

**ST. PETERSBURG CITY COUNCIL  
Consent Agenda**

**Meeting of April 16, 2009**

**TO:** The Honorable Jeff Danner, Chair, and Members of City Council

**SUBJECT:** A resolution approving the 2008 Annual Report for the Gateway Areawide Development of Regional Impact (GADRI).

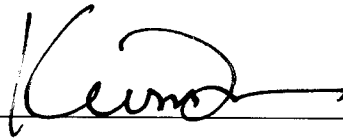
**EXPLANATION:** An approved Development of Regional Impact (DRI) is required to submit an annual report that describes development activity within the DRI during the past year. Attached is the annual report that has been prepared consistent with the requirements of Section 380.06, Florida Statutes and the Development Order (D.O.) for the Gateway Areawide DRI. The reporting period is from 1/17/2008 to 1/16/2009. The report indicates the development is in compliance with the adopted Development Order.

No permits or site plans for additional development were approved in the DRI. Currently, the buildout date for the final phase of the DRI is December 30, 2011.

**ATTACHMENTS:** Resolution and Annual Report

**APPROVALS:**

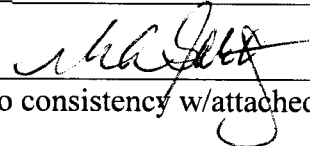
Administrative :

  
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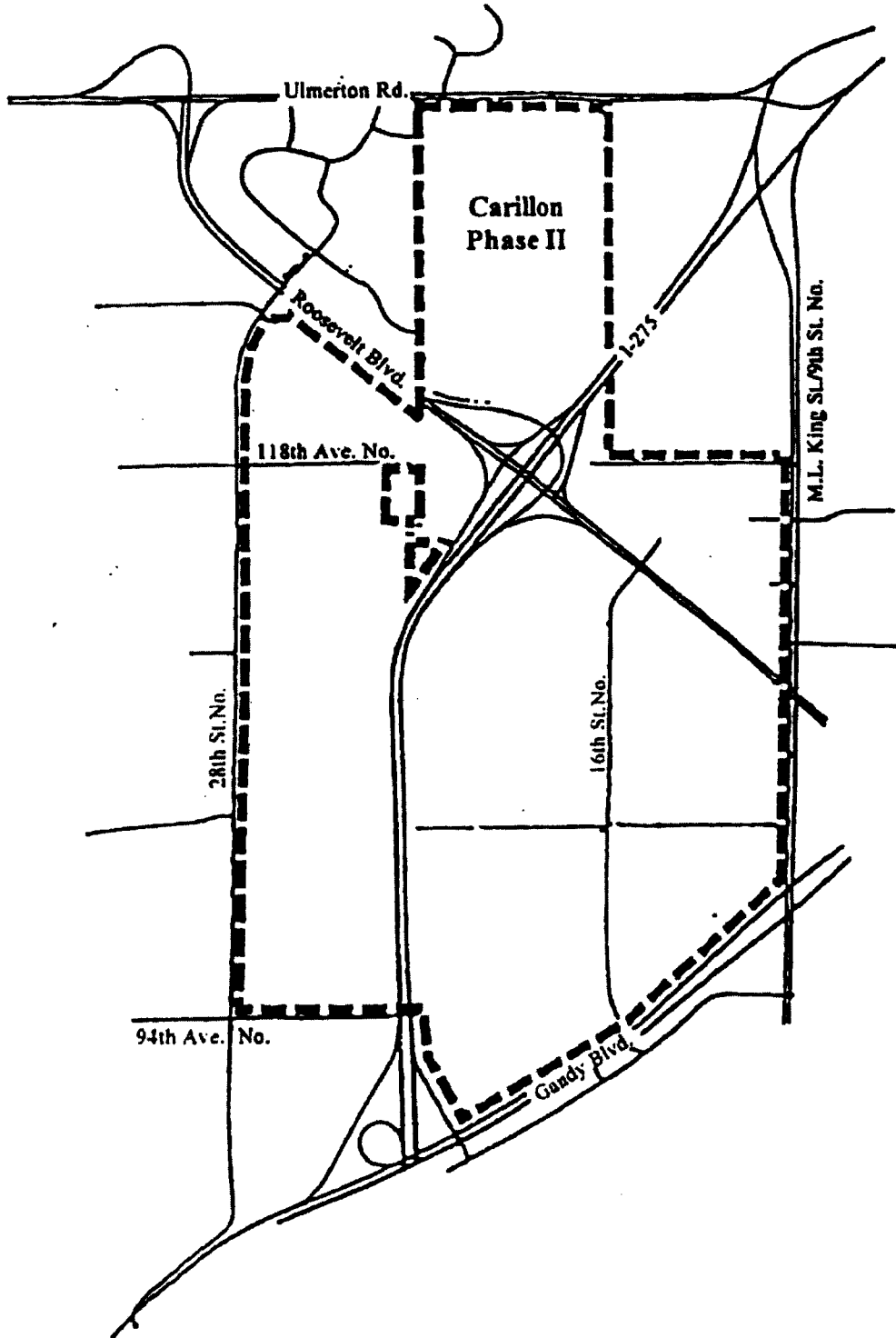
Budget:

