



ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #102 - CREEKWOOD MANATEE COUNTY RY 2002-03

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 five times, the latest occurring on March 28, 2000 (Ordinance No. 00-07). The amendments have cumulatively: deleted 512± acres from the project; downscaled residential development; revised the phasing schedule; and authorized the exchange of 25,000 sq. ft. of office space for 25,000 sq. ft. of additional commercial space. The Development Order expiration date is September 16, 2009.

On August 23, 2002, the applicant submitted a Notice of Proposed Change application requesting reductions in industrial and residential development with corresponding increases in office and commercial entitlements; add hotel as a recognized use with a maximum of 250 rooms; and update the phasing schedule to recognize completed development.

PROJECT STATUS

The current phasing schedule is as follows:

Phase	Buildout	Residential (Units)	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Office (Sq. Ft.)
I (Completed)	9/16/1996	322	7,900	150,000	0
II	9/16/2000	447	257,100	658,700	21,000
III	9/16/2002	1,024	187,000	471,300	60,000
IV	9/16/2004	512	70,000	720,000	34,000
TOTAL		2,305	522,000	2,000,000	115,000

Development this Reporting Year: no development activity occurred during the reporting year.

Cumulative Development: 592 residential units have been completed as well as 428,429 sq. ft. of commercial development and 2,716 sq. ft. of office space.

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 2002-03 through RY 2006-07 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 287,200 gallons per day (gpd) for potable water and sanitary sewer service in 2002-03. The anticipated future demand will increase to 720,000 gpd in 2006-07. The estimates were based on an assumed average water/sewer demand rate of 350 gallons per day per unit. 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.