



ARS

Annual Report Summary

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DRI #115 - WOODLAND CORPORATE CENTER HILLSBOROUGH COUNTY RY 2015-16

On August 27, 1985, the Hillsborough County Board of County Commissioners 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, most recently on October 24, 2006 (Resolution No. R06-235). The amendments have cumulatively: consolidated the project into a single phase; modified the corresponding roadway improvements to include the Veterans Expressway improvement as part of Phase II; extended the project buildout and Development Order expiration dates; established a threshold for relocation/construction of Manhattan Avenue access point; authorized “Hotel” and “Hotel Suites” as potential land uses recognized in the Land Use Equivalency Matrix; reduced Office entitlements by 22,500 sq. ft. (to 811,000 sq. ft.), Light Industrial by 550,500 sq. ft. (to 268,950 sq. ft) and eliminated the 72,500 sq. ft. of Commercial and 500 Motel rooms; and revised the Master Development Plan accordingly. The project buildout and Development Order expiration dates were additionally extended in accordance with 2009 legislation (i.e. SB 360), 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2., F.S.) and three Executive Orders enacted by Governor Scott in 2011. As extended, the buildout date is November 6, 2017 and the Development Order expires on November 6, 2022.

The revised project entitlements consist of:

PROJECT BUILDOUT	OFFICE (Sq. Ft.)	LT. INDUSTRIAL (Sq. Ft.)
November 6, 2017	811,000	268,950

In lieu of preparing a formal Annual Report, the Developer’s authorized representative (Mr. Clayton Bricklemeyer of Bricklemeyer Law Group) submitted a correspondence dated July 28, 2016 indicating that “no additional development pursuant to the Development Order has occurred since the submission of the previous annual report.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18), F.S. Therefore, the following development and compliance representations are essentially identical to those identified in TBRPC’s last Annual Report Summary formally prepared for the project.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: 781,050 sq. ft. of Office and 268,950 sq. ft. of Light Industrial/Warehouse has been constructed to date, with a previously reported occupancy rate of approximately 92 percent. It appears that no development has been initiated and/or completed since the 2007-08 reporting year.

Projected Development: no specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer previously submitted a *Transportation Systems Management Plan* (TSM) in May, 1989, as required by Condition IV.B.2. The Developer previously acknowledged that “there was no observed TSM utilization.”
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 last submitted the results of traffic monitoring conducted in early December 2009. Results of that monitoring revealed that the project was generating 1,177 of the 1,633 approved p.m. peak hour trips (72.08%). While Condition IV.B.8. allows for biennial traffic monitoring, it would be anticipated that monitoring will immediately resume upon continuation of development with the results submitted in conjunction with the following Annual Report.
4. The Developer previously acknowledged that the Manhattan Avenue access point was constructed in accordance with Revised Condition IV.B.10.(b).
5. The project’s *Hurricane Evacuation Plan* was submitted in conjunction with the RY 1989-90 Annual Report in accordance with Condition IV.G.

DEVELOPER OF RECORD

Liberty Property Trust, Attention: Mr. Jody Johnston, 4631 Woodland Corporate Blvd., Suite 101, Tampa, FL 33614 is the entity 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.