

**ST. PETERSBURG CITY COUNCIL**  
**Consent Agenda**

**Meeting of April 16, 2009**

TO: The Honorable James Bennett, Chair, and Members of City Council.

SUBJECT: A resolution approving the 2008 Annual Report for the Intown Areawide Development of Regional Impact (IADRI).

EXPLANATION: An approved Development of Regional Impact (DRI) is required to submit an annual report describing development activity within the DRI during the past year. Attached is the annual report that has been prepared consistent with the requirements of Section 380.06, Florida Statutes and the Development Order for the Intown Areawide DRI. The reporting period is from 1/30/2008 to 1/30/2009. The report indicates that development activity is in compliance with the adopted Development Order.

In 2008, more than 170 building permits were issued in IADRI. However, most of these permits were for renovations to existing buildings. Permits were issued for three new projects – the New Salvador Dali Museum, which will add 74,000 SF museum space (with accessory café and retail); Fusion 1560, with its 326 apartments and 13,500 SF of retail space; and St. Peters Cathedral's 47,560-SF office building. Through the issuance of demolition permits, fourteen dwelling units were removed within the Intown Areawide DRI as were approximately 7,500 SF of retail and 50,000-SF of office. The net effect of this permitting activity on the IADRI development capacity is indicated in Exhibit H and Exhibit J.

During 2008, the Development Review Commission, Community Redevelopment Agency or City Administration approved site plans (or modifications thereto) to construct approximately 31,000 SF of retail, 372 new hotel rooms, approximately 76,720 SF in museum/gallery/exhibition space and 72 residential units in the IADRI (see Exhibit 1B). In addition, developers allowed five site plans to expire in 2008, and with it 280 dwelling units, 16,400 SF of office and 36,200 SF of retail (see Exhibit 1B).

Finally, the City of St Petersburg executed a tradeoff in development capacity to accommodate the numerous residential site plan approvals within the IADRI. The tradeoff included the development needs of LFC-SP Development, which is proposed to replace Urban Edge in the 300 block of 4<sup>th</sup> Avenue South. LFC-SP Development will add 124 dwelling units, 16,000 SF of retail, 70 rooms of assisted living and 40 rooms of skilled nursing above what the City approved for Urban Edge. (The LFC-SP Development project will also reduce the amount of office by 32,000 SF.)

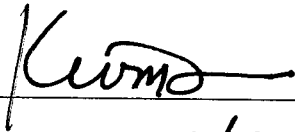

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APRIL 16, 2009  
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To accommodate the residential approvals, the City reduced its remaining allowable capacity in Phase I of IADRI for other land uses where there was significant surplus capacity such as retail and office (see September 3, 2008, Memo entitled "Intown Areawide DRI-Tradeoff for LFC-SP Development.")

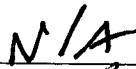
ATTACHMENTS: Resolution, Annual Report and Location Map.

APPROVALS:

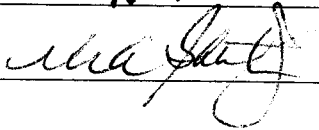
Administrative:

Budget:



Legal:



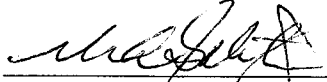
RESOLUTION NO.

A RESOLUTION APPROVING THE 2008 ANNUAL REPORT  
FOR THE INTOWN AREAWIDE DEVELOPMENT OF  
REGIONAL IMPACT; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED By the City Council of the City of St. Petersburg, Florida, that pursuant to Section 380.06, Florida Statutes, and Ordinance No. 1072-F, adopting the Intown Areawide Development of Regional Impact Development Order, the Council approves the 2008 Annual Report for the Intown Areawide Development of Regional Impact.

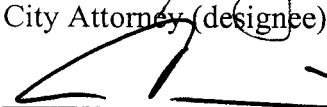
This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:



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City Attorney (designee)



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Administration

# **2008 ANNUAL REPORT**

**Intown Areawide  
Development of Regional Impact  
(DRI #97)**



**st.petersburg**  
**www.stpete.org**

**City of St. Petersburg**  
**March 9, 2009**

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## **INTOWN AREAWIDE DRI**

### **2008 ANNUAL STATUS REPORT**

- 1) Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

**Response:**

The original Development Order (Ordinance #1072-F) was adopted by the City of St. Petersburg on February 2, 1989. The first amendment of the Development Order (Ordinance #21-G) was adopted by the City of St. Petersburg on July 16, 1992, and adopted as amended on October 1, 1992. Ordinance #21-G made only one change to the original Development Order in Section V.B.1., pertaining to the timing of transportation mitigation projects in Phase I and stating that all Phase I roadway improvements shall be completed prior to the issuance of any construction permits for Phase II. The Intown Areawide DRI is still in the first phase of development.

The second amendment to the Development Order (Ordinance #709-G) was adopted by the City of St. Petersburg on January 6, 2005. Ordinance #709-G made two changes to the Development Order in Section 13: 1) extending the buildout date of the DRI from December 31, 2000 to December 30, 2010; and 2) extending the expiration date of the DRI from December 31, 2005 to December 30, 2010.

