



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE

On February 23, 2006, the City of Temple Terrace rendered Ordinance No. 1162 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by Temple Terrace City Council on February 21, 2006.

#### 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 seven times, the latest occurring on July 19, 2005 (Ordinance No. 1150). 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; revised the project entitlements; allow alternative uses on Lot #2; semi-consolidated the project phases; extended the project phases; extended the Development Order expiration date by 12 years, seven months and 18-days to December 31, 2012; and corrected a scrivener's error.

The approved phasing schedule is as follows:

PHASE	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	2010	986,056	400,000	0	50,000	0	0
III*	2010	400,000	300,000	100,000	0	0	0
<b>TOTAL</b>		<b>2,490,489</b>	<b>832,479</b>	<b>225,713</b>	<b>50,000</b>	<b>16,681</b>	<b>173</b>

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

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment:

- authorized alternative office locations (with ancillary commercial) on the 10.0 acre hotel parcel and/or 6.4 acre commercial parcel;
- corrected the phasing schedule to reflect the existing 16,681 sq. ft. day care facility within Phase 1; and
- 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).

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on January 19, 2006, and with the Council' *Final Report* adopted on January 18, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment 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



0 0.2 0.4 0.6 Miles

