



# DOAR

## Development Order Amendment Report

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### DRI #103 - COOPER CREEK MANATEE COUNTY

On July 8, 2011, Manatee County rendered Ordinance No. 11-16 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on May 24, 2011.

#### BACKGROUND

On January 9, 1986, Manatee County granted a Development Order (Resolution R-85-236) to the Wilbur Boyd Corporation for the above-referenced DRI, a 605-acre, mixed-use development located northwest of the University Parkway and I-75 intersection in Manatee County.

The Development Order had been previously been amended 10 times, most recently on February 3, 2011 (Ordinance No. 11-07 "Corrective"). The latter Amendment was exclusively a "corrective document" to appropriately reference the correct year of adoption. The amendments have cumulatively: consolidated the project into a single phase; extended each of the formerly approved phases and the Development Order expiration date; authorized any combination of approved land uses if the anticipated p.m. peak hour external vehicle trips anticipated do not exceed 2,832 trips; modified the trade-off mechanism and significantly modified the plan of development; modified the required transportation improvements, including two "safety" improvements; recognized new owners/Master Developers; authorized potential conversion of Parcel J ~~OR~~ Parcel K to Vo-Tech/School (maximum of 6,000 sq. ft.); authorized Commercial or Office development within Parcel J; exchanged 113 residential units (various residential parcels) for 20,000 sq. ft. Vo-Tech/School space (Parcel K); increased Commercial by 29,000 sq. ft. (in Parcels H, I and/or J); added an Honore Avenue access point; and recognized additional five year extensions of the buildout date (to December 30, 2013) and Development Order expiration date (to December 30, 2014) in accordance with revisions to Subsection 380.06(19)(c), F.S. and SB 360.

The approved plan of development is as follows:

BUILDOUT DATE	RESIDENTIAL (Units)	COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	VO-TECH/SCHOOL (Sq. Ft.)	MOTEL (Rooms)
Dec. 30, 2013	767	774,000	140,000	20,000*	250

\* - an additional 6,000 sq. ft. of Vo-Tech/School can be attained with a simultaneous reduction of Commercial (Parcel J) or Office (Parcel K) at a 1:1 ratio.

#### DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- established an additional "right-in/right-out" only access point along University Parkway;

- modified the Project Summary (i.e. Table 1 of the Development Order) to appropriately reflect that only 20,000 sq. ft. of Vo-Tech/School space is/was specifically approved. An additional 6,000 sq. ft. of this use (to 26,000 sq. ft. total) can be obtained through conversion of Commercial and/or Office space; and
- extended the frequency of future monitoring to Biennial (future reports shall be due on January 9<sup>th</sup> of all even- numbered years); and
- extended the buildout and Development Order expiration dates by two year periods (to December 30, 2015 & December 30, 2016 respectively, in association with SB 1752.

## **DISCUSSION**

The recognition of the two-year extension of buildout and expiration dates was an initiative undertaken by Manatee County in conjunction with this Amendment. This request was not initially part of the corresponding Notice of Proposed Change application which resulted in this Amendment.

## **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 May 9, 2011 and with the Council's *Final Report* adopted on July 8, 1985.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #103 - Cooper Creek.

# GENERAL LOCATION MAP

