



ARS

Annual Report Summary

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DRI #202 - UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB MANATEE COUNTY RY 2008-09

On May 15, 1984, Manatee County adopted a Master Development Order for Circle-N-Bar Ranch (DRI #101), in which the aforementioned project site was designated as Increment 2. On September 27, 1993, Woodlands Country Club Associates, Inc. was granted a Development Order (Ordinance 93-21) for the Unnamed Exclusive Golf and Country Club Development of Regional Impact, to be located in southern Manatee County, west of I-75 and south of the Braden River.

The Development Order has been amended a total of five times, most recently on September 3, 2009 (Ordinance 09-46). The amendments have cumulatively: modified the project acreage generally associated with DRI #154 - Arvida Corporate Park; extended the buildout date of the project to December 31, 2013 (a six-year, 11 month and 31 day extension plus three additional years granted by 2007 revisions to Subsection 380.06(19)(c), F.S. plus two more years in connection with the 2009 passage of SB 360); extended the Development Order expiration date to July 8, 2016 (a six year, nine month and 11 day extension inclusive of the aforementioned three-year extension); acknowledged the developer's election to construct 200 additional residential units (Option 2); eliminated the Timber Lake Drive extension to the western property line; modified the frequency of traffic count monitoring to every third year until the earlier of a request by Manatee County or the generation of 75 percent of the approved p.m. peak hour trips; reduced the Country Club/Quality restaurant by 3,000 sq. ft. (to 32,000 sq. ft.) and eliminated the (formerly approved) 40,000 sq. ft. of commercial space; and modified the groundwater and surface water quality monitoring requirements. The anniversary date for the Annual Report is September 27th.

PROJECT STATUS

The approved phasing schedule is as follows:

PROJECT BUILDOUT	RESIDENTIAL (Single Family Units)	COUNTRY CLUB/RESTAURANT (Sq. Ft.)
December 31, 2013	1,238	32,000

Development this Reporting Year: it appears that development was limited to one Single-Family unit.

Cumulative Development: 1,162 residential units, 27 golf holes, and 27,600 sq. ft. of Country Club & Restaurant have all been constructed to date.

Projected Development: the developer anticipates constructing as many as 10 residential units dependent upon market conditions.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted a copy of the *Option 2 Traffic Study* and the *Master Drainage Plan*, consistent with Conditions 4.B.1.a.2. and 4.D.(3), respectively.
2. Revised Condition IV.B.1.b. (Ordinance No. 99-55) requires traffic count monitoring be conducted every third year. This frequency was approved until such time as the County believes more frequent monitoring will be necessary or at 75 percent of the approved p.m. peak hour trips, whichever occurs first. The latest traffic monitoring was conducted on August 5, 2009. The results of the monitoring revealed that the project was generating 298 trips (163 Inbound/135 Outbound) of the 1,260 p.m. peak hour trips (23.65%) approved for the project. It is noted that these counts are significantly different from the counts last conducted for the project on September 7, 2005, which identified 1,022 trips (81.1 percent of the approved trips). While there is only a small non-residential component of the project, which has not decreased, it is assumed that the disparity is largely attributable to the conduct of seasonal counts when a large portion of the community may have been residing at their primary residences. Future counts, if applicable, should be conducted with seasonal residency in mind in order to attain accurate counts.
3. The developer has acknowledged submittal of the following monitoring programs to all appropriate agencies: surface water [Condition 4.D.(2)] and ground water quality [Condition 4.D.(4)]; and sewer line monitoring [Condition 4.I.(2)].
4. The developer alleges that the required wetland monitoring was completed in 2002 in accordance with Condition 4.D.(7). The Condition required the monitoring of herbaceous mitigation areas for a three-year period and the forested mitigation areas for a five-year period to ensure survival rates (85 percent) of planted species, species diversity composition, spreading and exotic species encroachment.

DEVELOPER OF RECORD

Woodlands Country Club Associates, 8301 Park Boulevard, University Park, FL 34201 is the firm 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.