



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #105 - SUNFOREST HILLSBOROUGH COUNTY

On November 16, 2007, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-210. The Resolution reflects an amendment adopted by the Board on November 13, 2007.

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 previously amended 12 times, the latest occurring on December 14, 2004 (Resolution No. R04-209). The amendments have cumulatively: reduced the project's proportionate share amount and altered the required transportation impact mitigation; extended the buildout dates associated with Phases 2 & 3 and the Development Order expiration date; added 11.28-acre and 3.68-acre parcels; adopted, modified and updated a land use equivalency matrix; eliminated the former requirement for surface water quality monitoring (Condition IV.G); and recognized "Trade/Vocational School" as an authorized land use. The Development Order expires on February 24, 2013.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	SPECIALTY RETAIL (Sq. Ft.)	HOTEL (Rooms)	RESTA- URANT (Sq. Ft.)	SUITE HOTEL (Rooms)	VOC./TRADE SCHOOL
I	N/A ¹	184,000	0	0	0	0	0
II	10/15/2010	294,096	20,000	0	8,000	360	130,000
III ²	10/15/2012	443,267	0	100	0	0	0
TOTAL²		921,363	20,000	100	8,000	360	130,000³

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 - A maximum of 210,000 sq. ft. of vocational/trade school space has been authorized subject to conversion through the Land Use Equivalency Matrix.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- addition of a 1.96-acre parcel along the project's northern boundary and specifically at the southeast corner of Hillsborough Avenue and George Road; and
- addition of one access point off George Road.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on June 11, 2007 and with the Council' *Final Report* previously 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.