



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #115 - WOODLAND CORPORATE CENTER HILLSBOROUGH COUNTY RY 2004-05

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)	HOTEL SUITES (Rooms)
December 31, 2005	833,500	819,000	72,500	500	0

Development this Reporting Year: 11,000 sq. ft. of office space was constructed.

Cumulative Development: 691,050 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. The developer has continued to attribute the favorable results of the traffic count monitoring to the successful implementation of TSM measures. The

reported results were that the project is currently generating only 168 of the approved 238 (70.59%) p.m. peak hour internal trips and 1,093 of the approved 1,395 (78.35%) p.m. peak hour external trips.

2. The developer has previously 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. The developer has previously reported that the Manhattan Avenue access point was constructed in accordance with Revised Condition IV.B.10.(b).
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 Trust, 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.