



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #92 - PARK PLACE CITY OF CLEARWATER RY 2001-02

On September 1, 1983, the City of Clearwater granted a Development Order (Ordinance No. 3205-83) to Metro Development Corporation for a 99.1-acre commercial and office development located at the northeast corner of the S.R. 60/U.S. 19 intersection. The project was originally approved to contain 1,500,000 square feet (sq. ft.) of office space and 460,000 sq. ft. of retail space.

The Development Order has subsequently been amended four times, with the latest occurring on February 1, 2001 (Ordinance No. 6678-01). The amendments have cumulatively: modified the development parameters; authorized multi-family and hotel as approved uses; consolidated the entire project into a single phase; established and modified a land use equivalency matrix for various parcels; and extended the project buildout date by 18 years (to December 31, 2003) based on the phasing consolidation. The Development Order duly expires on December 31, 2003. The anniversary date for the Annual Report is September 1st.

PROJECT STATUS

As currently approved, the following represents the plan of development:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (M.F. Units)
December 31, 2003	404,639	200,000	81,120	390

Development this Reporting Year: while no new development was initiated during the reporting year, the developer has reported that a site plan was resubmitted for approval of a 85,000 sq. ft. office building on July 26, 2002.

Cumulative Development: the developer has completed 304,460 sq. ft. of office space, 100,000 sq. ft. of light industrial space, 81,120 sq. ft. of retail space and 390 multi-family residential units.

Projected Development: although no specific development activity has been identified, construction of the aforementioned 85,000 sq. ft. office building may be anticipated during next year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has identified continued compliance with mass transit requirements (Condition 4.CC.); stormwater runoff disposal (Condition 4.L.); and funding of transportation improvements (Conditions 4.E., 4.G. and 4.Z.).
2. Condition 4.EE. requires the developer to provide the City with a ten-foot easement for pedestrian ingress/egress prior to the issuance of any permits for Parcel 4. The developer has acknowledged that a sidewalk has been constructed.

3. The developer has previously stated that the Park Place Boulevard road improvement, illustrated as Parcel "A" ("Exhibit B"/Ordinance 5722-95), has been completed in accordance with Condition 4.N.2.
4. The developer completed a capture-release program on December 6, 1991 for certain identified wildlife species, consistent with Condition 4.T. The developer has previously obtained a "Osprey Nest Relocation" permit from the Florida Game & Freshwater Fish, consistent with Condition 4.S.

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

DEVELOPERS OF RECORD

A listing of the DRI property owners (by parcel) is provided in the table below. This Table has been updated based on best available information. Each of these property owners are responsible for fulfilling the obligations within the DRI. Bausch & Lomb Optical, 21 Park Place Boulevard North, Clearwater, FL 34606 prepared and submitted the annual report.

DEVELOPMENT ORDER COMPLIANCE

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

PAR-CEL	PARCEL NUMBER	MAX. FLOOR AREA (Sq. Ft.)	PROPERTY OWNER
1	17-29-16-85546-000-0010,	200,000 - Industrial	Bausch & Lomb Surgical, 21 Park Place Blvd. N., Clearwater, FL 34606
2 3	17-29-16-85546-000-0020, 17-29-16-85546-000-0030	156 MF Res. Units 234 MF Res, Units	The Grand Reserve at Park Place L.P., 474 S. Northlake Blvd., Altamonte Springs, FL 32701
4	17-29-16-00000-230-0130	101,900 - Office*	Park Place Land Ltd., Deloitte & Touche, 3225 Aviation Avenue #700, Coconut Grove, FL 33133
5 7	17-29-16-00000-240-0600 17-29-16-00000-230-1100	120,560 - Office 50,278 - Retail	Stacy Glenborough, 400 S. El Camino Rio, San Mateo, CA 94402
6	17-29-16-00000-240-0400	100,000 - Office	Park Place Land Ltd., Clinton International, 3225 Aviation Avenue #700, Coconut Grove, FL 33133
8	17-29-16-00000-230-0100	82,179 - Office	Highwoods Properties Holdings, 3111 W. Martin Luther King Blvd., #300, Tampa, FL 33601
9	17-29-16-59392-001-0010	5,000 - Retail	Alex-Arl Florida Company, 901 Venetian Bay Blvd., Venice, FL 34292
10A 10B 11C 11D 11E	17-29-16-66373-000-0010, 17-29-16-66373-000-0020, 17-29-16-66373-000-0030, 17-29-16-66373-000-0040, 17-29-16-66373-000-0050	Other than: 11,303 sq. ft. (all Lot 10) and 14,539 sq. ft. (all Lot 11) of retail space, further information is not available for subdivided parcels.	Clant Inc., Post Office Box 916464, Longwood, FL 32791

NOTES:

* Ordinance No. 6107-96 granted approval for the construction of a hotel component of development (to a maximum of 224 rooms) for Lot 4 with a simultaneous reduction of office or retail.