



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 2012-14

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 been amended twice, most recently on October 3, 2013 (i.e. Ordinance No. 13-28). The Amendments have cumulatively authorized the following modifications to the Development Order: updated buildout and Development Order expiration dates to reflect previously granted extensions; updated Development Order verbiage to reflect previously completed requirements; modified Affordable Housing conditions to reflect current Manatee County procedures; revised the “Minimums” and “Maximums” associated with the Land Use Equivalency Matrix; updated Conditions to reflect prior compliance; and modified the Land Use Exchange provisions (i.e. Section 4.G.2.) regarding the designated timing associated with CLOS issuance and the timing associated with public utility and school availability confirmations.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (3/22/2022)	PHASE 2* (3/22/2021)	PHASE 3* (3/22/2026)	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: 152 Multi-Family units and 25,400 sq. ft. of Retail were completed. An additional 256 Multi-Family units remain under construction.

Cumulative Development: 272 Multi-Family units and the above referenced 25,400 sq. ft. of Retail constitutes the development to date.

Projected Development: No specific development activity has been identified. However, it would anticipated that the above-referenced 256 Multi-Family units would be completed at a minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. As stated in Stipulation 3.B. of the current Development Order, 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. Current Condition 5.A.(1) identifies the intervals in which transportation mitigation/improvement(s) are required. Those intervals are: 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 Developer has asserted that “*these thresholds are no longer applicable since all Phase I transportation improvements have been mitigated through Local Development Agreement (LDA-10-01).*”
3. Condition 5.A.(2) obligates the Developer to initiate the conduct of an annual traffic monitoring program within one year of the issuance of the first Certificate of Occupancy or first Final Plat. The monitoring shall serve as confirmation that the project is not generating more than the approved 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). While the Developer previously acknowledged that the first Certificate of Occupancy was issued on January 20, 2012, the Developer has subsequently stated that the “*Local Development Agreement for Northwest Sector/Lakewood Centre... provides full mitigation for Phase I improvements so that the traffic monitoring program for Phase I is no longer applicable*” in the RY 2012-14 Biennial Report.
4. The Developer has previously 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 subsets to 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.(1)]. Pursuant to Condition 5.M.(4), 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.

The Developer has indicated that, during the reporting period, 44 homes were sold with the adjacent Northwest Sector DRI (#256) which met the Workforce Housing Units criterion defined in Manatee County's "Maximum Income Limits Tables." Seventy-nine (79) units were previously sold within the Northwest Sector DRI meeting the same criterion for a total of 123 WHUs. To date, no units have been leased or rented within University Lakes, Northwest Sector or other adjacent SMR-owned properties that would meet the WHU criteria identified in the Fair Market Rent documentation contained in Manatee County's Maximum Income Limits Tables.

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.