Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #202 - UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB
MANATEE COUNTY
RY 2003-04

On May 15, 1984, Manatee County adopted a Master Development Order for Circle-N-Bar Ranch (DRI #101), in which the aforementioned project site was designated as Increment 2. On September 27, 1993, Woodlands Country Club Associates, Inc. was granted a Development Order (Ordinance 93-21) for the Unnamed Exclusive Golf and Country Club Development of Regional Impact, to be located in southern Manatee County, west of I-75 and south of the Braden River.

The Development Order has been amended a total of four times, the latest occurring on April 24, 2001 (Ordinance 01-19). The amendments have cumulatively: modified the project acreage generally associated with DRI #154 - Arvida Corporate Park; extended the buildout date of the project to December 30, 2007 (a five year, 11 month and 30 day extension); extended the Development Order expiration date to July 8, 2012 (a three year, nine month and 11 day extension); acknowledged the developer's election to construct 200 additional residential units (Option 2); eliminated the Timber Lake Drive extension to the western property line; modified the frequency of traffic count monitoring to every third year until the earlier of a request by Manatee County or the generation of 75% of the approved p.m. peak hour trips; reduced the Country Club/Quality restaurant by 3,000 sq. ft. (to 32,000 sq. ft.) and eliminated the (formerly approved) 40,000 sq. ft. of commercial space; and modified the groundwater and surface water quality monitoring requirements. The anniversary date for the Annual Report is September 27th.

PROJECT STATUS

The approved phasing schedule is as follows:

PROJECT BUILDOUT	RESIDENTIAL (Single Family Units)	COUNTRY CLUB/RESTAURANT (Sq. Ft.)
December 30, 2007	1,238	32,000

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: 1,030 residential units, 27 golf holes, and 8,600 sq. ft. of Country Club & Restaurant have all been constructed to date.

Projected Development: the developer anticipates construction of 10 residential units and 2,700 sq. ft. of country club/restaurant over the next two reporting periods.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted a copy of the *Option 2 Traffic Study* and the *Master Drainage Plan*, consistent with Conditions 4.B.1.a.2. and 4.D.(3), respectively.

2. The developer last provided traffic count data in conjunction with this (RY 2001-02) Annual Report. Revised Condition IV.B.1.b. (Ordinance No. 99-55) requires traffic count monitoring be conducted every third year. It is for this reason that the traffic count monitoring will be provided in conjunction with next year's Annual Report. This frequency has been approved until such time as the County believes more frequent monitoring will be necessary or at 75 percent of the approved p.m. peak hour trips, whichever occurs first. The results of the August 20, 2002 traffic counts revealed that the project was generating 303 p.m. peak hour trips. These trips constitute approximately 24 percent of the of the 1,260 p.m. peak hour trips approved for the project.

3. The developer has acknowledged submittal of the following monitoring programs to all appropriate agencies: surface water [Condition 4.D.(2)] and ground water quality [Condition 4.D.(4)]; and sewer line monitoring [Condition 4.I.(2)].

4. The developer alleges that the required wetland monitoring is now complete in accordance with Condition 4.D.(7). The Condition required the monitoring of herbaceous mitigation areas for a three-year period and the forested mitigation areas for a five year period to ensure survival rates (85 percent) of planted species, species diversity composition, spreading and exotic species encroachment.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Woodlands Country Club Associates, 8301 Park Boulevard, University Park, FL 34201 is the firm responsible for adhering to the conditions of the Development Order.

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.