



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2004-05

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 seven times, the latest occurring on July 19, 2005 (Ordinance No. 1150). The amendments have cumulatively: modified the phasing schedule to reflect that Revised Phase 1 will consist exclusively of existing development, Revised Phase 2 will consist exclusively of specifically approved entitlements and Phase 3 will consist of conceptually approved entitlements only; modified the development entitlements; adopted a land-use equivalency matrix; extended each of the project phases; established a buildout date of December 31, 2010 for Phases 2 and 3; altered the developer's transportation proportionate share; classified the retail entitlements as "specialty retail"; extended the Development Order expiration date by 12 years, seven months and 18 days to December 31, 2012; identified approval for 2,854 p.m. peak hour external trips (548 Inbound/2,306 Outbound) through Revised Phase II; and corrected a scrivener's error regarding the Master Development Plan.

The revised phasing is as follows:

PHASE	BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	SPECIALTY RETAIL (G.L.A.)	HOTEL (Rooms)
I (Existing)	2003	1,104,433	132,479	125,713	0	173
II	2010	986,056	400,000	0	50,000	0
III*	2010	400,000	300,000	100,000	0	0
TOTAL		2,490,489	832,479	225,713	50,000	173

* - Specific approval of (Revised) Phase III is contingent upon further Section 380.06, F.S. transportation analysis.

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 33,874 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 June, 2010 to be 108,900 gpd.
2. The developer submitted traffic counts in the annual report, as conducted on May 18-19, 2005. Results convey that the project is currently generating: 1,397 a.m. peak hour trips (1,246 IN/151 OUT), 1,206 p.m. peak hour trips (152 IN/1,054 OUT) and 11,704 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.