



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #130 - CYPRESS BANKS MANATEE COUNTY

On May 14, 2003, the Manatee County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Ordinance No. 03-30. The Resolution reflects an amendment adopted by Manatee County on April 22, 2003.

BACKGROUND

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 January 3, 2003 (Ordinance No. 02-34). The amendments have cumulatively: modified the development plan; extended the buildout and commencement dates for each phase; altered the transportation requirements; added a total of 806 acres to the project with no net increase in entitlements; modified the internal roadway network; and added two additional SR 70 access points for the commercial parcels on Lorraine Road. The amendments have also extended the Development Order expiration date by five years (to August 7, 2014).

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 is contingent upon further transportation analysis.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modifications to the Development Order:

- addition of 290.9 acres east of Lorraine Road and south of S.R. 70;
- addition of 10,174 sq. ft. of general commercial space to Phase III, located at the southeast quadrant of S.R. 70/Lorraine Road;
- reallocation of 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;
- relocation and mitigation of 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 175.6 acres, open space by 95.3 acres and recreation by 15.4 acres;
- acceleration of the start dates associated with Phase 3 (from August, 2005 to January, 2003) and Phase 4 (from August, 2010 to August, 2003);
- addition of 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;
- clarification of 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.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on February 10, 2003 and with the Council' *Final Report* adopted on September 8, 1986.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #130 - Cypress Banks.