



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #216 - UNIVERSITY LAKES MANATEE COUNTY RY 2002-03

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
RESIDENTIAL (Units)	1,507	773	572	256	3,108
(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)
RETAIL (SQ. FT.)**	362,557	751,286	4,300	158,115	1,276,258
(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)
INDUSTRIAL (SQ. FT.)	0	0	357,508	450,580	808,088
OFFICE (SQ. FT.)	323,318	608,608	161,672	93,602	1,187,200
HOTEL (ROOMS)	300	300	0	0	600
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 1 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 modifications to the Development Order. These changes remain under review:

- grant specific approval of a modified Phase III with an advanced buildout date of September 13, 2011;
- extend the buildout date associated with Phase I by an additional seven years and Phase II by an additional two years (each to September 13, 2011);
- move Industrial, Office and Neighborhood Commercial space between project phases;
- provide an overall reduction of 387 single-family attached/detached units for the project while simultaneously increasing multi-family residential units by 387;
- remove a 106.0-acre parcel to be acquired by the Cypress Banks DRI;
- recognize a new authorized agent;
- establish February 22nd as the annual reporting date;
- amend the Land Use Equivalency language to recognize latest ITE generation rates; and
- corresponding textual and map amendments to facilitate the modifications identified above.

On April 7, 2003, a transportation methodology meeting was held at the Tampa Bay Regional Planning Council to initiate the future submittal of a Notice of Proposed Change application seeking specific approval of Phase IV.

PROJECT STATUS

Development this Reporting Year: the following has been completed during the reporting year:

- 210 single-family detached and 18 single-family attached residential units;
- 4 multi-family residential units;
- 3,038 sq. ft. of retail space; and
- 92,861 sq. ft. of office space;

The developer has identified that 106,800 sq. ft. of office space and a 120-bed hospital are currently under construction.

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** - 1,015 single-family detached units, 88 single-family attached units and 412 multi-family units;
- **OFFICE** - 331,972 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 conducted the required traffic monitoring of project entrances in accordance with Condition 5.A.(6). Inclusive of the Lakewood Ranch Corporate Park, the University Lakes DRI has been approved for 7,565 trips through Phase II of University Lakes. The January 14-15, 2003 monitoring revealed the following:

- 3,809 overall p.m. peak hour trips at project boundaries (1)
 - 610 “non-project cut through trips” (2)
 - 126 diverted trips (3)
 - 133 “other non-project trips” (4)
- 2,940 new external p.m. peak hour trips (1,189 Inbound/1,751 Outbound)**

FOOTNOTES:

- (1) Actual counts obtained at project driveways during the p.m. peak hour of the monitoring event.
 - (2) “Non-Project Cut Through Trips” were calculated by recording and comparing the license tags entering and exiting the project site at 10-minute intervals during the p.m. peak hour of the 2002 monitoring event. The trips were not generated within the University Lakes or Lakewood Ranch Corporate Park (combined) DRIs. This percentage (16 percent) will be held constant for future reporting efforts.
 - (3) Diverted trips are those trips diverted from the interstate (I-75) to travel to locations which are not the primary intended destination (i.e. gas station, convenience store, fast food restaurant...). Diverted trips are (and will be) reflective of actual annual counts.
 - (4) “Other Non-Project Trips” are trips entering/exiting the interstate with intended destinations adjacent to, but not within, the project site. Such specific facilities include: the asphalt plant, the colonial properties apartment complex and the polo club. “Other non-project trips” are (and will be) reflective of actual annual counts.
2. 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 confirmed that the transportation improvements associated with development expected to generate 3,633 p.m. peak hour trips have been completed.

3. 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)]. The developer has alleged that information has been submitted in accordance with the respective Conditions.
4. 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).
5. The developer has previously submitted the Non-Potable Water Use and Hazardous Waste Management Plans as required by Conditions 5.H.(5) and 5.J.(1), respectively.

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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.