



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RY 2007-08

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 and Development Order expiration 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 project buildout and Development Order expiration dates have been extended by three additional years (to December 31, 2018 and December 31, 2023, respectively) in association with revisions to Subsection 380.06(19)(c), F.S.

The following represents approved development:

BUILDOUT	OFFICE (SQ. FT.)	SVC. CENTER (SQ. FT.)	RETAIL (SQ. FT.)	HOTEL (RMS)	RESIDENTIAL (MF UNITS)
December 31, 2018	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: a 103,996 sq. ft., three-story, Office building was completed during the reporting year.

Cumulative Development: cumulative development would be comprised of a 268,996 sq. ft. office building and 150 hotel rooms and 234 apartment units.

Projected Development: no specific development activity(ies) has 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 June 6, 2008 monitoring event has revealed that the project is currently generating 55.5 percent (423 trips) of the 762 approved external trips. It is noted that the current counts were inexplicably 21.67 percent lower than the 540 trips reported in conjunction with the YR 2006-07 Annual Report.
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.

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.