



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
Phone (727) 570-5151 / FAX (727) 570-5118  
www.tbrpc.org

### DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RY 2014-15

On April 30, 1985, the Hillsborough County Board of County Commissioners 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 northern Hillsborough County. The project was formerly referred to as “GTE/Collier 64”.

The Development Order has been on seven occasions, most recently on December 19, 2006 (Ordinance No. 1193). These amendments cumulatively: consolidated the project into a single phase; established a Land Use Equivalency Matrix; extended the timing associated with the “Required Improvement”; extended the project buildout and Development Order expiration dates; recognized annexation of the entire project into the City of Temple Terrace; added a 15.3 acre parcel; increased the Service Center entitlements by 105,000 square feet; changed the name of the project from “GTE/Collier 64” to “State Street Florida” to “Tampa Oaks”; and modified the Master Development Plan (Map H) to reflect all driveway connections, removal of reference to “Potential East-West Connector” and other changes. 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*	101,552*	10,000*	150	790*

\* - 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. The Table above is also reflective of an additional LUEM request, dated March 25, 2015, recognized further conversion of 93,448 sq. ft. of Service Center for 260 more Multi-Family units.

### PROJECT STATUS

**Development this Reporting Year:** no development has apparently been completed but development of 262 Multi-Family units has been initiated.

**Cumulative Development:** cumulative development is presumably comprised of a 282,722 sq. ft. office building, 8,068 sq. ft. of Service Center, 148 hotel rooms and 234 apartment units.

**Projected Development:** while not stated, it is presumed that the 262 Multi-Family units initiated during RY 2014-15 will be completed at minimum.

## **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 following development in excess of 75,000 sq. ft. of Office or the equivalence. Such threshold has been surpassed. Monitoring was conducted on April 28, 2015 and revealed that the project had generated 492 of the 762 approved external PM Peak Hour trips (i.e. ~64.6%). However, the Developer did make reference to a license plate survey conducted in 2014 at the project access points which allegedly revealed that 102 of the documented trips (i.e. 20.24% of the recorded trips) were actually “cut thru” traffic. Recognition of the 2014 survey are appropriate in the short-term with the understanding the trip counts and patterns change over time.
3. The “Required Improvement” (Fletcher Avenue widening between I-75 and Morris Bridge Road) was completed in 1997 in accordance with Condition IV.P.2.
4. Since the project was 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.