



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY RY 2005-06

On June 3, 1992, Manatee County Board of County Commissioners adopted a Development Order (Ordinance No. 92-31) for this 286-acre multi-use project located north of University Parkway, east of U.S. 301 in southwestern Manatee County.

On January 4, 1994, Manatee County adopted Ordinance No. 93-54 as an amendment to the DRI and settled an appeal of the original Development Order by the Florida Department of Community Affairs. The amendment authorized a 20-month and 15-day extension of the buildout dates (to September 15, 1999 for Phase I and September 15, 2004 for Phase II), as a result of the appeal process. Specific Phase II approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has been amended five times, the latest adopted on June 22, 2004 (Ordinance No. 04-47). The amendments have cumulatively: authorized eight year, eight month and 14-day extensions of the Phase I and Phase II buildout dates (to September 14, 2003 and September 14, 2008, respectively); modified the development entitlements; and authorized an exchange of 510 independent senior housing units and an 85-bed group care facility for 383 multi-family units. The anniversary date for the Annual Report is April 15<sup>th</sup>.

The approved phasing schedule is as follows:

LAND USES	PHASE I (1992-2003)	PHASE II (1998-2008)	TOTAL
<b>RESIDENTIAL</b>			
<b>Single-Family Detached (Units)</b>	150	0	150
<b>Single-Family Attached (Units)</b>	150	0	150
<b>Single-Family Semi-Detached (Units)</b>	100	0	100
<b>Skilled Nursing (Beds)</b>	120	0	120
<b>Multi-Family(Units)</b>	0	370 <sup>1</sup>	370 <sup>1</sup>
<b>COMMERCIAL (SQ. FT.)</b>	250,000	175,000 <sup>2</sup>	425,000
<b>OFFICE (SQ. FT.)</b>	0	10,000	10,000

**NOTES:**

1. The multi-family residential entitlements represented reflect a 13-unit reduction recognized in the project's corresponding Zoning Ordinance.
2. The represented Phase II commercial entitlements (i.e. 175,000 sq. ft. ) are exclusive of 40,000 sq. ft. of canopies approved for the project.

### **PROJECT STATUS**

**Development this Reporting Year:** it appears that a total of 240 multi-family residential units and 51,994 sq. ft. of Commercial were completed during the reporting year.

**Cumulative Development:** 450,389 sq. ft. of retail space, a 120-bed Skilled Nursing facility, 150 single-family attached units, 100 single-family semi-attached units, 150 single-family detached units and 240 multi-family residential units have all been constructed to date. Development of office uses has not been (and perhaps will not be) initiated.

**Projected Development:** it is anticipated that the remaining multi-family residential units and lone commercial outparcel will be under construction during the next reporting period. It is understood that remaining commercial is limited to a maximum of 24,611 sq. ft., which would/could include 10,000 sq. ft. of office uses, in accordance with the Development Order.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Condition 5.B.(3) requires the developer to submit an Annual Traffic Monitoring Report on (or before) April 15<sup>th</sup> of each year. The project has been approved for 2,651 p.m. peak hour project trips. The results of the May 23, 2006 monitoring event revealed that the project is currently generating 2,316 p.m. peak hour trips (i.e. 1,141 Inbound/1,175 Outbound), constituting 87.36% of the approved trips. As required, traffic monitoring shall continue through project buildout.
2. The developer has previously submitted a copy of the *Master Drainage Plan* in accordance with Condition 5.G.(1) of the Development Order.
3. In accordance with Condition 5.G.(3), the developer is required to conduct and submit the results of semi-annual surface/groundwater monitoring. Such requirement shall continue through four years following the issuance of the last Certificate of Occupancy. The developer has submitted the results on a lone monitoring event conducted during the reporting period on September 23, 2005 (Wet Season). The developer has alleged that Manatee County has approved a reduction in the frequency in water quality monitoring.
4. Condition 5.H.(1) requires the developer to prepare a hazardous substances and hazardous waste management plan within one year of the Effective Date of the Development Order. In lieu of this requirement, the developer has previously submitted a copy of a "Biomedical Waste Management Contract" between the skilled nursing facility (*Life Care Center of Sarasota*) and Medico Environmental Services, Inc. Although the initial contract was effective for a one year period, it can be renewed for successive one year periods without further action by the parties. Similar contracts shall be provided to address similar, future facilities if and when appropriate.

### **DEVELOPER OF RECORD**

DiVosta Homes LP, 4500 PGA Blvd., West Palm Beach, FL 33418 and KAMCO Properties, LLC, 5640 W. Maple Rd., Suite 101, West Bloomfield, MI 48322 have all been identified as owners/developers of "active" parcels within the University Commons DRI and therefore 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.