



# 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 2013-14

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 Executive Orders enacted by the Governor in 2011 and 2012. As revised, the Development Order expires on March 19, 2019.

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	3/19/2019	1,737,000 <sup>1</sup>	0 <sup>1</sup>	150,000	265
Phase 2 <sup>2</sup>	11/30/1999	760,000	0	0	355
Phase 3 <sup>2</sup>	7/20/2003	770,000	0	0	380
<b>TOTAL</b>		<b>3,267,000<sup>1</sup></b>	<b>0<sup>1</sup></b>	<b>150,000</b>	<b>1,000</b>

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 (i.e. 135,000 sq. ft. "The Atrium," 125,000 sq. ft. "Highland Oaks One," 672,500 sq. ft. "Citigroup," 125,000 sq. ft. "Highland Oaks Two," 103,350 sq. ft. "Highland Oaks Three" & 128,000 sq. ft. "Highland Oaks Four") and 265 Hotel rooms (i.e. "Radisson") have been completed to date.

**Projected Development:** anticipated development was not specified but is presumed to be contingent upon market demand.

## 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. Such assessment was not performed and/or provided in conjunction with the RY 2013-14 Annual Report. It is anticipated that such assessment will be conducted and provided with future Annual Reports as development activities resume. The information submitted in conjunction with the RY 2012-13 Annual Report indicated:
  - Recognition of the “non-binding” assumptions that were included 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 September 26, 2013 traffic monitoring event (i.e. 1,532 PM Peak Hour & 12,105 Daily trips) would favorably compare to those trips projected by the *ITE Trip Generation, 6<sup>th</sup> Generation* model for Phase 1 completed entitlements only (i.e. 2,108 PM Peak Hour & 15,886 Daily Trips). The results reveal that the project is generating approximately 73% of the anticipated PM Peak Hour and 76% of the anticipated daily traffic that would be expected at this stage of the project.
2. Condition 4.B.5. obligates the Developer to conduct and provide biennial traffic count monitoring. The monitoring was last conducted and submitted in association with the RY 2012-13 Annual Report. It was acknowledged that such monitoring will be conducted and provided again next year (i.e. for RY 2014-15 Annual Report), as would be required/appropriate. The last monitoring, conducted on September 26, 2013, did reflect the reported generation of 1,532 of the approved 3,599 Phase 1 p.m. peak hour trips (i.e. 42.6%) and 12,105 of the approved 24,102 daily trips (i.e. 50.2%) for the Sabal Center DRI. It was noted that the reported trip generation rates were exclusive of trips allegedly being generated by the adjacent, limited-access, Highland Park 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 11, 2014 and August 13, 2014 respectively. The Developer acknowledged that the results of both monitoring events 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 depressed Dissolved Oxygen levels and elevated Total Coliform counts recorded at two of the monitoring sites during the August 2014 monitoring event only. Similar to the results of past monitoring events, the Developer’s representative continues to attribute these exceptions to “*elevated water temperature*” and “*natural conditions*” of the site

respectively. 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 semi-annually, 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.