for the Gateway Areawide Development of Regional Impact, as set forth in Ordinance No. 1142-F, as amended. The Development Order, as amended, is referred to herein as "GADO."

Section 2. Subsections A, B, C, and O of Section 5, and Sections 10 and 13 of the GADO are amended to read:

SECTION 5. Conditions of Development Approval. That having made the findings of fact and reached the conclusions of law set forth above, it is ordered that development as proposed in the GAADA is hereby approved, subject to the following conditions:

- A. Land Use
 1. This Order is rendered in respect to the total quantities of approved development for the given land use categories set forth below and as further described in the development Master Plan attached as Exhibit III hereto. Total quantities of approved development shall include new development and redevelopment which increases the square footage of the existing use. This Order shall not apply to existing legal uses in the GAADA area as long as those uses continue to operate as they currently do without any increase in square footage.

Table I

	Phase I	Phase II	Total Development Capacity
Retail/Sales service	<u>119,595 S.F.</u> 97,116 S.F.	<u>50,000 S.F.</u> 110,000 S.F.	<u>169,595 S.F.</u> 207,116 S.F.
Offices	<u>2,805,934 S.F.</u> 2,479,028 S.F.	<u>700,000 S.F.</u> 1,728,600 S.F.	<u>3,505,934 S.F.</u> 4,207,628 S.F.
Industrial	<u>1,960,670 S.F.</u> 1,960,670 S.F.	<u>500,000 S.F.</u> 1,398,900 S.F.	<u>2,460,670 S.F.</u> 3,309,570 S.F.
Movie Theater	<u>20 Screens</u>	<u>0 Screens</u>	<u>20 Screens</u>
Hotel	<u>298 Rooms</u> 478 Rooms	<u>100 Rooms</u> 500 Rooms	<u>398 Rooms</u> 978 Rooms
Residential	<u>1,959 Units</u> 1,789 Units	<u>250 Units</u> 0 Units	<u>2,209 Units</u> 1,699 Units

This Order constitutes final development approval for the development quantities listed in Phases I and II above. ~~Additionally this Order constitutes conceptual development approval for the development quantities listed in Phase II above. Prior to any development activity in Phase II, the City shall comply with the requirements of paragraphs 5 (B) (6) and 5 (M) (4) herein. At the time of Phase II review, if the TBRPC or DCA indicates in writing that there is a reasonable likelihood of additional regional impact or a type of impact not previously reviewed, the City shall supplement the ADA information so as to permit review by DCA and TBRPC. The Anticipated buildout date of Phase I is December 30, 2007 2004, and anticipated buildout date of Stage I Phase II is December 30, 2008 2001.~~

2. Credits for transportation impact fees for existing square footage shall be handled in a manner consistent with the Pinellas County Countywide Transportation Impact Fee.
3. Development Credit against approved development amounts will be allowed for all structures for which a Certificate of Occupancy existed on the effective date of this Order. Credit to be applied to a different land use category (i.e., existing office use to be converted to retail use) will be based on the trade-off mechanism described in Exhibit IV.

4. Development Capacity shall be monitored by the Mayor or the Mayor's designee according to the following procedures:
 - a. Any Developer proposing development, redevelopment or expansion within the GAADA area shall calculate the gross building square footage of each category of land use and the Development Credit. Said square footage shall be submitted with the Site Plan Review application for the purpose of monitoring the amount of Development Capacity reserved and consumed. As used herein, "Development Capacity" means the "Land Use Capacities" established by this Order as described in Table I Exhibit III, as amended.
 - b. All square footage totals referenced in building permits issued for new development of any size within the GAADA area, after application of the Development Credit, will be subtracted from the Development Capacity.
 - c. Development Capacity shall be deemed reserved effective as of the time of approval of the Site Plan (following the procedures for site plan approvals as outlined in Chapter 29, City Code) and payment to the City of not less than five (5) percent of the transportation impact fee as required for the project by this Order, whichever occurs later (the "Effective Date"), subject to the following:
 - (1) A Development Capacity reservation shall initially be valid for a period of 12 months from the Effective Date, assuming the Site Plan has not expired. The Development Capacity reservation may be extended by an additional 12 months from the end of the initial reservation period upon payment of not less than 10 percent of the transportation impact fee. ~~If necessary, the~~ The Development Capacity reservation may be extended by an one additional twelve month period by payment of an additional 15 percent of the transportation impact fee. Development capacity reservations may be extended for additional years by payment of an additional 5 percent of the transportation impact fee for each additional year of extension. Upon making reservation payments that equal 50% of the transportation impact fee, no further reservation payments are required. ~~A Development Capacity Reservation shall expire not later than 36 months following the Effective Date.~~
 - (2) To avoid expiration of a Development Capacity reservation:

- (a) Building permits for foundations and vertical construction of the principal buildings shall be issued prior to expiration of the Development Capacity reservation. For a development proposed to be constructed in phases, building permits for foundations and vertical construction of all buildings in not less than one phase shall be issued within said time frame to avoid the expiration of such reservation. If the building permits are not issued during such time, the Development Capacity reservation shall automatically expire. Within 12 months of the time of issuance of a building permit, development shall commence and continue in good faith, and a Certificate of Occupancy shall be obtained within 36 months of issuance of the building permit. Or,
- (b) The reservation may be extended ~~for up to 36 months from the Effective Date~~ by partial payment of the transportation impact fee, as provided above, and by obtaining extensions of Site Plan approval as provided in Chapter 29, City Code. If the Site Plan approval expires, the Development Capacity reservation shall also expire at that time notwithstanding that partial payments of the impact fee have been made. ~~Or,~~
- (c) Reserved Site Plans may be modified subject to the availability of development capacity or City approval of a land use trade-off request per the process specified in this Order. Modifications to Site Plans that have reserved development capacity do not change the effective date of the reservation. As an alternative to paying a portion of the transportation impact fee, the Developer may pay 100 percent of the fee required for the project, in which event the reservation may continue for as long as the Site Plan approval remains in effect or until construction has begun and has been completed, subject to the possibility of termination due to abandonment as provided below:
- (3) Development Capacity Waiting List: The City shall keep a record of Development Capacity reservations. Should all available Development Capacity for a land use type become reserved, the City shall create and administer a Development Capacity Waiting List. Administrative procedures for the waiting list shall be developed by the City.

~~(4)~~(3) No transportation impact fee or portion thereof paid to the City shall be refundable, but may be credited as provided in subparagraph 4.d below.

~~(5)~~(4) All references to the "transportation impact fee" mean the transportation impact fee required for the project by this order at the rates in effect at the time when full payment of the fee is required. Payment of the fee in whole or in part prior to the time payment is required shall not exempt the Developer from any changes in the fee which may be imposed prior to the required payment due date.

~~(6)~~(5) In no instance shall a Development Capacity reservation be deemed permanently vested until such time that the project has been completed in accordance with approved plans and final certificate of occupancy has been issued. A Developer who has not obtained site plan approval, or has not paid the City the fee as required above, does not have a reservation of such capacity. A Developer who has reserved capacity may nevertheless be deemed to have abandoned such reservation if the Developer does not obtain extensions of Site Plan approval when required, does not pay the City the additional impact fee as and when required, or both. All times for payment of fees represent deadlines for payment. A Developer who does not pay the additional fees promptly but postpones making such payment until a deadline bears the risk of losing the reservation in the meantime. A Developer may also be deemed to have abandoned such reservation if work is not timely commenced after issuance of building permits, the work is not prosecuted to completion and issuance of certificates of occupancy, or the work is otherwise reasonably deemed abandoned.

- d. If any Development Capacity reservation expires, the Development Capacity reserved for that parcel shall be deemed returned to the Development Capacity, and the Developer of that parcel shall receive a credit for the dollar amount of the transportation impact fee which was paid. This credit shall be credited at the time the Developer or the Developer's successor in title and interest to that parcel reserves Development Capacity in the future for the same parcel, if Development Capacity remains. All credits shall run with the land and shall not be deemed personal to the Developer.

B. Transportation

1. The GAADA will generate 8,453 pm peak hour trips; 6,439 and 2,014 pm peak hour trips for Phases I and II respectively. The proportionate share cost of the GAADA is \$18,640,137. The City shall mitigate GAADA Phase I transportation impacts by constructing the improvements listed in the Phase I and Phase II Transportation Impact Mitigation Plans (Tables II and III below). The City shall assess assessing all development in the GAADA ,except movie theaters; the a Gateway Areawide Transportation Improvement Special Assessment Fee (GATISAF) transportation impact fee (GATIF). The GATISAF shall be assessed so as to generate revenues necessary to pay for the improvements listed in Tables II and III below or any approved substitute improvement(s). Any shortfalls in revenue generation to pay for the improvements shall be the responsibility of the City. Administrative procedures related to the GATISAF and the amount of the fee shall be established by City ordinance.

~~equivalent to the total proportionate share cost of the Phase I development (\$12,101,654)[†]. The proportionate share cost of individual Phase I developments shall be equated in the following Proportionate Share Charge (PSC) formula:~~

~~Total GAADA Phase I proportionate share transportation improvement costs minus total Phase I PM peak hour trips multiplied by the PM peak hour trip rate, as identified in Exhibit IV, for the individual development equals the proportionate share charge to the individual development.~~

~~For example, the PSC for a 100,000 s.f. office building would be as follows:~~

$$\text{\$12,101,654} \div 6,018 \times 125 = \text{\$251,363.70}$$

~~Where:~~

$$\begin{aligned} \text{\$12,101,654} &= \text{total Phase I proportionate share cost} \\ 6,018 &= \text{total Phase I PM peak hour trips} \\ 125 &= \text{number of PM peak hour trips generated by a 100,000 s.f. office building} \\ \text{\$251,363.70} &= \text{the Proportionate Share Charge (PSC).} \end{aligned}$$

All traffic construction figures are based on 1988 data and shall be adjusted to the year of payment by the State Highway Bid Price Index of Florida, as published in the "Engineering News Record".

~~All transportation impact fee revenues collected pursuant to the GATIF and the Pinellas County Countywide Transportation impact Fee Ordinance (PCCTIF), as amended, from development in the GAADA area, subject to interlocal agreement, shall be used to fund the Phase I Transportation Impact Mitigation Plan (TIMP) as described herein. The total GATIF fee charged to development shall be as identified in the above PSC formula. Administrative procedures related to the GATIF and the amount of the fee shall be established by local ordinance.~~

- ~~2.~~ Prior to initiation of development in the GAADA area a sum of money equivalent to the costs of project 1 of stage 1 of the Phase I TIMP (Table II) shall be deposited in an interest bearing trust fund herein referred to as the Gateway Transportation Improvement Trust Fund (GTITF). The City shall serve as trustee over said fund. All transportation impact fee monies collected in the GAADA area, subject to interlocal agreement, shall be deposited in the GTITF. All GTITF funds shall be expended on TIMP projects as listed herein, including but not limited to design, engineering, R.O.W. acquisition, and construction of projects.
- 2 3. The City shall be responsible for insuring that funds in the amounts specified in the TIMP are collected and made available for TIMP projects. Design, R.O.W. acquisition and construction of projects may be undertaken by the City, developers, Pinellas County or the Florida Department of Transportation or any other responsible entity.

~~Development may occur only if the funds equal to the total cost of a staged transportation improvement project are deposited in the GTITF. For example:~~

~~After funds equivalent to project #1, Stage 1, or the substitute improvement, are deposited in the GTITF, development of the square footage equivalent to the number of PM peak hour trips (Table III) may be permitted for construction. After each project's or substitute project's square footage of development occurs the funds equivalent to the cost of the next project must be available before further development is allowed. Development of the square footage of an equivalent number of the applicable PM peak hour trips may then be permitted for construction.~~

- 3 4. Eight of the Phase I transportation improvements must be completed prior to the issuance of any construction permits for Phase II. Additionally, Pprior to the issuance of any construction permits for Stage 2 Phase I, three of the Stage I projects or the equivalent thereof shall be under physical construction and the remaining projects or the equivalent thereof shall have funding committed.

(Table II)
GAADA Phase I Transportation Impact Mitigation Plan

	Roadway	From	To	Improvement	Total Cost
STAGE 1 PROJECTS					
1.	Gandy Blvd	<u>MLK 9th St.</u> N.	I-275	6 Lane	\$1,867,069
2.	Gandy Blvd	I-275	28 th St. N.	6 Lane	\$1,148,965
3.	S.R. 686	S.R. 688	28 th St. N.	6 Lane	\$1,005,345
4.	S.R. 686	28 th St. N.	I-275	6 Lane	\$ 861,724
5.	S.R. 688	Site	S.R. 686 E.	6 Lane	<u>\$ 933,534</u>
				SUBTOTAL:	<u>\$5,816,637</u>
STAGE 2 PROJECTS					
6.	<u>S.R. 686 WB</u>	<u>I-275 NB</u> <u>off ramp</u>	<u>S.R. 686 WB</u> <u>Rt. Turn Lane</u> <u>to 28th St.</u>	<u>Turn Lane Gap</u> <u>Completion</u>	<u>\$ 225,000</u>
	S.R. 686	49th St. N.	Ulmerton	6 Lane	\$2,427,189
7.	<u>Gandy @ 16th St Intersection Realignment/Reconstruction</u> <u>(includes realignment of N. Frontage Rd.)</u>				<u>\$2,750,000</u>
	S.R. 688	S.R. 686 W.	49th St. N.	6 lane	\$ 840,181
8.	<u>275 On-Ramp</u>	<u>EB S.R. 688</u>	<u>SB I-275 &</u> <u>SB MLK St</u>	<u>2 Ramps</u>	<u>\$ 2,850,000</u>
	S.R. 688	S.R. 686 E.	S.R. 686 W.	8 Lane	\$2,342,910
9.	<u>118th Avenue N. @ 28th St. Intersection Reconstruction</u>				<u>\$3,000,000</u>
	Gandy Blvd.	28th St. N.	78th Ave.	6 Lane	\$ 502,672
10.	<u>S.R. 686 WB</u>	<u>I-275 NB</u> <u>off ramp</u>	<u>S.R. 686 WB</u> <u>Rt. Turn Lane</u> <u>to 28th St.</u>	<u>Turn Lane Gap</u> <u>Completion</u>	<u>\$ 225,000</u>
				SUBTOTAL:	<u>\$6,337,952</u> <u>\$8,825,000</u>

(Table III)
SUMMARY OF PHASE I PM PEAK HOUR TRIPS

Projects	Available PM Peak Hour Vehicle Trips
STAGE 1	
Project 1	942
Project 2	578
Project 3	507
Project 4	435
Project 5	471
SUBTOTAL	2,933 PM Peak Trips
STAGE 2	
Project 1	1,225
Project 2	424
Project 3	1,182
Project 4	254
Project 5	301
SUBTOTAL	3,386
TOTAL PHASE I PM PEAK HOUR TRIPS = 6,319	

(Table III)
GAADA Phase II Transportation Impact Mitigation Plan

<u>Intersection</u>	<u>Required Improvements</u>	<u>Cost</u>
1. <u>SR 686 & 16th Street.</u>	<u>EB through</u>	<u>\$ 3,998,500</u>
	<u>WB through</u>	
	<u>SBR (with drop lane)</u>	
	<u>TOTAL</u>	<u>\$ 3,998,500</u>

45. In addition to the projects listed in the Phase I TIMP, those projects contained in Exhibit VI herein may be used as substitute improvements if Phase I TIMP projects are funded by another entity, are likely to be constructed by another entity or if other circumstances prevent timely project implementation.

~~Any transportation improvement changes or~~ Any changes in the order in which they the transportation improvements are constructed or the proposed use of a substitute project(s) shall be filed with the Mayor City Manager and shall not constitute an amendment to this Order or a substantial deviation under F.S. 380.06 (1989) as long as the cost amount is equivalent and there is concurrence with the FDOT and TBRPC staff. If FDOT or TBRPC staff does not provide written notice of objections to ~~transportation improvement changes or~~ changes in the order in which they transportation improvements are constructed or the use of a substitute project within thirty (30) ten (10) days after receiving notice of the filing of such changes with the Mayor City Manager the FDOT and TBRPC staff will be deemed to have concurred.

- 5 6. ~~Development will occur in two phases. Upon completion of Phase I, the City shall conduct a F.S. 380.06 analysis of the transportation network. The transportation analysis methodology will be developed in conjunction with the TBRPC, DCA, Florida Department of Transportation (FDOT), and Metropolitan Planning Organization (MPO). The results of this study will be utilized to determine further transportation improvements based on the then existing rules and statutes. The Order shall be amended to reflect these transportation improvements. Prior to the issuance of any Phase II construction permits, all of the Phase I, Stage 1 transportation improvements must be completed or under construction and all Stage 2 projects shall be under contract for design and construction funded or the City shall have made a mitigation payment to FDOT District 7 for the value of any Stage 2 projects that are not under contract for design and construction funded. For the purposes of making a mitigation payment, the value of the transportation improvement projects shall be updated to the date of payment per a project cost estimation method acceptable to FDOT.~~
6. Fees collected for Phase II development shall be earmarked for payment of costs associated with the design, engineering, right of way acquisition and construction of the Phase II TIMP, as shown in Table III, notwithstanding approved substitute projects, or the City may make mitigation payments to FDOT District 7 in amounts equivalent to the cost of Phase II TIMP projects. All Phase II projects shall be under contract for construction or the applicable mitigation payment made to FDOT District 7 prior to the issuance of final certificates of occupancy for Phase II development. If mitigation payments are made, Phase II TIMP project costs shall be updated to the date of payment per the project cost estimation method acceptable to FDOT.

7. A study of site-specific transportation improvements necessitated by development within the GAADA area may be required by the City Development Services Planning Department at the time of Site Plan Review. The purpose of such study is to identify non-regional transportation improvements. Improvements are defined as: Capital improvements necessary for direct access/egress site- specific improvements include, but are not limited to, the following: (1) site driveways and roads; (2) right and left turn lanes leading to those site driveways; (3) traffic control measures/ devices for those site driveways; (4) acceleration/deceleration lanes associated with those site driveways; and (5) improvements to other roads immediately adjacent to the site and necessary to allow direct access to the site. The City and individual developers will comply with all access management standards in force on applicable roadways. Such site-specific improvements may be established by the City Development Services Planning Department as a condition to Site Plan Approval. The cost of site-specific improvements shall not be eligible as a credit toward the GATISAF fee.

8. The city shall require individual developments within the GAADA area to reserve or dedicate existing and future transportation corridors through the implementation of requirements including but not limited to, site plan review approval, and special exception review, subdivision ordinance requirements, establishment of a Citywide transportation right-of-way map, and implementation of zoning setbacks.

9. Substitutes to the Phase I/Stage 2 and Phase II projects listed in Table II and III may be used to mitigate GADRI traffic impacts and credited toward the Phase I, Stage 2 and Phase II proportionate share (\$12,620,487.52). Substitute projects or programs are intended to allow the traffic mitigation program to be responsive to changing traffic conditions in the area (e.g. the 118th Avenue Expressway feasibility study and C.R. 296) and/or to further the development of a multimodal transportation system. Eligible substitute projects or programs shall include any project or program that improves capacity on the regional network or mobility options within the GADRI. Such improvements may include:
 - a.. Transportation System Management (TSM)
 - b. Transportation Demand Management (TDM)
 - c. Intelligent Transportation Systems (ITS)
 - d. Operation and/or Capital Improvements
 - e. Transit Systems Improvements
 - f. Bike and Pedestrian Systems Improvements

Substitute projects or programs shall be developed and selected in consultation with the GADRI property owners and may be funded with GATISAF fees.

10. The City will attempt to use GATISAF revenues to leverage additional dollars from any available source toward mobility improvements in the GADRI.

C. Mass Transit/SOV Reduction/Peak Hour Trip Reduction

1. The City shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) staff to accommodate transit usage within the GAADA area.
2. All turning movements (i.e. radii) shall be sufficient to accommodate the passage of a forty-foot (40') transit coach, which is eight and one-half feet (102") wide. While this does not mean that PSTA will automatically serve the development with this size coach, this design shall serve all existing and planned vehicles which may be part of PSTA's fleet.
3. Shelters, benches, and pull-out bays shall be provided by individual developers along major corridors passing through the development. PSTA shall assist in determining these locations and will install the bus stop signs. Shelters may be of PSTA's standard design, or of the developer's choosing which compliments the overall development design theme.
4. Maintenance of transit amenities which are located within a development shall be provided by the developers. Maintenance of transit amenities on roadways bordering a development or on arterials which pass through the development shall be maintained by PSTA.
5. In special instances PSTA may require additional amenities. These amenities shall be limited to transit associated items and would be of the same nature as those mentioned above.
6. Individual GADRI developers shall participate in Bay Area Commuter Services (BACS) carpooling and other peak hour single occupant vehicle (SOV) reduction programs. GADRI SOV reduction program participation levels shall be reported in annual reports. The City shall also work with the Pinellas County Metropolitan Planning organization (MPO) in supporting its carpooling programs.
7. The City shall implement mandatory land development regulations (LDR) applicable to the GAADA to encourage the use of public transit and non-single occupant commuter vehicles modes. These LDRs shall be refined during the LDR rewrite process currently underway but as a minimum shall include:
 - a. locating buildings adjacent to a public street and/or providing walkway connections to bus stops and public sidewalks

- b. providing bicycle storage areas in appropriate locations
- c. providing preferred parking spaces for car and van poolers
- d. mixed use development projects that reduce SOV trips and trip lengths and increase walking and bicycling trips

8. Individual employers within the GARDI that can demonstrate significant employee participation levels in the SOV/peak hour trip reduction programs for three consecutive years will be eligible for a 10% to 25% rebate of previously paid GATISAF fees. Such programs may include, but not limited to:

- a. car and van pooling
- b. staggering work hours
- c. walking and bicycling
- d. telecommuting
- e. employer subsidization of transit fares
- f. reduced employee parking

Significant participation means that 10% or more of the employee trips to the employers facility will be made by means other than a peak hour SOV trip. Achievement of the minimum 10% reduction will be documented by the employer and submitted as a rebate application for review by the City and BACS. Reduction levels greater than 10% will be eligible for larger rebates not to exceed 25%. For example, a demonstrated 12% peak hour SOV trip reduction is eligible for a 12% rebate. The City, in conjunction with BACS, will develop the administrative procedures for the rebate program. Approved rebate applications shall reduce the proportionate share cost by the equivalent of the amount rebated.

* * * * *

O. Housing

1. The City has conducted a housing affordability analysis for Phase II of the GADRI and determined that no unmet affordable housing needs are created by Phase II development. The City will, however, continue to aggressively support and pursue housing rehabilitation and new construction projects that increase the supply of affordable housing units. The City currently has a Housing Task Force studying the implementation of housing mechanisms in the Comprehensive Plan. Based on data available to the Task Force and to the City, the City believes that the employment characteristics of the GAADA do not and will not adversely affect the ability of people to find adequate housing reasonably accessible to GAADA employment opportunities. However, to provide additional assurances of affordable housing in the GAADA area, the following shall be required of all residential

~~Developers in the GAADA: ten (10) of every one hundred (100) housing units constructed shall be units affordable to low or very low incomes. Affordable housing cost levels shall be as established by the U.S. Department of Housing and Urban Development (HUD) for Pinellas County using the income levels for four member households. Affordable housing units shall be dispersed through out residential developments and shall meet all minimum building code requirements.~~

2. ~~[reserved] In order to ensure that people will find adequate housing opportunities reasonably accessible to their places of employment, the City shall, prior to the commencement of development for Phase II, conduct an analysis of the housing needs to be created by the development and determine the availability of adequate housing reasonably accessible to the development. This analysis and determination shall be accomplished using methodology formulated by the City with input from the DCA. If such analysis indicates that the development will create a substantial need for adequate housing that is not being provided by other residential development reasonably accessible to the development, then the City shall prepare a Housing Affordability and Implementation Plan and adopt the Housing Affordability and Implementation Plan as an amendment to this Order. The Housing Affordability and Implementation Plan shall comply with the goals and standards established by the TBRPC Comprehensive Regional Policy Plan, the adopted local government comprehensive plan, and all applicable rules established by the State land planning agency prior to the commencement of Phase II. The Housing Affordability and Implementation Plan shall contain:~~
 - ~~(a) Specific provisions for on-site housing delivery, including housing delivery alternatives;~~
 - ~~(b) Specific provisions for off-site housing in addition to on-site housing or when on-site housing would be impracticable;~~
 - ~~(c) Specific mechanisms for Housing Affordability and Implementation Plan implementation;~~
 - ~~(d) Provisions to ensure continued affordability of units provided;~~
 - ~~(e) Monitoring provisions;~~
 - ~~(f) Location and placement of adequate housing units;~~
 - ~~(g) An assessment of the Housing Affordability and Implementation Plan and it's relationship to the local comprehensive plan in regard to the need for adequate housing;~~

~~The Housing Affordability and Implementation Plan may also contain:~~

- ~~(h) Proposed provisions for crediting the Developer for activities that address adequate housing units.~~
- ~~(i) Proposed developer incentives for providing adequate housing opportunities such as density bonuses, density transfers, alternative, or expedited development review, or partial or full fee waivers.~~

~~The specific provisions required to be contained in the Housing and Affordability Implementation Plan, pursuant to Nos. a-g above, shall be superseded by the requirements in any future rule adopted by the Department to address affordable housing needs for developments of regional impacts.~~

* * * * *

SECTION 10. Annual Reports. The City shall file an annual report in accordance with Subsection 380.06 (18), Florida Statutes (1989), and applicable rules and regulations thereunder. Such report shall be submitted by the Mayor ~~City Manager~~ to the City Council for review. The City Council shall review the report for compliance with the terms and conditions of this Development Order and may issue further orders and conditions to insure compliance with the terms and conditions of this Development Order. Review by the City Council shall not be considered a substitute or a waiver of any terms or conditions of the Development Order. This report shall contain:

1. The information required by the DCA to be included in the annual report, which information is described in the rules and regulations promulgated by the DCA pursuant to Section 380.06, Florida Statutes (1989); and
2. A summary of:
 - a. Authorized development by gross building square footage within the GAADA area for the past reporting year and cumulatively; and
 - b. Remaining surplus development capacities within the established thresholds; and
 - c. The status of any requirements of Order which were to have been acted during the past 12 months.

