



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #106 - CORPOREX PARK HILLSBOROUGH COUNTY RY 2008-09

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 and the Development Order expiration date (to December 31, 2013); modified the water quality monitoring provisions to coincide with permit conditions; extended the period by which the Developer was required to submit a Chapter 380.06, F.S. transportation re-analysis which was subsequently completed, and modified the development entitlements. Based on a May 13, 2009 Hillsborough County correspondence, the County has granted an additional three-year extension of the project buildout and Development Order expiration dates (to December 31, 2013 and December 31, 2016, respectively) in accordance with Subsection 380.06(19)(c), F.S. revisions.

The following constitutes the approved plan of development:

PROJECT BUILDOUT	LT. INDUSTRIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Rooms)
December 31, 2013	520,000	293,500	32,000	250

PROJECT STATUS

Development this Reporting Year: 98 Hotel rooms were completed during the reporting period.

Cumulative Development: a total of 336,920 sq. ft. of high tech/warehouse/service center space (i.e. "Industrial"), 143,500 sq. ft. of office space and 98 Hotel rooms have been constructed to date, exclusive of 94,000 sq. ft. of service/distribution space constructed prior to Development Order issuance.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has indicated that a bus transit shelter has been constructed along Martin Luther King Boulevard in accordance with Condition IV.Q.1. As required, construction of this shelter was coordinated with Hartline.
2. Condition IV.Q.2. requires the Developer **to design** the Martin Luther King Boulevard/Orient Road

improvements prior to the issuance of Certificates of Occupancy (COs) for the “next increment of development” (i.e. \leq 32,000 sq. ft. of Retail AND \leq 120 Hotel rooms or the equivalent). However, to the contrary, Condition IC.Q.3. requires the Developer **to complete** said improvements *prior to the earlier* of December 31, 2008 or the issuance of COs for *any* development subsequent to September 27, 2005 (i.e. Resolution No. R05-215 adoption date), both of which have occurred. While the timing associated with such improvement completion appears to have lapsed, the status of this requirement shall be addressed in all future Annual Reports.

3. A *Transportation Systems Management Plan* was submitted in conjunction with the RY 1989-90 Annual Report in accordance with Condition IV.S. 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.
4. The Developer has submitted the results of the biennial “field surveys” (traffic counts) as additionally required by Condition IV.S. The results of the monitoring, which was conducted on April 21, 2009, revealed that the project was generating 587 (110 Inbound/477 Outbound) of the approved 1,371 p.m. peak hour external trips (i.e. 42.82%). It is anticipated that traffic monitoring will next be conducted in association with the RY 2010-11 Annual Report.
5. Results of the annual water quality monitoring were submitted in conjunction with the RY 2008-09 Annual Report, as required by Condition IV.U. As authorized, samples need only to be collected once per year. In this instance, monitoring was conducted on May 6, 2009. Monitoring shall continue to be conducted and submitted within all future Annual Reports.

DEVELOPER OF RECORD

Corporex Properties of Tampa, LLC, 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 #2*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.