



BRS

Biennial Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782

Phone (727) 570-5151 / FAX (727) 570-5118

www.tbrpc.org

**DRI #216 - UNIVERSITY LAKES
MANATEE COUNTY
RYs 2016-18**

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 southern Manatee County. The Development Order initially granted specific approval for only Phase 1 and conceptual approval of all the other phases.

The Development Order has been amended nine times, most recently on May 4, 2017 (Ordinance No. 17-06). The modifications have cumulatively: extended the phase buildout dates and Development Order expiration date (to May 26, 2027); granted specific approval for all remaining phases; modified and moved entitlements and acreages between phases; authorized relocation of the Town Center to the east side of Lakewood Ranch Boulevard; amended select Development Order conditions regarding transportation and affordable housing; established February 22nd as the annual reporting date; amended the Land Use Equivalency Matrix language to recognize latest ITE generation rates; added a net 1,785.5 acres located directly east of the existing University Lakes DRI (east of Lorraine Rd.) with additional corresponding access points; reconfigured a portion of the internal roadway network; revoked the prior requirement to consolidate the University Lakes and Lakewood Ranch Corporate Park (in Sarasota County) transportation analyses; recognized corresponding transportation mitigation resulting from review transportation analyses; modified Affordable Housing conditions to reflect current Manatee County procedures; updated project's Development Components (Table 1) & Phasing Schedule (Table 2) to reflect previously approved and executed land use entitlement conversions; updated buildout and Development Order expiration dates to reflect previously granted extensions; revised the "Maximum" amount of various Land Uses reflected in the Land Use Equivalency Matrix; extended the frequency of reporting from "Annual" to "Biennial"; increased "Single-Family Detached" Residential by 147 units (within Phase 4) and "Neighborhood/ Community Commercial" by 41,937 sq. ft. (within Phase 4) to coincide with a corresponding reduction of identical entitlements from the Cypress Banks DRI (130); relocated a portion of the linear park; authorized the payment of a "proportionate share" for remaining transportation improvement(s); authorized additional external access points on University Parkway and on Masters Avenue; recognized legislative extensions previously granted to the phase buildout dates and the Development Order expiration date; designated a new authorized agent for the project (Richard Bedford); and associated Master Development Plan modifications. Subsequent extensions have been applied to all active project phases and the Development Order expiration date on account of various Executive Orders enacted by the Governor in 2016 and 2017. The revised Development Order expiration date is April 11, 2038.

The following constitutes the currently-approved phasing schedule:

LAND USE	PHASE 1 (11/30/2011)	PHASE 2 (4/11/2025)	PHASE 3 (4/11/2025)	PHASE 4 (4/11/2033)	TOTAL
RESIDENTIAL (Units)	1,507	773	751	1,057	4,088
(Single-Family Detached)	(970)	(361)	(450)	(549)	(2,330)
(Single-Family Attached)	(88)	(0)	(0)	(0)	(88)
(Multi-Family)	(449)	(412)	(301)	(508)	(1,670)
RETAIL (SQ. FT.)	328,321	114,543	287,406	130,471	860,741
(Neighborhood/Community)	(52,764)	(0)	(0)	(130,471)	(183,235)
(General)	(275,557)	(114,543)	(287,406)	(0)	(677,506)
(Highway)	(0)	(0)	(0)	(0)	(0)
INDUSTRIAL (SQ. FT.)	0	0	18,603	0	18,603
OFFICE (SQ. FT.)	323,318	381,700	191,677	125,274	1,021,969
HOTEL (ROOMS)	215	0	0	405	620
HOSPITAL (BEDS)	0	150	0	0	150

PROJECT STATUS

Development this Reporting Year: 53 Single-Family Detached units, 23 Multi-Family units, 12,000 sq. ft. of Office and 122 Hotel rooms were all completed during the reporting period. An additional 26 Single-Family Detached units, 53 Multi-Family units and 55,831 sq. ft. of Neighborhood Commercial were all denoted as “under construction” at the end of the reporting period.

Cumulative Development: in total, the following development projects have been completed:

- **RESIDENTIAL** - 1,546 single-family detached units, 88 single-family attached units and 1,308 multi-family units;
- **OFFICE** - 811,993 sq. ft.;
- **COMMERCIAL** - 615,695 sq. ft. of General Commercial and 52,764 sq. ft. of Neighborhood Commercial;
- **HOTEL** - 337 rooms;
- **INDUSTRIAL** - 18,603 sq. ft.; and
- **HOSPITAL** - 120-bed facility

Projected Development: no specific development activity has been identified for the next reporting year. However, completion of the Residential and Commercial developments identified as “under construction” above would be anticipated, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has conducted the required traffic monitoring of project entrances on multiple dates in February 2018 in accordance with Condition 5.A.(6). Pursuant to Table 5 (of Ordinance No. 12-34) and the supporting/revised Development Order language, Final Site Plan approval(s) shall not be granted beyond that development which generates 3,681 external p.m. peak hour trips until funding commitment(s) have been established to extend the I-75 Southbound Off-Ramp lane at Fruitville Road by 200 feet.

The following constitutes the Developer's summary of the latest traffic monitoring data:

7,131 overall p.m. peak hour trips at project boundaries (1)	[3,015 Inbound/ 4,116 Outbound]
- 931 "Non-Project Cut Through" trips (2)	[490 Inbound/ 441 Outbound]
-3,025 "Other Non-Project" trips" (3)	[1,066 Inbound/ 1,959 Outbound]
- 120 "Diverted" trips (4)	[60 Inbound/ 60 Outbound]
3,055 Net External PM Peak Hour trips	[1,399 Inbound/ 1,656 Outbound]

FOOTNOTES:

(1) Actual counts obtained at project driveways during the p.m. peak hour of the monitoring event.

(2) "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) "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, the Polo Club and, now, Lakewood Ranch Corporate Park. "Non-project" trips are (and will be) reflective of actual annual counts.

(4) 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.

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)]. The Developer has alleged that this information continues to be submitted in accordance with the respective Conditions.
3. The Developer has provided the quarterly quality monitoring results for the three groundwater stations (GW-104, GW-204 & GW-304R) conducted over the last two years in accordance with Condition 5.F.(6). Manatee County has continued to grant groundwater Station GW-404 a temporary exemption from monitoring through 2017 Unless renewed again by Manatee County, it is anticipated that monitoring at Station GW-404 will resume in 2018 to coincide with expected development activities in the area. Regarding the groundwater monitoring, results have consistently revealed elevated Iron and Color levels and depressed pH levels in comparison with State standards.
4. 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.
5. In accordance with Condition IV.P.(5), Manatee County has specified the maximum sales price of units classified as "Workforce Housing" in 2017 was \$211,200. The Development Order currently obligates the Developer to sell the equivalence of 10% of all University Lakes Phase 4 Residential units at rates which meet this criteria (i.e. 1,057 X 10% = 106 units). According to the compliance statement associated with this Condition, the Developer has acknowledged that "*there were no Multi-Family or Single-Family units constructed within the project*" which met this criteria during the Reporting Period. However, Condition

IV.P.(2) allows for these Residential units to be located within other SMR Community projects located within 10 miles of the University Lakes DRI. In this regard, the Developer has reported that 15 Residential units were constructed and sold within Lakewood National, during the reporting year, which met the above-described Workforce Housing criterion. These were the first units sold that counted towards the Workforce Housing mitigation requirement.

DEVELOPER OF RECORD

SMR Communities Joint Venture, 14400 Covenant Way, 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.