



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2007-08

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 the 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 currently-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	1,559
TOTAL		213,674	5,775

On November 19, 2007, the Developer submitted a Notice of Proposed Change application requesting the following Development Order modifications, which remain under review:

- add 176.9 acres to the project;
- add 207 residential units (i.e. 28 single-family and 179 multi-family) to the project;
- move undeveloped commercial (community shopping) from Phase II to Phase III;
- officially extend Phase III and IV buildout date and Development Order expiration date by three-year period; and
- corresponding Map H and Development Order modifications.

PROJECT STATUS

Development this Reporting Year: 136 single-family residential units and 15,000 sq. ft. of Retail were completed during the reporting period. An additional 66 single-family residential units were reportedly under construction as of the end of the reporting period.

Cumulative Development: a total of 3,992 single-family and 352 multi-family residential units have been completed in addition to 61,856 sq. ft. of commercial development.

Projected Development: No specific development activity has been identified for the next reporting 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 included within the current Annual Report as required by Condition D.(1). The monitoring events were conducted on February 21, 2007, May 9, 2007, July 30, 2007 and October 23, 2007.
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 previously indicated that drainage and non-potable water provisions continue to be 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 2,395 p.m. peak hour external trips (1,450 Inbound/945 Outbound). It is noteworthy that these trips constitute a 8.14 percent reduction from the 2,607 p.m. peak hour trips reported in conjunction with the RY 2006-07 Annual Report.
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.

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.