



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 #66 - TARA MANATEE COUNTY

On June 18, 2004, the Manatee County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Ordinance No. 04-33. The Resolution is a Development Order amendment adopted by Manatee County on May 25, 2004.

BACKGROUND

On November 13, 1980, Manatee County granted a Development Order to Tara, Ltd., for the above-referenced DRI, a 1,137-acre, multi-use development located southwest of the State Road 70/I-75 intersection in Manatee County. The development was approved to contain: 4,040 dwelling units; a 54,000 sq. ft. service center; a 125,000 sq. ft. community shopping mall; a 50,000 sq. ft. commercial service plaza; an 18-hole golf course; a restaurant; an auto service station; and a 150-unit motel. Buildout of the three phases was scheduled to occur in 1985, 1990 and 1995, respectively.

The Development Order has previously been amended a total of five times, the latest occurring on August 10, 2001 (Ordinance No. 01-44). The amendments have cumulatively approved: a postponement for the siting of an elevated water tower; modifications of the project entitlements and phasing schedule; relocation of commercial use from the west side to the east side of Tara Boulevard; extensions of the Phases II and III buildout dates as well as the Development Order expiration date; identified the transportation improvement requirements associated with the latter phases; and a requirement to initiate a transportation monitoring program in 2003. The Development Order expires on November 13, 2007.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)	RETAIL OR OFFICE (Sq. Ft.)
I	1980-1994	719	84,901
II	1995-2003	299	17,700
III	1996-2007	1,701	258,899
TOTAL		2,719	361,500

*NOTE: Residential units represent any combination of single family and multi-family units. The developer is authorized to construct two 80-room hotels in lieu of 74,667 sq. ft. of commercial space.

DEVELOPMENT ORDER AMENDMENT

The May 25, 2004 Amendment authorized the following modifications to the Development Order:

- potential exchange of 4,667 sq. ft. of commercial use for 10 additional hotel rooms;
- construction of two 80-room hotels in lieu of a single 160-room hotel; and
- potential transfer of commercial entitlements from Subphase III-R to Subphase II-H, III-V and III-U.

DISCUSSION

Manatee County has denied the provision the request for an additional 75,000 sq. ft. of commercial development within Subphase III-R which was associated with this current Notice of Proposed Change application. In the Council's *NOPC Report* adopted on February 9, 2004, the Tampa Bay Regional Planning Council supported the applicant's commercial expansion request based on consistency with Subsection 380.06(19)(b)10., F.S. It is understood that this denial is being appealed by the developer. In the event the Development Order is modified as a result of the appeal, Council staff will issue another *Development Order Amendment Report*.

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 February 9, 2004, and with the Council' *Final Report* adopted on August 11, 1980.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #66 - Tara.