



DOAR

Development Order Amendment Report

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DRI #102 - CREEKWOOD MANATEE COUNTY

On April 11, 2014, Manatee County rendered Ordinance No. 14-04 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on April 3, 2014.

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 nine times, most recently on December 17, 2013 (Ordinance No. 13-25). 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; updated Table 1 (“Phasing by Use”) to reflect prior 150,000 sq. ft. reduction of Phase 4 Industrial; modified the land use assigned to Parcel G from Office to Residential; increased 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.); deleted Land Use Condition #1 regarding the maximum density in the Watershed; and amended the stipulations related to the I-75 bridge approach. The Development Order now expires on November 22, 2019.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- authorize development of a Group Care Home (aka “Assisted Living Facility”/ALF) on Parcel MU; and
- recognize conversion of 10,000 sq. ft. of Commercial for the 150-bed ALF within Phase 4.

The following constitutes the revised/approved phasing schedule:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)	Mini Wrhse (Sq. Ft.)	Group Care/ALF (Rooms)
1 & 2	Completed	592	455,048	0	0	0	0	0
3	11/22/2018	140	55,000	230,000	60,000	0	0	0
4	11/22/2019	630	82,952 ²	570,000	40,000 ¹	100	80,000 ³	150
TOTAL		1,362	593,000²	800,000	100,000¹	100	80,000³	150

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 approved as part of 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

