



ARS

Annual Report Summary

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DRI #158 - TAMPA BAY PARK OF COMMERCE CITY OF OLDSMAR & PINELLAS COUNTY RY 2009-10

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). The 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 December 31, 2013. 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)
IA	February 28, 2013	90,000	0	295,000	0
IB	February 28, 2013	560,284	50,000	468,716	0
III	June 1, 2012	0	0	200,000	0
TOTAL		650,284	50,000	963,716	0

* - The phase buildout (and Development Order expiration) dates have been extended by three-years in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S. and two additional years in association with SB 1752.

PROJECT STATUS

Development this Reporting Year: development of a 56,835 sq. ft. manufacturing/office building entitled “Brooker Creek North Building #5” has been initiated with anticipated completion slated for December 2010. As appropriate, a determination of the breakdown of manufacturing (i.e. Industrial) vs. Office space will need to be provided for this building in conjunction with the next annual report, as well as verification of completion.

Cumulative Development: to date, 580,662 sq. ft. of office space (i.e. 474,262 sq. ft. Nielson Media Research facility + 100,000 sq. ft. Uniprise facility + 6,400 sq. ft. DSC Sales) and 638,580 sq. ft. of light industrial/warehouse space (98,716 sq. ft. Nielson Media + 58,754 sq. ft. Brooker Creek Building #630 + 67,280 sq. ft. Brooker Creek Building #640 + 81,600 sq. ft. Brooker Creek Building #700 + 97,193 sq. ft. Brooker Creek Building #720 + 20,000 sq. ft. Countryside Publishing facility + 45,000 sq. ft. Medline Medical facility + 50,000 sq. ft. Techni-Car facility + 30,000 sq. ft. IC Intracom facility + 30,000 sq. ft. Belac facility + 60,037 sq. ft. DSC Sales) have all been completed.

Projected Development: as identified above, the developer anticipated completion of Brooker Creek North Building #5 during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 3.10.3.E., the developer previously identified that “water quality monitoring was completed in 1991 and no further monitoring is required.” The Developer further asserted that a March 20, 2000 letter from the Southwest Florida Water Management District acknowledged that inspection and maintenance reports regarding the stormwater facility(ies) will no longer be required for transmittal to their agency.
2. Condition 4.7 requires the developer to require all property owners and tenants to report their respective hazardous material usage within each Annual Report. Correspondences from each of the on-site companies have routinely been provided to identify their extent of usage and/or storage of hazardous materials.
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. No such request has been received to date.
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. Tenants within TBPOC additionally encourage their employees to use ride sharing and van pooling programs. The developer has estimated that approximately 14% of the 2,600± employees working within TBPOC do not affect peak hour travel times (either a.m. or p.m.) due to flex-scheduling being implemented by employees and/or operational hours of the respective businesses. Further efforts designed to meet this goal include: providing tenants with Hartline and PSTA bus schedule and route information 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 operational in 2002.

DEVELOPER OF RECORD

H/A Partners, Ltd., c/o Gary W. Harrod, President, Harrod Properties, Inc., 5550 W. Executive Drive, Suite 550, Tampa, FL 33609 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. The City of Oldsmar and Pinellas County are jointly responsible for ensuring compliance with the terms and conditions of the Development Order.