The third amendment to the Development Order (Ordinance 852-G) was adopted by the City of St. Petersburg on September 18, 2007, to clarify the requirements to reserve development capacity. The amendment reserves IADRI capacity at the time a building permit is approved. To maintain that reservation the project must begin vertical construction within 6 months of permitting.

Finally, in 2008 the City of St Petersburg executed a tradeoff in development capacity to accommodate the numerous residential site plan approvals within the IADRI. The tradeoff included the development needs of LFC-SP Development, which is proposed to replace Urban Edge in the 300 block of 4<sup>th</sup> Avenue South. LFC-SP Development will add 124 dwelling units, 16,000 SF of retail, 70 rooms of assisted living and 40 rooms of skilled nursing above what the City approved for Urban Edge. (The LFC-SP Development project will also reduce the amount of office by 32,000 SF.)

To accommodate the residential approvals, the City reduced its remaining allowable capacity in Phase I of IADRI for other land uses where there was significant surplus capacity such as retail and office (see attached September 3, 2008, Memo entitled "Intown Areawide DRI-Tradeoff for LFC-SP Development.")

- 1a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years.

**Response:**

See 1) above as to the second amendment to the Development Order.

- 1b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year.

**Response:**

None.

- 1c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

**Response:**

None.

- 2) Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new Development of Regional Impact development order for the project? Provide a copy of the order adopted by the annexing local government.

**Response:**

No

- 3) Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

**Response:**

No changes to the master plan occurred during the reporting period.

- 4) Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

**Response:**

No specific development activity was proposed in the Development Order. Development activity is to occur as market conditions allow over the life of the D.O.

- 5) Have any undeveloped tracts of land in the development (other than individual single family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

**Response:**

This information is not relevant to an Areawide DRI.

- 6) Describe any lands purchased or optioned adjacent to the original Development of Regional Impact site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

**Response:**

This information is not relevant to an Areawide DRI.

- 7) List any substantial local, state, and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

**Response:**

Attached as Exhibits IA, IB and IC which summarize building permits issued, site plans approved and demolition permits granted within the IADRI in 2006.

- 8) Provide a list specifying each development order condition and each developer commitment as contained in the ADA and state how and when each condition or commitment has been complied with during the annual reporting period.

**Response:**

Attached as Exhibit G.

- 9) Provide any information that is specifically required by the development order to be included in the annual report.

**Response:**

As required in Section 10.2 of the Intown Areawide DRI Development Order the following summaries are provided:

a. Authorized development within the DRI, for the past reporting year and cumulatively is attached as Exhibit J.

b. Remaining surplus development capacities within the established thresholds are attached as Exhibit H.

10) Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.06(15) and (18), F.S

Person completing the questionnaire:

Name: Rick D. Smith, AICP & CeCD  
Title: Community Redevelopment Coordinator  
Representing: City of St. Petersburg  
Address: Economic Development Department  
1 4<sup>th</sup> Street North  
St. Petersburg, FL 33701  
Phone: (727)893-7106  
Fax: (727)8925465  
E-mail: [rick.smith@stpete.org](mailto:rick.smith@stpete.org)

This statement is to certify that the following agencies have been sent a copy of this report on April 20, 2009, by U.S. mail.

Signed: \_\_\_\_\_

1. Tampa Bay Regional Planning Council
2. Florida Department of Community Affairs
3. Florida Department of Environmental Protection
4. Southwest Florida Water Management District
5. Florida Department of Transportation
6. Army Corps of Engineers

**EXHIBIT G**

**DEVELOPMENT ORDER CONDITIONS ASSESSMENT**

**2008 CONDITIONS ASSESSMENT REPORT**  
Intown Areawide DRI

**SECTION V. A.**  
**LAND USE**

**V.A.1. Response:**

No changes

**V.A.2. Response:**

None

**V.A.3. Response:**

Attached as Exhibits IA and J.

**V.A.4. Response:**

There are no approved advanced reservations.

**V.A.5. Response:**

The City of St Petersburg executed a tradeoff in development capacity to accommodate the numerous residential site plan approvals within the IADRI. The tradeoff included the development needs of LFC-SP Development, which is proposed to replace Urban Edge in the 300 block of 4<sup>th</sup> Avenue South. LFC-SP Development will add 124 dwelling units, 16,000 SF of retail, 70 rooms of assisted living and 40 rooms of skilled nursing above what the City approved for Urban Edge. (The LFC-SP Development project will also reduce the amount of office by 32,000 SF.) To accommodate the residential approvals, the City reduced its remaining allowable capacity in Phase I of IADRI for other land uses where there was significant surplus capacity such as retail and office (see attached September 3, 2008, Memo entitled "Intown Areawide DRI-Tradeoff for LFC-SP Development.")

**SECTION V. B.**  
**TRANSPORTATION**

**V.B.1. Response:**

The Dr. Martin Luther King, Jr. Street North (9th Street North) and 22nd Avenue North intersection is operating at LOS C and, thus, will not require improvement as this time. Funding has been provided to construct pedestrian safety improvements for the intersection. The 54th Avenue North widening between Haines Road and I-275 has been completed.

**V.B.2. Response:**

No activity has occurred related to Phase II transportation improvements.

**V.B.3. Response:**

No activity has occurred related to Phase III transportation Improvements.

