



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RY 2006-07

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 December 19, 2006 (Ordinance No. 1193). 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 (to December 31, 2015) and Development Order expiration (to December 31, 2020) dates by cumulative periods of 23 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; changed the name of the project from “State Street Florida” to “Tampa Oaks”; and modified the Master Development Plan (Map H) to illustrate all approved driveway connections, remove the reference to “Potential East-West Connector” and other changes identified above.

The following represents approved development:

BUILDOUT	OFFICE (SQ. FT.)	SVC. CENTER (SQ. FT.)	RETAIL (SQ. FT.)	HOTEL (RMS)	RESIDENTIAL (MF UNITS)
December 31, 2015	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.

PROJECT STATUS

Development this Reporting Year: site plans have been approved for a 104,000 sq. ft., three-story, office building. Development of this facility has not yet commenced.

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

Projected Development: anticipated development activities have not been identified for the next reporting year.

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 7th & 9th, 2007 monitoring events have revealed that the project is currently generating 70.9 percent (540 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.”

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. The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.