



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY

On August 4, 2006, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 06-29. The Ordinance reflects an amendment adopted by the Board on June 1, 2006.

BACKGROUND

On December 4, 2001, Manatee County granted a Development Order to Manatee Joint Venture for a single-phase, 249-acre, mixed use development located at the southwest quadrant of State Road 70 and I-75 in south central Manatee County. The Development Order expires on October 23, 2010.

The Development Order has not been previously amended.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following Development Order modifications:

- fill additional 5.27 wetland acres to facilitate alternate location of commercial uses;
- recognition of conversion of 300-bed Group Care facility for 50 additional multi-family (single-family attached) units;
- recognize an additional owner of the project (Casvak River Club, LLC);
- corresponding modifications to the Master Development Plan; and
- revise the Development Order to reflect that the project will be subject to all fire district and school impact fees “in effect at the time of application for building permits.”

The revised project entitlements are as follows:

BUILDOUT	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RESIDENTIAL (Units)		MOTEL (Rooms)
				MF/APTS.	SFD	
October 23, 2008	425,000	325,000	60,000	500	2	270

DISCUSSION

In exchange for the authorization to impact an additional 5.27 wetlands acres, the developer has agreed to significant mitigation package including which includes providing a 173.0-acre off-site preservation area adjacent to Gamble Creek and placing a conservation easement on an adjoining 21.8 acre parcel. While this additional mitigation is not recognized in the Development Order, as typically done, it is memorialized in Section C.(1)k.1. of the local zoning ordinance for the project [PDMU-99-02(G)(R-2)]. Stipulations of zoning ordinances can only be changed through the public hearing process. According to Manatee County staff, Manatee County has never changed the terms of a conservation easement.

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 March 13, 2006, and with the Council's *Final Report* adopted on August 13, 2001.

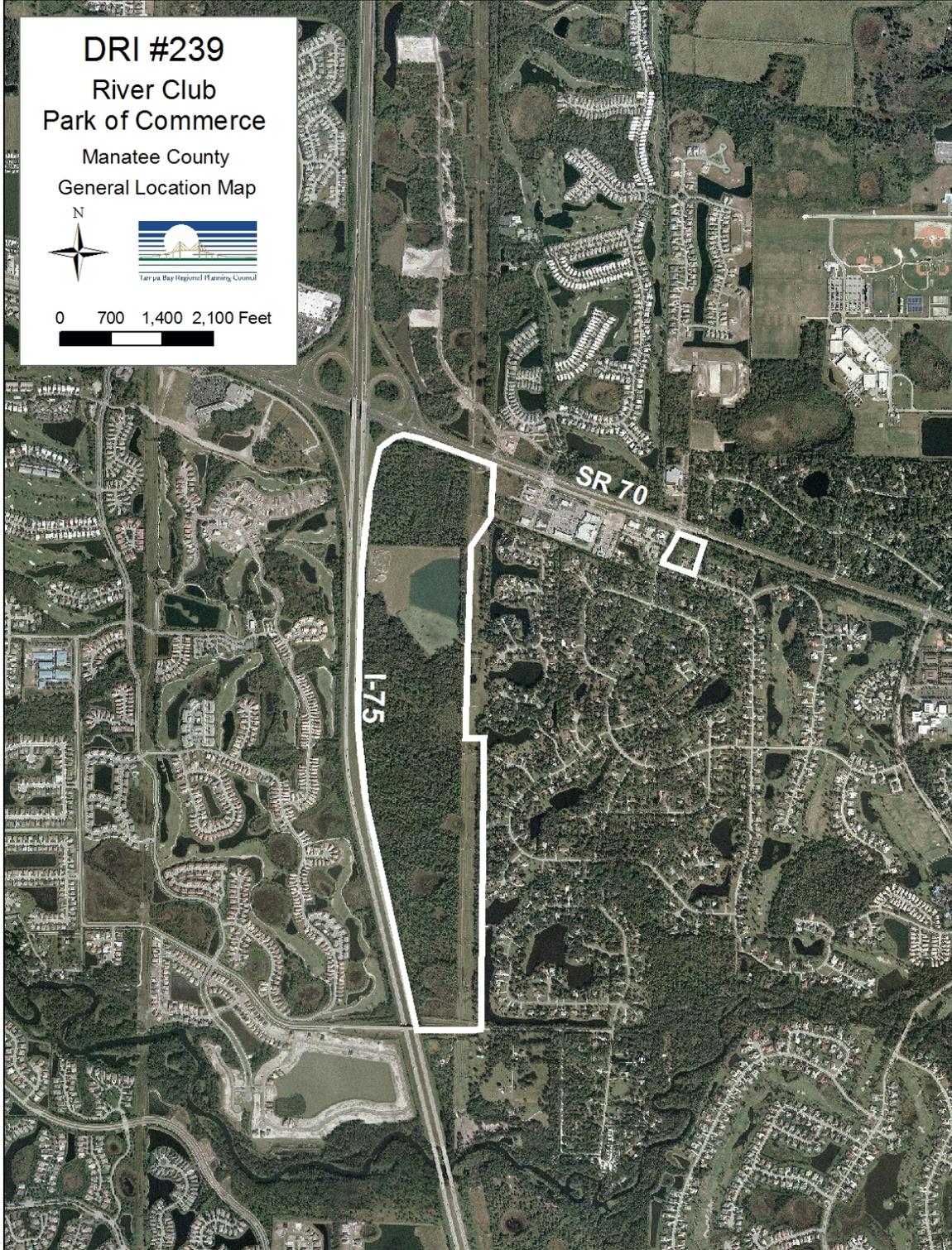
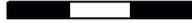
It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #239 - River Club Park of Commerce.

