



ARS

Annual Report Summary

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DRI #102 - CREEKWOOD MANATEE COUNTY RY 2007-08

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 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). Manatee County adopted Ordinance No. 07-130 to universally extend the phase buildout and Development Order expiration dates associated with all active Manatee County DRIs by a three-year period in accordance with recent revisions to Subsection 380.06(19)(c), F.S. As extended, the Development Order expires on December 31, 2012.

Reflective of the three-year extension period, the following constitutes the approved phasing schedule:

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	12/31/2009	140	55,000	230,000	60,000	0
IV	12/31/2012	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: it appears that 50,000 sq. ft. Mini-Warehouse (referenced below) was completed in addition to 71,484 sq. ft. of Light Industrial and 1,274 sq. ft. of Office.

Cumulative Development: 592 residential units have been completed as well as 501,594 sq. ft. of Commercial development (50,000 sq. ft. mini-warehouse was constructed and counted as 24,000 sq. ft. of Commercial), 71,484 sq. ft. of Light Industrial and 3,990 sq. ft. of Office.

Projected Development: the developer anticipates completion of a 78-room Hotel and construction of a “significant” amount of Light Industrial which is “either under construction or under building permit review” during the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Applicant has identified the Level of Service status of **12** specific links/intersections allegedly in compliance with Transportation Condition #10 of the Development Order (Ordinance No. 05-41). The October 2008 status report indicated that three of these 12 facilities currently operate at LOS “B” [i.e. S.R. 70/I-75 Southbound intersection, S.R. 70/I-75 Northbound intersection, and Lockwood Ridge Road: University Parkway to S.R. 70], six at LOS “C” [i.e. S.R. 64/Morgan-Johnson Road intersection, S.R. 70/Caruso Road intersection, S.R. 70/87th Street East intersection, University Parkway: Lockwood Ridge Road to I-75, S.R. 70: U.S. 301 to I-75, and S.R. 64: Morgan-Johnson Road to I-75], and three at LOS “D” [i.e. S.R. 70/45th Street East intersection, S.R. 70/Tara-Creekwood Boulevard intersection, and I-75: University Parkway to S.R. 70]. It appears that the S.R. 70/Caruso Road intersection has improved from LOS “F” to LOS “C” when comparing the last and current Annual Reports.

It also appears that the Level of Service associated with five of the twelve identified segments/intersections appears to have improved in comparison with the 2007 LOS status report. It is also noted, that the S.R. 70/87th Street East intersection and the segment of S.R. 64: Morgan-Johnson Road to I-75 were apparently not assessed in conjunction with last year’s Report.

The Developer has previously attributed the grading of these intersections to the fact that the figures were simply obtained from the County’s link sheet and “does not take into account any funded improvements as one would normally do when reviewing concurrency” and noted that “concurrency must be addressed with each Preliminary or Final Site Plan.” Based on the conduct and submittal of detailed transportation studies associated with Preliminary and/or Final Site Planning process contradicting the “Link Sheet” data, currently scheduled improvements, or a reduction in the project’s impact study area, concurrency certificates have not been previously denied for the project.

Condition #10 required the additional assessment of the following five intersections, which were not provided:

- S.R. 70 from Honore Avenue to I-75
- Intersection of S.R. 70 and S.R. 683
- Intersection of S.R. 70 and U.S. 301
- Intersection of S.R. 70 and U.S. 41
- S.R. 70 from I-75 to Lorraine Road

To address this point, the Developer has previously stated that since the development has experienced “more than a 50% reduction in both residential and industrial entitlements” from its initial approval, the traffic impact study area and significantly impacted intersections (i.e. more than 5%) have been reduced proportionately.

The validity of assertions and statements of fact presented above shall be evaluated by Manatee County.

2. Yearly water consumption and sanitary sewer flow estimates/projections for RY 2007-08 through RY 2010-11 were provided in the annual report, pursuant to General Condition 15.d. The table reflects range estimates from 195,000 gallons per day (GPD) of potable water demand and wastewater generation in 2007-08 to 280,000 GPD in 2010-11. 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 in 2011. As required, these estimates should be updated annually and submitted within all future Annual Reports.
3. The annual report included the results of the semi-annual surface and groundwater quality monitoring conducted on May 23, 2008 and September 26, 2008, as required by Environmental Condition 4 and Water Quality Condition 1.a. Similar to past monitoring results of the site, several water quality criteria exceeded state standards but are attributable to surface water and ground-water characteristics of 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*.

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.