



# 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 #256 - NORTHWEST SECTOR MANATEE COUNTY

On August 15, 2013, Manatee County rendered Ordinance No. 13-24 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on August 6, 2013.

#### BACKGROUND

On December 4, 2007, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 07-68, a Development Order adopted on November 1, 2007. The Development Order granted specific approval for only the first of a two-phase project owned by Schroeder-Manatee Ranch, Inc. The 1,519± acre predominantly residential development is located in south central Manatee County, generally along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), slightly more than 1.5 miles south of S.R. 64.

Subsequent legislation and Executive Orders enacted by the Governor have resulted in cumulative extension periods of ten years and 81 days for the specifically-approved Phase 1 buildout date (to March 22, 2022) and six years and 81 days for the conceptually-approved Phase 2 buildout date (to March 22, 2026). The Development Order concurrently expires on March 22, 2029.

The following constitutes the approved phasing schedule for Northwest Sector:

LAND USE	PHASE 1 (3/22/2022)	PHASE 2* (3/22/2026)	TOTAL
RESIDENTIAL (UNITS)	3,000	1,422	4,422
(Single-Family)	(2,650)	(1,422)	(4,072)
(Multi-Family)	( 350)	( 0)	( 350)
RETAIL (SQ. FT.)	200,000	0	200,000
OFFICE (SQ. FT.)	105,000	0	105,000
PARK (ACRES)	9.2	10	19.2

\* Specific approval of Phase 2 is contingent upon further Section 380.06, F.S. transportation and air quality analyses, additional affordable housing analyses if non-residential uses are added, and verification of adequate public utility and school capacities.

## **DEVELOPMENT ORDER AMENDMENT**

The Ordinance authorized the following modifications to the Development Order:

- updated the project buildout and Development Order expiration dates to reflect prior extensions granted in accordance with legislation and Executive Orders enacted by the Governor during 2011 & 2012;
- updated Development Order verbiage to reflect previously completed requirements;
- revised the “Minimums” and “Maximums” associated with the Land Use Equivalency Matrix as well as modified the notification procedures and timing thereof; and
- updated the Master Development Plan to reflect the currently-approved entitlements and phasing schedule reflected above.

## **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

