



DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782

Phone (727) 570-5151 / FAX (727) 570-5118

www.tbrpc.org

DRI #265 - LAKEWOOD CENTRE MANATEE COUNTY

On July 29, 2020, Manatee County rendered Ordinance No. 20-01 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Manatee County Board of County Commissioners on June 4, 2020.

BACKGROUND

On August 26, 2008, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 08-13, a Development Order adopted on August 5, 2008. The Development Order granted specific approval for only the first of a three-phase project owned by SMR North 70, LLC. The 697.4-acre mixed-use development is located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), south of Malachite Drive and approximately two miles south of S.R. 64.

The Development Order was previously amended four times, most recently on August 1, 2019 (i.e. Ordinance No. 19-11). The Amendments have cumulatively authorized the following modifications to the Development Order: updated buildout and Development Order expiration dates to reflect previously granted extensions; updated Development Order verbiage to reflect previously completed requirements; added 796.22 acres with no new/added entitlements; modified Affordable Housing conditions to reflect current Manatee County procedures; recognized prior conversion of 100,000 sq. ft. of Office and 100,000 sq. ft. of Retail within Phase 1 for 1,008 additional Multi-Family Residential units; granted specific approval of Phases 2 and 3; revised the "Minimums" and "Maximums" associated with the Land Use Equivalency Matrix; addition of a 30.07± acre parcel to the project; corresponding revision to the *Map H* to reflect this parcel; modified use of lands previously designated as "Park"; updated Single-Family & Multi-Family Residential in which conversions were previously authorized; updated Conditions to reflect prior compliance; and modified the Land Use Exchange provisions (i.e. Section 4.G.2.) regarding the designated timing associated with CLOS issuance and the timing associated with public utility and school availability confirmations. The buildout and Development Order expiration dates were subsequently extended in association with the various Executive Orders enacted by the Governor. The Development Order now expires on September 10, 2035.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (9/10/2031)	PHASE 2 (9/10/2030)	PHASE 3 (9/10/2034)	TOTAL
RESIDENTIAL (UNITS)	2,133	2,000	411	4,544
(Multi-Family)	(900)	(1,800)	(175)	(2,875)
(Single-Family/Semi-Detached & Attached)	(1,233)	(200)	(236)	(1,669)

LAND USE		PHASE 1 (9/10/2031)	PHASE 2 (9/10/2030)	PHASE 3 (9/10/2034)	TOTAL
RETAIL	(SQ. FT.)	360,000	442,000	772,000	1,574,000
OFFICE	(SQ. FT.)	358,000	458,000	647,000	1,463,000
LIGHT INDUSTRIAL	(SQ. FT.)	0	250,000	0	250,000
HOTEL	(ROOMS)	300	0	0	300

