



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

**DRI #202 - UNNAMED EXCLUSIVE GOLF AND COUNTRY CLUB
 MANATEE COUNTY
 RY 2018-19**

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 six times, most recently on December 6, 2012 (Ordinance 12-20). The amendments have cumulatively: modified the project acreage generally associated with DRI #154 - Arvida Corporate Park; extended the buildout and Development Order expiration dates [inclusive of extensions granted in association with 2007 legislation (revisions to Subsection 380.06(19)(c), F.S.), 2010 legislation (SB1752), 2011 legislation (HB7207), and 2011 & 2012 Executive Orders enacted by the Governor]; 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 percent 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; modified the groundwater and surface water quality monitoring requirements; allocated 46 previously unassigned Residential units between the newly-created, 4.34-acre, Tract "L South" and the newly-created, 7.25-acre, Tract "B2"; decreased the "Right-of-Way/Open Space/Maintenance Easement and other Accessory uses" category by 11.59 acres (to 156.91) to offset the identical increase of Residential acreage (to 710.59 acres) in order to accommodate development on Tracts "B2" and "L South." The Development Order currently expires on September 29, 2026.

PROJECT STATUS

The approved phasing schedule is as follows:

PROJECT BUILDOUT	RESIDENTIAL (Single Family Units)	COUNTRY CLUB/RESTAURANT (Sq. Ft.)
March 22, 2022	1,238	32,000

Development this Reporting Year: it appears that no development activity transpired during the reporting year.

Cumulative Development: 1,201 residential units, 24,600 sq. ft. of Country Club & Restaurant and 27 golf holes have all been constructed to date.

Projected Development: the Developer has identified that future development will be contingent upon “market demand.”

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. In accordance with Revised Condition IV.B.1.b. (Ordinance No. 99-55), the Developer submitted results of triennial traffic monitoring (i.e. conducted every third year) as was conducted on February 28, 2018. This frequency was 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 that monitoring revealed that the project was generating 422 trips (232 Inbound/190 Outbound) of the 1,260 p.m. peak hour trips (33.49%) approved for the project. It is noted that counts have varied considerably over the past four monitoring events, ranging from 1,022 p.m. peak hour trips (in 2005) to 298 (in 2009) to 394 (in 2012) to 287 (in 2015) to 422 (in 2018). Albeit all traffic monitoring results were considerably less than the approved volume, no explanation has ever been provided to address this relatively significant variations observed and reported. While little development activity has transpired over the past several years, it is presumed that the disparity may be largely attributable to the timing associated with the conduct of the traffic monitoring program and the potential exclusion of a large “seasonal” population. If and when future traffic monitoring is next conducted, the monitoring should be implemented during peak seasonal residency periods in order to ensure the accuracy of the counts. Based on the approved traffic monitoring frequency, it is anticipated that the counts will next be collected and submitted in association with the RY 2020-21 Annual Report. However, it is possible and perhaps likely that the project will be deemed “builtout” by that time, negating the requirement to conduct traffic monitoring and/or prepare and submit future Annual Reports.
3. The Developer continued to conduct surface and groundwater monitoring, with results provided to all relevant agencies, in accordance with Conditions 4.D.(2) & 4.D.(4), respectively. All samples are/were analyzed for pH, Temperature, Dissolved Oxygen, Conductivity, Turbidity, Ammonia, Biological Oxygen Demand, Chloride, Total Coliform, Fecal Coliform, Fluoride, Nitrate, Nitrite, Total Nitrogen, Total Kjeldahl Nitrogen, Orthophosphate, Total Phosphorus, Sulfate, Total Dissolved Solids and Total Suspended Solids among other parameters. It was recognized that Surface Water (SW) Stations SW-1 & SW-2 experienced “no flow conditions” and SW-3 “was dry at the control structures” in association with samples that were attempted to be collected for the Dry Season monitoring event on April 3, 2019. Similarly, in an attempt to collect samples for the Wet Season monitoring event on August 28, 2019, it was reported that SW-2 & SW-3 exhibited “no flow conditions” and Groundwater (GW) Station GW-3 “was not accessible.”
4. The Developer has acknowledged that the required wetland mitigation monitoring was completed in 2002 following submittal of the fifth consecutive year of monitoring, in accordance with Condition 4.D.(7). The Development Order obligation included a requirement to monitor the herbaceous mitigation areas for a period of three years and the forested mitigation areas for a period of five years in order to ensure survival rates of at least 85 percent for planted species, species diversity composition, spreading and exotic species encroachment.

DEVELOPER OF RECORD

Woodlands Country Club Associates, Attention: Charles Varah, 7671 Park Boulevard, University Park, FL 34201 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.