



ARS

Annual Report Summary

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DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RY 2013-14

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, once again, submitted a correspondence (dated May 15, 2014) certifying that “no new development has occurred in the Tampa Oaks DRI since the last Annual Report filed on August 12, 2013.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18), F.S. Therefore, aside from recognition of recent traffic monitoring and the corresponding results, the following development and compliance representations have not been updated and would remain identical to those identified in TBRPC’s last Annual Report Summary prepared for the project.

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

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

Projected Development: it has been identified that 264 apartment units may be developed during 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 conduct annual traffic monitoring with results included with each subsequent Annual Report. Such monitoring was last conducted in 2008. A reprieve from these responsibilities had been granted since that time due to a lack of development activity, as would be appropriate. However, Temple Terrace staff recently encouraged the Developer to undertake this initiative to coincide with their recent request for approval of additional apartment units within the project. This monitoring was conducted June 16-18, 2014 and revealed that the project was generating 402 of the 762 approved external PM Peak Hour trips (i.e. ~52.8%). The reported traffic counts were inclusive of a 20.24% reduction in trips (i.e. 102 trips) alleged to be “cut thru” traffic as documented in the concurrently-prepared and submitted license plate survey conducted at the project access points.
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. 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.*”

DEVELOPER OF RECORD

North Bay Holding Company, Attention: John A. Hinson, President, 6701 John Tyler Memorial Highway, Charles City, VA 23030 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. While the above-recognized Developer of Record has apparently changed and is being recognized for informational purposes only, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.