

#256



County Administrator's Office
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 745-3717
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January 19, 2017

Danielle Ellis
Grimes, Goebel, Grimes, Hawkins, Gladfelter & Galvano, PL
1023 Manatee Avenue West
Bradenton, Florida 34205

**Re: Extension Pursuant to F.S. 252.363 F.S. - Tolling & Extension of Permits
Tropical Storm Hermine - Executive Orders (16-205 and 16-206)**

Project Name: Northwest Sector DRI #26 (TBRPC #256)

Project Type: Extension for Tolling and Extensions of Permits and other Authorizations under Executive Order 16-205 & 16-206 for Tropical Storm Hermine

Project Number: PDMU-05-19(G)(R7)/ORD-13-24(EXT-5)

DTS Number: 20160618

Previous Approvals: SB360; SB1752; HB7207; Wildfire Executive Orders 11-128, 11-172, 11-202; Tropical Storm Debby Executive Orders 12-140, 12-192, 12-217; Tropical Storm Isaac Executive Order 12-199; Tropical Storm Erika Executive Order 15-173; Tropical Storm Colin Executive Order 16-136.

Dear Ms. Ellis:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.

On August 30, 2016, Executive Order 16-205 (State of Emergency for Tropical Depression #9) was declared for Alachua, Baker, Bradford, Brevard, Calhoun, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Franklin, Gadsden, Gilchrist, Gulf, Hamilton, Hernando, Hillsborough, Jackson, Jefferson, Lafayette, Lake, Leon, Levy, Liberty, Madison, Marion, Nassau, Orange, Pasco, Pinellas, Polk, Putnam, Seminole, St. Johns, Sumter, Suwannee, Taylor, Union, Volusia, and Wakulla Counties.

Later on August 30, 2016 the Governor issued an additional Executive Order, Executive Order 16-206 which as a result of the upgrading of Tropical Depression #9 to Tropical Storm Hermine, and the updating of the forecast, expanded the State of Emergency to include Escambia, Holmes, Manatee, Okaloosa, Osceola, Santa Rosa, Sarasota, Walton, and Washington counties. Both Executive Order 16-205 and 16-206 were issued on August 30, 2016, and were in effect for sixty (60) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order are eligible for a sixty (60) day plus 6 month extension.

You have applied for extensions of your development approvals under F.S. 252.363 relative to Northwest Sector DRI #26. Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for Executive Orders 16-205 and 16-206 (State of Emergency for Tropical Depression #9/Tropical Storm Hermine) and the six month period extension under F.S. 252.363. As you have made an applications and the development

otherwise qualifies, your expiration dates are eligible for the extension and has been extended as follows, with the dates set forth below:

NORTHWEST SECTOR: DRI #26: ORDINANCE 13-24
TABLE 1: DEVELOPMENT TOTALS

LAND USE	PHASE I (2007-2023 2024) ^{1,2} Base Entitlements			PHASE II (2009-2027 2028) ¹	TOTAL
RESIDENTIAL					4,422
Single-Family (s.f.)	2,650			1,422	4,072
Multi-Family (m.f.)	350			0	350
RETAIL (square feet)	200,000			0	200,000
OFFICE (square feet)	105,000			0	105,000
PARK (acres)	9.2			10	19.2

- 1 The phasing buildout dates shall be July-20th ~~March 18th~~ of the years indicated.
- 2 Includes the option for a group care facility as part of a land use exchange. The Land Use Equivalency Matrix allows for the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group care Facility (AKA: Assisted Living Facility) beds.
- 3 The approved amount of any one land use may be increased, but only with decreases in one or more of the other land uses, per the Land Use Equivalency Matrix.

General Conditions

O. (3) Physical development shall commence within two years of Development Order adoption, in order to have reasonable expectation of achieving Phase I buildout by 2022-2023.

Notes:

The phase and buildout date extensions reflected herein are also applicable to the corresponding dates shown on the associated Map H.

TABLE 1 - DEVELOPMENT TOTALS			
TYPE OF DEVELOPMENT: Multi-Use Development.			
Land Use	PHASE I 2007-2023 2024 ¹	PHASE II 2009-2027- <u>2028</u> ¹	TOTAL
Commercial	200,000 s.f.	0	200,000 s.f.
Office	105,000 s.f.	0	105,000 s.f.
Residential ²			
Single-family	2,411 units	1,422 units	3,833 units
Multi-family	689 units	0	689 units

Total Residential Units	3,100 units	1,422 units	4,522 units
Recreation (Golf Course)	18 holes	0	18 holes

¹ ~~July 20th~~ March 18th of referenced year which includes legislatively approved extensions (SB 360 and SB 1752, HB 7207 and F.S. 252.363) for Phase I.

² Includes the option for a group care facility for up to 120 beds as part of a land use exchange. The Land Use Equivalency Matrix allows the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group Care Facility (a.k.a. Assisted Living Facility) beds.

Notes: The phase and buildout date extensions reflected herein are also applicable to the corresponding dates shown on the associated General Development Plan

Phase I is the only phase specifically approved, Phase II is conceptually approved.

The above referenced project currently has a buildout date of 07/20/2027. With the extension of the expiration under F.S. 252.363 for the sixty (60) day tolling period and six (6) months as allowed, the buildout date is extended to 03/18/2024.

