



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE

On September 26, 2005, a representative for the Temple Terrace City Council rendered Ordinances No. 1133 and 1150 to the Tampa Bay Regional Planning Council. The Ordinances reflect amendments adopted by the City of Temple Terrace on December 21, 2004 and July 19, 2005 respectively.

BACKGROUND

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.

The Development Order has been amended a total of five times, the latest occurring on July 20, 1999 (Ordinance No. 1001). The amendments have cumulatively: revised the phasing schedule and subdivided Phase IV; adopted a land-use equivalency matrix; altered the developer's transportation proportionate share; provided cumulative extensions of six years, 13 years, ten years, ten years and 12 years for Phases I, II, III, IV-a and IV-b, respectively; and extended the Development Order expiration date by nine years, seven months and 18-days to December 31, 2009.

DEVELOPMENT ORDER AMENDMENTS

Ordinance No. 1133 authorized the following modifications:

- modification of the phasing schedule to reflect that Revised Phase 1 will consist exclusively of existing development, Revised Phase 2 will consist exclusively of specifically approved entitlements and Phase 3 will consist of conceptually approved entitlements only;
- establishment of a December 31, 2010 buildout date for Revised Phases 2 and 3;
- extension of the Development Order expiration date by an additional three year period (to December 31, 2012);
- increase in the project's overall office space by 440,489 sq. ft. while reducing Service Center by 167,521 sq. ft., Industrial/Light Manufacturing by 574,287 sq. ft. and Hotel by 177 rooms in comparison with currently approved entitlements;
- classification of the approved retail entitlements to be "Specialty Retail" uses;
- allow "Office" as an alternative use within Lot #2 with no overall effect on the project entitlements;
- corresponding Master Development Plan and Development Order language modifications to facilitate the above.

The revised phasing is as follows:

PHASE	BUILDOUT	OFFICE (G.L.A.)	SVC. CENTER (G.L.A.)	INDUSTRIAL (G.L.A.)	SPECIALTY RETAIL (G.L.A.)	HOTEL (Rooms)
I (Existing)	2003	1,104,433	132,479	125,713	0	173
II	2010	986,056	400,000	0	50,000	0
III*	2010	400,000	300,000	100,000	0	0
TOTAL		2,490,489	832,479	225,713	50,000	173

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

Ordinance No. 1150 authorized the correction of a scrivener's error on the Master Development Plan and, in particular, the designation of a 3.2-acre park located in the southwest corner of the site. The park site was previously authorized for office development.

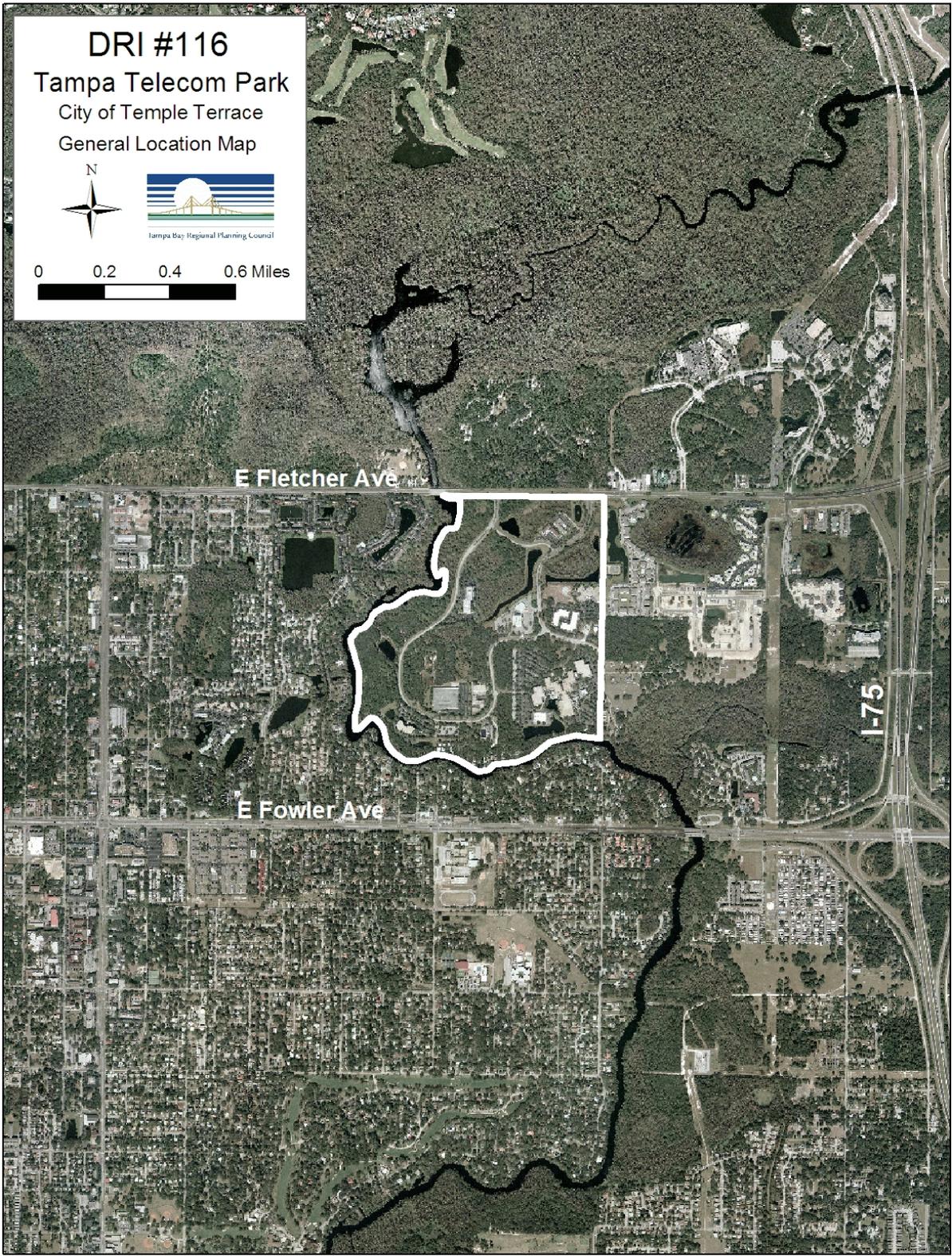
DISCUSSION

The developer has agreed to add the following provision to the Development Order upon the next amendment "the project has been approved for 2,854 p.m. peak hour external trips (548 Inbound/2,306 Outbound) through Revised Phase II." This provision was inadvertently omitted from the recent amendment and is consistent with the transportation analysis that was submitted in conjunction with the transportation analysis which resulted in Ordinance No. 1133.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), these Development Order Amendments have been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on October 25, 2004, and with the Council's *Final Report* adopted on January 18, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment jointly issued by the City of Temple Terrace for DRI #116 - Tampa Telecom Park.



DRI #116

Tampa Telecom Park

City of Temple Terrace

General Location Map



Tampa Bay Regional Planning Council

0 0.2 0.4 0.6 Miles



E Fletcher Ave

E Fowler Ave

I-75