



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #130 - CYPRESS BANKS MANATEE COUNTY RY 2002-03

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 six times, the latest occurring on December 10, 2002 (Ordinance No. 02-34). The amendments have cumulatively: modified development plan; extended the buildout and commencement dates for each phase; altered the transportation requirements; added 806.2 acres to the east and southeast boundary of the project with no net increase in residential or commercial entitlements; and added two additional S.R. 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 January 3, 2003, the Tampa Bay Regional Planning Council received a Notice of Proposed Change Application. The current application, which remains under review, requests the following modifications to the Development Order:

- add 290.9 acres east of Lorraine Road and south of S.R. 70;
- add 10,174 sq. ft. of general commercial space to Phase III, located at the southeast quadrant of S.R. 70/Lorraine Road;
- reallocate 20,000 sq. ft. of commercial use from Lakewood Ranch Boulevard/S.R. 70 intersection to the southwest quadrant of S.R. 70/Lorraine Road intersection;
- relocate and mitigate an existing jurisdictional ditch on the commercial parcel located at the southeast quadrant of the S.R. 70/Lorraine Road intersection;
- increase residential acreage by 173 acres, open space by 87 acres and recreation by 14.8 acres;
- accelerate the Phase 3 start date from August, 2005 to January, 2003 and the Phase 4 start date from August, 2010 to August, 2003;
- add two new roadway access points for a new internal roadway east of Lorraine Road: 1) at Lorraine Road, south of S.R. 70; and 2) at S.R. 70, east of Lorraine Road;
- clarify the access points west of Lorraine Road and south of the Braden River for an internal east-west road connecting Lakewood Ranch Boulevard to Lorraine Road; and
- corresponding Map H and Development Order modifications.

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
TOTAL		203,500	5,501

* - Phase IV has only been conceptually approved. Specific approval will be contingent upon further transportation analysis.

Development this Reporting Year: In addition to receiving 232 Certificates of Occupancy during the reporting year, the developer has commenced or continued construction of the following projects:

- Summerfield Village, Parcel 117 (multi-family/condominium units)

and completed construction of the following:

- Greenbrook Village, Unit 6, Parcels 404/405/413/414/415 and Phase II, Subphases M & N (Parcels 232/235) and R & S (Parcels 233/234) [all single-family residential units]; and
- “Greenbrook Adventure Park”

Cumulative Development: Certificates of Occupancy have been issued for 1,805 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. 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.