



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #66 - TARA
 MANATEE COUNTY
 RY 2002-03**

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 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 a total of five times, the latest occurring on August 10, 2001 (Ordinance No. 01-44). The amendments have cumulatively approved: a postponement for the siting of an elevated water tower; modifications of the project entitlements and phasing schedule; relocated commercial use from the west side to the east side of Tara Boulevard; extensions of the Phases II and III buildout dates as well as the Development Order expiration date; identified the transportation improvement requirements associated with the latter phases; and a requirement to initiate a transportation monitoring program in 2003. The Development Order expires on November 13, 2007. The anniversary date for the Annual Report is November 13th.

The revised phasing schedule is as follows:

PHASE	BUILDOUT	RESIDENTIAL (Units)	RETAIL OR OFFICE (Sq. Ft.)
I	1980-1994	719	84,901
II	1995-2003	299	17,700
III	1996-2007	1,701	258,899
TOTAL		2,719	361,500

*NOTE: Residential units represent any combination of single family and multi-family units. The developer is authorized to construct a 150-room Hotel in lieu of 70,000 sq. ft. of commercial space.

On November 5, 2002, the developer submitted a Notice of Proposed Change application, which remains under review, to request the following modifications of the Development Order:

- add 75,000 sq. ft. of commercial use to Subphase III-R;
- allow for the exchange of 4,667 sq. ft. of commercial use for 10 hotel rooms;
- request the ability to construct two 80-unit hotels;
- allow transfer of commercial space from Subphase III-R to Subphase II-H, III-V and III-U.

PROJECT STATUS

Development this Reporting Year: The developer has completed 240 multi-family residential units during the reporting year. An additional 156 multi-family residential units and 15,007 sq. ft. of commercial development remain under construction.

Cumulative Development: a total of 1,866 dwelling units, 95,001 sq. ft. of commercial space, 8,000 sq. ft. of office space and two 18-hole golf courses have all been developed to date. In addition, the Tara Boulevard extension has been completed.

Projected Development: The developer anticipates the following development activities during the next reporting year: residential development within Phases III-D, III-G, III-H, III-J, III-K, III-L, III-N, III-O, III-P, III-Q; commercial development within Phase III-Y; and construction of the Stone River Road extension and I & U access roads.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has indicated that the water quality analysis “Construction Phase Monitoring” has been performed and provided to the appropriate review agencies.
2. Condition 7.E. identifies the required transportation improvements required for development which generates more than 813 p.m. peak hour trips. The developer has confirmed that all of these improvements have been completed. These improvements consisted of: construction of a northbound/right-turn lane, a northbound/left-turn lane, a southbound/right-turn lane and extension of the westbound left turn lanes, all at the Tara Boulevard/S.R. 70 intersection; and signal installation at the S.R.70/I-75 northbound and southbound on-ramps.
3. The developer conducted traffic monitoring during 2003 in accordance with Condition 7.F. In conclusion, the segment of I-75 between University Parkway and S.R. 70 and the S.R. 70/Tara Boulevard intersection are operating at acceptable levels of service (LOS “C” and “D”, respectively). 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. The monitoring shall be included in all future Annual Reports.
4. In accordance with Condition 8.D.(1), the developer has identified the daily traffic volumes for the following locations: S.R. 70/west of U.S. 301; S.R. 70 from U.S. 301 to the end of 4 lanes (located east of I-75); and the Tara Boulevard/S.R.70 intersection.

DEVELOPER OF RECORD

Tara-Manatee, Inc., 2666 Airport Road South, Naples, FL 33962, remains 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.