



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #66 - TARA MANATEE COUNTY RY 2006-07

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 been amended eight times, most recently on May 9, 2006 (Ordinance No. 06-35). 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 Phase II and III buildout and Development Order expiration dates; recognition of 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 increased the Subphase III-R Commercial by 75,000 sq. ft. Manatee County adopted Ordinance No. 07-130 to universally extend the phase buildout and Development Order expiration dates associated with all active Manatee County DRIs by a three-year period in accordance with recent revisions to Subsection 380.06(19)(c), F.S. As extended, the Development Order expires on November 13, 2010.

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	1996-2010	1,701	333,899
TOTAL		2,719	436,500

*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: received construction plan approval for a 3,000 sq. ft. restaurant for Phase III-U, Lot 2). site construction of the 55th Avenue East turn lanes, turn lanes at the Tara Boulevard/Stone River Road intersection, and Tara Commercial sewer relocation efforts were all completed.

Cumulative Development: a total of 2,182 residential units have been completed in addition to 98,921 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: 40,600 sq. ft. of Commercial (Phase III-U/Lot 4), Hotel Sites (Phase III-U/Lots 1 & 3), Office (Phases III-Z & III-V/Lots 5 & 6), a 5,517 sq. ft. Restaurant (Phase III-U/Lot 2), Miniature Golf Course (Phase III-R/Lot 8) and a Commercial Subdivision (Commercial Three/Lots 1-7).

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has provided the results of semi-annual “Water Quality and Flow Monitoring” conducted on February 21, 2007 and September 4, 2007. The results indicated that the measured parameters “are in compliance with applicable State Water Quality Standards” with the exception of dissolved oxygen (at Sites SW-2, SW-6 & SW-8) and total coliform (at Sites SW-2 & SW-7). However, it is noted that 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 2007 in accordance with Condition 7.F. In conclusion, I-75 was analyzed between University Parkway and S.R. 70 and determined to operate at LOS “D” (Northbound traffic) and LOS “C” (Southbound traffic), each acceptable levels of service. The S.R. 70/Tara Boulevard was also assessed and determined to operate at LOS “D.” 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., 3050 N. Horseshoe Drive, Suite 105, Naples, FL 34104, 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.