



ARS

Annual Report Summary

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2008-09

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 provided the results of traffic count monitoring conducted on August 26, 2009. The Developer subtracted the trips allegedly being generated by the adjacent Highland Park DRI from the overall traffic counts, resulting in the reported generation of 1,592 (44.2%) of the approved 3,599 Phase I p.m. peak hour trips and 11,874 (49.3%) of the approved 24,102 daily trips for the Sabal Center DRI. As the project develops further, it will be appropriate for Hillsborough County to evaluate the reduction rates being assumed, especially considering they were identified to be 31.1% and 31.4% of the overall p.m. peak hour and daily trips, respectively, in the RY 2008-09 Annual Report.
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 of the Lake Mango Canal to be conducted semi-annually (once each during Wet/Dry season) with corresponding results included within each Annual Report. While the developer has provided the results of the wet season water quality monitoring for a August 11, 2009 monitoring event, no such monitoring was conducted during the dry season. The results of the wet season monitoring did reveal that the dissolved oxygen levels were below the State's standards, which the Developer attributed to "an elevated water temperature." The Developer shall continue to meet the semi-annual water quality monitoring requirement (once each during wet and dry seasons), especially as project development resumes. All subsequent monitoring shall be provided in conjunction with future Annual Reports.

DEVELOPER OF RECORD

Citicorp Services Inc., c/o Corporate Realty Services, 6700 Citicorp Drive, Tampa, FL 33619 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. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires "*an application to the local government to amend the development order in accordance with the local government's procedures for amendment of a development order.*" Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.