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 21, 2006, the City of Temple Terrace rendered Ordinance No. 1187 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by City Council on September 19, 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 eight times, the latest occurring on February 23, 2006 (Ordinance No. 1162). 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; authorized alternative office locations on the 10.0 acre hotel parcel (Lot 7B) and/or 6.4 acre commercial parcel (Lot 7C); 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).

The approved phasing schedule is as follows:

PH.	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
TOTAL		**2,490,489**	**832,479**	**225,713**	**50,000**	**16,681**	**173**

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

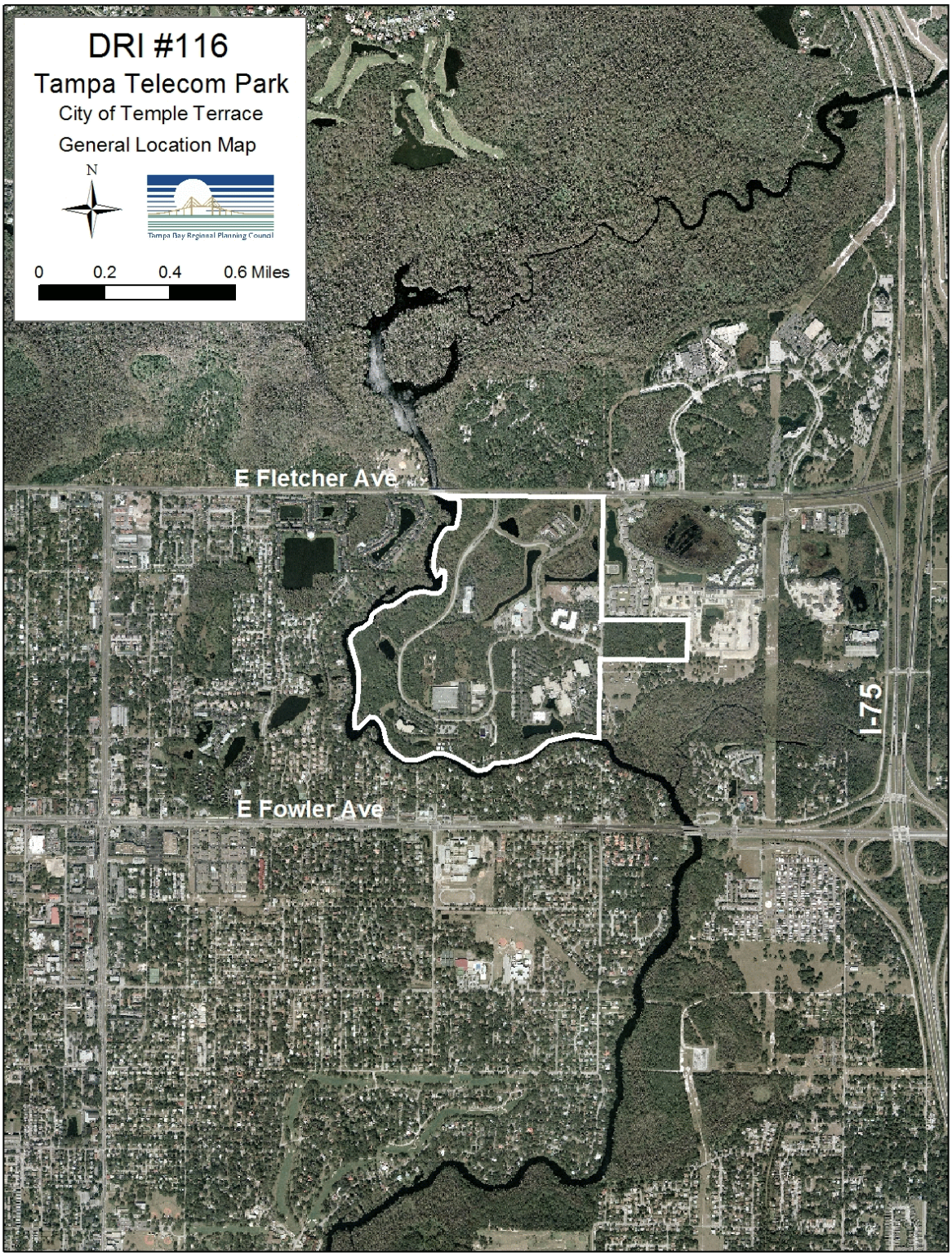
DEVELOPMENT ORDER AMENDMENT

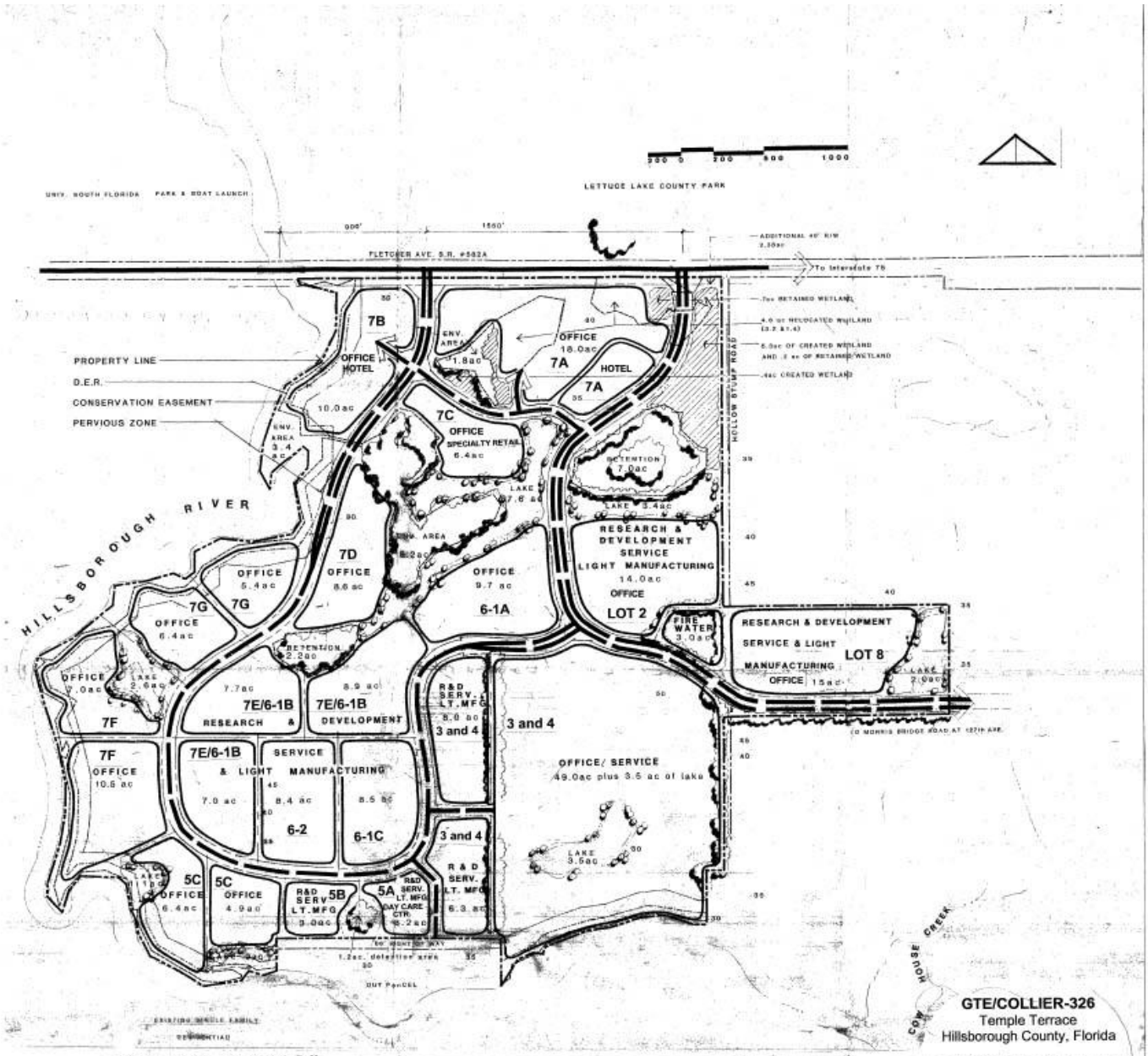
The sole purpose of the Amendment was to authorize a revision to the Master Development Plan to allow Office as an alternative use on Lot 8 with no increase in project entitlements.

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 August 14, 2006, 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 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