NA  
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Legal:

  
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(As to consistency w/attached legal documents)

# Gateway Areawide DRI



RESOLUTION NO. 2009-

A RESOLUTION, APPROVING THE 2008 ANNUAL REPORT FOR THE GATEWAY AREA WIDE 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. 1142-F, adopting the Gateway Areawide Development of Regional Impact Development Order, the Council approves the 2008 Annual Report for the Gateway Areawide Development of Regional Impact.

This resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CONTENT:

  
\_\_\_\_\_  
City Attorney (designee)

  
\_\_\_\_\_  
Administration

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# **2008 ANNUAL REPORT**

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**Gateway Areawide  
Development  
of Regional Impact  
(DRI #195)**

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**City of St. Petersburg  
April 16, 2009**

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**GATEWAY AREAWIDE DRI  
ANNUAL STATUS REPORT**

Reporting Period: January 17, 2008 to January 16, 2009  
Development: Gateway Areawide, DRI #195  
Location: St. Petersburg, Pinellas County  
Developer Name: City of St. Petersburg  
Address: 175 - 5th Street North P.O. Box 2842  
St. Petersburg, Florida 33731

- 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:**

A. As reported in the 1998 Annual Report, an NOPC was submitted and approved for the following:

1. Amended the approved Land Uses to introduce a movie theater land use category.
2. Amended the Master Plan to reflect the location of the new movie theater land use.
3. Amended the Trade Off Matrix to include the movie theater land use category.
4. Exempted the movie theater land use from paying the Gateway Areawide Transportation Impact Fee and instead will pay the Countywide TIF.
5. Extended the time frames of the D.O. as follows:
  - a. Extended the anticipated buildout date of Phase I by six years and 364 days to December, 2004.
  - b. Extended the anticipated buildout date of Stage I by six years and 364 days to December 30, 2001.
  - c. Extended the D.O. expiration date by one year and 364 days to December 30, 2004.

B. As reported in the 2000 Annual Report, in December 2000 a proposal was submitted and approved for the following land use trade-off using the Equivalency Matrix of the Development Order (D.O), pursuant to Section 5.A.5.c. of the Gateway Areawide D.O., 4 theater screens, 22 hotel rooms, 818,330 sq. ft of industrial land use and 12,884 sq. ft. of commercial space were converted to 465,028 sq.ft. of office space and 194 residential units.

- C. As reported in the 2000 Annual Report, on February, 15, 2001 City Council approved a third amendment to the D.O. (Ordinance #462-G), specifically amending Section 5.A.4 of the D.O. for (1) the payment of 5 percent of Transportation Impact Fees to reserve development capacity, (2) the payment of an additional 10 percent of the Transportation Impact Fees for the extension of the development capacity reservations, and (3) an additional 15 percent of the Transportation Impact Fees for a second extension, allowing for no more than two extensions. All property owners in the GADRI were notified twice, by letter, of the intent of the amendment.
- D. As reported in the 2001 Annual Report, the City notified the TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to convert 47,570 square feet of retail sales/service, 180 hotel rooms and 20 movie theater screens to 681,224 square feet of office, effectively eliminating movie theaters from the D.O.
- E. As reported in the 2001 Annual Report, City Council passed the fourth amendment to the D.O. (Ordinance #474-G) revising Table I of Section 5.A and Exhibit III to increase Phase I industrial land use by 500,000 sq. ft. and reflect previously approved trade-offs, revising Table II of Section 5.B.4 and Exhibit V 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 increasing pm peak hour trips by 301 trips, Revising Exhibit IV, the trade-off matrix, to reflect the increased pm peak hour trips, increased industrial land use capacity, previously approved trade-offs, and corrected movie theater trade-off ratios.
- F. As reported in the 2001 Annual Report, City Council passed the fifth amendment to the D.O. (Ordinance #505-G), to: 1) removing Wetland L from the Development Order as a preservation area of regional significance; 2) To provide, as a condition for removal of Wetland L as a preservation area of regional significance, mitigation that must be completed prior to any alteration of Wetland L; 3) Revise Exhibit VI to the Development Order to reflect the elimination of Wetland L as a preservation area of regional significance; and 4) Revise the Master Plan, which is Exhibit III to the Development Order, to reflect the elimination of Wetland L as a preservation area of regional significance.

