



ARS

Annual Report Summary

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DRI #103 - COOPER CREEK MANATEE COUNTY RY 2008-09

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.

Per Manatee County BOCC’s adoption of Resolution No. R07-180 on October 9, 2007 and a subsequent Manatee County December 17, 2007 correspondence, the Cooper Creek buildout date and Development Order expiration date have each been extended by three additional years in accordance with revisions to Subsection 380.06(19)(c), F.S., to December 31, 2011 and December 30, 2012 respectively.

On March 24, 2009, the Developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review and/or consideration:

- exchange 113 residential units (various residential parcels) for 20,000 sq. ft. Vo-Tech/School space (Parcel K) and increase Commercial by 29,000 sq. ft. (in Parcels H, I and/or J);
- additional Honore Avenue access point; and
- corresponding changes to the Master Development Plan and corresponding Land Use Table.

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.

PROJECT STATUS

Development this Reporting Year. It appears that 164 multi-family units were completed during the reporting period in addition to commencement of construction for 56 hotel rooms and 51,304 sq. ft. of Office.

Cumulative Development: Exclusive of development reported as "under construction" above, cumulative would consist of 688,588 sq. ft. of Commercial development, 70,000 sq. ft. of Office, 403 single-family residential units, 364 multi-family residential units and 82 hotel rooms.

Projected Development: no specific development activity has been identified for the next reporting year. However, it would be anticipated that the entitlements currently under construction would be at or near completion, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer is required to conduct semi-annual surface water and groundwater monitoring in accordance with Conditions 5.D.(2) and 5.D.(3), respectively. The developer has provided the results of two surface water/groundwater monitoring events (i.e. conducted on May 30, 2008 and September 25, 2008). Semi-annual surface and groundwater monitoring shall continue to be conducted and submitted as part of the Annual Report through buildout.
2. The developer has previously confirmed that bus bays have been constructed at the project entrance and at the main commercial areas in accordance with Revised Condition 5.B.(5).
3. The developer has previously identified that all transportation improvements have been completed in accordance with Condition 5.B.(6). These improvements consisted of: signalization of the University Parkway/Cooper Creek Boulevard intersection; construction of a westbound right-turn deceleration lane on Cooper Creek Boulevard at University Parkway; construction of an additional southbound left-turn lane on Cooper Creek Boulevard at University Parkway; construction of an additional northbound to eastbound right-turn lane from Honore Avenue to Cooper Creek Boulevard, and construction of an additional eastbound to northbound left-turn lane from University Parkway to Cooper Creek Boulevard.
4. In accordance with Condition 5.L.(2), the developer should designate 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 were previously alleged to 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 responsible for adherence to the Conditions of the Development Order:

<p>Wilmington Land Company 8210 Lakewood Ranch Blvd. Bradenton, FL 34202</p>	<p>Dick Road Blend-All Hotel Development, Inc. Walden Avenue Blend-All Hotel Development, Inc. WR-I Associates, Ltd. RB-3 Associates The Randall Benderson 1993-1 Trust</p> <p>(ALL LOCATED AT)</p> <p>8441 Cooper Creek Blvd. University Park, FL 34201</p>
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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.