



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 2019-20**

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 & 2019. The Development Order now expires on February 20, 2025.

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	February 20, 2023 ³	955,474 ²	437,261 ²	0	28,200 ²	10,015 ²	0	92 ²
3 ¹	February 20, 2023 ³	400,000	300,000	100,000	0	0	0	0
	TOTAL	2,459,907²	869,740²	225,713	28,200²	10,015²	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), August 29, 2017 (i.e. 12,300 sq. ft. of Office **for** 7,500 of General Commercial) and June 22, 2020 (i.e. 88,710 sq. ft. of Service Center **for** 2,515 sq. ft. of General Commercial), all within Phase 2. Copies of most 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 Orders enacted by the Governor in 2016, 2017, 2018 & 2019.

PROJECT STATUS

Development this Reporting Year: development was limited to construction of a 2,515 sq. ft. Starbucks facility (General Commercial) on Site F/eastern portion of Parcel 7A.

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, 9,011 sq. ft. of General Commercial (6,496 sq. ft. RaceTrac + 2,515 sq. ft. Starbucks), 16,681 sq. ft. of Day Care and 265 Hotel rooms.

Projected Development: the following development activities are anticipated in FY 2020-21:

- initiation of a 5,834 sq. ft. USF Credit Union branch bank on Site E of Parcel 7A;
- initiation of a 75,000 - 100,000 sq. ft. of Office to serve as USF Federal Credit Union corporate headquarters at "Map Location #55" which fronts Fletcher Avenue; and
- initiation of two retail centers (8,000 & 7,500 sq. ft. facilities) to be located on Sites C & D of Lot 7A.

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). The Developer did not conduct traffic monitoring in 2020 due to the COVID-19 pandemic and its corresponding impact on employment figures. As was reasonably assumed, any traffic monitoring results, if conducted, would certainly have been skewed. It is expected that the traffic monitoring program will resume in association with the RY 2020-21 Annual Report. Results from the last monitoring (conducted on May 6-8, 2019) did reveal 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., 2905 Bayshore Blvd., Suite 200, 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.