



ARS

Annual Report Summary

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DRI #174 - BAY VISTA OFFICE PARK PINELLAS COUNTY RY 2001-02

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 four times, the latest occurring on March 2, 1999 (Ordinance No. 99-20). 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; and 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 Annual Report anniversary date is March 10th.

PROJECT STATUS

The following represents the current level of approved development (in terms of square feet):

DEVELOPMENT APPROVED	OFFICE	COMMERCIAL
Pioneer Center (previously DRI #96)	954,000	33,000
Expansion approved under Substantial Deviation (DRI #174)	226,000	<13,000>
TOTAL ALLOWABLE DEVELOPMENT	1,180,000	20,000

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

Cumulative Development: a total of 1,052,692 sq. ft. of office space and 20,000 sq. ft. of commercial development has been completed to date.

Projected Development: no development activity has been identified for RY 2002-03.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Pursuant to Condition 5.1.6, the developer has provided the results of the p.m. peak hour traffic counts conducted on January 14, 2003. The results indicate that the development is currently generating 103 internal trips (24.88% of the 414 approved) and 1,117 external trips (67.70% of the 1,650 approved).
2. The developer has submitted the results of semi-annual monitoring of mitigation areas and littoral shelves under separate cover, in accordance with Condition 5.2.5.A.iii. It is hereby requested that this Report be included within all subsequent annual reports submitted.
3. The developer has stated that water quality monitoring program continues to be conducted in accordance with Condition 5.4.1. The results of the December 19, 2002 monitoring event was included within the Annual Report.
4. The developer has previously identified the energy conservation measures being implemented for the project, consistent with Condition 5.5.6.
5. Condition 5.8.2 requires the developer to provide a plan for the use of non-potable water for irrigation. The developer has identified that three parcels within the Bay Vista DRI have been 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.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Bay Vista Property Owners Association, Inc., c/o Nancy Stroud, Property Manager, Highwoods Properties, Inc., 3111 W. Martin Luther King Jr. Boulevard, Suite 300, Tampa, FL 33607 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. Pinellas County is responsible for ensuring compliance with the terms and conditions of the Development Order.