



# DOAR

## Development Order Amendment Report

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### DRI #102 - CREEKWOOD MANATEE COUNTY

On January 27, 2014, Manatee County rendered Ordinance No. 13-25 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 17, 2013.

#### BACKGROUND

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 eight times, most recently on August 2, 2012 (Ordinance No. 12-15). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised and extended the project phases; modified the project entitlements; increased Phase IV Office by 65,000 sq. ft.; authorized a limited amount of Medical Office space in lieu of General Office within Phase IV; 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); authorized additional 30,000 sq. ft. of Mini-Warehouse for Parcel C-5; modified the Water Quality Monitoring conditions; and updated Table 1 (“Phasing by Use”) to reflect prior 150,000 sq. ft. reduction of Phase 4 Industrial. The Development Order now expires on November 22, 2019.

The following constitutes the approved 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 <sup>2</sup>        | 570,000              | 165,000 <sup>1</sup>       | 100           | 80,000 <sup>3</sup>       |
| <b>TOTAL</b> |            | <b>1,250</b>        | <b>603,000<sup>2</sup></b> | <b>800,000</b>       | <b>225,000<sup>1</sup></b> | <b>100</b>    | <b>80,000<sup>3</sup></b> |

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:

- modify the land use assigned to Parcel G from Office to Residential;
- Increase the number of Residential units by 112 (to 1,362) with a corresponding reduction in Office space by 125,000 sq. ft. (to 100,000 sq. ft.);
- Delete Land Use Condition #1 regarding the maximum density in the Watershed;
- Amend the stipulations related to the I-75 bridge approach; and
- Update the Development Order to reflect terminology changes and department references.

Therefore, the following constitutes 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 | <del>518</del><br>630            | 92,952 <sup>2</sup>        | 570,000              | <del>165,000<sup>+</sup></del><br>40,000 <sup>1</sup>        | 100           | 80,000 <sup>3</sup>       |
| <b>TOTAL</b> |            | <del>1,250</del><br><b>1,362</b> | <b>603,000<sup>2</sup></b> | <b>800,000</b>       | <del>225,000<sup>+</sup></del><br><b>100,000<sup>1</sup></b> | <b>100</b>    | <b>80,000<sup>3</sup></b> |

1. Office space may include 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.

## 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.

## 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

