



# 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 #105 - SUNFOREST HILLSBOROUGH COUNTY RY 2017-18

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 approved phasing schedule is as follows:

| PHASE                    | BUILDOUT               | OFFICE<br>(Sq. Ft.)        | SPECIALTY<br>RETAIL<br>(Sq. Ft.) | HOTEL<br>(Rooms) | RESTA-<br>URANT<br>(Sq. Ft.) | SUITE<br>HOTEL<br>(Rooms) | MF UNITS<br>(Apts.)    | VOC./TRADE<br>SCHOOL<br>(Sq. Ft.) |
|--------------------------|------------------------|----------------------------|----------------------------------|------------------|------------------------------|---------------------------|------------------------|-----------------------------------|
| 1                        | N/A <sup>1</sup>       | 176,606 <sup>3</sup>       | 0                                | 0                | 0                            | 0                         | 0                      | 0                                 |
| 2                        | 6/15/2019 <sup>4</sup> | 260,786 <sup>3</sup>       | 10,000 <sup>3</sup>              | 0                | 4,000 <sup>3</sup>           | 0                         | 678 <sup>3</sup>       | 0 <sup>3</sup>                    |
| 3 <sup>2</sup>           | 10/15/2012             | 443,267                    | 0                                | 100              | 0                            | 0                         | 0                      | 0                                 |
| <b>TOTAL<sup>2</sup></b> |                        | <b>880,659<sup>3</sup></b> | <b>10,000<sup>3</sup></b>        | <b>100</b>       | <b>4,000<sup>3</sup></b>     | <b>0</b>                  | <b>678<sup>3</sup></b> | <b>0<sup>3</sup></b>              |

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 - Entitlements above are reflective of a 2006 LUEM conversion (i.e. 98,000 sq. ft. of Office → 98,000 sq. ft. of Vocational/Trade School space, a 2010 LUEM conversion (i.e. 116,642 sq. ft. of Office → 318 Apartment units), a conversion dated "revised August 5, 2015" (i.e. 360 Suite Hotel rooms + 49,453 sq. ft. of Phase 2 Office space + 7,394 sq. ft. of Phase 1 Office space + 10,000 sq. ft. of Phase 2 Specialty Retail + 4,000 sq. ft. of Phase 2 Restaurant → 360 Phase 2 Apartment [Multi-Family] units) and a April 3, 2017 conversion (i.e. 130,000 sq. ft. of Vocational/Trade School → 132,925 sq. ft. of Phase 2 Office).

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. (i.e. *Sunforest I* - 104,810 sq. ft. & *Sunforest II* - 71,796 sq. ft.), one Phase 2 Office building of 135,900 sq. ft. (formerly designated/classified as a 130,000 sq. ft. Vocational/Trade School and 5,900 sq. ft. of 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 constructed and subsequently converted to 360 Apartment units, a subset of the aforementioned 678 Apartment units.

**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 February 20, 2018) as obligated by Condition 4.A.1. The monitoring results revealed that the project was generating 489 PM peak hour trips (i.e. 189 Inbound/300 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). As identified above, the project is currently generating **489** 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. The Developer has indicated that no such request has been received to date.
5. To the extent applicable, the Developer shall conduct a study to analyze the hurricane evacuation impacts associated with any/all conversions of Hotel or Suite-Hotel rooms to Apartment/Multi-Family units, prior to each occurrence in accordance with Condition 4.L.

### **DEVELOPER OF RECORD**

AMFP III Mainsail LLC, c/o Mr. Gregory Lyden, 420 Lexington Avenue, Suite 2821, New York, NY 10170 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.