



BRS

Biennial Report Summary

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**DRI #265 - LAKEWOOD CENTRE
MANATEE COUNTY
RYs 2016-18**

On August 26, 2008, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 08-13, a Development Order adopted on August 5, 2008. The Development Order granted specific approval for only the first of a three-phase project owned by SMR North 70, LLC. The 697.4-acre mixed-use development is located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), south of Malachite Drive and approximately two miles south of S.R. 64.

The Development Order was previously on four occasions, most recently on May 9, 2017 (Ordinance No. R17-16). The Amendments have cumulatively authorized the following modifications to the Development Order: updated buildout and Development Order expiration dates to reflect previously granted extensions; updated Development Order verbiage to reflect previously completed requirements; modified Affordable Housing conditions to reflect current Manatee County procedures; revised the "Minimums" and "Maximums" associated with the Land Use Equivalency Matrix; updated Conditions to reflect prior compliance; added 796.22 acres to the project; spread existing entitlements across revised project boundaries while not increasing/affecting overall project entitlements; recognize prior conversion of 100,000 sq. ft. of Office and 100,000 sq. ft. of Retail within Phase 1 for 1,008 additional Multi-Family Residential units; granted specific approval of Phases 2 and 3; authorized Light Industrial as an allowable use within the Lakewood Centre DRI; authorized the conversion of 100,000 sq. ft. of Phase 2/Retail (in Phase 2) to 250,000 sq. ft. of Phase 2/Light Industrial; and update the phase buildout and Development Order expiration dates to reflect "previously granted legislative extensions"; and modified the Land Use Exchange provisions (i.e. Section 4.G.2.) regarding the designated timing associated with CLOS issuance and the timing associated with public utility and school availability confirmations. The buildout and Development Order expiration dates were subsequently extended in association with the enactment of various Executive Orders enacted by the Governor in 2016, 2017 and 2018. The Development Order expires on June 26, 2031.

The following constitutes the approved phasing schedule:

| LAND USE | PHASE 1 (7/26/2026) | PHASE 2 (7/26/2025) | PHASE 3 (7/26/2030) | TOTAL |
|--|------------------------|------------------------|------------------------|-----------|
| RESIDENTIAL (UNITS) | 1,908 | 1,881 | 775 | 4,544 |
| (Multi-Family) | (900) | (1,436) | (539) | (2,875) |
| (Single-Family/Semi-Detached & Attached) | (1,008) | (445) | (236) | (1,669) |
| RETAIL (SQ. FT.) | 360,000 | 442,000 | 772,000 | 1,574,000 |
| OFFICE (SQ. FT.) | 358,000 | 458,000 | 647,000 | 1,463,000 |
| LIGHT INDUSTRIAL (SQ. FT.) | 0 | 250,000 | 0 | 250,000 |
| HOTEL (ROOMS) | 300 | 0 | 0 | 300 |

* - Manatee County administratively approved conversion of 364 Multi-Family units for 225 additional Single-Family units under a correspondence dated July 18, 2017 (AD-17-16).

PROJECT STATUS

Development this Reporting Year: 360 Multi-Family and 392 Single-Family Residential units were completed as well as 126,138 sq. ft. of Retail and 21,672 sq. ft. of Office. In addition, 156 Single-Family units, 85,410 sq. ft. of Retail, 22,133 sq. ft. of Office and 54,677 sq. ft. of Lt. Industrial were all identified as “under construction.”

Cumulative Development: 888 Multi-Family and 442 Single-Family Residential units, 126,138 sq. ft. of Retail and 47,072 sq. ft. of Office constitute completed development.

Projected Development: No specific development activity has been identified. However, it would be anticipated that the development identified as under construction above would be completed at a minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. As specified in Condition 6.A.(1), traffic monitoring is no longer an obligation of the DRI since *“transportation mitigation improvements shall be implemented through the Local Development Agreements (LDA-10-01 & LDA 13-03) approved by Manatee County on September 14, 2010 and November 7, 2013, respectively, as may be amended from time to time.”*
2. Condition 6.A.(2) obligates the Developer to provide *“a limited traffic study which addresses the estimated traffic operations and turning movement counts together with the conceptual design of the driveways, serving the project covered by the Final Site Plan application”* to Manatee County. The Developer has acknowledged continued compliance with this requirement.
3. The Developer previously submitted a *Preservation Area Management Plan* [Condition 6.B.(3)] and a *Habitat Management Plan* [Condition 6.B.(13)] to the acceptance of Manatee County. Copies of these materials were included as subsets to the RYs 2010-12 Biennial Report.

4. Condition 6.E.(13) requires the Developer to perform quarterly surface and groundwater monitoring at the combined Lakewood Ranch/Northwest Sector DRI sites. As required, the monitoring consists of the quarterly collection and analyses of samples taken at pre-defined surface and groundwater monitoring stations. Results of the 2016 and 2017 surface water monitoring at three locations (i.e. SW-2, SW-3 & SW-4) and the groundwater monitoring at five locations (i.e. GW-1, GW-2R, GW-3/GW-3R, GW-4/GW-4R & & GW-5R) were included in the Biennial Report in accordance with Condition 6.E.(13). The monitoring results continued to include documentation of all deviations from the State water quality standards in terms of parameter(s) and frequency(ies). Based on the concurrence of Manatee County staff, the Developer discontinued surface water monitoring at Stations SW-1, SW-5, SW-6, SW-7 & SW-8 a number of years ago since “the data sufficiency requirements of the approved monitoring plan were met.”

6. The Developer shall provide within the project, or within an adjacent SMR-owned project, a number of residential units equal to 10% of the total number of residential units approved in Lakewood Centre Phases 1, 2, and 3 that qualify as workforce housing as identified in the Manatee County Land Development Code [Condition 6.M.(1)]. Pursuant to Condition 6.M.(4), the following shall be specifically included within each Biennial Report in this regard:
 - data showing the number and sale prices of WHUs sold within the development during the reporting period;
 - the current Manatee County Maximum Income Limits Table (only those units that have a sale price equal to or less than the maximum allowable home sales price shall be counted toward the required mitigation;
 - the overall ratio of WHU units provided to the number of residential units constructed.

Manatee County has specified the maximum sales price of units classified as “Workforce Housing” in 2017 was \$211,200. The Developer has indicated that, during the reporting period, 103 homes were sold within Lakewood Centre or the Developer’s adjacent Northwest Sector (DRI #256) and Northeast Quadrant projects which met the Workforce Housing Units (WHU) criterion defined in Manatee County’s “Maximum Income Limits Tables.” Inclusive of these units, a total of 230 units have been cumulatively sold that meet this criterion.

DEVELOPER OF RECORD

SMR North 70 LLC, 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.