



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #218 - GATEWAY NORTH MANATEE COUNTY RY 2003-04

On April 9, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-30) to Magnolia Management Corporation for a three-phase, 1,065-acre, multi-use project located north of Moccasin Wallow Road and west of Interstate 75 in northwestern Manatee County. The project is specifically approved for Phase I. Specific approval for Phases II and III is dependent on further transportation and air quality impact analyses.

The Development Order has been amended twice, the latest occurring on August 28, 1997 (Ordinance No. 97-62). The amendments have cumulatively: changed the notification procedures of each approved land-use trade-off to include DCA and TBRPC; extended each of the phase buildout dates by a period of seven years, two months and 20 days; and extended the project commencement date. The Development Order expires on February 24, 2019. The anniversary date for the Annual Report is April 30<sup>th</sup>.

On April 15, 2004, the developer submitted a Notice of Proposed Change requesting numerous modifications to the Development Order including extension of the phase buildout dates and changes to the development entitlements. The proposal remains under review.

### PROJECT STATUS

The phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL			RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	OFFICE/ SVC.CTR (Sq. Ft.)
		Single Family	Multi- Family	Town- homes			
I	February 20, 2005	550	330	120	160,000	260,500	100,000
II*	February 20, 2012	550*	515*	155*	150,000*	300,000*	150,000*
III*	February 20, 2019	547*	503*	156*	135,200*	400,000*	147,500*
<b>TOTAL</b>		<b>1,647*</b>	<b>1,348*</b>	<b>431*</b>	<b>445,200*</b>	<b>960,500*</b>	<b>397,500*</b>

\* - Phases II & III have been granted conceptual approval only. Specific approval is pending further Chapter 380.06, F.S. review and analysis.

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

**Cumulative Development:** development on site would be limited to completion of the entry roadway and associated landscaping.

**Projected Development:** no specific development activity was identified for next year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Prior to specific Phase II approval, the developer is required to: construct the extension of the I-75 frontage road through the project and an internal collector road linking Moccasin Wallow Road and Buckeye Road [Condition 5.A.(1)]; and establish a Transportation Systems Management program to measure the peak hour trips diverted through implementation of TSM measures [Condition 5.A.(9)]. Such results are required to be reported in each Annual Report.
2. Upon the issuance of Certificates of Occupancy for 280,000 sq. ft. of retail space (or the equivalence), the developer is required to initiate an annual p.m. peak hour traffic count monitoring program for all project entrances. Results of the traffic monitoring shall be submitted with each respective annual report. [Condition 5.A.(8)]
3. Since confirmation was not provided regarding completion of roadway improvements identified in "Table 3" (of Ordinance No. 93-49) within two years of the effective date of the Development Order (May 30, 1996), the developer is required to construct the subphase improvements identified under Condition 5.A.(10)2.
4. The developer is required to prepare and submit a wetland management and mitigation plan to TBRPC prior to any wetland alteration. [Condition 5.B.(1)]
5. The developer has submitted a *Master Drainage Plan* in accordance with Condition 5.F.(1). Condition 5.H.(5) requires that a *Non-Potable Water Use Plan* be provided prior to any further development approvals.
6. The developer is required to establish a surface water quality monitoring program, consistent with Condition 5.F.(5), prior to any site alteration. Results of this monitoring program must be included within each Annual Report. Baseline, pre-construction, sampling data is required to be gathered at least one year prior to construction activity. The developer has identified compliance with this Condition.
7. The developer was required to submit a *Hazardous Substances and Hazardous Waste Management Plan* [Condition 5.J.(2)] within one year of the effective date of the Development Order (by May 30, 1995). To date, no such plan has been received. However, it would be acceptable that this Plan be provided in conjunction with the first Annual Report submitted following issuance of the project's first Certificate of Occupancy for non-residential uses.

## **DEVELOPER OF RECORD**

Property Reserve, Inc., 150 E. Social Hall Avenue, Suite 675, Salt Lake City, 84111 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 with the exception of the item identified as *Summary of Development Order Condition #7*, above. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.