



ARS

Annual Report Summary

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DRI #218 - GATEWAY NORTH MANATEE COUNTY RY 2007-08

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 four times, most recently on August 7, 2008 (Ordinance No. 08-58). The amendments have cumulatively: 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; changed the notification procedures of each approved land-use trade-off to include DCA and TBRPC; classified 130.2 acres of commercial, office and office/service center as “mixed use”; internal roadway network changes on the Master Development Plan; authorized residential development on currently designated school site if not requested by the School Board within three years of infrastructure completion adjacent with school site; authorized alternative school facilities on Parcel “M” of the General Development Plan; and updated information pertaining to the authorized agent and Developers. Due to 2007 revisions to Subsection 380.06(19)(c), F.S., each of the project phases and the Development Order expiration dates were extended by “automatic” three-year periods. As revised, the Development Order expires on February 20, 2022 and development must commence by November 11, 2010.

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, 2017	1,422	578	368	200,000	0	70,000
IB	February 20, 2017	0	0	0	186,000	154,000	30,000
II*	February 20, 2019	0	144	0	0	406,500	150,000
III*	February 20, 2022	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: a “Sales and Reception Center” was constructed during the reporting year in addition to commencing construction of a fire station.

Cumulative Development: besides various “clearing” activities and prior completion of the entry roadway and associated landscaping, development is limited to the aforementioned.

Projected Development: the developer anticipates completion of the fire station during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Prior to specific Phase II approval, the developer shall: 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 included in all subsequent Annual Reports.
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./Table 3 identifies the required Phase I roadway improvements. The Developer has reported that “the external trip threshold has not been reached.” The status of these improvements shall continue to be described within all future Annual Reports.
4. Condition 6.B.(5) requires the developer to prepare and submit a *Wetland Management and Mitigation Plan* to TBRPC prior to any wetland alteration. Such Plan was submitted for “Artisan Lakes/Phase 1 (Subphases A, B & C)” in association with the RY 2006-07 Annual Report. The status of this Condition shall be continually described and/or provided within all future Annual Reports, as applicable.
5. The developer has previously submitted a graphic entitled “*Post-Development Master Drainage Plan*” in accordance with Condition 6.F.(1).
6. While the developer previously instituted a surface water quality monitoring program in accordance with Condition 6.F.(5), Manatee County Environmental Management Department subsequently determined that “ongoing monitoring is not required to continue for surface water for this project” due to “minimum sample size required for assessment of impaired waters.” A copy of Manatee County’s determination was included within the RY 2006-07 Annual Report.
7. Per Condition 6.F.(6), the Developer previously submitted a ground water quality monitoring program subsequently approved by Manatee County on January 13, 2006. While such monitoring has been conducted and submitted in accordance with this condition, the Developer has requested a “temporary monitoring exemption due to no construction activity” in a March 20, 2008 letter to Manatee County. Manatee County’s response to this request has not been identified and/or provided by the Developer. Prior Ground Water monitoring results were included in this Annual Report.
8. Prior to any further development approvals, the developer shall submit a *Non-Potable Water Use Plan*, as required by Condition 6.H.(5).
9. 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:

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.