



# DOAR

## Development Order Amendment Report

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### **DRI #105 - SUNFOREST HILLSBOROUGH COUNTY**

On March 10, 2014, Hillsborough County rendered Resolution No. 14-028 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough County Board of County Commissioners on March 6, 2014.

#### **BACKGROUND**

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 13 prior 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 and Development Order expiration dates; 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.; and added a 1.96-acre parcel at the southeast corner of Hillsborough Avenue and George Road and one associated external access point.

#### **DEVELOPMENT ORDER AMENDMENT**

The Resolution authorized the following modifications to the Development Order:

- extend the project buildout and Development Order expiration dates by eight additional years (to October 15, 2018 and February 24, 2021, respectively); and
- add a contiguous 0.54-acre parcel located along the project's northern boundary, at the southeast corner of West Hillsborough Avenue and George Road.

The revised 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	10/15/2018	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.

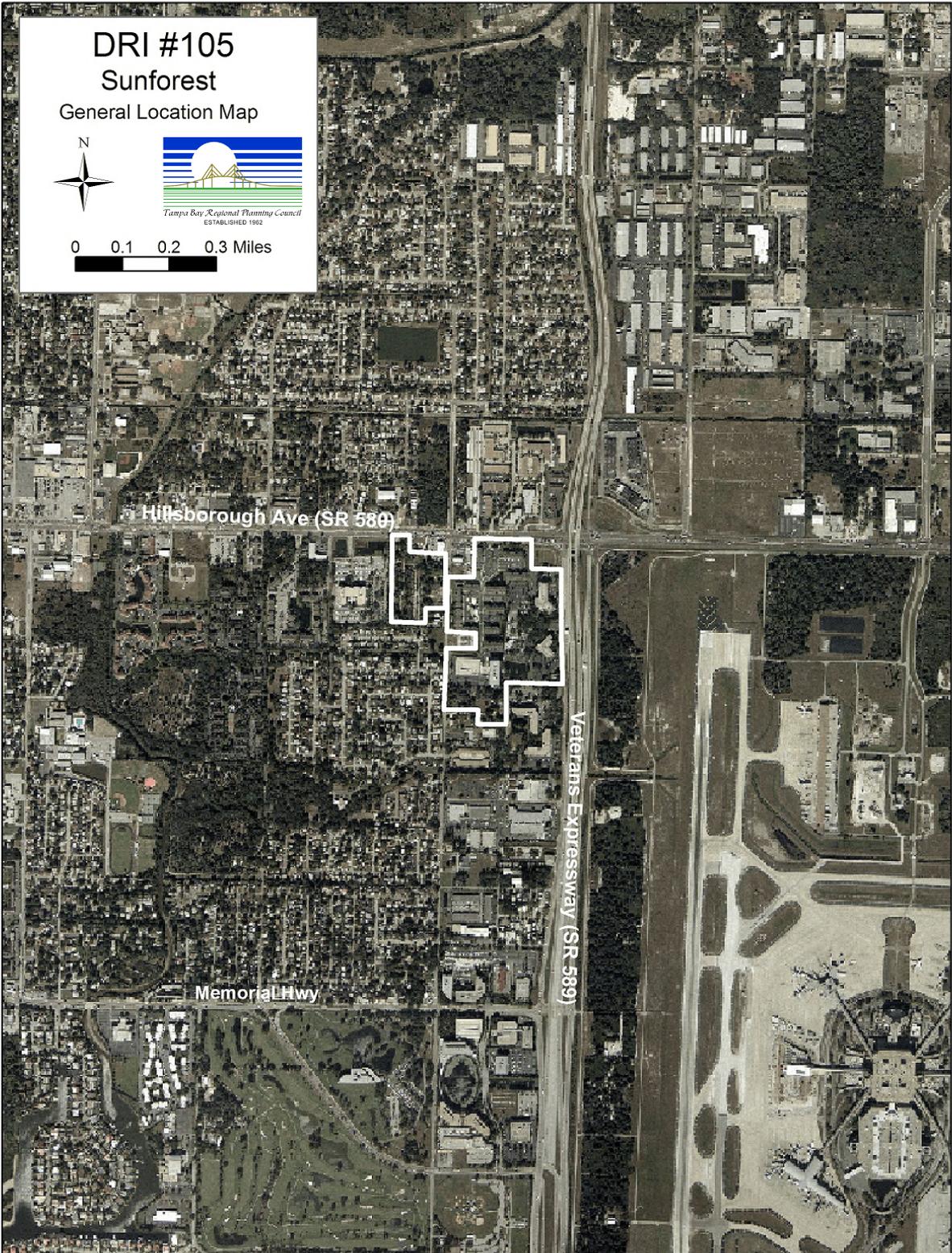
3 - Phase 2 entitlements above are reflective of a 2006 request to convert 98,000 sq. ft. of Office for 98,000 sq. ft. of additional Vocational/Trade School space (to 130,000 sq. ft. total) and a 2010 conversion request for 318 Apartment units at the expense of 116,642 more sq. ft. of Office.

