



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY

On August 26, 2008, Manatee County rendered Ordinance No. 08-21 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on August 5, 2008.

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 1 and September 15, 2004 for Phase 2), as a result of the appeal process. Specific Phase 2 approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has been previously amended five times, the latest occurring on June 22, 2004 (Ordinance No. 04-47). The amendments have: granted specific approval of Phase 2, authorized cumulative phase buildout extensions of eight years, eight months and 14-days; modified the development entitlements; and authorized an exchange of 510 independent senior housing units and an 85-bed group care facility for 383 multi-family units. On October 9, 2007, Manatee County adopted Ordinance No. 07-130 to universally extend the phase buildout and Development Order expiration dates associated with all active Manatee County DRIs by three-year periods in accordance with revisions to Subsection 380.06(19)(c), F.S. As extended, the Phase 2 buildout and Development Order expiration date both lapse on September 14, 2011. The anniversary date for the Annual Report is April 15th.

The approved phasing schedule is as follows:

| LAND USES | PHASE 1 (1992-2006) | PHASE 2 (1998-2011) | 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 | 370 ¹ | 370 ¹ |
| COMMERCIAL (SQ. FT.) | 250,000 | 175,000 ² | 425,000 |
| OFFICE (SQ. FT.) | 0 | 10,000 | 10,000 |

NOTES:

1. The multi-family residential entitlements represented reflect a 13-unit reduction recognized in the project's

corresponding Zoning Ordinance.

2. The represented Phase 2 commercial entitlements (i.e. 175,000 sq. ft.) are exclusive of 40,000 sq. ft. of canopies approved for the project.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- increased “non-canopied” Commercial space by 22,849 sq. ft. (to 443,289 sq. ft. total) and “canopied” Commercial space by 4,560 sq. ft. (to 54,560 sq. ft. total);
- recognized construction of a standalone Commercial building (i.e. Walgreens);
- revised a Condition pertaining to parking requirements; and
- added an access point along Lockwood Ridge Road.

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 June 9, 2008 and with the Council's *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.

GENERAL LOCATION MAP

