



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2004-05

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. 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. The applicant has previously converted the entire allocation of 1,000,000 sq. ft. of industrial space to 867,000 sq. ft. of Office/R&D uses in accordance with the established equivalency matrix.
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 Development Order expiration date by an additional 11 years (to December 31, 2015);
- extend the Phase I buildout date by an additional six years (to December 31, 2010); 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: the developer intends on commencing construction of three office buildings totaling 103,350 sq. ft. if and when the current Notice of Proposed Change application is approved.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.B.2. requires the developer to assess the effectiveness of the *Transportation Systems Management* (TSM) Plan, which has been previously submitted. While a yearly assessment has not been provided to document anticipated p.m. peak hour trip reduction as required, the developer did acknowledge continued efforts to reduce p.m. peak hour travel through: notification of mass transit availability, encouragement of ridesharing; and promotion of flex-scheduling and/or telecommuting.
2. Using factors from the latest version of the *ITE Trip Generation* manual, the developer has concluded that the project is only generating 1,365 (37.9%) of the approved 3,599 Phase I p.m. peak hour trips and 11,487 (47.7%) of the approved 24,102 daily trips. Consequently, the assessment would not be warranted at this time.
3. 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 were contained within the transportation analysis submitted in association with the pending NOPC application. Results of the biennial traffic counts shall be provided within all future (appropriate) annual reports, as required.
4. 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.
5. Annual water quality monitoring results were provided within the Annual Report, in accordance with Condition 8.J.1.
6. 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, 2005, was not submitted until January 31, 2006.

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 #6*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.