



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #106 - CORPOREX HILLSBOROUGH COUNTY

On October 26, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R05-215. The Resolution reflects an amendment adopted by the Board on September 27, 2005.

BACKGROUND

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 [also known as “Dr. Martin Luther King Jr. Boulevard”] 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).

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- extension of the buildout and the Development Order expiration dates by six additional years (to December 31, 2010 and December 31, 2013 respectively);
- reduction of the amount of office space by 270,500 sq. ft. and retail by 15,000 sq. ft.; and
- increase of the amount of light industrial development by 53,000 sq. ft.

The revised phasing schedule is as follows:

| PROJECT BUILDOUT | LT. INDUSTRIAL (Sq. Ft.) | OFFICE (Sq. Ft.) | RETAIL (Sq. Ft.) | HOTEL (Rooms) |
|-------------------|--------------------------|------------------|------------------|---------------|
| December 31, 2010 | 520,000 | 293,500 | 32,000 | 250 |

RECOMMENDATIONS

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 July 11, 2005, and with the Council’s *Final Report* adopted on March 11, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment

issued by Hillsborough County for DRI #106 - Corporex.

DRI #106

Corporex

Hillsborough County
General Location Map



0 0.1 0.2 0.3 Miles

