



ARS

Annual Report Summary

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DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY RY 2009-10

On June 3, 1992, Manatee County Board of County Commissioners adopted a Development Order (Ordinance No. 92-31) for this 286-acre multi-use project located north of University Parkway, east of U.S. 301 in southwestern Manatee County.

On January 4, 1994, Manatee County adopted Ordinance No. 93-54 as an amendment to the DRI and settled an appeal of the original Development Order by the Florida Department of Community Affairs. The amendment authorized a 20-month and 15-day extension of the buildout dates (to September 15, 1999 for Phase 1 and September 15, 2004 for Phase 2), as a result of the appeal process. Specific Phase 2 approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has been previously amended six times, most recently on August 5, 2008 (Ordinance No. 08-21). The amendments have cumulatively: granted specific approval of Phase 2, authorized cumulative extensions of the phase buildout and Development Order expiration date of eight years, eight months and 14-days (exclusive of an additional three-year extension subsequently granted by Manatee County for Phase 2 and the Development Order expiration date in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S.); modified the development entitlements; authorized an exchange of 510 independent senior housing units and an 85-bed group care facility for 383 multi-family units; increased Phase 2 Commercial uses by 18,289 sq. ft. (to 203,289 sq. ft. less 10,000 sq. ft. for Office); recognized construction of a stand-alone Walgreens facility; increased the maximum “canopied” Commercial to 54,560 sq. ft.; and added an access point along Lockwood Ridge Road. The revised Development Order expiration date is September 14, 2011.

The approved phasing schedule is as follows:

LAND USES	PHASE 1 (1992 - 9/14/2006)	PHASE 2 (1998 - 9/14/2011)	TOTAL
RESIDENTIAL (UNITS)			
Single-Family Detached	150	0	150
Single-Family Attached	150	0	150
Single-Family Semi-Detached	100	0	100
Multi-Family	0	383	383
SKILLED NURSING (BEDS)	120	0	120
COMMERCIAL (SQ. FT.)	250,000	193,289 ^{1,2}	443,289 ²
OFFICE (SQ. FT.)	0	10,000	10,000

NOTES:

1. Per Ordinance No. 08-21, “the maximum Commercial space allowed shall be 203,289 sq. ft. less any [additional]... Office,” an alternative use.
2. The represented Phase 2 commercial entitlements (i.e. 203,289 sq. ft.) are exclusive of 54,560 sq. ft. of canopies cumulatively approved for the project.

PROJECT STATUS

Development this Reporting Year: re-development of the shopping center was initiated.

Cumulative Development: 400,389 sq. ft. of retail space, a 120-bed Skilled Nursing facility, 150 single-family detached units, 150 single-family attached units, 100 single-family semi-attached units and 240 multi-family residential units have all been constructed to date.

Projected Development: the developer anticipates completing the commercial re-development during the next reporting cycle, including removal of a portion of the existing shopping center, expansion of Wal-Mart facility, and development of an outparcel for a Walgreens.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 5.B.(3) requires the developer to submit an Annual Traffic Monitoring Report. The results of the March 9, 2010 monitoring event revealed that the project is currently generating 2,487 p.m. peak hour trips (i.e. 1,244 Inbound/1,243 Outbound) of the approved 2,651 trips. As required, traffic monitoring shall continue through project buildout.
2. The developer has previously submitted a copy of the *Master Drainage Plan* in accordance with Condition 5.G.(1) of the Development Order.
3. Condition 5.G.(3) obligates the developer to conduct semi-annual surface/groundwater monitoring. Such requirement shall continue through four years following the issuance of the last Certificate of Occupancy, with results provided in each respective Annual Report. Following approval of the Development Order (including this stipulation), Manatee County staff subsequently agreed to allow a reduction in the frequency of such monitoring from twice to once per year, in association with the "wet" season. During the 2009-10 reporting period, such monitoring was performed on March 9, 2010 and the results were submitted in conjunction with the current Annual Report.
4. Condition 5.H.(1) requires the developer to prepare a hazardous substances and hazardous waste management plan within one year of the Effective Date of the Development Order. In lieu of this requirement, the developer has previously submitted a copy of a "*Biomedical Waste Management Contract*" between the skilled nursing facility (Life Care Center of Sarasota) and Medico Environmental Services, Inc. Although the initial contract was effective for a one year period, it can be renewed in yearly increments without further action by the parties. Similar contracts shall be provided to address similar, future facilities if and when appropriate.

DEVELOPER OF RECORD

The following firms are jointly responsible for adhering to the Conditions of the Development Order:

Wal-Mart Stores East, L.P. 2001 S.E. 10 th Street Bentonville, AR 72716-0550	University Parkway Associates 3455 Chagrin Boulevard Chagrin Falls, OH 44022
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The following additional parties own undeveloped parcels within the project:

Kamco Properties, LLC 5640 West Maple Road, #101 West Bloomfield, MI 48322 (Parcel #2040810059)	First Bank 1301 6 th Avenue West Bradenton, FL 34205 (Parcel #2040810259)	Divosta Homes/Pulte Homes 100 Bloomfield Hills Parkway Bloomfield Hills, MI 48304 (Parcel #2040817759)
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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.