



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

### DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2009-10

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)	APTS. (Units)	VOC./TRADE SCHOOL (Sq. Ft.)
1	N/A <sup>1</sup>	184,000	0	0	0	0	0	0
2	10/15/2010	177,454 <sup>3</sup>	20,000	0	8,000	360	318 <sup>3</sup>	130,000 <sup>3</sup>
3 <sup>2</sup>	10/15/2012	443,267	0	100	0	0	0	0
<b>TOTAL<sup>2</sup></b>		<b>804,721<sup>3</sup></b>	<b>20,000</b>	<b>100</b>	<b>8,000</b>	<b>360</b>	<b>318<sup>3</sup></b>	<b>130,000<sup>3</sup></b>

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 - Phase 2 entitlements above are reflective of a 2006 request to convert 98,000 sq. ft. of Office for 98,000 sq. ft. of additional Vocational/Trade School space (to 130,000 sq. ft. total) and a 2010 conversion request for 318 Apartment units at the expense of 116,642 more sq. ft. of Office.

**Development this Reporting Year:** the Developer has reportedly initiated construction of 318 apartment units during the reporting period, some of which were completed and rendered a Certificate of Occupancy.

**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 and a 17,500 sq. ft. Conference Center associated with the Suite Hotel use have 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 conducted the required annual traffic monitoring program for the George Road/south entrance intersection on May 18-20, 2010, for Hillsborough Avenue on June 8-10, 2010, and for the George Road/north entrance intersection on June 15-17, 2010, as obligated by Condition 4.A.1. The results revealed that the project was generating 621 PM peak hour trips (i.e. 334 Inbound/ 287 Outbound) although these counts were adjusted to reflect “respective Peak Seasonal Factors. While these counts currently and favorably compare to the 1,123 New External P.M. Peak Hour Trips approved for the project through Phase 2, it is specifically requested that future traffic monitoring be conducted for all access points during identical three-day periods of Tuesday - Thursday and that the counts not be modified, as intended. Any deviation from these requested traffic monitoring procedures shall be pre-approved by Hillsborough County and the Florida Department of Transportation.
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 (704 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 development had been approximately 88.21 percent of this threshold. However, with completion and occupancy of an unreported number of Apartment units, this threshold likely could have been surpassed. It is fully anticipated that the Developer will identify their extent of compliance with this Condition in the next Annual Report, if not earlier.
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.
6. Per Stipulation III.K. of the Development Order, an Annual Report “shall be due on the anniversary of the effective date [i.e. February 9<sup>th</sup>] of this Development Order for each year until and including such time as all terms and conditions of this Development Order are satisfied.” It is hereby stated, the RY 2009-10 Annual Report, which was due on February 9, 2010, was not submitted until July 14, 2010.
7. In accordance with Condition IV.A.1., the Developer is required to provide written notice including

a “technical analysis supporting the claim that (a) proposed change will not cause the total amount of a particular land use to exceed the maximum amount shown in the Equivalency Matrix.” Such correspondence is required to be submitted to the County, the TBRPC and the FDCA a minimum of “30 days prior to requesting issuance of a building permit...” It is hereby noted that such correspondence was not provided in conjunction with the alleged recent conversion of 116,642 sq. ft. of Office for 318 apartment units, of which construction has commenced if not been completed.

### **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 with the exception of the issues identified as *Summary of Development Order Conditions #6 & #7*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.