



# ARS

## Annual Report Summary

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### DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RY 2011-12

On June 1, 1992, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 92-32) to Schroeder-Manatee, Inc. for a four-phase, 2,353-acre, multi-use development located east of I-75 and north of University Parkway in southern Manatee County. The Development Order initially granted specific approval for only Phase 1 and conceptual approval of all the other phases.

The Development Order has been previously amended a total of seven times, the latest occurred on October 16, 2007 (Ordinance No. 07-72). The modifications have cumulatively: extended the phase buildout dates and Development Order expiration date (to May 26, 2027); granted specific approval for all remaining phases; modified and moved entitlements and acreages between phases; authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard; amended select Development Order conditions regarding transportation and affordable housing; established February 22<sup>nd</sup> as the annual reporting date; amended the Land Use Equivalency Matrix language to recognize latest ITE generation rates; added a net 1,785.5 acres located directly east of the existing University Lakes DRI (east of Lorraine Rd.) with additional corresponding access points; reconfigured a portion of the internal roadway network; and associated Master Development Plan modifications. The Phase 2-4 buildout date and the Development Order expiration date have all been extended by four years & 326 days in association with the establishment of Subsection 380.06(19)(c)2., F.S. by the 2011 legislature and three Executive Orders signed into law by the Governor during 2011. The Development Order now expires on August 5, 2032.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (9/13/2011)	PHASE 2 (8/05/2019)*	PHASE 3 (8/05/2019)*	PHASE 4 (8/05/2027)*	TOTAL
<b>RESIDENTIAL (Units)</b>	<b>1,507</b>	<b>773</b>	<b>751</b>	<b>1,012</b>	<b>4,043</b>
(Single-Family Detached)	(970)	(361)	(450)	(434)	(2,215)
(Single-Family Attached)	( 88)	( 0)	( 0)	( 0)	( 88)
(Multi-Family)	(449)	(412)	(301)	(578)	(1,740)
<b>RETAIL (SQ. FT.)</b>	<b>328,321</b>	<b>114,543</b>	<b>181,478</b>	<b>128,337</b>	<b>752,679</b>
(Neighborhood/Community)	( 52,764)	( 0)	( 0)	(128,337)	(181,101)
(General)	(275,557)	(114,543)	(181,478)	( 0)	(571,578)
(Highway)	( 0)	( 0)	( 0)	( 0)	( 0)
<b>INDUSTRIAL (SQ. FT.)</b>	<b>0</b>	<b>0</b>	<b>18,603</b>	<b>0</b>	<b>18,603</b>
<b>OFFICE (SQ. FT.)</b>	<b>323,318</b>	<b>608,608</b>	<b>191,677</b>	<b>125,274</b>	<b>1,248,877</b>
<b>HOTEL (ROOMS)</b>	<b>215</b>	<b>0</b>	<b>0</b>	<b>405</b>	<b>620</b>
<b>HOSPITAL (BEDS)</b>	<b>0</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>150</b>

\* - The Phase 2-4 buildout dates were last revised to reflect a further four-year & 326 day extension associated with 2011 legislation [i.e. Subsection 380.06(19)(c)2., F.S.] and three Executive Orders signed into law during 2011 by the Governor.

## **PROJECT STATUS**

***Development this Reporting Year:*** eight single-family detached and 12 multi-family units, as well as 2,167 sq. ft. of Office, were completed during the reporting period. An additional 21 single-family detached and eight multi-family units were identified as under construction at the end of the reporting period.

***Cumulative Development:*** in total, the following development projects have been completed:

- **RESIDENTIAL** - 1,389 single-family detached units, 88 single-family attached units and 1,004 multi-family units;
- **OFFICE** - 799,941 sq. ft.;
- **COMMERCIAL** - 448,538 sq. ft. of General Commercial and 52,764 sq. ft. of Neighborhood Commercial;
- **HOTEL** - 215 rooms;
- **INDUSTRIAL** - 18,603 sq. ft.; and
- **HOSPITAL** - 120-bed facility

***Projected Development:*** no specific development activity has been identified for the next reporting year. However, completion of the single-family and multi-family units identified above as “under construction” would be anticipated, at minimum.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has conducted the required traffic monitoring of project entrances in accordance with Condition 5.A.(6). Inclusive of the Lakewood Ranch Corporate Park, the University Lakes DRI has been approved for 8,537 trips. The monitoring, conducted on multiple dates in February 2012, revealed the following:

- 6,100 overall p.m. peak hour trips at project boundaries (1)
  - 970 “non-project cut through trips” (2)
  - 126 diverted trips (3)
  - 352 “other non-project trips” (4)
- 4,652 net external p.m. peak hour trips (1,868 Inbound/2,784 Outbound)**

### FOOTNOTES:

- (1) Actual counts obtained at project driveways during the p.m. peak hour of the monitoring event.
- (2) “Non-Project Cut Through Trips” were calculated by recording and comparing the license tags entering and exiting the project site at 10-minute intervals during the p.m. peak hour of the 2002 monitoring event. The trips were not generated within the University Lakes or Lakewood Ranch Corporate Park (combined) DRIs. This percentage (16 percent) will be held constant for future reporting efforts.

- (3) Diverted trips are those trips diverted from the interstate (I-75) to travel to locations which are not the primary intended destination (i.e. gas station, convenience store, fast food restaurant...). Diverted trips are (and will be) reflective of actual annual counts.
  - (4) “Other Non-Project Trips” are trips entering/exiting the interstate with intended destinations adjacent to, but not within, the project site. Such specific facilities include: the asphalt plant, the Colonial Properties apartment complex and the Polo Club. “Other non-project trips” are (and will be) reflective of actual annual counts.
2. The developer has confirmed that all of the transportation improvements required to date have been completed. As identified in the Development Order (Table 5), further ramp and/or intersection improvements will be required upon the generation of: 4,852, 4,892, 4,933, 5,133, 5,253, 5,330, 5,333, 5,413, 5,429, 5,581, 5,613, 5,693, 5,814, 6,134, 6,251, 6,334, 6,535, 6,615, 6,735, 6,895, 7,015, 7,336, 7,341, 7,816, 8,137, 8,297 and 8,377 p.m. peak hour trips. The status of these improvements shall continue to be described in all future Annual Reports.
3. The developer is required to submit a wetland management plan for any area to be developed prior to any wetland alteration [Condition 5.B.(4)] and a maintenance schedule for the stormwater management system prior to any site alteration [Condition 5.F.(3)]. The developer has alleged that this information continues to be submitted in accordance with the respective Conditions.
4. The developer has provided the results of water quality monitoring of seven Surface Water stations and seven Groundwater stations in accordance with Condition 5.F.(5) to the maximum extent obtainable. Such monitoring was conducted on various dates in September and December 2011 and provided in conjunction with Condition 5.F.(6). The current surface water monitoring results revealed reduced Dissolved Oxygen and elevated Fecal Coliform levels at one or more of the monitoring stations. Regarding the groundwater monitoring, results have revealed raised Iron, Total Kjeldahl Nitrogen and Ammonia levels at one (or more) of the groundwater monitoring stations.
5. The developer has previously submitted the *Non-Potable Water Use* and *Hazardous Waste Management Plans* as required by Conditions 5.H.(5) and 5.J.(1), respectively.

### **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.