- d. Summary of land use categories for which approved site plans were filed during the year;
 - f. Summary of status of transportation facilities and alternative transportation programs, if applicable.
 - g. A status report of CIP improvements.
 - h. A report on the use of the trade-off mechanism.
3. The annual reports will be due each year on the anniversary date of the effective date of this Development Order.

SECTION 13. Expiration Date. Unless amended pursuant to the procedures outlined in Section 380.06, Florida Statutes (1989), the terms and conditions of this Development Order shall expire on December 30, 2008 ~~2004~~. The City reserves the right to rescind the Development order at any time, so long as the impacts of any level of development which has been approved pursuant to this Development Order have been mitigated.

Section 3. Exhibit III to the GADO, "Land Use Capacities," is amended to incorporate a revised Master Plan Map. A copy of the amended Exhibit III is attached as Exhibit "1" to this ordinance and approved in its place.

Section 4. Exhibit IV to the GADO, the "Gateway Areawide Transportation Land Use Trade-off Matrix," is amended to include a "Trade Off Mechanism" and to make other changes. A copy of the amended Exhibit IV is attached as Exhibit "2" to this ordinance and approved in its place.

Section 5. Exhibit V to the GADO, the "Capital Improvements Program," is amended. A copy of the amended Exhibit V is attached as Exhibit "3" to this ordinance and approved in its place.

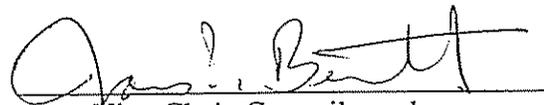
Section 6. Exhibit VI, the "Gateway Areawide DRI Candidate Project List," is hereby replaced with Tables 1, 2, 3 and 4 from the TBRPC Notice of Proposed Change (NOPC) Report approved by the TBRPC on May 12, 2003. A copy of the amended Exhibit VI is attached as Exhibit "4" to this ordinance and approved in its place.

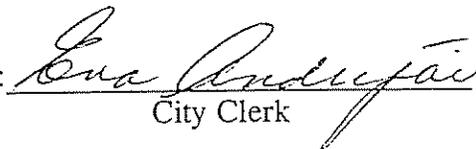
Section 7. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section 8. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on the 5th day of June, 2003.

Passed by St. Petersburg City Council on second and final reading on the 19th day of June, 2003.


Vice Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
City Clerk

Title Published: Times 1-t 6/9/2003



I, EVA ANDUJAR, CITY CLERK HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS IT APPEARS IN THE OFFICIAL FILES OF THE CITY CLERK OF THE CITY OF ST. PETERSBURG, FLORIDA, WITNESS MY HAND AND SEAL OF THE CITY THIS 24th DAY OF June A.D., 2003

EVA ANDUJAR, CITY CLERK
CITY OF ST. PETERSBURG, FLORIDA

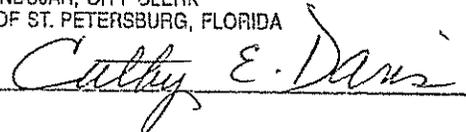
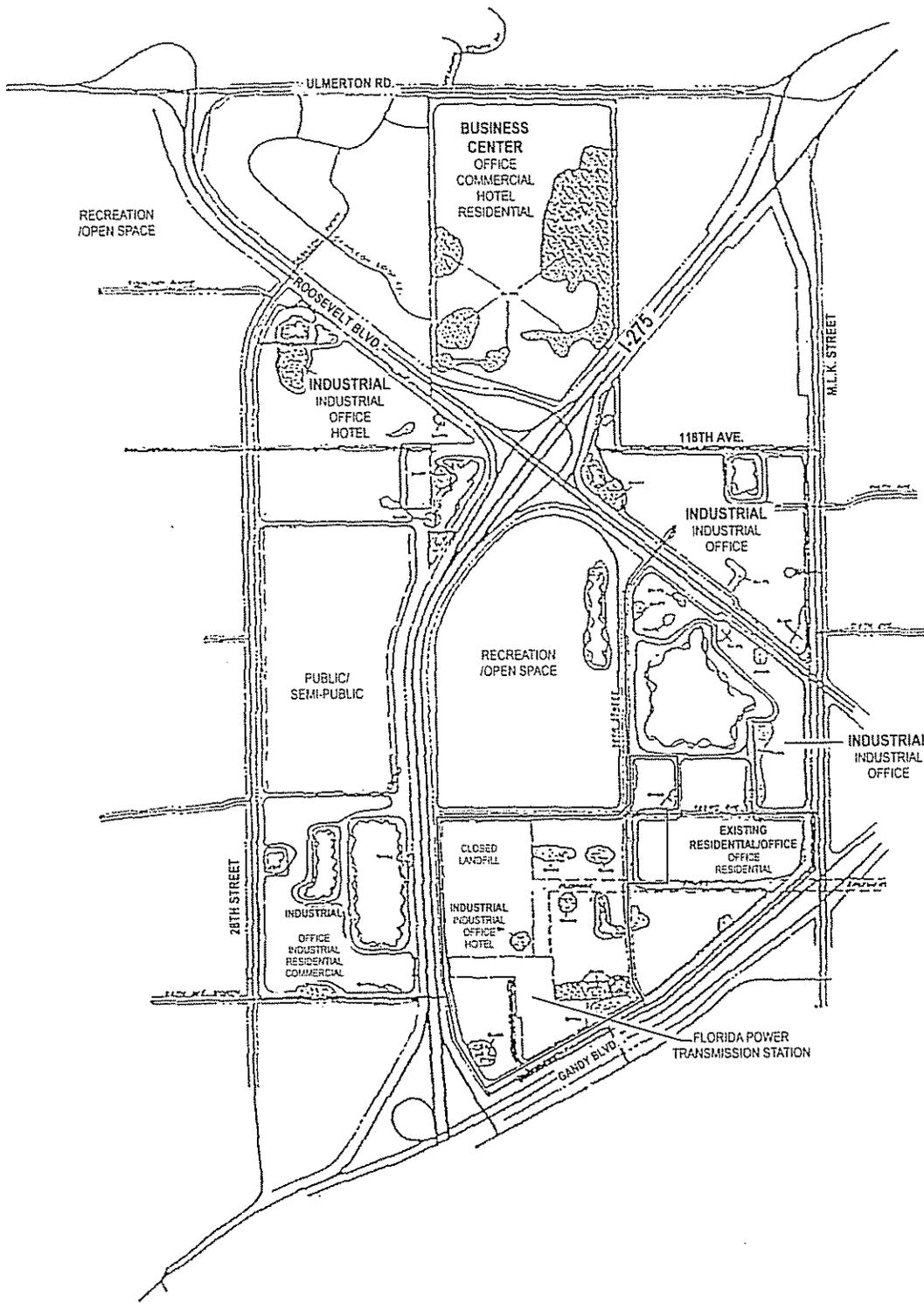
BY 

EXHIBIT III
LAND USE CAPACITIES

Land Use	Phase I	Phase II	Total
Office	2,479,028 s.f.	1,728,600 s.f.	4,207,628 s.f.
Industrial	1,910,670 s.f.	1,398,900 s.f.	3,309,570 s.f.
Commercial	97,116 s.f.	110,000 s.f.	207,116 s.f.
Residential	1,699 DUs	250 DUs	1,699 1,949 DUs
Hotel	478 rms	500 rms	978 rms
Movie	20 screens	0 screens	20 screens

[attached revised Master Plan Map]

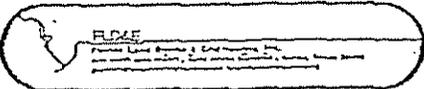


LEGEND
 [Symbol] EXISTING FACILITIES AS SHOWN ON THE RECORD MAP AT THE CITY OF ST. PETERSBURG
 [Symbol] ESTIMATED DEVELOPMENT LOCATION

City of St. Petersburg

GATEWAY
 AREAWIDE DRI

MASTER PLAN



MAP
 H

EXHIBIT IV

TRADE-OFF MECHANISM

The process for receiving and processing trade-offs for land uses shall be as follows:

- A. Developer shall apply in writing requesting a trade-off.
- B. The ~~Mayor~~City-Manager shall review the request and advise the applicant of the recommendations in writing within 30 days.
- C. If approved, the ~~Mayor~~City-Manager will adjust the land use thresholds for the trade-off and recalculate the total increment. If the ~~Mayor~~City-Manager recommends against the trade-off, the applicant may appeal to the City Council.
- D. Trade-offs will be based on the attached tables. The achievement of the total increment of square feet of gross floor area in any land use category may be subject to the application of the trade-off mechanisms established herein.
- E. Trade-offs will be calculated as follows:
 1. Land use trade-off equivalencies are shown on the Phase I and Phase II Land Use Trade-off Matrices contained in this exhibit.
 2. Trade-offs for the applicable Phase are calculated by finding the applicable approved existing land use in the far left "from" column; then move horizontally to the appropriate proposed trade-off land use "to" column. The number at the intersection indicates the trade-off equivalency. For example, the trade-off for 1,000 square feet of Phase I industrial to Phase I office is 482 square feet of office.
- F. All Phase I conversions are based on ITE Trip Generation, 4th Edition.
- G. All Phase II conversions are based on ITE Trip Generation, 6th Edition.
- H. All trade-off requests will include an analysis of the impacts on potable water, sewer and solid waste.

EXHIBIT IV (CONT'D)

GATEWAY AREA WIDE TRANSPORTATION
LAND USE TRADE-OFF MATRICES MATRIX

PHASE I

Land Use Category From/To	ADA						PM Peak Hour		Trip Rate
	Hotel (Rooms)	Retail Sales/Service Commercial (S.F.)	Office (S.F.)	Lt. Industrial (S.F.)	Multifamily (D.U.)	Movie Theater (Screen)	Phase I Land Use Increment	Project Trips	
Hotel (Rooms)	0	215	740	1,537	2.2	-0.29	478 298	442.1 275.7	0.925
Commercial Retail Sales/Service (1,000 S.F.)	4.65	0	3,440	7,143	10.0	-1.79	97,116 49,546	418.6 213.5	4.310
Office (1,000 S.F.)	1.35	291	0	2,076	2.9	-0.52	2,479,025 3,160,252	8098.6 3,950.3	1.250
Lt. Industrial (1,000 S.F.)	0.65	140	482	0	1.4	-0.25	1,970,670	1150.2	0.602
Multi-Family (D.U.)	0.46	100	343	713	0	-0.16	1,699	728.8	0.429
Movie Theater (Screen)	25.9	5,568	49,269	39,867	55.9	0	29	483.8	24.0

ITE 4th Edition

PHASE II

Land Use Category From/To	ADA					PM Peak Hour		Trip Rate
	Hotel (Rooms)	Retail Sales/Service (S.F.)	Office (S.F.)	Lt. Industrial (S.F.)	Multifamily (D.U.)	Phase II Land Use Increment	Project Trips	
Hotel (Rooms)	1.00	207.83	810.17	1,279.77	1.35	100	56	0.46
Retail Sales/Service (1,000 S.F.)	4.81	1.00	3,898.27	6,157.82	6.47	50,000	397	7.94
Office (1,000 S.F.)	1.23	256.52	1.00	1,579.63	1.66	700,000	944	1.35
Lt. Industrial (1,000 S.F.)	0.78	162.40	633.06	1.00	1.05	500,000	390	0.78
Multi-Family (D.U.)	0.74	154.47	602.18	951.22	1.00	250	154	0.62

ITE 6th Edition

EXHIBIT V
CAPITAL IMPROVEMENTS PROGRAM

<u>Project</u>	<u>Total Cost</u>	<u>Funding Source</u>	<u>Construction Date (Prior To)</u>		
Storm Drainage					
1. Channel #2 Excavation	\$750,000	City CIP	End Stage 2		
2. Box Culverts	\$285,000	City CIP	End Stage 2		
Sanitary Sewer					
3. Upgrade Pump Station	\$125,000	City CIP	End Stage 2		
Transportation*, **					
Roadway	From	To	Total Cost		
STAGE 1 PROJECTS					
Gandy Blvd.	9 th Street N.	I-275	\$1,867,069	*	End Stage
Gandy Blvd.	I-275	28 th Street N.	\$1,148,965	*	End Stage
S.R. 686	S.R. 688	28 th Street N.	\$1,005,345	*	End Stage
S.R. 686	28 th Street N.	I-275	\$861,724	*	End Stage
S.R. 688	Site	S.R. 686 E.	\$933,534	*	End Stage
		SUBTOTAL	\$5,816,637	*	End Stage
STAGE 2 PROJECTS					
S.R. 686	49 th Street N.	Ulmerton	\$2,427,189	*	End Stage
S.R. 688	S.R. 686 W.	49 th Street N.	\$840,181	*	End Stage
S.R. 688	S.R. 686 W.	S.R. 686 W.	\$2,342,910	*	End Stage
Gandy Blvd.	28 th Street N.	78 th Avenue	\$502,672	*	End Stage
S.R. 686 WB	I-275 off ramp	S.R. 686 WB Right Turn Lane to 28 th St. N.	\$225,000	*	End Stage
		SUBTOTAL	\$6,337,952		

* The funding source for the GAADA transportation improvements is the Gateway Areawide Transportation Improvement Special Assessment Fee Trust Fund (GATISAFF), as described in this Development Order

** Phase I and Phase II Transportation projects are as provided in Tables II and III of Section 5.B. of this Development Order

Exhibit VI

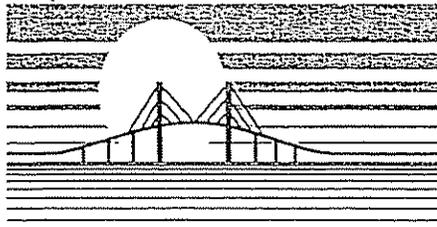
~~Gateway Areawide DRI
Candidate Project List~~

Tampa Bay Regional Planning Council's
NOPC Report Approved 5/12/03
Including Tables 1, 2, 3 and 4

NOPC

Notice of Proposed Change Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org



Tampa Bay Regional Planning Council

DRI #195 - GATEWAY AREA WIDE CITY OF ST. PETERSBURG

On December 14, 2001, the applicant submitted a Notice of Proposed Change application. Supplemental information was submitted on May 14, 2002, August 28, 2002 and March 20, 2003. The following constitutes a summary and history of the project, a description of the proposed changes, and the Council recommendation.

PROJECT DESCRIPTION

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).

The following table represents the currently-approved phasing schedule for the project:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	INDUST. (Sq. Ft.)	RETAIL (Sq. Ft.)	RESID. (Units)	HOTEL (Rooms)	MOVIE (Screens)
I	December 30, 2004	2,805,934	1,960,670	119,595	1,959	298	0
II*	December 31, 2002	1,728,600	1,398,900	110,000	0	500	0
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. analyses for transportation and affordable housing.

PROPOSED CHANGE

The current NOPC Application requests the following modifications of the Development Order:

- 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 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.

CONSISTENCY WITH SUBSECTION 380.06(19), FLORIDA STATUTES

Most of the above-referenced modifications requested would be embodied under Subsection 380.06(19)(e)3., F.S., which reads as follows:

"Except for the change authorized by subsubparagraph 2.f., any addition of land not previously reviewed or any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation. This presumption may be rebutted by clear and convincing evidence."

DISCUSSION

The following statements serve as representations made on behalf of the applicant or are recommendations presented by the Tampa Bay Regional Planning Council (TBRPC). These statements shall be considered and, where appropriate, incorporated as amendatory language:

1. "Commits the City to aggressively support and pursue affordable housing projects." (NOPC application dated 12/14/01, Response #5.13.)

2. "Phase 2 is proposed to contain an additional 700,000 sq. ft. of office development, 500,000 sq. ft. of light industrial development, 50,000 sq. ft. of commercial development, a 100-room hotel, and 250 multi-family dwelling units." (NOPC Transportation Analysis dated 11/07/01, Page 1)
3. "The estimated supply of affordable housing which is available within the Housing Supply Area for the Gateway Areawide DRI is sufficient to accommodate the remaining development of Phase II of the Gateway Areawide DRI." (NOPC Affordable Housing Analysis dated 11/01, Page 17)
4. "The estimated costs of improvements are based on the most current FDOT Transportation Costs, dated August 2001, and include estimated cost for right-of-way and additional engineering costs." (1st Sufficiency Response, dated 5/10/02, transmittal letter)
5. "Participation in Bay Area Commuter Services programs is also required by the revised D.O. language." (2nd Sufficiency Response, dated 8/26/02, transmittal letter)
6. "Direction provided by FDOT District Seven during the latest Pinellas County Long Range Plan Update forced MPO staff to use a minimum of 41 percent of the construction cost of a state highway to estimate right-of-way costs. The applicant has adopted the same right-of-way cost estimate. The revised tables submitted with this document use 41% right-of-way costs for all project required improvements." (4th Sufficiency, dated 3/19/03, Pages 5 & 7)
7. Based on the magnitude of project development and the possible innovative approaches to transportation mitigation, the Tampa Bay Regional Planning Council would oppose any extension of the reporting period beyond annual.
8. The amendatory language should include reference to the project's overall number of p.m. peak hour trips (8,453).
9. It is appropriate to impose a Development Order condition to require monitoring of all applicable substitute mitigation plans/programs and submit the monitoring results thereof within each respective annual report.
10. The following Development Order Conditions are appropriately proposed for inclusion in the amendatory language:
 - A. Establish a Phase I buildout date of December 31, 2007 and a Phase II buildout date of December 31, 2008. (Proposed amendatory language, revised 3/19/03, Page 1)
 - B. "Any shortfalls in revenue generation to pay for the improvements shall be the responsibility of the City." (Proposed amendatory language, revised 3/19/03, Page 6)

- C. The Tampa Bay Regional Planning Council and the Florida Department of Transportation shall be afforded 30 days to review and evaluate any alternate transportation mitigation improvements. (Proposed amendatory language, revised 3/19/03, Page 10)
 - D. "Prior to the issuance of any Phase II construction permits, all of the Phase I/Stage 1 transportation improvements must be completed or under construction and all Phase /Stage 2 projects shall be under contract for design and construction funded or the City shall have made a mitigation payment to FDOT District 7 for the value of any Stage 2 projects that are not under contract for design or construction funded." (Proposed amendatory language, revised 3/19/03, Page 11)
 - E. Alternative mitigation projects/programs have been identified in proposed Condition 5.B.9. and may include: Transportation Systems Management, Transportation Demand Management, Intelligent Transportation Systems, Operation and/or Capital Improvements, Transit Systems Improvements, and Bike and Pedestrian Systems Improvements. (Proposed amendatory language, revised 3/19/03, Page 12)
 - F. Any proposed substitute mitigation project (identified previously) must be submitted to TBRPC and FDOT for review and consideration a minimum of 30 days prior to implementation as identified in proposed Condition 5.C.4. (Proposed amendatory language, revised 3/19/02, Page 10)
 - G. The Phase I/Stage 2 and Phase 2 proportionate share has been identified to be \$12,620,487.52. (Proposed amendatory language, revised 3/19/03, Page 12)
 - H. Extensive mass transit provisions currently exist within Condition 5.C.1 - 5.C.5. Additional mass transit provisions are appropriately proposed to require: participation in Bay Area Commuter Services carpooling and other single occupant vehicle reduction programs (proposed Condition 5.C.6.); encourage the use public transit and non-single occupant commuter vehicle through the implementation of mandatory land development regulations (proposed Condition 5.C.7.); and provide financial incentive for employers proving successful trip reduction programs (proposed Condition 5.C.8.). (Proposed amendatory language, revised 3/19/03, Page 13)
11. The attached Tables 1, 2, 3 and should all be included by reference and as separate Exhibits to the amendment.

RECOMMENDED ACTION

Indicate to the City of St. Petersburg and the Florida Department of Community Affairs that the proposal is presumed to be a Substantial Deviation as defined above. However, it is the opinion of this agency that upon incorporating and/or complying with the representations/recommendations presented above, no unmitigated regional impacts would be anticipated as a result of this modification.

TABLE 1
PHASES 1 & 2
REQUIRED ROADWAY IMPROVEMENTS

SEGMENT / LINK					
ROADWAY	FROM	TO	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (PERCENT)	REQUIRED IMPROVEMENT
ROOSEVELT BOULEVARD (S.R. 686)	49 th St. N.	142 nd Ave. N.	F	15.83%	Add 6 lanes for a total of 10 lanes
	142 nd Ave. N.	Ulmerton Road	F	16.06%	Add 4 lanes for a total of 8 lanes
	Ulmerton Road	28 th St. N.	F	12.52%	Add 4 lanes for a total of 8 lanes
	28 th St. N.	I-275	F	18.92%	Add 8 lanes for a total of 14 lanes
	I-275	16 th St. N.	F	25.03%	Add 4 lanes for a total of 8 lanes
	16 th St. N.	M.L. King Jr. (9 th St. N.)	F	25.03%	Add 4 lanes for a total of 8 lanes
GANDY BOULEVARD (S.R. 694)	16 th St. N.	I-275	F	6.68%	Add 4 lanes for a total of 8 lanes
	I-275	28 th St. N.	F	13.16%	Add 4 lanes for a total of 10 lanes
	28 th St. N.	U.S. 19	F	11.38%	Add 4 lanes for a total of 10 lanes
ULMERTON ROAD (S.R. 688)	Roosevelt Blvd. (South of Ulmerton Rd.)	34 th St. N.	F	13.05%	Add 4 lanes for a total of 10 lanes
	34 th St. N.	Roosevelt Blvd. (North of Ulmerton Rd.)	F	12.20%	Add 8 lanes for a total of 14 lanes
	Roosevelt Blvd. (North of Ulmerton Rd.)	49 th St. N.	F	9.74%	Add 4 lanes for a total of 8 lanes

TABLE 2
PHASES 1 & 2
REQUIRED INTERSECTION IMPROVEMENTS

INTERSECTION	TOTAL TRAFFIC LOS PRIOR TO IMPROVEMENT	PROJECT TRAFFIC IMPACT (PERCENTAGE)	REQUIRED IMPROVEMENT
Gandy Blvd. / 16 th St. N.	F	69.89%	Intersection realignment and reconstruction including frontage road realignment.
Gandy Blvd. / Gateway Centre Blvd.	F	23.17%	Add second EB LT lane, second SB LT lane, and second SB RT lane.
Ulmerton Road / 49 th St. N.	F	2.11%	Above grade separation (interchange).
Ulmerton Road / 34 th St. N.	F	4.86%	Add NB RT lane, second NB LT lane, SB RT lane, and second WB LT lane.
Roosevelt Blvd. / 28 th St. N.	F	10.32%	Add WB LT lane and NB RT lane.
Roosevelt Blvd. / 16 th St. N.	F	10.58%	Add EB through lane, WB through lane, and SB RT lane.
Roosevelt Blvd. / 9 th St. N.	F	7.52%	Add EB through lane, WB through lane, and SB RT lane.
Roosevelt Blvd. / 49 th St. N.	F	9.29%	Restripe NB LT lane to dual lefts, restripe NB RT lane to NB through.
118 th Ave. N. / 28 th St. N.	F	13.48%	Add SB RT lane.
Gandy Blvd. / Gateway Centre Parkway	F	7.89%	Transition from 2 to 6 lane divided Gandy Blvd. to 28 th St. N.
<p>ACRONYM LISTING:</p> <p>NB - Northbound SB - Southbound EB - Eastbound WB - Westbound</p> <p style="margin-left: 200px;">RT - Right Turn LT - Left Turn</p>			

TABLE 3
PHASES 1 & 2 - TRANSPORTATION IMPACT MITIGATION PLAN

PHASE 1 / STAGE 1 LINK IMPROVEMENT PROJECTS

SEGMENT/LINK				
ROADWAY	FROM	TO	IMPROVEMENT	TOTAL COST
Gandy Blvd.	9 th St. N.	I-275	Add 2 lanes for a total of 6 lanes	\$ 1,867,069
	I-275	28 th St. N.	Add 2 lanes for a total of 6 lanes	\$ 1,148,965
Roosevelt Blvd.	Ulmerton Blvd.	28 th St. N.	Add 2 lanes for a total of 6 lanes	\$ 1,005,345
	28 th St. N.	I-275	Add 2 lanes for a total of 6 lanes	\$ 861,724
Ulmerton Road	Site	Roosevelt Blvd.	Add 2 lanes for a total of 6 lanes	\$ 933,534
(IN TERMS OF 1989 DOLLARS)			TOTAL OF PHASE 1 / STAGE 1 IMPROVEMENTS = \$ 5,816,637	

PHASE 1 / STAGE 2 LINK IMPROVEMENT PROJECTS

SEGMENT/LINK				
ROADWAY	FROM	TO	IMPROVEMENT	TOTAL COST
I-275 Off-Ramp	Ulmerton Road EB	I-275 SB & 9 th St. N. SB	Add two ramps	\$ 2,850,000
Roosevelt Blvd. WB	I-275 NB Off-Ramp	Roosevelt Blvd. WB RT lane to 28 th St. N.	Completion of turn lane gap	\$ 225,000
SUBTOTAL OF PHASE 1 / STAGE 2 LINK IMPROVEMENTS = \$ 3,075,000				

PHASE 1 / STAGE 2 INTERSECTION IMPROVEMENT PROJECTS

INTERSECTION	IMPROVEMENT	TOTAL COST
Gandy Blvd. / 16 th St. N.	Realignment / reconstruction (includes realignment of N. Frontage Road)	\$ 2,750,000
118 th Ave. N. / 28 th St. N.	Reconstruction	\$ 3,000,000
SUBTOTAL OF PHASE 1 / STAGE 2 INTERSECTION IMPROVEMENTS = \$ 5,750,000		
TOTAL OF PHASE 1 / STAGE 2 IMPROVEMENTS = \$ 8,825,000		

PHASE 2 IMPROVEMENT PROJECTS

INTERSECTION	IMPROVEMENT	TOTAL COST
Roosevelt Blvd. / 16 th St. N.	Add EB through lane, WB through lane, SB RT lane (with a drop lane)	\$ 3,998,500
TOTAL OF PHASE 2 IMPROVEMENTS = \$ 3,998,500		

TOTAL OVERALL PHASE 1 & 2 IMPROVEMENTS = \$ 18,640,137

TABLE 4
PROPOSED LAND USES AND P.M. PEAK HOUR TRIPS

GROSS P.M. PEAK HR. TRIPS

PHASE	LAND USES	Inbound	Outbound	Total
PHASE 1/ STAGE 1	Retail/Sales Service: 0 Sq. Ft.	0	0	0
	Office: 1,345,052 Sq. Ft.	272	1,430	1,702
	Light Industrial: 1,075,538 Sq. Ft.	74	544	618
	Hotel: 0 Rooms	0	0	0
	Residential (Apts.): 648 Units	212	100	312
Phase 1/Stage 1 Subtotal		558	2,074	2,632
PHASE 1/ STAGE 2	Retail/Sales Service: 119,595 Sq. Ft.	335	349	684
	Office: 1,460,882 Sq. Ft.	292	1,531	1,823
	Light Industrial: 885,132 Sq. Ft.	65	473	538
	Hotel: 298 Rooms	103	89	192
	Residential (Apts.): 1,311 Units	388	182	570
Phase 1/Stage 2 Subtotal		1,183	2,624	3,807
PHASE 2	Retail/Sales Service: 50,000 Sq. Ft.	191	207	397
	Office: 700,000 Sq. Ft.	147	717	864
	Light Industrial: 500,000 Sq. Ft.	66	487	553
	Hotel: 100 Rooms	24	21	46
	Residential (Apts.): 250 Units	103	51	154
Phase 2 Subtotal		531	1,483	2,014
TOTAL	Retail/Sales Service: 169,595 Sq. Ft.	526	556	1,082
	Office: 3,505,934 Sq. Ft.	711	3,678	4,389
	Light Industrial: 2,460,670 Sq. Ft.	205	1,504	1,709
	Hotel: 398 Rooms	127	110	237
	Residential (Apts.): 2,209 Units	703	333	1,036
OVERALL PROJECT		2,272	6,181	8,453



March 20, 2002

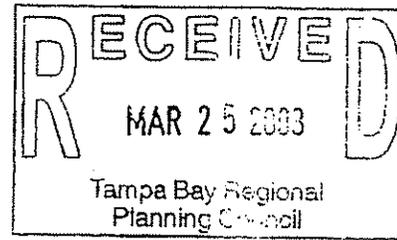
CITY OF ST. PETERSBURG

Post Office Box 2842, St. Petersburg, Florida 33731-2842

Web Site: www.stpeta.org Channel 35 WSPF-TV

TELEPHONE: 727 893-7171

Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100



Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, FL 33702-2491

Re: Land use trade-off for the Carillon Town Center, Parcel 3, of the Gateway Areawide DRI (GADRI)

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Echelon Commercial LLC, to accommodate additional retail and residential land use capacity at the Town Center development site. Currently, there is no available residential or retail land use capacity in the GADRI.

