



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #106 - CORPOREX PARK HILLSBOROUGH COUNTY RY 2005-06

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 four times, the latest occurred on September 27, 2005 (Resolution No. R05-025). The amendments have cumulatively: consolidated the four-phase project into a single-phase; extended the project buildout date (to December 31, 2010) and the Development Order expiration date (to December 31, 2013); modified the water quality monitoring provisions to coincide with permit conditions; granted a three-year extension for the developer to submit the required Chapter 380.06, F.S. transportation analysis (to July 1, 2002), which has subsequently been provided and approved, and modified the development entitlements.

The following constitutes the approved plan of development:

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

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 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 last provided in conjunction with the RY 2004-05 Annual Report. The results revealed that the project was generating 391 (57 inbound/334 outbound) p.m. peak hour external trips. It is anticipated that the RY 2006-07 Annual Report will include updated traffic counts.
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 March 30, 2005. While the results of this monitoring effort were provided within the Annual Report, it does not appear that the monitoring was conducted during the current reporting period.

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 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.