



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #239 - RIVER CLUB PARK OF COMMERCE
 MANATEE COUNTY
 RY 2006-07**

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 twice, most recently on April 5, 2007 (Ordinance No. 07-34). The amendments have cumulatively authorized: filling of an additional 5.27 wetland acres to facilitate alternate location of commercial uses; conversion of 300-bed Group Care facility for 50 additional multi-family (single-family attached) units; recognition of new ownership/developer as Villages at Riverclub Acquisition, LLC and Casvak Club, LLC; extended the buildout date and Development Order expiration date by a period of six years, 11 months and 30 days; refine requirements regarding payment of fire district and school impact fees; and corresponding modifications to the Master Development Plan. As further extended by Manatee County Resolution No. R07-180, the Development Order expires on October 22, 2020.

In exchange for the impact to 5.27 additional wetland acres recognized above, the developer is required to preserve an off-site 173.0-acre area adjacent to Gamble Creek and place a conservation easement on an adjoining 21.8-acre parcel. This requirement is specified within Section C.(1)k.1. of the local zoning ordinance for the project [PDMU-99-02(G)(R-2)].

The approved project entitlements are as follows:

BUILDOUT	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	INDUSTRIAL (Sq. Ft.)	RESIDENTIAL (Units)		MOTEL (Rooms)
				MF/APTS.	SFD	
October 22, 2018*	425,000	325,000	60,000	500	2	270

* - The above recognized buildout date is reflective of a three year extension granted in accordance with recent revisions to Subsection 380.06(19)(c), F.S. and Manatee County Resolution No. R07-180, which granted three year extension of Manatee County DRI buildout and Development Order expiration dates.

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: The developer anticipates commencing construction of the north-south spine road during the next reporting period.

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].
5. It is noted in Condition 5.M(6) of the Development Order that the developer “*shall submit Annual DRI Reports in accordance with Section 380.06(18), Florida Statutes to the County, TBRPC, the State Land Planning Agency, and other agencies, as may be appropriate, on November 30, 2002 and each year thereafter until such time as all terms and conditions of this Development Order are satisfied.*” It is hereby recognized that this Report, which was received on August 13, 2008, was actually due on November 30, 2007.

DEVELOPER OF RECORD

Casvak River Club LLC, c/o Ms. Heidi J. Marling, Manager, Village at Riverclub Acquisition LLC, 209 Towncenter 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 with the exception of the issue identified as *Summary of Development Order Condition #5*, above. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.