



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #102 - CREEKWOOD MANATEE COUNTY RY 2003-04

On August 27, 1985, Manatee County granted a Development Order (Resolution R-85-149) to Creekwood, Limited, for a 1,090-acre, multi-use development located northwest of the S.R. 70/I-75 intersection in Manatee County.

The Development Order has been amended a total of six times, the latest occurring on January 6, 2004 (Ordinance No. 04-28). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised and extended the phasing schedule; authorized the exchange of 25,000 sq. ft. of office space for 25,000 sq. ft. of additional commercial space; reduced industrial uses by 1,050,000 sq. ft. (to 950,000 sq. ft.) and residential units by 688 units (to 1,617 units); increased commercial uses by 105,000 sq. ft. (to 627,000 sq. ft.) and office uses by 45,000 sq. ft. (to 160,000 sq. ft.); recognized hotel as an independent land use and allow a maximum of 100 rooms; and removed linear park requirement in favor of a requirement for the dedication of a 33.4-acre conservation area. The Development Order currently expires on September 16, 2009, in association with Phase IV buildout.

The approved phasing schedule and entitlements are as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)
I & II	Completed	598	455,048	0	0	0
III	12/31/2006	507	55,000	230,000	60,000	0
IV	12/31/2009	512	116,952	720,000	100,000	100
TOTAL		1,617	627,000	950,000	160,000	100

PROJECT STATUS

Development this Reporting Year: it appears that 6,485 sq. ft. of commercial development has been completed.

Cumulative Development: 592 residential units have been completed as well as 434,914 sq. ft. of commercial development and a 2,716 sq. ft. medical office.

Projected Development: no development activity has been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Levels of Service (LOS) status of the 14 roadway segments identified in Transportation Condition 11 were provided within the Annual Report. The November, 2003 status report indicated that eight of these segments currently operate at LOS "D". The remaining six segments operate at LOS "C".
2. Yearly water consumption and sanitary sewer flow estimates/projections for RY 2003-04 through RY 2007-08 for the residential and commercial/industrial components of the project were provided in the annual report, pursuant to General Condition 15.d. The table reflects a combined demand for 230,000 gallons per day (gpd) for potable water and sanitary sewer service in 2003-04. The anticipated future demand will increase to 485,000 gpd in 2007-08. The estimates were based on an assumed average water/sewer demand rate of 250 gallons per day per unit for residential calculations and 0.1 GPD/Sq. Ft. for non-residential uses. This rate appears to be slightly higher than the established Manatee County level of service rates of 110 gallons per capita for potable water and 115 gallons per capita for wastewater. The U.S. Bureau of the Census estimated an overall 2.29 persons per household for Manatee County in 2000. **As indicated in past Annual Report Summaries, the applicant's estimates should be revised accordingly for next year's and all future Annual Reports.**
3. The annual report included the results of the bi-annual surface and groundwater quality monitoring conducted on March 7, 2003 and September 2, 2003, as required by Environmental Condition 4 and Water Quality Condition 1.a. As previously noted, several water quality criteria exceeded state standards but the results are similar to the previous monitoring efforts and are typical of surface water and groundwater in the area, as identified by the consulting firm that conducted the analysis.
4. The following Plans have been previously submitted as required: a *I-75 Noise Contour Plan*, a *Stormwater Maintenance Plan*, a *Master Drainage Plan*, *Wetland-Lake Management Plan* and a *Cultural Resource Assessment Survey*.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Creekwood Investors, Ltd., 7795 Pine Trace Drive, Sarasota, FL 34243, 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 its Development Order. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.