



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #66 - TARA MANATEE COUNTY RY 2003-04

On November 13, 1980, Manatee County granted a Development Order to Tara, Ltd., for the above-referenced DRI, a 1,137-acre, multi-use development located southwest of the State Road 70/I-75 intersection in Manatee County. The development was approved to contain: 4,040 dwelling units; a 54,000 sq. ft. service center; a 125,000 sq. ft. community shopping mall; a 50,000 sq. ft. commercial service plaza; an 18-hole golf course; a restaurant; an auto service station; and a 150-unit motel. Buildout of the three phases was scheduled to occur in 1985, 1990 and 1995, respectively. The anniversary date for the Annual Report is November 13th.

The Development Order has previously been amended a total of seven times, the latest occurring on November 30, 2004 (Ordinance No. 04-68). The amendments have cumulatively approved: a postponement for the siting of an elevated water tower; modifications of the project entitlements and phasing schedule; relocation of commercial uses; extensions of the Phases II and III buildout dates as well as the Development Order expiration date; identification of the transportation improvement requirements associated with the latter phases; a requirement to initiate a transportation monitoring program in 2003; a potential exchange of 4,667 sq. ft. of commercial for an additional 10 hotel rooms; construction of two 80-room hotels in lieu of a single 160-room hotel; and the renaming and rephasing a couple of the smaller commercial parcels. The Development Order expires on November 13, 2007.

Manatee County had denied a provision to allow an additional 75,000 sq. ft. of commercial development within Subphase III-R in connection with the Notice of Proposed Change application initially submitted on November 11, 2002. The remainder of the requested modifications were approved under Ordinance No. 04-33. It is understood that this denial is being appealed by the developer.

The approved phasing schedule is as follows:

| PHASE | BUILDOUT | RESIDENTIAL (Units) | RETAIL OR OFFICE (Sq. Ft.) |
|--------------|-----------|------------------------|-------------------------------|
| I | 1980-1994 | 719 | 84,901 |
| II | 1995-2003 | 299 | 17,700 |
| III | 1996-2007 | 1,701 | 258,899 |
| TOTAL | | 2,719 | 361,500 |

*NOTE: Residential units represent any combination of single family and multi-family units. The developer is authorized to construct two 80-room hotels in lieu of 74,667 sq. ft. of commercial space.

PROJECT STATUS

Development this Reporting Year: it appears that 156 residential units and 15,007 sq. ft. of commercial were completed during the reporting year while an additional 160 residential units remain under construction.

Cumulative Development: including the 160 units identified above as under construction, a total of 2,022 residential units have been completed in addition to 118,008 sq. ft. of commercial space, 8,000 sq. ft. of office space and two 18-hole golf courses have all been developed.

Projected Development: The developer anticipates the following development activities during the next reporting year: residential development within Phases III-A, -D, III-F, III-G, III-H, III-J, III-K, III-L, III-N, III-O, III-P, III-Q; commercial development within Phase III-Y; and construction of the Stone River Road extension and I & U access roads.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has indicated that the water quality analysis “Construction Phase Monitoring” has been performed and provided to the appropriate review agencies.
2. The developer has identified that all the transportation improvements required in accordance with Condition 7.E. have been completed. These improvements consisted of: construction of a northbound/right-turn lane, a northbound/left-turn lane, a southbound/right-turn lane and extension of the westbound left turn lanes, all at the Tara Boulevard/S.R. 70 intersection; and signal installation at the S.R.70/I-75 northbound and southbound on-ramps.
3. The developer conducted traffic monitoring during 2004 in accordance with Condition 7.F. In conclusion, the segment of I-75 between University Parkway and S.R. 70 and the S.R. 70/Tara Boulevard intersection are operating at acceptable levels of service (LOS “C” and “D”, respectively). If, at some point, either or both of these facilities were to operate at an unacceptable LOS, the applicant must demonstrate that the project is contributing less than 6.6 percent of the overall LOS “C” standard service volume for the specified I-75 segment and less than 48.2 percent of the overall LOS “D” standard service volume at the S.R. 70/Tara Boulevard intersection. The monitoring shall be included in all future Annual Reports.
4. In accordance with Condition 8.D.(1), the developer has additionally provided the peak hour traffic volumes for the following locations: “east of the main entrance on S.R. 70” and “main entrance road near S.R. 70” (Tara Blvd/S.R. 70 intersection - Page 2-6); “between Braden River Road and Braden River on S.R. 70” (Caruso Rd./S.R. 70 intersection - Page 4-2); and S.R. 70 east and west of U.S. 301 (S.R. 70/U.S. 301 intersection - Page 4-1).

DEVELOPER OF RECORD

Tara-Manatee, Inc., 2666 Airport Road South, Naples, FL 33962, remains the entity 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.