



ARS

Annual Report Summary

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2011-12

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 buildout and Development Order expiration dates have been extended in accordance with HB 7207 (2011 legislation) plus three Executive Orders signed into law by the Governor during 2011. As revised, the Development Order expires on November 21, 2017.

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 | 11/21/2017 | 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 did not transpire 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/ridesharing, mass transit ridership, flex-scheduling, and telework. In lieu of monitoring the TSM measures being implemented, the Developer has submitted:
 - Identification of the “non-binding” assumptions which were recognized in the project’s TSM Plan for Phase 1 of the project (i.e. 1.15 Passengers/ Vehicle, 82 Peak-Hour Transit Passengers & diversion of 14% of PM Peak Hour trips through implementation of various alternatives); and
 - A comparison of the number of trips reported in the October 24, 2012 traffic monitoring event (i.e. 1,747 PM Peak Hour & 13,500 Daily trips) to those trips which would presumably be generated based on the latest ITE trip generation model for the constructed entitlements only (i.e. 2,108 PM Peak Hour & 15,886 Daily Trips). The results favorably portray that the “as built” portion of the project is generating approximately 83% of the anticipated PM Peak Hour and 85% of the anticipated daily traffic.
2. In accordance with Condition 4.B.8, the developer provided the results of traffic count monitoring conducted on October 24, 2012. 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 1,747 (48.5%) of the approved 3,599 Phase 1 p.m. peak hour trips and 13,500 (56.0%) 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 Dry/Wet season) with corresponding results included within each Annual Report. The results of the “Dry Season” and “Wet Season” monitoring were submitted with the Annual Report as conducted on February 8, 2012 and August 17, 2012 respectively. The Developer acknowledged that the results revealed that “*all parameters for the entry and exit points were within the Class III standards for fresh water as contained in Chapter 62-302.530, F.A.C.*” with the exception of the Dissolved Oxygen levels recorded at two of the monitoring sites during the August 2012 monitoring event. It was the Developer’s opinion that the lowered Dissolved Oxygen levels were caused by elevated water temperature and was atypical of reporting results of past Wet Seasons. In addition, it is presumed that the Lake Mango Canal was not detrimentally impacted since no development activity occurred during the reporting period. Such monitoring shall continue to be conducted twice annually, once during the wet season and once during the dry season, as required.

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.