



# DOAR

## Development Order Amendment Report

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### DRI #202 - UNNAMED EXCLUSIVE GOLF & COUNTRY CLUB MANATEE COUNTY

On January 11, 2013, Manatee County rendered Ordinance No. 12-20 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 6, 2012.

#### BACKGROUND

On August 26, 2008, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 08-13, a Development Order adopted on August 5, 2008. The Development Order granted specific approval for only the first of a three-phase project owned by SMR North 70, LLC. The 697.4-acre mixed-use development is located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), south of Malachite Drive and approximately two miles south of S.R. 64.

The Development Order had not been previously amended. However, the Phase 1 buildout date has been extended by a cumulative period of eight years and 326 days (to November 21, 2020) to account for 2009-2011 legislation as well as the tolling period associated with three Executive Orders (i.e. Nos. 11-128, 11-172 & 11-202) signed into law by the Governor during 2011. The buildout dates associated with conceptually-approved Phases 2 and 3, as well as the Development Order expiration date, were the beneficiaries of only four years (2011 legislation) plus 326-day extensions, associated with three Executive Orders enacted by the Governor during 2011 (to November 21, 2019, November 21, 2024 and November 21, 2025, respectively).

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (11/21/2020)	PHASE 2* (11/21/2019)	PHASE 3* (11/21/2024)	TOTAL
RESIDENTIAL (UNITS)	900	2,000	775	3,675
(Multi-Family)	( 900)	(1,800)	( 539)	(3,239)
(Single-Family/Semi-Detached & Attached)	( 0)	( 200)	( 236)	( 436)
RETAIL (SQ. FT.)	460,000	542,000	772,000	1,774,000
OFFICE (SQ. FT.)	458,000	458,000	647,000	1,563,000
HOTEL (ROOMS)	300	0	0	300

\* - Specific approval of Phases 2 & 3 is contingent upon further Section 380.06, F.S. transportation and air quality analyses and verification of water supply availability.

## **DEVELOPMENT ORDER AMENDMENT**

The Ordinance authorized the following modifications to the Development Order:

- allocation of 46 previously unallocated Residential units to newly-created Parcels “L South” (4.34 acres) and “B2” (7.25 acres);
- decrease the category entitled “Right-of-Way/Open Space/Maintenance Easement and other Accessory uses” by 11.59 acres (to 156.91) in favor of new Tracts “B2” and “L South”;
- increase Residential acreage 11.59 acres (to 710.59 acres) to accommodate Tracts “B2” and “L South”;
- modify Development Order language to reflect extensions of the buildout and Development Order expiration dates previously granted by Manatee County; and
- update Development Order to reflect “*terminology changes, current LDC and Comprehensive Plan Amendments, Department references and other minor changes.*”

## **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, as revised on September 10, 2012, and with the Council’s *Final Report* adopted on March 8, 1993.

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 #202 - Unnamed Exclusive Golf & Country Club.

# GENERAL LOCATION MAP