Specifically, the City intends to convert 179,199 sq. ft. of office space and 60 hotel rooms to 48,049 sq. ft of retail space and 170 residential units. This conversion will result in a Phase I, capacity of 2,805,934 sq.ft of office space, 119,595 of retail space, 298 hotel rooms and 1959 residential units. No changes are proposed for the industrial land use in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no significant increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation remains in the vicinity of 6,318.73 trips. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,

David S. Goodwin, Assistant Director
Development Services Department

/som

Attachments/

- cc: Rick Baker, Mayor
- Rick Mussett, City Development Administrator
- Julie Weston, Development Services Director
- John Hixenbaugh, Development Review Services Manager
- Shrimatee Ojah Maharaj, Senior Planner
- Julio A. Maggi, Echelon Commercial LLC

Gateway Areawide DRI
Proposed Land Use Trade-Off
March 20, 2003

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,985,133	3,731	-179,199	-224	2,805,934	3,507
Industrial Square Feet	1,960,670	1,180	0	0	1,960,670	1,180
Commercial Square Feet	71,546	308	48,049	207	119,595	515
Hotel Rooms	358	331	-60	-56	298	276
Multifamily Dwelling Units	1,789	767	170	73	1,959	840
Movie Theater Screens	0	0	0	0	0	0
Total Trips		6,318.73		0.52		6,319.26

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-off
 March 20, 2003

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	2,985,133	2,805,934	-16,666	-5,376	-1,792	
Industrial S.F.	1,960,670	0	n/c	n/c	n/c	
Commercial	71,546	119,595	8,168	7,207	2,402	
Hotel Rooms	358	298	-12,000	-9,000	-192	
Multifamily Units	1,789	1959	37,570	32,300	1,360	
Theater Screens	0	0	n/a	n/a	n/a	
Net Change			17,073	25,131	1,778	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.
Theater Screens	n/a	n/a	n/a

CITY OF ST. PETERSBURG



September 1, 2002

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

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Ms. Marina Pennington
 Division of Community Planning
 Department of Community Affairs
 2555 Shumard Oaks Boulevard
 Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
 Tampa Bay Regional Planning Council
 9455 Koger Blvd., Suite 219
 St. Petersburg, Fl 33702-2491

Re: Land use trade-off for the Carillon Town Center, Parcel 3, of the Gateway Areawide DRI (GADRI)

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Echelon Commercial LLC, to accommodate additional retail and residential land use capacity at the Town Center development site. Currently, there is no available residential or retail land use capacity in the GADRI.

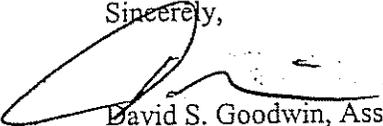
Specifically, the City intends to convert 106,635 sq. ft. of office space to 22,000 sq. ft of retail space and 90 residential units. This conversion will result in a Phase I, capacity of 2,985,133 sq.ft of office space, 71,546 sq. ft of retail space and 1789 residential units. No changes are proposed for the hotel, or industrial land uses in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation remains 6,318.60 trips. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,


 David S. Goodwin, Assistant Director
 Development Services Department

/s/m

Attachments/

cc: Rick Baker, Mayor
 Rick Mussett, City Development Administrator
 Julie Weston, Development Services Director
 John Hixenbaugh, Development Review Services Manager
 Shrimatee Ojah Maharaj, Senior Planner
 Julio A. Maggi, Echelon Commercial LLC

Gateway Areawide DRI
Proposed Land Use Trade-Off
October 31, 2002

Use	Phase I Land Use Capacities/Trips					
	Existing	Trips	Change	Trips	Revised	Trips
Office Square Feet	3,091,768	3,865	-106,635	-133	2,985,133	3,731
Industrial Square Feet	1,960,670	1,180	0	0	1,960,670	1,180
Commercial Square Feet	49,546	214	22,000	95	71,546	308
Hotel Rooms	358	331	0	0	358	331
Multifamily Dwelling Units	1,699	729	90	39	1,789	767
Movie Theater Screens	0	0	0	0	0	0
Total Trips		6,318.60		0.14		6,318.73

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
 GADRI Trade-off
 October 31, 2002

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	3,091,768	2,985,133	-9,917	-3,199	-1,066	
Industrial S.F.	1,960,670	0	n/c	n/c	n/c	
Commercial	49,546	71,546	3,740	3,300	1,100	
Hotel Rooms	358	0	n/c	n/c	n/c	
Multifamily Units	1,699	1,789	19,890	3,439,190	720	
Theater Screens	0	0	n/a	n/a	n/a	
Net Change			13,713	3,439,291	754	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.
Theater Screens	n/a	n/a	n/a



May 13, 2002

JM-
#195
CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

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TELEPHONE: 727 593-7171

Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, FL 33702-2491

Re: Land use trade-off for the Town Center in the Gateway Areawide DRI (GADRI)

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Echelon Commercial LLC, to accommodate additional hotel land use capacity at the Town Center development site. Currently, there is no available hotel land use capacity in the GADRI. Specifically, the City intends to convert 44,400 sq. ft. of office space to 60 hotel rooms. This conversion will result in a Phase I, capacity of 3,091,768 sq. ft. of office space and 358 hotel rooms. No changes are proposed for the commercial, industrial or multifamily land uses in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m. peak hour trip generation remains 6,318.60 trips. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,

David S. Goodwin
Assistant Director
Development Services Department

Attachments\

cc: Rick Baker, Mayor
Rick Mussett, City Development Administrator
Julie Weston, Development Services Director
John Hixenbaugh, Development Review Services Manager
Shrimatee Ojah Maharaj, Senior Planner
Julio A. Maggi, Echelon Commercial LLC

**Gateway Areawide DRI
Proposed Land Use Trade-Off**
May 13, 2002

Use	Phase I Land Use Capacities/Trips					
	Current	Trips	Change	Trips	Revised	Trips
Office Square Feet	3,136,168	3,920	(44,400)	(56)	3,091,768	3,865
Industrial Square Feet	1,960,670	1,180	0	0	1,960,670	1,180
Commercial Square Feet	49,546	214	0	0	49,546	214
Hotel Rooms	298	276	60	56	358	331
Multifamily Dwelling Units	1,699	729	0	0	1,699	729
Movie Theater Screens	0	0	0	0	0	0
Total Trips		6,318.60		0.00		6,318.60

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

**Public Facilities Impact Analysis
GADRI Trade-off**

May 13, 2002

Use	Land Use Capacity		Demand/Generation Change			
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)	
Office	3,136,168	3,091,768	(4,129)	(1,332)	(444)	
Industrial S.F.	1,960,670	0	n/c	n/c	n/c	
Commercial	49,546	0	n/c	n/c	n/c	
Hotel Rooms	298	358	12,000	9,000	192	
Multifamily Units	1,699	0	n/c	n/c	n/c	
Theater Screens		0	n/a	n/a	n/a	
Net Change			7,871	7,668	(252)	

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.
Theater Screens	n/a	n/a	n/a

JM
#195

CITY OF ST. PETERSBURG



March 1, 2002

Post Office Box 2842, St. PETERSBURG, FLORIDA 33731-2842

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Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, Fl 33702-2491

Re: Land use trade-off for the Gateway Business Park in the Gateway Areawide DRI (GADRI)

Dear Ms. Pennington & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City, intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Grady Pridgen Inc., to accommodate additional industrial land use capacity at one of their development sites. Currently, there is no available industrial land use capacity in the GADRI. Specifically, the City intends to convert 24,084 sq. ft. of office space to 50,000 sq.ft. of industrial space. This conversion will result in a Phase I, capacity of 3,136,168 sq.ft of office space and 1,960,670 of industrial space. No changes are proposed for the commercial, hotel and multifamily units land uses in this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the Phase I, p.m peak hour trip generation remains 6,318.60 trips. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,

David S. Goodwin
Assistant Director
Development Services Department

Attachments

- cc: Rick Baker, Mayor
- Rick Mussett, City Development Administrator
- Julie Weston, Development Services Director
- John Hixenbaugh, Development Review Services Manager
- Shrimatee Ojah Maharaj, Senior Planner
- Grady Pridgen, Inc.

**Gateway Areawide DRI
Proposed Land Use Trade-Off**

February 26, 2002

Use	Phase I Land Use Capacities/Trips					
	Current	Trips	Change	Trips	Revised	Trips
Office Square Feet	3,160,252	3,950	(24,084)	(30)	3,136,168	3,920
Industrial Square Feet	1,910,670	1,150	50,000	30	1,960,670	1,180
Commercial Square Feet	49,546	214	0	0	49,546	214
Hotel Rooms	298	276	0	0	298	276
Multifamily Dwelling Units	1,699	729	0	0	1,699	729
Movie Theater Screens	0	0	0	0	0	0
Total Trips		6,318.60		(0.01)		6,318.60

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

Public Facilities Impact Analysis
GADRI Trade-off
 February 26, 2001

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	3,160,252	3,136,168	(2,240)	(723)	(241)
Industrial S.F.	1,910,670	1,960,670	17,500	15,000	500
Commercial	49,546	0	(8,423)	(7,432)	(2,477)
Hotel Rooms	298	0	(59,600)	(44,700)	(954)
Multifamily Units	1,699	0	n/c	n/c	n/c
Theater Screens	0	0	n/a	n/a	n/a
Net Change			(52,763)	(37,854)	(3,172)

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	.01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	.01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	.05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.
Theater Screens	n/a	n/a	n/a



CITY OF ST. PETERSBURG

Post Office Box 2842, St. Petersburg, Florida 33731-2842

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TELEPHONE: 727 893-7171

November 13, 2001

Ms. Marina Pennington
State of Florida
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

VIA CERTIFIED RECEIPT MAIL

RE: Rendering of Adopted Amendment #5
Gateway Areawide DRI
St. Petersburg, Fl

Dear Ms. Pennington: *Marina*

Pursuant to subsection 380.07 Florida Statutes, the City of St. Petersburg is providing you with a certified copy of the adopted fifth amendment to the Gateway Areawide DRI, thus beginning the 45 day appeal period. The amendment (Ordinance 505-G) was adopted by the St. Petersburg City Council on November 1, 2001. Copies of the amendment have been forwarded to the Tampa Bay Regional Planning Council, Pinellas County Planning Department, Southwest Florida Water Management District (SWFWMD), Army Core of Engineers (ACOE) and the Florida Department of Environmental Protection (FDEP).

If you have any questions, please contact Dave Goodwin at (727) 893-7868 or me at (727) 892-5180.

Sincerely,

Shrimatee Ojah Maharaj, AICP
Senior Planner

Attachments (3)

- cc: Manny Pumariega, Tampa Bay Regional Planning Council
- Brian Smith Pinellas County Planning Department
- Jason Mickel, Planner II, SWFWMD
- Ken Huntington, FDEP
- Joe Bachele, ACOE, Tampa
- Julio Maggi, Echelon LLC
- Stephen C. Chumbris, Holland & Knight
- Rick Mussett, Administrator, City Development Administration (w/o attachments)
- David Goodwin, Assistant Director, Development Services (w/o attachments)
- Julie Weston, Director, Development Services (w/o attachments)

ORDINANCE NO. 505-G

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, APPROVING THE FIFTH AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; AMENDING ORDINANCE 1142-F, AS PREVIOUSLY AMENDED, BY REMOVING WETLAND "L" AS A PRESERVATION AREA OF REGIONAL SIGNIFICANCE; PROVIDING FOR MITIGATION REQUIREMENTS; AMENDING THE MASTER PLAN AND EXHIBIT VI TO REFLECT THE ELIMINATION OF WETLAND "L"; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, certain changes, as set forth herein, have been requested to the Development Order for the Gateway Areawide Development of Regional Impact; and

WHEREAS, the changes are consistent with the Comprehensive Plan and land development regulations of the City of St. Petersburg, do not constitute a substantial deviation, and do not require further development of regional impact review because the changes impose or generate no new impacts upon public facilities or environmental resources; and

WHEREAS, in consideration of current conditions, Wetland "L" has ceased to be a viable preservation area, and the chances for any improvement to the environmental condition of Wetland "L" are remote in light of its location and surrounding approved development; and

WHEREAS, replacing this marginal wetland with a larger and better-situated wetland system which can serve an improved environmental purpose and yield a net environmental benefit to the City of St. Petersburg would be in the public interest;

WHEREAS, mitigating the loss of Wetland "L" through an environmental restoration project such as the City's Little Bayou Habitat Restoration Project will be a benefit to the public and to the City, and the benefits would be enhanced through public access to the mitigation area for environmental education and recreation; and

WHEREAS, the City Council, having reviewed all relevant comments, testimony and evidence submitted by all interested parties and members of the public, and having considered the provisions of Chapter 380, Florida Statutes, regarding substantial deviations, finds that this amendment does not create a likelihood of regional impact because of the mitigation provisions contained herein; now therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. This ordinance is the fifth amendment to the Development Order for the Gateway Areawide Development of Regional Impact, as set forth in Ordinance No. 1142-F, as amended. The Development Order, as amended, is referred to herein as "GADO."

SECTION 2. The preservation area of regional significance designated as Wetland "L" on Florida Department of Environmental Protection Dredge and Fill Permit No. 521641119 and Southwest Florida Water Management MSSW Permit No. 495337 ("Wetland L") is found to be a poorly functioning wetland system that cannot be effectively improved. Wetland L is hereby removed from the GADO as a preservation area of regional significance.

SECTION 3. As a condition for the removal of Wetland "L" as a preservation area of regional significance from the GADO, the owner of the property upon which Wetland "L" is located ("Wetland L Developer") shall be required to obtain written approval of a mitigation plan that meets each of the following criteria:

- A. The mitigation shall take place in conjunction with a City of St. Petersburg wetland enhancement or restoration project. The wetland mitigation project shall be located on property owned or designated by the City of St. Petersburg.
- B. The required mitigation plan and mitigation ratios shall be in accordance with requirements set forth by the appropriate regulatory agencies having jurisdiction including but not limited to the City of St. Petersburg, the Southwest Florida Water Management District, the United States Army Corps of Engineers, and the Pinellas County Navigation District. The mitigation plan and ratios shall be subject to the approval of each of the regulatory agencies having jurisdiction. At a minimum, the mitigation ratios shall require 2:1 in-kind wetland replacement.
- C. The mitigation plan shall set forth a monitoring program which, at a minimum, shall meet the requirements of Section 5.L.3 of the GADO.
- D. The mitigation plan shall include mitigation of the previously unsuccessful 0.12 mitigation site adjacent to Wetland "L" at a minimum ratio of 2:1 in-kind wetland replacement.
- E. The Wetland "L" Developer shall provide a copy of the mitigation plan to the TBRPC for review and comment at the same time said mitigation plan is submitted to the applicable regulatory agencies.
- F. All costs and services for acquisition, design, construction, implementation, monitoring and maintenance to meet permit conditions shall be the responsibility of the Wetland L Developer.

G. Wetland "L" shall not be disturbed until completion of the wetland mitigation improvements in accordance with the approved wetland mitigation plan.

SECTION 4. The Master Plan which is part of Exhibit III to the GADO is hereby deleted. A new Master Plan, a copy of which is attached as Exhibit "A" to this Ordinance, is hereby approved in its place.

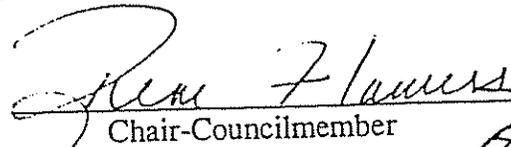
SECTION 5. Exhibit VI to the GADO is hereby deleted. A new Exhibit VI, a copy of which is attached as Exhibit "B" to this Ordinance, is hereby approved in its place.

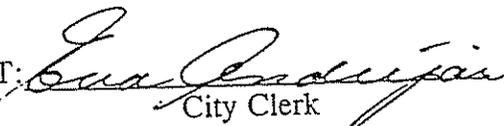
SECTION 6. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

SECTION 7. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on the 18th day of October, 2001.

Passed by St. Petersburg City Council on second and final reading on the 1st day of November, 2001.

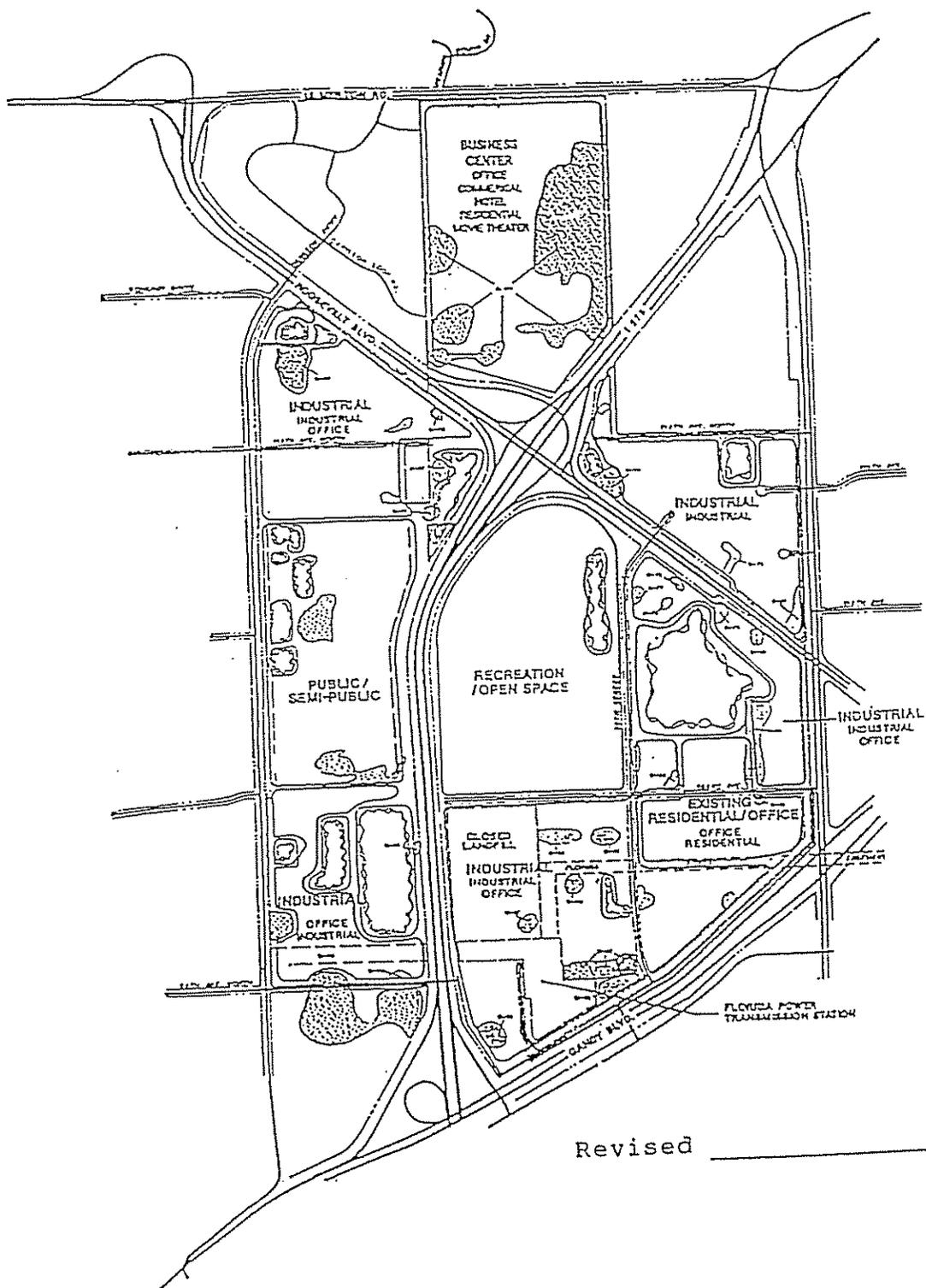

Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
City Clerk

Title Published: Times 1-t 10/22/2001



Not vetoed. Effective date Thursday, November 8, 2001 at 5:00 p.m.



Revised _____, 2001.

LEGEND
 [Symbol] EXISTING FACILITY AREA DEMONSTRATED IN THE CITY OF ST. PETERSBURG
 [Symbol] ESTABLISHED ENVIRONMENTAL LOCATION

City of St. Petersburg

GATEWAY
 AREAWIDE DRI

MASTER PLAN

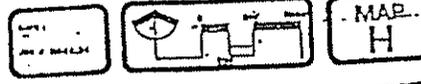
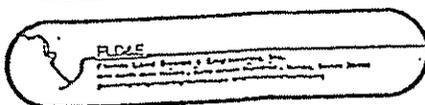
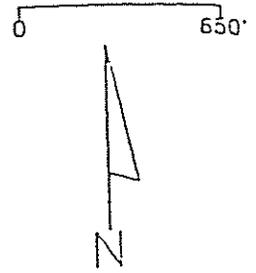


EXHIBIT "A"

EXHIBIT VI REVISED PRESERVATION AREA MAP

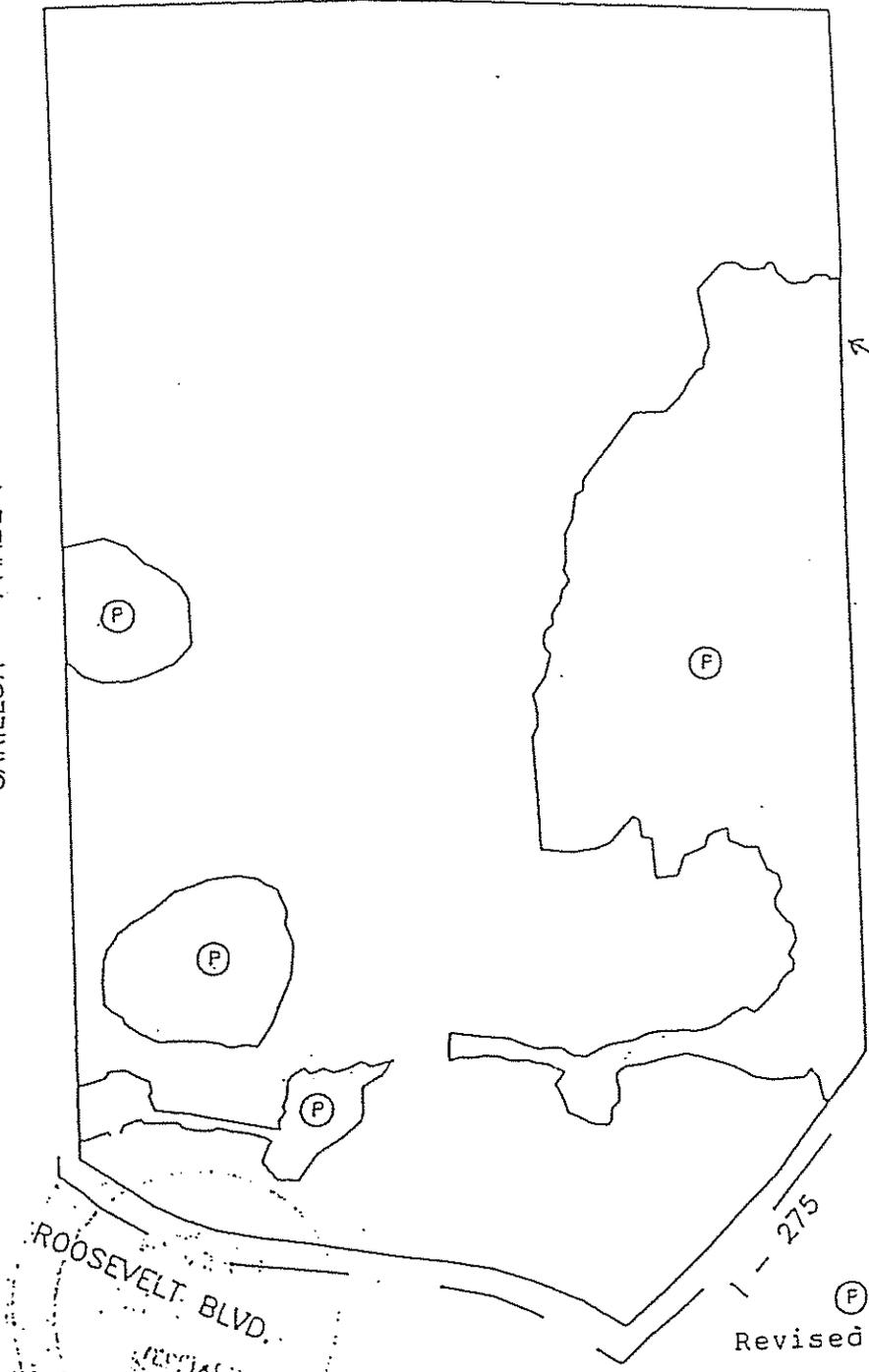


ULMERTON ROAD
ROOSEVELT CREEK

CARILLON - PHASE I

PROPERTY LINE

CARL PROGRAM



Ⓟ = PRESERVATION AREA
Revised _____, 2001.
REVISED: 17 December 1991
REVISED: 12 November 1991



BIOLOGICAL RESEARCH
ASSOCIATES, INC.
3519 East 7th Avenue
Tempe, Florida 33805
(813) 248-0272

CARILLON PHASE II

DESIGNED BY: TLH	PROJECT #: 0194-15-02
DRAWN BY: JMM	DATE: 8 November 1991
CHECKED BY: TLH	SHEET _____ OF _____

CERTIFICATION

I, EVA ANDUJAR, CITY CLERK hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the City Clerk of the City of St. Petersburg, Florida, Witness my hand and seal of the City this 13th day of November A.D., 2001.

