



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
 www.tbrpc.org

**DRI #115 - WOODLAND CORPORATE CENTER  
 HILLSBOROUGH COUNTY  
 RY 2005-06**

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 seven times, the latest occurring on October 24, 2006 (Resolution No. R06-235). 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;
- cumulatively extended the project buildout (to December 31, 2010) and Development Order expiration dates (to December 31, 2015);
- 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;
- 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
- revised 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

### PROJECT STATUS

**Development this Reporting Year:** No development was initiated or completed during the reporting period.

**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 98 percent.

**Projected Development:** the developer anticipated commencing construction of a 90,000 sq. ft. office building. Construction of this office building actually commenced in February 2007.

## **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 developer has submitted the results of traffic monitoring taken on February 27-28, 2007. The results reveal that the project is generating 1,210 of the 1,633 approved p.m. peak hour trips (74.09%).
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.
5. Stipulation III.K. of the Development Order requires the developer to submit an Annual Report "on the anniversary of the effective date of this Development Order for each following year until, and including such time as, all terms and conditions of this Order are satisfied." It is hereby acknowledged that the Woodland Corporate Center RY 2005-06 Annual Report, which was due on August 27, 2006, was not received until April 12, 2007.

## **DEVELOPER OF RECORD**

Liberty Property Trust, Attention: Jody Johnston, 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 with the exception of the issue identified as Summary of Development Order Condition #5, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.