



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 #218 - GATEWAY NORTH MANATEE COUNTY

On September 15, 2008, Manatee County rendered Ordinance No. 08-58 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on August 7, 2008.

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 contingent upon further transportation, air quality and affordable housing analyses.

The Development Order has been amended previously amended three times, most recently on August 23, 2005 (Ordinance No. 05-17). The amendments have cumulatively: extended each of the phase buildout dates and the project commencement date; recognized various exchanges of entitlements and acreages within the project; eliminated two of the formerly approved external access points; changed the notification procedures of each approved land-use trade-off to include DCA and TBRPC; and classified 130.2 acres of commercial, office and office/service center as “mixed use.” As Approved, the Development Order expires on February 20, 2022 and development must commence by November 11, 2010.

The approved 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, 2017	1,422	578	368	200,000	0	70,000
IB	February 20, 2017	0	0	0	186,000	154,000	30,000
II*	February 20, 2019	0	144	0	0	406,500	150,000
III*	February 20, 2022	225	0	63	59,200	400,000	147,500
TOTAL*		1,647	722	431	445,200	960,500	397,500

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

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- internal roadway network changes on the Master Development Plan;

- revised Condition L(1) to allow residential uses to be constructed on currently designated school site if not requested by the School Board within three years of infrastructure completion adjacent with school site;
- revised Condition L(2) to allow alternative school facilities on a specific residential parcel” (Parcel “M” of the General Development Plan);
- formally recognized three-year extension of project phases and Development Order expiration dates; and
- updated information pertaining to the authorized agent and Developers.

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 August 11, 2008 and with the Council’s *Final Report* adopted on September 16, 1991.

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

GENERAL LOCATION MAP