DRI #239
River Club
Park of Commerce
Manatee County
General Location Map

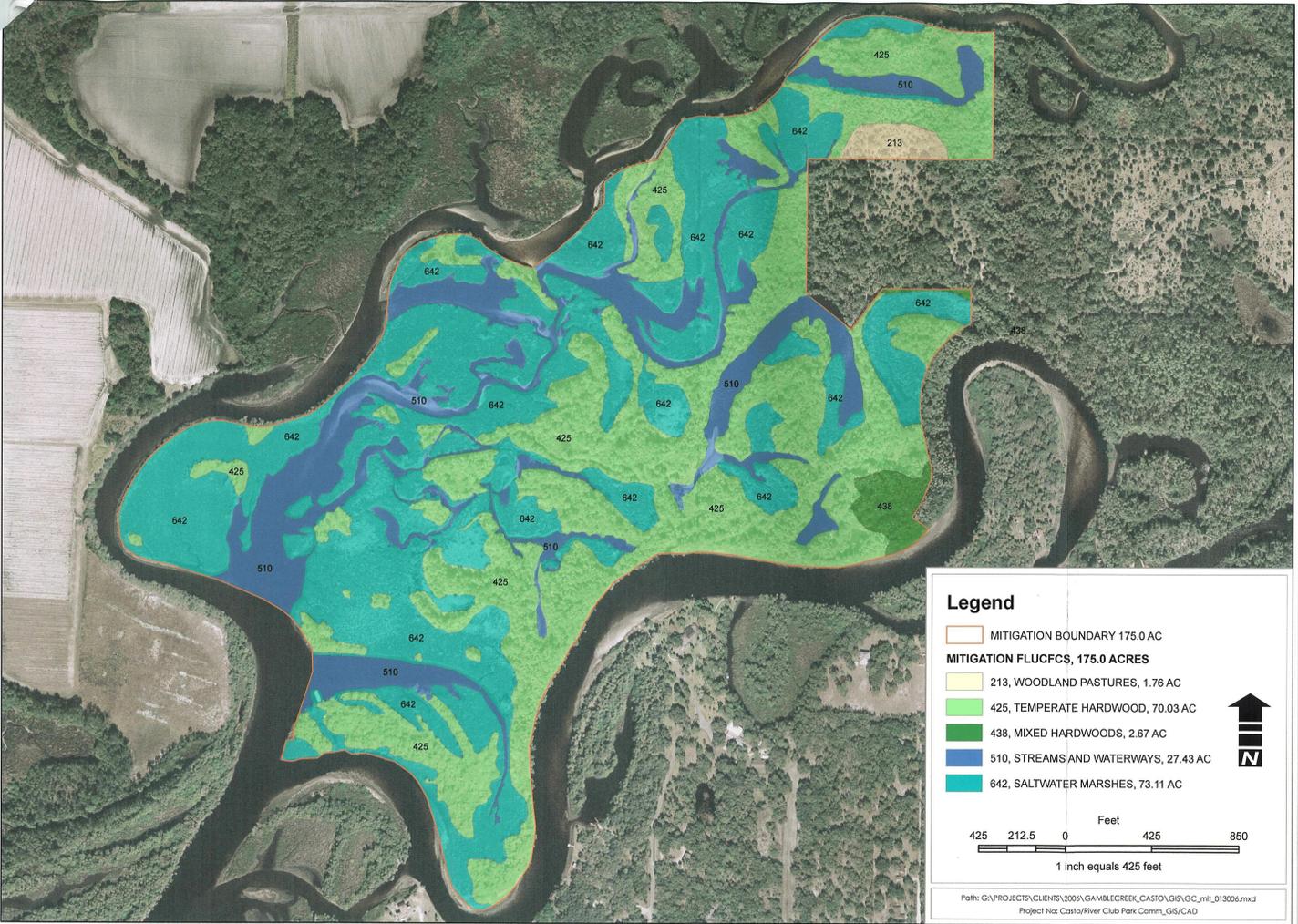


Tarpon Bay Regional Planning Council

0 700 1,400 2,100 Feet



WETLAND MITIGATION SITE



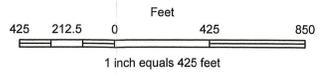
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HABITAT MAP
PROJECT: GAMBLE CREEK MITIGATION SITE
CLIENT: CASTLE LIFESTYLE PROPERTIES
Section: 8, 9, 16, 17 — Township: 34 S — Range: 19 E

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- Legend**
- MITIGATION BOUNDARY 175.0 AC
 - MITIGATION FLUCFCS, 175.0 ACRES**
 - 213, WOODLAND PASTURES, 1.76 AC
 - 425, TEMPERATE HARDWOOD, 70.03 AC
 - 438, MIXED HARDWOODS, 2.67 AC
 - 510, STREAMS AND WATERWAYS, 27.43 AC
 - 642, SALTWATER MARSHES, 73.11 AC



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 Project No: CastleRiver Club Comm_GIS\CAD