



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #106 - CORPOREX PARK HILLSBOROUGH COUNTY RY 2001-02

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).

PROJECT STATUS

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 exclude the project's existing 94,000 sq. ft. of service/distribution center space constructed prior to DRI approval. The developer has obtained approval for the any of the aforementioned single land uses, or any combination thereof, as long as 2,561 p.m. peak hour trips are not surpassed.

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: the developer has identified that only "minimal" development activity will occur during the next reporting year. Corporex will continue to pursue leasing efforts for existing development and resume construction when market conditions improve.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously selected Alternative II for transportation mitigation.
2. A TSM Plan was submitted in conjunction with the RY 1989-90 Annual Report. The developer proposed to reduce the total number of p.m. peak hour trips by five percent prior to project buildout. Yearly assessments of the vehicle trips actually diverted by Transportation Systems Management measures are optional and 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.

Yearly assessments have not been provided.

3. Revised Condition IV.N. and Paragraph 3.C. of the *Stipulated Settlement Agreement* require the developer to submit a transportation analysis, in accordance with Section 380.06, F.S., on or before July 1, 2002. The purpose of the Study will be to ensure that appropriate mitigation has been required based on the latest transportation analysis submitted. In accordance with this requirement, the developer submitted said Study on June 17, 2002. The Study remains under review by the appropriate participating 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. Information was last provided in conjunction with a February, 1999 monitoring effort. It is acknowledged by Council staff that the developer will provide traffic counts at designated intersections in conjunction with the traffic study currently being prepared (see Comment #3, above). These counts may serve in lieu of field surveys for this reporting year.
5. In regard to annual water quality monitoring required under revised Condition IV.U. (Resolution No. R00-097), the developer has acknowledged collecting a “grab sample” at the point of the project’s stormwater system discharge. The sample was initially taken on May 1, 2002 with a follow-up field sample on May 17, 2002 to observe existing conditions and record temperature. The results were submitted to Hillsborough County and the City of Tampa in accordance with this Condition.

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.