



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY RY 2003-04

On June 3, 1992, Manatee County Board of County Commissioners adopted a Development Order (Ordinance No. 92-31) for this 286-acre multi-use project located north of University Parkway, east of U.S. 301 in southwestern Manatee County.

On January 4, 1994, Manatee County adopted Ordinance No. 93-54 as an amendment to the DRI and settled an appeal of the original Development Order by the Florida Department of Community Affairs. The amendment authorized a 20-month and 15-day extension of the buildout dates (to September 15, 1999 for Phase I and September 15, 2004 for Phase II), as a result of the appeal process. Specific Phase II approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has previously been amended five times, the latest adopted on June 22, 2004 (Ordinance No. 04-47). The amendments have cumulatively: authorized eight year, eight month and 14-day extensions of the Phase I and Phase II buildout dates (to September 14, 2003 and September 14, 2008, respectively); modified the development entitlements; and authorized an exchange of 510 independent senior housing units and an 85-bed group care facility for 383 multi-family units. The anniversary date for the Annual Report is April 15th.

On December 3, 2003, the applicant submitted a Notice of Proposed Change application which remains under review. The modifications requested include:

- a further three-year extension of the Phase I buildout date (to September 14, 2006);
- addition of 9,616 sq. ft. of commercial square footage within Phase I; and
- “various text amendments to update the development order for current conditions.”

The approved phasing schedule is as follows:

LAND USES	PHASE I (1992-2003)	PHASE II (1998-2008)	TOTAL
RESIDENTIAL			
Single-Family Detached (Units)	150	0	150
Single-Family Attached (Units)	150	0	150
Single-Family Semi-Detached (Units)	100	0	100
Skilled Nursing (Beds)	120	0	120
Multi-Family(Units)	0	383	383
COMMERCIAL (SQ. FT.)	250,000	175,000	425,000
OFFICE (SQ. FT.)	0	10,000	10,000

PROJECT STATUS

Development this Reporting Year: it appears that a total of 270 residential units were completed during the reporting year.

Cumulative Development: 359,100 sq. ft. of retail space, a 120-bed Skilled Nursing facility and 150 single-family attached units, 100 single-family semi-attached units and 145 single-family detached units have all been constructed to date.

Projected Development: it is anticipated that the developer will complete a portion of the Phase II commercial development currently under construction.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 5.B.(3) requires the developer to submit an Annual Traffic Monitoring Report on (or before) April 15th of each year. The project has been approved for 2,651 p.m. peak hour project trips. For the current annual report, the Tampa Bay Regional Planning Council has accepted the fact that a recent NOPC application was submitted with a corresponding transportation analysis in lieu of the annual traffic count requirement.
2. The developer has previously submitted a copy of the Master Drainage Plan in accordance with Condition 5.G.(1) of the Development Order.
3. In accordance with Condition 5.G.(3), the developer submitted results of the semi-annual Surface/Groundwater Monitoring Program as conducted on August 7, 2003 and October 1, 2003. Monitoring shall continue through four years following the issuance of the last Certificate of Occupancy.
4. Condition 5.H.(1) requires the developer to prepare a hazardous substances and hazardous waste management plan within one year of the Effective Date of the Development Order. In lieu of this requirement, the developer has previously submitted a copy of a "Biomedical Waste Management Contract" between the skilled nursing facility (*Life Care Center of Sarasota*) and Medico Environmental Services, Inc. Although the initial contract was effective for a one year period, it can be renewed for successive one year periods without further action by the parties. Similar contracts shall be provided to address similar, future facilities if and when appropriate.

DEVELOPER OF RECORD

The following parties have all been identified as owners/developers of "active" parcels within the University Commons DRI and would therefore all be responsible for adhering to the conditions of the Development Order:

- University Walk LLC, 7500 College Parkway, Ft. Myers, FL 33907;
- Centex Homes, 301 N. Cattlemen Road, Suite 108, Sarasota, FL 34232; and
- University Commons Land Development LLC, 515 N. Flagler Drive, West Palm Beach, FL 33410.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.