



ARS

Annual Report Summary

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DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2008-09

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 13 times, the latest occurring on November 13, 2007 (Resolution No. R07-210). The amendments have cumulatively: reduced the project's proportionate share amount and altered the required transportation impact mitigation; extended the Phase 2 and 3 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.; added a 1.96-acre parcel at the southeast corner of Hillsborough Avenue and George Road and one associated external access point; and extended the Development Order expiration date to February 24, 2013 (a cumulative extension period of 17 years and 15 days).

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 (Sq. Ft.)
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: the Developer "has initiated construction of a 17,500 square foot conference center, an ancillary use to suite hotel" during the reporting period.

Cumulative Development: two Phase 1 Office buildings totaling 176,606 sq. ft., a Phase 2/135,900 sq. ft. building (130,000 sq. ft. designated as Vocational/Trade School and 5,900 sq. ft. designated as Office) and

a 360-room suite hotel have all been completed. In addition, a 3,300 sq. ft. storage building associated with the Suite Hotel use has been completed. The vast majority of the Phase 2 office building referenced above has been converted to trade/vocational school at a 1:1 ratio prescribed in the Land Use Equivalency Matrix.

Projected Development: no specific development activity has been identified for next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has initiated the required annual traffic monitoring program in accordance with Condition 4.A.1. The current installment of the monitoring was conducted on February 10-12, 2009. The results reveal that the project is currently generating 621 PM peak hour trips (i.e. 334 Inbound/287 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 trips associated with Phase 2 (525 trips), in accordance with Condition 4.C.1. Since no development was completed during the reporting year and 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 would remain 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, LLC, 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.