

STAFF REPORT

**CORPOREX DRI # 106
DEVELOPMENT ORDER AMENDMENT
Petition #23-0591**

SIGN-OFF APPROVALS	INITIAL	DATE
DIRECTOR, COMMUNITY DEVELOPMENT DIVISION	<i>J B G</i>	3/26/2024

**Prepared by
Development Services Department
Community Development Division**

PETITION NUMBER: 23-0591, Corporex Business Park - DRI #106
BOCC MEETING DATE: April 9, 2024

RECOMMENDATION

Staff recommends that the Board of County Commissioners (BOCC) approve the proposed changes for the Corporex Business Park Development of Regional Impact (DRI). Staff recommends approval in accordance with the attached resolution. This recommendation is based, in part, on the Corporex DRI Map H received on June 7, 2023. No change is proposed for DRI Map H.

This development order amendment is accompanied by related zoning application, PRS 23-0877.

BACKGROUND

The Corporex Development of Regional Impact (DRI) is a ±98-acre mixed-use development located at the southeast corner of I-4 and Martin Luther King Jr. Boulevard (please see **Attachment A**). The BOCC originally approved the Corporex DRI on April 29, 1985 (Resolution No. 85-0063).

The project’s current development schedule is:

PROJECT BUILDOUT	LT. INDUST. (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Sq. Ft.)
July 1, 2024	520,000	293,500	32,000	250

PROPOSED CHANGES

The applicant is not proposing changes to the project’s entitlements or DO conditions. However, in recognition of previous statutory extensions, the latest being pursuant to Section 252.363, F.S and Executive Orders 16-136, 16-149, 16-193, 16-205, 16-230, 17-146, 20-52, 20-277, 20-278, 20-295, and 21-45, the project’s build out date and associated date certain for constructing required transportation improvements to the MLK/Orient Road intersection are being extended to July 1, 2024.

(DO) condition IV.Q. establishes two “triggers” by which required improvements to the MLK / Orient Road intersection must be constructed. These triggers are a date certain and a specific amount of development or the equivalent of 190 P.M. peak hour trips. The project’s build out date and associated date certain for constructing the required transportation improvements is extended to July 1, 2024. The amount of development that “triggers” construction of the required improvements is unaffected by this and previous extensions. To date, construction exceeding 190 P.M. peak hour trips has not occurred.

The applicant is requesting to remove these conditions and replace them with the requirement to comply with Section 40-78 of the Hillsborough County Mobility Fee Program Ordinance for all future development to be constructed within the DRI. The applicant submitted an intersection analysis of MLK Blvd and Orient Rd., conducted by their transportation consult, that concluded that improvements to the intersection “are not feasible without creating significant impacts and costs associated with right-of-way, geometrics, safety corners and utility conflicts”, and “not warranted at this time, and due to the level of development in the area is likely to never be needed.”.

STAFF RECOMMENDATION

Pursuant to subsection 380.06(19)(e)2.k. *Florida Statutes*, the proposed DO changes are not a substantial deviation as changes that do not increase the number of external peak hour trips and do not reduce open space and conservation areas are not substantial deviations. However, the changes do require an amendment to the DO.

After reviewing the applicant's submitted analysis with the County Engineer, it was determined that due to Dr. Martin Luther King, Jr. Blvd being a state-owned arterial roadway, under the jurisdiction of FDOT, that FDOT must review the analysis and concur with Transportation Review Section to find the proposed change to the DRI approvable. The applicant met with FDOT staff and County Transportation Review staff on October 10, 2023. Based on email communication, dated January 18, 2024, that was submitted into the record as supplemental information, FDOT has indicated that there is no objection to the applicant's request to require mobility fees in lieu of the intersection improvement requirement. Public Works Transportation Division staff does not object to the proposed change.

CORPOREX DEVELOPMENT ORDER HISTORY

On April 29, 1985, the Board of County Commissioners (BOCC) adopted the development order (DO) for Corporex Business Park development of regional impact (DRI #106) approving Resolution R85-0063, a 4-phase development consisting of 467,000 square feet of light industrial, 564,000 square feet of office, 47,000 square feet of commercial and 250 hotel rooms to be built between 1985 and 1990 on 99.72 acres.

On October 13, 1992, the BOCC found that Corporex was not in compliance with the DO and required that a Notice of Proposed Change (NOPC) be filed by December 14, 1992; and on December 14, 1992, Corporex filed an NOPC in accordance with Section 380.06, Florida Statute.

On February 22, 1994, the BOCC adopted Resolution No. R94-0054 (1st amendment) as a development order amendment to: consolidate the project into a single phase; extend the project build out date from December 29, 1989 to December 30, 1996; and a requirement that Corporex be subject to the payment of impact fees after December 1996. This Resolution was subsequently appealed by the Florida Department of Community Affairs and the developer.

On April 11, 1995, the Board adopted Resolution R95-083 (2nd amendment), adopting a "Stipulated Settlement Agreement and General Release" to settle the appeal of the previous amendment. The agreement allows the County to consider impact fees for the project after December 31, 1999; exempts Corporex from the payment of impact fees until January 1, 2000; requires Corporex to pay the proportionate share as identified in a previous transportation analysis; requires Corporex to provide a Section 380.06, Florida Statute (F.S.), traffic study for the entire project by July 1, 1999 and extends the build out of the project to December 31, 2004, as well as extends the development order expiration date to December 31, 2007.

On May 23, 2000, the Board adopted Resolution R00-097 (3rd amendment) to amend the development order paragraph 3.C of the Stipulated Settlement Agreement and General Release

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requiring a traffic study; and Section IV Subparagraph U. of the Development Order to provide for review of an annual water quality profile.

On September 27, 2005, the Board adopted Resolution R05-215 (4th amendment) which (1) Extended the build out date of the development by six years, from December 31, 2004 to December 31, 2010, and the date by which the project would not be subject to down zoning to December 30 2013; and, (2) Reduced the amount of approved retail use by 15,000 square feet, reduced the amount of approved office use by 270,500 square feet; and, increased the approved light industrial uses by 53,000 square feet.

The changes to the project's square footage are shown below in strike through and underline.

PROJECT BUILDOUT	LT. INDUST. (Sq. Ft.)	OFFICE (Sq. Ft.)	RETAIL (Sq. Ft.)	HOTEL (Sq. Ft.)
December 31, 2004	467,000	564,000	47,000	250
December 31, 2010	520,000	293,500	32,000	250

On December 23, 2009, pursuant to Senate Bill 360 (Ch. 2009-96, Laws of Florida) the project's build out date was extended from December 31, 2010 to December 31, 2012. The extension also extended the date by which the Developer is required to construct and complete improvements to the Martin Luther King Boulevard/Orient Road intersection (described in Section I.V.Q.2. a., b., and c.) from the earlier of the first Certificate of Occupancy (CO) for development identified in Section I.V.Q.3 or December 31, 2008, to the earlier of the first CO for development identified in Section I.V.Q.3 or December 31, 2010. The DO's effective date was extended to December 31, 2015.

On December 7, 2010, the BOCC adopted Resolution No. R10-178 approving the following changes:

(1) Amended DO Condition IV.Q.3 to extend the date for construction and completion of improvements to the Orient Road/MLK Boulevard intersection¹ from the earlier of either issuance of certificates of occupancy for any development identified in the condition² or December 31, 2010³ to the earlier of either issuance of certificates of occupancy for any development identified in the condition or December 31, 2012.