**V.B.4. Response:**

No Chapter 380.06 transportation network analysis has been conducted.

**V.B.5. Response:**

Since the early 2000s, the City, County and PSTA as well as other stakeholders in Pinellas County have been actively working to develop the area's first Bus Rapid Transit project. The goals of the project are to develop and implement a successful BRT project along St. Petersburg's Central Avenue corridor that supports local revitalization and economic development plans; improve long-term livability; enhance safety and access for pedestrians and bicyclists; attract new ridership; support the unique character of the area; and provide service in a cost-effective manner. To date, an alternatives analysis has been completed and stakeholders are meeting to select the alternative that best meets the aggressive goals of the project. Currently, discussions are under way to determine the most appropriate route for the BRT to take to the beach communities. Once a final, coordinated decision is reached on the preferred alternative in the next few months, the project will begin engineering design.

Funding for this engineering work is in place for this important next phase of the project. Total project costs are expected to be in the \$30-35 million range, but this budget will be further refined in the engineering analysis. The vision of the Central Avenue BRT is to support local efforts to create a transit-friendly, pedestrian oriented development pattern by coordinating with other local initiatives such as the Comprehensive Plan, the Vision 2020 plan, and the Bicycle and Pedestrian Master Plan. This transit enhancement will connect to an improving PSTA bus system as well as provide the opportunity for coordination with regional transit initiatives.

During 2008, the City of St. Petersburg began crosswalk and signalization improvements, namely along the length of Third and Fourth Streets within the DRI boundary. In addition, the City extended the Pinellas Trail into Downtown during the reporting period. Trail patrons are now able to travel from Demens Landing in St. Petersburg to its terminus in Tarpon Springs.

**SECTION V. C.  
PUBLIC FACILITIES AND SERVICES**

**V.C.1. Response:**

The City's commitment to provide police, fire, EMS rescue, potable and non-potable water, sewer and solid waste services remains intact.

**V.C.2. Response:**

Review for emergency access is a routine City review function applicable to all development activity.

**V.C.3. Response:**

All private property connections to City services are reviewed and inspected by the City. Providing adequate fire flows is required of all development.

**V.C.4. Response:**

Capacity for the IADRI is provided by the responsible entities consistent with the requirements of the IADRI.

**V.C.5. Response:**

The City continues to supply water to the Intown DRI consistent with all local and regional regulations and policies.

**V.C.6. Response:**

The City continues to supply wastewater service to the Intown DRI consistent with federal, state and local regulations and policies. The City is currently undertaken a future needs study based on projections of development capacity in the IADRI and environs.

**V.C.7. Response:**

The City continues to collect and dispose of solid waste in the Intown DRI consistent with federal, state and local regulations and policies.

**V.C.8. Response:**

Assessment of electrical service availability is a routine development review and inspection function of the City in cooperation with the Progress Energy Corporation.

**V.C.9. Response:**

The City uses the Florida Energy Efficient Building Code as the standard for review of building plans.

**SECTION V. D.  
STORMWATER MANAGEMENT**

**V.D.1. Response:**

The City adopted a drainage ordinance on December 20, 1990 (Ord. #2017-F). That ordinance requires treatment of stormwater quantity and quality in a manner that exceeds SWFWMD regulations. A stormwater management master plan for the entire City was completed in 1995. The plan was developed to identify stormwater improvements needed to achieve consistency with all applicable state, federal and local regulations. Regular cleaning of public streets and parking lots is an ongoing part of the City's overall stormwater management program.

**V.D.2. Response:**

As of January 1, 1990, the City began assessing property owners a monthly stormwater utility fee. The stormwater utility fee was increased by 11% in 2001. In 2002, the City Council approved Ordinance #566-G, amending the stormwater management system utility fee reducing the fee for privately owned (such as non-single family residential) and operated stormwater management systems as well as those properties that do not contribute stormwater runoff directly or indirectly into the City's stormwater management systems. The City also established a uniform schedule of utility rates as well as a fee for non-single family residential parcels.

In October, 2004, the stormwater utility fee was increased to \$6.00 per single family unit as a result of the adoption of Ordinance #684-G. This amount is revised each October by an amount equal to the increase in the Consumer Price Index.

**V.D.3. Response:**

Internal drainage facilities are the responsibility of the property owner.

**V.D.4. Response:**

A Policy in the Comprehensive Plan recommends payment in lieu of drainage improvements for development sites (e.g. in the IADRI area) with limitations to incorporate water quantity and quality controls systems on site. The drainage ordinance was subsequently amended to include the payment in lieu option. The 11-acre lake (Mirror Lake) was designated a water quality treatment site for use of stormwater treatment by an Alum injection system. The system is used to purify untreated water offsite from developments in the IADRI area. *Construction was completed in 2000.* One

of the goals of the project is to reduce the nitrogen loadings (by almost 80%) into Tampa Bay, which is also a goal of the Tampa Bay Estuary Program.

**V.D.5. Response:**

All the options described in this condition are available to developers in the DRI provided they meet the minimum requirements of City and SWFWMD regulations.

**V.D.6. Response:**

Provision of maintenance easements for drainage facilities has not been necessary to date.

