



# ARS

## Annual Report Summary

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### **DRI #202 - UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB MANATEE COUNTY RY 2015-16**

On May 15, 1984, Manatee County adopted a Master Development Order for Circle-N-Bar Ranch (DRI #101), in which the aforementioned project site was designated as Increment 2. On September 27, 1993, Woodlands Country Club Associates, Inc. was granted a Development Order (Ordinance 93-21) for the Unnamed Exclusive Golf and Country Club Development of Regional Impact, to be located in southern Manatee County, west of I-75 and south of the Braden River.

The Development Order has been amended a total of six times, most recently on December 6, 2012 (Ordinance 12-20). The amendments have cumulatively: modified the project acreage generally associated with DRI #154 - Arvida Corporate Park; extended the buildout and Development Order expiration dates [inclusive of extensions granted in association with 2007 legislation (revisions to Subsection 380.06(19)(c), F.S.), 2010 legislation (SB1752), 2011 legislation (HB7207), and 2011 & 2012 Executive Orders enacted by the Governor]; acknowledged the developer's election to construct 200 additional residential units (Option 2); eliminated the Timber Lake Drive extension to the western property line; modified the frequency of traffic count monitoring to every third year until the earlier of a request by Manatee County or the generation of 75 percent of the approved p.m. peak hour trips; reduced the Country Club/Quality restaurant by 3,000 sq. ft. (to 32,000 sq. ft.) and eliminated the (formerly approved) 40,000 sq. ft. of commercial space; modified the groundwater and surface water quality monitoring requirements; allocated 46 previously unassigned Residential units between the newly-created, 4.34-acre, Tract "L South" and the newly-created, 7.25-acre, Tract "B2"; decreased the "Right-of-Way/Open Space/Maintenance Easement and other Accessory uses" category by 11.59 acres (to 156.91) to offset the identical increase of Residential acreage (to 710.59 acres) in order to accommodate development on Tracts "B2" and "L South." The Development Order currently expires on September 29, 2026.

### **PROJECT STATUS**

The approved phasing schedule is as follows:

| PROJECT BUILDOUT | RESIDENTIAL<br>(Single Family Units) | COUNTRY CLUB/RESTAURANT<br>(Sq. Ft.) |
|------------------|--------------------------------------|--------------------------------------|
| March 22, 2022   | 1,238                                | 32,000                               |

**Development this Reporting Year:** it appears that development was limited to 11 Single-Family units.

**Cumulative Development:** 1,199 residential units, 24,600 sq. ft. of Country Club & Restaurant and 27 golf holes have all been constructed to date.

**Projected Development:** the Developer has projected that two additional Single-Family units will be completed during the next reporting period.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has previously submitted a copy of the *Option 2 Traffic Study* and the *Master Drainage Plan*, consistent with Conditions 4.B.1.a.2. and 4.D.(3), respectively.
2. Revised Condition IV.B.1.b. (Ordinance No. 99-55) requires traffic count monitoring be conducted every third year. This frequency was approved until such time as the County believes more frequent monitoring will be necessary or at 75 percent of the approved p.m. peak hour trips, whichever occurs first. The latest traffic monitoring was conducted on June 16, 2015. The results of the monitoring revealed that the project was generating 287 trips (152 Inbound/135 Outbound) of the 1,260 p.m. peak hour trips (22.78%) approved for the project. It is noted that counts have varied considerably over the past three monitoring events, ranging from 1,022 p.m. peak hour trips (in 2005) to 298 (in 2009) to 394 (in 2012). No explanation has ever been provided to address this relatively significant variation. While little development activity has transpired over the past several years, it is presumed that the disparity is largely attributable to the timing associated with the conduct of the traffic monitoring program and the potential exclusion of a large “seasonal” population. If and when future traffic monitoring is conducted, the monitoring should be conducted during peak seasonal residency periods in order to ensure the accuracy of the counts. Based on the approved traffic monitoring frequency, it is anticipated that the counts will next be collected and submitted in association with the RY 2017-18 Annual Report. However, it is possible that the project would be deemed “builtout” by that time, negating the requirement to conduct traffic monitoring and/or prepare and submit future Annual Reports.
3. The Developer acknowledged the continued conduct and submittal of surface water, groundwater and sewer line monitoring to all appropriate and relevant agencies, in accordance with Conditions 4.D.(2), 4.D.(4) & 4.I.(2) respectively.
4. The Developer indicated that the required wetland mitigation monitoring was completed in 2002 following submittal of the fifth consecutive year of monitoring, in accordance with Condition 4.D.(7). The Development Order obligation included a requirement to monitor the herbaceous mitigation areas for three years and the forested mitigation areas for five years in order to ensure survival rates of at least 85 percent for planted species, species diversity composition, spreading and exotic species encroachment.

### **DEVELOPER OF RECORD**

Woodlands Country Club Associates, Attention: John Neal, 8301 Park Boulevard, University Park, FL 34201 is the firm 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.