



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #115 - WOODLAND CORPORATE CENTER HILLSBOROUGH COUNTY RY 2002-03

On August 27, 1985, Hillsborough County granted a Development Order (Resolution R85-0149) to the Shimberg-Cross Company (on behalf of Liberty Life Insurance Company) for a two-phase, 182.6-acre, multi-use project located at the southwest corner of the Manhattan Avenue/Waters Avenue intersection in northwestern Hillsborough County.

The Development Order has been amended a total of six times, the latest occurring on July 29, 1999 (Resolution No. R99-137). The amendments have cumulatively:

- consolidated the previously approved two phases into a single phase;
- updated the list of needed roadway improvements to include the Veterans Expressway as a Phase II roadway improvement;
- extended the Development Order expiration and project buildout dates;
- identified the trigger for, and relocation of, the construction of the Manhattan Avenue access point.
- recognized “hotel” and “hotel suites” as an allowable land use and referenced within the land use equivalency matrix.

The Development Order expires on December 31, 2010. The anniversary date for the Annual Report is August 27th.

PROJECT STATUS

The phasing schedule is as follows:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	MOTEL (Rooms)
December 31, 2005	833,500	819,000	72,500	500

NOTE: The following represents the ranges establishing minimums and maximums of approved land uses as reflected in the equivalency matrix: light industrial (250,000 - 1,250,000 sq. ft.); office (250,000 - 1,250,000 sq. ft.); retail (0 - 100,000 sq. ft.); motel (0 - 850 rooms); hotel (0 - 600 rooms); and hotel suites (0 - 360 rooms).

Development this Reporting Year: 141,900 sq. ft. of office space and 32,100 sq. ft. of warehouse (light industrial) space was constructed.

Cumulative Development: 640,050 sq. ft. of office space and 268,950 sq. ft. of warehouse (light industrial) space has been constructed to date, with an overall occupancy rate of approximately 93 percent.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Transportation Systems Management (TSM) plan was submitted by the developer in May, 1989, as required by Condition IV.B.2. Results of the annual TSM assessment indicate that 181 of the approved 238 internal trips (76.05%) and 1,120 of the approved 1,395 external trips (80.29%) were generated during p.m. peak hour. In comparison with the figures provided in the RY 2001-02 Annual Report, the project's internal p.m. peak hour traffic has increased by 72 trips while the external p.m. peak hour traffic increased by 328 trips. Noteworthy is that the developer has reported that "no development activity was conducted for the reporting year" and the project has only experienced a one percent increase in occupancy rate for the existing facilities. The Report further included the following statement "during this counting period, no reduction in-actual external p.m. peak hour project traffic was observed due to the implementation of the SM items identified in the previously submitted/approved Transportation System Management Plan for the development."
2. The developer has elected Alternative II as their transportation mitigation option. This Alternative requires the developer to contribute their fair share payment (\$874,831) in lieu of completing transportation improvements. Hillsborough County staff has previously confirmed that payments are being made incrementally to coincide with impact fees assessed for each new building proposed, consistent with Condition IV.B.5.(c).
3. Revised Condition IV.B.10.(b) requires the Manhattan Avenue access point be constructed upon the generation of 1,211 outbound external p.m. peak hour vehicle trips. As identified in Response #1 (above), this Condition is not applicable at this time since the project is currently generating 1,120 external trips during the p.m. peak hour.
4. The required Hurricane Evacuation Plan has previously been submitted in conjunction with the RY 1989-90 Annual Report, as required by Condition IV.I.

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

DEVELOPER OF RECORD

Liberty Property Limited Partnership, Attention: Robert Goldschmidt, 4630 Woodland Corporate Center, Suite 150, Tampa, FL 33614 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 the Development Order. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.