



# ARS

## Annual Report Summary

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### DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE RY 2015-16

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 eight occasions, most recently on July 7, 2015 (Ordinance No. 1371). 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 parcels totaling 16.37 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*	71,163*	10,000*	280	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 requests, dated March 25, 2015 (i.e. converted 93,448 sq. ft. of Service Center → 260 more Multi-Family units) and May 26, 2015 (i.e. converted 30,389 sq. ft. of Service Center → 130 more Hotel Rooms). It was subsequently agreed by all parties that the Multi-Family can be converted to Senior Housing (i.e. ALF units) in the future at a 1:1 rate.

### PROJECT STATUS

**Development this Reporting Year:** no development has been completed but apparently 262 Multi-Family units remain under construction.

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

**Projected Development:** the Developer anticipates completing the 262 Multi-Family units that are currently under construction and perhaps initiating development of additional Hotel rooms during the next reporting period.

## **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 March 15, 2016 and revealed that the project had generated 507 of the 762 approved external PM Peak Hour trips (i.e. ~66.5%). However, the Developer did acknowledge the former conduct of a license plate survey in 2014 at the project access points which allegedly revealed that 103 of the documented trips (i.e. 20.3% of the recorded trips) would be classified as “cut thru” trips. Recognition of the results of this 2014 survey are appropriate in the short-term with the understanding that trip counts and patterns change over time and that a similar survey may need to be conducted in the future to validate the reported level of “cut thru” traffic if and when the recorded traffic volumes truly approach the approved number of trips.
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 and Mark Ogier, Vice President, Tampa Oaks Apartments LLC, 237 S. Westmonte Drive, Suite 140, Altamonte Springs, FL 32714 are the firms 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 Developers of Record have apparently changed and is being recognized for informational purposes only, please note that per Subsection 380.06(19)(e)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.