**SECTION V. E.  
ARCHITECTURAL, HISTORIC AND  
ARCHAEOLOGICAL RESOURCES**

**V.E.1. Response:**

Historic Preservation Ordinance #832-F and Ordinance #567-F are still in place and continue to be enforced.

**V.E.2. Response:**

No discovery of historical or archaeological resources has occurred during the reporting period.

**V.E.3. Response:**

The following properties determined eligible or listed on the National Register of Historic Places located within the Intown DRI had exterior alteration or demolition done during this reporting period.

1. Alexander Hotel (515 Central Avenue). The building is listed individually on both the National Register of Historic Places and Local Register, and is a contributing structure to the Downtown St. Petersburg National Register Historic District. A new roof was put on the hotel.
2. St. Petersburg Lawn Bowling Club (536 4<sup>th</sup> Avenue North). The Lawn Bowling Club is individually listed on the National Register of Historic Places, listed as a contributing structure to the Downtown National Register Historic District and individually on the Local Register of Historic Places. The City approved repairs to the bowling surface and surrounding structures.

3. St. Petersburg Shuffleboard Club (559 Mirror Lake Drive North). The Lawn Bowling Club is listed as a contributing structure to the Downtown National Register Historic District and individually on the Local Register of Historic Places. The City approved repairs to 23 casement windows and the installation of a 6-ton HVAC.
4. St. Petersburg Carnegie Library (280 5<sup>th</sup> Street North). The building is individually listed on the National Register of Historic Places, listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City approved roof and window repair and exterior landscaping.
5. First Baptist Church (120 4<sup>th</sup> Street North). The building is individually listed on the National Register of Historic Places, listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City approved removal of a nonhistoric enclosed elevated walkway.
6. Bay Gables (136 4<sup>th</sup> Avenue Northeast). The building is listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City's Community Preservation Commission approved relocation of the building. This decision was appealed to City Council, which denied the appeal on February 19, 2009.
7. The Henry-Bryan House (146 4<sup>th</sup> Avenue Northeast). The building is listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City's Community Preservation Commission approved relocation of the building. This decision was appealed to City Council, which denied the appeal on February 19, 2009.
8. Pennsylvania Hotel (300 4<sup>th</sup> Street North). The building is listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City approved removal/replacement of antennas.
10. St. Petersburg Mirror Lake High School (701 Mirror Lake Drive North). The building is listed as a contributing structure to the Downtown National Register Historic District and individually listed on the Local Register of Historic Places. The City approved replacing gutters.

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**SECTION V. F.  
HAZARDOUS WASTE**

**V.F.1. Response:**

Compliance with Ordinances 937-F and 938-F is required of all development in the City. No permitting of hazardous materials storage, handling or transporting has been required in the IADRI.

**SECTION V. G.  
RECREATION/OPEN SPACE**

**V.G.1. Response:**

No displacement of recreational lands has occurred. By amendments to the tax increment financing fund for Intown Community Redevelopment Plan in 2005 and 2006, the City of St. Petersburg will be expending over \$2.5 million to improve the Waterfront Park system, including the development of a plaza separating the Mahaffey Theater and proposed Salvador Dali Museum that will be constructed on the site of the former Bayfront Center. (Some of this funding was spent on converting three acres of parking lot east of the Mahaffey Theater to park. This lot is located just outside of the IADRI boundaries but within the Intown Redevelopment Area.) As of December 2008, the Plaza has been planted with grass, but improvements will be made after the opening of the Dali Museum by 2011.

**SECTION V. H.  
HURRICANE EVACUATION**

**V.H.1. Response:**

No development has occurred that is subject to this D.O. condition for evacuation plans.

**SECTION V. I.  
HOUSING**

**V.I.1. Response:**

No dwelling units in the IADRI were demolished in 2008 as a result of City acquisition.

**V.I.2. Response:**

Through the variety of programs available, residents who are displaced as part of private development have the opportunity to relocate to safe, suitable housing in the vicinity of IADRI.

**V.I.3. Response:**

See attached Exhibit J.

**V.I.4. Response:**

Investigation of housing programs is an ongoing effort. The Housing Department is responsible for creating and implementing housing rehabilitation and development projects and programs.

The City has developed a comprehensive housing strategy with funding from a number of sources including AMERICAN DREAM DOWN PAYMENT INITIATIVE, HOME, SHIP, CDBG and the City's own Housing Capital Projects Fund. The programs include strategies for new construction and rehabilitation for low and moderate income families. The funds are targeted to specific neighborhoods that are adjacent to the Intown DRI area. In addition, City Council established an "Affordable Housing Committee" in 2004 by Resolution 2004-24. The Committee has been meeting on a continuing basis since then.

Workforce housing incentives were added to the City's development incentives as part of the overhaul of the City's land development regulations in 2007. These include a density bonus of 6 DUs/acre for developments that provide workforce housing in the City's "Corridor" zoning districts (Corridor Residential Traditional, Corridor Residential Suburban, Corridor Commercial Traditional and Corridor Commercial Suburban). The Downtown Center zoning district also exempts workforce housing from FAR calculations (up to 0.5 FAR) and FAR bonuses for onsite provision of housing to income groups below 150 percent of the median income or provide funding to the City's Housing Capital Improvement Projects Trust Fund.

