



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RYs 2002-04

On August 20, 1985, Hillsborough County granted a Development Order (Resolution R-85-0148) to Sabal Corporation for a three-phase, 195-acre mixed-use development located along Falkenburg Road in the east central section of Hillsborough County. Dr. Martin Luther King Jr. Boulevard (S.R. 574) bisects the property into northern and southern development areas.

The Development Order has been amended a total of six times, the latest occurring on February 11, 1997 (Resolution No. 97-027). The amendments have cumulatively: revised the development parameters within each phase; extended the Phase buildout dates; revised the required improvement; revised the project acreage; approved a land use trade off mechanism; and altered the Master Development Plan accordingly. Phases II & III remain conceptually approved only, contingent upon further transportation analysis. The Development Order expires on December 31, 2004.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (SQ. FT.)	LT. INDUST. (SQ. FT.)	COMMERCIAL (SQ. FT.)	HOTEL (ROOMS)
Phase I	12/31/2004	1,737,000 ¹	0 ¹	150,000	265
Phase II	11/30/1999 ²	760,000	0	0	355
Phase III	7/20/2003 ²	770,000	0	0	380
TOTAL		3,267,000¹	0¹	150,000	1,000

1. Although the development was formerly approved for 1,000,000 sq. ft. of industrial space, the applicant was previously authorized to exchange industrial space for office/R&D at a rate of 1 sq. ft. of industrial is equal to 0.867 sq. ft. of office/R&D. The entire allocation of light industrial was converted as notified in the RY 1999-2000 Annual Report.

2.- Specific approval of Phases II and III are contingent upon further transportation analysis in accordance with Section 380.06, F.S.

On April 25, 2005, the developer submitted a Notice of Proposed Change application requesting the following modifications which remain under review:

- extend the Phase I buildout date by an additional six years (to December 31, 2010);
- extend the Development Order expiration date by an additional 11 years (to December 31, 2015); and
- extend the frequency of reporting from “annual” to “biennial.”

PROJECT STATUS

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

Cumulative Development: a total of 1,057,500 sq. ft. of office space and 265 hotel rooms have been completed to date.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.B.2. requires the developer to assess the effectiveness of the Transportation System Management (TSM) Plan, which has been previously submitted. The Plan included provisions for encouraged mass transit utilization and ridesharing. In lieu of assessing the measures identified, the developer has acknowledged that the project currently consists of approximately 60 percent of the approved Phase I industrial space and the entire Phase I allocation of 265 hotel rooms. Using factors from the latest version of the *ITE Trip Generation* manual, the developer has concluded that the project is only generating 1,365 (35%) of the approved 3,599 Phase I p.m. peak hour trips. Consequently, the assessment would not be warranted at this time.
2. The developer has not provided the biennial field surveys (traffic counts) within this multi-year Annual Report as required by Condition 4.B.8. Instead the developer has referenced that the traffic counts are contained within the pending transportation analysis currently being reviewed under the current pending NOPC application.
3. The developer has confirmed that the stormwater system is operating in compliance with the operation and maintenance schedule, as required by Condition 8.H.1.
4. Annual water quality monitoring results were provided within the Annual Report, in accordance with Condition 8.J.1.
5. It is noted in Condition III.K of the Development Order that the developer is required to submit annual reports on the “anniversary of the effective date of this Development Order...” (i.e. August 20th). It is hereby stated that this Report, which was due on August 20, 2003 and August 20, 2004 respectively, was not submitted until February 11, 2005.

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

DEVELOPER OF RECORD

Duke Realty Limited Partnership, Attention: Brent D. Albertson, Development Services Manager, 4700 Millenia Boulevard, Suite 380, Orlando, FL 32839 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 its Development Order with the exception of the issue identified in *Summary of Development Order Condition #5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.