



ARS

Annual Report Summary

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DRI #158 - TAMPA BAY PARK OF COMMERCE CITY OF OLDSMAR & PINELLAS COUNTY RY 2010-11

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 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 58,402 sq. ft. manufacturing facility for MicroLumen Enterprises LLC (known as “Brooker Creek North Building #5”) was previously initiated, as approved by the City of Oldsmar on April 7, 2009. The anticipated completion date has subsequently been extended by nine months (to September 2011). It is anticipated that the RY 2011-12 Annual Report will contain verification of building completion.

Cumulative Development: exclusive of the above-referenced MicroLumen Enterprises LLC facility, 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 recognized that a March 20, 2000 letter from Southwest Florida Water Management District staff 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 report the hazardous material usage of all property owners and tenants within each Annual Report. Correspondences from each on-site company continue to be provided annually to identify their extent of usage and/or storage of hazardous materials.
3. Pursuant to Condition 4.10.2., the Developer shall prepare and provide a comprehensive air quality analysis once completed development surpasses 1,200,000 sq. ft. and the analysis is requested by Pinellas County. While this threshold has been surpassed, the Developer has confirmed that no such request for the conduct of the analysis has been received from Pinellas County.
4. Condition 4.13.1.A. requires the Developer to implement a Transportation System Management (TSM) program designed to meet a goal of a three percent peak hour vehicle trip reduction following completion of 780,000 sq. ft. of development. After which, the Developer shall annually indicate the TSM measures being implemented. The Developer continues to identify “employee shift assignments” and “availability and usage of public transit” as the primary means of meeting this objective. An estimated 27% of the 2,900± employees were reportedly arriving to and/or leaving work during off-peak hours and thus not commuting during peak travel hour times. The Developer has estimated that “1.5% of the peak hour trips are provided via transit.” This success of mass transit utilization would, at least, be partially attributable to the frequent notification of PSTA &

HART bus routes and schedules by the Developer as well as transit improvements and amenities which continue to be experienced within the project site. Additionally, tenants within TBPOC promote the use of ride sharing and van pooling programs to their employees as an alternative to single passenger vehicles.

5. The Developer has asserted that all “*roadway project and/or contribution obligations have been satisfied,*” in accordance with Condition 4.13.3., with the prior construction of the East-West Connector (Forest Lakes Boulevard) 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.