



# ARS

## Annual Report Summary

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**DRI #130 - CYPRESS BANKS  
 MANATEE COUNTY  
 RY 2008-09**

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 1 had initially been granted specific approval.

The Development Order has been previously amended a total of nine times, most recently on December 4, 2008 (Ordinance No. 08-69). 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 2,266.5 acres to the east and southeast boundary of the project; ultimately granted specific approval of all project phases; added 10,174 sq. ft. of commercial uses and 274 residential units; added nine project access points; and corresponding Map H and Development Order modifications. The Development Order expires on August 7, 2017.

The currently-approved phasing schedule is as follows:

PHASE	BUILDOUT	RETAIL (Sq. Ft.)	RESIDENTIAL (Units)
1	August 7, 2000	0	1,405
2	August 7, 2005	46,856	1,405
3	August 7, 2013	166,818	1,406
4	August 7, 2017	0	1,766
<b>TOTAL</b>		<b>213,674</b>	<b>5,982</b>

**PROJECT STATUS**

**Development this Reporting Year:** 88 single-family residential units and 34,324 sq. ft. of Retail were completed during the reporting period. An additional 35 single-family residential units were reportedly under construction as of the end of the reporting period.

**Cumulative Development:** a total of 3,780 single-family and 352 multi-family residential units have been completed in addition to 96,180 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 7, 2008, May 1, 2008, September 30, 2008 and December 9, 2008.
2. The Developer has previously submitted the *Final Drainage Plan* for Phase 1 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 February 4-5, 2009. 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 2,348 p.m. peak hour external trips (1,350 Inbound/998 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.

## **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.