



# ARS

## Annual Report Summary

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### DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY RY 2008-09

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 a 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; refined 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:** site work was been initiated for the development of 300,000 sq. ft. of Retail (including a Wal-Mart facility) and associated at-grade transportation improvements have commenced.

**Cumulative Development:** the north/south spine road has been completed in addition to development of two single-family residential lots.

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

it is likely that the Wal-Mart facility will be completed or nearing completion, at minimum.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. Any exceedance(s) to the following thresholds shall subject the project to 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 following commencement of “Vertical Construction.” 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 2007-08 Annual Report, this Condition has obviously been triggered. The Developer has submitted an *Exotic Species Management Plan* as Exhibit E to the RY 2008-09 Annual Report, as required by Condition 5.C(1)b. However, the status of the required Habitat Management Plan [Condition 5.C(1)d.] has not been addressed. It is anticipated that the Developer will address this requirement in conjunction with the RY 2009-10 Annual Report.
5. 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 2009-10 Annual Report. The Developer has continually indicated that the revised map will be provided once the upland and wetland preservation areas have been dedicated and “accepted by Manatee County, the Southwest Florida Water Management District and the Army Corps of Engineers.” The status of this Map shall continue to be acknowledged within all Annual Reports until rendered.

### **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.