EVA ANDUJAR, City Clerk
City of St. Petersburg, Florida

By Amelia Preston
Deputy City Clerk





CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

October 30, 2001

Ms. Marina Pennington
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, Fl 33702-2491

Re: Land use trade-off for the Town Center in the Gateway Areawide DRI (GADRI)

Dear Ms. ~~Pennington~~ & Mr. ~~Pumariega~~:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City, intends to convert certain land uses in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI). The trade-off is being processed at the request of Echelon LLC to accommodate revisions to the Town Center project made necessary by changing market conditions in the area. Specifically, the City intends to convert 20 movie theater screens, 180 hotel rooms, 47,570 sq. ft. of commercial land use, and 20 movie theater screens to 681,224 sq.ft. of office space. This conversion will result in a Phase I capacity of 298 hotel rooms, 49,546 sq. ft. of commercial, 3,160,252 sq.ft. of office space and 0 movie theater screens. No change to the industrial or residential land use capacities are proposed with this trade-off.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, the p.m peak hour trip generation remains the same (6,318.60 trips) as the previously approved trips (6,318.60) and will not affect the overall p.m. peak hour trip rate generation integrity of the development order. The trade-off is summarized in the attached table.

A summary of public facilities demand/generation is also attached and indicates no significant impact changes are expected. The analysis does not include the impacts associated with the elimination of 20 theater screens due to a lack of data. However, the elimination of the theater screens will result in significant reductions in all public facilities impacts.

In addition, the intended trade-off does not result in a project use mix which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,



David S. Goodwin
Assistant Director
Development Services Department

Attachments (2)

cc: Mayor Rick Baker
Rick Mussett, City Development Administrator
Julie Weston, Development Services Director
John Hixenbaugh, Development Review Services Manager
Shrimatee Ojah Maharaj, Planner III
Julio Maggi, Echelon LLC

som\gadri2001\trade-offtowncenter

**Gateway Areawide DRI
Proposed Land Use Trade-Off**

October 30, 2001

Use	Phase I Land Use Capacities/Trips					
	Current	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,479,028	3,099	681,224	852	3,160,252	3,950
Industrial Square Feet	1,910,670	1,150	0	0	1,910,670	1,150
Commercial Square Feet	97,116	419	(47,570)	(205)	49,546	214
Hotel Rooms	478	442	(180)	(167)	298	276
Multifamily Dwelling Units	1,699	729	0	0	1,699	729
Movie Theater Screens	20	480	(20)	(480)	0	0
Total Trips		6,318.60		0.00		6,318.60

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

**Public Facilities Impact Analysis
GADRI Trade-off
October 30, 2001**

Use	Land Use Capacity		Demand/Generation Change		
	Current	Proposed	Potable Water (gpd)	Sanitary Sewer (gpd)	Solid Waste (lbs/day)
Office	2,479,028	3,160,252	63,354	20,437	6,812
Industrial	1,910,670	1,910,670	n/c	n/c	n/c
Commercial	97,116	49,546	(8,087)	(7,136)	(2,379)
Hotel Rooms	478	298	(36,000)	(27,000)	(576)
Multifamily Units	1,699	1,699	n/c	n/c	n/c
Theater Screens	20	0	n/a	n/a	n/a
Net Change			19,267	(13,699)	3,858

Demand/Generation factors (GADRI ADA, 1989)

Use	Potable Water	Waste Water	Solid Waste
Office	.093 gpd/sq.ft.	.03 gpd/sq.ft.	01 lbs/day/sq.ft.
Industrial	.35 gpd/sq.ft.	.30 gpd/sq.ft.	01 lbs/day/sq.ft.
Commercial	.17 gpd/sq.ft.	.15 gpd/sq.ft.	05 lbs/day/sq.ft.
Hotel Rooms	200 gpd/room	150 gpd/room	3.2 lbs/day/room
Multifamily Units	221 gpd/unit	190 gpd/unit	8 lbs/day/sq.ft.
Theater Screens	n/a	n/a	n/a



CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

May 18, 2001

Mr. Manny Pumariega
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

RE: Rendering of Adopted Amendment #4
Gateway Areawide DRI
St. Petersburg, Fl

Dear Mr. Pumariega: *Manny*

Pursuant to subsection 380.07 Florida Statutes, the City of St. Petersburg is providing you with a certified copy of the adopted fourth amendment to the Gateway Areawide DRI, thus beginning the 45 day appeal period. The amendment (Ordinance 474-G) was adopted by City Council on May 17, 2001.

If you have any questions, please contact Dave Goodwin at (727) 893-7868 or me at (727) 892-5180.

Sincerely,

Shrimatee Ojah Maharaj
Shrimatee Ojah Maharaj, AICP
Planner III

Attachment\

- cc: Rick Mussett, Administrator, Community and Economic Development Administration
- Julie Weston, Director, Development Services
- David Goodwin, Assistant Director, Development Services
- Stephen C. Chumbris, Holland & Knight

ORDINANCE NO. 474-G

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, APPROVING THE FOURTH AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; AMENDING ORDINANCE 1142-F, AS PREVIOUSLY AMENDED, BY REVISING TABLE I OF SECTION 5.A., AND EXHIBIT III, "LAND USE CAPACITIES," TO INCREASE PHASE I INDUSTRIAL LAND USE CAPACITY AND REFLECT PREVIOUSLY APPROVED LAND USE TRADE-OFFS; REVISING TABLE II OF SECTION 5.B.4. AND EXHIBIT V, "CAPITAL IMPROVEMENTS PROGRAM," TO ADD A NEW STAGE 2 ROADWAY PROJECT; REVISING SECTION 5.B.4., TABLE III, TO ADD A NEW STAGE 2 ROADWAY "PROJECT 5" AND INCREASE PM PEAK HOUR TRIPS; REVISING EXHIBIT IV, "GATEWAY AREAWIDE TRANSPORTATION LAND USE TRADE-OFF MATRIX, PHASE I," TO REFLECT INCREASED PM PEAK HOUR TRIPS, INCREASED INDUSTRIAL LAND USE CAPACITY, PREVIOUSLY APPROVED LAND USE TRADE-OFFS, AND CORRECTED MOVIE THEATER TRADE-OFF RATIOS; REVISING EXHIBIT V, "CAPITAL IMPROVEMENTS PROGRAM," TO ADD IMPROVEMENTS TO STATE ROAD 686 AS A "STAGE 2 PROJECT;" AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the changes herein are not a substantial deviation, are consistent with the Comprehensive Plan and land development regulations of the City of St. Petersburg, and do not require further development of regional impact review because the changes impose or generate no new impacts upon public facilities or environmental resources; now therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. This ordinance is the fourth amendment to the Development Order for the Gateway Areawide Development of Regional Impact, as set forth in Ordinance 1142-F, as amended by Ordinances 5-G, 347-G and 462-G, approving the Gateway Areawide Application for Development Approval (herein, "GAADA"). (Ordinance 1142-F, as amended, is referred to herein as the "Development Order.")

SECTION 2. Table I in Subsection A.1 of Section 5 of the Development Order, as amended by Ordinance 347-G, is further amended to read:

A. Land use.

1. This Order is rendered in respect to the total quantities of approved development for the given land use categories set forth below and as further described in Exhibit III hereto. Total quantities of approved development shall include new development and redevelopment which increases the square footage of the existing use. This Order shall not apply to existing legal uses in the GAADA area as long as those uses continue to operate as they currently do without any increase in square footage.

Table I

	Phase I	Phase II	Total Development Capacity
Retail/Sales service	<u>97,116 S.F.</u> 110,116 S.F.	110,000 S.F.	<u>207,116 S.F.</u> 220,000 S.F.
Offices	<u>2,479,028 S.F.</u> 2,014,000 S.F.	1,728,600 S.F.	<u>4,207,628 S.F.</u> 3,742,600 S.F.
Industrial	<u>1,910,670 S.F.</u> 2,229,000 S.F.	1,398,900 S.F.	<u>3,309,570 S.F.</u> 3,627,900 S.F.
Movie Theater	<u>20 Screens</u> 24 Screens	0 Screens	<u>20 Screens</u> 24 Screens
Hotel	<u>478 Rooms</u> 500 Rooms	500 Rooms	<u>978 Rooms</u> 1,000 Rooms
Residential	<u>1,699 Units</u> 1,505 Units	0 Units	<u>1,699 Units</u> 1,505 Units

This order constitutes final development approval for the development quantities listed in Phase I above. Additionally this Order constitutes conceptual approval for the development quantities listed in Phase II above. Prior to any development activity in Phase II, the City shall comply with the requirements of paragraphs 5(B)(6) and 5(M)(4) herein.

At the time of Phase II review, if the TBRPC or DCA indicates in writing that there is reasonable likelihood of additional regional impact or a type of impact not previously reviewed, the City shall supplement the ADA information so as to permit review by DCA and TBRPC.

Anticipated buildout date of Phase I is December 30, 2004, and anticipated buildout date of Stage 1 is December 30, 2001.

SECTION 3. Tables II and III in Subsection B.4 of Section 5 of the Development Order are amended to read:

B. Transportation.

4. Eight of the Phase I transportation improvements must be completed prior to the issuance of any construction permits for Phase II. Additionally, prior to the issuance of any construction permits for Stage 2 Phase I three of the Stage I projects or the equivalent thereof shall be under physical construction and the remaining projects or the equivalent thereof shall have funding committed.

(Table II)

GAADA Phase I Transportation Impact Mitigation Plan

	Roadway	From	To	Imprmnt	Total Cost
STAGE 1 PROJECTS					
1.	Gandy Blvd	9th St. N.	I-275	6 Lane	\$1,867,069
2.	Gandy Blvd.	I-275	28th St. N.	6 Lane	\$1,148,965
3.	S.R. 686	S.R.688	28th St. N.	6 Lane	\$1,005,345
4.	S.R. 686	28th St. N.	I-275	6 Lane	\$ 861,724
5.	S.R. 686	Site	S.R. 686 E.	6 Lane	\$ 933,534
				SUBTOTAL:	\$ 5,816,637
STAGE 2 PROJECTS					
6.	S.R. 686	49th St. N.	Ulmerton	6 lane	\$ 2,427,189
7.	S.R.688	S.R.686 W	49th St. N	6 lane	\$ 840,181
8.	S.R.688	S.R. 686 E	S.R.686 W.	8lane	\$ 2,342,910
9.	Gandy Blvd.	28th St. N	78th Ave	6 lane	\$ 502,672
10.	<u>S.R. 686 WB</u>	<u>I-275 NB</u> <u>off ramp</u>	<u>S.R. 686 WB</u> <u>Rt. Turn Lane</u> <u>to 28th St.</u>	<u>Turn Lane Gap</u> <u>Completion</u>	<u>\$ 225,000</u>
				SUBTOTAL:	\$6,112,952 <u>\$6,337,952</u>

(Table III)

SUMMARY OF PHASE I PM PEAK HOUR TRIPS

Projects	Available PM Peak Hour Vehicle Trips
STAGE 1	
Project 1	942
Project 2	578
Project 3	507
Project 4	435
Project 5	471
SUBTOTAL	2,933 PM Peak Trips
STAGE 2	
Project 1	1,225
Project 2	424
Project 3	1,182
Project 4	254
<u>Project 5</u>	<u>301</u>
SUBTOTAL	3,085 <u>3,386</u>

TOTAL PHASE I PM PEAK HOUR TRIPS = ~~6,018~~ 6,319

SECTION 4. Exhibit III to Ordinance 1142-F, "Land Use Capacities," as amended by Ordinance 347-G, is further amended to read as depicted on Exhibit A to this Ordinance.

SECTION 5. Exhibit IV to Ordinance 1142-F, as amended by Ordinance 347-G, "Gateway Areawide Transportation Land Use Trade-off Matrix, Phase I," is further amended to read as depicted on Exhibit B to this Ordinance.

SECTION 6. Exhibit V to Ordinance 1142-F, "Capital Improvements Program," is amended to read as depicted on Exhibit C to this Ordinance.

SECTION 7. As used herein, language appearing in struck-through type is language to be deleted from, and underlined language is language to be added to, the ordinances of the City amended hereby, in the section, subsection, or other location where indicated. Language from such ordinances which is not shown herein is not amended, but continues in full force and effect.

Exhibit A

EXHIBIT III

LAND USE CAPACITIES

Land Use	Phase I	Phase II	Total
Offices	<u>2,479,028 s.f.</u> 2,014,000 s.f.	1,728,600 s.f.	<u>4,207,628 s.f.</u> 3,742,600 s.f.
Industrial	<u>1,910,670 s.f.</u> 2,229,000 s.f.	1,398,900 s.f.	<u>3,309,570 s.f.</u> 3,627,900 s.f.
Commercial	<u>97,116 s.f.</u> 110,116 s.f.	110,000 s.f.	<u>207,116 s.f.</u> 220,000 s.f.
Residential	<u>1,699 DUs</u> 1,505 DUs	0 DUs	<u>1,699 DUs</u> 1,505 DUs
Hotel	<u>478 rms</u> 500 rms	500 rms	<u>978 rms</u> 1,000 rms
Movie	<u>20 screens</u> 24 screens	0 screens	<u>20 screens</u> 24 screens

Exhibit B

EXHIBIT IV

GATEWAY AREA WIDE TRANSPORTATION
LAND USE TRADE-OFF MATRIX
PHASE I

Land Use Category	PM Peak Hour								
	Hotel (Rooms)	Commercial (S.F.)	Office (S.F.)	Lt. Industrial (S.F.)	Multifamily (D.U.)	Movie Theater (Screen)	Phase I Land Use Increment	Project Trips	Trip Rate
Hotel (Rooms)	0	215	740	1,537	2.2	.039	478	442.1	0.925
Commercial (1,000 S.F.)	4.65	0	3,440	7,143	10.0	.179	97,116	418.6	4.310
Office (1,000 S.F.)	1.35	291	0	2,076	2.9	.052	2,479,028	3098.8	1.250
Lt. Industrial (1,000 S.F.)	0.65	140	482	0	1.4	.025	1,970,670	1150.2	0.602
Multi-Family (D.U.)	0.46	100	343	713	0	.018	1,699	728.8	0.429
Movie Theater (Screen)	25.9	5,568	19,200	39,867	55.9	0	20	480.0	24.0
								<u>6,318.5</u>	

Exhibit C

EXHIBIT V

CAPITAL IMPROVEMENTS PROGRAM

<u>Project</u>	<u>Total Cost</u>	<u>Funding Source</u>	<u>Construction Date (Prior To)</u>		
Storm Drainage					
1. Channel #2 Excavation	\$750,000	City CIP	End Stage 2		
2. Box Culverts	\$285,000	City CIP	End Stage 2		
Sanitary Sewer					
3. Upgrade Pump Station	\$125,000	City CIP	End Stage 2		
Transportation					
Roadway	From	To	Total Cost		
STAGE 1 PROJECTS					
Gandy Blvd.	9 th Street N.	I-275	\$1,867,069	*	End Stage
Gandy Blvd.	I-275	28 th Street N.	\$1,148,965	*	End Stage
S.R. 686	S.R. 688	28 th Street N.	\$1,005,345	*	End Stage
S.R. 686	28 th Street N.	I-275	\$861,724	*	End Stage
S.R. 688	Site	S.R. 686 E.	\$933,534	*	End Stage
		SUBTOTAL	\$5,816,637	*	End Stage
STAGE 2 PROJECTS					
S.R. 686	49 th Street N.	Ulmerton	\$2,427,189	*	End Stage
S.R. 688	S.R. 686 W.	49 th Street N.	\$840,181	*	End Stage
S.R. 688	S.R. 686 W.	S.R. 686 W.	\$2,342,910	*	End Stage
Gandy Blvd.	28 th Street N.	78 th Avenue	\$502,672	*	End Stage
S.R. 686 WB	I-275 NB off ramp	S.R. 686 WB Right Turn Lane to 28 th St. N.	\$225,000	*	End Stage
		SUBTOTAL	\$6,337,952		End Stage

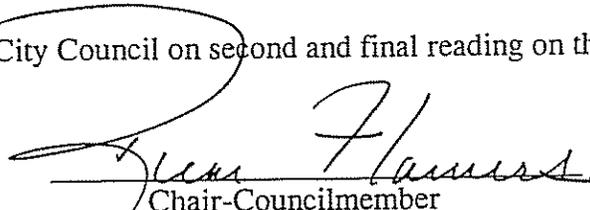
* The funding source for the GAADA transportation improvements is the Gateway Transportation Improvement Trust Fund (GTITF), as described in this Development Order

SECTION 8. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

SECTION 9. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the second business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on the 3rd day of May, 2001.

Passed by St. Petersburg City Council on second and final reading on the 17th day of May, 2001.


Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
Interim City Clerk

Title Published: Times 1-t 5/7/2001

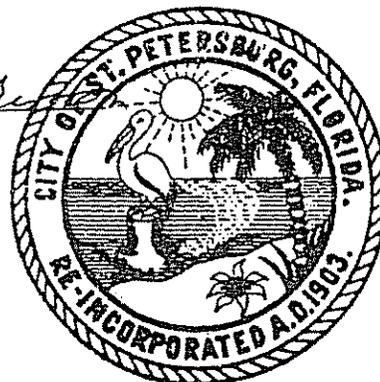


CERTIFICATION

I, EVA ANDUJAR, INTERIM CITY CLERK hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the City Clerk of the City of St. Petersburg, Florida, Witness my hand and seal of the City this 18th day of May A.D., 2001.

EVA ANDUJAR, Interim City Clerk
City of St. Petersburg, Florida

By *Amelia D. [Signature]*



#195



CITY OF ST. PETERSBURG

Post Office Box 2842, St. Petersburg, Florida 33731-2842

Web Site: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

February 28, 2001

Mr. Manny Pumariega
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

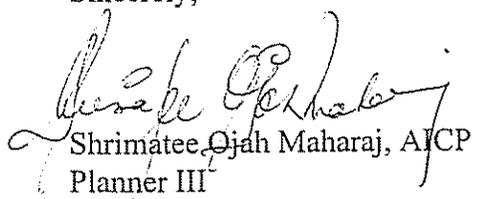
RE: Rendering of Adopted Amendment #3
Gateway Areawide DRI
St. Petersburg, Fl

Dear Mr. Pumariega: 

Pursuant to subsection 380.07 Florida Statutes, the City of St. Petersburg is providing you with a certified copy of the adopted third amendment to the Gateway Areawide DRI, thus beginning the 45 day appeal period. The amendment (Ordinance 462-G) was adopted by City Council on February 15, 2001.

If you have any questions, please contact Dave Goodwin at (727) 893-7868 or me at (727) 892-5180.

Sincerely,


Shrimatee Ojah Maharaj, AICP
Planner III

Attachment\

cc: Rick Mussett, Administrator, Community and Economic Development Administration
Julie Weston, Director, Development Services
David Goodwin, Assistant Director, Development Services
Stephen C. Chumbris, Holland & Knight

ORDINANCE NO. 462-G

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, APPROVING THE THIRD AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; REVISING AND CLARIFYING THE PROCEDURES FOR THE RESERVATION OF DEVELOPMENT CAPACITY UPON OBTAINING SITE PLAN APPROVAL AND PAYMENT OF TRANSPORTATION IMPACT FEES; PROVIDING FOR PARTIAL PAYMENTS OF TRANSPORTATION IMPACT FEES; PROVIDING TIME LIMITS UPON RESERVATIONS OF DEVELOPMENT CAPACITY; PROVIDING FOR THE EXPIRATION OF DEVELOPMENT CAPACITY RESERVATIONS; DELETING THE PROVISIONS FOR ADVANCE RESERVATION OF DEVELOPMENT CAPACITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the changes herein are not a substantial deviation, are consistent with the Comprehensive Plan and land development regulations of the City of St. Petersburg, and do not require further development of regional impact review because the changes impose or generate no new impacts upon public facilities or environmental resources; now therefore

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. This ordinance is the third amendment to the Development Order for the Gateway Areawide Development of Regional Impact, as set forth in Ordinance 1142-F, as amended by Ordinances 5-G and 347-G, approving the Gateway Areawide Application for Development Approval (herein, "GAADA"). (Ordinance 1142-F, as previously amended, is referred to herein as the "Development Order.")

SECTION 2. Paragraph 4 of Subsection A of Section 5 of the Development Order is amended to read:

Section 5. Conditions of Development Approval. That having made the findings of fact and reached the conclusions of law set forth above, it is ordered that development as proposed in the GAADA is hereby approved, subject to the following conditions:

A. Land Use

* * * * *

4. Development Capacity shall be monitored by the Mayor or the Mayor's designee ~~City Manager~~ according to the following procedures:
 - a. Any Developer proposing development, redevelopment or expansion within the GAADA area shall calculate the gross building square footage of each category of land use and the Development Credit. Said square footage shall be submitted with the Site Plan Review application for the purpose of monitoring the amount of Development Capacity reserved and consumed. As used herein, "Development Capacity" means the "Land Use Capacities" established by this Order as described in Exhibit III, as amended.
 - b. All square footage totals referenced in building permits issued for new development of any size within the GAADA area, after application of the Development Credit, will be subtracted from the Development Capacity ~~established by this Order as described in Exhibit III.~~
 - c. Development Capacity shall be deemed reserved effective as of the time of upon approval of the Site Plan (following the procedures for site plan approvals as outlined in Chapter 29, City Code, Chapter 64, City Zoning ordinance) and payment to and deposit with the City of not less than five (5) percent of the transportation impact fee as required for the project by this Order, whichever occurs later (the "Effective Date"), subject to the following:
 - (1) A Development Capacity reservation shall initially be valid for a period of 12 months from the Effective Date, assuming the Site Plan has not expired. The Development Capacity reservation may be extended by an additional 12 months from the end of the initial reservation period upon payment of not less than 10 percent of the transportation impact fee. If necessary, the Development Capacity reservation may be extended by one additional 12-month period by payment of an additional 15 percent of the transportation impact fee. A Development Capacity Reservation shall expire not later than 36 months following the Effective Date.
 - (2) To avoid expiration of a Development Capacity reservation:

(a) Building permits for foundations and vertical construction of the principal buildings shall be issued prior to expiration of the Development Capacity reservation. For a development proposed to be constructed in phases, building permits for foundations and vertical construction of all principal buildings in not less than one phase shall be issued within said time frame to avoid the expiration of such reservation. If building permits are not issued during such time, the Development Capacity reservation shall automatically expire. Within 12 months of the time of issuance of a building permit, development shall commence and continue in good faith, and a Certificate of Occupancy shall be obtained within 36 months of issuance of the building permit. Or.

(b) The reservation may be extended for up to 36 months from the Effective Date by partial payment of the transportation impact fee, as provided above, and by obtaining extensions of Site Plan approval as provided in Chapter 29, City Code. If the Site Plan approval expires, the Development Capacity reservation shall also expire at that time notwithstanding that partial payments of the impact fee have been made. Or.

(c) As an alternative to paying a portion of the transportation impact fee, the Developer may pay 100 percent of the fee required for the project, in which event the reservation may continue for as long as the Site Plan approval remains in effect or until construction has begun and has been completed, subject to the possibility of termination due to abandonment as provided below.

(3) No transportation impact fee or portion thereof paid to the City shall be refundable, but may be credited as provided in subparagraph 4.d below.

(4) All references to the "transportation impact fee" mean the transportation impact fee required for the project by this Order at the rates in effect at the time when full payment of the fee is required. Payment of the fee in whole or in part prior to the time payment is required shall not exempt the Developer from any changes in the fee which may be imposed prior to the required payment due date.

(5) In no instance shall a Development Capacity reservation be deemed permanently vested until such time that the project has been completed in accordance with approved plans and the final certificate of occupancy has been issued. A Developer who has not obtained site plan approval, or has not paid the City the fee as required above, does not have a reservation of such capacity. A Developer who has reserved capacity may nevertheless be deemed to have abandoned such reservation if the Developer does not obtain extensions of Site Plan approval when required, does not pay the City the additional impact fees as and when required, or both. All times for payment of fees represent deadlines for payment. A Developer who does not pay the additional fees promptly but postpones making such payment until a deadline bears the risk of losing the reservation in the meantime. A Developer may also be deemed to have abandoned such reservation if work is not timely commenced after issuance of building permits, the work is not prosecuted to completion and issuance of certificates of occupancy, or the work is otherwise reasonably deemed abandoned.