On November 21, 2002, the City Council approved, with a condition, Ordinances 622-L and 638-Z, amending the Future Land Use Plan designation and Official Zoning Map designation (respectively) for Wetland "L." The Future Land Use Plan was amended from Preservation (Primary Activity Center Overlay) to Residential Office Retail (PAC) and the Official Zoning Map designation from IB-P-PRES (Industrial Business-Parkway Preservation) to ROR-2 (Residential Office Retail-2). *The City Council's condition for approving the aforementioned ordinances was as follows:*

Completion of the required off-site mitigation project, consistent with the requirements set forth in Ordinance 505-G, before the end of December 2003.

The selected/permitted offsite mitigation project was habitat creation at Little Bayou. The Little Bayou habitat restoration project has been completed and "Wetland L" has been removed. The

project has been certified complete by City Council in conformance with the requirement of Ordinance 505-G.

- G. In December, 2001, the City filed another amendment (NOPC #6) to seek specific approval of a modified Phase II. As per the D.O. the City conducted a transportation network analysis and a housing affordability analysis which were submitted with the application. The air quality analysis was not required per Section 5.M.4. of the Development Order. Per the October 30, 2001, trade-off, the NOPC also included the elimination of movie theaters.

In 2003, City Council passed the sixth amendment to the D.O. (Ordinance #599-G) amending the conditions to the D.O. as follows: (1) modifying the development capacities for Phase I and Phase II (as noted in attached Exhibit H - Development Capacity Summary), (2) extending the Phase I buildout date from December 30, 2004, to December 30, 2007, and the Phase II buildout date from December 30, 2001 to December 30, 2008, (3) extending the D.O. expiration date to December 30, 2008, (4) revising the Transportation Impact Mitigation Plan, (5) revising conditions relating to the reservation of development capacities, (6) approving modifications to the transportation improvement special assessment fee, (7) providing incentives to reduce single occupancy vehicle trips, (8) requiring amendments to the Land Development Regulations to encourage public transit and non-single occupancy vehicle trips, (9) removing certain requirements relating to a housing affordability and implementation plan, (10) adopting a revised master plan map, (11) amending the transportation land use trade-off matrix, (12) amending the capital improvements program, (13) deleting the candidate project list and (14) adding tables from the TBRPC NOPC Report.

- H. In 2002, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make three separate land use conversions.

6. GADRI Trade Off to convert 24,084 sq. ft. of office space to 50,000 sq.ft. of industrial space. This conversion resulted in a Phase I capacity of 3,136,168 sq.ft of office space and 1,960,670 of industrial space.
7. GADRI Trade Off to convert 44,400 sq. ft. of office space to 60 hotel rooms. This conversion resulted in a Phase I capacity of 3,091,768 sq.ft of office space and 358 hotel rooms.
8. GADRI Trade Off to convert 106,635 sq. ft. of office space to 22,000 sq. ft of retail space and 90 residential units. This conversion resulted in a Phase I capacity of 2,985,133 sq.ft of office space, 71,546 sq. ft of retail space and 1,789 residential units.

- I. In 2003, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the development order, of its intent to make one land use trade-off (See attachment #1) converting 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 resulted in a Phase I capacity of 2,805,934 sq.ft. of office space, 119,595 sq. ft.

of retail space, 298 hotel rooms and 1,959 residential units.

- J. In 2004, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make two separate land use conversions.
1. GADRI Trade Off to convert 112,248 sq. ft. of industrial space, 20,000 sq. ft. of retail space and 100 hotel rooms to 382 residential units in Phase II of the GADRI. This conversion resulted in a Phase II capacity of 387,752 sq. ft. of industrial space, 30,000 sq. ft. of retail space, no hotel rooms and 632 residential units.
  2. GADRI Trade Off to convert 80,000 sq. ft. of industrial space to 84 residential units in Phase II of the GADRI. This conversion resulted in a Phase II capacity of 307,752 sq. ft. of industrial space and 716 residential units.
- K. In 2005, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make two separate land use conversions.
1. GADRI Trade Off 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 resulted 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.
  2. GADRI Trade Off to convert 20,690 sq. ft. of office to 60 multifamily dwelling units. This conversion resulted in a Phase I capacity of 2,831,864 sq. ft. of office space and 2,019 multifamily units.
- L. In 2006, the City notified TBRPC and the DCA pursuant to Section 5.A.5.c. of the Development Order, of its intent to make four separate land use conversions.
1. GADRI Trade Off to convert 286,310 sq. ft. of office to 830 multifamily dwelling units. This conversion resulted in a Phase I capacity of 2,545,657 sq. ft. of office space and 2,849 multifamily units.
  2. GADRI Trade Off 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 resulted 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.
  3. GADRI Trade Off 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 resulted 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.

