



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
www.tbrpc.org

DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2004-05

On November 16, 1989, Manatee County granted a Development Order to Schroeder-Manatee Ranch (SMR) Development Corporation for a four-phase, 1,790-acre residential, commercial and hotel resort development in southeastern Manatee County along S.R. 70, approximately two miles east of I-75. Only Phase I had been granted specific approval.

The Development Order has been amended a total of seven times, the latest occurring on April 22, 2003 (Ordinance No. 03-30). The amendments have cumulatively: modified development plan; extended the buildout and commencement dates for each phase; altered the transportation requirements; added 1,097.1 acres to the east and southeast boundary of the project with no net increase in residential or commercial entitlements; added 10,174 sq. ft. of commercial uses; and added four project access points. The amendments have also granted specific approval through Phase III and extended the Development Order expiration date by five years (to August 7, 2014).

On January 21, 2004, the Tampa Bay Regional Planning Council (TBRPC) received a Notice of Proposed Change requesting the following modifications to the Development Order, which remain under review:

- amend Condition C(8) to delete the requirement for an east-west roadway and add a requirement for a multi-use trail/greenway;
- reduce the project's overall right-of-way acreage by 11.5 acres to coincide with the removal of the required East-West road;
- increase the project's overall open space acreage by 11.5 acres to coincide with the addition of the greenway; and
- corresponding Map and Development Order language modifications based on the above-referenced changes.

On June 23, 2004, the TBRPC received an additional Notice of Proposed Change requesting the following modifications to the Development Order, which also remain under review:

- addition of 991 acres to the eastern boundary of the project;
- five new external access points;
- the addition of 64.1 acres of wetlands to the project, with the request to disturb 1.61 acres of these wetlands;
- acreage modifications associated with the proposed acreage addition; and
- the addition of 274 residential units to Phase IV.

PROJECT STATUS

The currently approved plan of development is as follows:

PHASES	BUILDOUT	RETAIL (Sq. Ft.)	RESIDENTIAL UNITS (#)
I	August 7, 2000	0	1,405
II	August 7, 2005	203,500	1,405
III	August 7, 2010	10,174	1,406
IV*	August 7, 2014	0	1,285
TOTAL		213,674	5,501

* - Specific approval of Phase IV is contingent upon further transportation analysis.

Development this Reporting Year: 506 single-family residential units were completed. In addition, the developer has identified that an additional 308 single-family units and 139 multi-family units are under construction.

Cumulative Development: a total of 2,578 single-family and 126 multi-family residential units have been completed in addition to 46,856 sq. ft. of commercial development.

Projected Development: No specific development activity has been identified for next year. However, it would be anticipated that the amount of development under construction (identified above) would be completed, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Results of the surface water quality monitoring program have been previously submitted in conjunction with past Annual Reports as required by Condition D.(1). The developer has alleged that the water quality monitoring program has been completed to the acceptance of the Southwest Florida Water Management District. It is anticipated that water quality monitoring will be required in conjunction with the lands that have recently been added to the project.
2. The developer has previously submitted the Final Drainage Plan for Phase I and a Non-potable Water Use Plan for landscape and irrigation, consistent with Conditions E.(7) and H.(3), respectively. The developer has alleged that Final Drainage Plans and non-potable water provisions have been addressed within each Preliminary Development Plan submitted and/or prior to each sub-phase construction permit issued.
3. The developer has previously executed an agreement with the Manatee County School Board to dedicate 40 acres (with the option to purchase an additional 58 acres), consistent with Condition H.(9).

4. The developer has created a perpetual and financially responsible entity, Lakewood Ranch Community Development District 1 (the “District”), which will be responsible for the operation and maintenance of the stormwater management systems, open space, and wetlands. It is the intention of the developer to transfer these functions to the District as areas are platted.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Schroeder-Manatee Ranch, Inc., 6215 Lorraine Road, 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.