DEVELOPMENT ORDER AMENDMENT

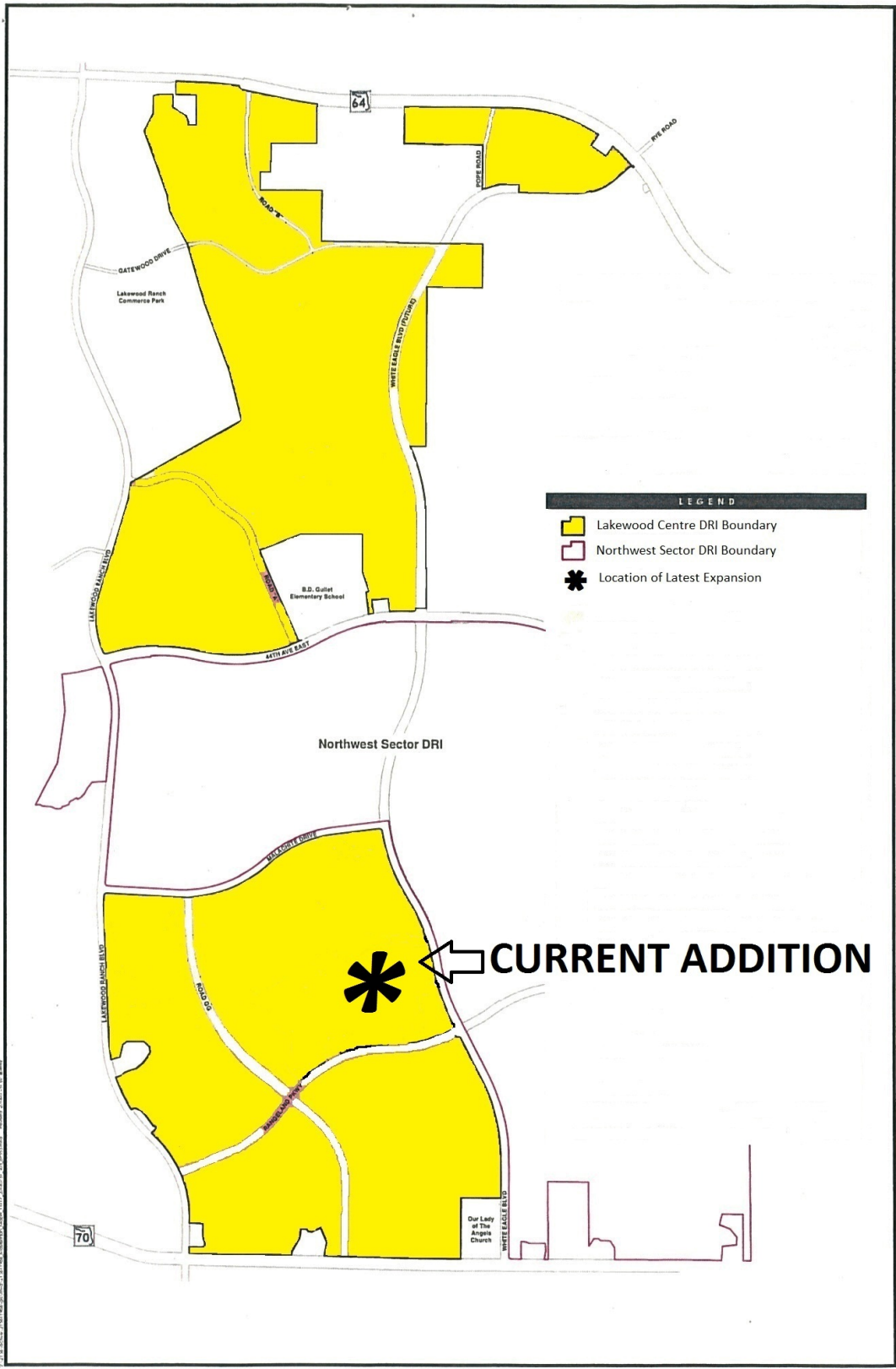
The Ordinance authorized:

- *addition of 69.55 acres and allocate existing entitlements to the land;*
- *update phasing and buildout dates to reflect previously granted legislative extensions; and*
- *other amendments for internal consistency, providing for development rights, conditions and obligations, providing for severability and providing an effective date.*

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the formerly traditional Notice of Proposed Change process, whereby TBRPC was a review entity.

This *Development Order Amendment Report* has been prepared for informational purposes only in accordance with provisions outlined in Section 380.07, F.S.



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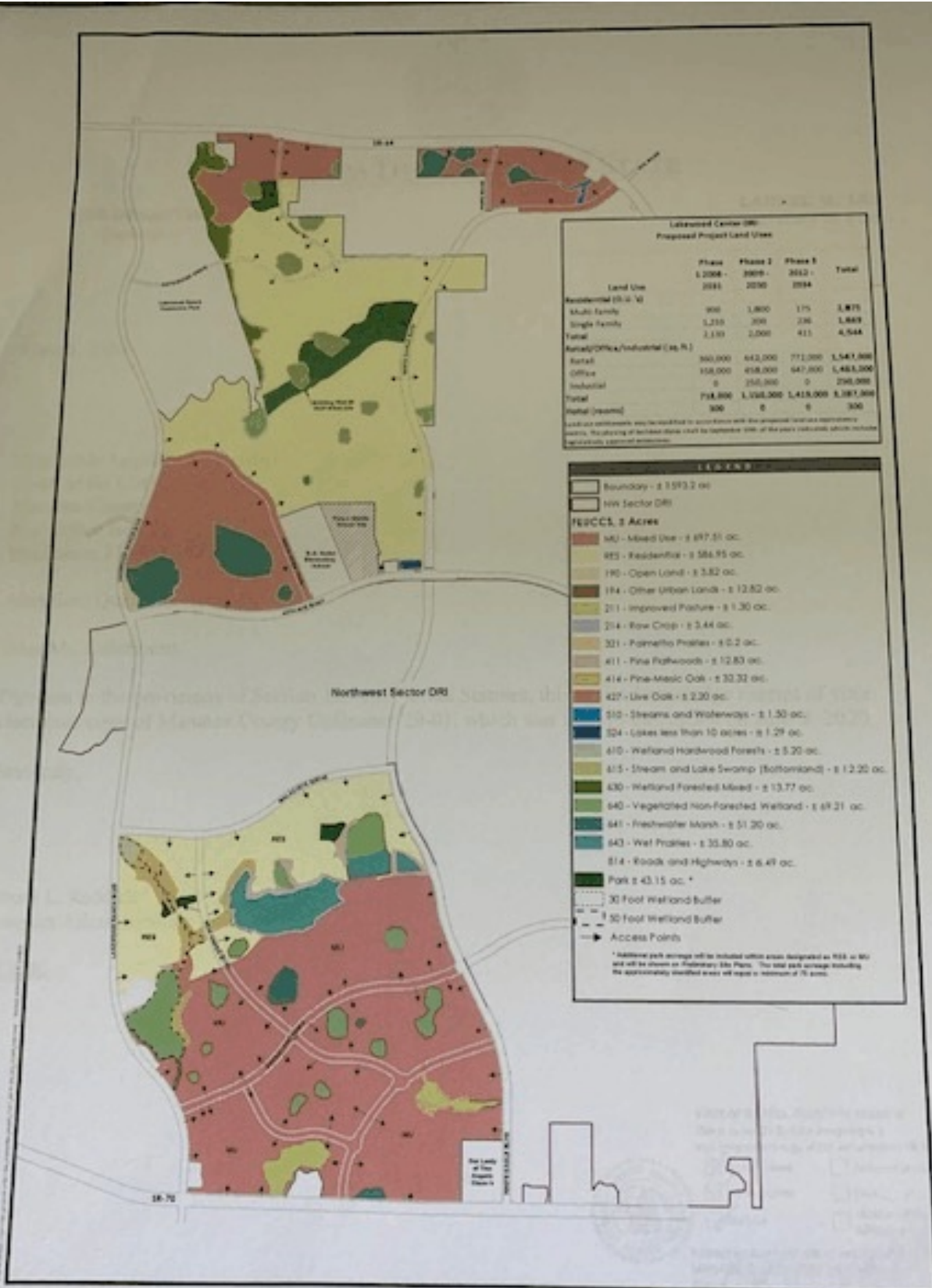


