



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 FAX (727) 570-5118
 www.tbrpc.org

DRI #102 - CREEKWOOD MANATEE COUNTY

On August 28, 2012, Manatee County rendered Ordinance No. 12-15 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Manatee County Board of County Commissioners on August 2, 2012.

PROJECT DESCRIPTION

On August 27, 1985, Manatee County granted a Development Order (Resolution R-85-149) to Creekwood, Limited, for a 1,090-acre, multi-use development located northwest of the S.R. 70/I-75 intersection in Manatee County.

The Development Order has been previously amended seven times, most recently on January 5, 2006 (Ordinance No. 05-41). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised and extended the project phases (i.e. Phase I by a period of five years, Phase II by seven years, Phase III by five years and Phase IV by four years); modified the project entitlements; increased Phase IV Office by 65,000 sq. ft.; authorized a maximum of 85,000 sq. ft. of medical office space with corresponding reduction of Phase IV office uses; decreased Phase III residential development by 367 units; transferred six residential units from Phase I/II to Phase IV; recognized hotel as an independent land use and allowed a maximum of 100 Hotel rooms; removed linear park requirement in favor of a requirement for the dedication of a 33.4-acre conservation area; and recognized two new owners (i.e. Creekwood Estates LLC and Professional Place LLC). Additional extensions of 11 years and 326 days have also been granted by Manatee County to account for 2007 (3 Years), 2009 (2 Years/SB 360), 2010 (2 Years/SB 1752) & 2011 (4 Years/HB 7207) legislation as well as the cumulative tolling period associated with three Executive Orders signed into law by Governor Scott during 2011 (326 Days). The Development Order now expires on November 22, 2019.

Following modifications recently approved, the following reflects the revised phasing schedule:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)	Mini Warehouse (Sq. Ft.)
1 & 2	Completed	592	455,048	0	0	0	0
3	11/22/2018	140	55,000	230,000	60,000	0	0
4	11/22/2019	518	92,952 ²	570,000	165,000 ¹	100	80,000 ³
TOTAL		1,250	603,000²	800,000	225,000¹	100	80,000³

1. Office space may include up to 85,000 sq. ft. of medical office.

2. Construction of the initial 50,000 sq. ft. of Mini Warehouse was acknowledged within the RY 2007-08 Annual Report. The Annual Report also reflected that the 50,000 sq. ft. of Mini Warehouse was equivalent to 24,000 sq. ft. of Commercial. As appropriate, this amount of Commercial has been deducted from the Phase 4 and overall Commercial entitlements reflected in this Table for the project.

3. Mini Warehouse consists of the 50,000 sq. ft. constructed during 2007-08 as well as the 30,000 sq. ft. expansion proposed within the 2012 Amendment.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- addition of 30,000 sq. ft. of Mini-Warehouse to existing Mini-Warehouse development located on Parcel C-5;
- recognize previously-granted extensions of the project buildout and Development Order expirations dates;
- modify the Water Quality Monitoring conditions;
- update Table 1 (“Phasing by Use”) to reflect prior 150,000 sq. ft. reduction of Phase 4 Industrial; and
- incorporate terminology changes, current LDC and Comprehensive Plan amendments and department references.

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 by the TBRPC on May 14, 2012 and with the Council’s *Final Report* adopted on January 18, 1985.

It is recommended that the State Land Planning Agency concur with the Development Order amendment issued by the Manatee County Board of County Commissioners for DRI #102 - Creekwood.

GENERAL LOCATION MAP

