



ARS

Annual Report Summary

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DRI #66 - TARA MANATEE COUNTY RY 2008-09

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, 2013.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)	RETAIL OR OFFICE (Sq. Ft.)	HOTEL (Rooms)
I	1980-1994	719	84,901	0
II	1995-2003	299	17,700	0
III	1996-2013	1,701	295,635	79
TOTAL		2,719	398,236	79

On October 6, 2009, the Developer submitted a Notice of Proposed Change application requesting the following modifications of the Development Order, which remain under consideration by Manatee County:

- extend the Phase III buildout date by an additional two-year period (to 2015);
- recognize a prior conversion of 36,869 sq. ft. of Retail for 79 Hotel Rooms, which have been subsequently constructed;

- establishment of a Tara Phase III-BB on the Master Development Plan at the southwest corner of the S.R. 70/Tara Boulevard intersection;
- addition of one “Right-In/Right-Out” only access point along S.R. 70 associated with proposed Phase III-BB;
- allow the transfer of a maximum of 19,500 sq. ft. of Commercial to Phase III-BB from Phase III-R, III-V and/or III-Z;
- allow approximately one-acre impact to wetland within Phase III-BB site with corresponding mitigation;
- approve a Land Use Equivalency Matrix to allow limited conversion(s) between approved project uses; and
- recognize “Assisted Living Facility” (to a maximum of 300 ALF units) and Mini-Warehouse (to a maximum of 115,000 sq. ft.) as allowable project uses within Phases III-AA, III-R, III-U, III-V and/or III-Z. Future development of these uses shall require a corresponding reduction of other project use(s) at the rates prescribed in the Land Use Equivalency Matrix.

PROJECT STATUS

Development this Reporting Year: it appears that 79 hotel rooms were completed. In addition, the Developer has disclosed that construction of 40,600 sq. ft. of Retail on Lot 4 has been initiated.

Cumulative Development: a total of 2,074 residential units have been completed in addition to 109,779 sq. ft. of Retail/Office (i.e. 101,779 sq. ft. of Retail/8,000 sq. ft. of Office), and two 18-hole golf courses have all been developed.

Projected Development: The developer anticipates completion of: 40,600 sq. ft. of Commercial (Phase III-U/Lot 4) and potential development of a Hotel Site (Phase III-U/Lots 1), Retail/Office (Phases III-U/Lot 1, III-U & III-Z/Lots 5 & 6) and/or Restaurant (Phase III-U/Lot 2).

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has provided the results of semi-annual “Water Quality and Flow Monitoring” as conducted on May 20, 2009 and September 29, 2009. The results indicated that the measured parameters “are in compliance with applicable State Water Quality Standards” with the exception of dissolved oxygen and total coliform levels at a couple of the sampling locations during each monitoring event. It is assumed that these variations are attributable to the area.
2. The Developer has previously asserted that all required Tara Boulevard/S.R. 70 intersection improvements have been completed, as well as the installation of traffic signals at the S.R.70/I-75 northbound and southbound on-ramps.
3. The Developer conducted traffic monitoring during 2009 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 “C” (Northbound traffic) and LOS “D” (Southbound traffic), each acceptable levels of service. The S.R. 70/Tara Boulevard intersection 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. Updated monitoring results shall continue to 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 along S.R. 70 at the various intersections between the project and U.S. 301.

DEVELOPER OF RECORD

Lake Lincoln LLC, 3050 N. Horseshoe Drive, Suite 105, Naples, FL 34101-7911 is 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. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.