



DOAR

Development Order Amendment Report

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DRI #130 - CYPRESS BANKS MANATEE COUNTY

On June 14, 2017, Manatee County rendered Ordinance No. R17-05 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on May 4, 2017.

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 1 had initially been granted specific approval.

The Development Order was previously amended a total of nine times, most recently on December 4, 2008 (Ordinance No. 08-69). The amendments have cumulatively: modified the development plan in terms of land use acreages and entitlement locations; extended the buildout and commencement dates for each phase; altered the transportation requirements; cumulatively added 2,167.3 acres to the east and southeast boundary of the project; ultimately granted specific approval of all project phases; added 10,174 sq. ft. of commercial uses and 274 residential units; added nine project access points; and corresponding Map H and Development Order modifications. The Phases 3 & 4 buildout date and the Development Order expiration date have all additionally been extended by four years in association with the establishment of Subsection 380.06(19)(c)2., F.S., 326 days to account for the three Executive Orders executed by the Governor during 2011, one year and 121 days to account for four Executive Orders enacted during 2012 and 6 months plus 60 days to account for the threat of Tropical Storm Erika. The Development Order now expires on June 27, 2024.

Inclusive of the recent revisions recognized below, the following serves as the currently-approved phasing schedule:

PHASE	BUILDOUT	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)
1	August 7, 2000	0	1,405
2	August 7, 2005	46,856	1,405
3	October 26, 2021*	124,881	1,406
4	October 26, 2025*	0	1,619
TOTAL		171,737	5,835 (4,765 SF/1,070 MF)

* - The Phase 3-4 buildout dates are reflective of all specified extension periods.

DEVELOPMENT ORDER AMENDMENT

The Ordinance granted the following modifications to the Development Order:

- decreased the Phase 4 Single-Family residential units by 147 and the Phase 3 Commercial uses by 41,937 sq. ft. with a corresponding increase of same entitlements within the adjacent University Lakes DRI (#216);
- extend the Phase 3 buildout date (to October 26, 2021), the Phase 4 buildout date (to October 26, 2025) and the Development Order expiration date (to October 26, 2025) in accordance with various 2015 and/or 2016 Executive Order enacted by the Governor;
- extend the frequency of monitoring from “annual” to “biennial.” Biennial Reports shall be submitted on February 22, 2019 and every two years thereafter;
- corresponding changes to the Master Development Plan; and
- designate a new authorized agent for the project (Richard Bedford).

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. However, the proposal to increase the entitlements by like amounts and uses was been evaluated as part of the concurrent University Lakes Notice of Proposed Change application. By adopting the above-referenced Amendment, Manatee County had determined that “*the proposed change(s) is/are similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.*” Subsequently, Manatee County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

