



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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**DRI #239 - RIVER CLUB PARK OF COMMERCE  
 MANATEE COUNTY  
 RY 2005-06**

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 anniversary date for submittal of the Annual Report is November 30<sup>th</sup> of each respective year.

The Development Order has been amended once (Ordinance No. 06-29) on June 1, 2006. The amendment authorized the following Development Order modifications:

- fill additional 5.27 wetland acres to facilitate alternate location of commercial uses in exchange for a 173.0-acre off-site preservation area adjacent to Gamble Creek and placing a conservation easement on an adjoining 21.8 acre parcel, as recognized in the corresponding zoning ordinance;
- recognize 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 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

### PROJECT STATUS

**Development this Reporting Year:** no development activity occurred during the reporting period.

**Cumulative Development:** limited to the development of two single-family residential lots.

**Projected Development:** No development activity has been identified for the next reporting year.

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Any exceedance(s) to the following thresholds shall subject the project “to a new concurrency analysis for traffic, water, and wastewater” and the issuance of a revised CLOS: 1,643 Total P.M.

Peak Hour Project Trips; 267,000 gallons of potable water per day; and 230,900 gallons of wastewater per day” [Conditions 5.A(3) & 5.A.(4)]

2. Table 3 of the Development Order summarizes the intersection improvements required upon the generation of 1,314 total p.m. peak hour trips. This value equates to approximately 80 percent of development.
3. The Developer shall institute annual p.m. peak hour project driveway counts at three prescribed locations within one year after “Vertical Construction” commences. Such monitoring shall be included in all subsequent annual reports. [Condition 5.B(2)]
4. A management plan for the removal of nuisance and exotic species and a *Habitat Protection Plan* shall be submitted with the annual report submitted following approval of the first Final Site Plan [Conditions 5.C(1)b. and 5.C(1)d., respectively].

### **DEVELOPER OF RECORD**

Casvak River Club LLC, c/o Ms. Heidi J. Marling, Manager, Village at Riverclub Acquisition LLC, 209 Town Center Boulevard, Orlando, FL 33896 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 that is consistent with the Development Order. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.