LAKWOOD CENTRE

JULY 2014

Stantec Consulting Services Inc.
 4900 Professional Ferry Road, Suite 100
 Sarasota, FL 34240
 Tel 941 557 4100
 Fax 941 557 4110





Lakewood Centre DRP - Proposed Project Land Uses

Land Use	Phase 1	Phase 2	Phase 3	Total
	2004 - 2009	2009 - 2012	2012 - 2014	
Residential (S.U. '0)				
Multi-Family	900	1,800	175	3,875
Single Family	5,230	300	236	5,869
Total	6,130	2,100	411	8,641
Retail/Office/Industrial (sq. ft.)				
Retail	360,000	642,000	771,000	1,773,000
Office	158,000	458,000	647,000	1,463,000
Industrial	0	250,000	0	250,000
Total	518,000	1,350,000	1,418,000	2,286,000
Hotel (rooms)	300	0	0	300

Land use information was consolidated to correspond with the proposed land use designations in this plan. The timing of land use starts shall be dependent upon the start of the year indicated which includes approximately 6 months of construction.

LEGEND

- Boundary - ± 1,973.2 ac
- NRV Sector DRP
- FEDCCS, ± Acres**
- 902 - Mixed Use - ± 877.51 ac
- 903 - Residential - ± 586.95 ac
- 190 - Open Land - ± 3.82 ac
- 194 - Other Urban Land - ± 12.82 ac
- 211 - Improved Pasture - ± 1.30 ac
- 214 - Row Crop - ± 3.44 ac
- 321 - Palmetto Prairies - ± 0.2 ac
- 411 - Pine Palmetto - ± 12.83 ac
- 414 - Pine-Misc Oak - ± 32.32 ac
- 427 - Live Oak - ± 2.20 ac
- 510 - Streams and Waterways - ± 1.30 ac
- 524 - Lakes less than 10 acres - ± 1.29 ac
- 610 - Wetland Hardwood Forests - ± 5.20 ac
- 615 - Stream and Lake Swamp (Bottomland) - ± 12.20 ac
- 630 - Wetland Forested Mixed - ± 13.77 ac
- 640 - Vegetated Non-Forested Wetland - ± 67.21 ac
- 641 - Freshwater Marsh - ± 51.20 ac
- 643 - Wet Prairies - ± 35.80 ac
- 814 - Road and Highways - ± 6.49 ac
- Park ± 43.15 ac *
- 30 Foot Wetland Buffer
- 50 Foot Wetland Buffer
- Access Points

* All other park acreage will be included within areas designated as 902 or 903 and will be shown on Preliminary Site Plans. The total park acreage including the approximately identified areas will equal a minimum of 70 acres.

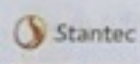


Exhibit A
LAKEWOOD CENTRE
MASTER PLAN - MAP H
 January 2020

Master Planning Services
 2000 Woodloch Forest Drive, Suite 100
 Charlotte, NC 28269
 Tel: 704.367.4000
 Fax: 704.367.4010