**SECTION V.J.  
CAPITAL IMPROVEMENTS PROGRAM**

**V.J.2. Response:**

The Phase II and III capital improvements were not included in the City's 2008 Capital Improvements Plan. In addition, none of the Phase II and III transportation improvements are included in the County's 2008 capital improvements program.

**SECTIONS V. K. to V.N.  
MISCELLANEOUS CONDITIONS**

**V.K. Response:**

Compliance with FEMA regulations is a routine review and inspection function of the City.

**V.L. Response:**

Compliance with all applicable building codes, land development regulations, ordinances and other laws is assured through the City's integrated development review process that includes the Development Services, Engineering, Transportation and Parking, Public Utilities, Fire departments.

**V.M. Response:**

The Intown DRI brochure is available to all interested persons.

**V.N. Response:**

The conditions agreed to in the tri-party settlement are being implemented, including water quality monitoring and manatee protection. Two water quality reports have been submitted to establish base line water quality condition. The Manatee Protection Plan approved by the Department of Environmental Protection has been implemented.

In 2008, the City of St Petersburg constructed 52 slips in the South Mole. The project was reviewed and approved by Florida Department of Environmental Protection. Among the conditions of approval was erecting signs around the Mole basin notifying boaters of the presence of manatees and providing manatee educational materials.

## **EXHIBIT H**

### **Development Capacity Summary**

# Phase I Development Capacity Summary thru 2008

Development Type	Approved Phase I Capacity (1)		Development since 2008 Tradeoff		Remaining Phase I Capacity (3)
	Pre-2008 Capacity	After 2008 Tradeoff	Building Permits Issued (2)	Expired/Amended Site Plans	
Dwelling Units	2,700	0	-18 (4)	-280	298
Rooming Units	916	11	0	0	11
Retail/Sales S.F.	1,170,773	149,120	6,004	-65,248 (5)	208,364
Office S.F.	1,271,244	138,260	-3,081	-16,400	157,741
Industrial S.F.	234,500	0	0	0	0
Public Safety S.F.	108,000	0	0	0	0
Boat Slips	141	67	0	0	67
Museum S.F.	86,000	0	0 (6)	-21,000 (7)	21,000
Trade Exhibit S.F.	50,000	0	0	0	0
Movie Theater Screens	24	4	0	0	4
Assisted Living Facility	0	0	0	0	0
Community Center	0	0	0	0	0
Church	0	0	0	0	0

(1) IADRL has additional office capacity available in Phase II (489,436 SF) and Phase III (936,183 SF).

(2) Net of demolition and building permits.

(3) "Remaining Capacity" is calculated by subtracting expired site plans from "Approved Capacity after Tradeoff" and adding "Building Permits Issued."

(4) The City issued building permits for the 326-unit Fusion 1560 in 2008, but this project's impacts were accounted for in the 2008 Tradeoff.

(5) City approved site plan with 42,600 SF of retail that was accounted for in 2008 Tradeoff. Developer later reduced retail amount to 13,552 SF.

(6) The City issued building permits for the 74,000-SF New Salvador Dali Museum, but this project was accounted for in the 2008 Tradeoff.

(7) City approved plan for Fusion 1560 site with 21,000 SF of museum space. This space was accounted for in the 2008 Tradeoff but not included in final development plans.

(Source: City of St. Petersburg Economic Development, March 2009.)

# Grandfathered Site Plans in 2008

Name	Address	Activity	Dwelling Units	Rooming Units/Hotel	Trade Exhibition/Museum	Office SF	Retail SF	Other
Mirabella	965 Central Ave	Mixed Use-Multifamily	49				11,100	
Bayway Lofts	235 3rd Ave N	Mixed Use-Multifamily	350	80			13,790	
Colony Condos	301 4th Ave N	Mixed Use-Multifamily	72				7,200	
The Arts of St. Petersburg (N)	801 Central Ave	Mixed Use-Multifamily	227				23,000	
The Arts of St. Petersburg (S)	830 Central Ave	Mixed Use-Multifamily	283				42,500	
ARC Group Development	700 blk 1st Ave S	Mixed Use-Multifamily	84			330,000	2,400	
The Tamarind on Central	950 Central Ave	Mixed Use-Multifamily	285				30,750	
La Vista Condos	251 5th St N	Mixed Use-Multifamily	196			6,000		
Shineco Condos	131-145 4th Ave N	Multifamily	72					
Suttell Condos	201 4th Ave South	Multifamily	50					
Granville Pacific	434 4th St N	Mixed Use-Multifamily	356			8,000	20,000	
Maranatha by the Bay	356 1st St N	Multifamily	19					
Osprey Development	275 4th Ave S	Mixed Use-Multifamily	250				23,414	
Museum of Fine Arts	255 Beach Dr NE	Arts/Entertainment			19,856			
Tropicana Center	100 blk Central Ave	Mixed Use-Multifamily	585	151		0	102,000	
Mansion by the Bay Site	145 4th Ave NE	Mixed Use-Multifamily	28				2,200	
Sonata	232 2nd St N	Mixed Use-Multifamily	32				2096	
Triann Tower	300 blk 1st Ave S	Mixed Use - Office				199,350	5,350	
Grand Bohemian	261 2st Ave N	Mixed Use-Multifamily	4	225			10,000	
Tuscano Landings	219 4th Ave N	Multifamily						
Delmar Condos	727-51 Delmar Terr S	Multifamily	12					
<b>Totals</b>			<b>2,954</b>	<b>456</b>	<b>19,856</b>	<b>543,350</b>	<b>295,800</b>	<b>0</b>

Note: The site plans above will count against development capacity until November 8, 2009, after which capacity will be reserved only by issuance of either a building or foundation permit.

