



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2001-2002

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 five times, the latest occurring on March 28, 2000 (Ordinance No. 00-06). The amendments have cumulatively: modified development plan; extended the buildout and commencement dates for each phase; altered the transportation requirements; added 374.1 acres to the east and southeast boundary of the project with no net increase in residential or commercial entitlements; and added two additional SR 70 access points for the commercial parcels on Lorraine Road. The amendments have also granted specific Phase II approval and extended the Development Order expiration date by five years (to August 7, 2014).

On February 14, 2002, the Tampa Bay Regional Planning Council received a Notice of Proposed Change Application which requested the following modifications to the Development Order. The proposal remains under review. The current NOPC Application contains the following requests for modification of the Development Order:

- ! add 61.2 acres of land to the project with no increase in development entitlements. The parcel originated from the University Lakes DRI (#216);
- ! remove the internal roadway network of the project;
- ! increase acreage of residential by 20.8, open space by 18.9 acres and recreation by 36.6 acres;
- ! decrease Right-of-Way and Easement acreage by 15.1 acres; and
- ! corresponding modifications to Map H

### **PROJECT STATUS**

The current 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	0	1,406
IV*	August 7, 2014	0	1,285
<b>TOTAL</b>		<b>203,500</b>	<b>5,501</b>

\* - Phases III and IV have only been conceptually approved. Specific approval will be contingent upon further Chapter 380.06 analysis.

**Development this Reporting Year:** In addition to receiving 276 Certificates of Occupancy during the reporting year, the developer has commenced construction of the following projects:

- ! Greenbrook Village, Unit 6, Parcels 405/413/414/415 and Phase II, Subphases M & N, Parcels 232/235 (all single-family residential units);
- ! Summerfield Village, Parcel 117 (multi-family/condominium units); and
- ! “Greenbrook Adventure Park”

and completed construction of the following:

- ! Summerfield Village Neighborhood Center/Lots 7, 8 & Part of 6 (Kids R Kids);
- ! Greenbrook Village Phase I/Units 1-5;
- ! Private Golf Course (2<sup>nd</sup> Nine Holes); and
- ! Summerfield Village Neighborhood Center/Lot 1 (Florida First Bank)

**Cumulative Development:** Certificates of Occupancy have been issued for 1,378 residential units and 26,200 sq. ft. of commercial development.

**Projected Development:** No specific development activity has been identified for next year.

#### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Monthly results of the surface water quality monitoring program have been submitted within the Annual Report as required by Condition D.(1).
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 are 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.