



ARS

Annual Report Summary

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**DRI #98 - SABAL CENTER
 HILLSBOROUGH COUNTY
 RY 2007-08**

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: completed construction of 128,000 sq. ft. of Office development.

Cumulative Development: a total of 1,288,850 sq. ft. of office space and 265 hotel rooms have been completed to date.

Projected Development: anticipated development has not been specified.

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. 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 1,620 (45.0%) of the approved 3,599 Phase I p.m. peak hour trips and 12,388 (51.4%) of the approved 24,102 daily trips.
3. 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.
4. Condition 8.J.1. requires water quality monitoring to be conducted annually (once each during Wet/Dry season) with corresponding results included within each Annual Report. While the developer has not conducted such monitoring since January 2007, no development occurred during the 2006-07 reporting year and the lone development recognized during RY 2007-08 was the completion of 128,000 sq. ft. of Office located north of Martin Luther King Jr. Blvd. This recently-developed Office parcel is situated a considerable distance from the water body which traverses the project site and is the subject of the water quality monitoring (i.e. Lake Mango Canal). The Developer has acknowledged that the requirement for water quality monitoring will be reconvened effective immediately, with results provided in all subsequent Annual Reports.
5. Pursuant to Stipulation III.J. of the Development Order and Section 380.06(18), F.S., the Sabal Center annual reports are required to be submitted on August 20th of each year “until, and including, such time as all terms and conditions of this Amended and Restated Development Order are satisfied.” The RY 2007-08 Annual Report, which was due on August 20, 2008, was not submitted until January 27, 2009.

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 as *Summary of Development Order Condition #5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.