

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 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 4th 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.)

CB-5 (a)

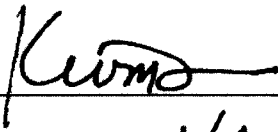
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To accommodate the residential approvals, the City reduced its remaining allowable capacity in Phase I of IADRI for other land uses where there was significant surplus capacity such as retail and office (see September 3, 2008, Memo entitled "Intown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

ATTACHMENTS: Resolution, Annual Report and Location Map.

APPROVALS:

Administrative:



09

Budget:

N/A

Legal: