



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY

On May 2, 2007, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Ordinance No. 07-34. The Ordinance reflects an amendment adopted by the Board on April 5, 2007.

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 been amended a single time on June 1, 2006 (Ordinance No. 06-29). The amendment authorized: the filling of an 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; recognition of an additional owner of the project (Casvak River Club, LLC); corresponding modifications to the Master Development Plan; and modification of 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.” In exchange for authorization to impact an additional 5.27 wetland acres, the developer has agreed to provide a significant ant mitigation package including 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. This additional mitigation is only recognized in Section C.(1)k.1. of the local zoning ordinance for the project [PDMU-99-02(G)(R-2)].

Inclusive of the buildout extension recognized below, the following constitute the approved project entitlements:

BUILDOUT	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RESIDENTIAL (Units)		MOTEL (Rooms)
				MF/APTS.	SFD	
October 22, 2015	425,000	325,000	60,000	500	2	270

DEVELOPMENT ORDER AMENDMENT

The current Amendment authorized:

- six year, 11 month and 30 day extensions of the buildout date (to October 22, 2015) and the Development Order expiration date (to October 22, 2017); and
- changed the name of the owner/developer to Villages at Riverclub Acquisition, LLC and Casvak Club, LLC.

RECOMMENDATION

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 October 9, 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.

GENERAL LOCATION MAP

