

*File*

CITY  
OF  
ST. PETERSBURG  
THE SUNSHINE CITY

January 12, 1984

William A. Ockunzzi, Executive Director  
Tampa Bay Regional Planning Council  
9455 Koger Boulevard  
St. Petersburg, Florida 33702

Dear Mr. Ockunzzi:

Enclosed please find a copy of Ordinance No. 711-F regarding the development order for the stadium, which ordinance was adopted by the City Council on December 22, 1983.

The transmitting of this ordinance to you shall satisfy the requirement in Section Nine (9) of the ordinance that it be transmitted to your agency upon its adoption.

Should you require further information regarding this item, please give me a call.

Sincerely,

*Brenda Jividen*

Brenda Jividen  
Clerk of the City Council

BJ/ak

Enclosure

*File  
D.C. #117  
Bick*

ORDINANCE NO. 711-F

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, ADOPTING A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY FOR THE INTOWN STADIUM, A DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That this ordinance shall constitute the Development Order of the City Council for the project as described in the Application for Development Approval (ADA) filed by the St. Petersburg Community Redevelopment Agency for the Intown Stadium filed on July 26, 1983. A copy of the ADA is attached hereto as Exhibit "A" and incorporated by reference herein.

SECTION 2. That City Council for the City of St. Petersburg finds there is substantial, competent evidence to support the following findings of fact:

A. On July 26, 1983, the St. Petersburg Community Redevelopment Agency filed an Application for Development Approval (ADA) of a Development of Regional Impact (DRI) with the City of St. Petersburg (CITY), the Florida Department of Community Affairs and the Tampa Bay Regional Planning Council (TBPRC), pursuant to the provisions of Chapter 380, Florida Statutes (1981) as amended, (hereinafter Chapter 380 F.S.);

B. The application proposes a multi-purpose stadium project in the City of St. Petersburg on approximately 66 acres of the Gas Plant Redevelopment Area of Intown St. Petersburg within the following described boundary:

From a point of beginning at the intersection of the east right-of-way line of 16th Street South and the south right-of-way line of 1st Avenue South proceed eastward along the south right-of-way line of 1st Avenue South to the west right-of-way line of 10th Street South thence southward along the west right-of-way line of 10th Street South to the south right-of-way line of 4th Avenue South, thence eastward along the south right-of-way line of 4th Avenue South to the west

*Handwritten signature and date:*  
10/10/83

right-of-way line of 9th Street South; thence southward along the west right-of-way line of 9th Street South to the north right-of-way line of I-175; thence westward along the north right-of-way line of I-175 to the east right-of-way line of 16th Street South; thence northward along the east right-of-way line of 16th Street South to the point of beginning.

C. The Response to Preliminary Assessment was submitted to the TBRPC on September 20, 1983, and additional information was submitted to the TBRPC on September 27, 1983, at the request of the TBRPC.

D. The City Council as the governing body of the local government having jurisdiction pursuant to Chapter 380 F.S., is authorized and empowered to consider applications for development approval for Developments of Regional Impact.

E. The public notice requirements of Chapter 380 F.S. and applicable sections of the City of St. Petersburg Code have been satisfied.

F. The City Council has on December 8, 1983, held a duly noticed public hearing on the application for development approval and has heard and considered testimony and documents received thereon.

G. The Tampa Bay Regional Planning Council unanimously approved the report submitted by their staff at their November 14, 1983 meeting.

H. The City Planning Commission conducted a public hearing on the project and unanimously approved the ADA and concurred with the intent of the recommendations of the Tampa Bay Regional Planning Council at their November 22, 1983 meeting.

I. The City Council has received and considered the report and recommendations of the Tampa Bay Regional Planning Council and the City Planning Commission.

J. All interested parties and members of the public were afforded the opportunity to participate in the application hearing on the subject Development of Regional Impact, before the City Planning Commission on November 22, 1983, and before City Council on December 8, 1983.

K. The City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public.

L. That the real property which is the subject of the ADA is legally described as previously identified in Section 2.B. above.

M. That the St. Petersburg Community Redevelopment Agency submitted to the CITY and the TBRPC an ADA, the Response to Preliminary Assessment and other requested information pursuant to Chapter 380 F.S.

