



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
<http://www.tbrpc.org>

DRI #218 - GATEWAY NORTH MANATEE COUNTY RY 2009-10

On April 9, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-30) to Magnolia Management Corporation for a three-phase, 1,065-acre, multi-use project located north of Moccasin Wallow Road and west of Interstate 75 in northwestern Manatee County. Only Phase 1 of the project was specifically approved. Specific approval of the latter phases is contingent upon further transportation, air quality and affordable housing analyses.

The Development Order had been amended five times, most recently on December 2, 2010 (Ordinance No. 10-44). The amendments have cumulatively: extended each of the phase buildout dates and the project commencement date; recognized various land use exchanges; eliminated two of the formerly approved external access points and relocated a third; classified 130.2 acres of commercial, office and office/service center as “mixed use”; modified various land use acreages; modified the internal roadway network; modified entitlements between conceptually and specifically-approved phases; modified the Land Use Equivalency Matrix to recognize alternative uses; authorized residential development on currently designated school site if not requested by the School Board within three years of infrastructure completion adjacent with school site; authorized alternative school facilities on Parcel “M” of the General Development Plan; extended the frequency of monitoring from “Annual” to “Biennial” reports; and updated information pertaining to the authorized agent and Developers. Due to 2007 revisions to Subsection 380.06(19)(c), F.S., each of the project phases and the Development Order expiration dates were extended by “automatic” three-year periods. As revised, the Development Order expires on February 20, 2022.

The approved phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL			RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	OFFICE/ WRHSE. (Sq. Ft.)
		Single Family	Multi-Family	Townhomes			
1	February 20, 2022	1,685	578	265	386,000	154,000	100,000
2*	February 20, 2025	0	144	0	0	406,500	150,000
3*	February 20, 2027	0	0	128	59,200	400,000	147,500
TOTAL*		1,685	722	393	445,200	960,500	397,500

* - Phases 2 & 3 are conceptually approved only. Specific approval shall require further transportation, air quality and affordable housing analyses in accordance with Chapter 380.06, F.S.

In lieu of preparing a formal Annual Report, the Applicant’s representative has submitted a correspondence (dated September 9, 2010) indicating that “no development pursuant to the Development Order has occurred since the submission of the August 23, 2008 to August 22, 2009 Annual Report submitted in September 2009.” Submittal of such correspondence in lieu of a Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.

PROJECT STATUS

Development this Reporting Year: no development activity was initiated during the reporting period.

Cumulative Development: besides construction of the entry roadway, development is essentially limited to the construction of a fire station and a Sales Center.

Projected Development: no development activity(ies) has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Prior to specific Phase II approval, the developer shall: construct the extension of the I-75 frontage road through the project and an internal collector road linking Moccasin Wallow Road and Buckeye Road [Condition 6.A.(2)]; and establish a Transportation Systems Management program to measure the peak hour trips diverted through implementation of TSM measures [Condition 6.A.(8)]. The results of the Program shall be included in all subsequent Annual Reports.
2. Upon the issuance of Certificates of Occupancy for 120,000 sq. ft. of retail space (or the equivalent), the developer is required to initiate an annual p.m. peak hour traffic count monitoring program for all project entrances. Results of the traffic monitoring shall be submitted with each subsequent Annual Report. [Condition 6.A.(7)]
3. Condition 6.A.(9)2./Table 3 identifies the required Phase I roadway improvements required upon the generation of 723 net external p.m. peak hour trips. The Developer has asserted that the threshold has not been reached at this time. The status of these improvements (or applicability thereof) shall continue to be described within all future Annual Reports.
4. Condition 6.B.(5) requires the developer to prepare and submit a *Wetland Management and Mitigation Plan* to TBRPC prior to any wetland alteration. Such Plan was initially submitted for “Artisan Lakes/Phase I (Subphases A, B & C)” in association with the RY 2006-07 Annual Report. The status of this Condition shall be continually updated and/or provided within all future Annual Reports, as applicable.
5. The developer has previously submitted a graphic entitled “*Post-Development Master Drainage Plan*” in accordance with Condition 6.F.(1).
6. While the developer previously instituted a surface water quality monitoring program in accordance with Condition 6.F.(5), Manatee County Environmental Management Department subsequently determined that “ongoing monitoring is not required to continue for surface water for this project” due to “minimum sample size required for assessment of impaired waters.” A copy of Manatee County’s determination was included within the RY 2006-07 Annual Report.
7. Per Condition 6.F.(6), the Developer previously submitted a ground water quality monitoring program subsequently approved by Manatee County on January 13, 2006. While such monitoring has been conducted and submitted in accordance with this condition, the Developer has requested a “temporary monitoring exemption due to no construction activity” in a March 20, 2008 letter to Manatee County. Manatee County’s response to this request has not been identified and/or provided by the Developer. Prior Ground Water monitoring results were included in this Annual Report.
8. Prior to any further development approvals, the developer shall submit a *Non-Potable Water Use Plan*, as required by Condition 6.H.(5).

9. The developer shall prepare and submit a *Hazardous Substances and Hazardous Waste Management Plan* prior to “development approvals for any nonresidential land use within the Project,” as stated in Condition 6.J.(2).

DEVELOPER OF RECORD

The following developers are jointly responsible for adhering to the terms and conditions of the Development Order:

PRI Attention: Mr. Kent Money 5 Triad Center, Suite 325 Salt Lake City, UT 84180	Taylor Woodrow Communities of Artisan Lakes, LLC Attention: Mr. Steve Kempton 501 N. Cattlemen Road, Suite 100 Sarasota, FL 34232
---	--

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.