



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

4000 Gateway Centre Blvd., Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
<http://www.tbrpc.org>

### DRI #218 - GATEWAY NORTH MANATEE COUNTY RY 2004-05

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 a total of three times, most recently on August 23, 2005 (Ordinance No. 05-17). 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 and the project commencement date; recognized various exchanges of entitlements and acreages amongst the project uses and phases; eliminated two of the formerly approved external access points; and classified 130.2 acres of commercial, office and office/service center as “mixed use.” The Development Order expires on February 20, 2019 and development must commence by November 11, 2007.

The revised 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			
IA	February 20, 2014	1,422	578	368	200,000	0	70,000
IB	February 20, 2014	0	0	0	186,000	154,000	30,000
II*	February 20, 2016	0	144	0	0	406,500	150,000
III*	February 20, 2019	225	0	63	59,200	400,000	147,500
<b>TOTAL*</b>		<b>1,647</b>	<b>722</b>	<b>431</b>	<b>445,200</b>	<b>960,500</b>	<b>397,500</b>

\* - Phases II & III are conceptually approved only. Specific approval shall require further transportation, air quality and affordable housing analyses in accordance with Chapter 380.06, F.S.

### **PROJECT STATUS**

***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:*** the developer anticipates that “clearing and earthwork activities” associated with a 440-acre portion of the project will commence during the reporting period. This includes construction of a 9,000 sq. ft. Sales & Reception Center.

**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**

The following developers are jointly responsible for adhering to the terms and conditions of the Development Order:

Property Reserve, Inc. 150 E. Social Hall Avenue, Suite 550 Salt Lake City, UT 84111	TW Acquisitions, Inc. Attention: Tom Spence 877 Executive Center Drive, Suite 205 St. Petersburg, FL 33702
--	---

**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.