



ARS

Annual Report Summary

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DRI #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2015-16

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 14 times, most recently on March 6, 2014 (Resolution No. 14-028). The amendments have cumulatively resulted in: a reduction of the project's proportionate share amount and altered the required transportation impact mitigation; an extension of the phase and Development Order expiration dates; additions of 11.28-acre, 3.68-acre, 1.96-acre and 0.54-acre parcels; adoption and modification of a Land Use Equivalency Matrix (LUEM); authorization for up to 720 Suite Hotel units if enacted through the LUEM process; elimination of the project's surface water quality monitoring provisions (Condition IV.G); allowance for a "Trade/Vocational School" land use (up to 210,000 sq. ft.) if enacted through the LUEM process; and addition of corresponding access points associated with expansions. Inclusive of cumulative extensions granted in association with the Governor's enactment of Executive Orders in 2015, the Development Order expires on October 20, 2021.

PROJECT STATUS

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 ¹	184,000	0	0	0	0	0	0
2	6/15/2019 ⁴	177,454 ³	20,000	0	8,000	0	678 ³	130,000 ³
3 ²	10/15/2012	443,267	0	100	0	0	0	0
TOTAL²		804,721³	20,000	100	8,000	0	678³	130,000³

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 LUEM request to convert 98,000 sq. ft. of Office for 98,000 sq. ft. of additional Vocational/Trade School space, a 2010 LUEM conversion request to convert 116,642 sq. ft. of Office for 318 Apartment units and a 2015 LUEM conversion of 360 Suite Hotel rooms for an additional 360 Apartment (Multi-Family) units.

4 - The Phase 2 buildout and Development Order expiration dates were extended by a combined 447 days in accordance with the Governor's enactment of a flooding emergency declaration (Executive Order 15-158) and the threat of Tropical Storm Erika (Executive Order 15-173), respectively.

Development this Reporting Year: no development activity occurred during the time period of this Report.

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 678 apartment

units have all been completed as well as a 3,300 sq. ft. storage building and a 17,500 sq. ft. Conference Center, which are now considered ancillary/supporting uses to the apartment units. It is noteworthy that a 360-room Suite Hotel was initially developed and subsequently (and recently) converted to the identical number of apartment rooms.

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 & north entrances, as well as the Eisenhower Blvd. and Hillsborough Avenue driveways on March 8-16, 2016 as obligated by Condition 4.A.1. The monitoring results revealed that the project was generating 546 PM peak hour trips (i.e. 235 Inbound/311 Outbound). These counts do compare favorably to the 1,123 New External P.M. Peak Hour Trips approved for the project through Phase 2. The annual traffic monitoring requirement continues through project buildout.
2. As established by Condition 4.C.1., 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 (i.e. upon generation of 704 PM Peak Hour trips). The Developer has acknowledged that the project is currently generating 546 PM Peak Hour trips, hence the threshold is not applicable at this time.
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.

DEVELOPER OF RECORD

AMFP III Mainsail LLC, c/o Mr. Joe Collier III, Mainsail Management Group, LLC, 4602 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. While the above-referenced Developer of Record has been updated for the purpose of this *Annual Report Summary*, 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,” at minimum. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.