N. That the Developer proposes a multi-purpose stadium in the City of St. Petersburg on approximately 66 acres of the Gas Plant Redevelopment Area in Intown St. Petersburg as described in Section 2.B.

O. That the proposed development is not located in an Area of Critical State Concern as designated pursuant to Section 380.05, F.S.

P. That the CITY has received the report and recommendations of the TBRPC and the St. Petersburg Planning Commission submitted pursuant to Chapter 380 F.S.

Q. That the CITY, in rendering its decision on this application, has determined that:

1. The development does not unreasonably interfere with the achievement of the objectives of an adopted state land development plan applicable to the area;
2. The development is consistent with the local land development regulations;
3. The development is consistent with the report and recommendations of TBRPC submitted pursuant to Section 380 F.S.

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

A. That the development has been adequately reviewed for regional impacts pursuant to the requirements of Chapter 380 F.S. and that identified regional impacts have been adequately addressed within the terms and conditions of this Development Order and the ADA.

B. That these proceedings have been duly conducted pursuant to applicable laws and regulations, and based upon the record in this proceeding, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

SECTION 4. That having made the above findings of fact and made the above conclusions of law, it is ordered that the ADA is hereby approved, subject to the following conditions, restrictions and limitations:

- A. Monitoring Procedures - the monitoring procedures for the development of this project shall be those currently in effect and normally followed on all development activities in the City of St. Petersburg. The local official responsible for compliance by the development with this Development Order shall be the City Manager for the City of St. Petersburg or his designee.
- B. That this Order shall remain in effect for a period of six (6) years from the effective date of this Development Order. Any development activity wherein plans have been submitted to the CITY for its review and approval prior to the expiration date of this Order may be completed, if approved. This Order may be extended by the CITY on the finding of excusable delay in any proposed development activity.
- C. The Developer shall submit an annual report on the Development of Regional Impact to the CITY, the TBRPC, the State Land Planning Agency, and other agencies as may be appropriate, on the anniversary of the effective date of this Order and for each following year until and including such time as all terms and conditions of this Order are satisfied within the six (6) year period preceding the expiration of this Order. Such report shall be submitted to the City Manager or his designee who shall, after appropriate review, submit it for review by the City Council. The City Council shall review the report for compliance with the terms and conditions of this Order and may issue further Orders and conditions to insure compliance with the terms and conditions of this Order. The Developer shall be notified of any City Council hearing wherein such report is to be reviewed, provided however, that receipt and review by the City Council shall not be considered a substitute or a waiver of any terms or conditions of this Order. The annual report shall contain:
  1. A description of all development activity conducted pursuant to this Order during the year immediately preceding the submission of the annual report;

E. Construction permits shall not be issued for the proposed development until commitments have been made by the Developer or other responsible entities for the following:

ok 1. Improvement of U.S. 19 to six lanes divided from Ulmerton Road to East Bay Drive. A letter from the Pinellas County Metropolitan Planning Organization (MPO), certifying that this improvement is included in the Transportation Improvement Program constitutes sufficient evidence of commitment.

ok 2. Use of the bridge traffic surveillance system and directional signs on I-275 for purposes of diverting traffic from the Howard Frankland Bridge to other roadways when needed to reduce congestion of that facility associated with traffic generated by stadium events. A letter from the Florida Department of Transportation indicating that this system is functioning or will be completed prior to the initial stadium event will constitute sufficient evidence of commitment.

F. A Traffic Management and Access Plan shall be developed and submitted for review and approval, as appropriate, to TBRPC, Pinellas County Metropolitan Planning Organization (MPO), Pinellas County and the Florida Department of Transportation (FDOT) prior to the initial stadium event. The Plan shall, as a minimum address and manage the following concerns for a 77 percent of the permanent seating capacity event starting at 7:30 P.M. on a weekday. The Plan shall also consider worst case conditions for selected events based on the same concerns. Monitoring of the effectiveness of the Traffic Management and Access Plan shall occur annually, in conjunction with the annual report for this Order, until expiration of this Order.