~~d. The Site Plan and space (square footage) reservation will be valid for a period of 18 months. Building permits must be issued within said 18 months, to insure space reservation. If building permits are not issued, the space reservation shall automatically return to the Development Capacity or the applicant apply for a site plan extension in accordance with Chapter 64, Zoning ordinance. Within 12 months of the time of receipt of a building permit, development must have commenced and be continuing in good faith and a Certificate of Occupancy must be obtained within 36 months of receipt of the building permit.~~

~~Extensions of the space reservation may be granted by the City Manager upon a showing that construction will commence or be completed within a specified period of time.~~

~~e. Projects that are at least 80% of DRI thresholds (DRI-sized projects) may apply for an Advance Reservation of the Development Capacity.~~

1. ~~In order to make an Advance Reservation, the Developer of DRF-sized projects shall obtain and file the appropriate form with the City Manager. The City Manager will respond in writing within thirty (30) days as to the availability of Development Capacity. If Development Capacity is available and the Developer deposits with the City the transportation impact fee required by this order, the City Manager may reserve the requested amount and notify the Developer.~~
 2. ~~Advance Reservation Developers must obtain Site Plan approval within six (6) months from the effective date of the reservation or obtain an extension from the City Manager. Once site plan approval is obtained the time requirements of paragraph 4.d shall apply.~~
 3. ~~If Site Plan approval or an extension is not obtained within the six month period or within any extension period thereof, the square footage reserved by the Advance Reservation shall automatically be returned to the Development Capacity.~~
 4. ~~Advance Reservation for multiphased projects will remain in effect as long as the time requirements of paragraph 4.d are met for the first phase and site plan approvals for subsequent phases are obtained within one year of the issuance of a Certificate of Occupancy for each prior phase and each subsequent phase meets the time requirements of paragraph 4.d.~~
- d. (f) If any Development Capacity reservation expires, the Development Capacity reserved for that parcel shall be deemed square footage reserved for a parcel is returned to the Development Capacity, and the Developer of that parcel shall receive a credit for the dollar amount of the transportation impact fee which was paid. This credit shall be credited at the time the Developer or the Developer's successor in title and interest to of that parcel reserves Development Capacity square footage in the future for the same parcel, if Development Capacity remains. All credits shall run with the land and shall not be deemed personal to the Developer.

SECTION 3. As used herein, language appearing in struck-through type is language to be deleted from, and underlined language is language to be added to, the ordinances of the City amended hereby, in the section, subsection, or other location where indicated. Language from such ordinances which is not shown herein is not amended, but continues in full force and effect.

SECTION 4. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is deemed unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provision of this ordinance.

SECTION 5. In the event this ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the second business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto the ordinance, in which case the ordinance shall take effect immediately upon filing such written notice with the City Clerk. In the event this ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

First reading conducted on the 1st day of February, 2001.

Passed by St. Petersburg City Council on second and final reading on the 15th day of February, 2001.

Renee Flowers

Vice Chair-Councilmember

Presiding Officer of the City Council

ATTEST: *Jane K. Brown*

City Clerk



Title Published: Times 1-t 2/5/2001

I, JANE K. BROWN, CITY CLERK DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS IT APPEARS IN THE OFFICIAL FILES OF THE CITY CLERK OF THE CITY OF ST. PETERSBURG, FLORIDA. WITNESS MY HAND AND SEAL OF CITY THIS 28th DAY OF February A.D., 2001
JANE K. BROWN, CITY CLERK
CITY OF ST. PETERSBURG, FLORIDA

BY: *Amelia D.*



Not vetoed. Effective date Monday, February 19, 2000 at 5:01

Jm -



CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

December 1, 2000

Mr. Thomas Beck, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, Fl 33702-2491

Re: Land use trade-off in the Gateway Areawide DRI (GADRI) (**Revised Notification**)

VIA FACSIMILE & MAIL

Dear Mr. Beck & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..." **This notification replaces the November 27, 2000 notification** that was forwarded to you.

The City intends to convert certain land uses (4 theater screens, 22 hotel rooms, 818,330 sq. ft. of industrial land use, and 12,884 sq. ft. of commercial land use) to 465,028 sq. ft. of office space and 194 residential units. Currently, the majority of the land use development capacity allocated in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI) have been committed. There are 62,452 sq. ft. of office space, 12,884 sq. ft of commercial space, 22 hotel rooms, 4 movies screens and 1,153,462 sq. ft. of industrial space, that are available and not committed through site plan approval for development in Phase I of the GADRI. This available capacity will not meet the current development demands for office and residential land uses in the GADRI area of St. Petersburg. Consequently, based on the demand, the City intends to convert some of the remaining land use capacity in Phase I of the GADRI, to office and residential uses to provide adequate land use capacity to keep up with current development demands in the GADRI.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, to 465,028 sq. ft. of office space and 194 residential units, the p.m

peak hour trip generation remains the same and will not affect the overall p.m. peak hour trip rate generation integrity of the development order. The Trade-off is summarized in the attached table.

In addition, the intended trade-off does not result in a project use mix which is substantially different and does not create new or additional regional impacts which have not been reviewed.

We apologize for any inconvenience this revision may cause you. If you have any questions, please call me at (727)893-7868.

Sincerely,



David S. Goodwin
Assistant Director
Development Services Department

som\gadri200\trade-off#3ltr

Attachment

cc: Mayor David J. Fischer
Rick Mussett, Community and Economic Development Administrator
Julie Weston, Development Services Director
John Hixenbaugh, Development Review Services Manager
Shrimatee Ojah Maharaj, Planner III
Julio Maggi, Echelon Commercial LLC

**Gateway Areawide DRI
Proposed Land Use Trade-Off**
November 30, 2000

Use	Phase I Land Use Capacities/Trips					
	Current	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,014,000	2,518	465,028	581	2,479,028	3,099
Industrial Square Feet	2,229,000	1,342	(818,330)	(493)	1,410,670	849
Commercial Square Feet	110,000	474	(12,884)	(56)	97,116	419
Hotel Rooms	500	463	(22)	(20)	478	442
Multifamily Dwelling Units	1,505	646	194	83	1,699	729
Movie Theater Screens	24	576	(4)	(96)	20	480
Total Trips		6,017.60		(0.00)		6,017.60

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order



J29

CITY OF ST. PETERSBURG

POST OFFICE BOX 2842, ST. PETERSBURG, FLORIDA 33731-2842

WEB SITE: www.stpete.org CHANNEL 35 WSPF-TV

TELEPHONE: 727 893-7171

November 27, 2000

Mr. Thomas Beck, Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Mr. Manny Pumariega, Executive Director
Tampa Bay Regional Planning Council
9455 Koger Blvd., Suite 219
St. Petersburg, FL 33702-2491

Re: Land use trade-off in the Gateway Areawide DRI (GADRI)

Dear Mr. Beck & Mr. Pumariega:

By means of this letter, as per Section 5.A.5.c., of the Gateway Areawide DRI, Development Order (D.O.), the City is notifying the "Department of Community Affairs and the Tampa Bay Regional Planning Council of the use of the trade-off mechanism prior to its use..."

The City intends to convert certain land uses (4 theater screens, 22 hotel rooms, 777,632 sq. ft. of industrial land use, and 12,884 sq. ft. of commercial land use) to 445,428 sq. ft. of office space and 194 residential units. Currently, the majority of the land use development capacity allocated in the Phase I, of the Gateway Areawide Development of Regional Impact (GADRI) have been committed. There are 62,452 sq. ft. of office space, 12,884 sq. ft. of commercial space, 22 hotel rooms, 4 movies screens and 1,153,462 sq. ft. of industrial space, that are available and not committed through site plan approval for development in Phase I of the GADRI. This available capacity will not meet the current development demands for office and residential land uses in the GADRI area of St. Petersburg. Consequently, based on the demand, the City intends to convert some of the remaining land use capacity in Phase I of the GADRI, to office and residential uses to provide adequate land use capacity to keep up with current development demands in the GADRI.

The proposed conversion is based on the Gateway Areawide Transportation Land Use Trade-off Matrix (Exhibit IV) of the D.O., which was established to accommodate Phase I land use trade-offs with no increases in the p.m. peak hour trip rate generation. That is, with the conversion of the uses mentioned above, to 445,428 sq. ft. of office space and 194 residential units, the p.m. peak hour trip generation remains the same and will not affect the overall p.m. peak hour trip rate generation integrity of the development order. The Trade-off is summarized in the attached table.

Page 2

In addition, the intended trade-off does not result in a project use mix which is substantially different and does not create new or additional regional impacts which have not been reviewed.

If you have any questions, please call me at (727)893-7868.

Sincerely,

A handwritten signature in black ink, appearing to read 'David S. Goodwin', with a large, sweeping initial 'D'.

David S. Goodwin
Assistant Director
Development Services Department

som\gadri200\trade-off#3ltr

Attachment

cc: Mayor David J. Fischer
Rick Mussett, Community and Economic Development Administrator
Julie Weston, Development Services Director
John Hixenbaugh, Development Review Services Manager
Shrimatee Ojah Maharaj, Planner III
Julio Maggi, Echelon Commercial LLC

**Gateway Areawide DRI
Proposed Land Use Trade-Off**

November 17, 2000

Use	Phase I Land Use Capacities/Trips					
	Current	Trips	Change	Trips	Revised	Trips
Office Square Feet	2,014,000	2,518	445,428	557	2,459,428	3,074
Industrial Square Feet	2,229,000	1,342	(777,632)	(468)	1,451,368	874
Commercial Square Feet	110,000	474	(12,884)	(56)	97,116	419
Hotel Rooms	500	463	(22)	(20)	478	442
Multifamily Dwelling Units	1,505	646	194	83	1,699	729
Movie Theater Screens	24	576	(4)	(96)	20	480
Total Trips		6,017.60		(0.00)		6,017.60

Trade-off/Trip generation based on Exhibit IV of the Gateway Areawide DRI Development Order

#195



CITY OF ST. PETERSBURG

September 23, 1998

Mr. Manny Pumariega
Acting Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

RE: Rendering of Adopted Amendment
Gateway Areawide DRI
St. Petersburg, Florida

Dear Mr. Pumariega:

Pursuant to subsection 380.07 Florida Statutes, the City of St. Petersburg is providing Tampa Bay Regional Planning Council with a certified copy of the adopted second amendment to the Gateway Areawide DRI, thus beginning the 45 day appeal period. The amendment (Ordinance 347-G) was adopted by City Council on September 17, 1998.

If you have any questions, please contact me at (727) 893-7868 or Shrimatee Ojah Maharaj at (727) 892-5180.

Sincerely,

Dave Goodwin
Planning Programs Manager

Attachment\

cc: Rick Mussett, Administrator, Economic Development Administration
Steve Wolochowicz, Director, Development Services
Shrimatee Ojah Maharaj, Planner III
Stephen C. Chumbris, Holland & Knight

ORDINANCE NO. 347-G

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA; APPROVING THE SECOND AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT TO PROVIDE FOR MOVIE THEATERS BY AMENDING TABLE 1 FOUND IN SECTION 5.A.1, EXHIBIT III, AND EXHIBIT IV OF ORDINANCE 1142-F; REDUCING THE AMOUNT OF TRANSPORTATION IMPACT FEES REQUIRED TO BE PAID; TO PROVIDE NEW BUILDOUT DATES FOR PHASE I AND STAGE 1 BY AMENDING SECTION 5.A.1; TO PROVIDE FOR A NEW EXPIRATION DATE BY AMENDING SECTION 13; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the changes herein do not require further development of regional impact review, are not a substantial deviation and are consistent with the Comprehensive Plan and land development regulations.

WHEREAS, the City Council having reviewed all relevant comments, testimony and evidence submitted by each party and members of the general public, and having considered the provisions of Chapter 380, Florida Statutes, regarding substantial deviations, finds that there is clear and convincing evidence to find that this amendment does not create a likelihood of a regional impact because the expected peak hour traffic impacts of the development are not changed, the expected impacts to other public facilities are not increased and there are no additional impacts to any other public facility or environmental resource.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. This ordinance is the second amendment to the Development Order for the Gateway Areawide Development of Regional Impact (hereinafter GADO) as set forth in Ordinance No. 1142-F, as amended.

SECTION 2. That Section 5.A.1 of Ordinance No. 1142-F, as amended, is hereby amended to read as follows:

1. This Order is rendered in respect to the total quantities of approved development for the given land use categories set forth below and as further described in Exhibit III hereto. Total quantities of approved development shall include new development and redevelopment which increases the square footage of the existing use. This Order shall not apply to existing legal uses in the GAADA area as long as those uses continue to operate as they currently do without any increase in square footage.

Table 1

	Phase I	Phase II	Total Development Capacity
Retail/Sales Service	110,000 S.F.	110,000 S.F.	220,000 S.F.
	2,541,100 S.F.	1,469,500 S.F.	4,010,600 S.F.
Offices	<u>2,014,000 S.F.</u>	<u>1,728,600 S.F.</u>	<u>3,742,600 S.F.</u>
	2,630,000 S.F.		4,028,900 S.F.
Industrial	<u>2,229,000 S.F.</u>	1,398,900 S.F.	<u>3,627,900 S.F.</u>
<u>Movie Theater</u>	<u>24 Screens</u>	<u>0 Screens</u>	<u>24 Screens</u>
Hotel	500 Rooms	500 Rooms	1,000 Rooms
	750 Units	755 Units	
Residential	<u>1,505 Units</u>	<u>0 Units</u>	1,505 Units

This order constitutes final development approval for the development quantities listed in Phase I above. Additionally this Order constitutes conceptual development approval for the development quantities listed in Phase II above. Prior to any development activity in Phase II, the City shall comply with the requirements of paragraphs 5 (B) (6) and 5 (M) (4) herein. At the time of Phase II review, if the TBRPC or DCA indicates in writing that there is reasonable likelihood of additional regional impact or a type of impact not

previously reviewed, the City shall supplement the ADA information so as to permit review by DCA and TBRPC. Anticipated buildout date of Phase I is December 30~~+~~, ~~1997~~2004, and anticipated buildout date of Stage 1 is December 30~~+~~, ~~1994~~2001.

SECTION 3. That Ordinance No. 1142-F, as amended, is hereby amended by adding a new Section 5A.5c. to read as follows:

- c. The DCA and the TBRPC shall be notified of the use of the trade-off mechanism prior to its use.

SECTION 4. That the initial paragraph of Section 5.B.1 of Ordinance No. 1142-F, as amended, is hereby amended to read as follows:

B. Transportation

1. The City shall mitigate Phase I transportation impacts by assessing all development in the GAADA except movie theaters a transportation impact fee (GATIF) equivalent to the total proportionate share cost of the Phase I development (\$12,101,654)¹. The proportionate share cost of individual Phase I developments shall be equated in the following Proportionate Share Charge (PSC) formula:

SECTION 5. That Section 13 of Ordinance No. 1142-F is hereby amended to read as follows:

Expiration Date. Unless amended pursuant to the procedures outlined in Section 380.06, Florida Statutes (1989), the terms and conditions of this Development Order shall expire on December 30~~+~~, ~~2002~~4. The City reserves the right to rescind the Development Order at any time, so long as the impacts of any level of development which has been approved pursuant to the Development Order have been mitigated.

SECTION 6. That Exhibit III to Ordinance No. 1142-F, as amended, and the accompanying Master Plan are hereby deleted and a new Exhibit III and Master Plan are created which shall read and be as depicted on Exhibit A to this Ordinance.

SECTION 7. That Exhibit IV, to Ordinance No. 1142-F, as amended, is hereby deleted and a new Exhibit IV is created which shall read and be as depicted on Exhibit B to this Ordinance.

SECTION 8. That Ordinance No. 1142-F, as amended, is hereby amended by adding a new Section 10.2h. to read as follows:

h. A report on the use of the Phase I trade-off mechanism.

SECTION 9. Words stricken through shall be deleted. Underscored words constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

SECTION 10. The provisions of this ordinance shall be deemed to be severable and the invalidity of any provision shall not effect the remaining provisions.

SECTION 11. This ordinance shall become effective immediately upon adoption.

First reading conducted on the 3rd day of September, 1998.

Passed by St. Petersburg City Council on second and final reading, as amended, on the 17th day of September, 1998.


Chair-Councilmember
Presiding Officer of the City Council

ATTEST: 
City Clerk

Title Published: Times 1-t 9/7/98



JANE K. BROWN, CITY CLERK DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS IT APPEARS IN THE OFFICIAL FILES OF THE CITY CLERK OF THE CITY OF ST. PETERSBURG, FLORIDA. WITNESS MY HAND AND SEAL OF CITY THIS 23rd DAY OF September A.D. 1998.
JANE K. BROWN, CITY CLERK
CITY OF ST. PETERSBURG, FLORIDA

BY: 



EXHIBIT III

LAND USE CAPACITIES

<u>Land Use</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
Office	2,014,000 s.f.	1,728,600 s.f.	3,742,600 s.f.
Industrial	2,229,000 s.f.	1,398,900 s.f.	3,627,900 s.f.
Commercial	110,000 s.f.	110,000 s.f.	220,000 s.f.
Residential	1,505 DUs	0 DUs	1,505 DUs
Hotel	500 rms	500 rms	1,000 rms
Movie	24 screens	0 screens	24 screens

STP-208569

EXHIBIT "A"

EXHIBIT IV
 GATEWAY AREA WIDE TRANSPORTATION
 LAND USE TRADE-OFF MATRIX
 PHASE I

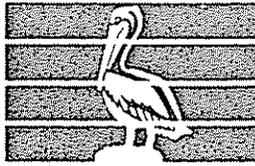
Use Category n/10	Hotel (Rooms)	Commercial (S.F.)	Office (S.F.)	Lt. Industrial (S.F.)	Multifamily (D.U.)	Movie Theater (Screen)	ADA Phase I Land Use Increment	PM Peak Hour	
								Project Trips	Trip Rate
l (Rooms)	0	215	740	1,537	2.2	7.55	500	462.5	0.925
mercial (1,000 S.F.)	4.65	0	3,440	7,143	10.0	35.20	110,000	474.1	4.310
se (1,000 S.F.)	1.35	291	0	2,076	2.9	10.21	2,014,000	2517.5	1.250
ndustrial (1,000 S.F.)	0.65	140	482	0	1.4	4.92	2,229,000	1341.9	0.602
i-Family (D.U.)	0.46	100	343	713	0	3.50	1,505	645.6	0.429
o Theater (Screen)	25.9	5,568	19,200	39,867	55.9	0	24	576.0	24.0

6,017.6

E: City shall notify DCA and TBRPC prior to affecting this trade-off matrix.

RCE: ITE Trip Generation, Fourth Edition
 Dames & Moore

309773



CITY OF ST. PETERSBURG

March 20, 1992

Julia E. Greene
Executive Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, Florida 33702

Thomas Beck
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399

rendered 3/20/92

RE: Rendering of Adopted Amendment
Gateway Areawide DRI
St. Petersburg, Florida

Dear Ms. *Julia* Greene and Mr. *Tom* Beck:

Pursuant to section 380.07 Florida Statutes, the City of St. Petersburg is providing each of your respective agencies with certified copies of the adopted first amendment to the Gateway Areawide DRI (DRI #195), thus beginning the 45 day appeal period.

The amendment (Ordinance 5-G) was adopted by unanimous vote of City Council on March 19, 1992.

If you have any questions, please contact Dave Goodwin at (813) 893-7868.

Sincerely,

Ralph Stone
Planning Director

Attachment

cc: Rick Mussett, Administrator, Community Development
Michael R. Dove, Assistant Planning Director
Jack Wilson, The Wilson Company

DG:C:\WP\GADR\RENDER

ORDINANCE NO. 5-G

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING SECTION 5.L.19 OF ORDINANCE 1142-F; APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT ORDER FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg (City Council), as the governing body of the City of St. Petersburg (City) having jurisdiction pursuant to Section 380.06, Florida Statutes (1991), is authorized and empowered to render a decision on changes to the Gateway Areawide Development of Regional Impact (Gateway ADRI) Development Order (hereinafter GADO); and

WHEREAS, following a public hearing and first and second reading the City Council passed and adopted Ordinance No. 1142-F which is the GADO on November 30, 1989, which approved the terms and conditions for development within the Gateway ADRI; and

WHEREAS, on January 24, 1992, the City filed a Notification of a Proposed Change to a previously approved Development of Regional Impact (NOPC) for the GADO; and

WHEREAS, under Florida Statute 380.06(19)(e)5b, the proposed amendment is presumed to create a substantial deviation which may be rebutted by clear and convincing evidence; and

WHEREAS, on March 19, 1992, the City Council held a duly noticed public hearing on the proposed amendment and heard and considered the evidence, testimony and documents received thereon; and

WHEREAS, the City Council has received and considered the comments of the Tampa Bay Regional Planning Council (TBRPC) and the Florida Department of Community Affairs (DCA) on the proposed amendment; and

WHEREAS, all interested parties and members of the public were afforded an opportunity to participate in the hearing on the proposed amendment to the GADO before the City Council.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That this ordinance shall constitute the first amendment to the Development Order for the Gateway Areawide Development of Regional Impact (hereinafter GADO) as set forth in Ordinance No. 1142-F.

SECTION 2. That the City Council having reviewed all relevant comments, testimony and evidence submitted by each party and members of the general public, and having considered the provisions

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of Chapter 380, Florida Statutes, regarding substantial deviations, finds that there is substantial competent evidence to support the following findings of fact:

- A. The findings and determinations of fact set forth in Ordinance No.1142-F are hereby reaffirmed and incorporated herein by reference.
- B. This amendment does not create a likelihood of a regional impact.
- C. This amendment is not a substantial deviation to the GADO.
- D. This amendment is consistent with the adopted local comprehensive plan and local land development regulations.
- E. This amendment does not interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

SECTION 3. That the City Council having made the above findings of fact, reaches the following conclusions of law:

- A. That these proceedings have been duly conducted pursuant to applicable laws and regulations.
- B. That the review by the City, other participating agencies and interested citizens reveals that the impacts of the development are adequately addressed pursuant to the requirements of Chapter 380, Florida Statutes (1991), within the terms and conditions of the GADO, as amended.
- C. The City has, in its proceedings, considered this amendment and determined that such amendment does not constitute a substantial deviation from the GADO requiring further DRI review, pursuant to Chapter 380.06, Florida Statutes (1991).
- D. Nothing in this amendment shall limit or modify the rights originally approved by the Development Order or the protection afforded under Chapter 163.3167(8), Florida Statutes (1991).

SECTION 4. That, having made the above findings of fact and reached the above conclusions of law, that Section 5.L.19. (on page 28) of Ordinance No. 1142-F is hereby deleted and a new Section 5.L.19. is created which shall read as follows:

"19. Preservation areas of regional significance are designated on Exhibit VI attached hereto and incorporated herein by reference. No encroachment or dredge and fill activities shall be allowed in any designated

5-6
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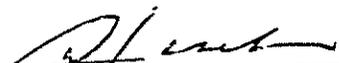
preservation areas designated on Exhibit VI, except those dredge and fill activities designed to create wetlands or to enhance existing wetlands."

Section 5. The provisions of this ordinance shall be deemed to be severable and the invalidity of any provision shall not effect the remaining provisions.

Section 6. This ordinance shall become effective immediately upon adoption.

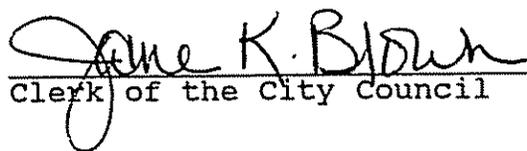
Passed by St. Petersburg City Council on first reading on the 5th day of March, 1992.

Passed by St. Petersburg City Council on second and final reading on the 19th day of March, 1992.



Mayor-Councilmember
Presiding Officer of the City Council

ATTEST:



Clerk of the City Council

Title Published: Times 1-t 3/9/92

I, JANE K. BROWN, Clerk of the City Council do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Clerk of City Council of the City of St. Petersburg, Florida. Witness my hand and seal of Office this 19th day of March A.D., 19 92.
JANE K. BROWN, Clerk of the City Council
City of St. Petersburg, Florida

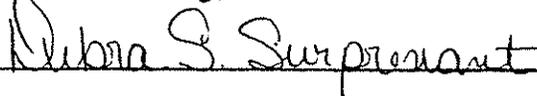
By: 

EXHIBIT VI REVISED PRESERVATION AREA MAP

0 650'



ULMERTON ROAD

ROOSEVELT CREEK

CARILLON - PHASE I

CARL PROGRAM

PROPERTY LINE

ROOSEVELT BLVD.