4. GADRI Trade Off to convert 15,521 sq. ft. of office to 32,222 sq. ft. of industrial. This conversion resulted in a Phase I capacity of 2,194,224 sq. ft. of office space and 2,042,053 sq. ft. of industrial space.

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

**Response:**

None

- b) 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

- c) 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:**

None

- 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 the 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 Exhibit IA & IB.

- 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 in compliance during the annual reporting period.

**Response:**

Please refer to Exhibit G for an assessment of compliance with development order conditions.

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

- a) Authorized development by gross building square footage within the GAADA area for the past reporting year and cumulatively.

**Response:**

Attached as Exhibit J.

- b) Remaining surplus development capacities within the established thresholds.

**Response:**

Remaining development capacities available for all use categories are summarized in Exhibit H.

- c) The status of any requirements of this order which were to have been acted upon during the past 12 months.

**Response:**

None

- d) Summary of land use categories for which approved site plans were filed during the year.

**Response:**

See response to questions 7) and 9)a. above.

- e) Summary of status of transportation facilities.

**Response:**

STAGE 1 PROJECTS:

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Improvement</u>
1) S.R. 686	S.R. 688	28th St. N.	6 lane
2) S.R. 686	28th St. N.	I-275	6 lane
3) S.R. 688	Site	S.R. 686	6 lane
4) Gandy Blvd	M.L.King	I-275	6 lane
5) Gandy Blvd	I-275	28th St. N.	6 lane

Phase I, Stage 1, TIMP projects #s 1 & 2 (widening Roosevelt Boulevard between I-275 and Ulmerton Road) have been constructed. Total cost of the project was \$1.05 million dollars. The project was funded by the City of St. Petersburg.

Phase I, Stage 1 TIMP project #3 (widening Ulmerton Road between I-275 and Roosevelt Blvd.) has been constructed. Construction was completed. The total cost of the project was \$2.5 million and funded by the City of St. Petersburg.

Phase I, Stage I, TIMP projects #4 & 5 (Gandy Boulevard widening between 9<sup>th</sup> St and 28<sup>th</sup> St. N). Approximate cost of the two projects is \$13 million. The project is permitted by FDOT. Construction of the project is being delayed to coordinate with project #7 described below.

STAGE II PROJECTS

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Improvement</u>
6) S.R. 686WB	I-275 NB off ramp	S.R. 686 WB Rt. Turn lane To 28 <sup>th</sup> Street	Turn Lane Gap Completion
7) 16 <sup>th</sup> Street	Gandy Blvd	NB 16 <sup>th</sup> Street	Intersection Realignment
8) I-275	EB S.R. 688	SB I-275 and M.L. King St.	Two Ramps
9) 118 <sup>th</sup> Ave. N. at 28 <sup>th</sup> Street			Intersection Reconstruction

In addition, the following four projects are in various stages of completion:

Phase I, Stage II, TIMP project #6 (S.R. 686 turn lane gap completion from the northbound I-275 off ramp to the westbound S.R. 686 right turn lane to 28<sup>th</sup> Street). This project is now complete.

Phase I, Stage II, TIMP project #7 (Gandy Boulevard at 16<sup>th</sup> Street intersection/reconstruction - including the realignment of North Frontage Road). Design work is completed. Project bid and construction is pending final right-of-way acquisitions.

Phase I, Stage II, TIMP project #8 (construction of two I-275 ramps from eastbound S.R. 688 to southbound I-275 and southbound Dr. Martin Luther King, Jr. Street). This project is now complete.

Phase I, Stage II, TIMP project #9 (intersection reconstruction of 118<sup>th</sup> Avenue North at 28<sup>th</sup> Street). This project is now complete.

- 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: Gary Jones  
Title: Planner III, Economic Development  
Representing: City of St. Petersburg

This statement is to certify that the following agencies have been sent a copy of this report on May 1, 2009 by U.S. mail.

Signed:

- a. Tampa Bay Regional Planning Council
- b. Florida Department of Community Affairs
- c. Florida Department of Transportation
- d. Florida Department of Environmental Protection
- e. Southwest Florida Water Management District
- f. Army Corps of Engineers

**EXHIBIT G**

**DEVELOPMENT ORDER CONDITIONS ASSESSMENT**

**GATEWAY AREAWIDE DRI**  
**DEVELOPMENT ORDER**  
**CONDITIONS ASSESSMENT**

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

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

No trade-offs were approved in 2008.

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

No transportation impact fee credits for existing square footage were given during the reporting period.

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

No development credits were given during the reporting period.

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

On February 15, 2001, the St. Petersburg City Council, adopted the third amendment (Ordinance #462-G) of the D.O., establishing a land use capacity reservation process and fee payment schedule for the ADRI. Since the adoption of the amendment, approximately \$3,768,453.40 has been collected for capacity reservations. No advance reservations were issued during the reporting period.

