



# BRS

## Biennial Report Summary

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### DRI #66 - TARA MANATEE COUNTY RYs 2012-14

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; extension in the frequency of monitoring to Biennial (due even-numbered years); 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. The buildout and Development Order expiration dates were further extended in association with HB 7207 (2011 legislation), as well as Executive Orders enacted by the Governor in 2011 due to the threat of wildfires and 2012 due to the threat of Tropical Storms Isaac & Debby. The buildout and Development Order expiration dates have jointly been extended to April 20, 2021.

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	April 20, 2021	1,701	268,227*	157*
<b>TOTAL</b>		<b>2,719</b>	<b>363,228*</b>	<b>157*</b>

\* - As recognized in Ordinance No. 10-50, 36,869 sq. ft. of Retail was previously converted for 70 Hotel rooms. An additional 36,403 sq. ft. of Retail was subsequently converted to 78 more Hotel rooms as reflected in the "Tara Development Tracking Table" included as part of the RYs 2012-14 Biennial Report.

## **PROJECT STATUS**

**Development this Reporting Period:** no development activity(ies) was initiated and/or completed.

**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:** 22,491 sq. ft. of Retail in Phase III-U on Lot 4, a 5,500 sq. ft. Restaurant (i.e. a Retail use) in Phase III-U on Lot 2, and a 130-unit Assisted Living Facility community in Phase III-R on Lots 8-11 & 13.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer is obligated to conduct semi-annual “Water Quality and Flow Monitoring” with the results provided in all subsequent Biennial Reports. No such monitoring was conducted and/or provided for the 2012-14 reporting period. Since no development activity transpired during this time period, the lack of monitoring is acceptable to the Tampa Bay Regional Planning Council. However, it is anticipated that such monitoring will resume upon continuance of development activity(ies). Prior monitoring results did indicate exceedances of State standards for the following parameters: Dissolved Oxygen, Biochemical Oxygen and Total Coliform Bacteria. However, these exceedances were consistent with the pre-development baseline monitoring conducted in 1982.
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 October 22 & 28, 2014 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 “D” (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 shall continue to be conducted and submitted in conjunction with 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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.