



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #158 - TAMPA BAY PARK OF COMMERCE
 CITY OF OLDSMAR & PINELLAS COUNTY
 RY 2004-05**

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 a total of six times, the latest occurring on July 5, 2005 by the City of Oldsmar (Resolution No. 2005-20) and July 12, 2005 by Pinellas County (Resolution No. 05-142) and June 15, 1999 by the City of Oldsmar (Resolution No. 99-15). These amendments have cumulatively: removed the aforementioned 169.9-acre parcel with corresponding reduction in entitlements; revised and extended each of the project phases (Phase I by 23 years, Phase II by 18 years and Phase III by 12 years); adopted a land use trade-off matrix; modified project entitlements; removed all air quality monitoring provisions; recognized annexation of a large portion of the project into the City of Oldsmar; adopted a revised Master Development Plan; and recognized overall project approval of 341 inbound and 1,739 outbound p.m. peak hour trip ends. The Development Order expiration date is July 14, 2010. The Annual Report anniversary date is July 14th of each year.

The approved 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

PROJECT STATUS

Development this Reporting Year: A 140,778 sq. ft. expansion of Nielson Media Research facility was completed. Construction of three industrial buildings totalling 272,588 sq. ft., approved by the City in early 2004, were initiated.

Cumulative Development: to date, 574,262 sq. ft. of office space (i.e. 474,262 sq. ft. Nielson Media Research facility + 100,000 sq. ft. Uniprise facility) and 498,716 sq. ft. of light industrial/warehouse space (98,716 sq. ft. Nielson Media + 125,000 sq. ft. Brooker Creek Buildings #3 & #4 + 100,000 sq. ft. Brooker Creek Building #1 + 65,000 sq. ft. Maxxim Medical facility + 50,000 sq. ft. Techni-Car facility + 30,000 sq. ft. IC Intracom facility + 30,000 sq. ft. Belac facility) have all been completed.

Projected Development: completion of additional industrial facilities would be anticipated including the possible construction of the 46,588 sq. ft. Brooker Creek Building #5 currently identified as “on hold.”

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 3.10.3.E., the developer has identified that water quality monitoring concluded in 1991 and that “mitigation monitoring is occurring on individual tracts being developed within the DRI.”: stormwater maintenance; wetlands mitigation; and hazardous materials usages.
2. Condition 4.7 mandates the developer to require all property owners and tenants to report their respective hazardous material usage within each Annual Report. The RY 2004-05 included correspondences from Medline (formerly Maxxim Medical), Techni-Car, IC Intracom, Belac, Uniprise (United Health Care Group) and Nielsen Media identifying the types and quantities utilized and/or stored, or lack thereof.
3. Pursuant to Condition 4.10.2. and upon the request of Pinellas County, the developer must provide a comprehensive air quality analysis for the development beyond 1,200,000 sq. ft. of development.
4. Condition 4.13.1.A. requires the developer to establish Transportation System Management (TSM) guidelines for the project and set a goal of three percent reduction in peak hour vehicle trips following completion of 780,000 sq. ft. of development. The developer has continued to identify “employee shift assignments” and “availability and usage of public transit” as means to meet the objective. In addition, tenants within TBPOC encourage employees to use ride sharing and van pooling programs. The developer has estimated that 274 of the 2,615 employees (approx. 10.5%) that work within TBPOC do not affect p.m. peak hour travel based on operational hours of the respective businesses. Further efforts designed to meet this goal include: encourage utilization of ridesharing and van pooling by tenants; provide Hartline and PSTA bus schedule and route information to tenants for further dissemination to employees; and design all on-site roads to accommodate buses.
5. Development Order Condition 4.13.3. identifies the developer’s requirements to design and construct pipeline improvements. The developer has identified that East-West Connector was completed and opened for traffic in 2002.

6. Stipulation 3.10. of the Development Order states that the Annual Report “shall be due on July 14, 1987 and on the anniversary of that date every year thereafter until and including such time as all terms and conditions of this Development Order are satisfied.” As such, it is hereby stated that this Report, which was due on July 14, 2005, was not received until October 28, 2005.

DEVELOPER OF RECORD

H/A Partners, Ltd., c/o Gary W. Harrod, President, Harrod Properties, Inc., 777 S. Harbour Island Blvd., Suite 877, Tampa, FL 33602 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified in *Summary of Development Order Condition #6*, above. The City of Oldsmar and Pinellas County are jointly responsible for ensuring compliance with the terms and conditions of the Development Order.