



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2003-04

On February 9, 1988, Hillsborough County granted a Development Order (Resolution #88-0035) to Shannon Properties for a 40-acre office and hotel development located in northwest Hillsborough County at Eisenhower Boulevard and Hillsborough Avenue. The development is approved to contain 1.2 million square feet (sq. ft.) of office space, 28,000 sq. ft. of commercial space and a 300-room hotel. The Development Order was amended twice (Resolutions #88-0162 & #88-0205) to resolve issues associated with appeals of the original Development Order.

The Development Order has been amended a total of 11 times, the latest occurring on May 13, 2003 (Resolution No. R03-090). The amendments have cumulatively:

- reduced the project's proportionate share amount and alters the required transportation impact mitigation;
- extended the Phase II and III buildout dates to October 15th, 2004 and 2006, respectively;
- added 11.28-acre and 3.68-acre parcels;
- adopted and modified a land use equivalency matrix. Through the utilization of the matrix, convert 453,030 sq. ft. of approved (Phase II) office space for 720 Suite Hotel units. In addition, further modify the matrix to allow an exchange of land units between Suite Hotel units and multi-family residential units at a ratio of 1:0.82. A maximum cap of 680 Hotel Suites converted during Phase II has been established with a simultaneous decrease in office space by 32,000 sq. ft.;
- eliminated the project's surface water quality monitoring provisions (Condition IV.G);
- allowed "Trade/Vocational School" as an authorized land use to a maximum of 130,000 sq. ft.; and
- extended the Development Order expiration date to February 24, 2007.

On March 22, 2004, the developer submitted a NOPC Application requesting the following additional modifications to the Development Order, which remain under review:

- extend the Phase 2 buildout date by six additional years (to October 15, 2010); the Phase 3 buildout date by an additional six years (to October 15, 2012); and the Development Order expiration date by an additional six years (to February 24, 2013).
- revise Exhibit D (*Equivalency Matrix*) to allow a maximum of 210,000 sq. ft. of vocational/trade school use. This would constitute an increase of 80,000 square feet over that amount currently approved.
- update the *Equivalency Matrix* to reflect the use of ITE 6<sup>th</sup> Edition trip generation rates.

## **PROJECT STATUS**

The approved phasing schedule is as follows:

<b>PHASE</b>	<b>BUILDOUT</b>	<b>OFFICE (Sq. Ft.)</b>	<b>COMMERCIAL (Sq. Ft.)</b>	<b>HOTEL (Rooms)</b>	<b>RESTAURANT (Sq. Ft.)</b>	<b>SUITE HOTEL (Rooms)</b>
I	N/A <sup>1</sup>	184,000	0	0	0	0
II	10/15/2004	481,500 <sup>3</sup>	20,000	0 <sup>3</sup>	8,000	360 <sup>3</sup>
III <sup>2</sup>	10/15/2006	386,000	0	100	0	0
<b>TOTAL<sup>2</sup></b>		<b>1,051,500</b>	<b>20,000</b>	<b>100</b>	<b>8,000</b>	<b>360</b>

1 - The developer received authorization to construct Phase I (184,000 sq. ft. of office space) prior to Development Order approval.

2 - Specific Phase III approval is contingent upon further Section 380.06, F.S. transportation analysis.

3 - Development totals are reflective of a 1999 Land Use Equivalency transaction which reduced office space by 148,500 sq. ft. and eliminated the 200 Phase II hotel rooms in exchange for 360 "Suite Hotel" rooms.

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

***Cumulative Development:*** two Phase I office buildings totalling 176,606 sq. ft., a Phase II/135,900 sq. ft. office building and a 360-room suite hotel have all been completed. In addition, a 2,000 sq. ft. storage building associated with the Suite Hotel use has been completed. Approximately 130,000 sq. ft. of office space has been converted at a 1:1 ratio to trade/vocational school, in accordance with Land Use Equivalency Matrix revision approved as a result of the eleventh Development Order amendment.

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

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Upon the completion of the equivalence of 400,000 sq. ft. of Phase II office development (i.e. approximately 528 net new external trips), the developer shall initiate an annual monitoring program to provide traffic counts at the project entrances during p.m. peak hour, as required by Condition 4.A.1. of Resolution No. R98-185. The developer has stated that the 360 suite hotel rooms would generate a comparable number of trips to 226,500 sq. ft. of office space using the adopted Equivalency Matrix. Utilizing this conversion, the project is currently at about 90.6 percent of the threshold reporting requirement.
2. The developer shall prepare and submit an air quality impact analysis and mitigation plan prior to the issuance of any building permits beyond 50 percent of anticipated trip generation associated with Phase II development (525 trips) in accordance with Condition 4.C.1. Utilizing the ITE codes "710" for office development and/or trade/vocational school, "311" for the Suite Hotel, "832" for Restaurant, "820" for Commercial and "310" for hotel, it appears that the development is currently at approximately 91.43 percent of this threshold.
3. The Stormwater Management Plan for Phase II has been previously provided to all required agencies, consistent with Condition 4.F.2.

4. In accordance with revised Condition 4.G.1., stormwater quality monitoring will only be conducted if specifically requested by the Southwest Florida Water Management District or any other appropriate agency. No such request has been received following this modification.
5. The developer shall conduct a study to analyze the hurricane evacuation impacts associated with the (possible) conversion of hotel or suite-hotel rooms to multi-family units prior to each occurrence in accordance with Condition 4.L.

**DEVELOPER OF RECORD**

Mainsail Sun Forest II, L.P., c/o Mr. Joe Collier III, Mainsail Management Group, Inc., 5108 Eisenhower Boulevard, Tampa, FL 33634 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.