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

No trade-offs were approved in 2008.

**V.A.6. Response:**

Construction of Phase I has commenced.

**SECTION V.B - TRANSPORTATION**

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

The Gateway Areawide Transportation Improvement Special Assessment Fee (Ordinance #2012-F) was adopted by City Council on November 8, 1990. That Ordinance, known as the GATISAF, implements the provisions of condition V.B.1. Assessment fees were increased

during 1993 in response to increased cost estimates for the construction of Phase I TIMP road improvements.

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

Assessment fees were increased during 1993 in response to increased cost estimates for the construction of Phase I and Phase II TIMP road improvements.

Stage II improvement costs have been updated.

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

Funds are available.

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

No changes have occurred in the transportation improvement projects.

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

No Phase II construction permits have been issued. See response to question 9 e) on pages 7 and 8 of this report for detail on construction of the transportation projects.

**V.B.6. Response:**

Phase II GATISAF fees have been collected to secure Phase II development rights. Funds will be available for Phase II TIMP completion.

**V.B.7. Response:**

None required.

**V.B.8. Response:**

No transportation corridors have been dedicated.

**V.B.9. Response:**

There have been no substitute transportation projects to the Phase I/Stage 2 or Phase II projects.

**V.B.10. Response:**

Additional funds have not been obtained in 2008 for mobility improvements in the GADRI.

**SECTION V.C - MASS TRANSIT**

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

The City continues to work with the PSTA to accommodate transit usage throughout St. Petersburg.

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

Phase II of Carillon complies with this condition.

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

The City will continue to coordinate with PSTA to ensure transit facility provision.

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

PSTA eliminated Route 96 from Central Plaza to the Gateway/Carillon area in 2008, but maintained Route 97 that services the area.

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

PSTA has not required any special amenities.

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

The City supports all MPO efforts to increase the usage of high occupancy vehicles. Bay Area Commuter Services (BACS) provides transportation demand management programs that help improve air quality, reduce traffic congestion, improve mobility and reduce parking demand. BACS programs include vanpooling, Share a Ride and the Guaranteed Ride Home. Participants in the program included employees from the following: Certegy, Home Shopping Network, Echelon, Franklin/Templeton, Jabil, and Aegon/Western Reserve among others. As of January 2009, the Gateway Transportation Initiative had a total of 134 people commuting to the Gateway Areawide DRI area in carpools and vanpools.

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

Land Development Regulations (LDR's) were adopted in 2007. The new LDR's will, in part, encourage the use of public transit and non-single occupant commuter vehicles through the application of the following enhancements:

- locating buildings adjacent to a public street and/or providing walkway connections to bus stops and public sidewalks.
- providing bicycle storage areas in appropriate locations.
- providing preferred parking spaces for car and vanpoolers.
- mixed use development projects that reduce single-occupancy vehicle trips and trip lengths and increase walking and bicycling trips.

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

The City has not received any requests for employee participation in single-occupancy/peak hour trip reduction programs.

**SECTION V.D. - PUBLIC FACILITIES**

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

The City continues to provide police, fire, EMS rescue and solid waste collection services to the Gateway Areawide DRI.

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

Potable water commitments from the City to the Carillon area remains intact. St. Petersburg supplies potable water to all of the GADRI.

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

Wastewater service was transferred from the City of Largo to the City of St. Petersburg in 2006.

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

Septic tanks or on-site wastewater treatment are not permitted in the City of St. Petersburg.

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

Review for emergency access is a routine function of the City's development review process.

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

Provision of adequate fire flows is required through the City's development review process.

**V.D.7. Response:**

Building permits are not issued unless water, wastewater, solid waste and electrical facilities/services are available.

**V.D.8. Response:**

Potable water charges and facility connections are handled as described in condition V.D.2.

**V.D.9. Response:**

Wastewater charges and facility connections are handled as described in condition V.D.3.

**V.D.10. Response:**

Solid waste collection is handled as described in condition V.D.1.

**V.D.11. Response:**

Certificates of occupancy are not issued unless electrical service is properly provided.

**V.D.12. Response:**

A permit was issued by the Pinellas County Water and Navigation Authority for the Wetland "L" mitigation project in Little Bayou. This project is now complete. Future mitigation projects will continue to be required to receive Pinellas County Water and Navigation Authority approval.

**V.D.13. Response:**

All development in the Gateway ADRI will be subject to minimum fire protection standards.

**SECTION V.E. - STORMWATER MANAGEMENT**

**V.E.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. An update of the storm water management master plan for the entire City was completed in 1995. The plan was developed to achieve consistency with all applicable state, federal and local regulations including the NPDES program. Regular public street and parking lot cleaning is a part of the City's overall stormwater management plan.

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

As of January 1, 1990 the City began assessing property owners a monthly storm water utility fee. The stormwater utility fee was increased by 11% in 2001.

