



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #102 - CREEKWOOD MANATEE COUNTY RY 2004-05

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 December 31, 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

On April 14, 2005, the developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- decrease Phase III residential development by 367 units and Phase IV office by 20,000 sq. ft. (to 145,000 sq. ft.);
- establish a Phase IV allocation of 85,000 sq. ft. of medical office space;
- transfer 140 residential units from Phase III to Phase IV;
- transfer six (6) residential units from Phase I/II to Phase IV; and
- recognition of two new owners (i.e. Creekwood Estates LLC and Professional Place LLC).

PROJECT STATUS

Development this Reporting Year: 6,000 sq. ft. of commercial development was completed.

Cumulative Development: 592 residential units have been completed as well as 440,914 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 10 roadway segments identified in Transportation Condition 11 were provided within the Annual Report. The October 2005 status report indicated that four of these segments currently operate at LOS "D," four segments operate at LOS "C," and the remaining two at LOS "B".
2. Yearly water consumption and sanitary sewer flow estimates/projections for RY 2004-05 through RY 2008-09 were provided in the annual report, pursuant to General Condition 15.d. The table reflects range estimates from 229,500 gallons per day (GPD) of potable water demand and wastewater generation in 2004-05 to 515,000 GPD in 2008-09. The estimates were based on: assumed average water/sewer demand rates of 250 GPD per residential unit and 0.1 GPD/Sq. Ft. for all non-residential uses; and an assumed occupancy of 1,300 dwelling units in 2008. As required, the applicant's estimates should be updated annually and submitted within all future Annual Reports.
3. The annual report included the results of the bi-annual surface and groundwater quality monitoring conducted on March 25, 2005 and August 25, 2005, 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*, a *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., 1812 Manatee Avenue West, Bradenton, FL 34205 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.