



ARS

Annual Report Summary

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

DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2011-12

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	1,107,856 ²	250,325 ²	0	28,200 ²	0	92 ²
III ¹ 2010	400,000	300,000	100,000	0	0	0
TOTAL	2,612,289²	682,804²	225,713	28,200²	16,681	265²

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

2. Project entitlements are reflective of Land Use Equivalency Matrix conversion requests dated December 5, 2006 (i.e. 9,800 sq. ft. of Specialty Retail plus 13,100 sq. ft. of Office **for** additional 92 Hotel Rooms) and June 20, 2008 (i.e. 149,675 sq. ft. of Service Center plus 12,000 sq. ft. of Retail **for** 134,900 sq. ft. of additional Office), all within Phase 2. Copies of these LUEM request correspondences are included in the Council's on-line Development Order records.

PROJECT STATUS

Development this Reporting Year: no development activities occurred 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 H.2. of the Annual Report. The Developer has identified the current water and sewer demand rates to be 62,000 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 the water/sewer demand rates are projected to increase to 135,400 gpd in September, 2017. Excluding Verizon's Data Center from the calculation, the projection was based on the assumption of development completion and full occupancy.
2. Section 3.P. (of Ordinance No. 544) recognizes the Developer's obligation to conduct annual traffic count monitoring of project access points. As modified by Section 5 of Ordinance No. 1162, revised number of PM Peak-Hour trips approved for the project is 2,854 (i.e. 548 Inbound/2,306 Outbound). In this regard, traffic monitoring was conducted on May 22 & 24, 2012 with the results submitted with the current Annual Report. The monitoring revealed that the project had generated 1,227 p.m. peak hour trips (165 IN/1,062 OUT), yielding approximately 43 percent of the approved trips.
3. The Developer shall provide bus shelters, bus turnouts and information signs, at its own expense, with or adjacent to the project in accordance with Condition 3.W. (of Ordinance No. 544). It is appropriate to the status of this Condition be addressed in all future Annual Reports until the terms of the Condition have been satisfied.
4. The developer has previously completed the *North I-75 Corridor Environmental Study* in accordance with Condition 4.AA.
5. 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.
6. 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," as well as provisions of Subsection 380.06(18), F.S. It is hereby stated that the Report, which was due on May 29, 2012, was not submitted until September 21, 2012. The Developer shall be alerted to the fact that provisions of Subsection 380.06(18), F.S. allow for submittal of a correspondence identifying that no development has occurred during the current reporting period, if applicable, in lieu of a formal Annual Report. However, this correspondence would still need to be submitted on a timely, annual basis to coincide with the Annual Report anniversary date.

DEVELOPER OF RECORD

Tampa Telecom Park Owners Association Inc., c/o Stacey Komanowski, Agent For Developer/Property Manager, Newmark Grubb Knight Frank, 100 N. Tampa Street, Suite 2460, Tampa, FL 33602 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 #6*, 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.