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### Developers circle around Temple Terrace

By Debbie Carson, Staff Writer

With Temple Terrace down to a couple hundred acres of undeveloped land, four huge developments are converging inside and outside the city as the downtown redevelopment inches forward in the seventh year without moving dirt.

- To the east on Fowler Avenue, developer Intellicenter is working on two massive buildings in Telecom Park, one of two Developments of Regional Impact in the city.

One building is expected to be three stories tall and have more than 158,500 square feet. The other building will be four stories tall and more than 211,600 square feet.

- StreetSide Developers LLC's plans call for a maximum of 250,000 square feet of commercial development broken down into four outparcels, a fast food restaurant with a drive-thru, a high turn-over sit down restaurant, a bank with a drive-thru, a convenience store with a gas station, and more than 200 multi-family residential units, according to county records.

- West of Streetside, the Taurus industrial distribution center already been approved and is expected to bring in truck traffic.

- Lane Development of Florida has plans to redevelop the Wildwood Acres duplex community that sits right outside Temple Terrace's city limits along Fowler Avenue.

The project would consist of approximately 200,000 square feet of office and retail space and about 1,200 multi-family homes on the 48-acre site.

"These are huge projects," Ralph Bosek said of the various developments in and outside the city.

And as for the city's own downtown project, Bosek said that the city is still working hard with the development team to reach an agreement.

"We're working big time on" moving the project forward, he said.

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Two projects are planned side by side wedged between Temple Terrace Highway to the north and Harney Road to the south.

The easternmost project, closest to Davis Road, has already had a major outpouring of opposition from the area's residents.

StreetSide Developers LLC's plans also show a possible Kohl's and Home Depot, though according to Ralph Bosek, Temple Terrace's director of community services, the developer has not officially signed the two companies to the site.

Concerned residents have requested a community meeting with the property owner, Citrus Assets LLC, and developer to discuss the proposed project. That meeting will be held Nov. 12 at 6 p.m. at CenterPointe Church, 8610 Temple Terrace Highway.

Opponents question the residential component as well as the amount of traffic the development would generate.

Supporters say that the area needs more retail options that would help keep Temple Terrace residents in their community rather than drive outside the city to get what they need.

A project planned just west of the StreetSide at Temple Terrace – the name of the Kohl's project – has already been approved and is expected to bring in truck traffic.

The company, known only as Taurus, has already been approved for an industrial distribution center, according to Bosek.

The rezoning needed for the project was approved years ago, he said, and now the company only needs to have its site plan approved.

The 47.48 acres of property, which sits between the Meadowwood neighborhood and the proposed StreetSide of Temple Terrace, is owned by the David Stone Trust, according to the Hillsborough County Property Appraiser's Web site.

Historical information regarding the zoning was not available on Hillsborough County's Planning and Growth Management Department's public online database.

To the north side of Temple Terrace, a developer has requested annexation once the county approves some land use changes.

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Lane Development of Florida, the would-be developer, has plans to redevelop the Wildwood Acres duplex community that sits right outside Temple Terrace's city limits along Fowler Avenue.

The company wants to rebuild the site as a "live, work, play" project similar to the city's planned Downtown Redevelopment project.

Similar to the city's downtown project, housing would be stacked on top of the office and/or retail space – building upward instead of outward.

Representatives of the developer approached the City Council in August to discuss their plans for the site.

They said that they wanted to be annexed into the city when the time was right because they feel that their project will complement the city's downtown redevelopment.

If ultimately approved, the Wildwood project would replace approximately 350 duplex units that were built in the late 1960s and early 1970s.

To the east, at the other end of Fowler, developer Intellicenter is working on two massive buildings in Telecom Park, one of two Developments of Regional Impact in the city.

"We're on the cusp of something that has never happened before," said city spokesman Michael Dunn of the development planned for the greater Temple Terrace area.

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