



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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### DRI #130 - CYPRESS BANKS MANATEE COUNTY

On July 18, 2005, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 05-33. The Ordinance reflects an amendment adopted by Manatee County on June 21, 2005.

#### BACKGROUND

On November 16, 1989, Manatee County granted a Development Order to Schroeder-Manatee Ranch (SMR) Development Corporation for a four-phase, 1,790-acre residential, commercial and hotel resort development in southeastern Manatee County along S.R. 70, approximately two miles east of I-75. Only Phase I had been granted specific approval.

The Development Order has been previously amended a total of seven times, the latest occurring on April 22, 2003 (Ordinance No. 03-30). The amendments have cumulatively: modified development plan; extended the buildout and commencement dates for each phase; altered the transportation requirements; added 1,097.1 acres to the east and southeast boundary of the project with no net increase in residential or commercial entitlements; added 10,174 sq. ft. of commercial uses; and added four project access points. The amendments have also granted specific approval through Phase III and extended the Development Order expiration date by five years (to August 7, 2014).

The approved phasing schedule is as follows:

PHASES	BUILDOUT	RETAIL (Sq. Ft.)	RESIDENTIAL UNITS (#)
I	August 7, 2000	0	1,405
II	August 7, 2005	203,500	1,405
III	August 7, 2010	10,174	1,406
IV	August 7, 2014	0	1,285
<b>TOTAL</b>		<b>213,674</b>	<b>5,501</b>

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- addition of 991 acres to the eastern boundary of the project;
- five new external access points;
- modifications to the various land use acreages associated with the expansion area (i.e. increases of 425.1 acres of residential, 222.7 acres of recreational uses, 248.0 acres of “Other Open Space” and 95.2 acres of Road/ROW); and
- the addition of 274 residential units to Phase IV.

The resulting plan of development is as follows:

<b>PHASES</b>	<b>BUILDOUT</b>	<b>RETAIL (Sq. Ft.)</b>	<b>RESIDENTIAL UNITS (#)</b>
I	August 7, 2000	0	1,405
II	August 7, 2005	203,500	1,405
III	August 7, 2010	10,174	1,406
IV	August 7, 2014	0	1,559
<b>TOTAL</b>		<b>213,674</b>	<b>5,775</b>

## **RECOMMENDATIONS**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on May 9, 2005, and with the Council's *Final Report* adopted on September 8, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #130 - Cypress Banks.

**DRI #130**  
**Cypress Banks**  
Manatee County  
General Location Map



0 0.4 0.8 1.2 Miles