In 2002, Section 27-237(c) of the City Code relating to the stormwater management fee was amended to reduce the fee for non-single family residential properties which provide no stormwater discharge into the system or provide treatment for stormwater.

In October 2004, the stormwater utility fee increased to \$6.00 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2005, the stormwater utility fee increased to \$6.15 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2006, the stormwater utility fee increased to \$6.40 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2007, the stormwater utility fee increased to \$6.65 per single family unit as a result of the adoption of Ordinance #684-G.

In October 2008, the stormwater utility fee increased to \$6.85 per single family unit as a result of the adoption of Ordinance #684-G. This amount will increase each October by an amount equal to the increase in the Consumer Price Index.

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

Internal drainage facilities are the responsibility of the property owners.

**V.E.4. Response:**

No off-site drainage improvements have been constructed in the Gateway ADRI since adoption of the D.O.

**V.E.5. Response:**

All options described in this condition are available to developers in the ADRI provided that the minimum requirements of City and SWFWMD regulations are met.

**V.E.6. Response:**

Provision of maintenance easements for drainage facilities has occurred in Carillon Phase II.

**SECTION V.F. - WATER CONSERVATION**

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

The City of St. Petersburg and Largo will supply non-potable water for irrigation purposes. The ADRI is in compliance with this condition.

**V.F.2. Response:**

Sites without non-potable water will be required to install shallow well irrigation systems.

**V.F.3. Response:**

All potable water usage in the City is metered. All landscaping must comply with the City's Landscape Ordinance.

**V.F.4. Response:**

Water saving devices are required by the City's building code.

**V.F.5. Response:**

The property owners are responsible for private on site irrigation wells. The DRI is in compliance with this condition.

## **SECTION V.G. - ENERGY CONSERVATION**

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

The City uses the Florida Building Code as the minimum standard.

### **V.G.2. Response:**

Developers are encouraged to use all energy saving techniques that are feasible given the particular situation.

### **V.G.3. Response:**

The City encourages energy efficient operations and the use of recyclable/ recycled materials.

## **SECTION V.H. - ARCHITECTURAL, HISTORIC AND ARCHAEOLOGICAL RESOURCES**

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

No development of identified archaeological sites has been proposed.

### **V.H.2. Response:**

Implementation of this condition occurs at the time of site plan review.

### **V.H.3. Response:**

No discovery of archaeological resources occurred during the reporting period.

## **SECTION V.I. - HAZARDOUS WASTE**

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

Compliance with hazardous waste Ordinances is mandatory throughout the City.

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

Compliance with Ordinances 937-F and 938-F is mandatory throughout the City.

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

Compliance with Ordinances 937-F and 938-F is mandatory throughout the City.

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

No amendment to City Ordinances 937-F or 938-F has been proposed.

**SECTION V.J. - RECREATION/OPEN SPACE**

**V.J.1. Response:**

No parks related activity occurred during the reporting period.

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

No parks related activity occurred during the reporting period.

**V.J.3. Response:**

Pinellas County has selected Bear Creek Capital to pursue the potential redevelopment of Toytown. Bear Creek has proposed a large mixed use project for the site and is currently in their due diligence phase. An amendment to the GADRI is required if this project moves forward.

**V.J.4. Response:**

No parks related activity occurred during the reporting period.

**V.J.5. Response:**

The City is responsible for the maintenance of all City owned public parks.

**SECTION V.K. - HURRICANE EVACUATION**

**V.K.1. Response:**

No new development was completed in 2008.

**V.K.2. Response:**

Two residential townhome developments (Saxony Place and Villas of Carillon) were started during the latter part of 2003 and Back Bay at Carillon townhome development was started in 2006. These three developments require Hurricane Preparedness Impact Mitigation Plans. The City will not issue final Certificates of Occupancy on these projects until mitigation plans have been implemented.

**V.K.3. Response:**

This condition was in compliance during the 1990 reporting year.

**V.K.4. Response:**

No facilities of the type described in this condition are proposed for the DRI.

**SECTION V.L. - NATURAL RESOURCES**

**V.L.1. Response:**

Section 5.L.1. of the Development Order relating to the Gateway Areawide DRI states that no development shall occur that may impact the designated environmental preservation areas until all applicable permits have been obtained by the developer. Figure SR 16-1, found in the Sufficiency Response to the Gateway Areawide Application for Development Approval, shows where these environmental preservation areas are located within the DRI. Figure SR 16-1 does not, however, clearly identify all preservation areas.

Grady Pridgen, Inc. has modified the existing borrow pit lake located on the property generally identified as the Sod Farm, and has provided mitigation at Boyd Hill Nature Park. Grady Pridgen, Inc. has completed the removal of the cattails as required by the permit, installed the freshwater wetland plants and is currently in the monitoring and maintenance stage of the permit.

