



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #174 - BAY VISTA OFFICE PARK  
 CITY OF LARGO  
 RY 2005-06**

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 seven times, the latest occurring on April 4, 2006 (Ordinance No. 2006-26). 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; 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 latest three amendments (i.e. Ordinance Nos. 2004-33, 2005-63 and 2006-26), were all adopted by the City of Largo to annex the entire project into the City. The Annual Report anniversary date is March 10<sup>th</sup>.

**PROJECT STATUS**

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

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

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

**Cumulative Development:** a total of 1,050,692 sq. ft. of Office and 20,000 sq. ft. of Commercial have 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 1-2, 2006. The results revealed that the project generated 108 net internal p.m. peak hour trips (26.09% of the 414 approved) and 1,062 net external p.m. peak hour trips (64.36% of approved trips).
2. The developer has submitted the results of the nineteenth semi-annual monitoring of mitigation areas and littoral shelves within 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 March 24, 2006 monitoring event 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 to date.

## **DEVELOPER OF RECORD**

Bay Vista Property Owners Association, Inc., c/o Tami Horsky, 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. The City of Largo is responsible for ensuring compliance with the terms and conditions of the Development Order.