



# ARS

## Annual Report Summary

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### DRI #158 - TAMPA BAY PARK OF COMMERCE CITY OF OLDSMAR & PINELLAS COUNTY RY 2011-12

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. Inclusive of all prior extensions, the Development Order now expires on November 21, 2018.

The approved phasing schedule is as follows:

| Phase        | Buildout         | Office<br>(Sq. Ft.) | Commercial<br>(Sq. Ft.) | Light Industrial<br>(Sq. Ft.) | Residential<br>(Units) |
|--------------|------------------|---------------------|-------------------------|-------------------------------|------------------------|
| 1A           | January 19, 2018 | 90,000              | 0                       | 295,000                       | 0                      |
| 1B           | January 19, 2018 | 560,284             | 50,000                  | 468,716                       | 0                      |
| 3            | April 22, 2017   | 0                   | 0                       | 200,000                       | 0                      |
| <b>TOTAL</b> |                  | <b>650,284</b>      | <b>50,000</b>           | <b>963,716</b>                | <b>0</b>               |

\* - The phase buildout (and Development Order expiration) dates have been extended by three-years in accordance with 2007 legislation (i.e. revisions to Subsection 380.06(19)©, F.S., 2010 legislation (i.e. SB 1752) [except for Phase 3 since outside specified timeline window], 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2., F.S.) plus three Executive Orders signed into law by Governor Scott during 2011 (totaling 325 days).

## **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 completed and issued a Certificate of Occupancy.

***Cumulative Development:*** 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 696,982 sq. ft. of light industrial/warehouse space (98,716 sq. ft. Nielson Media + 58,402 sq. ft. Brooker Creek Building #5 (MicroLumen Enterprises) + 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. The Developer has established a Transportation Systems Management (TSM) program in accordance with Condition 4.13.1.A. The program is designed to meet a goal of a three percent peak hour vehicle trip reduction and was required to be initiated following completion of 780,000 sq. ft. of development. The Developer is now obligated to identify the TSM measures being implemented annually as party of the Annual Report. The Developer continues to indicate that “employee shift assignments” and “availability and usage of public transit” are the primary means of meeting this objective. An estimated 13.6% (*i.e.* ~ 471) of the 3,473± employees were reportedly arriving to and/or leaving work during off-peak hours and thus not commuting during peak travel hour times. The Developer continues to recognize that approximately “1.5% of the peak hour trips are provided via transit” based on the transportation analysis prepared in association with the 2003 Development

Order Amendment. However, this assertion may be somewhat skewed since HART no longer continues to serve the site. Success of any/all mass transit usage would, at least, be partially attributable to the frequent notification of PSTA bus routes and schedules by the Developer as well as transit improvements and amenities which continue to be experienced within the project site. In addition, it is presumed that tenants within TBPOC continue to promote the use of ride sharing and van pooling programs to their employees as alternatives 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.