



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #236 - RIVIERA DUNES CITY OF PALMETTO

On July 16, 2008, the City of Palmetto rendered Ordinance No. 08-956 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Palmetto City Council on January 22, 2008.

BACKGROUND

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 previously been amended 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 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					
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.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized increases in the maximum amounts of Office (to 75,000 sq. ft.) and "Quality Restaurant" (to 12,000 sq. ft.) uses as recognized through the Land Use Equivalency Matrix.

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 8, 2007 and with the Council's *Final Report* adopted on September 13, 1999.

It is recommended that the Department of Community Affairs concur with the Development Order amendment

issued by the City of Palmetto for DRI #236 - Riviera Dunes.

GENERAL LOCATION MAP

