



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #105 - SUNFOREST HILLSBOROUGH COUNTY

On May 22, 2003, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R03-090. The Resolution reflects an amendment adopted by Hillsborough County on May 13, 2003.

#### 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 a total of ten times, the latest occurring on November 16, 1999 (Resolution No. 99-230). The amendments have cumulatively:

- reduced the project's proportionate share amount and altered the transportation requirements;
- extended the Phase II and III buildout dates, as well as the Development Order expiration date which expires on February 24, 2007;
- added a 11.28-acre parcel;
- adopted and modified the land use equivalency matrix; and
- eliminated the project's surface water quality monitoring requirements (Condition IV.G).

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)	RESTAURANT (Sq. Ft.)	SUITE HOTEL (Rooms)
I	N/A <sup>1</sup>	184,000	0	0	0	0
II	10/15/2004	481,500 <sup>3</sup>	20,000	0 <sup>3</sup>	8,000	360 <sup>3</sup>
III <sup>2</sup>	10/15/2006	386,000 <sup>2</sup>	0	100 <sup>2</sup>	0	0
<b>TOTAL<sup>2</sup></b>		<b>1,051,500<sup>2</sup></b>	<b>20,000</b>	<b>100<sup>2</sup></b>	<b>8,000</b>	<b>360</b>

1 - The developer received authorization to construct Phase I (184,000 sq. ft. of office space) prior to Development Order approval.

2 - Specific Phase III approval is contingent upon further Section 380.06, F.S. transportation analysis.

3 - Development totals are reflective of a 1999 Land Use Equivalency transaction which reduced office by 148,500 sq. ft. and eliminated the 200 Phase II hotel rooms in exchange for 360 "Suite Hotel" rooms.

#### DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modifications to the Development Order:

- added a 3.68-acre parcel to the southern boundary of the project; and
- added “Vocational/Trade School” as a recognized land use and allow conversion to a maximum of 130,000 sq. ft. resulting from conversion from only office uses through the modified equivalency matrix.

## **RECOMMENDATIONS**

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 May 12, 2003 and with the Council’ *Final Report* adopted on April 13, 1987.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #105 - Sunforest.