



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

### **DRI #174 - BAY VISTA OFFICE PARK CITY OF LARGO RYs 2006-09**

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 over the past three years.

**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 is anticipated and/or was identified for the next reporting period.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

As indicated above, the Developer has identified that no development occurred during the past three reporting periods. It is acknowledged that a portion of Subsection 380.06(18), F.S. states that *“if no additional development pursuant to the development order has occurred since the submission of the previous report, then a letter from the developer stating that no development has occurred shall satisfy the requirement for the report.”*

1. Pursuant to Condition 5.1.6, the developer is required to conduct annual p.m. peak hour traffic counts. This monitoring was last conducted March 1-2, 2006 and revealed that the project was generating 1,170 (108 net internal/1,062 Outbound) of the 2,064 (414 Inbound/1,650 Outbound) approved p.m. peak hour trips. Since development did not occur between RYs 2006-09, the continued conduct of such monitoring was arguably not required. Traffic monitoring shall resume contingent with further development with the results submitted within future Annual Reports, as may be applicable.
2. The Developer is required to conduct semi-annual monitoring of mitigation areas and littoral shelves. Such monitoring was last conducted and/or provided in conjunction with the RY 2005-06 Annual Report. Since development did not occur between RYs 2006-09, the continued conduct of such monitoring was arguably not required. Such monitoring shall resume contingent with further development with the results submitted within future Annual Reports, as may be applicable.
3. Condition 5.4.1. obligates the Developer to conduct annual water quality monitoring. The last results conducted and/or provided in association with a March 24, 2006 monitoring event. Since development did not occur between RYs 2006-09, the continued conduct of such monitoring was arguably not required. Such monitoring shall resume contingent with further development with the results submitted within future Annual Reports, as may be applicable.
4. In accordance with Condition 5.8.2, the Developer shall provide a plan for the use of non-potable water for irrigation. In past response to this requirement, the Developer has only indicated that three parcels within the Bay Vista DRI were 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. While the Developer has not identified the updated status of this Condition, it is assumed that such information will be provided contingent with additional development and reported in all applicable Annual Reports.

## **DEVELOPER OF RECORD**

Bay Vista Property Owners Association, Attention: Mr. Benjamin Godwin, President, c/o Tech Data, 5350 Tech Data Drive, MS C1-5, Clearwater, FL 33760 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.