



*Tampa Bay Regional Planning Council*

# DOAR

## Development Order Amendment Report

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### DRI #218 - GATEWAY NORTH MANATEE COUNTY

On September 27, 2005, Manatee County rendered Ordinance No. 05-17 to the Tampa Bay Regional Planning Council. The Ordinance reflect an amendment adopted by the Manatee County Board of County Commissioners on August 23, 2005.

#### BACKGROUND

On April 9, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-30) to Magnolia Management Corporation for a three-phase, 1,065-acre, multi-use project located north of Moccasin Wallow Road and west of Interstate 75 in northwestern Manatee County. The project is specifically approved for Phase I. Specific approval for Phases II and III is dependent on further transportation and air quality impact analyses.

The Development Order has been amended twice, the latest occurring on August 28, 1997 (Ordinance No. 97-62). The amendments have cumulatively: changed the notification procedures of each approved land-use trade-off to include DCA and TBRPC; extended each of the phase buildout dates by a period of seven years, two months and 20 days; and extended the project commencement date. The Development Order expires on February 20, 2019.

#### DEVELOPMENT ORDER AMENDMENTS

The amendment authorized the following:

- remove 26.8 acres from the project to coincide with a prior dedication of land to Manatee County for a park and road right-of-way;
- extend the Phase 1 commencement date to two years following the effective date of Ordinance No. 05-17 (i.e. to November 11, 2007);
- extend the Phase 1 buildout date by an additional nine years (to February 20, 2014). This constitutes a cumulative extension period of 16 years, two months and 20 days;
- extend the Phase 2 buildout date by an additional four years (to February 20, 2016), which constitutes a cumulative extension period of 11 years, two months and 20 days;
- various exchanges of entitlements between the project phases;
- various changes in acreages amongst the project uses;
- provide a net reduction of two external access points;
- classify 130.2 acres of commercial, office and office/service center as “mixed use”; and
- several other language modifications and corresponding revisions to the Master Development Plan.

The revised phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL			RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	OFFICE/ SVC.CTR (Sq. Ft.)
		Single Family	Multi- Family	Town- homes			
IA	February 20, 2014	1,422	578	368	200,000	0	70,000
IB	February 20, 2014	0	0	0	186,000	154,000	30,000
II*	February 20, 2016	0	144	0	0	406,500	150,000
III*	February 20, 2019	225	0	63	59,200	400,000	147,500
<b>TOTAL*</b>		<b>1,647</b>	<b>722</b>	<b>431</b>	<b>445,200</b>	<b>960,500</b>	<b>397,500</b>

\* - Phases II & III is conceptually approved only. Specific approval shall require further transportation, air quality and affordable housing analyses in accordance with Chapter 380.06, F.S.

## RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), these Development Order Amendments have been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on February 14, 2005, and with the Council' *Final Report* adopted on September 16, 1991.

It is recommended that the Department of Community Affairs concur with the Development Order amendment jointly issued by Manatee County for DRI #218 - Gateway North.