**EXHIBIT IA**

**Projects Permitted and Demolition Permits Issued in 2008**

# Building and Demolition Permits Approved in 2008

Project Name	Address	File/Permit #	Activity	Dwelling Units	Rooming Units/Hotel	Trade Exhibition/Museum	Office SF	Retail SF
<b>BUILDING PERMITS ISSUED</b>								
Salvador Dali Museum	475 Baysshore Dr SE	08-9000124				76,720		
Fusion 1560	1560 Central Ave	08-7000751		326				13,552
St. Peters Cathedral Offices	130 4th St N	08-700002					47,269	
<b>DEMOLITION PERMITS ISSUED</b>								
1555 1st Ave N		08-8000343		18	0	0	50,350	7,548
435 3rd Ave N		08-11000358		12				2,114
340 5th Ave N		08-10000250		1				
733 Central Ave		08-9000601						5,434
316 2nd St N		08-90000500		1				
330 8th St N		08-5000971		4			50,350	
St. Peters Cathedral Offices								
<b>NET PERMITS ISSUED</b>				<b>308</b>	<b>0</b>	<b>76,720</b>	<b>-3,081</b>	<b>6,004</b>

**EXHIBIT IB**

**Site Plans Approved in 2008**

# Site Plans Approved in 2008

Name	Address	Activity	Dwelling Units	Rooming Units/ Hotel	Trade Exhibition/ Museum	Office SF	Retail SF	Other
<b>SITE PLAN APPROVALS</b>								
Park Plaza Tower	425 2nd St N	Mixed Use - Residential	72	372	76,720	0	31,027	
Salvador Dali Museum	400 1st St SE	Museum		120	76,720		2,998	
Liberty Bayfront Hotel	136 4th Ave NE	Hotel		252			24,729	
* Mini Storage Facility	1000 blk of 1st Ave N	Mini Storage					3,300	

\* includes 76,000 SF of storage space, which is not an identified land use in the DRI matrix. Since the site plan is not grandfathered, impacts on the DRI capacity will be assessed upon issuance of building or foundation permit.

## SITE PLAN MODIFICATIONS

Fusion 1560	1560 Central Avenue						-29,048	
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**-29,048**

## SITE PLAN EXPIRATIONS

Tuxedo Place	1000 Central Ave	Mixed Use - Residential	70				2,100	
Fourth and Fourth North	401 4th St N	Mixed Use-Multifamily	70				5,400	
Versaggi Lofts	1009 Arlington Avenue N	Multifamily	32					
The Residences at 601 Central	601 Central Avenue	Mixed Use-Multifamily	108				26,400	
Bessolo Office Building	1099 1st Avenue N	Mixed Use - Office				16,400	2,300	

**-280      0      0      -16,400      -36,200**

<b>TOTAL</b>			<b>-208</b>	<b>372</b>	<b>76,720</b>	<b>-16,400</b>	<b>-34,221</b>	
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**EXHIBIT J**

**2008 Cumulative Development**

# Cumulative Development in 2008

Use	2008 Development	Cumulative Development					
		Thru 2008	Thru 2007	Thru 2006	Thru 2005	Thru 2004	Thru 2003
Dwelling Units	308	1,880	1,572	1,457	1,241	954	712
Rooming Units	0	48	48	48	48	-6	20
Retail/Sales SF	6,004	319,263	313,259	315,699	302,933	263,733	273,733
Office SF	-3,081	369,653	372,734	413,534	556,700	325,764	204,530
Industrial SF	0	0	0	0	0	0	0
Public Safety SF	0	0	0	0	0	0	0
Boat Slips	0	74	74	74	74	74	74
Museum SF	76,720	-22,351	-99,071	-147,927	-147,927	41,073	11,029
Trade Exhibit SF	0	21,789	21,789	21,789	21,789	-28,211	44,209
Movie Theater Screens	0	20	20	20	20	20	20

Note: The above table only shows aggregate development data from projects issued building permits in 2008. The development shown above is the net increase (new development less demolition).

## **Location Map**

# Intown Areawide DRI Boundaries St. Petersburg, Florida



**Intown Areawide DRI-Tradeoff for LFC-SP Development**  
(September 3, 2008, Memo)

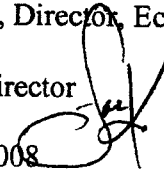


## CITY OF ST. PETERSBURG

### Department of Transportation and Parking

### MEMORANDUM

TO: Dave Goodwin, Director, Economic Development

FROM: Joe Kubicki, Director 

DATE: September 3, 2008

SUBJECT: Intown Areawide DRI – Trade-off for LFC-SP Development

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The developer of the property located at 300 4<sup>th</sup> Avenue South has indicated that they would like to substitute a new development proposal, referred to as the LFC-SP development, for the approved site plan for the Urban Edge development. The comparison of the Urban Edge and LFC-SP developments provided by your department is attached. The purpose of this memorandum is to calculate the trade-off and adjust the Phase I development capacities for the Intown Areawide Development of Regional Impact (IADRI). In our analysis, we have modified the original trade-off matrix from the Development Order for the IADRI (Ordinance No. 1072-F) to include additional land use categories, and we also addressed the impact of approved site plans on Phase I capacity levels. Based on our analysis, there is sufficient capacity in Phase I to accommodate the approved site plans and LFC-SP development.

