



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #158 - TAMPA BAY PARK OF COMMERCE CITY OF OLDSMAR & PINELLAS COUNTY

On August 12, 2005, the Oldsmar City Council and the Pinellas County Board of County Commissioners jointly rendered Resolution No. 2005-20 (Oldsmar)/Resolution No. 05-142 (Pinellas County) to the Tampa Bay Regional Planning Council. The joint Resolution reflects an amendment adopted by the City of Oldsmar and Pinellas County. The Resolution was adopted by the City on July 5, 2005 and Pinellas County on July 12, 2005.

BACKGROUND

On May 7, 1985, Pinellas County granted a Development Order (Resolution No. 85-264) to Cypress Lakes Industrial Park, Ltd. for Phase I of the Tampa Bay Park of Commerce (DRI #107), which contained 60.9 acres. On July 14, 1987, Pinellas County adopted Resolution No. 87-266 to approve Phases II-IV of the Tampa Bay Park of Commerce (DRI #158). This Resolution was subsequently appealed by the Florida Department of Community Affairs (DCA). In order to settle the appeal, the County adopted Resolution No. 88-42 on January 26, 1988.

The Tampa Bay Park of Commerce DRI (#107 & #158) originally consisted of a 570.8-acre, mixed-use development in northeastern Pinellas County, west of Race Track Road and the Hillsborough County line and north of S.R. 584. All phases were specifically approved. The project was subsequently reduced by 169.9 acres (formerly Phase IV) to reflect the conveyance of land to the Southwest Florida Water Management District for preservation as part of the Brooker Creek Riverine Preserve in Pinellas and Hillsborough Counties in February of 1996.

The Development Order has been amended five prior times, the latest occurring on June 22, 1999 by Pinellas County (Resolution No. 99-115) and June 15, 1999 by the City of Oldsmar (Resolution No. 99-15). These amendments have cumulatively: removed the aforementioned 169.9-acre parcel; reduced the overall development plan; revised and extended each of the project phases (Phase I by 18 years, Phase II by 13 years and Phase III by 12 years); adopted a land use trade-off matrix; removed all air quality monitoring provisions; reported that a large portion of the project has been annexed into the City of Oldsmar; and adopted a revised Master Development Plan.

During the 2001-02 reporting year, the developer implemented an exchange of entitlements consistent with the previously authorized Land Use Equivalency Matrix in order to accommodate the Nielson Media group.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- extension of Phases I and II by an additional five years (to February 28, 2008), constituting cumulatively extension periods of 23 years and 18 years respectively;
- extension of Phase III by an additional five years (to June 1, 2009), constituting a cumulative extension period of 17 years;
- modification of the equivalency trade-off matrix to recognize office;
- modification of the land use entitlements;
- recognition of that the overall project is approved for 341 inbound and 1,739 outbound p.m. peak hour trip ends; and
- extension of the Development Order expiration date by a like five-year period (to July 14, 2010).

The revised phasing schedule is as follows:

Phase	Buildout	Office (Sq. Ft.)	Commercial (Sq. Ft.)	Light Industrial (Sq. Ft.)	Residential (Units)
I	February 28, 2008	90,000	0	295,000	0
II	February 28, 2008	560,284	50,000	468,716	0
III	June 1, 2009	0	0	200,000	0
TOTAL		650,284	50,000	963,716	0

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on June 13, 2005, and with the Council' *Final Report* adopted on June 8, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment jointly issued by the City of Oldsmar and Pinellas County for DRI #158 - Tampa Bay Park of Commerce.

DRI #158
Tampa Bay Park of Commerce
General Location Map



Tampa Bay Regional Planning Council

0 0.2 0.4 0.6 Miles



