



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #115 - WOODLAND CORPORATE CENTER HILLSBOROUGH COUNTY

On November 9, 2006, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R06-235. The Resolution reflects an amendment adopted by the Board on October 24, 2006.

BACKGROUND

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 previously been amended six times, most recently on July 29, 1999 (Resolution No. R99-137). The amendments have cumulatively: consolidated the formerly 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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- additional five year extensions of the buildout date (to December 31, 2010) and Development Order expiration date (to December 31, 2015);
- reduction in Office entitlements by 22,500 sq. ft. (to 811,000 sq. ft.), Light Industrial by 550,500 sq. ft. (to 268,950 sq. ft), Commercial by 72,500 sq. ft. (to 0 sq. ft.) and Motel by 500 rooms (to 0 rooms); and
- revision to the Master Development Plan to recognize a project access point off Manhattan Avenue.

The revised project entitlements consist of:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)
December 31, 2010	811,000	268,950

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on September 11, 2006, and with the Council' *Final Report* adopted on June 10, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #115 - Woodland Corporate Center.

