



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RY 2003-04

On June 1, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-32) to Schroeder-Manatee, Inc. for a four phase, 2,353-acre, multi-use development located east of I-75 and north of University Parkway in southern Manatee County. The Development Order granted specific approval for only Phase I and conceptual approval of Phases II-IV.

The Development Order has been previously amended a total of six times, the latest occurred on August 23, 2003 (Ordinance No. 03-35). The modifications associated with the amendments include:

- extended the buildout date associated with each of the project phases;
- extended the Development Order expiration date (to May 26, 2024);
- revised the scheduling for transportation improvements to be trip generation based rather than date specific;
- granted specific approval through Phase III;
- modified and moved entitlements and acreages between phases;
- authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard and 75,258 sq. ft. of retail space to the Town Center;
- amended Map H to relocate a University Parkway access point and moved the Regional Commercial and Business Parcels with no change in entitlements; and
- amended certain Development Order conditions regarding transportation and affordable housing.
- removed a 106.0-acre parcel to be acquired by the Cypress Banks DRI;
- recognized a new authorized agent;
- established February 22nd as the annual reporting date;
- amended the Land Use Equivalency language to recognize latest ITE generation rates; and
- corresponding textual and map amendments to facilitate the modifications identified above.

The resulting modified plan of development is as follows:

LAND USE Buildout →	PHASE I (9/13/2011)	PHASE II (9/13/2011)	PHASE III (9/13/2011)	PHASE IV* (9/13/2019)	TOTAL
RESIDENTIAL (Units)	1,507	773	828	0	3,108
(Single-Family Detached)	(970)	(361)	(100)	(0)	(1,431)
(Single-Family Attached)	(88)	(0)	(135)	(0)	(223)
(Multi-Family)	(449)	(412)	(593)	(0)	(1,454)
RETAIL (SQ. FT.)**	362,557	305,586	0	608,115	1,276,258
(Neighborhood/Community)	(87,000)	(31,143)	(0)	(188,115)	(306,258)
(General)	(275,557)	(114,543)	(0)	(429,000)	(820,000)
(Highway)	(0)	(150,000)	(0)	(0)	(150,000)

LAND USE Buildout →	PHASE I (9/13/2011)	PHASE II (9/13/2011)	PHASE III (9/13/2011)	PHASE IV* (9/13/2019)	TOTAL
INDUSTRIAL (SQ. FT.)	0	0	30,000	778,088	808,088
OFFICE (SQ. FT.)	323,318	608,608	250,000	5,274	1,187,200
HOTEL (ROOMS)	300	300	0	0	600
HOSPITAL (BEDS)	0	150	0	0	150

* - Phase IV has only been conceptually approved. Specific approval of this Phase is pending further Chapter 380.06, F.S. review regarding transportation, affordable housing and air quality analysis.

On July 26, 2004, the developer submitted a Notice of Proposed Change application requesting the following additional modifications to the Development Order, which remain under review:

- add 1,804.7 acres located directly east of the existing University Lakes DRI (east of Lorraine Road) and include 10 new access points to serve the project (eight along the University Parkway extension and two along Lorraine Road);
- impact 2.05 wetland acres associated with the widening of University Parkway;
- change residential entitlements:
 - increase single-family detached units by 350 (Phase 3); and
 - decrease single-family attached units by 135 (Phase 3) and multi-family by 292 units (Phase 3);
- change commercial entitlements:
 - increase General/Regional Commercial by 251,578 sq. ft. (Phase 3);
 - decreasing Neighborhood/Community Commercial by 34,236 sq. ft. (Phase 1) and 31,143 sq. ft. (Phase 2);
 - decrease General/Highway Commercial by 150,000 sq. ft. (Phase 2)
- change office development: reduce business office by 58,323 sq. ft. (Phase 3)
- change Hotel/Motel development: reduce hotel/motel by 85 rooms (Phase 1) and 300 rooms (Phase 2).
- increase the acreages associated with the following land uses resulting from the proposed expansion: residential by 811.4 acres; Community Commercial by 31.0 acres; open space by 129.3 acres; recreation by 9.9 acres; wetlands by 343.2 acres; lakes by 277.4 acres; and right-of-way by 202.5 acres.
- amend the legal description, the Master Development Plan and Development Order Conditions accordingly.

