



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #98 - SABAL CENTER
 HILLSBOROUGH COUNTY
 RY 2006-07**

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 eight times, the latest occurring on December 11, 2007 (Resolution No. R07-215). 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, 2012); 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, 2012.

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 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: no development activity occurred during the reporting year.

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 commencement of construction for a 128,000 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 1,465 (40.7%) of the approved 3,599 Phase I p.m. peak hour trips and 12,783 (53.0%) of the approved 24,102 daily trips.
3. In accordance with Condition 4.B.8, the developer has provided the results of traffic count monitoring conducted on August 8, 2007. The results reveal that the project is currently generating 1,551 (43.1%) of the approved 3,599 Phase I p.m. peak hour trips and 13,715 (56.9%) of the approved 24,102 daily trips.
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 has not conducted the required monitoring since development activity did not occur during RY 2006-07, as authorized by Subsection 380.06(18), F.S. Continuance of the surface water quality monitoring shall resume contingent with further development activity.

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