1. Traffic Impact (Ingress/Egress) - To include an ingress and egress plan for mitigating impacts on all critical intersections and roadways related to the event analyzed. Specific traffic management strategies for various size crowds and varying traffic conditions shall be identified.

2. Parking Plan - To identify the number of spaces available on site, additional spaces available off-site, total demand, access to the parking facilities and circulation patterns.
3. Transit/Shuttle/Charter Services - To address critical factors related to mass transit such as public transit, shuttle service and charter bus demand, transit loading and unloading zones, bus parking facilities, public and charter bus routes, park and ride lots, shuttle routes, frequency and headways, number of buses needed to accommodate demand, and hours of operation. The transit plan shall include strategies to encourage transit usage.
4. Pedestrian Access Plan - To include an estimate of pedestrian movement near the Stadium. Specific strategies regarding ways to segregate pedestrian and vehicular movement shall be identified.
- G. The traffic generated by the stadium development shall be incorporated as an integral part of the Intown DRI transportation analysis for the City of St. Petersburg.
- H. This development shall be subject to site plan review and approval by the City of St. Petersburg. Site plan approval shall require, but not be limited to, the following:
1. Provision of wind and soil erosion control measures as referenced in the ADA, or other measures appropriate for the mitigation of water and air quality impacts to an equivalent degree.
  2. Plans that incorporate best engineering practices for addressing soil and water table limitations in construction of the Stadium and associated structures and facilities.

3. A final drainage plan consistent with TBRPC's Stormwater and Lake System Maintenance and Design Guidelines and the City of St. Petersburg's Management Agency Designation which includes water quality monitoring during project development.

4. Designation of entities responsible for maintaining the on-site stormwater management facilities and open space, and for implementing a sweeping program for on-site parking lots and service roads.

5. Improvements to Booker Creek that will provide the maximum feasible treatment for purpose of water quality improvement, water quantity control and aesthetics.

6. Provision of water mains and other water service facilities which, when considered in conjunction with overall redevelopment plans in the area, will provide adequate flow for fire protection purposes.

I. A Certificate of Occupancy for the Intown Stadium shall not be issued until the CITY has determined that adequate provisions and commitments have been made to meet the potable water, wastewater treatment, police, emergency medical and fire protection needs of the stadium event. A letter from the CITY Building Official indicating that these services are adequate will constitute sufficient evidence of this commitment.

J. A Certificate of Occupancy for the Intown Stadium shall not be issued until commitments have been made by the Developer or other responsible entities for the following:

1. Installation of special stadium access signing on I-275, I-175 and other major arterial roadways to facilitate and direct traffic flow to designated stadium ingress and egress points as prepared pursuant to Section 4.F. of this Order.



2. Implementation of all temporary traffic management strategies for stadium events as identified and proposed in the ADA (for example, those identified on pages 30 and 31 of the Response for Preliminary Assessment) or any subsequent traffic management plans approved pursuant to Section 4.F. of this Order.

3. Implementation of a transit service program providing sufficient express, charter or other bus service, and incentives for ridership thereof that will provide services to accommodate an 8.25 percent trip diversion for a 77 percent of the permanent seating capacity event. In addition, other selected events will be analyzed to determine appropriate levels of transit service as prepared pursuant to Section 4.F. of this Order.

K. Permits issued for Stadium construction and operation shall require implementation of approved plans which comply with applicable regulations pertaining to energy conservation, and which have considered and incorporated, where appropriate, the energy conservation options referenced on Page 25-3 of the ADA.

L. Construction permits shall not be issued until the applicant has provided a letter from the Bureau of Historic Site and Properties, Division of Archives, History and Records Management indicating that archaeological surveys have been conducted and appropriate measures have been taken such that, in its opinion, potential impacts on historical and archaeological resources have been adequately addressed.

SECTION 5. That the definitions contained in Chapter 380 F.S. shall control the interpretation and construction of any terms of this Development Order.

SECTION 6. That this Order shall be binding upon the Developer, assigns or successors in interest.

SECTION 7. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Order.

SECTION 8. That in the event any portion or section of this Order is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner effect the remaining portion or sections of this Order which shall remain in full force and effect.