(2) Added new DO Condition IV.Q.4 to allow the Developer to proceed with development prior to the completion of the improvements to the Orient Road/MLK Boulevard intersection subject to the condition shown below:

No building permit applications shall be accepted by the County for any of the development listed in IV.Q.3 above until such time as either (1) the improvements listed in IV.Q.2.a., b., and c. are constructed and accepted for maintenance; or (2) the construction plans for the improvements listed in IV.Q.2.a., b. and c., have been approved, and a financial guarantee in an amount equal to 125% percent of the

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estimated costs to construct the remaining improvements listed in IV.Q.2.a., b., and c., in a form acceptable to the County and subject to the approval of the Florida Department of Transportation, District Seven Office, has been provided to the County. In any event, the construction plans for the improvements listed in IV.Q.2.a., b., and c. shall be submitted to the County and FDOT by no later than June 1, 2011.

(3) Extended the DO's expiration date from December 31, 2013 to December 31, 2015.

(4) Updated the Development Schedule (DO Exhibit A) to reflect that 98 hotels rooms and 26,313 square feet of office uses have been constructed since the last DO amendment in 2005.

On February 7, 2017, the Board adopted Resolution R17-017 which (1) Extended the build out date of the development by five years, from December 31, 2015, to January 16, 2020; and (2) Revised DRI Map H to identify Lot 18, located at the southwest corner of the project and add warehouse uses in addition to the currently approved office uses on Lot 18.

Statutory Extensions –

Since the adoption of R10-178 the project has received a number of buildout date extensions and extensions to the date by which the developer must construct the required transportation improvements. These extensions were pursuant to HB 7023 (Chapter 2014-218, Laws of Florida), Section 252.363, F.S. and Executive Orders issued by the Governor's office. The latest extensions were pursuant to Executive Orders 16-136, 16-149, 16-193, 16-205, 16-230, 17-146, 20-52, 20-277, 20-278, 20-295, 21-45. The project's build out date and associated date certain for constructing the required transportation improvements is extended to July 1, 2024. The amount of development that "triggers" construction of the required improvements is unaffected by this extension.

¹ Required improvements

- a. restripe the northbound and southbound approaches of the MLK / Orient Road intersection and modify signalization to allow dual left turn lanes;
- b. modify the eastbound approach of the MLK / Orient Road intersection to provide dual left turn lanes, and extend the receiving lanes to a total distance of 600 feet on Orient Road north of MLK Boulevard within existing right-of-way; and
- c. modify the westbound approach of the MLK / Orient Road intersection to provide dual left turn lanes, including extending the receiving lanes to a total distance of 600 feet on Orient Road and south of MLK Boulevard within the existing right-of-way.

² 183,080 square feet of light industrial uses, 123,687 square feet of office uses, and 130 hotel rooms

³ The December 31, 2010 date reflects the 2-year extension authorized by SB 360, as reauthorized by SB 1752

**DRAFT AMENDED & RESTATED
DEVELOPMENT ORDER**

AMENDED AND RESTATED DEVELOPMENT ORDER

Resolution No. ~~R17-017~~R24-

**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA
ISSUING AN AMENDED AND RESTATED DEVELOPMENT ORDER FOR
DRI #106 CORPOREX BUSINESS PARK**

Upon motion, the following Resolution was adopted on this ~~7th~~ day of ~~February, 2017~~, 2024, by a vote of ~~6 to 0~~ to _____ Commissioner(s) voting “no”.

WHEREAS, on April 29, 1985 the Board of County Commissioners approved a Development Order, Resolution No. R85-0063, for Corporex Business Park Development of Regional Impact (“DRI”) No. 106 (the “Development Order”) pursuant to the provisions of Section 380.06, Florida Statutes; and,

WHEREAS, on February 22, 1994, the Board of County Commissioners approved an amendment to the Development Order by Resolution No. R94-0054 (Amendment #1); and

WHEREAS, on April 11, 1995, the Board of County Commissioners approved an amendment to the Development Order by, Resolution No. R95-083 (Amendment #2) and

WHEREAS, on May 23, 2000, the Board of County Commissioners approved an amendment to the Development Order by Resolution No. R00-097 (Amendment #3); and

WHEREAS, on September 27, 2005, the Board of County Commissioners approved an amendment to the Development Order by Resolution No. R05-215 (Amendment #4); and

WHEREAS, Hillsborough County granted a two year extension of the project buildout and Development Order expiration through correspondence from Hillsborough County on December 23, 2009 pursuant to statutory changes; and

WHEREAS, on December 7, 2010, the Board of County Commissioners approved an amendment to the Development Order by Resolution No. R10-178 (Amendment #5), extending the required completion date of transportation improvements until December 31, 2012; and

WHEREAS, on February 7, 2017, the Board of County Commissioner approved an amendment to the Development Order by Resolution No. R17-017

(Amendment #6), amending Map H to show Warehouse as an allowed use on Lot 18; and

WHEREAS, pursuant to Section 252.363, Fl. Stats., and Executive Orders 12-140, 12-192, 12-199, 15-158, 15-173, 16-136, 16-149, 16-193, 16-205, ~~and 16-230-17-146, 20-52, 20-277, 20-278, 20-295, and 21-45~~ and extensions granted under 2009-96 and 2014-218, Laws of Florida, the build out date of the Development Order and date for required completion of transportation improvements has been extended to ~~January 16~~ July 1, 2020 ~~2024~~; and

WHEREAS, on ~~December 13~~ May 30, 2016 ~~2023~~, and pursuant to ~~380.06(19)(e)~~ 380.06(7), Florida Statutes, Fla. Stats., Kings Park I, LLC (“Kings Park”) Corporex Properties of Tampa, Inc. (“Corporex”) filed an application to amend the Development Order to ~~amend Map H to show Warehouse as an allowed use on Lot 18~~ : remove the condition that the Developer design and construct certain intersection improvements at Martin Luther King, Jr. Boulevard and Orient Road and instead require the Developer to be subject to Mobility Fees in effect at the time of future development in accordance with Section 40-78 of the Hillsborough County Mobility Fee Program Ordinance as may be amended from time to time; and to remove obsolete state requirements and references (the “Proposed Changes”); and

WHEREAS, the Board of County Commissioners has reviewed and considered the Proposed Changes, as well as all related testimony and evidence submitted by ~~Kings Park~~ Corporex concerning the Proposed Changes; and

WHEREAS, the Board of County Commissioners as the governing body of the local government having jurisdiction pursuant to Chapter 380, Florida Statutes, is authorized and empowered to consider the Proposed Changes and to amend the Development Order (“Development Order Amendment”); and

WHEREAS, pursuant to Section 380.06, Florida Statutes, public notice was given that a public hearing would be held by the Board of County Commissioners to consider the proposed Development Order Amendment; and

WHEREAS, on ~~February 7, 2017~~ February 7, 2024, the Board of County Commissioners held a duly noticed public hearing on said proposed Development Order Amendment and heard and considered testimony, reports, recommendations and other documents from the Hillsborough County Development Services Department, other government agencies, and interested citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

I. FINDINGS OF FACT

~~A. Kings Park submitted the proposed Amendment #6 to Hillsborough County which requested approval of an amendment to Map H to show Warehouse as an allowed use on Lot 18.~~

A. Corporex submitted the proposed Amendment #7 to Hillsborough County which requested: the removal of the condition that the Developer design and construct certain intersection improvements at Martin Luther King, Jr. Boulevard and Orient Road and instead require the Developer to be subject to Mobility Fees in effect at the time of future development in accordance with Section 40-78 of the Hillsborough County Mobility Fee Program Ordinance as may be amended from time to time; and to remove obsolete state requirements and references.

