



Tampa Bay Regional Planning Council

# DOAR

## Development Order Amendment Report

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

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### DRI #236 - RIVIERA DUNES CITY OF PALMETTO

On December 16, 2004, the Palmetto City Council rendered to the Tampa Bay Regional Planning Council Ordinance No. 04-830. The Ordinance reflects an amendment adopted by the City on December 6, 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 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.

The Development Order has been amended a total of two times, the most recent was adopted on March 1, 2004 (Ordinance No. 04-796). The amendment formally authorized: identification of hurricane mitigation measures; revisions to the land use equivalency matrix; modification of required transportation improvements; increased the maximum number of residential units available under provisions of the Equivalency Matrix (to 752); and relocation of land uses on select parcels.

#### DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized four-year, 11 month and 29 day extensions of the project buildout and Development Order expiration dates, each to February 12, 2010.

#### 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 September 27, 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 the City of Palmetto for DRI #236 - Riviera Dunes.