



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #102 - CREEKWOOD MANATEE COUNTY RY 2005-06

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 previously amended a total of seven times, most recently on January 5, 2006 (Ordinance No. 05-41). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised and extended the project phases (i.e. Phase I by a period of five years, Phase II by seven years, Phase III by five years and Phase IV by four years); modified the project entitlements; increased Phase IV Office by 65,000 sq. ft.; authorized a maximum of 85,000 sq. ft. of medical office space with corresponding reduction of Phase IV office uses; decreased Phase III residential development by 367 units; transferred six residential units from Phase I/II to Phase IV; recognized hotel as an independent land use and allowed a maximum of 100 rooms; removed linear park requirement in favor of a requirement for the dedication of a 33.4-acre conservation area; and recognized two new owners (i.e. Creekwood Estates LLC and Professional Place LLC). The Development Order currently expires on December 31, 2009, in association with Phase IV buildout.

The approved phasing schedule is as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)	Hotel (Rooms)
I & II	Completed	592	455,048	0	0	0
III	12/31/2006	140	55,000	230,000	60,000	0
IV	12/31/2009	518	116,952	720,000	165,000*	100
TOTAL		1,250	627,000	950,000	225,000	100

* - Office space may include up to 85,000 sq. ft. of medical office.

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 September 2006 status report indicated that four of these segments currently operate at LOS “D” and the remaining six segments operate at LOS “C”.
2. Yearly water consumption and sanitary sewer flow estimates/projections for RY 2005-06 through RY 2008-09 were provided in the annual report, pursuant to General Condition 15.d. The table reflects range estimates from 290,000 gallons per day (GPD) of potable water demand and wastewater generation in 2005-06 to 507,500 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 project completion of 1,250 dwelling units in 2009. As required, these 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 May 24, 2006 and August 24, 2006, 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*.

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.