



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RY 2001-02

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 southwestern Manatee County. The Development Order granted specific approval for only Phase I and conceptual approval of Phases II-IV.

The Development Order has been amended a total of five times, the most recent occurred on December 18, 2001 (Ordinance No. 01-60). The amendments have cumulatively:

- ! extended the buildout date associated with each of the project phases;
- ! extended the Development Order expiration date (to May 26, 2024);
- ! revised the scheduling for transportation improvements to be trip generation based rather than date specific;
- ! specified October 28, 2000 as the date to initiate the annual transportation monitoring;
- ! approved a 150-bed/180,000 square feet hospital and 300 hotel rooms within Phase II;
- ! modified and moved entitlements and acreages between phases;
- ! authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard and 75,258 sq. ft. of retail space to the Town Center;
- ! amended Map H to relocate a University Parkway access point and moved the Regional Commercial and Business Parcels with no change in entitlements; and
- ! amended certain Development Order conditions regarding transportation and affordable housing.

The following represents the currently-approved plan of development:

LAND USE Buildout →	PHASE I (9/13/2004)	PHASE II (9/13/2009)	PHASE III* (9/13/2014)	PHASE IV* (9/13/2019)	TOTAL
<b>RESIDENTIAL (Units)</b>	<b>1,507</b>	<b>773</b>	<b>572</b>	<b>256</b>	<b>3,108</b>
(Single-Family Detached)	(970)	(361)	(243)	(151)	(1,725)
(Single-Family Attached)	(88)	(0)	(123)	(105)	(316)
(Multi-Family)	(449)	(412)	(206)	(0)	(1,067)
<b>RETAIL (SQ. FT.)**</b>	<b>362,557</b>	<b>751,286</b>	<b>4,300</b>	<b>158,115</b>	<b>1,276,258</b>
(Neighborhood/Community)	(87,000)	(61,143)	(0)	(158,115)	(306,258)
(General)	(275,557)	(540,143)	(4,300)	(0)	(820,000)
(Highway)	(0)	(150,000)	(0)	(0)	(150,000)
<b>INDUSTRIAL (SQ. FT.)</b>	<b>0</b>	<b>0</b>	<b>357,508</b>	<b>450,580</b>	<b>808,088</b>
<b>OFFICE (SQ. FT.)</b>	<b>323,318</b>	<b>608,608</b>	<b>161,672</b>	<b>93,602</b>	<b>1,187,200</b>
<b>HOTEL (ROOMS)</b>	<b>300</b>	<b>300</b>	<b>0</b>	<b>0</b>	<b>600</b>

LAND USE Buildout →	PHASE I (9/13/2004)	PHASE II (9/13/2009)	PHASE III* (9/13/2014)	PHASE IV* (9/13/2019)	TOTAL
HOSPITAL (BEDS)	0	150	0	0	150

\* - Phases III-IV have only received conceptual approval. Specific approval is pending further Chapter 380.06, F.S. review regarding transportation, affordable housing and air quality analysis.

\*\* - The aforementioned Table does not recognize the 250,000 sq. ft. of "Neighborhood/Highway Commercial" for Phase I since it represents the square footage associated with the 300 Hotel Rooms and may be repetitively counted in a subsequent transportation analysis.

On March 26, 2002, the developer submitted a Notice of Proposed Change, requesting the following additional modifications to the Development Order. These changes remain under review:

- ! grant specific Phase III approval and combine (present) Phases I - III into a single phase;
- ! move Business Industrial, Business Office and Neighborhood Commercial space between phases;
- ! provide a net reduction of 387 single-family residential units while simultaneously increasing multi-family residential by 387 units;
- ! remove a 61.2-acre parcel to be acquired by the Cypress Banks DRI;
- ! amend the Land Use Equivalency language; and
- ! corresponding textual and map amendments to facilitate the aforementioned modifications.

