



ARS

Annual Report Summary

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DRI #140 - TAMPA TRIANGLE HILLSBOROUGH COUNTY RY 2015-16

On September 22, 1987, Hillsborough County granted a Development Order (Resolution No. R87-0319) to Tampa Triangle Joint Venture for a single-phase, 120.8-acre, multi-use development located southeast of the Causeway Boulevard (Lumsden Road)/U.S. 301 intersection in Hillsborough County.

The Development Order has been amended a total of 11 times, most recently on September 13, 2016 (Resolution No. R16-128). The amendments have cumulatively: authorized construction of 240 Multi-Family Residential units in exchange for a corresponding reduction in Office and Service Center space (Resolution No. R90-0032); increased the maximum number of Multi-Family units allowable through the Land Use Equivalency Matrix (to 1,230 units); extended the project buildout and the Development Order expiration dates; extended the deadline for completion date of the required improvement (to June 1, 1999); modified the development plan; added 12 acres of land to the project; updated the Land Use Equivalency Matrix to recognize revised conversion formulas based on newer transportation modeling rates; changed the Developer of Record from Tampa Triangle Joint Venture to Liberty Property Limited Partnership; authorized relocation of an internal driveway to Parcel E (off Alonzo Drive) and removed one access point along U.S. 301, east into Parcel "D." Subsequent extensions of the project buildout and Development Order expiration dates have been granted to account for 2009 legislation (i.e. SB 360/2 Years), 2011 legislation (i.e. establishment of Subsection 380.06(19)(c)2, F.S./4 years) plus three 2011 Executive Orders (i.e. Nos. 11-128, 11-172 & 11-202), four 2012 Executive Orders (i.e. Nos. 12-140, 12-192, 12-217 & 12-199) and one 2016 Executive Order (i.e. No. 16-136), all enacted by the Governor. As a result, the revised buildout and Development Order expiration dates have jointly been extended to July 4, 2019.

The revised development plan is as follows:

BUILDOUT	WAREHOUSE (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	RESIDENTIAL (Multi-Fam. #)
July 4, 2019	50,000	508,653*	24,750	930*

* - The above entitlements are reflective of a May 29, 2013 Land Use Equivalency Matrix request dated May 29, 2013, by Brickleyer Law Group, in which 161,116 sq. ft. of Office was exchanged for an additional 314 Multi-Family units.

PROJECT STATUS

Development this Reporting Year: no development activity occurred.

Cumulative Development: 910 Multi-Family Residential/Apartment units and a 118,822 sq. ft. office building have been completed.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer previously re-evaluated the transportation analysis prior to December 29, 2005, as required by Revised Condition IV.A.1. (Resolution No.01-042). The re-analysis was deemed acceptable to the FDOT and Hillsborough County Planning & Growth Management.
2. The Developer conducted driveway counts associated with the project's eight driveways on February 29 & March 2, 2016 in accordance with Condition IV.B.2. The results reveal that the project had generated 940 PM Peak Hour trips (i.e. 574 Inbound/366 Outbound) for all driveways combined compared to the 1,325 external trip ends identified in the Application for Development Approval and therefore approved in the Development Order. Turning movement counts were also provided at each of the driveway intersections, which were:
 - U.S. 301/Legacy Park Driveway
 - Wes Kearney Way/Legacy Park Driveway
 - Wes Kearney Way/Magnolia Springs Dr.
 - Crescent Park Dr./Oasis Way (West)
 - Crescent Park Dr./Oasis Way (East)
 - Ventura Ave./Day Care Entrance
 - Causeway Blvd./Marsh Harbor Way
 - Causeway Blvd./Legacy Park Driveway
3. The surface water management plan for the construction of drainage areas was completed to the acceptance of the Southwest Florida Water Management District on January 7, 1991, consistent with Condition IV.D.2. The Plan has since expired and the Developer is currently modifying the Plan for future development in accordance with the SWFWMD and Hillsborough County standards and requirements.

DEVELOPER OF RECORD

Liberty Property Trust, Attention: Mr. Joseph Johnston, 4631 Woodland Corporate Blvd., 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.