



# 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 2014-16

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:** 256 Multi-Family and 50 Single-Family Residential units were completed. In addition, 210 Multi-Family and 91 Single-Family units as well as 102,318 sq. ft. of Retail were identified as remaining under construction.

**Cumulative Development:** 528 Multi-Family and 50 Single-Family Residential units and 25,400 sq. ft. of Retail constitute the development to date.

**Projected Development:** No specific development activity has been identified. However, it would be anticipated that the above-referenced 210 Multi-Family units, the 91 Single-Family units and the 102,318 sq. ft. of Retail 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) would be 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. However, the Developer previously asserted that *“these thresholds are no longer applicable since all Phase 1 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 does not exceed 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 it was acknowledged that the first Certificate of Occupancy was issued on January 20, 2012, the Developer did subsequently assert 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.”*
4. The Developer 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. Condition 5.E.(13) requires the Developer to perform quarterly surface and groundwater monitoring at the combined Lakewood Ranch/Northwest Sector DRI sites. As required, the monitoring consists of the quarterly collection and analyses of samples taken at pre-defined surface and groundwater monitoring stations. Results of the 2014 and 2015 surface water monitoring at three locations (i.e. SW-2, SW-3 & SW-4) and the groundwater monitoring at five locations (i.e. GW-1, GW-2R, GW-4, GW-5 & GW-5R) were included in the Biennial Report in accordance with Condition 6.E.(13). It is hereby recognized that Manatee County did *temporarily* exempt monitoring at groundwater Stations GW-2 & GW-3 for a number of consecutive years. An alternate groundwater monitoring Station was selected and approved by Manatee County to replace former Station GW-2 (known as

“Station GW-2R”) while Station GW-3 remains *temporarily* exempted. Additionally, the Developer has recently acknowledged that groundwater Station GW-4 was “*destroyed due to construction activities*” so further coordination with Manatee County may be in order to determine an alternative monitoring location. The monitoring results continued to include documentation of all deviations from the State water quality standards in terms of parameter(s) and frequency(ies). Based on the concurrence of Manatee County staff, the Developer discontinued surface water monitoring at Stations SW-1, SW-5, SW-6, SW-7 & SW-8 a number of years ago since “the data sufficiency requirements of the approved monitoring plan were met.”

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, 20 homes were sold within Lakewood Centre and one additional home sold within the adjacent Northwest Sector DRI (#256) which met the Workforce Housing Units (WHU) criterion defined in Manatee County’s “Maximum Income Limits Tables.” Inclusive of these units, a total of 64 units have been cumulatively sold within the Lakewood Centre DRI as well as 80 units within the adjacent Northwest Sector DRI, which all met Manatee County’s WHU criterion. 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.