



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #216 - UNIVERSITY LAKES MANATEE COUNTY

On October 29, 2007, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 07-72. The Ordinance reflects an amendment adopted by the Board on October 16, 2007.

BACKGROUND

On June 1, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-32) to Schroeder-Manatee, Inc. for a four phase, 2,353-acre, multi-use development located east of I-75 and north of University Parkway in southern Manatee County. The Development Order initially granted specific approval for only Phase I and conceptual approval of all the other phases.

The Development Order has been previously amended a total of seven times, the latest occurred on October 19, 2004 (Ordinance No. 04-59). The modifications have cumulatively:

- extended the buildout date associated with each of the project phases and the Development Order expiration date (to May 26, 2024);
- granted specific approval through Phase III;
- modified and moved entitlements and acreages between phases;
- authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard;
- amended select Development Order conditions regarding transportation and affordable housing.
- removed a 106.0-acre parcel subsequently acquired by the Cypress Banks DRI;
- established February 22nd as the annual reporting date;
- amended the Land Use Equivalency language to recognize latest ITE generation rates; and
- added 1,804.7 acres located directly east of the existing University Lakes DRI (east of Lorraine Rd.) with 10 additional access points.

Inclusive of the modification recently adopted, the revised phasing schedule is as follows:

LAND USE Buildout →	PHASE I (9/13/2011)	PHASE II (9/13/2014)*	PHASE III (9/13/2014)*	PHASE IV (9/13/2014)*	TOTAL
RESIDENTIAL (Units)	1,507	773	751	1,012	4,043
(Single-Family Detached)	(970)	(361)	(450)	(434)	(2,215)
(Single-Family Attached)	(88)	(0)	(0)	(0)	(88)
(Multi-Family)	(449)	(412)	(301)	(578)	(1,740)
RETAIL (SQ. FT.)	328,321	114,543	181,478	128,337	752,679
(Neighborhood/Community)	(52,764)	(0)	(0)	(128,337)	(181,101)
(General)	(275,557)	(114,543)	(181,478)	(0)	(571,578)
(Highway)	(0)	(0)	(0)	(0)	(0)
INDUSTRIAL (SQ. FT.)	0	0	18,603	0	18,603
OFFICE (SQ. FT.)	323,318	608,608	191,677	125,274	1,248,877

LAND USE Buildout →	PHASE I (9/13/2011)	PHASE II (9/13/2014)*	PHASE III (9/13/2014)*	PHASE IV (9/13/2014)*	TOTAL
HOTEL (ROOMS)	215	0	0	405	620
HOSPITAL (BEDS)	0	150	0	0	150

* - Buildout dates are reflective of "automatic" three-year extensions granted under a recent revision to Subsection 380.06(19)(c), F.S.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following modifications:

- changed the overall project acreage - added 53.8-acre parcel and simultaneously removed 73.0-acre parcel (previously added to the Cypress Banks DRI);
- reconfigured a portion of the internal roadway network;
- revised several land use acreages associated with the overall project size reduction;
- specifically approved and accelerated Phase IV;
- various changes in project entitlements and locations thereof;
- extended each of the project phases and the Development Order expiration date by three years in accordance with the recently-enacted HB 7203; and
- associated Master Development Plan modifications.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Amendment has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on August 13, 2007 and with the Council' *Final Report* previously adopted on February 10, 1992.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #216 - University Lakes.