



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #236 - RIVIERA DUNES CITY OF PALMETTO RY 2005-06

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 multi-use project is located across Haben Boulevard from the Manatee County Civic Center, along the northern banks of the Manatee River.

The Development Order has been amended a total of four times, most recently on October 17, 2005 (Ordinance No. 05-871). The amendments 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 857); four-year, 11 month and 29 day extensions of the project buildout and Development Order expiration dates; relocation of land uses on select parcels; recognition of Office as a specifically approved use within the Land Use Equivalency Matrix (10,000 sq. ft. maximum); recognition of the new master developer as Riviera Development Partners, LLC; and an addition of 1.29 acres to the DRI. The Development Order expires on February 12, 2010. The Annual Report anniversary date is November 15th.

The approved plan of development is as follows:

BUILDOUT	RESIDENTIAL (UNITS)		SPECIALTY RETAIL (Sq. Ft.)	CONVEN. MARKET (Sq. Ft.)	HOTEL (Rooms)	GOLF CENTER (Sq. Ft.)	WET SLIPS (#)
	Single-Fam.	Multi-Fam.					
Feb. 12, 2010	250	412*	124,175*	3,500	125	15,000	400

* - Inclusive of a Land Use Equivalency Matrix conversion request (dated 1/29/07) in which 17,325 sq. ft. of Specialty Retail was converted for 145 additional multi-family units.

PROJECT STATUS

Development this Reporting Year: construction has commenced and/or been completed for 10 single-family units, 98 multi-family units, 48 residential boat slips and 29,600 sq. ft. of specialty retail.

Cumulative Development: the following have been completed or are currently under construction: 202 single-family residential units, 412 multi-family residential units, 180 residential boat slips, 29,600 sq. ft. of Specialty Retail, 220 commercial boat slips with 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 identified that the City received \$750,000 in Community Development Block Grant funds for “the first phase of infrastructure work needed for the project along U.S. 301/U.S. 41” and that the City “has agreed to seek an additional Grant to assist with the required roadway improvements.”
5. Condition 6.G.5. requires the developer to conduct biennial traffic count monitoring with results provided within each respective annual report. The developer has asserted that only a limited amount of development is currently occupied. Provided that occupancy of the two multi-story, multi-family structures is projected to start during 2007, it would be appropriate to commence traffic monitoring next year for inclusion in the RY 2006-07 Annual Report and biennially thereafter. Based on this premise, the number of anticipated project trips being generated would certainly be below 50% of the approved project trips.
6. The developer has previously submitted a *Hurricane Evacuation and Recovery Plan* for the project in accordance with Condition 6.I.3.

DEVELOPER OF RECORD

Riviera Dunes Development Partners LLC, 1401 Manatee Avenue West, Suite 500, Bradenton, FL 34205 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.