



ARS

Annual Report Summary

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DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY RY 2007-08

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: commenced construction on the spine road which traverses the project in a north-south fashion and connects to S.R. 70 and at-grade improvements associated with the construction of the initial 303,209 sq. ft. of Retail development (i.e. "Phases 2 & 5")

Cumulative Development: limited to the aforementioned in addition to development of two single-family residential lots.

Projected Development: No development activity was specified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Any exceedance(s) to the following thresholds shall subject the further concurrency assessment and the issuance of a revised CLOS, as may be appropriate: 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 identifies 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)]. Since development activity is limited to land clearing etc., vertical construction has not yet commenced.
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]. Based on the fact that the Developer has included a copy of a Final Site Plan approved by Manatee County within the Annual Report, this Condition has obviously been triggered. It is anticipated that the Developer will provide these Plans in conjunction with the RY 2008-09 Annual Report.
5. In accordance with Condition 5.M(6)k., the Developer is required to identify the housing prices and rents relative to the Department of Housing and Urban Development Affordable Housing guidelines. Since residential development has not yet been initiated, this Condition is not yet applicable.
6. Condition 5.M.(6)l. requires the Developer to provide an updated map showing the location and acreages of the upland and wetland preservation areas. It is anticipated that this required graphic will be provided in conjunction with the RY 2008-09 Annual Report.

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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.