



DOAR

Development Order Amendment Report

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DRI #114 - TAMPA OAKS CITY OF TEMPLE TERRACE

On July 13, 2015, the City of Temple Terrace rendered Ordinance No. 1371 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Temple Terrace City Council on July 7, 2015.

BACKGROUND

On April 30, 1985, Hillsborough County granted a Development Order (Resolution No. R85-0072) to a joint venture between GTE Realty Corporation and Collier Enterprises for a 62.45-acre, mixed-use office park, located at the southwest quadrant of I-75 and Fletcher Avenue in Hillsborough County. The project was formerly referred to as “GTE/Collier 64”.

The Development Order was previously amended seven times, most recently on December 19, 2006 (Ordinance No. 1193). The amendments cumulatively: consolidated the project into a single phase; adopted a land use equivalency matrix; extended the “Required Improvement” completion date; extended the project buildout and Development Order expiration dates by cumulative periods of 23 years; recognized annexation of the entire project into the City of Temple Terrace; added a 15.3 acre parcel of land; increased the Service Center Space entitlement by 105,000 square feet; changed the name of the project from “State Street Florida” to “Tampa Oaks”; and modified the Master Development Plan (Map H) to illustrate all approved driveway connections, remove the reference to “Potential East-West Connector” and other changes identified above. The project buildout and Development Order expiration dates have been extended by three additional years (to December 31, 2018 and December 31, 2023, respectively) in association with 2007 revisions to Subsection 380.06(19)(c), F.S.

The following represents approved development:

BUILDOUT	OFFICE (SQ. FT.)	SVC. CENTER (SQ. FT.)	RETAIL (SQ. FT.)	HOTEL (RMS)	RESIDENTIAL (MF UNITS)
December 31, 2018	442,330*	101,552*	10,000*	150	790*

* - The above entitlements are reflective of a Land Use Equivalency Matrix conversion dated October 3, 2005 and included within the RY 2005-06 Annual Report in which 117,670 sq. ft. of Office was exchanged for 296 multi-family residential units and 842 sq. ft. of retail. The Table above is also reflective of an additional LUEM request, dated March 25, 2015, recognized further conversion of 93,448 sq. ft. of Service Center for 260 more Multi-Family units.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the addition of a 1.07-acre parcel to the project, located at 12218 Morris Bridge Road. Unbuilt hotel entitlements will be conveyed to this parcel.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. However, the intended modification was discussed with the staffs of the Tampa Bay Regional Planning Council, the Florida Department of Transportation and the Florida Department of Economic Opportunity prior to authorizing the modification. Each of these parties concurred that such modification could be processed administratively by the City of Temple Terrace based on the conclusion that “*the proposed changes are [were] similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*”

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby concurs that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

MASTER DEVELOPMENT PLAN - MAP H