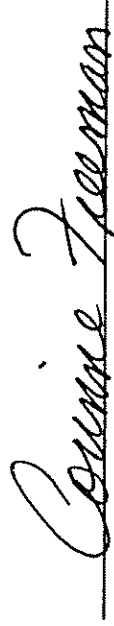
SECTION 9. That the City Clerk is hereby directed to send copies of this Order, immediately upon adoption to the Developer, the Florida Department of Community Affairs, and the TBRPC.

SECTION 10. That the Developer shall record a notice of adoption of this Order as required pursuant to Chapter 380 F.S., and shall furnish the City Clerk a copy of the recorded notice.

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

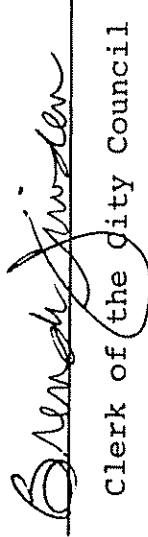
Passed by St. Petersburg City Council on first reading on December 8, 1983.

Passed by St. Petersburg City Council on second and final reading on December 22, 1983.



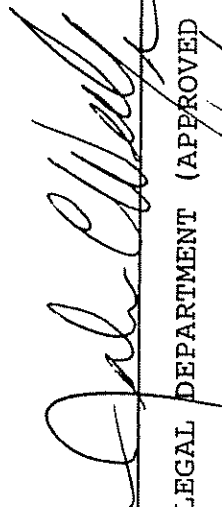
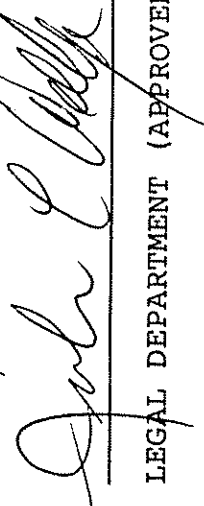
Mayor-Councilman

Chairman of the City Council

ATTEST:   
Clerk of the City Council

Title Published:

Stadium DO

	12-23-87
LEGAL DEPARTMENT (APPROVED AS TO CONTENT)	DATE
	12-23-83
LEGAL DEPARTMENT (APPROVED AS TO FORM)	DATE

PLN2A

ORDINANCE NO. 711-F

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, FLORIDA, ADOPTING A DEVELOPMENT ORDER PURSUANT TO CHAPTER 380, FLORIDA STATUTES, ON AN APPLICATION FOR DEVELOPMENT APPROVAL FILED BY ST. PETERSBURG COMMUNITY REDEVELOPMENT AGENCY FOR THE INTOWN STADIUM, A DEVELOPMENT OF REGIONAL IMPACT; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

SECTION 1. That this ordinance shall constitute the Development Order of the City Council for the project as described in the Application for Development Approval (ADA) filed by the St. Petersburg Community Redevelopment Agency for the Intown Stadium filed on July 26, 1983. A copy of the ADA is attached hereto as Exhibit "A" and incorporated by reference herein.

SECTION 2. That City Council for the City of St. Petersburg finds there is substantial, competent evidence to support the following findings of fact:

A. On July 26, 1983, the St. Petersburg Community Redevelopment Agency filed an Application for Development Approval (ADA) of a Development of Regional Impact (DRI) with the City of St. Petersburg (CITY), the Florida Department of Community Affairs and the Tampa Bay Regional Planning Council (TBRPC), pursuant to the provisions of Chapter 380, Florida Statutes (1981) as amended, (hereinafter Chapter 380 F.S.);

B. The application proposes a multi-purpose stadium project in the City of St. Petersburg on approximately 66 acres of the Gas Plant Redevelopment Area of Intown St. Petersburg within the following described boundary:

From a point of beginning at the intersection of the east right-of-way line of 16th Street South and the south right-of-way line of 1st Avenue South and the eastward along the south right-of-way line of 1st Avenue South to the west right-of-way line of 10th Street South thence southward along the south right-of-way line of 10th Street South to the south right-of-way line of 4th Avenue South, thence eastward along the south right-of-way line of 4th Avenue South to the west right-of-way line of 9th Street South; thence southward along the west right-of-way line of 9th Street South to the north right-of-way line of I-175; thence westward along the north right-of-way line of I-175 to the east right-of-way line of 16th Street South; thence northward along the east right-of-way line of 16th Street South to the point of beginning.

