

Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE

On December 26, 2006, the City of Temple Terrace rendered Ordinance No. 1193 to the Tampa Bay Regional Planning Council Resolution. The Ordinance reflects an amendment adopted by the City on December 19, 2006.

BACKGROUND

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 had been previously amended seven times, most recently on March 16, 1999 (Ordinance No. 994). These amendments 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 following represents approved development:

BUILDOUT	OFFICE (SQ. FT.)	SVC. CENTER (SQ. FT.)	RETAIL (SQ. FT.)	HOTEL (RMS)	RESIDENTIAL (MF UNITS)
December 31, 2005	442,330*	195,000	10,000*	150	530*

* - The above entitlements are reflective of a Land Use Equivalency Matrix conversion dated October 3, 2005 and included within the RY 2005-06 Annual Report in which 117,670 sq. ft. of Office was exchanged for 296 multi-family residential units and 842 sq. ft. of retail.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- additional ten year extension of the project buildout date (to December 31, 2015);
- additional ten year, seven month and eight day extension of the Development Order expiration date (to December 31, 2020);
- change the name of the project from "State Street Florida" to "Tampa Oaks"; and
- modify Map H to illustrate all approved driveway connections, remove the reference to "Potential East-West Connector" and identify the property line symbol.

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 July 10, 2006, and with the Council's *Final Report* adopted on January 18, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Temple Terrace for DRI #114 - State Street Florida.

DRI #114

Tampa Oaks

City of Temple Terrace
General Location Map



Tampa Bay Regional Planning Council

0 0.1 0.2 0.3 Miles

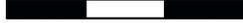


Photo Taken: February 2005
Map Prepared: December 2006