As you know from the trade-off that was processed in 1994 to develop a 24-screen movie theater complex in the IADRI, a process exists for receiving and processing trade-offs for land uses other than those shown in Exhibit IV of the Development Order for the IADRI. This process is described in Section 5.A.5.b. of the Development Order. Section 5.A.5.b. and Exhibit IV are attached. The steps in the process are as follows:

1. The applicant requests the trade-off in writing.
2. The City must review the request and advise the applicant of the recommendation in writing within 30 days of its receipt.
3. If approved, the City makes the trade-off and reserves the space. In the movie theater trade-off, we notified the Florida Department of Affairs (DCA) of our intention to use this provision. DCA requested that we notify them of any future proposed changes to be

processed under this provision of the Development Order and that we reflect these changes in the annual report.

4. If the City recommends against the trade-off, the applicant may appeal the decision to City Council within 15 days and a public hearing is held.

To modify the trade-off matrix, we left the original eight categories in the matrix and added the three land uses that were listed in the Development Order but not included in the matrix (dwelling units, rooming units and boat slips), movie theater screens (1994 trade-off) and assisted living rooms proposed under the LFC-SP development (modified matrix attached). We did not update the trip rates for the eight original categories because it is stated in the Development Order that all conversions are based on ITE's "Trip Generation," 3<sup>rd</sup> Edition. The trip rates for the five additional land use categories are based on ITE's "Trip Generation," 7<sup>th</sup> Edition.

To determine the remaining capacity under Phase I prior to the proposed trade off, we utilized the remaining capacity levels for each land use listed in the 2007 Annual Report (development capacity summary attached). We also subtracted development from site plans, described in the table titled "2030 Buildout Projections in IADRI," which was provided at our meeting on May 27, 2008 (attached). The LFC-SP development reduces retail capacity by 16,000 square feet, increases office capacity by 32,000, reduces residential capacity by 124 units and reduces assisted living facility capacity by 110 units. While the additional retail space is accommodated by available capacity in the existing matrix, there are now deficits for the residential and assisted living categories. The total number of PM peak hour trips from the deficit of 2,955 residential units and 110 assisted living units is 1,561. This number of trips can be created by trading off 298,000 square feet of retail, 199,000 square feet of office and all of the remaining capacity for the industrial, public safety and utility, museum and trade exhibit categories. Trade off of these land use categories is flexible as long as the trip levels balance in order to cover the deficit. If you have any questions about this memorandum, please call me at 892-5274.

cc: Rick Smith, Community Redevelopment Coordinator, Economic Development  
Tom Whalen, Planner III, Transportation and Parking

**300 4th Avenue South  
Development Proposal Comparison  
March 27, 2008**

	<b>The Urban Edge</b>	<b>LFC-SP Development</b>
Site Area	64,800 sq. ft.	76,500 sq. ft.
Total Size	388,000 sq. ft.	551,500 sq. ft.
Retail Space	4,000 sq. ft.	20,000 sq. ft.
Office Space	32,000 sq. ft.	0 sq. ft.
Residential	176 units	300 units
Assisted Living	0 rooms	70 rooms
Skilled Nursing	0 rooms	40 rooms

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 totals authorized herein, trade-offs among uses shall be automatically applied at the time of the reservation of square footage referred to above.

b. The process for receiving and processing trade-offs for land-uses other than those shown on Exhibit IV shall be as follows:

1. Applicant shall apply in writing requesting a trade-off.

2. The City Manager shall review the request and advise the applicant of the recommendation in writing within thirty (30) days of its receipt.

3. If approved, the City Manager shall make the trade-off and reserve the space. If the City Manager recommends against the trade-off, the applicant may appeal to the City Council within fifteen (15) days, of notification of the City Manager's recommendation by filing a written notice of appeal with the Clerk of Council. A public hearing on the appeal shall be held with notice being given to the applicant and City Manager.

EXHIBIT IV  
TRADE-OFF MECHANISM

### 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. For each 1,000 square feet of gross floor area in the land use category (Column 1) find the land use trade-off equivalency in Columns 2-11. Residential uses are expressed in units. For example:
    - (1) A developer may propose to trade-off 1,000 square feet of gross floor area of retail for the equivalent in square feet of office, i.e. 1,230 square feet of gross floor area.
- F. All conversions are based on ITE Trip Generation, 3rd Edition.