275

Ⓟ = PRESERVATION AREA

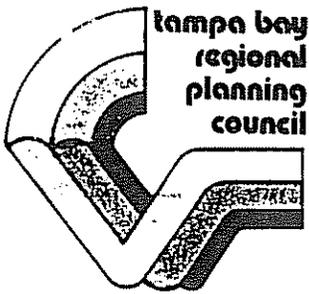
REVISED: 17 December 1991
REVISED: 12 November 1991



BIOLOGICAL RESEARCH
ASSOCIATES, INC.
3819 East 7th Avenue
Tampa, Florida 33605
(813) 248-0272

CARILLON PHASE II

DESIGNED BY: TLN	PROJECT # 0194-15-02
DRAWN BY: JMM	DATE: 8 November 1991
CHECKED BY: TLN	SHEET _____ OF _____



9455 Koger Boulevard
St. Petersburg, FL 33702-2491
(813) 577-5151/Tampa 224-9380
Suncom 586-3217

December 6, 1989

Officers

Chairman
Commissioner George Greer
Vice Chairman
Commissioner Patricia Glass
Secretary/Treasurer
Commissioner Mike Wells
Executive Director
Julia E. Greene

Mr. Robert Obering
City Manager
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL. 33731

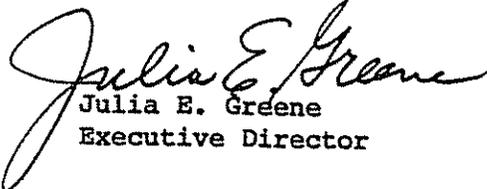
Subject: Ordinance Number 1142-F
DRI #195, Gateway Areawide

Dear Mr. Obering:

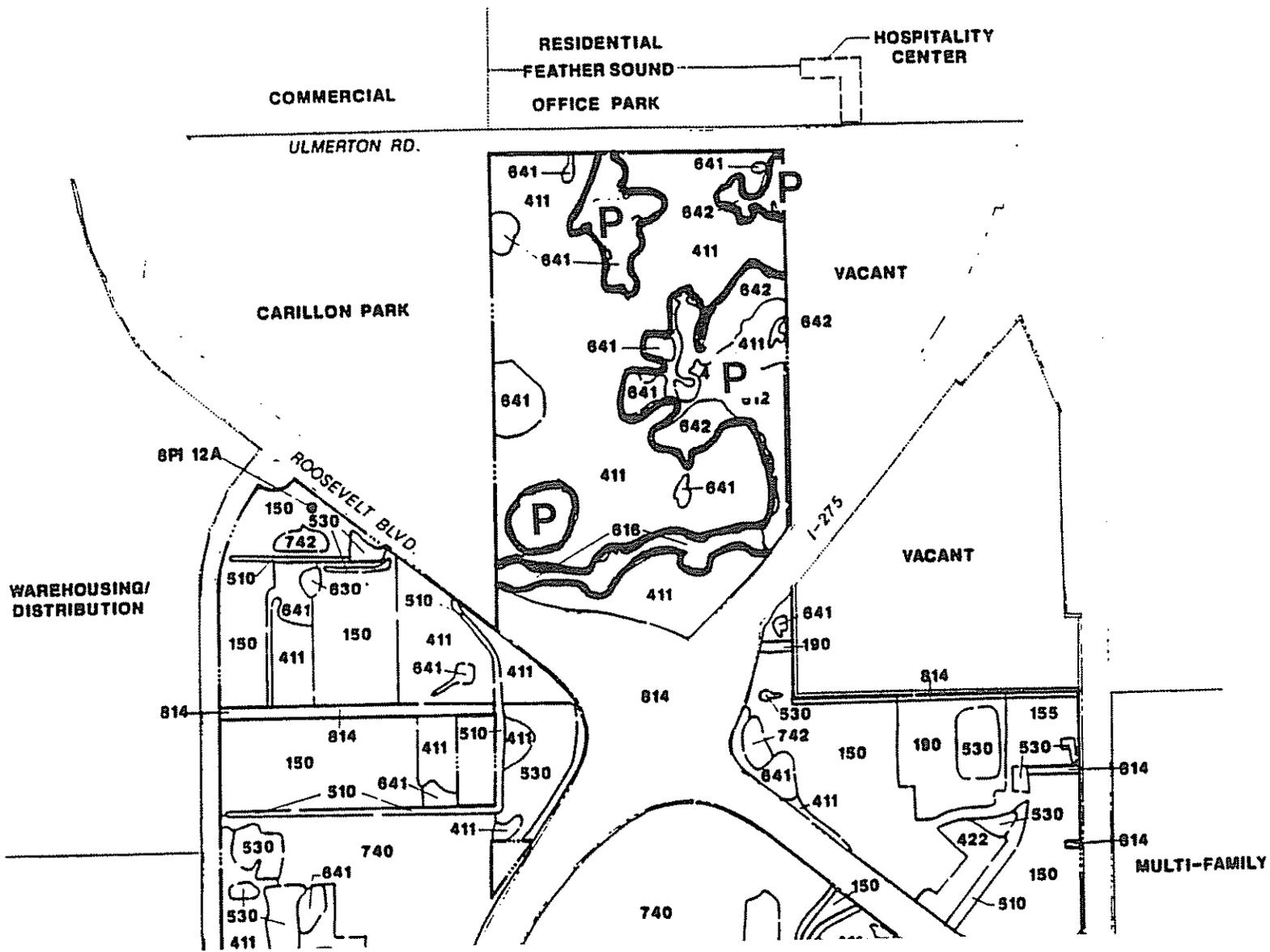
The enclosed map is provided pursuant to Section 5.L.1.g (page 29) of Ordinance Number 1142-F, the Development Order approving the Gateway Areawide Development of Regional Impact. According to this provision, the areas designated on this map shall not be subject to encroachment or variance allowed by Chapter 64.09 except for unavoidable roadway impacts.

Please feel free to call me if you wish to discuss this matter further.

Sincerely,


Julia E. Greene
Executive Director

cc: Mayor Robert Ulrich
Ralph Stone
Mark Wynn, Esq.
Brenda Baird, City Clerk



15

City of St. Petersburg
Office of the City Attorney

SC

December 1, 1989

CERTIFIED MAIL

Ms. Julia Greene, Director
Tampa Bay Regional Planning Council
9455 Koger Boulevard
St. Petersburg, FL 33702

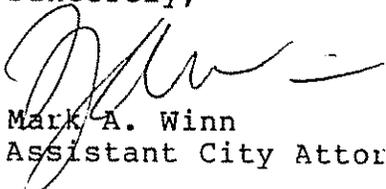
Re: Adoption of the Development Order (Ordinance No. 1142-F) for the Gateway Areawide Development of Regional Impact (DRI #195)

Dear Julia:

The St. Petersburg City Council adopted Ordinance No. 1142-F, a Development Order for the Gateway Areawide Development of Regional Impact, on November 16, 1989. On November 30, 1989, after discussions with the TBRPC Staff, the City Council reconsidered and adopted a revised Ordinance 1142-F (the Development Order). Pursuant to Chapter 380.07, Florida Statutes and Rule 9J-2.025 (FAC), a certified copy of the Development Order and associated exhibits and ordinances is enclosed. If additional copies of any Ordinance(s) are needed, please advise me at your earliest convenience.

I appreciate the assistance of you and your staff in arriving at a DO which you can support. If you have any questions concerning this Development Order, please contact me or Ralph Stone, Mike Dove, or David Goodwin at 893-7153.

Sincerely,


Mark A. Winn
Assistant City Attorney

cc: Michael S. Davis, City Attorney
Brenda Baird, Clerk of Council
Ralph E. Stone, Planning Director
Michael R. Dove, Assistant Planning Director
David Goodwin, Planner, III

NOTICE OF ADOPTION
OF A DEVELOPMENT
ORDER

This is a notice of adoption of a Development Order on an areawide application for development approval, approved November 16, 1989 by the City Council of the City of St. Petersburg, as the governing body of the City of St. Petersburg, Florida. The City Council, having jurisdiction, pursuant to Section 380.06, Florida Statutes (1987), is authorized and empowered to render a decision on the Gateway Areawide Application for Development Approval (GAADA) and has adopted a Development Order (Ordinance #1142-F) for the defined planning area shown in Exhibit A, attached hereto and incorporated herein by reference (hereinafter referred to as "Property"). Exhibit "A" includes a map of the defined planning area and a legal description generally describing the Property covered by the Development Order (Ordinance #1142-F).

Modifications to the Development Order were made on November 30, 1989. The Development Order with modifications may be examined in the following locations:

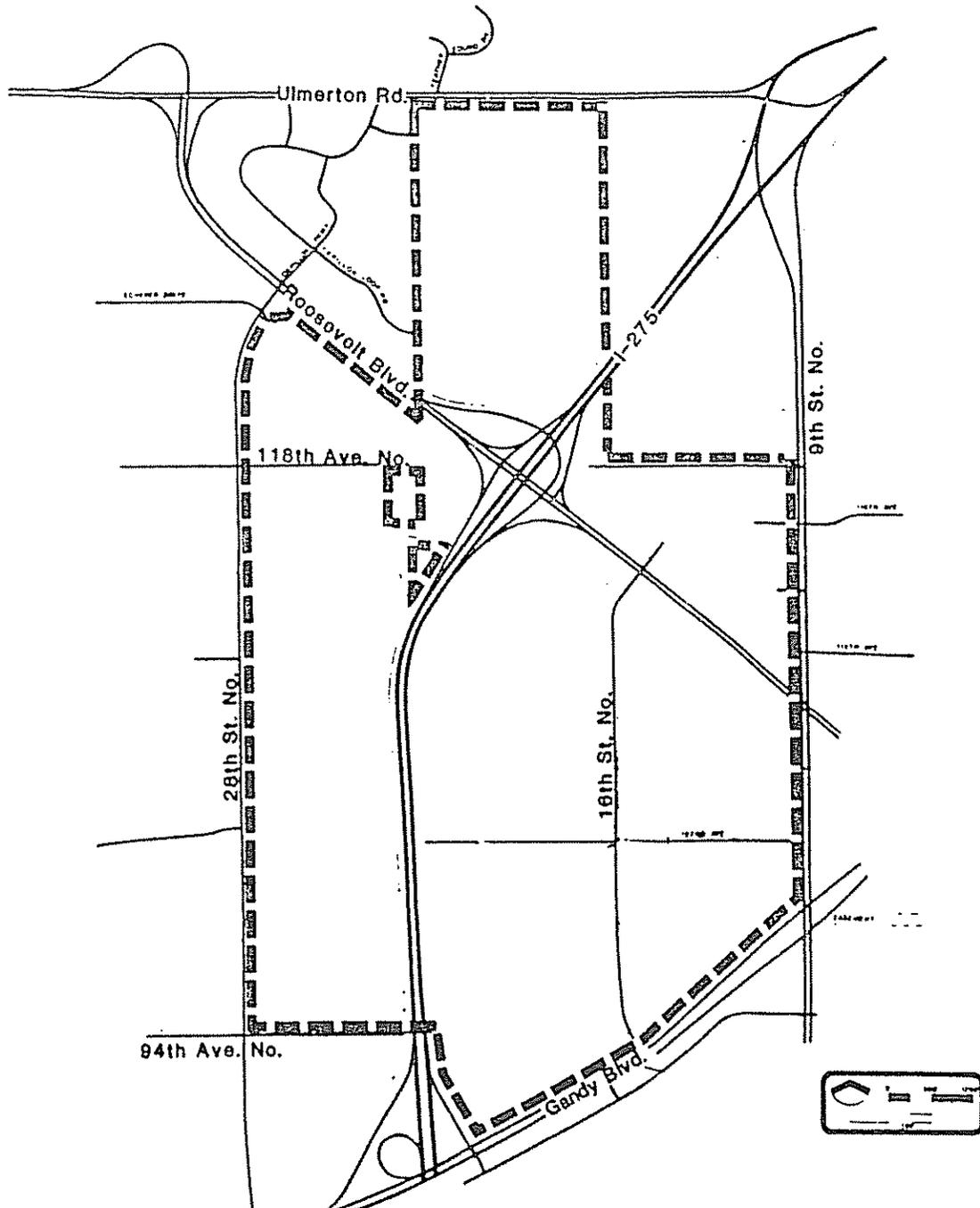
St. Petersburg City Hall
City Clerk's Office
175 5th Street North
St. Petersburg, FL 33701

or

St. Petersburg Planning Department
475 Central Avenue
St. Petersburg, FL 33701

The Development Order constitutes a land development regulation applicable to the property (as shown in Exhibit "A").

CITY OF ST. PETERSBURG
GATEWAY AREAWIDE DRI



ORDINANCE NO. 1142-F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, RENDERING AND APPROVING A DEVELOPMENT ORDER FOR THE APPLICATION FOR DEVELOPMENT APPROVAL FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT, PURSUANT TO SECTION 380.06, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of St. Petersburg (City Council), as the governing body of the City of St. Petersburg (City) having jurisdiction pursuant to Section 380.06, Florida Statutes (1989), is authorized and empowered to render a decision on the Gateway Areawide Application for Development Approval (GAADA); and

WHEREAS, on June 23, 1988 by Resolution No. 88-485 the City Council initiated the Gateway Areawide Application for Development Approval (GAADA) for the real property within the Gateway Areawide Development of Regional Impact, legally described in Exhibit I (hereinafter the GAADA Area); and

WHEREAS, on April 19, 1989 the City filed the GAADA supplemented by a sufficiency response filed on August 18, 1989, which GAADA together with such sufficiency response and all other submitted supporting documents constitute Exhibit II (hereinafter collectively referred to as GAADA); and

WHEREAS, the City has provided the GAADA including the sufficiency response to all applicable agencies and interested parties as identified by the TBRPC; and

WHEREAS, on August 18, 1988, the City of St. Petersburg as the Applicant held a duly noticed public hearing for the Gateway Areawide Application for Development Approval (GAADA) for a Development of Regional Impact (DRI) pursuant to the provisions of Subsection 380.06 (25), Florida Statutes, and Chapter 9J-3, Florida Administrative Code (FAC), and the interpretation of the Department of Community Affairs; and

WHEREAS, the notification procedures included the City notifying all property owners within the boundaries of the Gateway Areawide DRI (as recorded by the August, 1988, Pinellas County ad valorem tax roll) by mail prior to the August 18, 1988, public hearing to consider initiating the Gateway Areawide DRI; and

WHEREAS, the City Council heard and considered public comments and documents thereto on August 18, 1988; and

WHEREAS, the City Council determined that the development proposed in the Gateway Areawide DRI area is consistent with the State Land Development Plan, the Tampa Bay Regional Planning Council's Comprehensive Regional Policy Plan, St. Petersburg's Comprehensive Plan, State's Comprehensive Plan and the City's local land development regulations; and

WHEREAS, the area is recognized as a Regional Activity Center in the City of St. Petersburg's Comprehensive Plan and an Interim Regional Activity Center on the Tampa Bay Regional Planning Council's Comprehensive Regional Policy Plan, entitled Future of the Region and

WHEREAS, based on these criteria and the comments received from the public and other agencies, the GAADA area and

the anticipated development therein are of a character, magnitude and location such that the proposed Gateway Areawide DRI meets the standards and criteria (pursuant to Rule 9J-3.005, F.A.C.) for determining that the Gateway Areawide DRI would be in the public interest; and

WHEREAS, the City Council has on November 16, 1989, conducted a duly noticed public hearing on the GAADA, and has heard and considered public comments and documents received incident thereto; and

WHEREAS, the City Council has received and considered the report and recommendations of the Tampa Bay Regional Planning Council (TBRPC); and

WHEREAS, the City has solicited, reviewed, and considered reports, comments, and recommendations from interested citizens, governmental agencies and City agencies; and

WHEREAS, at its last regularly scheduled meeting on November 16, 1989, the City Council approved with conditions the Development Order for the GAADA Area in Ordinance No.1142-F; and

WHEREAS, after due consideration and consultation with TBRPC, the City Council has determined that it should reconsider the Development Order for the GAADA area and make minor modifications thereto; and

WHEREAS, these modifications do not substantially change Ordinance 1142-F as approved on November 16, 1989.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That this Ordinance, including all exhibits hereto, is the Development Order (Order) of the City issued in

response to the GAADA filed by the City of St. Petersburg. By reference, the exhibits to this Order, and the GAADA itself, are hereby incorporated herein as if fully set forth. The scope of development to be permitted by this Order includes the development and activities described in the GAADA, as modified herein.

SECTION 2. Findings of Fact. Pursuant to Section 380.06, Florida Statutes (1989), the City makes the following findings of fact:

- A. The findings and determinations of fact set forth in the recitals to this Order are hereby confirmed and incorporated herein as if fully set forth.
- B. The GAADA area is located within the municipal boundaries of the City of St. Petersburg.
- C. The GAADA area is legally described on Exhibit "I" attached hereto and made a part hereof; as required by Subsection 380.06, F.S., (1989).
- D. The City filed the GAADA pursuant to the Area wide Development of Regional Impact (ADRI) subsection of Section 380.06, F.S., (1989) which authorizes a local government to apply for areawide development approval and receive an ADRI development order for a specific area.
- E. The City has demonstrated its legal, financial, and administrative ability to perform the commitments made in the GAADA and the conditions of this Development Order.
- F. The Gateway Areawide DRI is not located in an Area of Critical State Concern as defined by Section 380.05, F.S., (1989), and meets all requirements of Subsection 380.06, F.S., (1989).
- G. No interest in the GAADA area is owned, leased, or otherwise controlled by a person, corporate or natural, for the purpose of mining or beneficiation of minerals.
- H. All development will occur in accordance with this Development Order and the GAADA unless the GAADA is inconsistent with the terms and

conditions of this Development Order in which case the terms and conditions of this Development Order shall control.

- I. The purpose of the GAADA is to identify and assess probable regional impacts and to obtain approval for development in accordance with the general guidelines as developed in the GAADA. The concept is to recognize the GAADA area as a single area of high intensity development and to review and assess impacts that development within the GAADA area will have on land, transportation, environment, energy and other resources and systems inside and outside the GAADA area.
- J. Development within the GAADA area has been and is expected to continue to be accomplished by a variety of developers over an extended period of time. These developers may need to respond to market demands and technologies that can only be estimated in the GAADA. This Order may have to be amended from time to time, to more clearly and correctly serve as an evolving guide which recognizes the variations in market demand and technologies.
- K. The GAADA area and the anticipated development are consistent with local, regional and state comprehensive plans and local land development regulations.
- L. This Development Order makes adequate provision for the public facilities needed to accommodate the impacts of the anticipated development.
- M. The Gateway Areawide DRI will make positive contributions to the economy of the region and the City of St. Petersburg.
- N. The GAADA area is located in an area that is designated an Interim Regional Activity Center as defined by the TBRPC's Comprehensive Regional Policy Plan, entitled "Future of the Region" and the City's Comprehensive Plan.
- O. All proposed development is required by conditions of this Order, to be consistent with all applicable local, regional, and state land development laws and regulations.
- P. The anticipated development does not interfere with the achievement of the objectives of the

adopted State land development plan applicable to the area.

SECTION 3: Conclusions of Law. Having made the findings of fact contained in SECTION 2 above, City Council makes the following conclusions of law:

- A. The City Council of the City of St. Petersburg is authorized by Chapter 380, Florida Statutes (1989), to file an areawide application for development approval and render a development order.
- B. Review by the City, the TBRPC, Department of Community Affairs (DCA) and other participating agencies and interested citizens reveals that through the application of the terms and conditions of the GAADA and this Order, regional impacts are adequately addressed pursuant to the requirements of Chapter 380 Florida Statutes (1989).
- C. In considering whether the GAADA should be approved subject to conditions, restrictions, and limitations, the City considered the criteria stated in Section 380.06, Florida Statutes (1989).
- D. The GAADA is consistent with the report and recommendations of the TBRPC.
- E. These proceedings have been conducted pursuant to applicable laws and regulations. Based upon the record in this proceeding, the City is authorized to approve development as described herein, subject to the conditions set forth in this Order.

SECTION 4. General Provisions. The following General Provisions shall govern the administration of this Development Order.

- A. The provisions of this Development Order affect the GAADA area. The GAADA area is within the municipal limits of the City of St. Petersburg.
- B. All provisions contained within the GAADA shall be considered conditions of this Development Order unless inconsistent with the

terms and conditions of this Development Order, in which case the terms and conditions of this Development Order shall control.

- C. This Ordinance, including all exhibits attached hereto, shall constitute the Development Order of the City in response to the GAADA.
- D. The definitions contained in Chapter 380, Florida Statutes (1989), govern and apply to this Development Order. Terms not defined in Chapter 380, Florida Statutes (1989), shall have the meanings assigned to them by the Code of ordinances of the City (City Code), including the Zoning Ordinance, Chapter 64 of the City Code.
- E. This Development Order shall be binding upon the City and upon landowners and individual developers within the GAADA area. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successors in interest to, or which otherwise possess any of the powers and duties of, any branch of government or governmental agency.
- F. In the event that any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Development Order which shall remain in full force and effect.
- G. Whenever this Development Order provides for or otherwise necessitates reviews or determinations of any kind subsequent to its issuance, the right to review shall include all directly affected government agencies and departments as are or may be designated by the City Council as well as all governmental agencies and departments set forth, under applicable laws and rules governing DRI's.
- H. This Development Order shall remain in effect until the expiration date of this Development Order. Any development activity for which a site plan has been submitted to the City for review and approval prior to the expiration date of this Order may be completed, if approved subject to the terms and conditions of this Order, subject to existing City

regulations applicable at the expiration of said approval. Any development which is 80% or less of the applicable DRI threshold pursuant to 380.06 F.S. 1989 and which has received platting or site plan approval prior to this Order may be completed subject to those conditions that may have been required at the time of approval.

- I. Upon adoption, this Development Order shall be transmitted to the Clerk of the City Council and to the DCA and the TBRPC.
- J. All references to any ordinances of the City or any City code sections shall be deemed to be those ordinances or code sections as they are amended from time to time, except as specifically provided in this Order.

SECTION 5. Conditions of Development Approval. That having made the findings of fact and reached the conclusions of law set forth above, it is ordered that development as proposed in the GAADA is hereby approved, subject to the following conditions:

- A. Land Use
 - 1. This Order is rendered in respect to the total quantities of approved development for the given land use categories set forth below and as further described in Exhibit III hereto. Total quantities of approved development shall include new development and redevelopment which increases the square footage of the existing use. This Order shall not apply to existing legal uses in the GAADA area as long as those uses continue to operate as they currently do without any increase in square footage.

Table I

	Phase I	Phase II	Total Development Capacity
Retail/Sales service	110,000 S.F.	110,000 S.F.	220,000 S.F.
Offices	2,541,100 S.F.	1,469,500 S.F.	4,010,600 S.F.
Industrial	2,630,000 S.F.	1,398,900 S.F.	4,028,900 S.F.
Hotel	500 Rooms	500 Rooms	1,000 Rooms
Residential	750 Units	755 Units	1,505 Units

This Order constitutes final development approval for the development quantities listed in Phase I above. Additionally this Order constitutes conceptual development approval for the development quantities listed in Phase II above. Prior to any development activity in Phase II, the City shall comply with the requirements of paragraphs 5 (B) (6) and 5 (M) (4) herein. At the time of Phase II review, if the TBRPC or DCA indicates in writing that there is a reasonable likelihood of additional regional impact or a type of impact not previously reviewed, City shall supplement the ADA information so as to permit review by DCA and TBRPC. Anticipated buildout date of Phase I is December 31, 1997, and anticipated buildout date of Stage 1 is December 31, 1994.

2. Credits for transportation impact fees for existing square footage shall be handled in a manner consistent with the Pinellas County Countywide Transportation Impact Fee.
3. Development Credit against approved development amounts will be allowed for all structures for which a Certificate of Occupancy existed on the effective date of this Order. Credit to be applied to a different land use category (i.e., existing office use to be converted to retail use) will be based on the trade-off mechanism described in Exhibit IV.
4. Development Capacity shall be monitored by the City Manager according to the following procedures:
 - a. Any Developer proposing development, redevelopment or expansion within the GAADA area shall calculate the gross building square footage of each category of land use and the Development Credit. Said square footage shall be submitted with the Site Plan Review application for the purpose of monitoring the amount of Development Capacity reserved and consumed.
 - b. All square footage totals referenced in building permits issued for new development of any size within the GAADA area, after application of the Development Credit, will be subtracted from the Development Capacity established by this Order as described in Exhibit III.

- c. Development Capacity shall be deemed reserved upon approval of the Site Plan (as outlined in Chapter 64, City Zoning Ordinance) and deposit with the City of the transportation impact fee as required by this Order.
- d. The Site Plan and space (square footage) reservation will be valid for a period of 18 months. Building permits must be issued within said 18 months to insure space reservation. If building permits are not issued the space reservation shall automatically return to the Development Capacity or the applicant may apply for a site plan extension in accordance with Chapter 64, Zoning Ordinance. Within 12 months of the time of receipt of a building permit development must have commenced and be continuing in good faith and a Certificate of Occupancy must be obtained within 36 months of receipt of the building permit.

Extensions of the space reservation may be granted by the City Manager upon a showing that construction will commence or be completed within a specified period of time.

- e. Projects that are at least 80% of DRI thresholds (DRI-sized projects) may apply for an Advance Reservation of the Development Capacity.
 - 1. In order to make an Advance Reservation, the Developer of DRI-sized projects shall obtain and file the appropriate form with the City Manager. The City Manager will respond in writing within thirty (30) days as to the availability of Development Capacity. If Development Capacity is available and the Developer deposits with the City the transportation impact fee required by this Order, the City Manager may reserve the requested amount and notify the Developer.
 - 2. Advance Reservation Developers must obtain Site Plan approval within six (6) months from the effective date of the reservation or obtain an

extension from the City Manager. Once site plan approval is obtained the time requirements of paragraph 4 d shall apply.

3. If Site Plan approval or an extension is not obtained within the six month period or within any extension period thereof, the square footage reserved by the Advance Reservation shall automatically be returned to the Development Capacity.
4. Advance Reservation for multiphased projects will remain in effect as long as the time requirements of paragraph 4d are met for the first phase and site plan approvals for subsequent phases are obtained within one year of the issuance of a Certificate of Occupancy for each prior phase and each subsequent phase meets the time requirements of paragraph 4d.
 - (f) If any square footage reserved for a parcel is returned to the Development Capacity, the Developer of that parcel shall receive a credit for the dollar amount of the transportation impact fee which was paid. This credit shall be credited at the time the Developer of that parcel reserves square footage in the future. All credits shall run with the land and not be personal to the Developer.
5. Trade-offs will be permitted as provided below:
 - a. The trade-offs among all uses are established as set forth in Exhibit IV. To the extent that square footage amounts remain in the Development Capacity, trade-offs among uses shall be automatically applied at the time the reservation of square footage becomes effective.
 - b. Should the tradeoff mechanism result in a project use mix which is substantially different than contemplated in the GAADA because it creates new or additional

regional impacts which have not been reviewed, the project shall be subject to substantial deviation review pursuant to 380.06(19) F.S. (1989).

→ 6. Construction of Phase I shall commence no later than four years from the effective date of this Order.

5. B. Transportation

1. The City shall mitigate Phase I transportation impacts by assessing all development in the GAADA a transportation impact fee (GATIF) equivalent to the total proportionate share cost of the Phase I development (\$12,101,654)¹. The proportionate share cost of individual Phase I developments shall be equated in the following Proportionate Share Charge (PSC) formula:

Total GAADA Phase I proportionate share transportation improvement costs - total Phase I PM peak hour trips X the PM peak hour trip rate, as identified in Exhibit IV, for the individual development = proportionate share charge to the individual development.

