



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
www.tbrpc.org

DRI #236 - RIVIERA DUNES CITY OF PALMETTO

On March 11, 2004, the Palmetto City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 04-796. The Ordinance reflects an amendment adopted by the City on March 1, 2004.

BACKGROUND

On December 20, 1999 the Palmetto City Council adopted Ordinance No. 665, constituting a Development Order for Riviera Dunes Resorts, Inc. This Development Order authorized construction of a 202.25 acre mixed use project predominantly located southeast of the U.S. 41 and Haben Boulevard intersection in the City of Palmetto. The project is located across Haben Boulevard from the Manatee County Civic Center, along the northern banks of the Manatee River. Upon the 2005 buildout, Riviera Dunes would contain the following uses: 250 single-family and 367 multi-family residential units; 141,500 sq. ft. of "Specialty" Retail; a 3,500 sq. ft. convenience market; a 125-room hotel; a 15,000 sq. ft. Family Golf Center; and 400 wet slips. Project buildout and the Development Order jointly expire on February 13, 2005.

The Development Order has been amended only one time (Ordinance No. 03-774) on May 19, 2003. The amendment formally incorporated the required hurricane mitigation measures and modified provisions of the land use equivalency matrix.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorizes:

- removal of the required additional southbound through lane from the U.S. 41/U.S. 301/Haben Boulevard intersection to the U.S. 301 ramps;
- increase in the maximum number of residential units available for exchange through the Land Use Equivalency Matrix (to 752); and
- relocation of select land uses on a revised Master Development Plan.

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on January 12, 2004, and with the Council' *Final Report* adopted on September 13, 1999.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by City of Palmetto for DRI #236 - Riviera Dunes.