



# BRS

## Biennial Report Summary

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### DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RYs 2014-16

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 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; 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
<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)

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:** 57 single-family detached and 253 multi-family units, as well as 132,165 sq. ft. of General Retail and 52 sq. ft. of Office were completed during the reporting period. An additional 25 single-family detached units and 122 additional Hotel rooms were denoted as under construction at the end of the reporting period.

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

- **RESIDENTIAL** - 1,493 single-family detached units, 88 single-family attached units and 1,285 multi-family units;
- **OFFICE** - 799,993 sq. ft.;
- **COMMERCIAL** - 615,695 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 2016 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:

6,975 overall p.m. peak hour trips at project boundaries (1)	[ 2,883 Inbound/ 4,092 Outbound]
-1,116 “Cut Through” trips (2)	[ 558 Inbound/ 558 Outbound]
-2,696 “Non-Project” trips” (3)	[ 1,002 Inbound/ 1,694 Outbound]
- 120 “Diverted” trips (4)	[ 60 Inbound/ 60 Outbound]
<b>3,043 Net External PM Peak Hour trips</b>	<b>[1,263 Inbound/1,780 Outbound]</b>

## 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) conducted over the last two years in accordance with Condition 5.F.(6). Manatee County has continued to grant groundwater Station GW-404 a temporary exemption from monitoring through 2015. Unless renewed again by Manatee County, it is anticipated that monitoring at Station GW-404 will resume in 2016 to coincide with expected development activities in the area. Regarding the groundwater monitoring, results have routinely revealed elevated Iron and Color levels and depressed pH levels in comparison with 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.
  5. In accordance with Condition IV.P.(5), the Developer has indicated that, effective March 6, 2015, the maximum sales price of \$211,200 (per Residential unit) would meet the criteria for the current “Workforce Housing Income Limit” of \$74,304/year identified in the Manatee County Land Development Code. According to the compliance statement associated with this Condition, it was reported that “*during the Reporting Period, there were no Multi-Family or Single-Family units constructed within the project which qualify as Workforce Housing.*”

## **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.