St. Petersburg Intown Areawide Development of Regional Impact  
 Modified Transportation Trade-Off Matrix  
 LFC-SP Development

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	
	DRI Land Use			ITE Land Use			Phase I		Phase I		LFC-SP		Phase I		Phase I	
	Category	Unit	Trip Rate Source	ITE Land Use	ITE Code	P.M. Peak Hour (Approv. Bldg. Permits)	Remaining Capacity (Approved Site Plans)	Pending Development (Approved Site Plans)	Remaining Capacity (Milrus Site Plans)	Development (Instead of Urban Edge Project)	Remaining Capacity (After LFC-SP Project)	PM Peak Trips (Created by Deficit Uses)	Amount Needed To be Traded	PM Peak Trips (Created by Trade Offs)	Remaining Capacity (After Trade Off)	
1	Retail/Sales Service	1000 s.f.	Matrix			2.51	897,514	394,394	463,120	16,000	447,120	298,000	748	149,120		
2	Office	1000 s.f.	Matrix			2.04	898,510	593,250	305,260	-32,000	337,260	199,000	406	138,260		
3	Industrial	1000 s.f.	Matrix			1.05	234,500	0	234,500	0	234,500	234,500	246	0		
4	Community Center	1000 s.f.	Matrix			0.41	0	0	0	0	0	0	0	0		
5	Church	1000 s.f.	Matrix			0.20	0	0	0	0	0	0	0	0		
6	Public Safety & Utility	1000 s.f.	Matrix			0.85	108,000	0	108,000	0	108,000	108,000	70	0		
7	Museum	1000 s.f.	Matrix			0.26	185,071	0	38,091	0	38,091	38,091	10	0		
8	Trade Exhibit	1000 s.f.	Matrix			2.85	28,211	146,980	28,211	124	28,211	28,211	80	0		
9	Residential Units	Dwelling Units	ITE 7th Ed.	Resid. Condo/Townhouse	230	0.52	1,128	3,959	-2,831	0	-2,955	1,537	28,211	0		
10	Rooming Units	Dwelling Units	ITE 7th Ed.	Hotel	310	0.59	868	857	11	0	11	67	11	0		
11	Boat Slips	Berths	ITE 7th Ed.	Marina	420	0.19	67	0	67	0	67	67	67	0		
12	Movie Theater Screens	Movie Screens	ITE 7th Ed.	Multiple Movie Theater	445	13.64	4	0	4	0	4	24	0	0		
13	Assisted Living	Beds	ITE 7th Ed.	Assisted Living	254	0.22	0	0	0	110	-110	0	0	0		

1,561 1,561

- Column Notes:**
- A First 8 land use categories are from the original Trade-off matrix, last 5 categories were not listed in the matrix
  - F ITE's "Trip Generation," (7th Edition) was the source of the PM peak hour trip generation data for the last 5 land use categories
  - G For the last five land use categories, the PM peak hour trip is based on peak hour of adjacent street traffic, one hour between 4 and 6 PM
  - H Phase I remaining capacity = approved capacity under development order - cumulative development through 2007, source: "2007 Annual Report"
  - I Pending development is from submitted site plans, source: "2030 Building Projections in IADRI"
  - J Phase I remaining capacity after subtracting site plans (Column G - Column H)
  - K In comparison to approved Urban Edge site plan, LFC-SP development has 16,000 more s.f. of retail, 32,000 s.f. less of office, 124 more residential units and 110 more assisted living facility units
  - L For LFC-SP development, assisted living units and skilled nursing units were both treated as assisted living units, each room assumed to have one bed for the purpose of producing trip data under ITE (based on number of beds, not rooms)
  - M Two land uses, residential and assisted living, have exceeded what is allowed, and produce a total of 1,561 PM peak trips
  - N Excess capacity from the retail and office categories can be traded off to create 1,561 PM peak trips
  - O This column shows the remaining Phase I capacity after trading off a portion of the retail and office capacities to cover the deficits for residential and assisted living units

ST. PETERSBURG INDIAN RESERVE TRANSFORMATION TRACTS - P.L. FEAK  
 TRACTS IN SQUARE FEET OF AVAILABLE AREA

LAND USE CATEGORY	TRACT ID	OFFICE	DUSTY	CTR	CHURCH	SERVICES	MEEM	EVN	TOTAL DUGOUT U.S.F. 1	TOTAL TRIP RATE PER TONS	
RETAIL (1000 S.F.)	0	1230	270	4122	1230	382	949	871	1,204,000	4.00231	5,412
OFFICE (1000 S.F.)	013	0	1943	4776	10200	3128	7846	716	2,804,000	0.00204	5,712
INDUSTRIAL (1000 S.F.)	418	515	0	2341	5200	1415	4038	348	220,000	0.00105	382
CONDUITY CANAL (1000 S.F.)	143	201	370	0	2000	431	1577	144	120,000	0.00041	50
CHURCH (1000 S.F.)	80	98	170	688	0	308	787	70	220,000	0.00030	51
PUBLIC STREET & UTILITY (1000 S.F.)	277	317	417	1385	3200	0	2000	228	100,000	0.00043	70
CONSUMER'S MARKET (1000 S.F.)	104	127	298	434	1300	400	0	71	80,000	0.00026	21
TRUCK DEPOT (1000 S.F.)	1135	1377	2714	6751	14200	4303	10962	0	30,000	0.00283	143

SOURCES: ITE Trip Generation, 3rd Edition;  
 Florida Land Analysis & Engineering

24 Screens

to 7  
 Spu