



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #102 - CREEKWOOD MANATEE COUNTY

On February 2, 2004, the Manatee County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Ordinance No. 04-28. The Ordinance reflects an amendment adopted by Manatee County on January 6, 2004.

BACKGROUND

On August 27, 1985, Manatee County granted a Development Order (Resolution R-85-149) to Creekwood, Limited, for a 1,090-acre, multi-use development located northwest of the S.R. 70/I-75 intersection in Manatee County.

The Development Order has been amended a total of five times, the latest occurring on March 28, 2000 (Ordinance No. 00-07). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised and extended the phasing schedule; and authorized the exchange of 25,000 sq. ft. of office space for 25,000 sq. ft. of additional commercial space. The Development Order currently expires on September 16, 2009, in association with Phase IV buildout.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- reduction of industrial uses by 1,050,000 sq. ft. (to 950,000 sq. ft.) and residential units by 688 units (to 1,617 units);
- increase commercial uses by 105,000 sq. ft. (to 627,000 sq. ft.) and office uses by 45,000 sq. ft. (to 160,000 sq. ft.);
- recognition of hotel as an independent land use and allow a maximum of 100 rooms;
- removal of linear park requirement in favor of a requirement for the dedication of 33.4-acre conservation area; and
- update to the phasing schedule to recognize completed development and modify and/or delete select Conditions pertaining to local issues.

The resulting revised phasing schedule and entitlements are as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)
I & II	Completed	598	455,048	0	0	0
III	12/31/2006	507	55,000	230,000	60,000	0
IV	12/31/2009	512	116,952	720,000	100,000	100
TOTAL		1,617	627,000	950,000	160,000	100

RECOMMENDATIONS

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 May 12, 2003, 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 Manatee County for DRI #102 - Creekwood.