B. A comprehensive review of the impacts generated by the proposed Development Order Amendment has been conducted by the Hillsborough County Development Services Department, the Hillsborough County Public Works Department - Transportation Division, and other affected agencies.

C. All procedural requirements of Section 380.06, Florida Statutes, and the Hillsborough County Land Development Code have been complied with.

D. The impacts of the Proposed Changes as set forth in the proposed Amendment ~~#6~~7 are adequately addressed by the terms and conditions of this Resolution pursuant to the requirements of Section 380.06, Florida Statutes.

II. CONCLUSIONS OF LAW

A. The Corporex Business Park Development Order, as amended hereby, is consistent with the Future of Hillsborough County Comprehensive Plan, and development in accordance with the Development Order, as amended, will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

B. All applicable statutory and regulatory procedures have been adhered to.

C. The review by Hillsborough County and other reviewing agencies indicates that impacts are adequately addressed pursuant to the requirements of Section 380.06, Florida Statutes, and the Hillsborough County Land Development Code, within the terms and conditions of this Amended and Restated DRI Development Order.

D. Nothing contained in this Amended and Restated Development Order shall limit or modify the rights originally approved by the Development Order or the protection afforded under Subsection ~~163.3167(8)~~163.3167(5), Florida Statutes.

~~E. Within thirty (30) days after adoption, a certified copy of this Resolution, together with all exhibits hereto, shall be transmitted by the Ex Officio Clerk to~~

~~the Board of County Commissioners by certified mail or other delivery service for which a receipt as proof of service is required, to the State Land Planning Agency, the Tampa Bay Regional Planning Council, and other recipients in accordance with Section 380.06, Florida Statutes.~~

- E. ~~F.~~ Based on the above findings of fact, the Board of County Commissioners hereby approves the extension to the build out date ~~and required completion date of transportation improvements until January 16, 2020 and the modified Map H dated January 17, 2017 attached hereto as Exhibit D,~~ until July 1, 2024. The Amended and Restated General Provisions and Conditions as set forth below are incorporated into this Resolution by reference.

III. GENERAL PROVISIONS

- A. This resolution shall constitute the Amended and Restated Development Order of Hillsborough County in response to the Application for ~~a~~ the Development Order Amendment.
- B. The legal description set forth in **Exhibit C** and Map H dated January 17, 2017 provided as **Exhibit D** are hereby incorporated into and by reference made a part of this Amended and Restated Development Order.
- ~~C. All provisions contained within the Application for Development Approval for Corporex Business Park Development of Regional pact (ADA) and Sufficiency Response shall be considered conditions of this Amended and Restated Development Order unless inconsistent with the terms and conditions of this Amended and Restated Development Order, in which case the terms and conditions of this Amended and Restated Development Order shall control.~~
- C. (Text Deleted)
- (deleted: Resolution No. R24-)
- D. The definitions contained in Chapter 380, Florida Statutes, shall govern and apply to this Amended and Restated Development Order.
- E. This Amended and Restated Development Order shall be binding upon the assignees or successors in interest to Corporex Properties of Tampa, Inc. (~~the~~ the “Developer”) ~~and its heirs, assignees or successors in interest including Kings Park~~ and any other entity which may assume any of the responsibilities imposed on the Developer by this Amended and Restated Development Order, including the Corporex Business Park–Property Owners Association, Inc. It is understood that any reference herein to any governmental agency shall be constructed to include any future instrumentality which may be created or designated as successors in interest to, or which otherwise possesses any of the powers and duties of any branch of government or governmental agency.

[\(amended: Resolution No. R24-___\)](#)

- F. In the event that any portion or section of this Amended and Restated Development Order is determined to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Amended and Restated Development Order which shall remain in full force and effect.
- G. Whenever this Amended and Restated Development Order provides for or otherwise necessitates reviews or determinations of any kind subsequent to its issuance, the right to review shall include all directly affected governmental agencies and departments as are or may be designated by the Board of County Commissioners of Hillsborough County to review developments set forth under applicable laws and rules governing Developments of Regional Impact.
- H. In each instance in this Amended and Restated Development Order where the Developer is responsible for ongoing maintenance of facilities at Corporex Business Park, the Developer may transfer any or all of his responsibilities to improve and maintain those facilities to an appropriate private body created to perform such responsibilities. Provided, however, that before such transfer may be effective, the body to which responsibility has been or will be transferred must be approved by the County, and/ or other agencies having jurisdiction, concurrent or otherwise, now or later, upon determination that the entity in question can and will be responsible to provide maintenance as required in this Amended and Restated Development Order, which approval shall not be unreasonably withheld.

~~I. Development activity constituting a substantial deviation from the terms or conditions of this Amended and Restated Development Order as defined by the criteria of Ch. 380.06(19)(b), Florida Statutes, as amended, or other changes to the approved development plans which create a reasonable likelihood of additional adverse regional impact, or any other regional impact not previously reviewed by Hillsborough County and the Tampa Bay Regional Planning Council shall result in further Development of Regional Impact review pursuant to Chapter 380.06, Florida Statutes, as amended, and may result in Hillsborough County ordering a termination of development activity pending such review.~~

[\(amended: Resolution No. R24-___\)](#)

[I. \(Text Deleted\)](#)

[\(deleted: Resolution No. R24-___\)](#)

- J. The County Administrator of Hillsborough County shall be responsible for monitoring all terms and conditions of this Amended and Restated Development

Order. For purposes of this condition, the County may rely upon or utilize information supplied by any Hillsborough County department or agency having particular responsibility over the area or subject involved. The County shall report to the Board of County Commissioners any findings of deviation from the terms and conditions of this Amended and Restated Development Order. In the event of a deviation, the County may issue a notice of such noncompliance to the ~~Developer~~appropriate responsible party, or the County may immediately recommend that the Board of County Commissioners establish a hearing to consider such deviations.

~~K. The Developer shall file an annual report in accordance with Section 380.06(18), Florida Statutes as amended, and appropriate rules and regulations. The report shall be submitted on Florida Department of Community Affairs Form BLWM 07 85, as it may be amended. Such report shall be due on the anniversary of the effective date of the Development Order for each following year until and including such time as all terms and conditions of this Amended and Restated Development Order are satisfied. Such report shall be submitted to the County which shall, after appropriate review, submit it for review by the Board of County Commissioners. The Board of County Commissioners shall review the report for compliance with the terms and conditions of this Development Order. The Developer shall be notified of any Board of County Commissioners' hearing wherein such report is to be reviewed. The receipt and review by the Board of County Commissioners shall not be considered a substitute or a waiver of any terms or conditions of this Amended and Restated Development Order. This report shall contain:~~

- ~~1. The information required by the State Land Planning Agency to be included in the Annual Report, which information is described in the Rules and Regulations promulgated by the State Land Planning Agency pursuant to Section 380.06, Florida Statutes; and~~
- ~~2. A description of all development activities proposed to be conducted under the terms of this Amended and Restated Development Order for the year immediately following the submittal of the annual report; and~~
- ~~3. A statement listing all Applications for Incremental Review required pursuant to this Amended and Restated Development Order or other applicable local regulations which the Developer proposes to submit during the year immediately following submittal of the annual report; and~~

(amended: Resolution No. R24-)

K. (Text Deleted)

~~(deleted: Resolution No. R24-)~~

~~4. A statement setting forth the name(s) and address(es) of any heir, assignee or successor in interest to this Amended and Restated Development Order.~~

