



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 #216 - UNIVERSITY LAKES MANATEE COUNTY RYs 2012-14

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 amended eight times, most recently on December 6, 2012 (Ordinance No. 12-34). 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 22nd 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; revoked the prior requirement to consolidate the University Lakes and Lakewood Ranch Corporate Park (in Sarasota County) transportation analyses; recognized corresponding transportation mitigation resulting from review transportation analyses; modified Affordable Housing conditions to reflect current Manatee County procedures; updated project's Development Components (Table 1) & Phasing Schedule (Table 2) to reflect previously approved and executed land use entitlement conversions; updated buildout and Development Order expiration dates to reflect previously granted extensions; revised the "Maximum" amount of various Land Uses reflected in the Land Use Equivalency Matrix; extended the frequency of reporting from "Annual" to "Biennial"; 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
RESIDENTIAL (Units)	1,507	773	751	1,012	4,043
(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)
RETAIL (SQ. FT.)	328,321	114,543	181,478	128,337	752,679
(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)

LAND USE	PHASE 1 (9/13/2011)	PHASE 2 (8/05/2019)	PHASE 3 (8/05/2019)	PHASE 4 (8/05/2027)	TOTAL
INDUSTRIAL (SQ. FT.)	0	0	18,603	0	18,603
OFFICE (SQ. FT.)	323,318	608,608	191,677	125,274	1,248,877
HOTEL (ROOMS)	215	0	0	405	620
HOSPITAL (BEDS)	0	150	0	0	150

PROJECT STATUS

Development this Reporting Year: 47 single-family detached and 28 multi-family units, as well as 34,992 sq. ft. of Retail were completed during the reporting period. An additional 39 single-family detached and 253 multi-family units were denoted as under construction at the end of the reporting period.

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

- **RESIDENTIAL** - 1,436 single-family detached units, 88 single-family attached units and 1,032 multi-family units;
- **OFFICE** - 799,941 sq. ft.;
- **COMMERCIAL** - 483,530 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 over multiple dates in January and February 2014 in accordance with Condition 5.A.(6). Pursuant to Table 5 (of Ordinance No. 12-34) and the supporting/revised Development Order language, Final Site Plan approval(s) shall not be granted beyond that development which generates 3,681 external p.m. peak hour trips until funding commitment(s) have been established to extend the I-75 Southbound Off-Ramp lane at Fruitville Road by 200 feet.

The following constitutes a summary of the current traffic counts:

6,305 overall p.m. peak hour trips at project boundaries (1)	[2,689 Inbound/3,616 Outbound]
-1,010 “Cut Through” trips (2)	[505 Inbound/505 Outbound]
-2,419 “Non-Project” trips” (3)	[803 Inbound/1,616 Outbound]
- 120 “Diverted” trips (4)	[60 Inbound/60 Outbound]
2,756 net external p.m. peak hour trips	[1,321 Inbound/1,435 Outbound]

FOOTNOTES:

- (1) Actual counts obtained at project driveways during the p.m. peak hour of the monitoring event.
 - (2) “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) “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, the Polo Club and, now, Lakewood Ranch Corporate Park. “Non-project” trips are (and will be) reflective of actual annual counts.
 - (4) 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.
2. 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.
 3. The Developer has provided the quarterly quality monitoring results for the three groundwater stations (GW-104, GW-204 & GW-304R) and four surface water monitoring stations (SW-104, SW-204, SW-304 & SW-404) conducted over the last two years in accordance with Conditions 5.F.(5)-(6). Manatee County had granted temporary exemption from monitoring for the groundwater stations GW-304 & GW-404 during the 2012 and only GW-404 during 2013. It is anticipated that monitoring at stations GW-304 & GW-404 will reconvene starting in 2014 to coincide with expected development activities in the area. Regarding the groundwater monitoring, results have revealed elevated Iron and Color levels and pH levels below the State standards.
 4. 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.