



# BRS

## Biennial Report Summary

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**DRI #271 - ROBINSON GATEWAY  
 MANATEE COUNTY  
 RYs 2016-18**

On April 2, 2015, Manatee County granted a Development Order (i.e. Ordinance No. 15-14) to MW Gateway Development, LLC. The 288± acre mixed-use project is situated in northwest Manatee County. The project is located along the northern side of Moccasin Wallow Road, north of Erie Road, less than one mile east of Interstate 75 and immediately northwest of the Parrish Lakes DRI and east of the existing Gateway North DRI. The project's northern limits are approximately 2.5 miles south of the Hillsborough County line. The Development Order expires on December 31, 2026.

The following constitutes the approved entitlements with an established buildout date of December 31, 2025:

RESIDENTIAL (Units)		RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	MOVIE THEATRE (Seats)	HOTEL (Rooms)
Single-Family Attached (Condos/THs)	Multi-Family				
320	222	900,000	600,000	1,750	350

**PROJECT STATUS**

**On behalf of the Developer, Ms. Rachel Layton of ZNS Engineering submitted a correspondence dated July 23, 2018 in lieu of a formal Biennial Report. The correspondence indicated that “there has been no development within the Robinson Gateway DRI to date.” Submittal of such correspondence in lieu of a formal Report is authorized under Subsection 380.06(18). Therefore, the following development and compliance representations would be identical to those previously reported, as presented below.**

**Development this Reporting Year:** no development activity occurred during the reporting period.

**Cumulative Development:** no reported development activity has occurred to date.

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

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Table A(1) under Development Order Condition 5.A.(1), identifies the roadway improvements and the Developer's corresponding proportionate share obligations associated with improvements along Moccasin Wallow Road, U.S. 301 and Carter Road. Each improvement has been assigned an independent threshold in which time the corresponding proportionate share must be provided.

Those improvements are as follows:

#	ROAD	LOCATION/LIMITS	IMPROVEMENT	PROJECT TRIP THRESHOLD	PROP. SHARE
1	Moccasin Wallow Rd.	Moccasin Wallow Rd./ Carter Rd. Intersection	Construct separate SB LT and additional EB Through Lanes (tapering to 1-Lane ¼ mile east of Intersection)	1,751	62.7%
2	Moccasin Wallow Rd.	Moccasin Wallow Rd./ Project Driveway #1 (aligning w/ Buffalo Rd.)	Construct SB RT & EB LT Lanes as well as additional EB & WB Through Lanes	2,167	100%
3	Moccasin Wallow Rd.	Moccasin Wallow Rd./ U.S. 301 Intersection	Construct EB LT Lane	2,315	66.3%
4	Moccasin Wallow Rd.	Moccasin Wallow Rd./ U.S. 41 Intersection	Construct WB LT Lane	2,463	62.2%
5	Moccasin Wallow Rd.	Moccasin Wallow Rd./ Project Driveway #2 (~0.2 miles east of Buffalo Rd.)	Construct EB LT, WB RT & SB RT Lanes as well as additional EB & WB Through Lanes	2,523	100%
6	Moccasin Wallow Rd.	I-75 NB Ramp to ¼ mile east of Buffalo Rd.	Widen from 4- to 6-Lanes	2,541	75.2%
7	Moccasin Wallow Rd.	¼ mile east of Buffalo Rd. to ¼ mile east of Carter Rd.	Widen from 2- to 4-Lanes		
8	Moccasin Wallow Rd.	Moccasin Wallow Rd./NB I-75 Ramps Intersection	Install Traffic Signal Control	2,760	27.3%
9	U.S. 301	U.S. 301/S.R. 62 Intersection	Construct WB LT Lane	2,760	50.1%
10	Carter Rd.	Carter Rd./Project Driveway #3 Intersection	Construct NB LT, EB LT & EB RT Lanes	2,968	100%

2. *“At the time of submittal of a proposed Final Site Plan for fifty percent (50%) of the approved density and intensity of the Project, the Developer shall complete a transit analysis to determine whether public transit is required at that time... At such time that MCAT has established a plan for service to the Project and coordinated needed location(s) for a transit stop with Developer, Developer shall accommodate the requisite stop(s) within the Project.” [Condition 5.A.(3)]*
  
3. As presented above, transportation mitigation was assigned at various trip thresholds. In order to determine the timing for these improvements, a biennial traffic monitoring program shall be established and instituted following permit issuance beyond 50% of the project. Such monitoring shall be conducted within 60-90 days of each Biennial Report anniversary date and continued through buildout. The results of which shall be included with the Biennial Reports submitted for the project. [Condition 5.A.(7)]

4. A minimum of 25'-30' buffers shall be employed to preserve and protect the off-site wetlands designated on Map F of the ADA. [Condition 5.B.(1)]
5. While agricultural activities may continue on site but at no greater intensity, the Applicant shall *"maintain a prudent fencing program to separate the agricultural business operations from the development areas throughout development."* [Conditions 5.B.(9) & 5.B.(10)]
6. The Developer shall provide an updated *"threatened and endangered plant and animal species"* study prior to each Final Site Plan approval. [Condition 5.B.(11)]
7. The Developer shall prepare and submit a Surface and Groundwater Monitoring Program to Manatee County and the Southwest Florida Water Management District prior to approval of the first Preliminary Site Plan. [Condition 5.E.(9)]
8. Based on the planned 542 Residential units, the Developer shall provide a minimum of 54 units that meet the definition of "affordable" or "workforce/essential worker" contained in the Manatee Land Development Code. Alternatively, the Developer may elect to contribute \$2,000/unit (in 2014 dollars) to the Manatee County Neighborhood Service Department to fulfill this obligation [Conditions 5.M.(2) & 5.M.(5)]. In accordance with Condition 5.M.(10), Biennial Reports shall include documentation regarding the sales or rental of these affordable and/or workforce housing units.

#### **DEVELOPER OF RECORD**

MW Gateway Development LLC, % Edward Vogler, Esq., Vogler Ashton PLLC, 2411-A Manatee Avenue West Bradenton, FL 34204 is the firm responsible for adhering to the conditions of the Development Order.

#### **DEVELOPMENT ORDER COMPLIANCE**

With no development activity having transpired, 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.