- L. The provisions of this Amended and Restated Development Order shall not be construed as a waiver of or exception to any rule, regulation, or ordinance of Hillsborough County, its agencies and commissions, and to the extent that further review is provided for in this Development Order or required by Hillsborough County, said review shall be subject to all applicable rules, regulations, and ordinances in effect at the time of the review.
- M. This Amended and Restated Development Order shall become effective upon adoption by the Board of County Commissioners of Hillsborough County ~~and transmittal in accordance with Section 380.06, Florida Statutes.~~

~~(amended: Resolution No. R 24 –)~~

~~N. Upon adoption, the Amended and Restated Development Order shall be transmitted to the Ex Officio Clerk to the Board of County Commissioners, by certified mail, to the State Land Planning Agency, the Tampa Bay Regional Planning Council, and the Developer.~~

~~O. Revisions to the Amended and Restated Development Order not addressed herein may be subject to review by TBRPC including the payment of the incremental review fee.~~

N. (Text Deleted)

~~(deleted: Resolution No. R24-)~~

O. (Text Deleted)

~~(deleted: Resolution No. R24-)~~

- P. The Developer and the County do not waive any rights to which the Developer and the County their successors and assigns may become entitled to as the result of evolving case law and statutory determinations.

(Condition added: Resolution No. R94-0054; modified Resolution No. R 17—~~017-017~~)

- Q. Compliance with Local Development Regulations.
All development undertaken pursuant to this Order shall be in accordance with all applicable local codes and ordinances in effect at the time of permitting; provided however, that this section shall not be construed as waiver of

Developer's or County's rights at law or equity in conjunction with the adoption of, or pursuant to this Development Order amendment. Additionally, the Developer has elected to be bound by the rules adopted pursuant to Chapters 403 and 373, Florida Statutes, in effect at the time of adoption of this Development Order amendment in accordance with Section 380.06 (5) 2(c), Florida Statutes. Accordingly, all applications for permits pursuant to those chapters which are necessary for, and consistent with, the development authorized by this Development Order amendment, shall be subject to the rules adopted pursuant to chapters 403 and 373, Florida Statutes, in effect at the time of issuance of this Development Order amendment, except as otherwise provided in Section 380.06 (5) 2 (c), Florida Statutes.

(Condition ~~added~~ added: Resolution No. 94-0054)

IV. CONDITIONS

A. Area Studies

(amended: Resolution No. R94-0054; deleted Resolution No. R05-215)

B. Development Schedule

The development of the project in accordance with the proposed development schedule attached hereto as **Amended Exhibit A** is an integral part of the Amended and Restated Development Order conditions. Therefore, if the Developer elects to amend the proposed development schedule, it shall submit said amendments to the County for review and approval. If the County finds that amendments to the terms of this Amended and Restated Development Order are required by amendments to the development schedule, then said amendments to the extent consistent herewith shall be included as conditions of approval of the changes to the development schedule. It is the intent of this provision to insure that all prerequisites for development of the project are complied with. For purposes of this Order, an increment of development shall be considered complete upon issuance of the final certificate of occupancy for that increment of development that generates the cumulative PM Peak Hour trips indicated in the development schedule. No building permits or other approvals shall be issued for subsequent development until completion of the preceding increment.

(amended: Resolution No. R94-0054; amended: Resolution No. R05-215; amended: Resolution ~~R17~~ R17-017)

C. Stormwater System/Drainage

1. The stormwater system shall be designed and constructed in accordance with the design guidelines of the Southwest Florida Water Management District, Hillsborough County, and the criteria contained on page 113 of the Stormwater and Lake Systems Maintenance and Design Guidelines (Tampa

Bay Regional Planning Council, 1978). The design criteria of the system shall include the following elements:

- a. 30 to 50 percent of the surface area of the detention pond at the normal water level (NWL) should consist of a shallow all vegetated littoral shelf.
- b. The littoral shelf can be incorporated into the pond bank, preferably near the pond outlet, to provide a final polishing treatment for the stormwater. As an alternative, the littoral shelf can be established on a shallow submerged island in the middle of the pond.
- c. A sediment sump shall be provided at all influent pipes to accumulate sediment and to provide easy access for sediment removal.
- d. The littoral shelf, if located along the pond bank, should have side slopes no greater than 4:1 with the top of the shelf NWL and sloping to a depth of three feet or less.
- e. The littoral shelf shall be vegetated with a diverse group of native species which can include "Sagittaria, pickerelweed, Juncus, water lilies, cypress, etc. These species aid in nutrient and heavy metal uptake as well as enhance the pond by providing blooming flowers and presenting a more natural appearance.
- f. A copy of an operation and maintenance schedule for the detention areas shall be prepared by the Developer and submitted to Tampa Bay Regional Planning Council. The operation and maintenance schedule shall include an estimation of the frequency of sediment removal operation and shall mention the periodic need for removing dead vegetation. ~~An annual update of the operation and maintenance schedule showing compliance with its terms shall be included in the annual report.~~
- g. The master drainage system shall comply with the Department of Environmental Regulations Stormwater Rule, Chapter 17-25, Florida Administrative Code.

In the event that there is a conflict between any of the criteria and guidelines referenced herein, the stricter criteria shall apply.

2. Prior to final plat approval or detailed site plan approval if the project is not to be platted, the Developer shall submit to the Hillsborough County Environmental Protection Commission a copy of the Southwest Florida Water Management District's Stormwater Discharge Permit or Exemption.
3. The elevation for all habitable structures shall be at or above the 100 year base flood elevation as required by the Federal Flood Insurance Program.

[\(amended: Resolution No. R24- \)](#)

D. Public Facilities

1. Prior to issuance of detailed site plan approval for each phase of the development, the Developer shall provide to the Hillsborough County

Department of Development Coordination verification that adequate police, fire service and emergency medical service facilities are available to serve the described phase.

2. The collection, transportation and disposal of solid waste is controlled by County ordinance and shall take place in accordance with the terms of said ordinance.
3. No building permits shall be issued without a commitment from the City of Tampa or other responsible entity to provide wastewater disposal capacity for that portion of the building construction. No detailed site plan approval shall be granted without an approved, permitted wastewater collection system. Documentation of approvals from all appropriate local and State agencies shall be provided to the ~~DDC~~-[County](#) prior to detailed site plan approval.
4. No building permits shall be issued without an approved, permitted potable water distribution system and available capacity for that portion of the building construction. Approval shall be obtained from all appropriate local and State agencies.
5. The City will provide water service to Corporex Business Park on the following terms and conditions:
 - a. The Developer shall design, construct and install, in accordance with prevailing City design criteria and subject to prior City inspection and approval, all on-site improvements required by the City to connect the development to the City's water system. [On-site improvements shall be defined as all water and sanitary sewer facilities, including but not limited to all lines, mains, equipment, improvements, easements, rights-of-way or utilities, located within the development including all water mains, up to and including water meters.]
 - b. After City inspection and approval, the Developer shall convey to the City, by instruments acceptable to the City, said on-site improvements for water and sanitary sewer. In addition, the Developer, at its own expense, shall acquire and convey to the City necessary and reasonable permits, rights-of-way, easements, property interests, or things specified by the City to provide the development with a working water system. Upon inspection and acceptance of said facilities, permits, easements, rights-of-way, property, interests or things, the City shall operate and maintain said facilities and improvements as part of the City's utility system and subject to the City's ordinances.
 - c. Excess infrastructure capacity required to serve phases II, III and IV shall be at the Developer's risk and development of phase I shall not, as to the need for infrastructure for each phase, vest Phase II, III or IV development rights for each phase.

