



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2006-07

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 by periods of slightly less than 21 years; added 11.28-acre and 3.68-acre parcels; adopted and modified a land use equivalency matrix (LUEM); authorized construction of 720 Suite Hotel units through the LUEM process; 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.; and extended the Development Order expiration date to February 24, 2013 (a cumulative extension period of 17 years and 15 days).

On April 20, 2007, the applicant submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- addition of a 1.96-acre parcel along the project's northern boundary and specifically at the southeast corner of Hillsborough Avenue and George Road; and
- addition of one access point off George Road;

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
1	N/A ¹	184,000	0	0	0	0	0
2	10/15/2010	294,096	20,000	0	8,000	360	130,000
3 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 1 (184,000 sq. ft. of office space) prior to Development Order approval.

2 - Specific Phase 3 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 1 office buildings totaling 176,606 sq. ft., a Phase 2/135,900 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 2 office development (i.e. approximately 528 net new external trips. The results of such monitoring was included within the RY 2005-06 Annual Report. The results of the monitoring, conducted April 10-12, 2007, revealed that the project is generating 837 P.M. Peak Hour Trips (311 Inbound/526 Outbound). This number favorably compares to the 1,123 New External P.M. Peak Hour Trips approved for the project through Phase 2.
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 2 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 2 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, if applicable, prior to each occurrence in accordance with Condition 4.L.

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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.