**V.L.2. Response:**

Wetland losses and mitigation were approved in the first amendment to the Development Order and see V.L.1 above.

In 2001, the fifth amendment to the Development Order eliminated Wetland L and transferred mitigation from the GADRI to the Little Bayou tract at a 2 to 1 ratio. Little Bayou is located in the same watershed as the GADRI and allows public access.

**V.L.3. Response:**

Mitigation areas and littoral shelves were part of the approved dredge and fill permits for the Carillon Phase II environmental preservation area (See V.L.1). Development is in compliance with this condition of the Development Order.

**V.L.4. Response:**

No activity occurred in these areas during the reporting period.

**V.L.5. Response:**

Listed species have not been observed in any areas approved for development.

**V.L.6. Response:**

The City's Land Development Regulations require property owners to maintain vegetation in good condition. The removal of vegetation or trees required by the City's Land Development Regulations and the failure to replace required vegetation or trees when such is removed is unlawful.

**V.L.7. Response:**

Soil erosion control measures are enforced for all land development in St. Petersburg.

**V.L.8. Response:**

Individual developers are responsible for site -specific soil investigations.

**V.L.9. Response:**

No land development on closed landfills occurred during the reporting period.

**V.L.10. Response:**

No areas containing threatened vegetation were disturbed during the reporting period.

**V.L.11. Response:**

No areas containing threatened vegetation were disturbed during the reporting period.

**V.L.12. Response:**

No wells were located during the reporting period.

**V.L.13. Response:**

No areas of pine flatwoods were disturbed during the reporting period.

**V.L.14. Response:**

Soil erosion and fugitive dust control measures are required for all land development in St. Petersburg.

**V.L.15. Response:**

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

**V.L.16. Response:**

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

**V.L.17. Response:**

All development is subject to the City's Land Development Regulations which requires permits and mitigation for removal or disturbance of native trees.

**V.L.18. Response:**

Use of native vegetation is required in the City's Land Development Regulations.

**V.L.19. Response:**

No encroachment or dredge and fill activities were requested or approved during the reporting period.

**SECTION V.M. - AIR QUALITY**

**V.M.1. Response:**

No activity related to the City's Land Development Regulations performance standards occurred during the reporting period.

**V.M.2. Response:**

No activity related to Pinellas County air quality regulations occurred in the DRI during the reporting period.

**V.M.3. Response:**

The City has adopted an impact fee ordinance to provide funding for the air quality analysis. Currently, the Stage I, Phase I development is almost complete and the City is moving towards the development of Stage II Phase I. As per Section V.M.3 of the D.O., prior to the issuance of permits for Phase I Stage II projects, the City must complete an air quality analysis of the area. This requirement was established in 1989 when the Tampa Bay air-shed (which includes Pinellas County) was designated a “non attainment” area for pollutant ozone. However, the Tampa Bay air-shed was re-designated in February 1996, from “non attainment” to “attainment /maintenance” of the one-hour ozone standard. The U.S. EPA promulgated this action in the Federal Register notice [December 5, 1995 (62FR62748)].

In June 2004, the criteria for ozone measurement changed from the peak 1-hour standard to an 8 hour average standard (highest 8 hour average in a 24 hour period). Pinellas County operated under both standards until the end of June 2005. The Tampa Bay air-shed is currently designated as “attainment” for the 8 hour average standard. Pinellas County is in compliance at this time.

The County has met the National Ambient Air Quality Standards (NAAQS) for the six (Lead, Ozone, Nitrogen Dioxide, Carbon Monoxide and Particulate Matter) criteria pollutants for the 2008 reporting period. Consequently, at this time, no air quality analysis is required for Stage II of the GADRI.

**V.M.4. Response:**

Please see V.M.3 above.

**SECTION V.N. - FLOOD DAMAGE PREVENTION**

**V.N.1. Response:**

Projects currently proposed or under construction are located within the 100 year flood-plain. However, compensation for fill is not required because the projects are within a tidal surge area. The projects do not affect the conveyance or storage capabilities of Tampa Bay, therefore, none of the permitting agencies require compensation (SWFWMD, City of St. Petersburg or Pinellas County).

**V.N.2. Response:**

All GADRI projects comply with all provisions of the City's Land Development Regulations.

**V.N.3. Response:**

All buildings within the 100 year flood plain are required to have a finished floor elevation 1 foot above the base flood elevation.

## **SECTION V.O. - HOUSING**

### **V.O.1. Response:**

The City has conducted a housing affordability analysis for Phase II of the GADRI and determined that there are no unmet affordable housing needs created by Phase II development. The City will continue to support and pursue housing rehabilitation and new construction projects that increase the supply of affordable housing units. The City participated in the financing of the Wyngate affordable housing project on 4<sup>th</sup> Street North at 112<sup>th</sup> Avenue that added 264 new affordable housing units within one mile of the Gateway Areawide DRI. This project was completed during 2004.

