



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #114 - STATE STREET FLORIDA CITY OF TEMPLE TERRACE RY 2003-04

On April 30, 1985, Hillsborough County granted a Development Order (Resolution No. R85-0072) to a joint venture between GTE Realty Corporation and Collier Enterprises for a 62.45-acre, mixed-use office park, located at the southwest quadrant of I-75 and Fletcher Avenue in Hillsborough County. The project was formerly referred to as "GTE/Collier 64".

The Development Order has been amended seven times, the latest occurring on March 16, 1999 (Ordinance No. 994). The amendments have cumulatively: consolidated the project into a single phase; adopted a land use equivalency matrix; extended the "Required Improvement" completion date; extended the project buildout and Development Order expiration dates by cumulative periods of 13 years; recognized annexation of the entire project into the City of Temple Terrace; added a 15.3 acre parcel of land; increased the Service Center Space entitlement by 105,000 square feet; and amended the Master Development Plan to reflect the aforementioned changes. The Development Order expires on May 23, 2010.

PROJECT STATUS

The following represents approved development:

BUILDOUT	OFFICE (SQ. FT.)	SVC. CENTER (SQ. FT.)	RETAIL (SQ. FT.)	HOTEL (RMS)	RESIDENTIAL (MF UNITS)
December 31, 2005	560,000	195,000	9,158*	150*	234*

* - The above entitlements are reflective of a Land Use Equivalency Matrix conversion recognized within the RY 2003-04 Annual Report in which 10,841 sq. ft. of Retail and 200 Hotel Rooms were exchanged for 234 multi-family Residential units.

Development this Reporting Year: construction of a 234-unit apartment complex was initiated.

Cumulative Development: cumulative development would be comprised of a 165,000 sq. ft. office building and 150 hotel rooms and the aforementioned 234 apartment units.

Projected Development: the developer anticipates completion of the apartment complex by July 31, 2005.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer previously submitted a hurricane evacuation plan, in accordance with Condition IV.K.
2. Condition IV.N. requires the developer to provide traffic count monitoring data within each respective Annual Report. Such information has been provided within the Annual Report. Results of the May 4, 2004 monitoring event have revealed that the project is currently generating 64.6 percent (492 trips) of the 762 approved external trips.

3. The “Required Improvement” (widening of Fletcher Avenue between I-75 and Morris Bridge Road) was completed in 1997, consistent with Condition IV.P.2.
4. Condition IV.T. (Resolution No. R96-310) requires the developer to notify the Tampa Bay Regional Planning Council, the Florida Department of Community Affairs and Hillsborough County of requested land use conversions “at the time of selection of a land use exchange.” The TBRPC received notification of conversion to multi-family residential development following completion of development as part of the (delinquent) Annual Report. The appropriate review agencies shall be notified of all future land use conversions prior to development in accordance with the referenced Condition.
5. It is noted in Stipulation III.K. of the Development Order that the developer is required to submit annual reports on the “anniversary of the effective date of this Development Order...” (i.e. April 30th). It is hereby stated that this Report, which was due on April 30, 2004 was not submitted until April 13, 2005.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Opus South Corporation, Attention: Mr. Grant Wood, 4200 W. Cypress Street, Suite 444, Tampa, FL 33607 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 issues identified as *Summary of Development Order Conditions #4 and #5*, above. The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.