For example, the PSC for a 100,000 s.f. office building would be as follows:

$$\frac{\$12,101,654}{6,018} \times 125 = \$251,363.70$$

Where:

\$12,101,654 = total Phase I proportionate share cost
6,018 = total Phase I PM peak hour trips
125 = number of PM peak hour trips generated by a 100,000 s.f. office building
\$251,363.70 = the Proportionate Share Charge (PSC).

All transportation impact fee revenues collected pursuant to the GATIF and the Pinellas County Countywide Transportation Impact Fee Ordinance (PCCTIF), as amended from development in the GAADA area,

¹All traffic construction figures are based on 1988 data and shall be adjusted to the year of payment by the State Highway Bid Price Index of Florida, as published in the "Engineering News Record".

subject to interlocal agreement, shall be used to fund the Phase I Transportation Impact Mitigation Plan (TIMP) as described herein. The total GATIF fee charged to development shall be as identified in the above PSC formula. Administrative procedures related to the GATIF and the amount of the fee shall be established by local ordinance.

2. Prior to initiation of development in the GAADA area a sum of money equivalent to the costs of project #1 of stage 1 of the Phase I TIMP (Table II) shall be deposited in an interest bearing trust fund herein referred to as the Gateway Transportation Improvement Trust Fund (GTITF). The City shall serve as trustee over said fund. All transportation impact fee monies collected in the GAADA area, subject to interlocal agreement, shall be deposited in the GTITF. All GTITF funds shall be expended on TIMP projects as listed herein, including but not limited to design, engineering, R.O.W. acquisition, and construction of projects.
3. The City shall be responsible for insuring that funds in the amounts specified in the TIMP are collected and made available for TIMP projects. Design, R.O.W. acquisition and construction of projects may be undertaken by the City, developers, Pinellas County or the Florida Department of Transportation or any other responsible entity.

Development may occur only if the funds equal to the total cost of a staged transportation improvement project are deposited in the GTITF. For example:

After funds equivalent to project #1, Stage 1, or the substitute improvement, are deposited in the GTITF, development of the square footage equivalent to the number of PM peak hour trips (Table III) may be permitted for construction. After each project's or substitute project's square footage of development occurs the funds equivalent to the cost of the next project must be available before further development is allowed. Development of

the square footage of an equivalent number of the applicable PM peak hour trips may then be permitted for construction.

4. Eight of the Phase I transportation improvements must be completed prior to the issuance of any construction permits for Phase II. Additionally, prior to the issuance of any construction permits for Stage 2 Phase I, three of the Stage I projects or the equivalent thereof shall be under physical construction and the remaining projects or the equivalent thereof shall have funding committed.

(Table II)

GAADA Phase I Transportation Impact Mitigation Plan

	Roadway	From	To	Imprmnt	Total Cost
<u>STAGE 1 PROJECTS</u>					
1.	Gandy Blvd	9th St. N.	I-275	6 Lane	\$1,867,069
2.	Gandy Blvd	I-275	28th St. N.	6 Lane	\$1,148,965
3.	S.R. 686	S.R. 688	28th St. N.	6 Lane	\$1,005,345
4.	S.R. 686	28th St. N.	I-275	6 Lane	\$ 861,724
5.	S.R. 688	Site	S.R. 686 E.	6 lane	\$ 933,534
			SUBTOTAL:		\$5,816,637
<u>STAGE 2 PROJECTS</u>					
6.	S.R. 686	49th St. N.	Ulmerton	6 Lane	\$2,427,189
7.	S.R. 688	S.R. 686 W.	49th St. N.	6 Lane	\$ 840,181
8.	S.R. 688	S.R. 686 E.	S.R. 686 W.	8 Lane	\$2,342,910
9.	Gandy Blvd	28th St. N.	78th Ave.	6 Lane	\$ 502,672
			SUBTOTAL:		\$6,112,952

(Table III)

SUMMARY OF PHASE I PM PEAK HOUR TRIPS

<u>Projects</u>	<u>Available PM Peak Hour Vehicle Trips</u>
<u>STAGE 1</u>	
Project 1	942
Project 2	578
Project 3	507
Project 4	435
Project 5	471
SUBTOTAL	2,933 PM Peak Trips
<u>STAGE 2</u>	

Project 1	1,225
Project 2	424
Project 3	1,182
Project 4	254
<u>SUBTOTAL</u>	<u>3,085</u>

TOTAL PHASE I PM PEAK HOUR TRIPS = 6,018

5. In addition to the projects listed in the Phase I TIMP, those projects contained in Exhibit VI herein may be used as substitute improvements if Phase I TIMP projects are funded by another entity, are likely to be constructed by another entity or if other circumstances prevent timely project implementation. Any transportation improvement changes or changes in the order in which they are constructed shall be filed with the City Manager and shall not constitute an amendment to this Order or a substantial deviation under F.S. 380.06 (1989) as long as the cost amount is equivalent and there is concurrence with the TBRPC staff. If TBRPC staff does not provide written notice of objections to transportation improvement changes or changes in the order in which they are constructed within ten (10) days after receiving notice of the filing of such changes with the City Manager the TBRPC staff will be deemed to have concurred.

6. Development will occur in two phases. Upon completion of Phase I, the City shall conduct a F.S. 380.06 analysis of the transportation network. The transportation analysis methodology will be developed in conjunction with the TBRPC, DCA, Florida Department of Transportation (FDOT), and Metropolitan Planning Organization (MPO). The results of this study will be utilized to determine further transportation improvements based on the then existing rules and statutes. The Order shall be amended to reflect these transportation improvements.

7. A study of site-specific transportation improvements necessitated by development within the GAADA area may be required by the City Planning Department at the time of Site Plan Review. The purpose of such study is to identify non-regional trans-

portation improvements. Improvements are defined as: Capital improvements necessary for direct access/egress site-specific improvements include, but are not limited to, the following: (1) site driveways and roads; (2) right and left turn lanes leading to those site driveways; (3) traffic control measures/devices for those site driveways; (4) acceleration/deceleration lanes associated with those site driveways; and (5) improvements to other roads immediately adjacent to the site and necessary to allow direct access to the site. Such site-specific improvements may be established by the City Planning Department as a condition to Site Plan Approval.

8. The City shall require individual developments within the GAADA area to reserve or dedicate existing and future transportation corridors through the implementation of requirements including but not limited to, site plan review approval, and special exception review, subdivision ordinance requirements, establishment of a Citywide transportation right-of-way map, and implementation of zoning setbacks.

C. Mass Transit

1. The City shall continue to work with the Pinellas Suncoast Transit Authority (PSTA) staff to accommodate transit usage within the GAADA area.
2. All turning movements (i.e. radii) shall be sufficient to accommodate the passage of a forty-foot (40') transit coach, which is eight and one-half feet (102") wide. While this does not mean that PSTA will automatically serve the development with this size coach, this design shall serve all existing and planned vehicles which may be part of PSTA's fleet.
3. Shelters, benches, and pull-out bays shall be provided by individual developers along major corridors passing through the development. PSTA shall assist in determining these locations and will install the bus stop signs. Shelters may be of PSTA's standard

design, or of the developer's choosing which compliments the overall development design theme.

4. Maintenance of transit amenities which are located within a development shall be provided by the developers. Maintenance of transit amenities on roadways bordering a development or on arterials which pass through the development shall be maintained by PSTA.
5. In special instances PSTA may require additional amenities. These amenities shall be limited to transit associated items and would be of the same nature as those mentioned above.
6. The City shall also work with the Pinellas County Metropolitan Planning Organization (MPO) in supporting its car pooling programs.

D. Public Facilities and Services.

1. The City of St. Petersburg shall provide police, fire, EMS rescue, and solid waste collection services to the GAADA area.
2. The City of St. Petersburg and Pinellas County shall provide potable water to the GAADA area as committed in Exhibits 23-1 and 23-2, respectively, of the GAADA.
3. The City of St. Petersburg and City of Largo shall provide wastewater service to the GAADA area as committed in Exhibits 21-1 and 21-2, respectively, of the GAADA.
4. No septic tanks or on-site wastewater treatment facilities shall be permitted in the GAADA area.
5. The City shall review all applications for development to assure emergency access to all facilities.
6. Developers shall be responsible for the construction and installation of all internal (i.e., from public right-of-way to site) sanitary sewer, potable water systems and attendant improvements. Internal water systems shall be constructed and installed in such a manner

as to maintain an adequate water flow for fire protection.

7. No building permits shall be issued without assurance of adequate capacity from the responsible entity. The estimated capacity for the GAADA area is as set forth below:

	<u>Total</u>
<u>Water</u> - Million Gallons Per Day	2.37
<u>Wastewater</u> - Million Gallons Per Day	2.01
<u>Solid Waste</u> - Tons Per Day	44.8
<u>Electrical</u> - Kilowatt (Thousands) Hours Per Day	657.1

8. The total daily water requirements set forth above, shall be supplied by the responsible entity at the standard charge for water service. Construction of on-site improvements for water service shall be the responsibility of Developers and connection fees, installation charges and, if applicable, grants-in-aid-of-construction for off-site improvements in the water system, necessitated by the development, shall be assumed by the Developer when assessed by the appropriate governmental entity, all in accordance with policies and regulations that exist now or that may exist in the future.
9. The average daily flows of wastewater shall be accepted by the responsible entities at the standard charge for wastewater service. The responsible entities shall maintain the wastewater system as described in the GAADA. Construction of on-site improvements for wastewater shall be the responsibility of Developers and connection fees, installation charges and, if applicable, grants-in-aid-of-construction for off-site improvements to the wastewater system necessitated by the development, shall be assumed by the Developer when assessed by the appropriate governmental entity, all in accordance with policies and regulations that exist now or that may exist in the future.
10. The collection of the total daily generation of solid waste, as set forth above, shall be provided in accordance with

applicable ordinances of the City at the standard charges for solid waste collection. The City Sanitation Department shall continue to have the authority not to allow disposal of any hazardous material. If applicable, grants-in-aid-of-construction for off-site improvements to the solid waste disposal system necessitated by development shall be assumed by the Developer when assessed by the City, all in accordance with City policies and regulations that exist now or that may exist in the future.

11. The responsible entity for electrical service is the Florida Power Corporation (FPC). The City will coordinate with FPC to ensure adequate electrical service. No Certificate of Occupancy (CO) will be issued without assurance of adequate electrical service.
12. All individual developments shall obtain, if applicable, the necessary permits from Pinellas County Water and Navigation Authority.
13. The water distribution system, including fire hydrant locations, will be designed to provide fire protection (flows) in accordance with applicable standards.

E. Stormwater Management

1. The City has adopted a master storm drainage plan for the Gateway area drainage basin. All improvements shall be consistent with this plan, or any future update of this plan. The City will also encourage existing individual sites to be retrofitted to provide best management practices as identified by the City and SWFMWD. The Developers of specific projects within the GAADA area shall meet all applicable local, regional, state and federal laws, rules and regulations relative to stormwater management/water quality in effect at the time of permitting including Chapter 40D-4, Rules of SFWMD, Chapter 17-25, F.A.C., and Chapter 17.3, F.A.C. Any proposed retention/detention systems shall be designed, constructed and maintained pursuant to the guidelines of the Stormwater and Lake Systems Maintenance and

Design Guidelines (TBRPC, 1978) to the extent that those Guidelines are not inconsistent with applicable City policies. The City shall continue measures to ensure the protection of the water quality, including, but not limited to, public street and public parking lot cleaning, and clearance of storm sewers on a regular basis.

2. The City reserves the right to establish and assess a stormwater-as-utility fee.
3. Responsibility for operating and providing maintenance of internal drainage facilities shall be the responsibility of the Developers developing pursuant to this Order.
4. Any necessary off-site drainage improvements required to mitigate any incremental impacts of a development, including the modification of existing drainage facilities, shall be provided at the expense of the Developers. Provision shall be made for any off-site drainage improvements required to mitigate the incremental impacts of a particular portion of a development prior to the issuance of Certificates of Occupancy.
5. Redevelopment projects within the GAADA area shall provide or support stormwater improvements within the affected drainage basin, irrespective of previous impervious cover thru the use of techniques identified by the City, including but not limited to:

Additional landscaping requirements.

Use of below ground storage/infiltration systems.

Use of porous pavement.

Storage of runoff on rooftops.

Improvement of offsite drainageways.

Construction of parking lots to accommodate ponding.

Additional erosion and sedimentation controls.

In addition, any addition to an existing GAADA area project or redevelopment project which causes site plan review and a 25% increase in the rate or volume of stormwater leaving the site shall be required to

retrofit for stormwater to meet new development standards as set forth in Ch. 17.25 (FAC) as amended

6. Acceptable maintenance easements shall be provided for all publicly dedicated drainage improvements.

F. Water Conservation

1. Irrigation (non-potable) demand shall be supplied by the City of St. Petersburg and the City of Largo recovered water systems.
2. Individual developments over 1/2 acre in size with suitable surficial groundwater for irrigation purposes shall be required to install a shallow well irrigation system unless recovered water is used.
3. All potable water usage shall be metered and all landscaping must comply with the City ordinances which encourage xeriscaping.
4. Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 533.14, F.S., 1985) and native vegetation shall be used in landscaping wherever feasible.
5. Owners of property within the GAADA area shall be responsible for the maintenance and operation of any on site wells.

G. Energy Conservation

1. The energy conservation measures referenced in the GAADA shall be encouraged.
2. Where economically feasible, the Developers within the GAADA area should:
 - o use energy alternatives, such as solar energy, resource recovery, waste heat recovery and cogeneration,
 - o use landscaping and building orientation to reduce heat gain,
 - o install total energy systems,

- o work with or designate an energy officer to establish energy policies, monitor energy use and encourage conservation for project businesses and industry, and
 - o use cogeneration to recover waste heat and reduce peak demand on the utility systems.
3. The City shall utilize and encourage:
- o reduced levels of operation of all air conditioning, heating, and lighting systems during non-business hours,
 - o elimination of advertising requiring lighting after business hours, and
 - o the use of energy-efficient packaging and/or recyclable materials.

A report on the implementation of and participation in these and other energy programs shall be included in each annual report following issuance of the first project Certificate of Occupancy.

H. Architectural, Historic, and Archaeological Resources.

1. As recommended in the letter from the Florida Department of State, Division of Historical Resources (Exhibit 19-1), the identified archaeological sites will either be avoided or mitigated through archaeological assessment and excavation and assessment prior to the development of an affected parcel.
2. The City will advise GAADA area Developers of the presence of the identified archaeological sites and inform them of any relevant regulations.
3. The discovery of any historical or archaeological resources by individual developments within the GAADA area shall be reported to the Florida Department of State, Division of Historical Resources and the City. Disposition of such resources shall be determined in cooperation with the Division of Historical Resources and the City. Furthermore, the

City shall enforce its Historic Preservation Ordinance (City Code Chapter 35 1/2).

I. Hazardous Waste

1. The Developer or owner shall advise all prospective tenants that if hazardous materials are generated, handled, stored or utilized, they are required to comply with all applicable statutes and regulations regarding hazardous materials.
2. Each individual property owner or tenant within the GAADA area which will handle, generate, store or utilize hazardous materials will be required to submit a management plan to the City of St. Petersburg Fire Marshal pursuant to the City's Hazardous Materials Ordinances, 937-F and 938-F.
3. All handlers of hazardous materials shall comply with the City of St. Petersburg Ordinances 937-F and 938-F, be responsible for choosing a hauler who has the requisite Environmental Protection Agency Transporter Identification Numbers, and insure that all Hazardous Waste Manifests are properly processed.
4. In the event the City amends Ordinances 937-F or 938-F, then the more stringent language shall apply to development pursuant to this Order whether that language is contained in amendment or the original ordinance.

J. Recreation/Open Space

1. Parks and open space shall be provided for and maintained as provided by the City of St. Petersburg ordinances. and shall be accessible to handicapped persons as required in City ordinances.
2. All facilities designated as Recreation/Open Space within the GAADA area and owned/operated by the City of St. Petersburg shall be open to the public.
3. The City shall continue to pursue redevelopment of the Toytown landfill for recreational purposes consistent with Chapter 75-487, Special Acts of Florida.

4. All park lands shall be planned for multiple usages and located in areas most suitable to adequately satisfy the needs of the resident and seasonal population. Planning of park and recreational facilities shall include consideration of protection of environmental and natural resources, energy efficiency and the orderly extension and expansion of other public facilities and services. Land set aside for park or recreational purposes shall be determined during the site planning process.
5. The City shall be responsible for maintenance of all City park or recreation lands within the GAADA area.

K. Hurricane Evacuation

1. Developers within the GAADA area shall promote awareness of, and shall cooperate with local and regional authorities having jurisdiction to issue hurricane evacuation orders. Each Developer of an office or commercial project equal to or greater than 100,000 square feet in size shall prepare a plan to ensure the safe and orderly evacuation of employees as necessary, when a Level A through E evacuation order, as appropriate, is issued by (1) ordering all buildings closed for the duration of a hurricane evacuation order; (2) informing all employees of evacuation routes out of the flood prone area and measures to be followed in the event of same; and (3) making all efforts to coordinate with and inform appropriate public authorities of building closings, security and safety measures, and evacuation plans. These plans shall be reviewed by and provided to the City's Disaster Preparedness Coordinator and included in the first annual report submitted after occupancy of each applicable development.
2. Individual Developers of residential and hotel developments within the GAADA area shall ensure that the hurricane preparedness impacts are mitigated in a timely manner by implementing any one or combination of the mitigation techniques detailed in Chapter 9J-2.0256(5) F.A.C. Individual Developers of residential and hotel developments shall submit to the

City, the Pinellas County Emergency Management Agency, and the American Red Cross a Hurricane Preparedness Impact Mitigation Plan (HPIMP). The HPIMP must be consistent with Chapter 9J-2.0256 F.A.C. and approved prior to issuance of a Certificate of Occupancy by the City. The Developer shall submit any proposed HPIMP to the City. The City shall forward copies of the HPIMP to the Pinellas County Emergency Management Agency and the American Red Cross within 5 days of receipt for review. The review period shall not exceed 30 days.

3. The City shall provide information to GAADA property owners within 60 days of the effective date of this Order that provides the owners with information regarding the existing hurricane evacuation plan which all property owners are subject to and other hurricane evacuation procedures, impact mitigation requirements specified in this Order, and the relative probability of damage from hurricane surge.
4. No solid waste or regional hazardous material storage, transfer or treatment facilities shall be located in hurricane vulnerable areas (Evacuation Zones A - C).

L. Natural Resources

1. All City of St. Petersburg Environmental Preservation areas indicated on Figure SR-16-1 of the GAADA shall be subject to the provisions of Chapter 64.09, of the St. Petersburg City Code and all other applicable rules and regulations of those agencies with jurisdiction over such areas. No development shall occur that may impact the designated preservation areas until all applicable permits have been obtained by the Developer.
2. All wetland losses shall require 1:1 in-kind wetland replacement. Mitigation for any wetland losses shall be implemented prior to or concurrent with the wetlands being disturbed.
3. All mitigation areas and littoral shelves shall be monitored semiannually for a period of four years. Monitoring shall

include species diversity and composition and efforts to control nuisance species encroachment. Additional planting shall be required to maintain an 80 percent survival of planted species at the end of three years.

4. The portion of the GAADA area which meets the definition of conservation areas, as defined in TBRPC the Council policies 10.1.2 and 10.3.1, FRCRPP, is designated in Figure SR 16-1 of the GAADA.

In order to protect the natural values of TBRPC conservation wetland areas, the following shall be required, at a minimum:

- A. No adverse hydroperiod alteration shall be permitted in TBRPC conservation areas as identified on the Areawide Development Plan.
 - B. Activities within the retained TBRPC conservation areas shall be determined in cooperation with permitting agencies.
5. In the event that any species listed in Sections 39-27.03-.05 F.A.C. are observed frequenting the GAADA area for nesting, feeding, or breeding, proper mitigation measures shall be employed in cooperation with the Florida Game and Fresh Water Fish Commission (FGFWFC).
 6. All development shall be in compliance with the City's Vegetation Ordinance (City Code Chapter 29).
 7. The City shall enforce all appropriate regulations regarding the prevention and control of soil erosion for developments which occur within the GAADA area. The soil conservation measures referenced on pages 14-5 and 14-6 of the GAADA shall be required, at minimum.
 8. Soil limitations regarding development and soil strengths (i.e., loading capacities and foundations) will be determined by individual Developers during site specific soil investigations prior to development and construction of individual projects.

9. Any land development upon land formerly used as a sanitary landfill shall meet all requirements of the City of St. Petersburg's Building Code. No land development on closed landfills shall be allowed prior to completion of Section 17-7.073, F.A.C., closure procedures.
10. Although no specific protection is afforded to the species *Habernaria repens* by designation as a "Threatened" species by the Florida Department of Agriculture (Section 581.185, F.S.), the City shall require that the species is preserved in its existing location or by relocation.
11. In the event that any threatened or endangered plant species are found in the GAADA area the proper mitigation measures shall be employed in cooperation with the Florida Department of Agriculture.
12. All new individual developments within the GAADA area, in coordination with the Southwest Florida Water Management District, shall be required to identify and locate any existing or proposed wells during the Site Plan Review process.
13. The Developer shall coordinate with the FGFWFC and the City, as provided for by City ordinances, concerning the conservation of pine flatwoods in conjunction with lakes and preservation areas and as development buffers.
14. The measures to reduce erosion, fugitive dust and air emissions referenced in the GAADA shall be followed.
15. Removal of all trees including those located within the building footprints, parking lots, or other on- and off-site improvements shall fully comply with the provisions of the City Code.
16. To the extent reasonably possible, any protected trees or native vegetation removed shall be relocated within the development.
17. Trees required to be retained shall be protected during construction by the erection and maintenance of suitable physical structures limiting access to

the protected trees. The barriers shall be comprised of wooden and/or other suitable physical structures limiting access to the protected trees. The barriers shall be comprised of wooden and/or other suitable materials and shall be erected a minimum of eight (8) feet from the trunk or two-thirds (2/3) of the tree's drip-line, whichever is greater.

18. To the maximum extent reasonably possible, existing vegetation or native vegetation, including trees, shall be incorporated into all landscape design.
19. Preservation areas of regional significance as designated by TBRPC within fifteen days of rendering this Order to TBRPC shall be subject to the provisions of Chapter 64.09, St. Petersburg City Code and all other applicable rules and regulations of agencies with jurisdiction over such areas, provided however that such designated areas shall not be subject to any encroachment or variance allowed by Chapter 64.09 except for unavoidable roadway impacts.

M. Air Quality

1. Sections 64.09(8) and 64.13 City Code, shall be enforced with regard to air quality performance standards for each zoning district.
2. Pinellas County Ordinance #79-26 shall be enforced by the Pinellas County Department of Environmental Management, and will ensure that DER air quality regulations are followed.
3. Prior to the issuance of any Certificate of Occupancy for Stage 2, Phase I, an air quality analysis shall be done. In order to pay for the analysis, the City shall assess all development in Stage I, Phase I of the GAADA area an air quality impact fee. The amount of the fee and administrative procedures shall be established by local ordinance.
 - a. The air quality analysis shall be provided to the City, TBRPC, the Pinellas County Department of Environmental Management and the Florida Department of Environmental

Regulation consistent with either (i) 1987 DER recommended air quality impact assessment guidelines or (ii) the then-applicable, adopted DRI/ADA air quality question(s) regarding mobile source impacts. If the analysis indicates that air quality will not meet applicable standards, as a direct result of the vehicular emissions associated with the trips generated by the Developer's project, the Developer shall prepare and submit to the same agencies a proposed plan for mitigation of the identified project air quality impacts.

- b. After review of the analysis and proposed mitigation plan and after receiving comments and recommendations from the above agencies, the St. Petersburg Planning Department may establish conditions requiring implementation of measures for mitigating the project's air quality impacts. The Developer may appeal the decision of the St. Petersburg Planning Department to the Environmental Development Commission within 15 days of the decision by filing a written notice of appeal with the Clerk of Council. The appeal shall be scheduled to be heard in a public hearing by the City Council. The developer may appeal the decision of the Environmental Development Commission to City Council within 15 days of the decision by filing a written notice of appeal with the Clerk of Council. The appeal shall be scheduled to be heard in a public hearing by the City Council.
- c. The Developer shall verify the implementation and effectiveness of the required mitigation measures in the appropriate subsequent annual report through submission of data to the City for inclusion in the annual report.

- 4 Should the Tampa Bay airshed achieve EPA air quality standard attainment, item number 3 above shall subsequently not apply and no air quality analysis shall be required under this Order.

N. Flood Damage Prevention

1. When appropriate, all fill within the floodplain shall be compensated for by one-to-one mitigation. SWFWMD, the City and if located adjacent to a state roadway, FDOT, shall determine what floodplain mitigation, if any, is required and how it will be incorporated into the stormwater management plan.
2. Construction within the 100-year floodplain is regulated by the City Code Chapter 34.5. (Flood Damage Prevention Ordinance), and owners of property within the 100-year floodplain are required to purchase flood insurance.
3. Elevations for all habitable structures shall be at or above the base flood elevation.

O. Housing

1. The City currently has a Housing Task Force studying the implementation of housing mechanisms in the Comprehensive Plan. Based on data available to the Task Force and to the City, the City believes that the employment characteristics of the GAADA do not and will not adversely affect the ability of people to find adequate housing reasonably accessible to GAADA employment opportunities. However, to provide additional assurances of affordable housing in the GAADA area, the following shall be required of all residential Developers in the GAADA: ten (10) of every one hundred (100) housing units constructed shall be units affordable to low or very low incomes. Affordable housing cost levels shall be as established by the U.S. Department of Housing and Urban Development (HUD) for Pinellas County using the income levels for four member households. Affordable housing units shall be dispersed throughout residential developments and shall meet all minimum building code requirements.
2. In order to ensure that people will find adequate housing opportunities reasonably accessible to their places of employment,

the City shall, prior to the commencement of development for Phase II conduct an analysis of the housing needs to be created by the development and determine the availability of adequate housing reasonably accessible to the development. This analysis and determination shall be accomplished using methodology formulated by the City with input from the DCA. If such analysis indicates that the development will create a substantial need for adequate housing that is not being provided by other residential development reasonably accessible to the development, then the City shall prepare a Housing Affordability and Implementation Plan and adopt the Housing Affordability and Implementation Plan as an amendment to this Order. The Housing Affordability and Implementation Plan shall comply with the goals and standards established by the TBRPC Comprehensive Regional Policy Plan, the adopted local government comprehensive plan, and all applicable rules established by the State land planning agency prior to the commencement of Phase II. The Housing Affordability and Implementation Plan shall contain:

- (a) Specific provisions for on-site housing delivery, including housing delivery alternatives.
- (b) Specific provisions for off-site housing in addition to on-site housing or when on-site housing would be impracticable.
- (c) Specific mechanisms for Housing Affordability and Implementation Plan implementation.
- (d) Provisions to ensure continued affordability of units provided.
- (e) Monitoring provisions.
- (f) Location and placement of adequate housing units.
- (g) An assessment of the Housing Affordability and Implementation Plan and it's relationship to the local comprehensive plan in regard to the need for adequate housing.

