



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RY 2006-07

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 initially granted specific approval for only Phase I and conceptual approval of all the other phases.

The Development Order has been previously amended a total of seven times, the latest occurred on October 19, 2004 (Ordinance No. 04-59). The modifications have cumulatively:

- extended the buildout date associated with each of the project phases and the Development Order expiration date (to May 26, 2024);
- 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;
- amended select Development Order conditions regarding transportation and affordable housing.
- removed a 106.0-acre parcel subsequently acquired by the Cypress Banks DRI;
- established February 22nd as the annual reporting date;
- amended the Land Use Equivalency language to recognize latest ITE generation rates; and
- added 1,804.7 acres located directly east of the existing University Lakes DRI (east of Lorraine Rd.) with 10 additional access points.

The approved phasing schedule is as follows:

LAND USE	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	751	0	3,031
(Single-Family Detached)	(970)	(361)	(450)	(0)	(1,781)
(Single-Family Attached)	(88)	(0)	(0)	(0)	(88)
(Multi-Family)	(449)	(412)	(301)	(0)	(1,162)
RETAIL (SQ. FT.)	328,321	114,543	251,578	618,015	1,312,457
(Neighborhood/Community)	(52,764)	(0)	(0)	(188,115)	(240,879)
(General)	(275,557)	(114,543)	(251,578)	(429,900)	(1,071,578)
(Highway)	(0)	(0)	(0)	(0)	(0)
INDUSTRIAL (SQ. FT.)	0	0	30,000	778,088	808,088
OFFICE (SQ. FT.)	323,318	608,608	191,677	5,274	1,128,877
HOTEL (ROOMS)	215	0	0	0	215
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 January 25, 2006, the developer submitted a Notice of Proposed Change application to request the following modifications to the Development Order, which remain under review:

- changes in overall project acreage - add 53.8-acre parcel and simultaneously remove 73.0-acre parcel (to be added to the Cypress Banks DRI);
- changes to the internal roadway network;
- changes in land use acreage: reductions of 37.0 acres of Residential, 41.3 acres of Open Space, 8.8 acres of Community Commercial and 8.8 acres of Wetlands, while increasing Recreation by 8.1 acres;
- specifically approve and accelerate the Phase IV start date by five years (to 2006);
- various land use modifications in terms of entitlements and locations thereof, primarily associated with a request for specific approval of a modified Phase 4. Overall, increases of 434 single-family residential units and 378 multi-family residential units, 120,000 sq. ft. of Office and 405 hotel rooms are all proposed as well as reductions of 500,000 sq. ft. of “Regional” Retail and 760,000 sq. ft. of Industrial; and
- associated Master Development Plan modifications.

PROJECT STATUS

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

- 14 single-family detached residential units;
- 169 multi-family residential units;
- 147,156 sq. ft. of retail space; and
- 154,727 sq. ft. of office space

The developer has additionally identified that 23 single-family detached units, 110 multi-family units, 47,931 sq. ft. of retail and 117,021 sq. ft. of office space are currently under construction.

Cumulative Development: in total, the following development projects have been completed as of the 2006-07 reporting year:

- **RESIDENTIAL** - 1,337 single-family detached units, 88 single-family attached units and 922 multi-family units;
- **OFFICE** - 679,548 sq. ft.;
- **COMMERCIAL** - 394,228 sq. ft. of General Commercial and 52,764 sq. ft. of Neighborhood Commercial;
- **HOTEL** - 215 rooms;
- **INDUSTRIAL** - 18,603 sq. ft.; and
- **HOSPITAL** - 120-bed facility

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 March 6-7, 2007 monitoring revealed the following:

- 5,415 overall p.m. peak hour trips at project boundaries (1)
 - 848 “non-project cut through trips” (2)
 - 126 diverted trips (3)
 - 315 “other non-project trips” (4)
- 4,126 net external p.m. peak hour trips (1,310 Inbound/2,225 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 this information has been submitted in accordance with the respective Conditions.
 4. The developer has provided the results of the Dry Season and Wet Season Surface Water [Condition 5.F.(5)] and Groundwater [Condition 5.F.(6)] monitoring events conducted on March 9 & 14, 2006 and September 6-7, 2006, respectively.
 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, 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.