



ARS

Annual Report Summary

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2008-09

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.)	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	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: 105,210 sq. ft. of Office, 7,600 sq. ft. of Specialty Retail and 91 Hotel Rooms were completed during the reporting period.

Cumulative Development: 1,373,295 sq. ft. of Office space, 115,798 sq. ft. of Service Center, 125,713 sq. ft. of Industrial space, 7,600 sq. ft. of Specialty Retail, 16,681 sq. ft. of Day Care and 264 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 G of the Annual Report. The developer has identified the current water and sewer demand rates to be 54,200 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 is projected to increase from its present demand of 54,100 gpd to 135,300 in September, 2014. This projection was based on the assumption of development completion and full occupancy.
2. The developer submitted traffic counts in the annual report, as conducted on June 22-23, 2009 and July 22-23, 2009. Results convey that the project is currently generating: 1,135 a.m. peak hour trips (989 IN/146 OUT), 990 p.m. peak hour trips (141 IN/849 OUT) and 10,092 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/C and F to the Annual Report, respectively. These deliverables are respectively required by Conditions 4.J.11. and 4.GG.8.
5. Condition 4.J. of the Development Order requires the developer to submit annual reports “on the anniversary of the effective date of this Order and each year thereafter until such time as all terms and conditions of this Order are satisfied.” It is hereby stated that the Report, which was due on May 29, 2009 was not submitted until October 28, 2009.

DEVELOPER OF RECORD

Grubb & Ellis/Commercial Florida, Agent for Tampa Telecom Park Owners Association Inc., Attention: Robert R. Horton, 315 E. Robinson Street, Suite 520, Orlando, FL 32801 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. While the above referenced “Developer of Record” was recognized in the Annual Report, it shall be noted that “formal” changes to the Master Developer can only be accomplished 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.