



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2003-04

On March 29, 1985, the Temple Terrace City Council granted a Development Order (Ordinance No. 544) to GTE Realty/Collier Enterprises for a 326-acre office/corporate park development located southwest of the Fletcher Avenue/I-75 intersection in the City of Temple Terrace. The project has received specific approval through Phase IV-a.

The Development Order has been amended a total of five times, the latest occurring on July 20, 1999 (Ordinance No. 1001). The amendments have cumulatively: revised the phasing schedule and subdivided Phase IV; adopted a land-use equivalency matrix; altered the developer's transportation proportionate share; provided cumulative extensions of six years, 13 years, ten years, ten years and 12 years for Phases I, II, III, IV-a and IV-b, respectively; and extended the Development Order expiration date by nine years, seven months and 18 days to December 31, 2009.

A transportation methodology meeting was conducted at the Tampa Bay Regional Planning Council on November 5, 2003 to discuss an upcoming Notice of Proposed Change application to be submitted in the near future. The NOPC application will consist of a request to extend the buildout dates associated with the unbuilt portions of development to 2010.

On April 8, 2004, the developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- modify the phasing schedule to reflect that Revised Phase I will consist exclusively of existing development, Revised Phase II will consist exclusively of specifically approved entitlements and Phase III will consist of conceptually approved entitlements only;
- establish a December 31, 2010 buildout date for Revised Phases II and III;
- extend the Development Order expiration date by three additional years (to December 31, 2012);
- although a portion of the project (Revised Phase III) would revert back to "conceptual" approval, the project's overall office space would increase by 440,489 sq. ft. while reducing Service Center by 167,521 sq. ft., Industrial/Light Manufacturing by 574,287 sq. ft. and Hotel by 177 rooms in comparison with currently approved entitlements; and
- reclassify the currently approved 50,000 sq. ft. of (general) "Retail" uses to "Specialty Retail" uses.

The following represents the current phasing schedule for the project:

PHASE	BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	COMMERCIAL (G.L.A.)	HOTEL (Rooms)
I	1992	330,000	270,000	300,000	0	0
II	2002	420,000	130,000	300,000	50,000	350
III	2002	700,000	300,000	100,000	0	0

PHASE	BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	COMMERCIAL (G.L.A.)	HOTEL (Rooms)
IVa	2005	200,000	0	0	0	0
IVb	2007	400,000	300,000	100,000	0	0
	TOTAL	2,050,000	1,000,000	800,000	50,000	350

PROJECT STATUS

Development this Reporting Year: no development was initiated during the reporting year.

Cumulative Development: 1,104,433 sq. ft. of office space, 132,479 sq. ft. of service center, 125,713 sq. ft. of industrial space and 173 hotel rooms.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The daily sewer and water consumption rates were reported in Exhibit B of the Annual Report. The developer has identified the current water and sewer demand rates to be 33,760 gallons per day (gpd). Five-year estimates of these rates were also provided in this Table as required by Condition 4.J.4. As identified in this Table, the water/sewer demand has been estimated for May, 2009 to be 108,900 gpd.
2. The developer submitted traffic counts in the annual report, as conducted on April 27-28, 2004. Results convey that the project is currently generating: 1,310 a.m. peak hour trips, 1,144 p.m. peak hour trips (138 IN/1,006 OUT) and 11,086 total daily trips. Revised Condition 4.N.1. (Ordinance No. 1001) authorizes the following p.m. peak hour trip generation rates for each phase: Phase I - 1,227 trips (308 IN/919 OUT); Phase II - 1,975 trips (561 IN/1,414 OUT); Phase III - 2,903 trips (660 IN/2,243 OUT); Phase IV-a - 3,132 trips (699 IN/2,433 OUT); and Phase IV-b - 3,859 trips (821 IN/3,038 OUT).
3. The developer has previously completed the North I-75 Corridor Environmental Study in accordance with Condition 4.AA.
4. The developer provided a Drainage Basin Report specifying the actual run-off coefficient per Drainage Basin and the five-year projections of cumulative run-off coefficients per Drainage Basin as Exhibits D-1 and D-2 to the Annual Report. These deliverables are required by Conditions 4.J.11. and 4.GG.8., respectively.

DEVELOPER OF RECORD

Collier-GTER Joint Venture, Attention: Patrick L. Utter, Vice-President, Commercial Real Estate, 3003 Tamiami Trail, Suite 400, Naples, FL 34103 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.