



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #236 - RIVIERA DUNES CITY OF PALMETTO RY 2003-04

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 three times, the most recent was adopted on December 6, 2004 (Ordinance No. 04-830). The amendments have cumulatively: identified hurricane mitigation measures; revisions to the land use equivalency matrix; modified required transportation improvements; increased the maximum number of residential units available under provisions of the Equivalency Matrix (to 752); relocation of land uses on select parcels; and extended the project buildout and Development Order expiration dates by periods of four-year, 11 month and 29 day extensions (to February 12, 2010). The anniversary date for the annual report is November 15th.

PROJECT STATUS

Development this Reporting Year: it appears that 86 single-family and 42 multi-family residential units were completed or are currently under construction as of the reporting period as well as 42 residential docks. An additional 66 multi-family residential units and 29,600 sq. ft. of commercial have received building permits but construction has not commenced.

Cumulative Development: the following has been completed or are currently under construction: 177 single-family residential units, 42 multi-family residential units, 132 residential docks, 220 commercial docks and a 9,000 sq. ft. marina facility, a 3,500 sq. ft. 7-Eleven store, and an Aqua Range with golf greens and a tee area (Genesis Golf Center).

Projected Development: no specific development activity has been identified for next year. However, it would be anticipated that residential development would continue, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously submitted a plan to assure the maintenance of mitigation, conservation and preservation areas and a Lake Management Plan in accordance with Conditions 6.A.3. and 6.B., respectively.

2. Condition 6.A.9. requires the on-site wetland systems, buffers and mitigation areas to be regarded as preservation areas to ensure the protection of their natural attributes. These areas (totalling 1.1461± acres) have been placed within a conservation easement and conveyed to the State of Florida on October 6, 2000.
3. The developer has submitted the results of the annual monitoring of the four designated mitigation sites (Appendix B to the current Annual Report), as required by Condition 6.A.10.
4. Condition 6.G.2. requires funding commitments from responsible entities for those required roadway link and intersection improvements identified in Table 3 of the Development Order. The annual report contained a summary of the roles of the developer and the City in this regard. The previous Annual Report identified that the City has received \$750,000 in Community Development Block Grant funds for assisting in the funding of various road improvements along U.S. 301/U.S. 41.
5. Condition 6.G.5. requires the developer to conduct biennial traffic count monitoring with results provided within each respective annual report. The applicant presented trip generation estimates to reflect that the project is currently generating only “34% of the approved traffic.” There was a slight discrepancy in the entitlements utilized to estimate the number of project trips in comparison with the amount of development completed. Regardless, the number of anticipated trips being generated would certainly be below 50% of the approved project trips. The “official” traffic monitoring requirements shall be instituted for the RY 2005-06 Annual Report and biennially thereafter.
6. The developer has previously submitted a Hurricane Evacuation and Recovery Plan for the project in accordance with Condition 6.I.3. It shall be noted that Condition 6.I.4. further requires the developer to prepare and submit a separate Hurricane Evacuation and Recovery Plan for the assisted living facility if and when constructed on site.

DEVELOPER OF RECORD

W.C. Riviera Partners LC, 104 Haben Boulevard, Palmetto, FL 34222 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 the Development Order. The City of Palmetto is responsible for ensuring compliance with the terms and conditions of the Development Order.