



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2005-06

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 seven times, the latest occurring on May 9, 2006 (Resolution No. R06-094). The amendments have cumulatively: revised the development parameters within each phase; extended the Phase I buildout and Development Order expiration dates (each to December 31, 2009); revised the required transportation 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/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 is contingent upon further transportation analysis in accordance with Section 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: three office buildings totaling 103,350 sq. ft. (i.e. "Highland Oaks Three") were completed.

Cumulative Development: a total of 1,160,850 sq. ft. of office space and 265 hotel rooms have been completed to date.

Projected Development: the developer anticipates construction of a 146,300 sq. ft. "Highland Oaks Four" office building.

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. However, the estimated trip generation calculations were identical to those reported in conjunction with last year's Annual Report and therefore excludes the trips associated with the newly-constructed Highland Oaks Three office buildings.
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 as part of the prior NOPC application submitted in early 2005. It is specifically requested that the RY 2006-07 Annual Report include updated traffic counts and similar data be provided every second year thereafter.
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. Condition 8.J.1. requires the conduct of annual water quality monitoring with results provided within each Annual Report. The developer allegedly "mistakenly" stopped all sampling during the reporting year. However, the developer has asserted that the sampling will be "immediately undertaken" with the results provided in all future annual reports, as required.

DEVELOPER OF RECORD

Duke Realty Limited Partnership, Attention: David Dix Jr., 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.