



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #232 - ABR PLAZA CITY OF TARPON SPRINGS RY 2001-02

On November 3, 1998, the Tarpon Springs City Council granted a Development Order (Resolution No. R98-76) to ABR Properties, Inc. for a 74.66- acre site with 400,000 sq. ft. of office space and 50,000 sq. ft. of retail space. This Resolution was adopted in regard to an appeal of Resolution No. 98-20 by the Florida Department of Community Affairs. The project is located along the eastern side of U.S. 19, just south of the Anclote River.

The Development Order has been amended a single time (Resolution No. 99-20), on April 20, 1999. The amendment authorized four year, 11 month and 30 day extensions of the commencement date (to April 11, 2004) and buildout date (to April 11, 2006). The amended dates are reflective of the three month and 12 day period "tolled" to resolve the aforementioned appeal. The total extension request is for five years, three months and 11 days. By adoption of this Amendment, the Development Order expiration date has additionally been extended by a like period (to April 11, 2006).

PROJECT STATUS

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

Cumulative Development: no development has occurred on site to date.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In order to protect the water quality of the Anclote River, Condition 5.H.2. requires the developer to initiate a biannual surface water quality monitoring program to be instituted prior to groundbreaking. Such program shall continue through project buildout. The results shall be included in all annual reports. The developer has acknowledged that baseline data will be provided "prior to groundbreaking."
2. The developer has previously selected Option 1 to mitigate anticipated transportation impacts. The following Table summarizes the requirements of this option:

| COND. | REQUIREMENT | TIMING | STATUS |
|----------|---|---|--------------------|
| 5.L.1.a. | NB U.S. 19 Right Turn Lane | Earlier of: May 15, 2006 or 40,000 Sq. Ft. Office or 40 AM pk. Hr. Trips | Not Yet Applicable |
| 5.L.1.b. | SB U.S. 19 Left Turn Lane | Earlier of: May 15, 2006 or 90,000 Sq. Ft. Office or 60 AM pk. Hr. Trips | Not Yet Applicable |
| 5.L.1.c. | U.S. 19/Project Entrance Traffic Signal | When and if authorized | Not Yet Applicable |
| 5.L.3.a. | Jasmine Ave. between Keystone Rd. & Project | Within 1-Yr. of COs for 125,000 Sq. Ft. Office or 31 PM pk. Hr. Trips | Not Yet Applicable |
| 5.L.3.b. | Jasmine Ave./Keystone Rd. Traffic Signal | Upon authorization of the Pinellas County MPO. | Not Yet Applicable |
| 5.L.3.c. | \$13,793.60 Easement Acquisition Fee | Payment by developer prior to issuance of first CO. | Not Yet Applicable |
| 5.L.4 | Improvement Monitoring | Initiate upon completion of improvements. | Not Yet Applicable |
| 5.L.5.a. | Bus Stop/PSTA | When COs issued for 200,000 sq. ft. of office, annually monitor/report success. | Not Yet Applicable |
| 5.L.5.b. | Pinellas Trail connection | Developer provide hard surface bike trail. Timing was not specified. | Not Yet Applicable |

3. The Development Order contained a Trade-off Mechanism for conversion between General Office, Office Park and Retail uses. The ranges are from 283,000 - 517,000 sq. ft. for office and 25,000 - 75,000 sq. ft. for retail.

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

DEVELOPER OF RECORD

Ceridian Benefits Services, Inc., Attention: John O'Shea, 3201 34th Street South, St. Petersburg, FL 33711 is the entity responsible for fulfilling the requirements of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. The City of Tarpon Springs is responsible for ensuring compliance with the terms and conditions of the Development Order.