



# DOAR

## Development Order Amendment Report

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### DRI #103 - COOPER CREEK MANATEE COUNTY

On December 27, 2011, Manatee County rendered Ordinance No. 11-38 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 1, 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 11 times, most recently on May 24, 2011 (Ordinance No. 11-16). 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 a "right-in/right-out" only access point along University Parkway; extended the frequency of future monitoring to Biennial (due on January 9<sup>th</sup> of all even-numbered years); and recognized additional seven year extensions of the buildout date (to December 30, 2015) and Development Order expiration date (to December 30, 2016) in accordance with revisions to Subsection 380.06(19)(c), F.S., and the enactment of SB 360 & SB 1752.

#### DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- **expansion** of Commercial by 20,000 sq. ft. (to 794,000) and Office by 83,000 sq. ft. (to 223,000);
- extended the buildout date and Development Order expiration dates by additional four year periods in association with HB 7207 (to December 31, 2019 and December 31, 2020, respectively);
- modified the conversion restrictions to allow conversion between Office/Retail to Vo-Tech schools (or back again) at a 1:1 ratio;

- recognized Assisted Living Facility as a potential use that can only be attained through conversion from other project use(s). Location of such facility is limited to Parcels G or K;
- modified the limitations (i.e. “minimums” and ‘maximums”) associated with each project land use;
- modified the designated Conservation Areas illustrated in Exhibit C (and definitions thereof) to reflect “*recorded Conservation Easements and conservation areas (both wetlands and uplands)*” as well as existing “*wetlands in the developed portion of the site that may not be under a conservation easement*”;
- modified Map H to reflect revised Conservation area designations and revise access to internal Cooper Creek Boulevard; and
- modified General Condition D(6) to alternatively require mitigation for impacts in accordance with State requirements, or Manatee County Comprehensive Plan if mitigation is not required by the State. The revised Conservation acreage and date of revised Exhibit C will be additionally incorporated into this Condition.

As amended to reflect the above-referenced modifications, the following constitutes the approved/revised plan of development:

<b>BUILDOUT DATE</b>	<b>RESIDENTIAL (Units)</b>	<b>COMMERCIAL (Sq. Ft.)</b>	<b>OFFICE (Sq. Ft.)</b>	<b>VO-TECH/ SCHOOL (Sq. Ft.)</b>	<b>MOTEL (Rooms)</b>
Dec. 30, 2019	767	794,000	223,000	20,000*	250

\* - an additional 26,000 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.

## DISCUSSION

Although authorization to develop Assisted Living Facility (ALF) as a potential use was not specifically recognized in the listing of proposed modifications in the *Cooper Creek NOPC Report* adopted by TBRPC on October 10, 2011, it was illustrated as a potential use on Parcels G or K of the corresponding Master Development Plan.

## 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 October 10, 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

