



BRS

Biennial Report Summary

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DRI #256 - NORTHWEST SECTOR MANATEE COUNTY RYs 2010-12

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. As a result of 2011 legislation [i.e. creation of Subsection 380.06(19)(c)2., F.S.], the Development Order expiration date has been extended to December 31, 2023.

The following constitutes the approved phasing schedule for Northwest Sector:

LAND USE	PHASE 1 (12/31/2019) ¹	PHASE 2 ² (2023) ¹	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 a cumulative eight year period to account for 2009-11 legislation. The Phase 2 buildout date has been extended by four years to reflect the establishment of Subsection 380.06(19)(c)2., F.S. by the 2011 legislature.

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: 285 Single-Family units were completed. In addition, 130 units remain under construction.

Cumulative Development: the above-referenced entitlements account for all development 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. While these thresholds have obviously not been surpassed provided the limited amount of completed development, the Developer has asserted that these thresholds are no longer applicable since “*all Phase 1 transportation improvements have been mitigated through Local Development Agreement (LDA-10-01).*”

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). Since this Condition has evidently been triggered with the recognized development of Single Family units, traffic monitoring results would be expected in association with the next Biennial Report.

As part of the current Biennial Report, the Developer has asserted that traffic monitoring would no longer be required for Phase 1 since the Phase 1 mitigation has already been established in LDA-10-01, thus “*eliminating the need for monitoring of said thresholds.*” However, Council staff has a dissenting opinion. As is the case with DRIs across the Region, traffic monitoring is instituted to ensure that a project does not generate more trips than projected (and mitigated), not solely to define the timing of said improvements. The issue regarding applicability of this Condition shall be resolved prior to that the next Biennial Report.

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 provisions for an annual 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. The Developer has previously submitted a *Habitat Management Plan* for upland preservation areas and identified provisions of how the preserved areas will be managed to limit nuisance and exotic species in accordance with Conditions 5.B.(3) & 5.B.(10), respectively. The Plan and preservation area management provisions were subsequently approved by Manatee County staff (i.e. August 17, 2010 correspondence from Mr. Joel Christian contained in 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 Developer has acknowledged that “*no stormwater management system has been turned over to the operations and maintenance entity, as a result, no inspection reports are due.*” Copies of all inspection reports conducted in the future shall be included within the respective Biennial Reports.
7. The Developer submitted the results of the required annual surface and groundwater quality monitoring in accordance with Condition 5.E.(14) within the current Biennial Report. The surface water monitoring requirements consist of the collection and analyses of quarterly (i.e. March, June, September & December) samples taken at eight pre-defined monitoring stations, although the collection at three particular stations remains *temporarily* exempted.

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.