



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #103 - COOPER CREEK MANATEE COUNTY RYs 2000-02

On January 9, 1986, Manatee County granted a Development Order (Resolution R-85-236) to the Wilbur Boyd Corporation for the above-referenced DRI, a 605-acre, mixed-use development located northwest of the University Parkway and I-75 intersection in Manatee County.

The Development Order has been amended a total of seven times, the latest occurring on September 7, 1999 (Ordinance No. 99-40). The amendments have cumulatively:

- ! consolidated the formerly approved two phase project into a single phase;
- ! extended each of the formerly approved phases and the Development Order expiration date to December 30, 2009. The Development Order has been extended by a period of 13 years and 351 days;
- ! authorized any combination of approved land uses if the p.m. peak hour external vehicle trips anticipated are less than 2,832 trips;
- ! modify the trade-off mechanism and significantly modify the plan of development; and
- ! recognize new owners/Master Developers.

The developer has submitted a transportation analysis on April 30, 2001 to address and analyze the remaining residential and non-residential uses which do not have building permits and/or Final Plat approval. This submittal was in accordance with existing Conditions 4.A.(1) and 4.B.(1) and was required prior to December 30, 2002. On January 8, 2002, the developer jointly submitted a Notice of Proposed Change requesting: modification of the minimums and maximums associated with the land use equivalency matrix; modify Development Order Conditions to reflect current status of improvements, Concurrency Management requirements or remove those Conditions controlled by the Manatee County Zoning Ordinance; add two additional "safety" road improvements; and allow the payment of impact fees in lieu of parkland, recreation and/or open space dedication. Each of these submittals remain under review at this time.

PROJECT STATUS

The following represents the current plan of development:

| RESIDENTIAL (Units) | COMMERCIAL (Gross Sq. Ft.) | OFFICE (Gross Sq. Ft.) | MOTEL (Rooms) |
|------------------------|-------------------------------|---------------------------|------------------|
| 880 | 745,000* | 140,000 | 250 |

* - The Development Order identifies 886,000 gross sq. ft. of commercial development. This amount was reduced by 141,000 sq. ft. (in the above Table) to account for a "double counting" experienced by the addition of the anticipated square footage of Motel development.

Development this Reporting Year: 116 single-family homes and a 83-room motel are currently under construction. It appears that 80,666 sq. ft. of commercial space has been completed. The developer has also reported that the extension of Cooper Creek Boulevard north and west of Honore Avenue is under construction.

Cumulative Development: completed development would be limited to a 242,336 sq. ft. outlet center, a 135,112 sq. ft. Home Depot facility and a 6,668 sq. ft. Carrabbas restaurant. This equates to 384,116 sq. ft. of commercial development.

Projected Development: no specific development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. As stated in Condition 4.O.(2)l., the developer is required to provide the following within each Annual Report: verification of maintenance of Acceptable Levels of Service on roadways within Study Area [Condition 4.B.(3)]; surface water quality [Condition 4.D.(2)] and groundwater quality [Condition 4.D.(3)] monitoring results; and the monitoring results of mitigation areas [Condition 4.D.(6)]. The developer has provided a copy of the surface water quality monitoring results, as conducted on October 4, 1999 and April 4, 2000. However, the developer has previously asserted that the remaining Condition requirements would not be applicable at this time since no additional development has been initiated during the reporting year.
2. Revised Condition 4.B.(5) requires the developer to provide a minimum of one bus bay at each commercial area and one near the project entrance. The developer shall address the current status of this Condition as it applies to the existing commercial parcel within the next Annual Report.
3. Condition 4.B.(6) stipulates that the following transportation improvements are required prior to the issuance of Certificates of Occupancy for the next Phase I development. The status of each of these improvements shall be addressed in the next Annual Report.
 - ! signalize the University Parkway/Cooper Creek Boulevard intersection;
 - ! provide a 500' westbound right-turn deceleration lane on Cooper Creek Boulevard at University Parkway; and
 - ! provide an additional southbound left-turn lane on Cooper Creek Boulevard at University Parkway. The details and queuing lengths are also addressed within this Condition.
4. The developer shall elect an energy officer to establish an energy plan, monitor energy use and promote energy conservation. Such report should have been included in the 1997-98 Annual Report as required by Condition 4.L.(2). The developer has not addressed compliance with this Condition.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

The following property owners are dually responsible for adherence to the Conditions of the Development Order:

| | |
|---------------------------|---|
| <i>527± - Acre Parcel</i> | County Line Road Associates, Ltd., c/o Paul Paver, Paver Development Corporation, P.O. Box 2078, Sarasota, FL 34230 |
| | Dick Road-Bend-All Hotel Development Inc., Walden Avenue-Bend-All Hotel Development Inc., WR-I Associates, Ltd., 8441 Cooper Creek Boulevard, University Park, FL 34201 |
| <i>77± - Acre Parcel</i> | SOS Associates, Ltd., 425 Lexington Ave., New York, NY 10017 |

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of *Summary of Development Order Condition #4*, above. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.