



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 2006-07

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 15<sup>th</sup>.

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-Family	Multi-Family					Comm. Slips	Resid. Slips
Feb. 12, 2010	250	412*	124,175*	3,500	125	15,000	220	180

\* - 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.

A Notice of Proposed Change application was submitted on August 29, 2007. The application requested that the Land Use Equivalency Matrix be modified to allow maximums of 75,000 sq. ft. of Office and 12,000 sq. ft. of Quality Restaurant within the project through conversion of other previously approved project uses. The proposal remains under review and/or consideration.

### PROJECT STATUS

**Development this Reporting Year:** construction was limited to the completion of two single family detached units.

***Cumulative Development:*** the following have been completed or are currently under construction: 204 single-family residential units, 358 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). However, the former golf facility has been converted to a private park/recreation area.

***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. While the developer has yet to initiate the required traffic count monitoring program, recently prepared trip estimates indicate that the project is only generating 725 of the allegedly approved 1,257 p.m. peak hour trips (i.e. 57.68%). The developer has indicated that the trips are lower than anticipated at this point since none of the Specialty Retail has been constructed and the formerly constructed 15,000 sq. ft. golf center on 7.5 acres has been “permanently” converted to a private park/open space area.

It shall be noted that the Tampa Bay Regional Planning Council staff will no longer accept trip generation estimates in lieu of the required traffic count monitoring since such alternative does not exist within the Development Order. It is hereby requested that a biennial traffic count monitoring program be established, initiated and completed within the next couple of months. The results of the traffic monitoring program shall be submitted in association with the RY 2007-08 Annual Report and every other year thereafter until buildout, as required.

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.