



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #174 - BAY VISTA OFFICE PARK PINELLAS COUNTY RYs 2003-05

On March 10, 1989 Pinellas County granted a Substantial Deviation Development Order to Trammell Crow Company for the Pioneer Center DRI. Inclusive of the original Pioneer Center, the expansion will encompass 139 acres and will be referred to as the Bay Vista Office Park. The project is located on Roosevelt Boulevard, east of 58th Street, in east central Pinellas County.

The Development Order has been amended a total of four times, the latest occurring on March 2, 1999 (Ordinance No. 99-20). The amendments have cumulatively: acknowledged a change of project name (to Bay Vista) and developer (to Bay Vista Property Owners Association, Inc.); revised the anniversary date for annual reports to March 10th of each year; specified the developer's pro-rata contribution toward transportation mitigation; authorized termination of wetland mitigation area monitoring following four years of successful mitigation; indicated that the developer is responsible for the \$173,243.68 remaining balance for off-site road improvements; and extended the project buildout by a cumulative 13 years, nine months and 21 days (to December 31, 2005) and the Development Order expiration date by a cumulative 11 years, nine months and 22 days (to December 31, 2010). In addition, Ordinance No. 99-20 allowed the developer to re-attain the development rights for 100,000 sq. ft. of office space which had been forfeited with their previous election of transportation mitigation Option #3. The Annual Report anniversary date is March 10th.

PROJECT STATUS

The following represents the current level of approved development (in terms of square feet):

DEVELOPMENT APPROVED	OFFICE	COMMERCIAL
Pioneer Center (previously DRI #96)	954,000	33,000
Expansion approved under Substantial Deviation (DRI #174)	226,000	<13,000>
TOTAL ALLOWABLE DEVELOPMENT	1,180,000	20,000

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: a total of 1,050,692 sq. ft. of office space and 20,000 sq. ft. of commercial development has been completed to date.

Projected Development: no development activity has been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition 5.1.6, the developer has provided the results of the p.m. peak hour traffic counts conducted on March 10, 2004 and October 11, 2005. The 2004 results indicated that the development was generating 119 net internal p.m. peak hour trips (28.74% of the 414 approved)

and 949 net external p.m. peak hour trips (57.52% of the 1,650 approved). The 2005 monitoring effort revealed similar results with 130 net internal p.m. peak hour trips (31.40% of approved trips) and 1,008 net external p.m. peak hour trips (61.09% of approved trips).

2. The developer has submitted the results of seventeenth and eighteenth semi-annual monitoring of mitigation areas and littoral shelves with the Annual Report.
3. The developer has stated that the water quality monitoring program continues to be conducted in accordance with Condition 5.4.1. The results of the December 15, 2003 and December 2, 2004 monitoring events were included within the Annual Report.
4. Condition 5.8.2 requires the developer to provide a plan for the use of non-potable water for irrigation. The developer has previously identified that three parcels within the Bay Vista DRI have been granted approval for the use of reclaimed water. Each additional parcel may apply for a permit which would be considered on a case-by-case basis. The updated status of this Condition has not been addressed and no such Plan has been submitted.
5. Condition 5.H. of the Development Order infers that the developer is required to submit annual reports on March 10th of each year “until such time as all terms and conditions of this Development Order have been satisfied.” It is hereby stated that this Report, which was due on March 10, 2004 and March 10, 2005 for RY 2003-04 and 2004-05 respectively, was not received until October 31, 2005 when an Annual Report was submitted to cover both reporting periods.

DEVELOPER OF RECORD

Bay Vista Property Owners Association, Inc., c/o Nancy Stroud, Property Manager, Highwoods Properties, Inc., 3111 W. Martin Luther King Jr. Boulevard, Suite 300, Tampa, FL 33607-6233 is 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 #5, above. Pinellas County is responsible for ensuring compliance with the terms and conditions of the Development Order.