



BRS

Biennial Report Summary

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DRI #256 - NORTHWEST SECTOR MANATEE COUNTY RYs 2008-10

On December 4, 2007, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 07-68, a Development Order adopted on November 1, 2007. The Development Order granted specific approval for only the first of a two-phase project owned by Schroeder-Manatee Ranch, Inc. The 1,519± acre predominantly residential development is located in south central Manatee County, generally along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Lorraine Road (to the east), slightly more than 1.5 miles south of S.R. 64. The Development Order expires on December 31, 2019.

The following constitutes the approved phasing schedule for Northwest Sector:

LAND USE	PHASE 1 (2015) ¹	PHASE 2 ² (2019)	TOTAL
RESIDENTIAL (UNITS)	3,000	1,422	4,422
(Single-Family)	(2,650)	(1,422)	(4,072)
(Multi-Family)	(350)	(0)	(350)
RETAIL (SQ. FT.)	200,000	0	200,000
OFFICE (SQ. FT.)	105,000	0	105,000
PARK (ACRES)	9.2	10	19.2

1. The Phase 1 buildout date has been extended by Manatee County by a cumulative four-year period, two years in association with SB 360 & two years with SB 1752.
 2. Specific approval of Phase 2 is contingent upon: further Section 380.06, F.S. transportation and air quality analyses; additional affordable housing analyses if non-residential uses are added; and verification of adequate public utility and school capacities.

PROJECT STATUS

Development this Reporting Year: no development entitlements have been completed although 37 Single-Family residential units remain under construction.

Cumulative Development: the above-referenced development activities would constitute the extent of cumulative development activities on site.

Projected Development: no specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- The Tables associated with Condition 5.A.(1) identify the trip thresholds associated with the various link (i.e. 514, 1,148, 1,822 & 1,881 trips) and intersection (i.e. 164, 733, 1,041, 1,439, 1,603, 1,714, 2,083, 2,093, 2,126, 2,159, 2,257, 2,388, 2,577, 2,610 & 3,041 trips) improvements that are required of the Developer in conjunction with Phase 1. These thresholds have obviously not been surpassed.

2. In accordance with Condition 5.A.(2), the Developer shall commence a traffic monitoring program within one year after issuance of the first Certificate of Occupancy or first Final Plat, whichever occurs first. Monitoring shall continue on an annual basis and be included in each Biennial Report. The results of the monitoring will be compared to the Total PM Peak hour project traffic approved for Phase 1 (i.e. 3,340 net external + 240 pass-by + 384 internal trips + 256 diverted trips = 4,220 trips). This Condition is not applicable at this time.
3. As part of Phase 2 approval, the Developer shall prepare a Transportation Systems Management (TSM) program. The plan shall be reviewed by Manatee County, MPO, FDOT and TBRPC and include a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures implementation. Results of the TSM program shall be included in the Biennial Report. [Condition 5.A.(6)]
4. As required by Conditions 5.B.(3) & 5.B.(10) respectively, the Developer has submitted a *Habitat Management Plan* for upland preservation areas and proposed provisions of how the preserved areas will be managed to limit nuisance and exotic species to the satisfaction of Manatee County, as identified by a August 17, 2010 correspondence from Mr. Joel Christian submitted in conjunction with the RYs 2008-10 Biennial Report.
5. The applicant shall implement resident education advocating surface water protection. [Condition 5.E.(8)]
6. Condition 5.E.(11) obligates the Developer or other responsible entities to hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained. The resulting inspection reports shall be included in each Biennial DRI Report.
7. The Developer submitted the results of the required annual surface and groundwater quality monitoring in accordance with Condition 5.E.(14).

DEVELOPER OF RECORD

SMR North 70 LLC, 14400 Covenant Way, Lakewood Ranch, FL 34202 is 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.