



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 #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2010-11

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 1 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 2 & 3 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 1	12/31/2012	1,737,000 ¹	0 ¹	150,000	265
Phase 2 ²	11/30/1999	760,000	0	0	355
Phase 3 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 2 and 3 is contingent upon further transportation analysis in accordance with Section 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: development activity(ies) were not completed or initiated during the reporting period.

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. The Condition tasks the Developer with providing annual assessments of p.m. peak hour trip diversion through the implementation of various TSM strategies including carpooling, mass transit ridership, flex-scheduling, and telework. In lieu of this required assessment, the Developer has provided a comparison of the number of trips recognized as part of a August 16, 2011 traffic monitoring event to that which is presumably generated based on the latest ITE Trip Generation projections, in which reductions of 16.63% daily trips and 26.09% during the p.m. peak hour were reported.
2. In accordance with Condition 4.B.8, the developer provided the results of traffic count monitoring conducted on August 16, 2011. 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 1,558 (43.3%) of the approved 3,599 Phase 1 p.m. peak hour trips and 13,244 (54.9%) of the approved 24,102 daily trips for the Sabal Center DRI.
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. The Developer has only submitted the results associated with a single dry season monitoring event, as conducted on February 8, 2010. The results of this event did allegedly reveal that “all parameters for the entry and exit points were within the Class III standards for fresh water as contained in FDEP’s Resolution 62-302.530. Considering that no development activity occurred on site during the reporting period, it is assumed that the Lake Mango Canal would not have been detrimentally impacted. The Developer did previously acknowledge that future monitoring will be conducted “twice a year, once for the wet season and once for the dry season,” as required. The Developer did acknowledge that “*a large quantity of jet fuel spilled from a pipeline upstream of the Lake Mango Canal, which impacted the Canal through the project. The Florida Department of Environmental Protection is monitoring the effects of the spill throughout the impacted area. Given the impacts of the fuel spill, it was not feasible to take samples.*”

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.