



DOAR

Development Order Amendment Report

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

DRI #106 - CORPOREX HILLSBOROUGH COUNTY

On December 10, 2010, Hillsborough County rendered Resolution No. 10-178 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Hillsborough Board of County Commissioners on December 7, 2010.

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 in Hillsborough County.

The Development Order had been amended four prior 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 2013 and 2016, respectively) in accordance with revisions to Subsection 380.06(19)(c), F.S. However, a subsequent December 23, 2009 correspondence from Hillsborough County authorized replacement of this three-year extension with the two-year extension recognized in SB 360. Therefore, the revised buildout and Development Order expiration dates are December 31, 2012 and December 31, 2015, respectively.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- extend the timing associated with construction of transportation improvements by two years (to December 31, 2012);
- allow the Developer to post a bond, letter of credit or other form of financial assurance acceptable to Hillsborough County and the Florida Department of Transportation if construction of remaining entitlements were to commence prior to completion of transportation improvements; and
- acknowledge that no Certificate(s) of Occupancy shall be issued for any remaining development until the transportation improvements have been constructed or mitigated through an acceptable form of financial assurance.

While the overall project entitlements have not changed as a result of the subject Amendment, the entitlements have been further delineated to differentiate between completed and remaining entitlements, as follows:

DEVELOPMENT STATUS	LIGHT INDUSTRIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	HOTEL (Rooms)
EXISTING	336,920	169,813*	0	98
REMAINING	183,080	123,687	32,000	152
TOTAL	520,000	293,500	32,000	250

* - Entitlements consist of the previously identified 143,500 sq. ft. of Office plus the subsequently developed 26,313 sq. ft. Homeland Security Office building.

RECOMMENDATION

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 December 13, 2010 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.

GENERAL LOCATION MAP

