



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY

On December 26, 2007, the Hillsborough County Board of County Commissioners rendered Resolution No. R07-215 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by Hillsborough County on December 11, 2007.

#### 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. Boulevard (S.R. 574) bisects the property into northern and southern development areas.

The Development Order has been previously 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. As recently amendment, the Development Order expires on December 31, 2012.

In accordance with the latest Amendment, 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	12/31/2012	1,737,000 <sup>1</sup>	0 <sup>1</sup>	150,000	265
Phase II <sup>2</sup>	11/30/1999	760,000	0	0	355
Phase III <sup>2</sup>	7/20/2003	770,000	0	0	380
<b>TOTAL</b>		<b>3,267,000<sup>1</sup></b>	<b>0<sup>1</sup></b>	<b>150,000</b>	<b>1,000</b>

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.

#### DEVELOPMENT ORDER AMENDMENT

The Amendment granted three year extensions of the Phase I buildout date and the Development Order expiration date, each to December 31, 2012. These extensions were requested by the Applicant in conjunction with recent revisions to Subsection 380.06(19)(c), 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 January 14, 2008, and with the Council' *Final Report* adopted on November 14, 1988.

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

# DRI #98

## Sabal Center

### General Location Map



Tampa Bay Regional Planning Council

0 400 800 1,200 Feet



Photo Taken: February 2005