[\(amended: Resolution No. R24- \)](#)

E. Open Space

1. The Developer, his assigned agent or successor shall be responsible for the maintenance of all open space/ recreational areas and landscaped areas within each phase of the development.
2. Those portions of the stormwater drainage system and retention and detention ponds not dedicated to Hillsborough County shall remain the responsibility of the Developer, his assigned agent, or his successor.
3. The Developer or successor shall undertake parking lot sweeping as a routine maintenance function.
4. The Developer or successor shall be responsible for the operation and maintenance of all on-site wells and landscape irrigation systems. The Developer shall be required to utilize either shallow on-site wells, pumping from retention areas, or acceptance of non-potable water for open space and landscape irrigation.

F. Wildlife

In the event that any rare, endangered or threatened species are observed on-site, the Developer shall immediately institute appropriate mitigation measures to avoid harm to the species. The mitigation measures employed shall be undertaken in cooperation with The Florida ~~Game and Freshwater~~ Fish and Wildlife Commission.

(amended: Resolution No. R24-_____)

G. Hazardous Waste

In the event hazardous wastes, as defined by the appropriate Federal and State agencies or subdivisions thereof, are to be introduced to the area then prior approval for permission to introduce these hazardous materials will be required with proof therefore provided to the Staff or appropriate County agency. The Developer shall provide separate hazardous waste storage containers/areas within the project. These containers/areas shall be accessible to all project businesses, and shall be clearly marked and/or colored so as to clearly distinguish the containers/areas intended for hazardous wastes and materials. The Developer shall provide to all businesses information that:

1. Indicates types of waste and materials that are considered to be hazardous and are to be stored or disposed of only in the specially-designated containers.
2. Indicates the location of specially-designated hazardous waste and materials containers.
3. Advises of applicable statutes and regulations regarding hazardous wastes and materials.

The Developer shall require that any hazardous waste will be transported and disposed of in a manner consistent with applicable regulations.

Underground storage of hazardous, toxic or flammable materials, liquids or chemicals shall not be permitted, except that combustible and flammable liquids and liquified gas, as defined in NFPA 30, 54 and 58 to include gasoline, kerosene, petroleum, distillates, diesel fuel and liquified gas, may be stored only in underground tanks which shall be designed, installed, constructed and located to prevent seepage of contained products into surrounding sub-surface areas and which shall comply with NFPA codes, FDER Chapter 17-6 and all prevailing statutory and regulatory requirements and standards. In addition, the Developer shall require installation and maintenance of leak detectors for such underground tanks, if any, in accordance with County standards and criteria.

H. Energy

The energy conservation measures described in the application shall be instituted by the Developer.

I. Archaeological Resources

The disposition of any archaeological resources discovered during project construction shall be reported to and the disposition shall be determined in cooperation with the Florida Division of ~~Archives~~Historical Resources. All identified archaeological sites shall be subjected to investigative excavation as approved by the Division of ~~Archives~~Historical Resources, the data and artifacts recovered shall be reported to the Division of ~~Archives~~Historical Resources prior to land clearing for Construction in those specific areas.

(amended: Resolution No. R24-)

J. Air Quality

The measures designed to reduce air emissions referenced in the application shall be required. The Developer shall as a means of reducing fugitive dust accomplish the following:

1. Undertake chemical stabilization over heavily traveled primary haul route road sections as necessary.
2. Undertake periodic cleaning of dirt during construction on paved roads adjacent to the site or as required by grading permit.
3. Wherever possible use selective clearing to allow natural seeding to stabilize the disturbed soil and berms to minimize wind erosion.
4. Water all dirt roads as necessary.
5. Develop asphalt roads as soon as practical.
6. Stage clearing of lands within development areas to reduce land opened and exposed to windy conditions.
7. Undertake watering and spraying at all stages of clearing to ensure dust control.
8. Undertake mulching, seeding and sodding as soon as possible after final grading is completed.

9. Undertake progressive development of roadways, landscaping and buildings for purposes of reducing fugitive dust emissions.

K. Hurricane Evacuation

The Developer shall promote awareness of and shall cooperate with local and regional authorities having jurisdiction to issue hurricane evacuation orders. The Developer shall prepare a plan to ensure the safe and orderly evacuation of hotel guests and those employees who, for security or administrative reasons, are in the buildings after an evacuation order is issued. The plan shall include the following elements:

- a. Procedures calling for the closing of all buildings for the duration of the hurricane evacuation order.
- b. Procedure for informing all employees of evacuation routes out of the flood prone area and measures to be followed in the same event.
- c. Procedures mandating coordination with appropriate public authorities of building closings, security and safety measures, and evacuation plans.

The aforementioned plan shall be included in the first annual report submitted after occupancy of any portion of the project.

(amended: Resolution No. R94-0054)

L. Wind and Water Cause Soil Erosion Control

The wind and water-cause soil erosion control measures referenced in the application shall be required.

M. Street Cleaning Program

The Developer shall implement a street cleaning program for the parking and roadway areas within the development, pursuant to the Area-Wide Water Quality Management Plan for the Tampa Bay Region, (1978).

N. Transportation - Impact Analysis Methodology

(amended: Resolution No. R94-0054; deleted Resolution No. R05-215)

O. Transportation Improvements

(amended: Resolution No. R94-0054; deleted: Resolution No. R05-215)

P. (Text Deleted)

(amended: Resolution No. R94-0054; deleted: Resolution No. R05-215)

Q. The following incremental improvements will be required.

1. Prior to December 31, 2005 and in connection with the construction of the 26,313 squarefoot GSA (Homeland Security) office building, the Developer shall work with Hartline for the establishment of a transit shelter at the existing project bus stop location at the front of the project along Martin Luther King (MLK) Boulevard. This shall be a monetary payment or construction of the physical improvements. The improvements shall be initiated, or monetary payment shall be made, no later than December 31, 2006.

2. For construction of the next increment of development which will include up to 32,000 square feet of retail space and up to 120 hotel rooms or the equivalent of 190 p.m. peak hour trips, the Developer shall ~~design intersection improvements at MLK Boulevard and Orient Road. The design of the intersection improvements shall be submitted with construction plans for this increment of development. It shall be the responsibility of the Developer to obtain approval of the intersection improvements no later than 6 months after construction plan approval or prior to certificate of occupancy for this increment of development. The design shall be for the following improvements:~~ be subject to Mobility Fees in effect at the time of future development in accordance with Section 40-78 of the Hillsborough County Mobility Fee Program Ordinance as may be amended from time to time.

- a. (Text Deleted)
- b. (Text Deleted)
- c. (Text Deleted)

(amended: Resolution No. R24-)

- ~~a. restripe the northbound and southbound approaches of the MLK/Orient Road intersection and modify signalization to allow dual left turn lanes;~~
- ~~b. modify the eastbound approach of the MLK/Orient Road intersection to provide dual left turn lanes, and extend the receiving lanes to a total distance of 600 feet on Orient Road north of MLK Boulevard within existing right of way; and~~
- ~~c. modify the westbound approach of MLK/Orient Road intersection to provide dual left turn lanes, including extending the receiving lanes to a total distance of 600 feet on Orient Road and south of MLK Boulevard within the existing right of way.~~

3. The remaining development, as analyzed in the 2004/2005 NOPC Traffic Analysis, is 183,080 s.f. of light industrial space, 123,687 s.f. of office space and 130 hotel rooms. The Developer shall ~~construct, and complete, the improvements referenced in 2.a., b., and c. prior to the earlier to occur of either (1) certificates of occupancy being issued for any development~~

~~identified in this paragraph in excess of the thresholds identified in paragraph 2 above, or (2) January 16, 2020, whichever comes first~~ be subject to Mobility Fees in effect at the time of future development in accordance with Section 40-78 of the Hillsborough County Mobility Fee Program Ordinance as may be amended from time to time.