## **SECTION V.P. - BUILDING CONSTRUCTION**

### **V.P.1. Response:**

All development in the City must comply with fire prevention provision of the building code.

### **V.P.2. Response:**

All development in the City must comply with the minimum standards of the Florida Building Code version that is in effect at the time of plan submittal.

### **V.P.3. Response:**

All development in the City must comply with minimum handicapped standards.

### **V.P.4. Response:**

All construction activity within the flood plain is required to meet FEMA standards.

## **SECTION V.Q. - CAPITAL IMPROVEMENT PROGRAM**

### **V.Q.1. Response:**

There are three projects in the Capital Improvements Program for the GADRI. The first two projects, Channel #2 excavation and box culverts, are scheduled to be performed prior to the end of Phase I (Phase I, Stage II) of the Development Order. The GADRI is still in Phase I of development. The two projects have not been scheduled at this time. It is anticipated that these two projects may not be required as a result of a separate project completion. A new drainage culvert was added along the east side of 16<sup>th</sup> Street North between 102<sup>nd</sup> Avenue North and the north side of Blue Heron Lake. The purpose was to

control runoff without using the lake, thereby leaving the lake in a more pristine condition. This new culvert joins the aforementioned Channel #2 and eventually drains to Tampa Bay.

The third project, an upgrade of the sewer pump station (LS 42) at the Jim Walter location at 8<sup>th</sup> Street North and 102<sup>nd</sup> Avenue North, was completed in 1995. Pumping capacity at this location was expanded from 2,000 gallons per minute to 3,300 gallons per minute (gpm). The Sufficiency Response to the Gateway Areawide Application for Development Approval recommended an increase to 3,000 gallons per minute.

The new LS 42 - 24" forcemain is complete and has increased the capacity to 7,000 gpm. The build-out peak hour flow rate to LS 42 is 6,500 gpm.

**V.Q.2. Response:**

Additional sewer improvements are currently under design by the City to handle the additional flows from the Carillon and Home Shopping areas of the DRI.

**Exhibit H**  
**Development Capacity Summary**

Exhibit H

**DEVELOPMENT CAPACITY SUMMARY  
GATEWAY AREA WIDE DRI**

DEVELOPMENT TYPE	PHASE I CAPACITY	PHASE I DEVELOPMENT	REMAINING PHASE I CAPACITY	PHASE II CAPACITY	PHASE II DEVELOPMENT	REMAINING PHASE II CAPACITY	TOTAL CAPACITY	TOTAL DEVELOPMENT	REMAINING TOTAL CAPACITY
Office S.F.	2,194,224	1,385,628	808,596	700,000	0	700,000	2,894,224	1,385,628	1,508,596
Industrial S.F.	2,042,053	1,995,701	46,352	307,752	0	307,752	2,349,805	1,995,701	354,104
Retail/Sales S.F.	147,466	57,084	90,382	30,000	0	30,000	177,466	57,084	120,382
Hotel Rooms	120	0	120	0	0	0	120	0	120
Residential Units	3,723	1,007	2,716	716	0	716	4,439	1,007	3,432

Source: City of St. Petersburg Economic Development Department, January 17, 2009

**Exhibit IA**  
**Projects Permitted in 2008**

### EXHIBIT IA

- 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.

#### Projects Permitted in 2008

Name/address	Issued in 2007/ Permit #	Activity	Residential Units	Hotel Rooms	Retail sq.ft.	Industrial sq.ft.	Office sq.ft.	Status
NONE								
TOTAL			0	0	0	0	0	

**Exhibit IB**  
**Site Plans Approved in 2008**

## EXHIBIT IB

### Site Plans Approved in 2008

<b>Name/address</b>	<b>Case #</b>	<b>Activity</b>	<b>Residential Units</b>	<b>Hotel Rooms</b>	<b>Retail sq.ft.</b>	<b>Industrial sq.ft.</b>	<b>Office sq.ft.</b>	<b>Status</b>
NONE								
<b>TOTAL</b>			0	0	0	0	0	

**Exhibit J**  
**2008 Cumulative Development**

## EXHIBIT J

### 2008 Cumulative Development

<b>Use</b>	<b>2008 Permitted Development</b>	<b>2007 Cumulative</b>	<b>2008 Cumulative</b>
Dwelling Units	0	1,007	1,007
Hotel Rooms	0	0	0
Retail/Sales (sq.ft.)	0	57,084	57,084
Office (sq.ft.)	0	1,385,628	1,385,628
Industrial (sq.ft.)	0	1,995,701	1,995,701

**LOCATION MAP**

# Gateway Areawide DRI

