



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #202 - UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB MANATEE COUNTY RY 2001-02

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 four times, the latest occurring on April 24, 2001 (Ordinance 01-19). The amendments have cumulatively: modified the project acreage generally associated with DRI #154 - Arvida Corporate Park; extended the buildout date of the project to December 30, 2007 (a five year, 11 month and 30 day extension); extended the Development Order expiration date to July 8, 2012 (a three year, nine month and 11 day extension); 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% 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; and modified the groundwater and surface water quality monitoring requirements. The anniversary date for the Annual Report is September 27th.

PROJECT STATUS

The revised phasing schedule is as follows:

PROJECT BUILDOUT	RESIDENTIAL (Single Family Units)	COUNTRY CLUB/RESTAURANT (Sq. Ft.)
December 30, 2007	1,238	32,000

Development this Reporting Year: it appears that 230 residential units were constructed during the reporting year.

Cumulative Development: 1,010 residential units, 27 golf holes, and 8,600 sq. ft. of Country Club & Restaurant have all been constructed to date.

Projected Development: the developer anticipates construction of 90 additional residential units over the next two reporting periods.

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. The developer last provided traffic count data in conjunction with this (RY 2001-02) Annual Report. Revised Condition IV.B.1.b. (Ordinance No. 99-55) requires traffic count monitoring be conducted every third year. This frequency of reporting has been 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 results of the August 20, 2002 traffic counts revealed that the project is generating 303 p.m. peak hour trips. These trips constitute approximately 24 percent of the of the 1,260 p.m. peak hour trips approved for the project.
3. The developer has acknowledged submittal of the following monitoring programs to all appropriate agencies: surface water [Condition 4.D.(2)] and ground water quality [Condition 4.D.(4)]; and sewer line monitoring [Condition 4.I.(2)].
4. The required wetland monitoring was conducted on August 7, 2002 and provided in the annual report, as required by Condition 4.D.(7). The photos (included in the Annual Report) illustrated a panoramic view of the wetland mitigation area south of Parcels Y & Z and random photographs of the 1.15-acre conservation area. Wildlife observed included numerous bluegills and schools of minnows.

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

DEVELOPER OF RECORD

Woodlands Country Club Associates, 3711 Cortez Road West, Bradenton, FL 34210 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.