



# DOAR

## Development Order Amendment Report

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### DRI #216 - UNIVERSITY LAKES MANATEE COUNTY

On June 19, 2017, Manatee County rendered Ordinance No. R17-06 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on May 4, 2017.

#### 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 initially granted specific approval for only Phase 1 and conceptual approval of all the other phases.

The Development Order was previously amended eight times, most recently on December 6, 2012 (Ordinance No. 12-34). The modifications have cumulatively: extended the phase buildout dates and Development Order expiration date (to May 26, 2027); granted specific approval for all remaining phases; modified and moved entitlements and acreages between phases; authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard; amended select Development Order conditions regarding transportation and affordable housing; established February 22<sup>nd</sup> as the annual reporting date; amended the Land Use Equivalency Matrix language to recognize latest ITE generation rates; added a net 1,785.5 acres located directly east of the existing University Lakes DRI (east of Lorraine Rd.) with additional corresponding access points; reconfigured a portion of the internal roadway network; revoked the prior requirement to consolidate the University Lakes and Lakewood Ranch Corporate Park (in Sarasota County) transportation analyses; recognized corresponding transportation mitigation resulting from review transportation analyses; modified Affordable Housing conditions to reflect current Manatee County procedures; updated project's Development Components (Table 1) & Phasing Schedule (Table 2) to reflect previously approved and executed land use entitlement conversions; updated buildout and Development Order expiration dates to reflect previously granted extensions; revised the "Maximum" amount of various Land Uses reflected in the Land Use Equivalency Matrix; extended the frequency of reporting from "Annual" to "Biennial"; and associated Master Development Plan modifications. The Phase 2-4 buildout date and the Development Order expiration date have all been extended by four years & 326 days in association with the establishment of Subsection 380.06(19)(c)2., F.S. by the 2011 legislature, three Executive Orders enacted by the Governor in 2011, two in 2015 and one in 2016. The Development Order now expires on April 1, 2035.

#### DEVELOPMENT ORDER AMENDMENT

The Ordinance granted the following modifications to the Development Order:

- Increased "Single-Family Detached" Residential by 147 units (within Phase 4) and "Neighborhood/Community Commercial" by 41,937 sq. ft. (within Phase 4) to coincide with a corresponding reduction of identical entitlements from the Cypress Banks DRI (130);

- relocated a portion of the linear park;
- authorized the payment of a “proportionate share” for remaining transportation improvement(s);
- authorized additional external access points on University Parkway and on Masters Avenue;
- corresponding changes to the Master Development Plan;
- recognized legislative extensions previously granted to the phase buildout dates and the Development Order expiration date. The revised Development Order expiration date is November 30, 2035; and
- designated a new authorized agent for the project (Richard Bedford).

The following constitutes the revised and currently-approved phasing schedule:

LAND USE	PHASE 1 (11/30/2011)	PHASE 2 (11/30/2022)	PHASE 3 (11/30/2022)	PHASE 4 (11/30/2030)	TOTAL
<b>RESIDENTIAL (Units)</b>	<b>1,507</b>	<b>773</b>	<b>751</b>	<b>1,057</b>	<b>4,088</b>
(Single-Family Detached)	(970)	(361)	(450)	(549)	(2,330)
(Single-Family Attached)	( 88)	( 0)	( 0)	( 0)	( 88)
(Multi-Family)	(449)	(412)	(301)	(508)	(1,670)
<b>RETAIL (SQ. FT.)</b>	<b>328,321</b>	<b>114,543</b>	<b>287,406</b>	<b>130,471</b>	<b>860,741</b>
(Neighborhood/Community)	( 52,764)	( 0)	( 0)	(130,471)	(183,235)
(General)	(275,557)	(114,543)	(287,406)	( 0)	(677,506)
(Highway)	( 0)	( 0)	( 0)	( 0)	( 0)
<b>INDUSTRIAL (SQ. FT.)</b>	<b>0</b>	<b>0</b>	<b>18,603</b>	<b>0</b>	<b>18,603</b>
<b>OFFICE (SQ. FT.)</b>	<b>323,318</b>	<b>381,700</b>	<b>191,677</b>	<b>125,274</b>	<b>1,021,969</b>
<b>HOTEL (ROOMS)</b>	<b>215</b>	<b>0</b>	<b>0</b>	<b>405</b>	<b>620</b>
<b>HOSPITAL (BEDS)</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>150</b>

## RECOMMENDATION

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 10, 2017 and with the Council's *Final Report* adopted on February 10, 1992.

It is recommended that the State Land Planning Agency concur with the Development Order amendment adopted by Manatee County for DRI #216 - University Lakes.

# GENERAL LOCATION MAP

