



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2005-06

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 nine times, the latest occurring on September 19, 2006 (Ordinance No. 1187). 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; revised the project entitlements; allowed alternative uses on Lot #2; semi-consolidated the project phases; extended the project phases; extended the Development Order expiration date by 12 years, seven months and 18-days to December 31, 2012; authorized alternative office locations on Lots 7B, 7C and/or 8; corrected the phasing schedule to reflect the existing 16,681 sq. ft. day care facility within Phase I; and recognized the approved number of p.m. peak hour external trips within the Development Order to be 2,854 trips (i.e. 548 Inbound + 2,306 Outbound).

The approved phasing schedule is as follows:

PH. BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	SPECIALTY RETAIL (G.L.A.)	DAY CARE (G.L.A.)	HOTEL (Rooms)
I (Existing) 2003	1,104,433	132,479	125,713	0	16,681	173
II 2010	972,956*	400,000	0	40,800*	0	92*
III** 2010	400,000	300,000	100,000	0	0	0
<b>TOTAL</b>	<b>2,477,389</b>	<b>832,479</b>	<b>225,713</b>	<b>50,800</b>	<b>16,681</b>	<b>265</b>

\* - Entitlements have been revised to reflect a Land Use Equivalency Matrix conversion dated December 5, 2006. The conversion was 9,800 sq. ft. of Specialty

Retail and 13,100 sq. ft. of Office space for 92 Hotel rooms.

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

### PROJECT STATUS

**Development this Reporting Year:** 38,750 sq. ft. of Office development was completed during the reporting year.

**Cumulative Development:** 1,143,183 sq. ft. of Office space, 132,479 sq. ft. of Service Center, 125,713 sq. ft. of Industrial space, 16,681 sq. ft. of Day Care 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 H of the Annual Report. The developer has identified the current water and sewer demand rates to be 30,232 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, 2011 to be 108,900 gpd.
2. The developer submitted traffic counts in the annual report, as conducted on April 25-26, 2006. Results convey that the project is currently generating: 1,290 a.m. peak hour trips (1,151 IN/139 OUT), 1,229 p.m. peak hour trips (144 IN/1,085 OUT) and 11,607 total daily trips. The project has been approved to generate 2,854 p.m. peak hour trips (548 Inbound/2,306 Outbound).
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 B and C to the Annual Report. These deliverables are required by Conditions 4.J.11. and 4.GG.8., respectively.
5. Development Order Condition 4.J. requires the submittal of an Annual Report on the anniversary of the effective date of this Order (i.e. May 29<sup>th</sup>) and each year thereafter until such time as all terms and conditions of this Order are satisfied. It is hereby stated that the *Tampa Telecom Park RY 2005-06 Annual Report* was not submitted until October 16, 2006.

## **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 with the exception of the issue identified as *Summary of Development Order Condition #5*, above. The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.