



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #114 - STATE STREET FLORIDA CITY OF TEMPLE TERRACE RY 2001-02

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 has been amended seven times, the latest occurring on March 16, 1999 (Ordinance No. 994). The amendments have 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 13 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; and amended the Master Development Plan to reflect the aforementioned changes. The Development Order expires on May 23, 2010.

PROJECT STATUS

The following represents approved development:

| BUILDOUT | OFFICE (SQ. FT.) | SVC. CENTER (SQ. FT.) | RETAIL (SQ. FT.) | HOTEL (RMS) |
|-------------------|---------------------|--------------------------|---------------------|----------------|
| December 31, 2005 | 560,000 | 195,000 | 20,000 | 350 |

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: cumulative development would be comprised of a 165,000 sq. ft. office building and the aforementioned 150 hotel rooms.

Projected Development: development activity for the next reporting year has not been identified.

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 institute an annual program to provide traffic counts at the project entrance upon the issuance of Certificates of Occupancy for 75,000 sq. ft. of office space (or the equivalence). Such information has been provided within the Annual Report. Results of the July 23, 2002 monitoring event have revealed that the project is generating 40.2 percent (306 trips) of the 762 approved external trips.

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.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Opus South Corporation, c/o Robert G. Melsom, Authorized Representative, Pro-Ject International, 320 W. Kennedy Boulevard, Suite 200, Tampa, FL 33606 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.