



ARS

Annual Report Summary

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2014-15

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; established 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, 2017) and the Development Order expiration date (to December 31, 2019); adjusted the lot lines for Lot 7E/6-1B; 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 2017 ³	967,774 ²	525,971 ²	0	28,200 ²	0	92 ²
III ¹ 2017 ³	400,000	300,000	100,000	0	0	0
TOTAL	2,472,207²	958,450²	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), 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), and July 21, 2015 (i.e. 140,082 sq. ft. of Office for 275,646 sq. ft. of Service Center), all within Phase 2. Copies of these LUEM request correspondences are included in the Council's on-line Development Order records.
3. The project buildout and Development Order expiration dates were further extended in accordance with revisions to Subsection 380.06(19)(c), F.S. [2007 legislation] and the adoption of HB 7207 [2011 legislation].

PROJECT STATUS

Development this Reporting Year: while no construction activities were identified for the reporting period, it was acknowledged that 13,792 sq. ft. of "Fireside B" (Office) building was demolished during FY 2014-15 in favor of a parking lot expansion.

Cumulative Development: 1,359,503 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. Condition 4.J.4. required the Developer to provide daily sewer and water consumption as well as five-year estimates within each Annual Report. Condition 4.J.11. additionally obligated the Developer to identify the actual run-off coefficient per Drainage Basin and the five-year projections of cumulative run-off coefficients per Drainage Basin within each Annual Report. The City subsequently issued a February 10, 2015 correspondence indicating that such information will no longer be required since “*individual parcels have to go through the City’s development review process and Tampa Telecom is mostly builtout with five parcels remaining that are either vacant or partially built out.*”
2. Section 3.P. (of Ordinance No. 544) established the Developer’s obligation to conduct annual traffic count monitoring of project access points. Section 5 of Ordinance No. 1162 later established a revised number of approved PM Peak-Hour trips for the project (2,854). Traffic monitoring was conducted on April 16, 21 & 22, 2015 with the results submitted with the current Annual Report. The results revealed that the project had generated 1,602 (204 IN/1,389 OUT) of the approved 2,854 (548 Inbound/2,306 Outbound) P.M. Peak hour trips (i.e. ~56.13%).
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 that 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.

DEVELOPER OF RECORD

Tampa Telecom Park Owners Association Inc., c/o Ms. Barbara Deakin, Property Manager, Deakin Property Services LLC, 2909 W. Bay to Bay Boulevard, Suite 108, Tampa, FL 33629 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.