(amended: Resolution No. R05-215; amended: Resolution No.2010-178; amended Resolution No. R17-017); amended: Resolution No. R24-_____

4. (Text Deleted)

~~4. No building permit applications shall be accepted by the County for any of the development listed in IV.Q.3 above until such time as either (1) the improvements listed in IV.Q.2.a., b., and c. are constructed and accepted for maintenance; or (2) the construction plans for the improvements listed in IV.Q.2.a., b. and c., have been approved, and a financial guarantee in an amount equal to 125% percent of the estimated costs to construct the remaining improvements listed in IV.Q.2.a., b., and c., in a form acceptable to the County and subject to the approval of the Florida Department of Transportation, District Seven Office, has been provided to the County. In any event, the construction plans for the improvements listed in IV.Q.2.a., b., and c. shall be submitted to the County and FDOT by no later than June 1, 2011.~~

(Condition added: Resolution No.2010-178; deleted: Resolution No. R24-_____)

R. (Text Deleted)

(deleted: Resolution No. R05-215)

~~S. Transportation Systems Management~~

S. (Text Deleted)

~~The Developer shall submit for approval by TBRPC, the County, and the Hillsborough Area Transit Authority (HART), a plan of transportation systems management (TSM) measures to be instituted and implemented for each trip generation increment. The plan shall provide for sufficient TSM measures to divert a substantial percentage of total peak hour trips away from the peak traffic hours over and above those projected in the ADA. The plan shall be submitted to the reviewing agencies within one year of issuance of any Development Order approving this project and shall address the following at minimum:~~

- ~~1. Worker flex time.~~
- ~~2. Worker ridesharing strategies.~~
- ~~3. Provision of transit and service facilities and programs to increase transit ridership.~~
- ~~4. I 275/I 4 High Occupancy Vehicle Study.~~

~~If Developer desires the opportunity to seek credit against transportation impact fees for any lowering of traffic impacts resulting from TSM measures, each annual report for this development after the issuance of certificates of occupancy for the development shall include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures. This assessment shall also include sufficient and appropriate documentation for all diversions claimed as a result of implementation of each TSM measure. The results of the TSM study may serve as a basis for the Developer to request Development Order amendments.~~

~~To assure that the transportation impacts of this development have been accurately projected by the ADA traffic analysis, field surveys and a report of findings shall be conducted every two years after the issuance of certification of occupancy for the development. The results of these surveys shall be included in the required annual report.~~

~~(amended: Resolution No. R94-0054); deleted: Resolution No. R24-~~

T. The Developer shall provide hydrogeologic information regarding the degree of leakance of the confining layer which separates the surficial and Floridian aquifers. This information shall be provided to Hillsborough County for consideration in final site plan approval.

~~U. The Developer shall provide for review an annual water quality. This shall include taking a single grab sample at the point of the project's stormwater system discharge. The following parameters shall be measured:~~

U. (Text Deleted)

- ~~• BOD~~
- ~~• COS~~
- ~~• TSS~~
- ~~• Total Phosphorus~~
- ~~• Total Nitrogen~~
- ~~• Total Coliforms~~
- ~~• Dissolved Oxygen~~
- ~~• Ph~~
- ~~• Temperature~~
- ~~• Oils and Greases~~

~~This data shall be provided to Hillsborough County and the City of Tampa. If the monitoring data indicate that this development is having a negative impact on water quality, additional design criteria or remedial measures for regional concerns shall be developed prior to approval of any subsequent phases.~~

(amended: Resolution No. R00-097; ~~deleted: Resolution No. R24-~~)

- V. Developer agrees that representative stands of each upland vegetative community type shall be preserved.
- W. Downzoning/Intensity Reduction
Prior to January 16, 2020, Hillsborough County agrees that DRI and changes to the DRI shall not be subject to downzoning, unit density reduction or intensity reduction unless the local government can demonstrate that substantial changes in the conditions underlying the approval of the development order have occurred or the development order was based upon substantially inaccurate information provided by the developer or that the change is clearly established by local government to be essential to the public health, safety or welfare.

(amended: Resolution No. R94-0054; amended Resolution No. R05-215; amended Resolution No. R17 -017)

- 1. ~~[(Text Deleted)]~~

(Condition added: Resolution No. R95-083; condition deleted Resolution No. R05-215)

- 1. Impact Fees
 - a. ~~CORPOREX~~ Corporex was not subject to the assessment of transportation and/or ~~right of way~~ right-of-way impact fees pursuant to the applicable impact fee ordinance(s) until January 1, 2000. Beginning on January 1, 2000, all new construction within the ~~CORPOREX~~ Corporex Business Park DRI is subject to the payment of impact fees, except as provided in Section IV.Q.
~~The Developer shall be entitled to impact fee offsets for the percentage of excess capacity provided by those eligible transportation improvements to be constructed to the extent that they are included on the Metropolitan Planning Organization's Adopted Needs Assessment Map and/or the Board of County Commissioner's adopted County Corridor Plan. No impact fee offsets shall be recognized for the transportation improvements if they are not included on the Metropolitan Planning Organization's Adopted Needs Assessment Map, and/or the Board of County Commissioner's adopted County Corridor Plan on the date of dedication to b. the County.~~
 - ~~e. Any impact fee offsets recognized for eligible transportation improvements shall be limited to the costs and expenses authorized by the Consolidated Impact Assessment Program Ordinance.~~
 - ~~d. Impact fee offsets for eligible transportation improvements will be granted only upon acceptance by the County of the improvement(s) identified in Section Q of this Amended and Restated Development Order in their entirety.~~

- b. The Developer shall be entitled to impact fee offsets as required by section 163.31801, Florida Statutes, as amended.
- c. (Text Deleted)
- d. (Text Deleted)
- e. The payment by ~~CORPOREX~~ Corporex of any Proportionate Share amount through December 31, 1999 will not be credited against the assessment of impact fees for the development of the Project occurring subsequent to January 1, 2000.

(Condition amended: Resolution No. R05-215; amended: Resolution No. R24-_____)

2. Traffic Analyses and Proportionate Share Amount

~~V.~~*(Condition added: Resolution No. R95-083; deleted Resolution No. 05-215)*

3. 1-Build-Out Date

The project is approved for buildout through ~~January 16~~ July 1, 2020- 2024 (herein “buildout” or “buildout date”). The termination and expiration dates for the Project will be ~~January 16~~ July 1, 2020- 2024. In the event ~~CORPOREX~~ the Developer desires to extend the build-out date beyond ~~January 16~~ July 1, 2020- 2024, ~~CORPOREX~~ the Developer will be subject to all ~~Laws~~ laws, ordinances, rules regulations and procedures in effect at the time of the requested amendment.

(Condition added: Resolution No. R95-083; amended: Resolution No. R05-215; amended: Resolution No. RJ0-178; amended: Resolution No. R17-017; amended: Resolution No. R24-_____)

4. 2-Right-of-Way Dedication

~~CORPOREX will waive~~ Corporex has waived any and all credits that ~~CORPOREX~~ Corporex may have had with respect to the ~~previous~~ dedication of land for right-of-way along Dr. Martin Luther King, Jr. Blvd. prior to the passage of Resolution No. R95-083 (excluding any pending condemnation awards).

