



ARS

Annual Report Summary

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DRI #158 - TAMPA BAY PARK OF COMMERCE CITY OF OLDSMAR & PINELLAS COUNTY RY 2015-16

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; 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 March 20, 2020.

The approved phasing schedule is as follows:

Phase	Buildout	Office (Sq. Ft.)	Commercial (Sq. Ft.)	Light Industrial (Sq. Ft.)	Residential (Units)
1A	May 18, 2019	90,000	0	295,000	0
1B	May 18, 2019	560,284	50,000	468,716	0
3	August 20, 2018	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 legislation (i.e. revisions to Subsection 380.06(19)(c), 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 due to the threat of wildfires (totaling 325 days) plus three Executive Orders signed into law by Governor Scott during 2012 due to Tropical Storms Debby & Isaac (totaling one year and 125 days).

PROJECT STATUS

The Developer's representative submitted a correspondence dated August 30, 2016 in lieu of a formal Annual Report. The correspondence asserted that "no additional development pursuant to the Development Order has occurred since submission of the previous annual report." Submittal of such correspondence in lieu of a formal Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.

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

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: anticipated development activity has not been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition 3.10.3.E., the Developer continues to reflect that "*water quality monitoring was completed in 1991 and no further monitoring is required*" and recognized their prior receipt of a March 20, 2000 Southwest Florida Water Management District correspondence indicating 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 of the on-site companies 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 continues to acknowledge that such analysis has not been requested by Pinellas County.
4. In accordance with Condition 4.13.1.A., the Developer implemented a Transportation Systems Management (TSM) program following completion of 780,000 sq. ft. of development. The goal of the program is to reduce peak hour vehicle trips by three percent through the implementation of the following strategies:

Mass Transit - While Hillsborough Area Regional Transit (HART) no longer provides service to the site, Pinellas Suncoast Transit Authority (PSTA) continues

to serve the project with one designated route (Route 67), with connections to downtown Clearwater, the Countryside area and the City of Oldsmar. While the Developer continues to recognize “1.5 percent of the peak hour trips are provided by transit” concluded from a 2003 Study, the validity of such statement is now doubtful considering the substantial reduction of mass transit availability eastward to/from Hillsborough County locations.

Flex-scheduling of Employees - Documentation has been provided in the form of a summary of work schedules associated for the estimated 4,248 persons employed within the Tampa Bay Park of Commerce to substantiate that a significant number of employees arrive and depart during off-peak hours. The results revealed that:

- approximately 21.6 percent of employees work in the morning but arrive at times outside of the AM Peak Hour period of 7:00 - 9:00 a.m.;
- approximately 18.6 percent of employees work in the afternoon/evening but arrive at times outside of the PM Peak Hour period of 4:00 - 6:00 p.m.; and
- the remainder (i.e. ~59.8%) work traditional shifts arriving and departing during the stated peak hour periods.

5. With the construction of Forest Lakes Boulevard (aka East-West Connector) in 2002, the Developer has asserted that all “roadway project and/or contribution obligations have been satisfied,” in accordance with Condition 4.13.3.,.

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.