C. The Response to Preliminary Assessment was submitted to the TBRPC on September 20, 1983, and additional information was submitted to the TBRPC on September 27, 1983, at the request of the TBRPC.

D. The City Council as the governing body of the local government having jurisdiction pursuant to Chapter 380 F.S., is authorized and empowered to consider applications for development approval for Developments of Regional Impact.

E. The public notice requirements of Chapter 380 F.S. and applicable sections of the City of St. Petersburg Code have been satisfied.

F. The City Council has on December 8, 1983, held a duly noticed public hearing on the application for development approval and has heard and considered testimony and documents received thereon.

G. The Tampa Bay Regional Planning Council unanimously approved the report submitted by their staff at their November 14, 1983 meeting.

H. The City Planning Commission conducted a public hearing on the project and unanimously approved the ADA and concurred with the intent of the recommendations of the Tampa Bay Regional Planning Council at their November 22, 1983 meeting.

I. The City Council has received and considered the report and recommendations of the Tampa Bay Regional Planning Council and the City Planning Commission.

J. All interested parties and members of the public were afforded the opportunity to participate in the application hearing on the subject Development of Regional Impact, before the City Planning Commission on November 22, 1983, and before City Council on December 8, 1983.

K. The City Council has reviewed the above-referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public.

L. That the real property which is the subject of the ADA is legally described as previously identified in Section 2.B. above.

M. That the St. Petersburg Community Redevelopment Agency submitted to the CITY and the TBRPC an ADA, the Response to Preliminary Assessment and other requested information pursuant to Chapter 380 F.S.

N. That the Developer proposes a multi-purpose stadium in the City of St. Petersburg on approximately 66 acres of the Gas Plant Redevelopment Area in Intown St. Petersburg as described in Section 2.B.

O. That the proposed development is not located in an Area of Critical State Concern as designated pursuant to Section 380.05, F.S.

P. That the CITY has received the report and recommendations of the TBRPC and the St. Petersburg Planning Commission submitted pursuant to Chapter 380 F.S.

Q. That the CITY, in rendering its decision on this application, has determined that:

1. The development does not unreasonably interfere with the achievement of the objectives of an adopted state land development plan applicable to the area;
2. The development is consistent with the local land development regulations;
3. The development is consistent with the report and recommendations of TBRPC submitted pursuant to Section 380 F.S.

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

A. That the development has been adequately reviewed for regional impacts pursuant to the requirements of Chapter 380 F.S. and that identified regional impacts have been adequately addressed within the terms and conditions of this Development Order and the ADA.

B. That these proceedings have been duly conducted pursuant to applicable laws and regulations, and based upon the record in this proceeding, the Developer is authorized to conduct development as described herein, subject to the conditions, restrictions and limitations set forth herein.

SECTION 4. That having made the above findings of fact and made the above conclusions of law, it is ordered that the ADA is hereby approved, subject to the following conditions, restrictions and limitations:

A. Monitoring Procedures - the monitoring procedures for the development of this project shall be those currently in effect and normally followed on all development activities in the City of St. Petersburg. The local official responsible for compliance by the development with this Development Order shall be the City Manager for the City of St. Petersburg or his designee.

B. That this Order shall remain in effect for a period of six (6) years from the effective date of this Development Order. Any development activity wherein plans have been submitted to the CITY for its review and approval prior to the expiration date of this Order may be completed, if approved. This Order may be extended by the CITY on the finding of excusable delay in any proposed development activity.