(Condition added: Resolution No. R95-083); amended: Resolution No. R24-_____)

5. 3-Non-Waiver

Subject to the terms and conditions of the Settlement Agreement and vesting of the Project for the specific approvals granted to the Project on or before July 26, 1989 (and extensions of same) through ~~January 16~~ July 1, 2020- 2024 and thereafter to the extent of vested rights under this DRI from, for example, concurrency and related requirements to implement the County Comprehensive Plan, ~~CORPOREX~~ the Developer shall otherwise be subject to all applicable law, ordinances, rules and regulations in effect at the ~~time~~ time in which building permits for the Project are pulled.

(Condition added: Resolution No. R95-083; Resolution No. ~~R-17-017~~R17-017; amended: Resolution No. R24-)

6. 4Future Amendments

~~CORPOREX~~ The Developer will be subject to all procedural requirements for the amendment of DRIs in the event ~~CORPOREX~~ the Developer chooses to amend the subject Development Order. ~~CORPOREX~~ The Developer will be subject to those procedures, as required by law, which are in effect at the time of the requested amendment.

(Condition added: Resolution No. R95-083; amended: Resolution No. R24-)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, ~~PAT FRANK~~CINDY STUART, Hillsborough County Clerk for the Circuit Court and Comptroller and Ex-officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a Resolution adopted by the Board at its ~~February 7,~~ ~~2017~~ _____, meeting as same appears of record in Minute Book ~~489~~ _____ of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this ~~7th~~ day of ~~February~~, ~~2017~~ _____, 2024.

ATTEST: ~~PAT FRANK~~CINDY STUART, CLERK

By: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
Nancy Y. Takemori
Senior Assistant County Attorney

Exhibit A

DEVELOPMENT SCHEDULE FOR CORPOREX BUSINESS PARK				
YEAR OF BUILDOUT JULY 1, 2024		*CUMULATIVE TRIPS GENERATED BY DEVELOPMENT FOR PM PEAK HOUR 1371		
<u>*For use in determining fair share payment installment only.</u>				
<u>USE</u>	LIGHT INDUSTRIAL	OFFICE	COMMERCIAL	HOTEL
EXISTING	336,920 sf	69,813 sf	0 sf	98 rooms
REMAINING	183,080 sf	123,687 sf	32,000 sf	152 rooms
TOTAL	520,000 sf	293,500 sf	32,000 sf	250 rooms

EXHIBIT B

Developer's Affidavit

[*deleted*: Resolution No. R17-017]

EXHIBIT C
LEGAL DESCRIPTION

PARCEL 1

That part of the N 1/2 of the NW 1/4 of Section 11, Township 29 S, Range 19 E, Hillsborough County, Florida, described as follows: BEGINNING at the SE corner of said N 1/2 of the NW 1/4, run thence S 89°59'46" W, 2652.62', along the S boundary of said N 1/2 of the NW 1/4, to the SW corner thereof; thence N 00°00'32" W, 751.80', along the W boundary of said N 1/2 of the NW 1/4, to the Southeasterly right-of-way line of Interstate 4 (Intersection right-of-way for State Road No. 400 at Buffalo Avenue); thence N 61°33'09" E, 126.17', along said right-of-way line (limited access); thence N 62°55'50" E, 903.78', along said right-of-way line (limited access) to the beginning of a curve to the right; thence Easterly, 236.33', along said curve (limited access) right-of-way line (having a radius of 500.00', a central angle of 27°04'52", and a chord bearing and distance of N 76°30'50" E, 234.13'), to the end of said curve; thence S 89°56'44" E, 176.41', along said intersection right-of-way line, to the end of limited access right-of-way; thence S 00°03'16" W, 210.00'; thence S 89°56'44" E, 210.00'; thence N 00°03'16" E, 231.36' to the Southerly right-of-way line of State Road No. 400 (Interstate 4) exit to State Road 574-A (Buffalo Avenue); thence N 84°14'43" E, 75.44', along said right-of-way line; thence S 89°56'44" E, 300.00', along said right-of-way line; thence N 00°03'16" E, 23.16', along said right-of-way line; thence S 89°50'08" E, 415.45', along said right-of-way line, to the NW corner of the S 924.00' to the N 954.00' of the E 330.00' of the NE 1/4 of the NW 1/4 of said Section 11; thence S 00°06'13" E, 924.00', along the W boundary of the said S 924.00' of the N 954.00' of the E 330.00' of the NE 1/4 of the NW 1/4 to the SW corner thereof; thence S 89°50'08" E, 330.00', along the S boundary of said S 924.00' of the N 954.00' of the E 330.00' of the NE 1/4 of the NW 1/4, to the SE corner thereof; thence S 00°06'13" E, 402.90', along the E boundary of the N 1/2 of the NW 1/4 of said Section 11 to the POINT OF BEGINNING.

Less and except the following:

That part of the N 1/2 of the NW 1/4 of Section 11, Township 29 S, Range 19 E, Hillsborough County, Florida, described as follows: From the SE corner of the N 1/2 of the NW 1/4 of said Section 11, run thence S 89°59'46" W, 1272.97' along the S boundary of the N 1/2 of the NW 1/4 of said Section 11 to the POINT OF BEGINNING; thence S 89°59'46" W, 1379.65' along said S boundary to the SW corner thereof; thence N 00°00'32" W, 751.80' along the W boundary of said N 1/2 of the NW 1/4 to the Southeasterly right-of-way line of Interstate 4 (Intersection right-of-way for State Road No. 400 at Buffalo Avenue); thence N 61°33'09" E, 126.17' along said right-of-way line (limited access); thence N 62°55'50" E, 500.02' along said right-of-way line (limited access); thence S 26°13'05" E, 492.51' to a point on a curve, being the Northerly right-of-way line of the proposed Lakeview Boulevard; run thence along said proposed right-of-way line the following (7) seven courses, (1) Westerly, 96.06' along the arc of a curve to the left having a radius of 1530.00', a central angle of 03°35'50", and a chord

bearing and distance of S 78°04'08" W, 96.04' to a point of tangency; (2) thence S 76°16'13" W, 187.37' to a point of curvature; (3) thence Westerly, 31.82' along the arc of a curve to the right having a radius of 40.00', a central angle of 45°34'23", and a chord bearing and distance of N 80°56'36" W, 30.98' to a point of reverse curvature; (4) thence Westerly, Southerly, and Easterly, 283.95' along the arc of a curve to the left having a radius of 60.00', a central angle of 271°08'46", and a chord bearing and distance of S 13°43'47" E, 84.00' to a point of reverse curvature; (5) thence Northeasterly, 31.82' along the arc of a curve to the right, having a radius of 40.00', a central angle of 45°34'23", and a chord bearing and a distance of N 53°29'02" E, 30.98' to a point of tangency; (6) thence N 76°16'13" E, 187.37' to a point of curvature; (7) thence Easterly, 228.61' along the arc of a curve to the right having a radius of 1470.00', a central angle of 08°54'38", and a chord bearing and distance of N 80°43'32" E, 228.38'; thence S 34°04'11" E, 425.00'; thence S 47°26'07" E, 301.76' to the POINT OF BEGINNING. Containing 48 acres, more or less.