PROJECT STATUS

Development this Reporting Year: the following has been completed during the reporting year:

- 80 single-family detached residential units;
- 48 multi-family residential units;
- 10,771 sq. ft. of retail space; and
- 44,287 sq. ft. of office space;

In addition, the developer has identified that 33 single-family detached units, 40 multi-family units, 64,360 sq. ft. of retail, 91,896 sq. ft. of office space, 18,603 sq. ft. of

industrial and a 120-bed hospital are currently under construction.

Cumulative Development: in total, the following development projects have been completed as of the 2003-04 reporting year:

- **RESIDENTIAL** - 1,235 single-family detached units, 88 single-family attached units and 460 multi-family units;
- **OFFICE** - 412,265 sq. ft.;
- **COMMERCIAL** - 107,567 sq. ft. of General Commercial and 52,764 sq. ft. of Neighborhood Commercial; and
- **HOTEL** - 215 rooms.

Projected Development: no specific development activity has been identified for the next reporting year. However, completion of the entitlements reflected as “under construction” (above) would be anticipated.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has conducted the required traffic monitoring of project entrances in accordance with Condition 5.A.(6). Inclusive of the Lakewood Ranch Corporate Park, the University Lakes DRI has been approved for 7,565 trips through Phase III of University Lakes. The February 10-11, 2004 monitoring revealed the following:

4,297 overall p.m. peak hour trips at project boundaries (1)

- 688 “non-project cut through trips” (2)
- 126 diverted trips (3)
- 147 “other non-project trips” (4)

3,336 net external p.m. peak hour trips (1,280 Inbound/2,056 Outbound)

FOOTNOTES:

- (1) Actual counts obtained at project driveways during the p.m. peak hour of the monitoring event.
- (2) “Non-Project Cut Through Trips” were calculated by recording and comparing the license tags entering and exiting the project site at 10-minute intervals during the p.m. peak hour of the 2002 monitoring event. The trips were not generated within the University Lakes or Lakewood Ranch Corporate Park (combined) DRIs. This percentage (16 percent) will be held constant for future reporting efforts.
- (3) Diverted trips are those trips diverted from the interstate (I-75) to travel to locations which are not the primary intended destination (i.e. gas station, convenience store, fast food restaurant...). Diverted trips are (and will be) reflective of actual annual counts.
- (4) “Other Non-Project Trips” are trips entering/exiting the interstate with intended destinations adjacent to, but not within, the project site. Such specific facilities include: the asphalt plant, the colonial properties apartment complex and the polo club. “Other non-project trips” are (and will be) reflective of actual annual counts.

2. The developer has confirmed that all of the transportation improvements required to date have been completed. As identified in the Development Order (Tables 5 & 6), further roadway and/or intersection improvements will be required upon the generation of: 4,263, 4,677, 5,345, 5,474, 5,740, 5,784, 6,005, 6,448, 6,537, 6,625 and 6,714 p.m. peak hour

trips.

3. The developer is required to submit a wetland management plan for any area to be developed prior to any wetland alteration [Condition 5.B.(4)] and a maintenance schedule for the stormwater management system prior to any site alteration [Condition 5.F.(3)]. The developer has alleged that information has been submitted in accordance with the respective Conditions.
4. The developer has provided the analysis of the annual inspection of the environmental swale systems within the annual report as required by Condition 5.F.(9).
5. The developer has previously submitted the Non-Potable Water Use and Hazardous Waste Management Plans as required by Conditions 5.H.(5) and 5.J.(1), respectively.

DEVELOPER OF RECORD

SMR Communities Joint Venture, 6215 Lorraine Road, Bradenton, FL 34202 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.