



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #116 - TAMPA TELECOM PARK CITY OF TEMPLE TERRACE

On June 26, 2007, the City of Temple Terrace rendered Ordinance No. 1206 to the Tampa Bay Regional Planning Council Resolution. The Ordinance reflects an amendment adopted by the City on June 19, 2007.

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 previously amended ten times, most recently on March 6, 2007 (Ordinance No. 1201). The amendments have cumulatively: revised and semi-consolidated the project phases; adopted 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 (to December 31, 2010) and the Development Order expiration date (to December 31, 2012); adjusted the lot lines for Lot 7E/6-1B; simplified the Land Use Summary contained on the Master Development Plan; 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 current Development Order Amendment authorized a modification to Development Order Condition R.R. regarding project signage. The revised language ensures consistency related to the design standards and development criteria for permitted signs between the Development Order and Section 25.765 of the City of Temple Terrace Code of Ordinances.

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 June 11, 2007, 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



Tampa Bay Regional Planning Council

0 0.2 0.4 0.6 Miles

