



DOAR

Development Order Amendment Report

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DRI #218 - GATEWAY NORTH MANATEE COUNTY

On December 16, 2010, Manatee County rendered Ordinance No. 10-44 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Manatee Board of County Commissioners on December 2, 2010.

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. Only Phase 1 of the project was specifically approved. Specific approval of the latter phases is contingent upon further transportation, air quality and affordable housing analyses.

The Development Order had been amended four prior times, most recently on August 7, 2008 (Ordinance No. 08-58). The amendments have cumulatively: extended each of the phase buildout dates and the project commencement date; recognized various land use exchanges; eliminated two of the formerly approved external access points; classified 130.2 acres of commercial, office and office/service center as "mixed use"; modified the internal roadway network; authorized residential development on currently designated school site if not requested by the School Board within three years of infrastructure completion adjacent with school site; authorized alternative school facilities on Parcel "M" of the General Development Plan; and updated information pertaining to the authorized agent and Developers. Due to 2007 revisions to Subsection 380.06(19)(c), F.S., each of the project phases and the Development Order expiration dates were extended by "automatic" three-year periods. As revised, the Development Order expires on February 20, 2022 and development must commence by November 11, 2010.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications of the Development Order:

- modify the internal roadway network, lake design, and parcel land uses to coincide with completed construction plans;
- relocate an external access point from 40th Avenue East to Gillet Drive;
- modifications to various land use acreages;
- extend each of the project phases by five additional years;
- move 225 Single-Family units from conceptually-approved Phase 3 to specifically-approved Phase 1;
- move 65 Townhome units from specifically approved Phase 1 to conceptually-approved Phase 3;
- exchange 38 Townhome units for 38 Single-Family units within specifically-approved Phase 1;

- modify the Land Use Equivalency Matrix to allow potential conversion to Senior Housing (Attached and/or Detached), Mimi-Warehouse and Hotel uses;
- increase the project acreage by one acre;
- elimination the current sub-phasing of Phase 1;
- recognize new Authorized Agent (Steve Kempton) and new co-owner of property (Taylor Woodrow Communities at Artisan Lakes, LLC);
- addition of one access point on Gillet Drive to serve a Mixed-Use parcel;
- potential installation of a telecommunications tower within the project;
- extension in the frequency of monitoring from “Annual” to “Biennial”; and
- modifications to various Development Order Conditions and the Master Development Plan to reflect the changes recognized above.

Reflective of the corresponding modifications noted above, the following constitutes the revised phasing schedule:

PHASE	BUILDOUT	RESIDENTIAL			RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	OFFICE/ WRHSE. (Sq. Ft.)
		Single Family	Multi-Family	Townhomes			
1	February 20, 2022	1,685	578	265	386,000	154,000	100,000
2*	February 20, 2025	0	144	0	0	406,500	150,000
3*	February 20, 2027	0	0	128	59,200	400,000	147,500
TOTAL*		1,685	722	393	445,200	960,500	397,500

* - Phases 2 & 3 are conceptually approved only. Specific approval shall require further transportation, air quality and affordable housing analyses in accordance with Chapter 380.06, F.S.

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 November 8, 2010 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

