



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
www.tbrpc.org

DRI #216 - UNIVERSITY LAKES MANATEE COUNTY

On September 15, 2003, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 03-35. The Ordinance reflects an amendment adopted by Manatee County on August 26, 2003.

BACKGROUND

On June 1, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-32) to Schroeder-Manatee, Inc. for a four phase, 2,353-acre, multi-use development located east of I-75 and north of University Parkway in southern Manatee County. The Development Order granted specific approval for only Phase I and conceptual approval of Phases II-IV.

The Development Order has been previously amended a total of five times, the latest occurred on December 18, 2001 (Ordinance No. 01-60). The amendments have cumulatively:

- extended the buildout date associated with each of the project phases;
- extended the Development Order expiration date (to May 26, 2024);
- revised the scheduling for transportation improvements to be trip generation based rather than date specific;
- specified October 28, 2000 as the date to initiate the annual transportation monitoring;
- approved a 150-bed/180,000 square feet hospital and 300 hotel rooms within Phase II;
- modified and moved entitlements and acreages between phases;
- authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard and 75,258 sq. ft. of retail space to the Town Center;
- amended Map H to relocate a University Parkway access point and moved the Regional Commercial and Business Parcels with no change in entitlements; and
- amended certain Development Order conditions regarding transportation and affordable housing.

DEVELOPMENT ORDER AMENDMENT

This Amendment authorized the following modifications to the Development Order:

- grant specific approval of a modified Phase III with an advanced buildout date of September 13, 2011;
- extend the buildout date associated with Phase I by an additional seven years and Phase II by an additional two years (each to September 13, 2011);
- move Industrial, Office and Neighborhood Commercial space between project phases;
- provide an overall reduction of 387 single-family attached/detached units for the project while simultaneously increasing multi-family residential units by 387;
- remove a 106.0-acre parcel to be acquired by the Cypress Banks DRI;

- recognize a new authorized agent;
- establish February 22nd as the annual reporting date;
- amend the Land Use Equivalency language to recognize latest ITE generation rates; and
- corresponding textual and map amendments to facilitate the modifications identified above.

The resulting modified plan of development is as follows:

LAND USE Buildout →	PHASE I (9/13/2011)	PHASE II (9/13/2011)	PHASE III (9/13/2011)	PHASE IV* (9/13/2019)	TOTAL
RESIDENTIAL (Units)	1,507	773	828	0	3,108
(Single-Family Detached)	(970)	(361)	(100)	(0)	(1,431)
(Single-Family Attached)	(88)	(0)	(135)	(0)	(223)
(Multi-Family)	(449)	(412)	(593)	(0)	(1,454)
RETAIL (SQ. FT.)**	362,557	305,586	0	608,115	1,276,258
(Neighborhood/Community)	(87,000)	(31,143)	(0)	(188,115)	(306,258)
(General)	(275,557)	(114,543)	(0)	(429,000)	(820,000)
(Highway)	(0)	(150,000)	(0)	(0)	(150,000)
INDUSTRIAL (SQ. FT.)	0	0	30,000	778,088	808,088
OFFICE (SQ. FT.)	323,318	608,608	250,000	5,274	1,187,200
HOTEL (ROOMS)	300	300	0	0	600
HOSPITAL (BEDS)	0	150	0	0	150

* - Phase IV has only been conceptually approved. Specific approval of this Phase is pending further Chapter 380.06, F.S. review regarding transportation, affordable housing and air quality analysis.

RECOMMENDATIONS

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 on April 14, 2003 and with the Council' *Final Report* adopted on February 10, 1992.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #216 - University Lakes.