## RECOMMENDATION

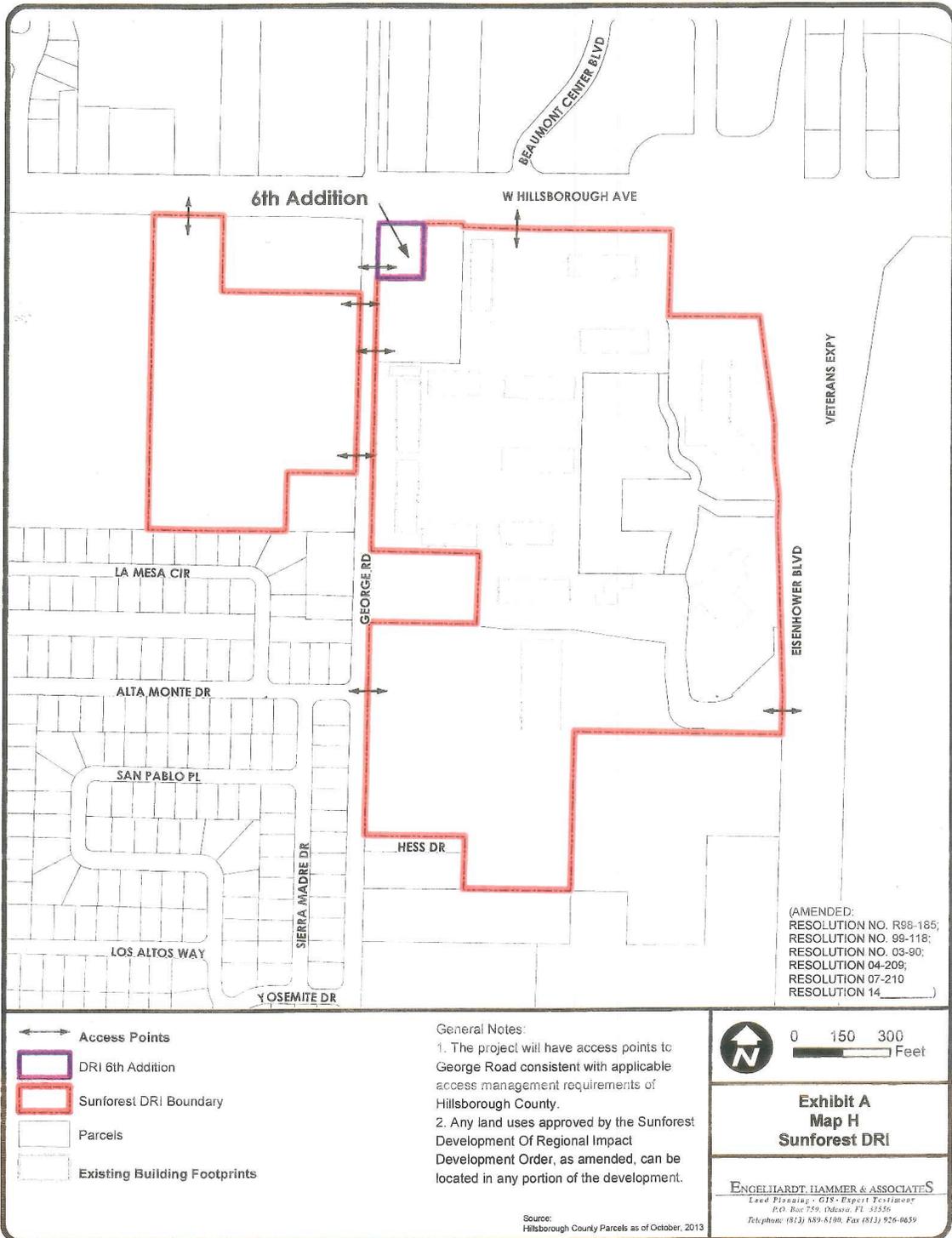
In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on February 10, 2014 and with the Council's *Final Report* adopted on April 13, 1987.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Hillsborough County Board of County Commissioners for DRI #105 - Sunforest.

**EXHIBIT 1  
GENERAL LOCATION MAP**



## EXHIBIT 2 REVISED MAP H



Map Document: G:\Projects\Main\Main\_Sunforest\_NOPC\_2013\_13021\mxd\Map H - Sunforest DRI.mxd  
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