



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2005-06

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 12 times, the latest occurring on December 14, 2004 (Resolution No. R04-209). The amendments have cumulatively:

- reduced the project's proportionate share amount and altered the required transportation impact mitigation;
- extended the Phase II and III buildout dates to October 15th, 2010 and 2012, respectively (cumulative extension periods of slightly less than 21 years);
- 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 210,000 sq. ft.;
- updated the *Equivalency Matrix* to reflect the use of ITE 6th Edition trip generation rates; and
- extended the Development Order expiration date to February 24, 2013 (a cumulative extension period of 17 years and 15 days).

PROJECT STATUS

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	SPECIALTY RETAIL (Sq. Ft.)	HOTEL (Rooms)	RESTA- URANT (Sq. Ft.)	SUITE HOTEL (Rooms)	VOC./TRADE SCHOOL
I	N/A ¹	184,000	0	0	0	0	0
II	10/15/2010	294,096	20,000	0	8,000	360	130,000
III ²	10/15/2012	443,267	0	100	0	0	0
TOTAL²		921,363	20,000	100	8,000	360	130,000³

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 - A maximum of 210,000 sq. ft. of vocational/trade school space has been authorized subject to conversion through the Land Use Equivalency Matrix.

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

Cumulative Development: two Phase I office buildings totaling 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 to trade/vocational school at a 1:1 ratio, 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. Condition 4.A.1. requires the developer to initiate an annual monitoring program to provide traffic counts at the project entrances during p.m. peak hour upon the completion of the equivalent of 400,000 sq. ft. of Phase II office development (i.e. approximately 528 net new external trips. The results of such monitoring was initiated and included supplemental to the RY 2005-06 Annual Report. The results of the monitoring, conducted August 21-23, 2006, revealed that the project is generating 734 P.M. Peak Hour Trips (349 Inbound/ 385 Outbound). This number favorably compares to the 1,123 New External P.M. Peak Hour Trips approved for the project through Phase II.
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 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.
6. As required, the developer shall submit Annual Reports “on the anniversary of the effective date of this Development Order [i.e. February 9th] for each following year until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated that this Report, which was due on February 9, 2006, was not submitted until August 9, 2006.

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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.