



# ARS

## Annual Report Summary

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**DRI #66 - TARA  
 MANATEE COUNTY  
 RY 2009-10**

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 originally 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 Development Order has been amended nine times, most recently on June 3, 2010 (Ordinance No. 10-50). 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; authorization to construct a single 160-Room Hotel (or two 80-room Hotels) in exchange for 74,667 sq. ft. of Commercial; renaming of Parcels "II-H" and "II-I" to Parcel "III-Z" and "III-AA," respectively; recognized a prior conversion of 36,869 sq. ft. of Retail for 79 Hotel Rooms, which have been subsequently constructed; recognized "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; and established a Land Use Equivalency Matrix to allow limited conversion(s) between approved project uses. and increased the Subphase III-R Commercial by 75,000 square feet. 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 January 28, 2015.

The following constitutes the proposed/revised phasing schedule:

PHASE	BUILDOUT	RESIDENTIAL (Units)	RETAIL OR OFFICE (Sq. Ft.)	HOTEL (Rooms)
I	COMPLETED	719	84,901	0
II	COMPLETED	299	10,100	0
III	January 28, 2015	1,701	304,630	79
<b>TOTAL</b>		<b>2,719</b>	<b>399,631</b>	<b>79*</b>

\* - An additional 81 Hotel units can be constructed upon a corresponding reduction of 37,798 sq. ft. of Retail/Office uses, or pro rata share thereof.

## **PROJECT STATUS**

**Development this Reporting Year:** 15,189 sq. ft. of Commercial and the 79-room Hotel were completed in Phase III-U.

**Cumulative Development:** a total of 2,074 residential units have been completed in addition to 127,888 sq. ft. of Retail/Office (i.e. 119,888 sq. ft. of Retail/8,000 sq. ft. of Office), 79 Hotel rooms, 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 6, 2010 and September 16, 2010. The results indicated that the measured parameters “are in compliance with applicable State Water Quality Standards” with the exception of Dissolved Oxygen levels recorded at a couple of the sampling locations during each monitoring event where levels below the State standards of >5.0 mg/L were observed. It is noted that similar Dissolved Oxygen levels were recorded for these sites in the past as well as during the pre-development background water quality monitoring of the site conducted in 1982. Therefore, it is concluded that the Dissolved Oxygen levels are indicative of 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 on November 9-10, 2010 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.