## **PROJECT STATUS**

***Development this Reporting Year:*** the following has been completed or under construction during the reporting year:

- ! completed 212 single-family residential units while an additional 56 units remain under construction;
- ! initiated construction of 256 multi-family residential units;
- ! completed a 128-room Holiday Inn hotel while construction has commenced on a 87-room Fairfield Inns & Suites;
- ! completed construction of two commercial parcels totalling 21,413 square feet while an additional two parcels totalling 21,012 sq. ft. remain under construction;
- ! completed construction of two office parcels totalling 11,820 square feet while an additional three parcels totalling 73,288 sq. ft. remain under construction;
- ! initiated construction of 62,400 sq. ft. of hospital development for Manatee Memorial Hospital; and
- ! completed construction of an additional nine holes of golf, the driving range, the clubhouse and the maintenance facility.

***Cumulative Development:*** in total, the following development projects have been completed, are currently under construction and/or approved for construction as of the 2001-02 reporting year:

- ! **RESIDENTIAL** - 1,331 single-family detached units, 88 single-family attached units and 544 multi-family units;
- ! **OFFICE** - 539,639 sq. ft.;
- ! **COMMERCIAL** - 96,805 sq. ft. of General Commercial and 52,764 sq. ft. of Neighborhood Commercial;
- ! **HOTEL** - 215 rooms.

! constructed the Legacy Boulevard extension and Arnold Palmer Way.

**Projected Development:** no specific development activity has been identified for the next reporting year. However, completion of several of the aforementioned development activities would be anticipated, at minimum.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has recently initiated the required traffic count monitoring at project entrances [Condition 5.A.(6)] and established a Transportation Demand Management (TDM) program [Condition 5.A.(7)]. This information was submitted under separate cover. The results indicate that “all locations assessed on the studied network operate at or above the adopted level of service standard.” These locations consist of the I-75 intersections with University Parkway and S.R. 70. The traffic count monitoring has revealed 3,300 p.m. peak hour trips recorded at the project entrances. The developer’s self-asserted reduction of these trips by 20 percent, to account for non-project traffic, results in 2,640 p.m. peak hour trips. **However, the Development Order does not currently recognize any reduction factor for the traffic counts to reflect “non-project traffic.” As previously stated, the developer has assumed a reduction of 20 percent. This issue will need to be resolved with Manatee County, Sarasota County, the City of Sarasota and the Florida Department of Transportation.**

As identified in the Development Order (Tables 5 & 6), specific Roadway and Intersection Improvements are required upon the generation of: 2,585, 3,633, 4,529, 4,667, 5,495, 6,668 and 7,550 p.m. peak hour trips. The developer has identified that an “Irrevocable Letter of Credit” has been issued to the FDOT for completion of the following University Parkway/I-75 East intersection improvements:

“Construct 2<sup>nd</sup> LT lane and 3<sup>rd</sup> thru lane EB. Both LT lanes should be extended to a distance of 600' each. Construct 3<sup>rd</sup> & 4<sup>th</sup> thru lanes WB. 4<sup>th</sup> thru lane should be constructed to a distance of approximately 600' east of the stop bar at this intersection. 3<sup>rd</sup> thru lanes EB & WB are part of the 6 laning of University Parkway. Extend dual LT lanes NB to a distance of 950' each. Final design to be approved by FDOT.”

The developer has stated that, as a result, the improvements have now been placed within the first three years of FDOT Five-Year Work Program.

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)]. Information has been submitted to address these issues.
3. The developer has provided the analysis of the annual inspection of the environmental swale systems within the annual report as required by Condition 5.F.(9).
4. The developer has previously submitted Non-Potable Water Use and Hazardous Waste Management Plans as required by Conditions 5.H.(5) and 5.J.(1), respectively.

5. Conditions 5.P.(1) and 5.P.(2) require the developer to provide a housing needs analysis and determination upon the project's necessity for 945 affordable housing units.

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

#### **DEVELOPER OF RECORD**

University Lakes of Manatee, Inc., 7550 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. **It is hereby noted that the issues identified under *Summary of Development Order Condition #1* (above) will need to be resolved.** Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.