The Housing Affordability and Implementation Plan may also contain:

- (h) Proposed provisions for crediting the Developer for activities that address adequate housing units.
- (i) Proposed developer incentives for providing adequate housing opportunities such as density bonuses, density transfers, alternative, or expedited development review, or partial or full fee waivers.

The specific provisions required to be contained in the Housing and Affordability Implementation Plan, pursuant to Nos. a-g above, shall be superseded by the requirements in any future rule adopted by the Department to address affordable housing needs for developments of regional impacts.

P. Building Construction

1. All individual developments within the GAADA area must comply with all provisions of the City of St. Petersburg Building Code for Fire Prevention including all applicable provisions of the National Fire Prevention Agency.
2. All building design and construction in the GAADA area will be required to meet applicable requirements of the City Code, Southern Standard Building Code and the Florida Energy Efficient Building Code.
3. All individual developments within the GAADA area must comply with the handicapped requirements of City Codes.
4. All appropriate construction requirements, as mandated by the City's participation in the National Flood Insurance Program, shall be utilized to mitigate potential flood damage.

Q. Capital Improvement Program

1. Exhibit V is the CIP for the GAADA area.
2. The City currently identifies necessary improvements for water, wastewater, drainage police services, and fire protection in the City's Capital Improvements Program. The CIP is reevaluated by

the City Council each year. The City Council has the authority to add projects and reschedule at an earlier date to ensure full compliance with the intent of this Order. The City shall not delete storm drainage or sanitary sewer projects without the agreement of TBRPC. The annual report will include any projects for the GAADA area not currently included in the CIP contained in this Order.

- R. All development pursuant to this Order shall be subject to and in accordance with applicable building codes, land development regulations and ordinances not in conflict with this Order.

SECTION 6. After this Development Order is issued, changes to this Order and the GAADA shall be subject to the provisions of Subsection 380.06 (19), Florida Statutes (1989), except that the percentages and numerical criteria shall be double those listed in subsection 380.06 (19)(b), Florida Statutes (1989).

SECTION 7. This Development Order shall not repeal, nor amend in any way, any currently effective DRI Development Orders previously rendered by the City Council pursuant to Chapter 380, Florida Statutes (1989); nor shall it repeal or amend in any way any approved site plan.

SECTION 8. Exceptions. The provisions of this Development Order shall not be construed as a waiver of or exception to any rule, regulation, resolution or ordinance of the City or other controlling governmental agencies, and, to the extent that further review is provided for in this Development Order or required by the City or by other affected governmental agencies, said review shall, unless otherwise specified herein, be subject to all applicable rules, regulations, resolutions and ordinances in effect at the time of such review.

SECTION 9. Monitoring. Pursuant to Subsection 380.06 (17), Florida Statutes (1989), the City Manager or his designee, as the representative of the City shall be responsible for monitoring development and enforcing the provisions of this Development Order. In fulfillment of this requirement, the following procedures shall apply.

1. For purposes of this procedure, the City Manager may rely upon or utilize information supplied by the TBRPC, DCA, Pinellas County or any City department or agency having particular responsibility over the area involved.
2. The City Manager shall report to the City Council any findings of material noncompliance with the terms and conditions of this Development Order other than any deviation from the terms hereof which would be subject to being dealt with pursuant to Subsection 380.06 (19), Florida Statutes (1989).
3. After review pursuant to Subsection 380.06 (19), F.S., (1989), the City Manager may recommend that the City Council hold a hearing to consider changes which constitute a substantial deviation from the Development Order.

SECTION 10. Annual Reports. The City shall file an annual report in accordance with Subsection 380.06 (18), Florida Statutes (1989), and applicable rules and regulations thereunder. Such report shall be submitted by the City Manager to the City Council for review. The City Council shall review the report for compliance with the terms and conditions of this Development Order and may issue further orders and conditions to insure compliance with the terms and conditions of this Development Order. Review by the City Council shall not be considered a substitute or a waiver of any terms or conditions of the Development Order. This report shall contain:

1. The information required by the DCA to be included in the annual report, which information is described in the rules and regulations promulgated by the DCA pursuant to Section 380.06, Florida Statutes (1989); and
2. A summary of:
 - a. Authorized development by gross building square footage within the GAADA area for the past reporting year and cumulatively; and
 - b. Remaining surplus development capacities within the established thresholds; and
 - c. The status of any requirements of this Order which were to have been acted upon during the past 12 months.
 - d. Summary of land use categories for which approved site plans were filed during the year;
 - f. Summary of status of transportation facilities.
 - g. A status report of CIP improvements.
3. The annual reports will be due each year on the anniversary date of the effective date of this Development Order.

SECTION 11. Substantial Deviation. Any development activity constituting a substantial deviation from the terms or conditions of this Development Order which meets the criteria set forth in Subsection 380.06 (19), F.S. (1989) and Subsection 380.06 (25)(n), F.S. (1989) shall be subject to a substantial deviation determination. Construction of those portions of the GAADA area which are not affected by the proposed change may continue, as approved, during the DRI review of the proposed change.

SECTION 12. Effective Date. This Ordinance which is the Development Order for the GAADA area shall become effective upon the expiration of the appeal period under Section 380.07,

Florida Statutes (1989), without an appeal having been taken, or if taken, dismissed or this Development Order affirmed.

SECTION 13: Expiration Date. Unless amended pursuant to the procedures outlined in Section 380.06, Florida Statutes (1989), the terms and conditions of this Development Order shall expire on December 31, 2002. The City reserves the right to rescind the Development Order at any time, so long as the impacts of any level of development which has been approved pursuant to this Development Order have been mitigated.

SECTION 14: Words stricken through shall be deleted. Underlined words constitute the amendments proposed. Remaining provisions are now in effect and remain unchanged.

SECTION 15: All portions of this Ordinance shall be construed to be severable. The invalidity of any portion thereof shall not affect the validity of the remaining portions.

Passed by St. Petersburg City Council on first reading on the 2nd day of November, 1989.

Passed by St. Petersburg City Council on second and final reading, as amended, on the 16th day of November, 1989.

Reconsidered and adopted as revised on the 30th day of November, 1989.



Vice Mayor-Councilmember
Acting Chairman of the City Council

ATTEST: 
Clerk of the City Council

**ATTACHMENTS - GENERAL FILES UNDER "Gateway AREAWIDE APPLICATION
FOR DEVELOPMENT APPROVAL ORDINANCE _____-F"

ORD°GATEWAYA/JILL
Revised 11/28/89

EXHIBIT I

GENERALIZED LEGAL DESCRIPTION

Beginning at the intersection of Gandy Boulevard and 9th Street North within Section 24, Township 30 South, Range 16 East, proceed in a south-westward direction along Gandy Boulevard to its intersection with 28th Street North, then proceed northward along 28th Street North within Sections 23, 14, and 11 of said Township and Range to its intersection with Roosevelt Boulevard, then proceed in a south-eastward direction along Roosevelt Boulevard to its intersection with the eastern boundary of said Section 11, then proceed northward along the eastern boundary of said Section 11 to Ulmerton Road, then proceed eastward along Ulmerton Road to the eastern terminus of the St. Petersburg City limits within Section 12 of said Township and Range, then proceed southward along the St. Petersburg City limits to the southern boundary of said Section 12, then proceed eastward along the southern boundary of said Section 12 to 9th Street North, then proceed southward along the eastern boundary of Section 12 within said Township and Range to Beginning.

Less:

That portion of the Gateway Centre DRI project within Section 23, Township 30 South, Range 16 East; and right-of-ways of Gandy Boulevard, Roosevelt Boulevard, Ulmerton Road, 9th Street North, 28th Street North, and Interstate 275; and those parcels located in the northern 1/2 of Section 14, Township 30 South, Range 16 East which are in the jurisdiction of unincorporated Pinellas County, and a 1.75 acre parcel more or less at the Southeast Corner of Roosevelt Boulevard and 28th Street North in the southern 1/2 of Section 11, Township 30 South, Range 16 East which is in the jurisdiction of unincorporated Pinellas County.

CITY OF ST. PETERSBURG
GATEWAY AREAWIDE DRI

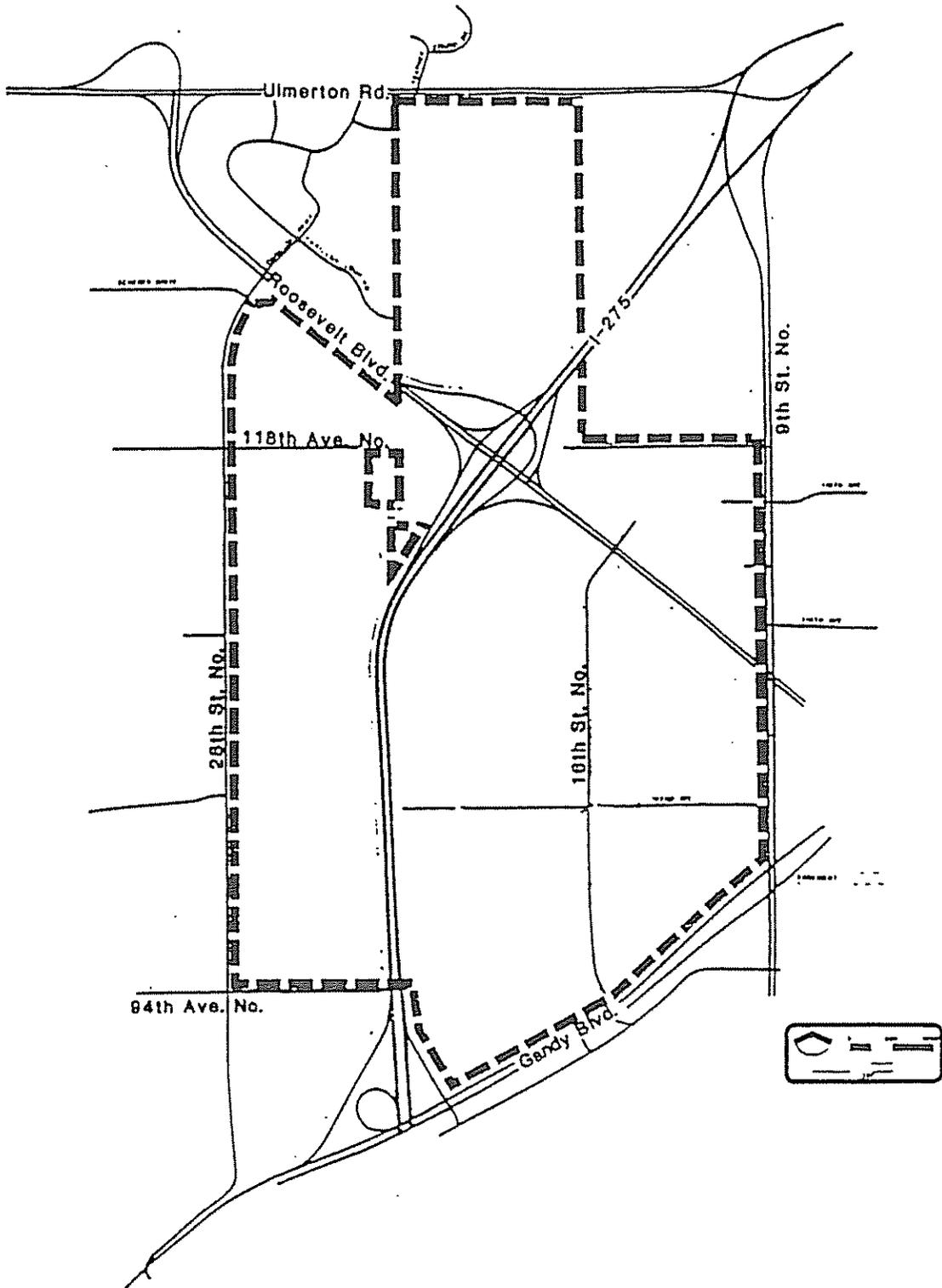


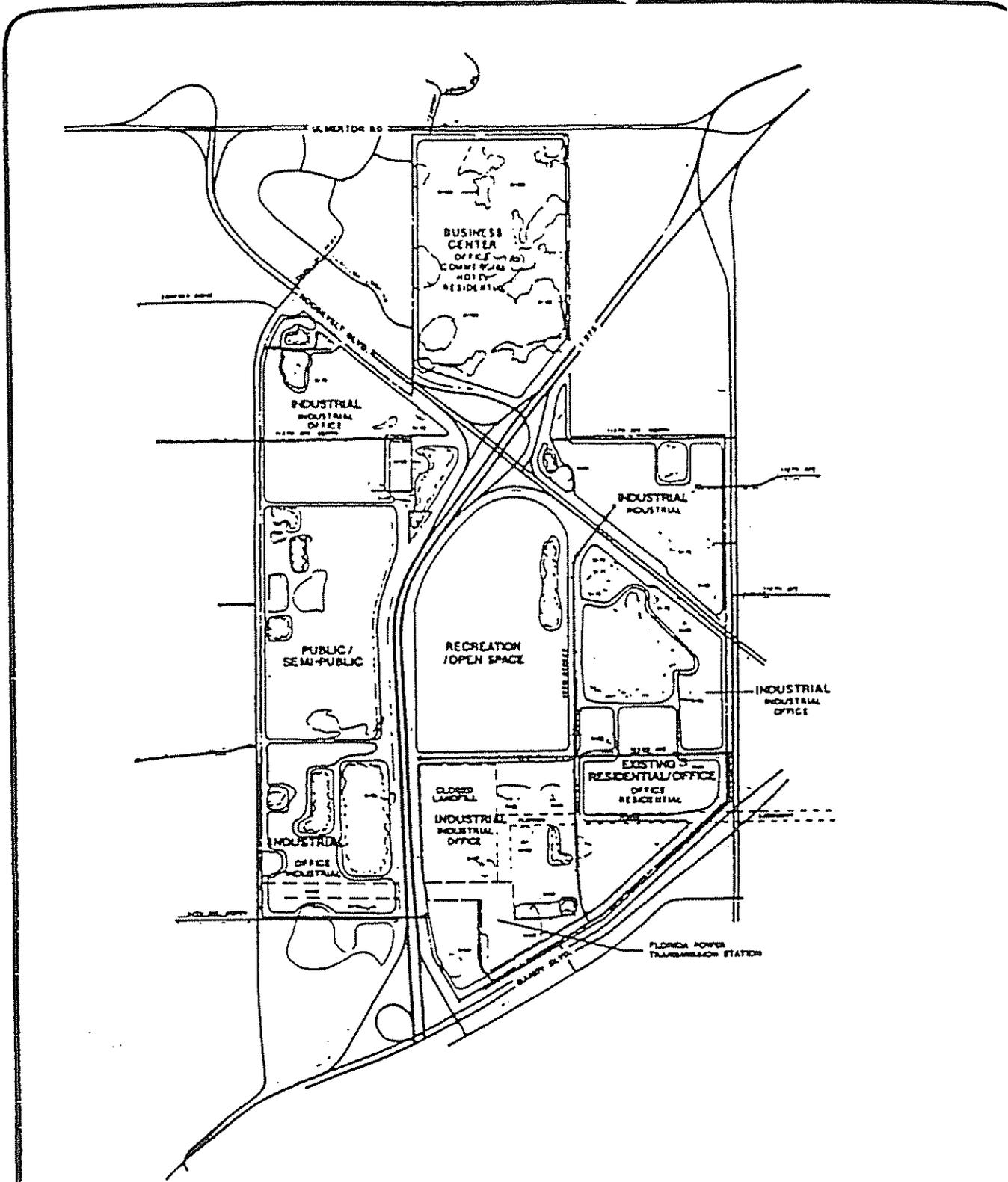
EXHIBIT II

Composite of ADA and Sufficiency Responses

EXHIBIT III

LAND USE CAPACITIES

<u>Land Use</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
Office	2,541,000 s.f.	1,469,500 s.f.	4,010,600 s.f.
Industrial	2,630,000 s.f.	1,398,900 s.f.	4,028,900 s.f.
Commercial	110,000 s.f.	110,000 s.f.	220,000 s.f.
Residential	750 DUs	755 DUs	1,505 DUs
Hotel	500 rms	500 rms	1,000 rms



City of St. Petersburg

GATEWAY
AREAWIDE DRI

MASTER PLAN

FLDAE
Florida Development & Economic
Planning, Inc.
1000 1st St. N., Suite 200
St. Petersburg, FL 33705
Tel: 727-321-1111
Fax: 727-321-1112

MAP H

EXHIBIT IV

TRADE-OFF MECHANISM

The process for receiving and processing trade-offs for land uses shall be as follows:

- A. Developer shall apply in writing requesting a trade-off.
- B. The City Manager shall review the request and advise the applicant of the recommendations in writing within 30 days.
- C. If approved, the City Manager will adjust the land use thresholds for the trade-off and recalculate the total increment. If the City Manager recommends against the trade-off, the applicant may appeal to the City Council.
- D. Trade-offs will be based on the attached table. The achievement of the total increment of square feet of gross floor area in any land use category may be subject to the application of the trade-off mechanisms established herein.
- E. Trade-offs will be calculated as follows:
 1. Land use trade-off equivalencies are shown on the Land Use Trade-off Matrix contained in this exhibit.
 2. Trade-offs are calculated by finding the applicable approved existing land use in the far left "from" column; then move horizontally to the appropriate proposed trade-off land use "to" column. The number at the intersection indicates the trade-off equivalency. For example, the trade-off for 1,000 square feet of industrial to office is 482 square feet of office.
- F. All conversions are based on ITE Trip Generation, 4th Edition.

EXHIBIT IV

GATEWAY AREAWIDE TRANSPORTATION
LAND USE TRADE-OFF MATRIX
PHASE I

LAND USE CATEGORY	HOTEL (ROOMS)	COMMERCIAL (S.F.)	OFFICE (S.F.)	LT. INDUSTRIAL (S.F.)	MULTIFAMILY (D.U.)	ADA		PH PEAK HOUR	
						PHASE I LAND USE INCREMENT	PHASE I PROJECT TRIPS	TRIP RATE	TRIP RATE
HOTEL (ROOM)	0	215	740	1,537	2.2	500	462.5	0.925	0.925
COMMERCIAL (1,000 S.F.)	4.65	0	3,440	7,143	10.0	110,000	474.1	4.310	4.310
OFFICE (1,000 S.F.)	1.35	291	0	2,076	2.9	2,541,100	3176.4	1.250	1.250
LT. INDUSTRIAL (1,000 S.F.)	0.65	140	482	0	1.4	2,630,000	1583.3	0.602	0.602
MULTI-FAMILY (D.U.)	0.46	100	343	713	0	750	321.8	0.429	0.429

TOTAL PHASE I PM PEAK HOUR TRIPS 6018.0

SOURCE: ITE Trip Generation, 4th Edition;
Gateway Areawide DRI ADA, Total PM Peak Trip Generation (Table 31-7)
Florida Land Design & Engineering, Inc.

EXHIBIT V

CAPITAL IMPROVEMENTS PROGRAM

<u>Project</u>		<u>Total Cost</u>	<u>Funding Source</u>	<u>Construction Date (Prior To)</u>
Storm Drainage				
1. Channel #2 Excavation		\$ 750,000	City CIP	End Stage 2
2. Box Culverts		\$ 285,000	City CIP	End Stage 2
Sanitary Sewer				
3. Upgrade Pump Station		\$ 125,000	City CIP	End Stage 2
Transportation				
Roadway	From	To	Total Cost	
<u>STAGE 1 PROJECTS</u>				
Gandy Blvd.	9th St. N.	I-275	\$1,867,069	*
Gandy Blvd	I-275	28th St. N.	\$1,148,965	*
S.R. 686	S.R. 688	28th St. N.	\$1,005,345	*
S.R. 686	28th St. N.	I-275	\$ 861,724	*
S.R. 688	Site	S.R. 686 E.	\$ 933,534	*
		SUBTOTAL	\$5,816,637	*
<u>STAGE 2 PROJECTS</u>				
S.R. 686	49th St. N.	Ulmerton	\$2,427,189	*
S.R. 688	S.R. 686 W.	49th St. N.	\$ 840,181	*
S.R. 688	S.R. 686 E.	S.R. 686 W.	\$2,342,910	*
Gandy Blvd	28th St. N.	78th Ave.	\$ 502,672	*
		SUBTOTAL	\$6,112,952	

*The funding source for GAADA transportation improvements is the Gateway Transportation Improvement Trust Fund (GTITF), as described in this Development Order.

Exhibit VI

GATEWAY AREAWIDE DRI
CANDIDATE PROJECT LIST COST ESTIMATES

ROADWAY	FROM	TO	CURRENT NO. OF LANES	PROPOSED NO. OF LANES	SEGMENT LENGTH (MILES)	COST PER MILE	ROADWAY CONSTRUCTION COST	PE	CEI	ROW	TOTAL COSTS
110th Avenue N.	28th Street	49th Street	2	4	1.75	\$1,796,079	\$3,143,138	\$314,314	\$314,314	\$1,131,530	\$4,903,296
Gandy Boulevard	9th Street N.	1-275	4	6	1.30	\$1,196,839	\$1,555,891	\$155,589	\$155,589	\$0	\$1,867,049
Gandy Boulevard	1-275	28th Street N.	4	6	0.80	\$1,196,839	\$957,471	\$95,747	\$95,747	\$0	\$1,148,965
Gandy Boulevard	28th Street N.	78th Avenue	4	6	0.35	\$1,196,839	\$418,894	\$41,889	\$41,889	\$0	\$502,672
Gandy Boulevard	78th Avenue	US 19	4	6	0.40	\$1,196,839	\$478,736	\$47,874	\$47,874	\$0	\$574,483
S.R. 606/8ny Drive	US 19	Belcher Road	4	6	1.00	\$1,196,839	\$1,196,839	\$119,684	\$119,684	\$430,862	\$1,867,069
S.R. 606/8ny Drive	Belcher Road	Starkey Road	4	6	1.00	\$1,196,839	\$1,196,839	\$119,684	\$119,684	\$430,862	\$1,867,069
S.R. 606/Roosevelt	US 19	62nd Street N.	4	6	0.50	\$1,196,839	\$598,420	\$59,842	\$59,842	\$215,431	\$933,534
S.R. 606/Roosevelt	49th Street N.	Ulmerton Road	4	6	1.30	\$1,196,839	\$1,555,891	\$155,589	\$155,589	\$560,121	\$2,427,189
S.R. 606/Roosevelt	Ulmerton Road	28th Street N.	4	6	0.70	\$1,196,839	\$837,787	\$83,779	\$83,779	\$0	\$1,005,345
S.R. 606/Roosevelt	28th Street N.	1-275	4	6	0.60	\$1,196,839	\$718,103	\$71,810	\$71,810	\$0	\$861,724
Ulmerton Rd/SR 688	Site	Roosevelt Blvd. E.	6	6	0.65	\$1,196,839	\$777,945	\$77,795	\$77,795	\$0	\$933,534
Ulmerton Rd/SR 688	Roosevelt Blvd. E.	Roosevelt Blvd. W.	6	8	1.15	\$1,305,970	\$1,501,866	\$150,187	\$150,187	\$540,672	\$2,342,910
Ulmerton Rd/SR 688	Roosevelt Blvd. W.	49th Street N.	6	6	0.45	\$1,196,839	\$538,578	\$53,858	\$53,858	\$193,888	\$840,181
Ulmerton Rd/SR 688	49th Street N.	US 19	6	6	1.35	\$1,196,839	\$1,615,733	\$161,573	\$161,573	\$581,664	\$2,520,543
Ulmerton Rd/SR 688	US 19	66th Street W.	6	6	0.35	\$1,196,839	\$418,894	\$41,889	\$41,889	\$150,802	\$653,474
Ulmerton Rd/SR 688	66th Street W.	Belcher Road	6	6	1.05	\$1,196,839	\$1,256,681	\$125,668	\$125,668	\$452,405	\$1,960,422
Ulmerton Rd/SR 688	Starkey Road	Seminole Blvd.	6	6	1.50	\$1,196,839	\$1,795,259	\$179,526	\$179,526	\$646,293	\$2,800,603

CANDIDATE ROADWAY PROJECTS: \$30,010,084

PROPORTIONATE SHARE:
(Additional project listed above proportionate share: \$17,908,430) \$12,101,654

SOURCE: Florida Land Design & Engineering, 1989
Gateway Areawide DRI

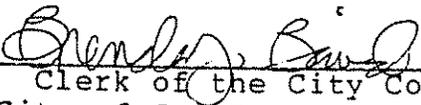
C E R T I F I C A T E

I, Brenda J. Baird, do hereby certify that I am the Clerk of the City Council for the City of St. Petersburg, Florida, and as such officer have in my custody the original files and records of the St. Petersburg City Council and do further certify that the foregoing and attached is a true and correct copy of Ordinance No. 1142-F,

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, RENDERING AND APPROVING A DEVELOPMENT ORDER FOR THE APPLICATION FOR DEVELOPMENT APPROVAL FOR THE GATEWAY AREAWIDE DEVELOPMENT OF REGIONAL IMPACT, PURSUANT TO SECTION 380.06, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

Reconsidered and adopted as revised at a regular session of the St. Petersburg City Council held on the 30th day of November, 1989.

Given under my hand and the official seal of the City of St. Petersburg, Florida, this 30th day of November, 1989.



Clerk of the City Council
City of St. Petersburg, Florida