



BRS

Biennial Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
 www.tbrpc.org

DRI #265 - LAKEWOOD CENTRE MANATEE COUNTY RYs 2010-12

On August 26, 2008, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 08-13, a Development Order adopted on August 5, 2008. The Development Order granted specific approval for only the first of a three-phase project owned by SMR North 70, LLC. The 697.4-acre mixed-use development is located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), south of Malachite Drive and approximately two miles south of S.R. 64.

The Development Order has yet to be amended. However, the Phase 1 buildout date has been extended by a cumulative period of eight years and 326 days (to November 21, 2020) to account for 2009-2011 legislation as well as the tolling period associated with three Executive Orders (i.e. Nos. 11-128, 11-172 & 11-202) signed into law by the Governor during 2011. The buildout dates associated with conceptually-approved Phases 2 and 3, as well as the Development Order expiration date, were the beneficiaries of only four years (2011 legislation) plus 326-day extensions, to November 21, 2019, November 21, 2024 and November 21, 2025, respectively.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (11/21/2020)	PHASE 2* (11/21/2019)	PHASE 3* (11/21/2024)	TOTAL
RESIDENTIAL (UNITS)	900	2,000	775	3,675
(Multi-Family)	(900)	(1,800)	(539)	(3,239)
(Single-Family/Semi-Detached & Attached)	(0)	(200)	(236)	(436)
RETAIL (SQ. FT.)	460,000	542,000	772,000	1,774,000
OFFICE (SQ. FT.)	458,000	458,000	647,000	1,563,000
HOTEL (ROOMS)	300	0	0	300

* - Specific approval of Phases 2 & 3 is contingent upon further Section 380.06, F.S. transportation and air quality analyses and verification of water supply availability.

PROJECT STATUS

Development this Reporting Year: 120 Multi-Family units were completed while an additional 152 Multi-Family units remain under construction.

Cumulative Development: Cumulative development totals are limited to the aforementioned entitlements.

Projected Development: No specific development activity has been identified. However, it would be anticipated that the above-referenced 152 Multi-Family units would be completed at a minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. As stated in Stipulation 3.B., Phases 2 & 3 are conceptually approved only. Specific approval of these phases is contingent upon further transportation and air quality analyses as well as a re-analysis of the affordable housing if additional non-residential is added and/or Rule 9J-2.0248, F.A.C. is modified regarding affordable housing. Verification of public utility capacity will also be required. Condition 5.A.(6) obligates the Developer to additionally prepare a Transportation Systems Management Program as part of Phase 2 approval.
2. Condition 5.A.(1) identifies the Phase 1 transportation mitigation improvements required upon the generation of: 417; 432; 973; 1,055; 1,290; 1,380; 1,466; 1,932; 2,093; and 2,126 external p.m. peak hour trips. The improvements are not applicable at this time but shall be gauged and described within all future Biennial Reports.
3. Condition 5.A.(2) establishes the requirement for the Developer to initiate an annual traffic monitoring program to ensure that the 2,583 net external p.m. peak hour trips (i.e. 4,109 gross trips - 860 pass-by trips - 666 internal trips = 2,583 net external) is not surpassed within one year following issuance of the first Certificate of Occupancy or first Final Plat. In conjunction with the RYs 2010-12 Biennial Report, the Developer has acknowledged that the first Certificate of Occupancy was issued on January 20, 2012. The results of such monitoring shall be included within all subsequent Annual Reports. This Condition is not yet applicable.
4. The Developer has submitted a *Preservation Area Management Plan* [Condition 5.B.(3)] and a *Habitat Management Plan* [Condition 5.B.(13)] to the acceptance of Manatee County. Copies of these materials were included as a subset of the RYs 2010-12 Biennial Report.
5. Per Mr. Thomas Gerstenberger's (Manatee County Public Works Department) July 15, 2010 e-mail, included in the RYs 2010-12 Biennial Report, a *Stormwater Management Plan* does not need to be provided for the entire project in accordance with Condition 5.E.(10) but rather the operation and maintenance of stormwater management systems can/will be addressed at the time of Final Site Plan approval for each particular phase or area. Condition 5.E.(11) further obligates the Developer 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 and performing as intended. Inspection results shall be included in each Biennial DRI Report. [Condition 5.E.(11)]
6. The Developer shall provide within the project, or within an adjacent SMR-owned project, a number of residential units equal to 10% of the total number of residential units approved in Lakewood Centre Phases 1, 2, and 3 that qualify as workforce housing as identified in the Manatee County Land Development Code. [Condition 5.M.(2)]. In accordance with Condition 5.M.(6), the following shall be specifically included within each Biennial Report in this regard:
 - data showing the number and sale prices of WHUs sold within the development during the reporting

- period;
- the current Manatee County Maximum Income Limits Table (only those units that have a sale price equal to or less than the maximum allowable home sales price shall be counted toward the required mitigation;
- the overall ratio of WHU units provided to the number of residential units constructed.

This particular Condition is not yet applicable since “no home sales have occurred within the development to date.”

DEVELOPER OF RECORD

SMR North 70 LLC, 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.