



# DOAR

## Development Order Amendment Report

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### DRI #130 - CYPRESS BANKS MANATEE COUNTY

On January 26, 2009, Manatee County rendered Ordinance No. 08-69 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on December 4, 2008.

#### 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 initially been granted specific approval.

The Development Order was previously amended eight times, most recently 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).

#### DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- addition of 178.4 acres and 207 residential units (i.e. 28 single-family and 179 multi-family) to the project;
- remove 1.5 acres to correspond with parcel sold for Ritz-Carlton Golf Course expansion;
- move undeveloped commercial entitlements from Phase 2 to Phase 3;
- officially extend Phase 3 and 4 buildout date and Development Order expiration date by three-year period; and
- corresponding Map H and Development Order modifications.

Inclusive of these recognized modifications, the following constitutes the currently-approved phasing schedule:

PHASE	BUILDOUT	RETAIL (Sq. Ft.)	RESIDENTIAL (Units)
1	August 7, 2000	0	1,405
2	August 7, 2005	46,856	1,405

<b>PHASE</b>	<b>BUILDOUT</b>	<b>RETAIL (Sq. Ft.)</b>	<b>RESIDENTIAL (Units)</b>
3	August 7, 2010	166,818	1,406
4	August 7, 2014	0	1,766
<b>TOTAL</b>		<b>213,674</b>	<b>5,982</b>

## **RECOMMENDATION**

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 July 14, 2008 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 the Cypress Banks DRI.

# GENERAL LOCATION MAP

