



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #218 - GATEWAY NORTH MANATEE COUNTY RY 2005-06

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 contingent upon further transportation, air quality and affordable housing 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 |
| TOTAL* | | 1,647 | 722 | 431 | 445,200 | 960,500 | 397,500 |

* - 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 various “clearing” activities and completion of the entry roadway and associated landscaping.

Projected Development: the developer anticipates “construction of a Sales and Reception Center and Phase I subdivision construction” during the next reporting period.

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 6.A.(2)]; and establish a Transportation Systems Management program to measure the peak hour trips diverted through implementation of TSM measures [Condition 6.A.(8)]. The results of the Program shall be reported within each subsequent Annual Report.
2. Upon the issuance of Certificates of Occupancy for 120,000 sq. ft. of retail space (or the equivalent), 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 subsequent annual report. [Condition 6.A.(7)]
3. Condition 6.A.(9)2. identifies the roadway improvements (i.e. Table 3) associated with Phase I. The status of these improvements shall be described within all future Annual Reports.
4. The developer is required to prepare and submit a *Wetland Management and Mitigation Plan* to TBRPC prior to any wetland alteration in accordance with this Condition 6.B.(5). The status of this Condition shall be described within all future Annual Reports until completed.
5. Prior to any further development approvals, the developer shall submit a *Master Drainage Plan* [Condition 6.F.(1)] and a *Non-Potable Water Use Plan* [Condition 6.H.(5)].
6. The developer is required to establish a surface water quality monitoring program, consistent with Condition 6.F.(5), prior to any site alteration. Baseline, pre-construction, sampling data is required to be gathered at least one year prior to construction activity. The developer has asserted that “pre-construction surface water monitoring was initiated during the reporting year, however, the monitoring sites were dry.”
7. The developer shall prepare and submit a *Hazardous Substances and Hazardous Waste Management Plan* prior to “development approvals for any nonresidential land use within the Project,” as stated in Condition 6.J.(2).

DEVELOPER OF RECORD

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

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| Suburban Land Reserve, Inc. 5 Triad Center, Suite 325 Salt Lake City, UT 84180 | TW Acquisitions, Inc. Attention: Greg Meath 4905 W. Laurel Street, Suite 100 Tampa, FL 33607 |
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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.