



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #66 - TARA MANATEE COUNTY RY 2004-05

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; renaming of Parcels "II-H" and "II-I" to Parcel "III-Z" and "III-AA" respectively; and increasing the maximum amount of commercial entitlements assigned to the proposed newly-named Parcel III-Z by 4,000 sq. ft. (to a maximum of 8,000 sq. ft.). The Development Order expires on November 13, 2007.

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 52 multi-family and 108 single-family residential units were completed during the reporting year in addition to Stone River Road construction and completion of the Phase II-I & III-U access drive.

Cumulative Development: a total of 2,182 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 construction of the 55th Avenue East turn lanes, 40,600+ sq. ft. of commercial and potential development of hotel and office sites.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has provided the results of a September 19, 2005 “Water Quality and Flow Monitoring” event. The results indicated that the measured parameters “are in compliance with applicable State Water Quality Standards” with the exception of dissolved oxygen (at two specified locations) and total coliform (at three specified locations). Variations of these parameters are typical of the area.
2. The developer has previously indicated that the required Tara Boulevard/S.R. 70 intersection geometry have all been completed. This consists 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, and signalization of the S.R.70/I-75 northbound and southbound on-ramps.
3. The developer conducted traffic monitoring during 2005 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 p.m. peak hour directional traffic volumes at the S.R. 70 intersections with U.S. 301 and Caruso Road (a.k.a. 60th Street).

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.