N
Tampa Bay Regional Planning Council
0 0.2 0.4 0.6 Miles
E Fletcher Ave
E Fowler Ave
I-75



GTE/COLLIER-326
Temple Terrace
Hillsborough County, Florida

DEVELOPMENT PLAN

REVISED MAP H
~~July 5, 2006~~
~~September 22, 2006~~
~~October 10, 2006~~
~~December 15, 2006~~
~~January 4, 2006~~
June 30, 2006

Prepared by:

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LAND USE SUMMARY

USE	ACRES
MAJOR OFFICE / SERVICE SITE	49.0 plus 3.5 w/i lake
OFFICE SITES	76.3
COMBINATION SITES	90.0
Research & Development, Service & Light Manufacturing	215.5
COMMERCIAL	6.4
HOTEL -Residence Inn	10.0
	232.3
FIRE & WATER	3.0
TOTAL NET DEVELOPABLE ACRES	235.3

OTHER USES		
ROADS	26.20	
ADDITIONAL R/W, FLETCHER AVE.	2.40	
LANDSCAPE BUFFER & OPEN AREA	6.15	
ENVIRONMENTAL AREAS (HEIDT & ASSOC.12/9/05)	16.05	(OTHER CONNECTED
RETENTION AREAS	39.90	17.5% of net dev.ac
TOTAL OTHER USES	90.7	
TOTAL SITE AREA	326.0	

NOTE: RETENTION AREAS INCLUDE THE FOLLOWING:

1.Environmental areas, disconnected from river	11.0
2.Small retained wetland areas	.9
3.Lakes	21.1
4.Detention areas	1.2
5.Created wetlands mitigation areas	5.7
	39.9