



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY

On July 13, 2004, the Manatee County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Ordinance No. 04-47. The Ordinance reflects an amendment adopted by Manatee County on June 22, 2004.

BACKGROUND

On June 3, 1992, Manatee County Board of County Commissioners adopted a Development Order (Ordinance No. 92-31) for this 286-acre multi-use project located north of University Parkway, east of U.S. 301 in southwestern Manatee County.

On January 4, 1994, Manatee County adopted Ordinance No. 93-54 as an amendment to the DRI and settled an appeal of the original Development Order by the Florida Department of Community Affairs. The amendment authorized a 20-month and 15-day extension of the buildout dates (to September 15, 1999 for Phase I and September 15, 2004 for Phase II), as a result of the appeal process. Specific Phase II approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has previously been amended four times, the latest occurring on March 12, 2002 (Ordinance No. 02-19). The amendments have cumulatively: authorized eight year, eight month and 14-day extensions of the Phase I and Phase II buildout dates (to September 14, 2003 and September 14, 2008, respectively); modified the development entitlements; and authorized construction of a "right-in/right-out" only access at the University Parkway/Tuttle Avenue intersection.

On December 3, 2003, the applicant submitted a separate Notice of Proposed Change application which remains under review. The modifications requested include:

- a further three-year extension of the Phase I buildout date (to September 14, 2006);
- addition of 9,616 sq. ft. of commercial square footage within Phase 1; and
- "various text amendments to update the development order for current conditions."

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- an exchange of 510 independent senior housing units and an 85-bed group care facility for 383 multi-family units; and
- elimination of the "optional" right-in/right-out Access Point "Q" from the residential parcel to Tuttle Avenue.

The following phasing schedule is reflective of the current, above-referenced, amendment:

LAND USES	PHASE I (1992-2003)	PHASE II (1998-2008)	TOTAL
RESIDENTIAL			
Single-Family Detached (Units)	150	0	150
Single-Family Attached (Units)	150	0	150
Single-Family Semi-Detached (Units)	100	0	100
Skilled Nursing (Beds)	120	0	120
Multi-Family(Units)	0	383	383
COMMERCIAL (SQ. FT.)	250,000	175,000	425,000
OFFICE (SQ. FT.)	0	10,000	10,000

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 June 28, 2004, and with the Council' *Final Report* adopted on April 8, 1991.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #190 - University Commons.