PARCEL 2

N 400' of the S 740' of SW 1/4 of NW 1/4 less W 200' Section 11, Township 29 S, Range 19 E, containing 10.33 acres, more or less.

PARCEL 3

That part of the SE 1/4 of the NW 1/4 of Section 11, Township 29 S, Range 19 E, Hillsborough County, Florida, being more particularly described as follows: Commence at the NE corner of said SE 1/4 of the NW 1/4, thence S 89°59'46" W, 760', along the N line of said SE 1/4 of the NW 1/4 to the POINT OF BEGINNING, thence continue S 89°59'46" W, along said N line a distance of 566.31' to the NW corner of said SE 1/4 of the NW 1/4, thence S 00°03'22" E, 1020.79' along the W line of said SE 1/4 of the NW 1/4, thence N 89°49'41" E parallel to the S line of said SE 1/4 of the NW 1/4 a distance of 867.16', thence N 00°06'13" W parallel to the E line of said SE 1/4 of the NW 1/4 a distance of 718.25', thence N 45°03'14" W, 424.63' to the POINT OF BEGINNING. Containing 19.25 acres, more or less.

PARCEL 4

Ferman Parcel:

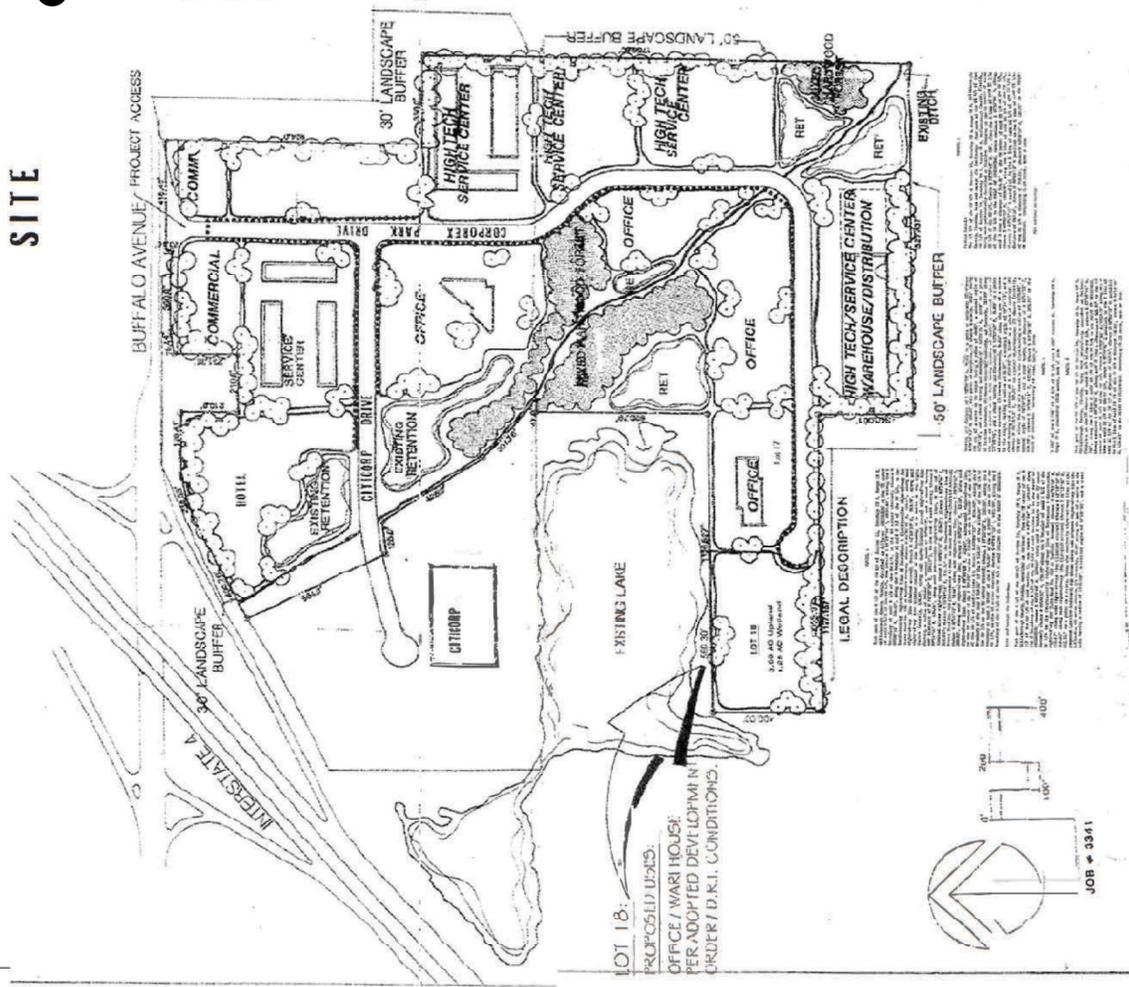
The SE 1/4 of the NW 1/4 of Section 11, Township 29 S, Range 19 E, Hillsborough County, Florida, less and except the following: That part of the SE 1/4 of the NW 1/4 of Section 11, Township 29 S, Range 19 E, Hillsborough County, Florida, being more particularly described as follows: Commence at the NE corner of said SE 1/4 of the NW 1/4, thence S 89°59'46" W, 760', along the N line of said SE 1/4 of the NW 1/4 to the POINT OF BEGINNING, thence continue S 89°59'46" W, along said N line a distance of 566.31' to the NW corner of said SE 1/4 of the NW 1/4, thence S 00°03'22" E, 1020.79', along the W line of said SE 1/4 of the NW 1/4, thence N 89°49'41" E parallel to the S line of said SE 1/4 of the NW 1/4 a distance of 867.16', thence N 00°06'13" W parallel to the E line of said SE 1/4 of the NW 1/4 a distance of 718.25', thence N 45°03'14" W, 424.63' to the POINT OF BEGINNING. Containing 22.14 acres, more or less

All subject to survey.

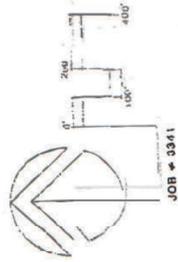
EXHIBIT D

MAP H

SITE



LOT 18:
PROPOSED USES:
OFFICE / WAREHOUSE
PER ADOPTED DEVELOPMENT
ORDER / D.K.I. CONDITIONS.



CORPOREX BUSINESS PARK

CORPOREX PROPERTIES OF TAMPA, INC. GENERAL SITE DEVELOPMENT PLAN (REVISED)

LAND USE SCHEDULE

LAND USES (at build out)	UNITS
OFFICE	293,500 S.F.
HOTEL	250 Rooms
COMMERCIAL	32,000 S.F.
HIGH TECH SERVICE CENTER	
WAREHOUSE DISTRIBUTION	
MAJOR R.O.W.	520,000 S.F.
CONSERVATION (mixed hardwood forest)	
RETENTION/DRAINAGE	

CONCEPTUAL INTERNAL PEDESTRIAN CIRCULATION SYSTEM
Specific location of pedestrian access to be determined
Detailed site plan approval.



Murphy Lakecca Consulting Group, Inc.

SHEET NO. 1 OF 1
 DRAWN - JCS
 CHECKED - M-DH
 05/06/2023

CORPOREX BUSINESS PARK
 PD MAJOR MODIFICATION

DATE: 20 05 23
 TIME: 5:50 PM
 PROJECT: PD MAJOR MODIFICATION

MICHAEL D. HORNER & ASSOCIATES
 PLANNING CONSULTANTS
 14774 FLORIDA AVE.
 (813) 962-2585