



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #103 - COOPER CREEK MANATEE COUNTY RY 2005-06

On January 9, 1986, Manatee County granted a Development Order (Resolution R-85-236) to the Wilbur Boyd Corporation for the above-referenced DRI, a 605-acre, mixed-use development located northwest of the University Parkway and I-75 intersection in Manatee County.

The Development Order has been amended a total of nine times, the latest occurring on December 1, 2005 (Ordinance No. 05-54). The amendments have cumulatively:

- consolidated the formerly approved two phase project into a single phase;
- extended each of the formerly approved phases and the Development Order expiration date to December 30, 2009. The Development Order has been extended by a period of 13 years and 351 days;
- authorized any combination of approved land uses if the p.m. peak hour external vehicle trips anticipated are less than 2,832 trips;
- modified the trade-off mechanism and significantly modified the plan of development;
- modified list of transportation improvements including two “safety” improvements;
- recognized new owners/Master Developers;
- allowed potential conversion of commercial (Parcel J) **OR** professional office (Parcel K) to vocational/technical school (maximum of 6,000 sq. ft.); and
- authorized commercial or office development within Parcel J.

PROJECT STATUS

The following represents the current plan of development:

RESIDENTIAL (Units)	COMMERCIAL (Gross Sq. Ft.)	OFFICE (Gross Sq. Ft.)	MOTEL (Rooms)
880	745,000*	140,000	250

* - The Development Order identifies 886,000 gross sq. ft. of commercial development. This amount was reduced by 141,000 sq. ft. (in the above Table) to account for a “double counting” experienced by the addition of the anticipated square footage of Motel development.

Development this Reporting Year. It appears that 50,000 sq. ft. of Commercial and 53 Hotel Rooms were completed during the reporting period.

Cumulative Development: The amount of cumulative development is 691,234 sq. ft. of Commercial development, 140,000 sq. ft. of Office, 403 single-family residential units, 200 multi-family residential units and 135 hotel rooms.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to conduct semi-annual surface water and groundwater monitoring in accordance with Conditions 4.D.(2) and 4.D.(3), respectively. While the developer has provided the results of two surface water/groundwater monitoring events (i.e. conducted on September 24, 2004 and June 28, 2005), only one of these events was conducted during the current reporting period which ranges from January 9, 2005 - January 8, 2006. It is anticipated that next year’s Annual Report will contain the results of two monitoring events conducted during the corresponding reporting period.
2. Revised Condition 4.B.(5) requires the developer to provide a minimum of one bus bay at each commercial area and one near the project entrance. The status of this Condition shall be addressed in the next Annual Report.
3. The first three transportation improvements identified within Condition 4.B.(6) have been completed (signalize University Parkway/Cooper Creek Boulevard intersection, westbound right-turn deceleration lane on Cooper Creek Boulevard at University Parkway, and add southbound left-turn lane on Cooper Creek Boulevard at University Parkway). The developer has additionally confirmed that the two “safety” improvements (add northbound to eastbound right-turn lane from Honore Avenue to Cooper Creek Boulevard, and add eastbound to northbound left-turn lane from University Parkway to Cooper Creek Boulevard) have also been completed.
4. In accordance with Condition 4.L.(2), the developer is required to elect an energy officer to establish an energy plan, monitor energy use and promote energy conservation within the project. While such report has not been provided to date and no “energy officer” has been identified, the following energy conservation measures have been incorporated into the Cooper Creek DRI: hotel pools were oriented to the south to capture maximum amount of sun rays; hotel room AC units are electronically controlled; highest SEER rating AC units are utilized; fluorescent lighting is utilized in hotel and all buildings; motion/heat sensors are utilized in hotel to eliminate the need for lights and AC when rooms are unoccupied; and indoor/outdoor lights and security lighting are on timers.

DEVELOPER OF RECORD

The following property owners are dually responsible for adherence to the Conditions of the Development Order:

<i>527± - Acre Parcel</i>	County Line Road Associates, Ltd., c/o Paul Paver, Paver Development Corporation, P.O. Box 2078, Sarasota, FL 34230
	Dick Road-Blend-All Hotel Development Inc., Walden Avenue-Blend-All Hotel Development Inc., WR-I Associates, Ltd., 8441 Cooper Creek Boulevard, University Park, FL 34201
<i>77± - Acre Parcel</i>	SOS Associates, Ltd., 425 Lexington Ave., New York, NY 10017

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issues identified in *Summary of Development Order Conditions #1 & #2*, above. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.