



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #98 - SABAL CENTER HILLSBOROUGH COUNTY RY 2001-02

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. Buffalo Avenue bisects the property into northern and southern development areas.

The Development Order has been amended a total of six times, the latest occurring on February 11, 1997 (Resolution No. 97-027). The amendments have cumulatively: revised the development parameters within each phase; extended the Phase buildout dates; revised the required improvement; revised the project acreage; approved a land use trade off mechanism; and altered the Master Development Plan accordingly. Phases II & III remain conceptually approved only, contingent upon further transportation analysis. The Development Order expires on December 31, 2004.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (SQ. FT.)	LT. INDUST. (SQ. FT.)	COMMERCIAL (SQ. FT.)	HOTEL (ROOMS)
Phase I	12/31/2004	1,737,000 ¹	0 ¹	150,000	265
Phase II	11/30/1999 ²	760,000	0	0	355
Phase III	7/20/2003 ²	770,000	0	0	380
TOTAL		3,267,000¹	0¹	150,000	1,000

1. Although the development was formerly approved for 1,000,000 sq. ft. of industrial space, the applicant was previously authorized to exchange industrial space for office/R&D at a rate of 1 sq. ft. of industrial is equal to 0.867 sq. ft. of office/R&D. The entire allocation of light industrial was converted as notified in the RY 1999-2000 Annual Report.
- 2.- Specific approval of Phases II and III are contingent upon further transportation analysis in accordance with Section 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: a total of 1,057,500 sq. ft. of office space and 265 hotel rooms have been completed to date.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.B.2. requires the developer to assess the effectiveness of the Transportation System Management (TSM) Plan, which has been previously submitted. The Plan included provisions for encouraged mass transit utilization and ridesharing. In lieu of assessing the measures identified, the developer has acknowledged that the project currently consists of approximately 60 percent of the approved Phase I industrial space and the entire Phase I allocation of 265 hotel rooms. Using factors from the latest version of the *ITE Trip Generation* manual, the developer has concluded that the project is only generating 1,365 (35%) of the approved 3,599 Phase I p.m. peak hour trips. Consequently, the assessment would not be warranted at this time.
2. Condition 4.B.8. requires the developer to conduct biennial field surveys. Such traffic counts were conducted on January 15-17, 2002 and included in the Annual Report. The results revealed that the project is currently generating 1,261 trips during the p.m. peak hour. This represents a reduction of 104 trips in comparison with the projected number of trips derived using the latest *ITE Trip Generation* and is considerably less than the approved number of Phase I p.m. peak hour trips.
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. Annual water quality monitoring results were provided within the Annual Report, in accordance with Condition 8.J.1.
5. It is noted in Condition III.K of the Development Order that the developer is required to submit annual reports on the “anniversary of the effective date of this Development Order...” (i.e. August 20th). It is hereby stated that this Report, which was due on August 20, 2002, was not submitted until July 2, 2003.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Duke Realty Corporation, Attention: Brent D. Albertson, P.E., Development Services Manager, 1025 Greenwood Boulevard, Suite 275, Lake Mary, FL 32746 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 with the exception of the issue identified in *Summary of Development Order Condition #5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.