



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2006-07

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 initially been granted specific approval.

The Development Order has been previously amended a total of eight times, the latest occurring on June 21, 2005 (Ordinance No. 05-33). The amendments have cumulatively: modified development plan in terms of land use acreages and entitlement locations; extended the buildout and commencement dates for each phase; altered the transportation requirements; cumulatively added 2,088.1 acres to the east and southeast boundary of the project; added 10,174 sq. ft. of commercial uses and 274 residential units; and added nine project access points. The amendments have also subsequently granted specific approval for the entire project and extended the Development Order expiration date by five years (to August 7, 2014).

The approved phasing schedule is as follows:

PHASE	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>

\* - The currently approved overall residential breakdown is 4,923 single-family and 578 multi-family residential units. No breakdown of residential units by type can be located for each phase. This distinction can/should be provided as part of the next Amendment, if applicable.

### PROJECT STATUS

**Development this Reporting Year:** 428 single-family and 87 multi-family residential units were completed during the reporting period. It was identified that an additional 87 single-family units were under construction as of the end of the reporting period.

**Cumulative Development:** a total of 3,556 single-family and 352 multi-family residential units have been completed in addition to 46,856 sq. ft. of commercial development.

**Projected Development:** No specific development activity has been identified for next year. However, it would be anticipated that the above referenced development “under construction” would be completed, at minimum.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Results of the quarterly surface water quality monitoring program have been within the current Annual Report as required by Condition D.(1). The monitoring events were conducted on March 21-22, 2006, June 21 & 28, 2006, September 19 & 25, 2006 and December 11-13, 2006.
2. The developer has previously submitted the *Final Drainage Plan* for Phase I and a Non-potable Water Use Plan for landscape and irrigation, consistent with Conditions E.(7) and H.(3), respectively. The developer has alleged that subsequent *Final Drainage Plans* and non-potable water provisions have been addressed within each Preliminary Development Plan submitted and/or prior to each sub-phase construction permit issued.
3. The developer has previously executed an agreement with the Manatee County School Board to dedicate 40 acres (with the option to purchase an additional 58 acres), consistent with Condition H.(9).
4. The developer submitted the results of the annual traffic counts as conducted on March 6-7, 2007. The project, which was approved to generate 4,554 overall p.m. peak hour external trips (2,771 Inbound/1,783 Outbound), is currently generating 2,607 p.m. peak hour external trips (1,498 Inbound/1,109 Outbound).
5. The developer has created a perpetual and financially responsible entity, Lakewood Ranch Community Development District 1 (the "District"), which will be responsible for the operation and maintenance of the stormwater management systems, open space, and wetlands. It is the intention of the developer to transfer these functions to the District as areas are platted.

The project appears to be in compliance with all other conditions at this time.

## **DEVELOPER OF RECORD**

SMR Communities Joint Venture, 14400 Covenant Way, 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.