



ARS

Annual Report Summary

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE RY 2018-19

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 13 times, most recently on October 17, 2017 (Ordinance No. 1432). 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 and the Development Order expiration date; 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); modified the Land Use Equivalency Matrix; added two "right-in/right-out only" accesses along Fletcher Avenue; and modified Condition RR pertaining to project signage.

The project's buildout and Development Order expiration dates have been further extended by the City of Temple Terrace on account of various Executive Orders enacted by the Governor in 2016, 2017 & 2018. The Development Order now expires on July 5, 2024.

The approved phasing schedule is as follows:

PH.	BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUST. (G.L.A.)	SPECIALTY RETAIL (G.L.A.)	GEN. COMM. (G.L.A.)	DAY CARE (G.L.A.)	HOTEL (Rooms)
1 (Existing)	2003	1,104,433	132,479	125,713	0	0	16,681	173
2	July 5, 2022 ³	955,474 ²	525,971 ²	0	28,200 ²	7,500 ²	0	92 ²
3 ¹	July 5, 2022 ³	400,000	300,000	100,000	0	0	0	0
TOTAL		2,459,907²	958,450²	225,713	28,200²	7,500²	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), July 21, 2015 (i.e. 140,082 sq. ft. of Office **for** 275,646 sq. ft. of Service Center), and August 29, 2017 (i.e. 12,300 sq. ft. of Office **for** 7,500 of General Commercial), 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], HB 7207 [2011 legislation] and Executive Order enacted by the Governor in 2016, 2017 & 2018.

PROJECT STATUS

Development this Reporting Year: development was limited to construction of a 6,496 sq. ft. RaceTrac facility (General Commercial).

Cumulative Development: 1,588,799 sq. ft. of Office space, 325,500 sq. ft. of Service Center, 125,713 sq. ft. of Industrial space, 16,856 sq. ft. of Specialty Retail, 6,496 sq. of General Commercial, 16,681 sq. ft. of Day Care and 265 Hotel rooms. While construction of the aforementioned RaceTrac facility was the only development to occur during the reporting period, small deviations of other reported existing entitlements were observed but were/are attributable to the use of Hillsborough County Property Appraiser data, which is generally considered to be more accurate.

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 report 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 correspondence dated February 10, 2015 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 May 6-8, 2019 with the results submitted with the current Annual Report. The results revealed that the project had generated 1,730 (223 IN/1,507 OUT) of the approved 2,854 (548 Inbound/2,306 Outbound) P.M. Peak hour trips [i.e. ~60.62%].
3. Condition 4.W. (of Ordinance No. 544) required the Developer to provide bus shelters, bus turnouts and information signs at its own expense, within or adjacent to the project. The City subsequently issued a correspondence dated February 22, 2016 acknowledging that no further mass transit obligations will be required of the Developer since HART had implemented the Metro Rapid North-South transit program on June 10, 2013, including the installation of six station shelters within the Tampa Telecom Park DRI.
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, President, Deakin Property Services Inc., 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.