



DOAR

Development Order Amendment Report

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DRI #265 - LAKEWOOD CENTRE MANATEE COUNTY

On January 11, 2013, Manatee County rendered Ordinance No. 12-28 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:

- Updated buildout and Development Order expiration dates to reflect previously granted extensions;
- Updated Development Order verbiage to reflect previously completed requirements;
- Modified Affordable Housing conditions to reflect current Manatee County procedures; and
- Revised the “Minimums” and “Maximums” associated with the Land Use Equivalency Matrix.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Manatee County had determined that *“the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.”* Subsequently, Manatee County administratively incorporated the modifications into the Development Order.

By eliminating Table 3 (quantification of “Minimum and Maximum Development” parameters) of the Development Order, it should be noted that the Developer may now be subject to the Substantial Deviation thresholds established in Subsection 380.06(19)(b), F.S. regarding future (potential) conversions.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

GENERAL LOCATION MAP