No other changes were reviewed or approved with this request. The extensions reflected above for the Northwest Sector DRI Development Order and Zoning Ordinance are also hereby confirmed for those corresponding dates shown on the associated Map H and the General Development Plan, respectively. At the next NOPC or amendment for your DRI, the development order and zoning ordinance will need to be updated to reflect these new dates. By copy of this letter to the Tampa Bay Regional Planning Council, I ask them to note these changed dates by placing a copy of this letter in their files. A copy of this letter will also be placed in all our DRI files to document the extensions and all future GDP, NOPC, or Substantial Deviation requests will recognize the extensions.

Please contact me should you have any questions regarding the above information.

Sincerely,



Branden Roe
Planner, Public Hearing Division
Building and Development Services Department
Manatee County Government

#256



Building and Development Services
Public Hearing Section
Post Office Box 1000
Bradenton, FL 34206
Phone: (941) 748-4501

September 14, 2016

Danielle Ellis
Grimes, Goebel, Grimes, Hawkins, Gladfelder & Galvano, PL
1023 Manatee Avenue West
Bradenton, Florida 34205

**Re: Extension Pursuant to F.S. 252.363 - Tolling & Extension of Permits
Tropical Storm Colin - Executive Order (16-136)**

Project Name: Northwest Sector DRI #26 (TBRPC #256)
Project Type: Extension for Tolling and Extensions of Permits and other Authorizations under Executive Order 16-136 for Tropical Storm Colin
Project Number: PDMU-05-19(G)(R7)/ORD13-24(EXT-4)
DTS Number: 20160365
Previous Approvals: SB360; SB1752; HB7207; Wildfire Executive Orders 11-128, 11-172, 11-202; Tropical Storm Debby Executive Orders 12-140, 12-192, 12-217; Tropical Storm Isaac Executive Order 12-199; Tropical Storm Erika Executive Order 15-173.

Dear Mrs. Ellis:

In 2012, the Florida Legislature authorized Florida Statute Section 252.363. This statute allows for the tolling and extension to the expiration of a development order issued by a local government, the expiration of a building permit, and to Developments of Regional Impact build out dates (and other defined permits and development orders) for emergency declarations covering the time period for the declarations (tolling) and six months following the tolled period.

On June 6, 2016, Executive Order 16-136 (State of Emergency for Tropical Storm Colin) was declared for Alachua, Baker, Bradford, Brevard, Citrus, Clay, Columbia, Dixie, Duval, Flagler, Franklin, Gilchrist, Hernando, Hillsborough, Jefferson, Lafayette, Lake, Levy, Manatee, Marion, Nassau, Orange, Pasco, Pinellas, Putnam, Sarasota, Seminole, St. Johns, Sumter, Suwannee, Taylor, Union, Volusia, and Wakulla Counties. Executive Order 16-136 was in effect for sixty (60) days, and as such any application for extension under F.S. 252.363 which meets requirements, and is within the geographic area covered by the Executive Order are eligible for a sixty (60) day plus 6 month extension.

You have applied for extensions of your development approvals under F.S. 252.363 relative to Northwest Sector DRI #26. Manatee County has determined that if you make a proper application and meet the other requirements of the law, then the deadlines are extended for the length of the tolling for Executive Order 16-136 (State of Emergency for Tropical Storm Colin) and the six month period extension under F.S. 252.363. As you have made an applications and the development otherwise qualifies, your expiration dates are eligible for the extension and has been extended as follows, with the dates set forth below:

NORTHWEST SECTOR; DRI #26; ORDINANCE 13-24
TABLE 1: DEVELOPMENT TOTALS

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PARK (acres)	9.2			10	19.2

- 1 The phasing buildout dates shall be November 21st July 20th of the years indicated.
- 2 Includes the option for a group care facility as part of a land use exchange. The Land Use Equivalency Matrix allows for the exchange of other approved land uses (single-family detached, multi-family, commercial, and office space) for Group care Facility (AKA: Assisted Living Facility) beds.
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Notes: The phase and buildout date extensions reflected herein are also applicable to the corresponding dates shown on the associated General Development Plan

Phase I is the only phase specifically approved, Phase II is conceptually approved.

The above referenced project currently has a buildout date of 11/21/2026. With the extension of the expiration under F.S. 252.363 for the sixty (60) day tolling period and six (6) months as allowed, the buildout date is extended to 07/20/2027.

No other changes were reviewed or approved with this request. The extensions reflected above for the Northwest Sector DRI Development Order and Zoning Ordinance are also hereby confirmed for those corresponding dates shown on the associated Map H and the General Development Plan, respectively. At the next NOPC or amendment for your DRI, the development order and zoning ordinance will need to be updated to reflect these new dates. By copy of this letter to the Tampa Bay Regional Planning Council, I ask them to note these changed dates by placing a copy of this letter in their files. A copy of this letter will also be placed in all our DRI files to document the extensions and all future GDP, NOPC, or Substantial Deviation requests will recognize the extensions.

Please contact me should you have any questions regarding the above information.

Sincerely,



Branden Roe
Planner, Public Hearing Division
Building and Development Services Department
Manatee County Government

cc: John Meyer, Tampa Bay Regional Planning Council (email)
Rossina Leider, Manatee County Building and Development Services (email)