



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #106 - CORPOREX PARK HILLSBOROUGH COUNTY RY 2003-04

On April 29, 1985, Hillsborough County granted a Development Order to Corporex Properties of Tampa, Inc. for a 99-acre, mixed-use development located east of I-4 and south of Buffalo Avenue in Hillsborough County.

The Development Order has been amended a total of three times, the latest occurred on May 23, 2000 (Resolution No. R00-097). The amendments have cumulatively: consolidated the four-phase project into a single-phase; extended the project buildout date (to December 31, 2004) and the Development Order expiration date to December 31, 2007; modified the water quality monitoring provisions to coincide with permit conditions; and granted a three-year extension for the developer to submit the required Chapter 380.06, F.S. transportation analysis (to July 1, 2002).

The following constitutes the approved plan of development:

PROJECT BUILDOUT	LT. INDUST. (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2004	467,000*	564,000*	47,000*	250*

\* **NOTE:** The development totals are exclusive of the 94,000 sq. ft. of service/distribution center space constructed prior to DRI approval. The developer has obtained approval for any combination of the above uses as long as 2,561 p.m. peak hour trips are not surpassed.

### PROJECT STATUS

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

**Cumulative Development:** a total of 336,920 sq. ft. of high tech/warehouse/service center space and 143,500 sq. ft. of office space has been constructed to date, exclusive of 94,000 sq. ft. of service/distribution space constructed prior to the issuance of the Development Order.

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

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously selected Alternative II for transportation mitigation.
2. A Transportation Systems Management Plan (TSMP) was submitted in conjunction with the RY 1989-90 Annual Report. The developer projected a five percent reduction in the total number of project-related p.m. peak hour trips by buildout through the implementation of TSM measures. While annual assessments of these reductions are not required, none have been provided. Yearly assessments of the vehicle trips actually diverted could be utilized by the developer to “seek credit against transportation impact fees for any lowering of traffic impacts...” or used as a basis for the developer to request Development Order amendments.

3. In accordance with Revised Condition IV.N. and Paragraph 3.C. of the *Stipulated Settlement Agreement*, the developer submitted a Section 380.06, F.S. transportation analysis on June 17, 2002 to demonstrate that the project was sufficiently analyzed and appropriately mitigated. The analysis was ultimately approved by the review agencies.
4. Condition IV.S. (Resolution No. R94-0054) requires the developer to conduct biennial “field surveys” (traffic counts) and submit “a report of findings” within each respective Annual Report. Such monitoring was conducted on April 13, 2004 and revealed that the project is generating 391 (57 inbound/334 outbound) p.m. peak hour external trips.
5. Revised Condition IV.U. (of Resolution No. R00-097) addresses the annual water quality monitoring requirements of the project. The developer has acknowledged collecting a “single grab sample” at the point of the project’s stormwater system discharge, as required, on April 19, 2004. The results were submitted to Hillsborough County and the City of Tampa, as required, and were provided in the Annual Report.

The project appears to be in compliance with all other conditions at this time.

#### **DEVELOPER OF RECORD**

Corporex Development Services of Florida, Inc., 100 W. River Center Blvd., Suite 1100, Covington, KY 41011 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.