



# ARS

## Annual Report Summary

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### DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2010-11

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 2,167.3 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:** 138 single-family residential units were completed during the reporting period. In addition, 55 more single-family residential units were reportedly under construction as of the end of the reporting period.

**Cumulative Development:** a total of 4,001 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. Condition D.(1) initially obligated the Developer to conduct quarterly surface water and groundwater quality monitoring for the 1,790-acres originally approved as the Cypress Banks DRI. The Condition further recognized that such monitoring must continue until two years after buildout with results submitted with all subsequent Annual Reports. Manatee County Natural Resources Department (MCNRD) staff subsequently concluded that the Developer has satisfied all **surface water** quality monitoring requirements associated with the original parcel as well as the various project expansions, including the 290.9-acre Greenbrook II addition (approved in 2003), the 991-acre SE Sector addition (approved in 2005), and an unnamed 178.4-acre addition approved in 2008. However, the Developer remains obligated to continue to conduct quarterly **groundwater** monitoring with results provided in each Annual Report. In this regard, results of the February 23, 2010, May 27, 2010, September 2, 2010, and December 15, 2010 quarterly groundwater monitoring events were all submitted in conjunction with the RY 2010-11 Annual Report.
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 continues to reflect that these Conditions are met within each Preliminary Development Plan submitted and/or prior to each sub-phase construction permit issued.
3. The Developer has previously executed agreements with the Manatee County School Board to dedicate 40 acres and 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 1-2, 2011 & February 16-17, 2010. 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 2,512 p.m. peak hour external trips (1,473 Inbound/1,039 Outbound). It is hereby noted that the recognized 2011 counts were inexplicably 16 percent lower than those recorded in 2010 (i.e. 2,988 p.m. peak hour trips).
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.