C. The Developer shall submit an annual report on the Development of Regional Impact to the CITY, the TBRPC, the State Land Planning Agency, and any other agencies as may be appropriate, on the anniversary of the effective date of this Order and for each following year until and including such time as all terms and conditions of this Order are satisfied within the six (6) year period preceding the expiration of this Order. Such report shall be submitted to the City Manager or his designee who shall, after appropriate review, submit it for review by the City Council. The City Council shall review the report for compliance with the terms and conditions of this Order and may issue further Orders and conditions to insure compliance with the terms and conditions of this Order. The Developer shall be notified of any City Council hearing wherein such report is to be reviewed, provided however, that receipt and review by the City Council shall not be considered a substitute or a waiver of any terms or conditions of this Order. The annual report shall contain:

1. A description of all development activity conducted pursuant to this Order during the year immediately preceding the submission of the annual report;
2. A description of all development activities proposed to be conducted under the terms of this Order for the year immediately subsequent to the submission of the annual report;
3. Attendance figures for stadium events held during the year immediately preceding the annual report;
4. A statement listing anticipated applications for development permits required pursuant to applicable regulations which the Developer proposes to submit during the year immediately following submittal of the annual report;

5. A statement by the City Planning Department regarding the status of the activities, improvements, measures and commitments referred to in Section 4.

6. A statement setting forth the name(s) and address of any heir, assignee or successor in interest to the Developer in its capacity as Developer of the Intown Stadium; and

7. A statement that all persons have received copies of the annual report, as required under Chapter 380 F.S.

If the CITY does not receive the annual report or receives notification that the regional planning agency or the state land planning agency has not received the report, the CITY shall request in writing that the developer submit the report in 30 days. Failure to submit the report in 30 days shall result in the temporary suspension of the Development Order by the local government.

D. Substantial Deviations: Retriggering of Development of Regional Impact process. Further review pursuant to Chapter 380 F.S. may be required if a substantial deviation, as defined in Chapter 380 F.S. occurs. The Developer shall be given due notice of, and an opportunity to be heard at any hearing to determine whether or not a proposed change to the development is a substantial deviation. Substantial deviation may occur by failure to comply with the conditions herein or by failure to proceed with development in substantial conformance to the plan of development as described in the ADA.

E. Construction permits shall not be issued for the proposed development until commitments have been made by the Developer or other responsible entities for the following:

1. Improvement of U.S. 19 to six lanes divided from Ulmerton Road to East Bay Drive. A letter from the Pinellas County Metropolitan Planning Organization (MPO), certifying that this improvement is included in the Transportation Improvement Program constitutes sufficient evidence of commitment.
2. Use of the bridge traffic surveillance system and directional signs on I-275 for purposes of diverting traffic from the Howard Frankland Bridge to other roadways when needed to reduce congestion of that facility associated with traffic generated by stadium events. A letter from the Florida Department of Transportation indicating that this system is functioning or will be completed prior to the initial stadium event will constitute sufficient evidence of commitment.

F. A Traffic Management and Access Plan shall be developed and submitted for review and approval, as appropriate, to TBRPC, Pinellas County Metropolitan Planning Organization (MPO), Pinellas County and the Florida Department of Transportation (FDOT) prior to the initial stadium event. The Plan shall, as a minimum address and manage the following concerns for a 77 percent of the permanent seating capacity event starting at 7:30 P.M. on a weekday. The Plan shall also consider worst case conditions for selected events based on the same concerns. Monitoring of the effectiveness of the Traffic Management and Access Plan shall occur annually, in conjunction with the annual report for this Order, until expiration of this Order.

1. Traffic Impact (Ingress/Egress) - To include an ingress and egress plan for mitigating impacts on all critical intersections and roadways related to the event analyzed. Specific traffic management strategies for various size crowds and varying traffic conditions shall be identified.
2. Parking Plan - To identify the number of spaces available on site, additional spaces available off-site, total demand, access to the parking facilities and circulation patterns.
3. Transit/Shuttle/Charter Services - To address critical factors related to mass transit such as public transit, shuttle service and charter bus demand, transit loading and unloading zones, bus parking facilities, public and charter bus routes, park and ride lots, shuttle routes, frequency and headways, number of buses needed to accommodate demand, and hours of operation. The transit plan shall include strategies to encourage transit usage.
4. Pedestrian Access Plan - To include an estimate of pedestrian movement near the Stadium. Specific strategies regarding ways to segregate pedestrian and vehicular movement shall be identified.

G. The traffic generated by the stadium development shall be incorporated as an integral part of the Intown DRI transportation analysis for the City of St. Petersburg.

