



DOAR

Development Order Amendment Report

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DRI #66 - TARA MANATEE COUNTY

On November 17, 2010, Manatee County rendered Ordinance No. 10-50 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Manatee County Board of County Commissioners on June 3, 2010.

BACKGROUND

On November 13, 1980, Manatee County granted a Development Order to Tara, Ltd., for the above-referenced DRI, a 1,137-acre, multi-use development located southwest of the State Road 70/I-75 intersection in Manatee County. The development was originally approved to contain: 4,040 dwelling units; a 54,000 sq. ft. service center; a 125,000 sq. ft. community shopping mall; a 50,000 sq. ft. commercial service plaza; an 18-hole golf course; a restaurant; an auto service station; and a 150-unit motel. Buildout of the three phases was scheduled to occur in 1985, 1990 and 1995, respectively.

The Development Order has been amended eight times, most recently on May 9, 2006 (Ordinance No. 06-35). The amendments have cumulatively approved: a postponement for the siting of an elevated water tower; modifications of the project entitlements and phasing schedule; relocation of commercial uses; extensions of the Phase II and III buildout and Development Order expiration dates; authorization to construct a single 160-Room Hotel (or two 80-room Hotels) in exchange for 74,667 sq. ft. of Commercial; renaming of Parcels "II-H" and "II-I" to Parcel "III-Z" and "III-AA," respectively; and increased the Subphase III-R Commercial by 75,000 square feet. 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 a three-year period in accordance with recent revisions to Subsection 380.06(19)(c), F.S. As extended, the Development Order expires on January 28, 2013.

DEVELOPMENT ORDER AMENDMENT

The Ordinance granted the following modifications to the Development Order:

- extended the Phase III buildout date by an additional two-year period (to 2015);
- recognized a prior conversion of 36,869 sq. ft. of Retail for 79 Hotel Rooms, which have been subsequently constructed;
- recognized "Assisted Living Facility" (to a maximum of 300 ALF units) and "Mini-Warehouse" (to a maximum of 115,000 sq. ft.) as allowable project uses within Phases III-AA, III-R, III-U, III-V and/or III-Z. Future development of these uses shall require a corresponding reduction of other project use(s) at the rates prescribed in the Land Use Equivalency Matrix; and
- approved a Land Use Equivalency Matrix to allow limited conversion(s) between approved project uses.

The following constitutes the proposed/ revised phasing schedule:

PHASE	BUILDOUT	RESIDENTIAL (Units)	RETAIL OR OFFICE (Sq. Ft.)	HOTEL (Rooms)
I	COMPLETED	719	84,901	0
II	COMPLETED	299	10,100	0
III	January 28, 2015	1,701	304,630	79
TOTAL		2,719	399,631	79*

* - An additional 81 Hotel units can be constructed upon a corresponding reduction of 37,798 sq. ft. of Retail/Office uses, or pro rata share thereof.

DISCUSSION

Additional modifications were requested by the Developer as part of the pending NOPC application but were **not** approved by the Manatee County Board of County Commissioners as part of the adopted Ordinance. The modifications which were not approved were:

- establishment of a Tara Phase III-BB on the Master Development Plan at the southwest corner of the S.R. 70/Tara Boulevard intersection;
- addition of one “Right-In/Right-Out” only access point along S.R. 70 associated with proposed Phase III-BB;
- allow the transference of a maximum of 19,500 sq. ft. of Commercial to Phase III-BB from Phase III-R, III-V and/or III-Z; and
- allow approximately one-acre impact to a wetland within Phase III-BB site with corresponding mitigation.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on June 14, 2010 and with the Council's *Final Report* adopted on August 11, 1980.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #66 - Tara.

GENERAL LOCATION MAP

