



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY

On May 24, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R06-094. The Resolution reflects an amendment adopted by the Board on May 9, 2006.

BACKGROUND

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. Blvd. 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 development parameters within each phase; extended the Phase buildout dates; revised the required transportation 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 expired on December 31, 2004.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized additional five year extensions of the Phase I buildout date and the Development Order expiration date, each to December 31, 2009.

The revised phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE/R&D (SQ. FT.)	LT. INDUST. (SQ. FT.)	COMMERCIAL (SQ. FT.)	HOTEL (ROOMS)
Phase I	12/31/2009	1,737,000 ¹	0 ¹	150,000	265
Phase II ²	11/30/1999	760,000	0	0	355
Phase III ²	7/20/2003	770,000	0	0	380
TOTAL		3,267,000¹	0¹	150,000	1,000

1. All "Light Industrial" entitlements were previously converted to "Office/R&D" in accordance with the Land Use Equivalency Matrix.
 2.- Specific approval of Phases II and III are contingent upon further transportation analysis in accordance with Section 380.06, F.S.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on April 10, 2006, and with the Council's *Final Report* adopted on March 11, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #98 - Sabal Center.