H. This development shall be subject to site plan review and approval by the City of St. Petersburg. Site plan approval shall require, but not be limited to, the following:

1. Provision of wind and soil erosion control measures as referenced in the ADA, or other measures appropriate for the mitigation of water and air quality impacts to an equivalent degree.
2. Plans that incorporate best engineering practices for addressing soil and water table limitations in construction of the Stadium and associated structures and facilities.
3. A final drainage plan consistent with TBRPC's Stormwater and Lake System Maintenance and Design Guidelines and the City of St. Petersburg's Management Agency Designation which includes water quality monitoring during project development.
4. Designation of entities responsible for maintaining the on-site stormwater management facilities and open space, and for implementing a sweeping program for on-site parking lots and service roads.
5. Improvements to Booker Creek that will provide the maximum feasible treatment for purpose of water quality improvement, water quantity control and aesthetics.
6. Provision of water mains and other water service facilities which, when considered in conjunction with overall redevelopment plans in the area, will provide adequate flow for fire protection purposes.



I. A Certificate of Occupancy for the Intown Stadium shall not be issued until the CITY has determined that adequate provisions and commitments have been made to meet the potable water, wastewater treatment, police, emergency medical and fire protection needs of the stadium event. A letter from the CITY Building Official indicating that these services are adequate will constitute sufficient evidence of this commitment.

J. A Certificate of Occupancy for the Intown Stadium shall not be issued until commitments have been made by the Developer or other responsible entities for the following:

1. Installation of special stadium access signing on I-275, I-175 and other major arterial roadways to facilitate and direct traffic flow to designated stadium ingress and egress points as prepared pursuant to Section 4.F. of this Order.
2. Implementation of all temporary traffic management strategies for stadium events as identified and proposed in the ADA (for example, those identified on pages 30 and 31 of the Response for Preliminary Assessment) or any subsequent traffic management plans approved pursuant to Section 4.F. of this Order.
3. Implementation of a transit service program providing sufficient express, charter or other bus service, and incentives for ridership thereof that will provide services to accommodate an 8.25 percent trip diversion for a 77 percent of the permanent seating capacity event. In addition, other selected events will be analyzed to determine appropriate levels of transit service as prepared pursuant to Section 4.F. of this Order.

K. Permits issued for Stadium construction and operation shall require implementation of approved plans which comply with applicable regulations pertaining to energy conservation, and which have considered and incorporated, where appropriate, the energy conservation options referenced on Page 25-3 of the ADA.

L. Construction permits shall not be issued until the applicant has provided a letter from the Bureau of Historic Site and Properties, Division of Archives, History and Records Management indicating that archaeological surveys have been conducted and appropriate measures have been taken such that, in its opinion, potential impacts on historical and archaeological resources have been adequately addressed.

SECTION 5. That the definitions contained in Chapter 380 F.S. shall control the interpretation and construction of any terms of this Development Order.

SECTION 6. That this Order shall be binding upon the Developer, assigns or successors in interest.

SECTION 7. It is understood that any reference herein to any governmental agency shall be construed to mean any future instrumentality which may be created or designated as successor in interest to, or which otherwise possesses any of the powers and duties of any referenced governmental agency in existence on the effective date of this Order.

SECTION 8. That in the event any portion or section of this Order is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner effect the remaining portion or sections of this Order which shall remain in full force and effect.

SECTION 9. That the City Clerk is hereby directed to send copies of this Order, immediately upon adoption to the Developer, the Florida Department of Community Affairs, and the TBRPC.

SECTION 10. That the Developer shall record a notice of adoption of this Order as required pursuant to Chapter 380 F.S., and shall furnish the City Clerk a copy of the recorded notice.

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

Passed by St. Petersburg City Council on first reading on the 8th day of December, 1983.

Passed by St. Petersburg City Council on second and final reading, as amended, on the 22nd day of December, 1983.

s/ Corinne Freeman

Mayor-Councilman  
Chairman of the City Council

ATTEST: s/ Brenda Jividen

Clerk of the City Council

Title Published: Ind. 1-t 12-12-83