



ARS

Annual Report Summary

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DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RYs 2008-11

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 2007 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

In lieu of preparing a formal Annual Report, the Applicant has submitted an August 17, 2011 correspondence “certifying that no new development has occurred in the Tampa Oaks DRI since the date of the last annual report filed on June 16, 2008.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18). Therefore, the following development entitlements remain identical and compliance representations (other than #4, below) have not substantively changed since preparation of the last Annual Report (for RY 2007-08).

Development this Reporting Year: no development has apparently occurred on site since the 2007-08 reporting period.

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 was last provided in conjunction with the RY 2007-08 Annual Report. Results of the June 6, 2008 monitoring event revealed that the project was currently generating 55.5 percent (423 trips) of the 762 approved external PM Peak Hour trips. It was noted that the current counts were inexplicably 21.67 percent lower than the 540 trips reported in the RY 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.
4. Per Stipulation III.K. of Hillsborough County Resolution R.89-0019, “*the Developer shall file an annual report... on the anniversary of the effective date of this Development Order [i.e. April 30th] for each following year until and including such time as all terms and conditions of this Development Order are satisfied.*” While the project was subsequently annexed into the City of Temple Terrace in 1998, the corresponding Temple Terrace Development Order (i.e. Ordinance No. 976) included a citation that “*all provisions of the [Hillsborough County] Development Order, except those specifically modified herein shall remain in full force and effect and shall be considered conditions of the Development unless inconsistent with the terms and conditions of this Ordinance, in which case the terms and conditions of this Ordinance shall govern.*”

In this regard, the Developer submitted an August 17, 2011 correspondence simply recognizing that no development has occurred between the periods of April 30, 2008 - April 30, 2011. While such notification is authorized by Subsection 380.06(18), F.S. in lieu of a formal annual report submittal, **such notification is required on an annual basis.** It is hereby recognized that not only was the notification delinquent provided for the 2010-11 reporting period, similar correspondences were not provided in the time period specified by the Development Order and/or the Florida Statutes for the 2008-09 & 2009-10 reporting periods.

DEVELOPER OF RECORD

LMIW III LLC, 100 N. Tampa Street, Suite 3400, Tampa, FL 33602 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 Summary of Development Order Condition #4, above. In addition, the “Developer of Record” (identified above) has been recognized for informational purposes only. It is hereby stated that formal change(s) to the Master Developer can only be accommodated in accordance with provisions outlined in Subsection 380.06(19)(e)2., F.S. The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.