



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2006-07

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, which has subsequently been consolidated.

The Development Order has been previously amended 11 times, most recently on June 19, 2007 (Ordinance No. 1206). The amendments have cumulatively: revised and semi-consolidated the project phases; adopted a land-use equivalency matrix; altered the developer's transportation proportionate share; recognized alternative uses on Lots #2, #7B, #7C, #7E & #8; extended the project buildout date (to December 31, 2010) and the Development Order expiration date (to December 31, 2012); adjusted the lot lines for Lot 7E/6-1B; simplified the Land Use Summary contained on the Master Development Plan; 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); and modified Condition RR pertaining to project signage.

The approved phasing schedule is as follows:

PH. BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	SPCLTY. 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	986,056	400,000	0	50,000	0	0
III* 2010	400,000	300,000	100,000	0	0	0
TOTAL	2,490,489	832,479	225,713	50,000	16,681	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 activity occurred 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

- 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, 2012 to be 108,900 gpd.

2. The developer submitted traffic counts in the annual report, as conducted on July 10-11, 2007. Results convey that the project is currently generating: 1,168 a.m. peak hour trips (1,026 IN/142 OUT), 1,083 p.m. peak hour trips (129 IN/954 OUT) and 11,016 total daily trips. The project has been approved to generate 2,854 p.m. peak hour trips (548 Inbound/2,306 Outbound). Reductions of nearly ten and 12 percent of a.m. peak hour and p.m. peak hour traffic (respectively) were inexplicably detected while comparing the current counts to those provided in association with the RY 2005-06 Annual Report.
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.

DEVELOPER OF RECORD

Hold-Thyssen, Inc., Agent for Tampa Telecom Park Owners Association, Inc., Attention: Robert R. Horton, 301 S. New York Avenue, Suite 200, Winter Park, FL 32789 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. It shall be noted that “formal” changes to the Master Developer can only be recognized through amendment to the Development Order in accordance with Subsection 380.06(19)(e)2.a., F.S. The City of Temple Terrace is responsible for ensuring compliance with the terms and conditions of the Development Order.