



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #190 - UNIVERSITY COMMONS MANATEE COUNTY RY 2001-02

On June 3, 1992, Manatee County Board of County Commissioners adopted a Development Order (Ordinance No. 92-31) for this 286-acre multi-use project located north of University Parkway, east of U.S. 301 in southwestern Manatee County.

On January 4, 1994, Manatee County adopted Ordinance No. 93-54 as an amendment to the DRI and settled an appeal of the original Development Order by the Florida Department of Community Affairs. The amendment authorized a 20-month and 15 day extension of the buildout dates (to September 15, 1999 for Phase I and September 15, 2004 for Phase II), as a result of the appeal process. Specific Phase II approval is contingent upon further Chapter 380.06, F.S. analysis of transportation, air quality and housing.

The Development Order has been amended four additional times, the latest occurred on March 12, 2002 (Ordinance No. 02-19). The amendments have cumulatively: authorized eight years, eight months and 14-day extensions of the Phase I and Phase II buildout dates (to September 14, 2003 and September 14, 2008, respectively); modified the development entitlements; and authorized construction of a "right-in/right-out" only access at the University Parkway/Tuttle Avenue intersection. The anniversary date for the Annual Report is April 15th.

The approved phasing schedule is as follows:

LAND USES	PHASE I (1992-2003)	PHASE II (1998-2008)	TOTAL
RESIDENTIAL			
Single-Family Detached (Units)	150	0	150
Single-Family Attached (Units)	150	0	150
Single-Family Semi-Detached (Units)	100	0	100
Skilled Nursing (Beds)	120	0	120
"Independent Senior Housing" (Units)	0	510	510
"Group Care Facility" (Beds)	0	85	85
COMMERCIAL (SQ. FT.)	250,000	175,000	425,000
OFFICE (SQ. FT.)	0	10,000	10,000

PROJECT STATUS

Development this Reporting Year: the 400 single-family residential units are currently under permit review, while some of the Phase II commercial development is under construction.

Cumulative Development: 237,437 sq. ft. of retail space and a 120-bed Skilled Nursing facility have been constructed to date.

Projected Development: it is anticipated that the developer will complete a portion of the Phase II commercial development currently under construction.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has stated that the traffic study, prepared in conjunction with the recent amendment, adequately suffices for the traffic count monitoring required at all project entrances, as outlined in Condition 5.B.(3) of the Development Order. Council staff does not object to this assertion but anticipates the results of the traffic count monitoring to resume and be included in next year's Annual Report.
2. The developer has submitted a copy of the Master Drainage Plan Condition with the RY 2001-02 Annual Report, in accordance with Condition 5.G.(1) of the Development Order. The Plan was previously approved by the Southwest Florida Water Management District.
3. In accordance with Condition 5.G.(3), the developer submitted results of the semi-annual Surface/Groundwater Monitoring Program as conducted on May 1, 2001 and October 29, 2001. Monitoring shall continue through four years following the issuance of the last Certificate of Occupancy.
4. Condition 5.H.(1) requires the developer to prepare a hazardous substances and hazardous waste management plan within one year of the Effective Date of the Development Order. In lieu of this requirement, the developer has submitted a copy of a "Biomedical Waste Management Contract" between the skilled nursing facility (*Life Care Center of Sarasota*) and Medico Environmental Services, Inc. within the RY 2000-01 Annual Report. Although the initial contract is effective for a one year period, it states that it will be renewed for successive one year periods without further action by the parties. Similar contracts shall be provided to address similar, future facilities if and when appropriate.

DEVELOPER OF RECORD

The following parties have all been identified as owners/developers and would therefore all be responsible for adhering to the conditions of the Development Order:

- University Commons Land Development LLC, 515 N. Flagler Drive, West Palm Beach, FL 33410;
- University Walk LLC, 12995 S. Cleveland Avenue, Suite 214, Ft. Myers, FL 33907;
- Centex Homes, 301 N. Cattlemen Road, Suite 108, Sarasota, FL 34232;
- 950 Cambridge Corporation, 65 Allerton Street, Boston, MA 02119; and
- Health Care REIT, Inc., One Seagate Suite #1500, Post Office Box 1475, Toledo, OH 43603-1475

DEVELOPMENT ORDER COMPLIANCE

The project is proceeding in a manner consistent with the Development Order. It is requested that the developer include the materials identified in *Summary of Development Order Condition #4* (above) in the next Annual Report. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.