



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
Phone (727) 570-5151 / FAX (727) 570-5118
www.tbrpc.org

DRI #236 - RIVIERA DUNES CITY OF PALMETTO RY 2011-12

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 five times, most recently on January 22, 2008 (Ordinance No. 08-956). 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 (75,000 sq. ft. maximum) and "Quality" Restaurant (12,000 sq. ft. maximum) as potential approved uses within the Land Use Equivalency Matrix; recognition of the new master developer as Riviera Development Partners, LLC; and an addition of 1.29 acres to the DRI. The buildout date and Development Order expiration dates were each subsequently extended by three years to coincide with 2007 legislation.

In a letter dated March 8, 2012 from Palmetto Public Works Director Allen Tusing, the City of Palmetto concurred with the Developer's request for a further four year extension of the Riviera Dunes DRI buildout and Development Order expiration dates made in accordance with 2011 legislation (HB 7207), each to February 12, 2017. The correspondence also served as confirmation that 1,206 PM Peak Hour Trips (979 Net External) were approved as part of the original Application for Development Approval transportation analysis.

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, 2017	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 45 additional multi-family units.

PROJECT STATUS

Development this Reporting Year: two single-family residential units were constructed during the reporting year.

Cumulative Development: 206 single-family residential units, 358 multi-family residential units, 200 residential boat slips, 200 commercial boat slips with 9,000 sq. ft. marina facility, a 3,500 sq. ft. 7-Eleven store have all been completed. The former golf facility (Genesis Golf Center) has subsequently been converted to a private park/recreation area.

Projected Development: no specific development activity has been identified for next year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has previously submitted a plan to ensure 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 (totaling 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 provided a copy of a correspondence from the Florida Department of Environmental Protection, dated September 12, 2008, within Appendix B of the RYs 2008-10 Annual Report. The letter contained the statement that “*it is the Department’s determination that the mitigation area has established the 85 percent cover of planted species and maintained a less than 10 percent cover of non-native wetland species. Therefore, this letter shall serve as the Department’s approval to discontinue the monitoring of mitigation area,*” as was otherwise obligated in Condition 6.A.10.
4. Condition 6.G.2. requires funding commitments from responsible entities for those required roadway links and intersection improvements identified in Table 3 of the Development Order. The Annual Report indicated that the City had already 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 “*had agreed to seek an additional Grant to assist with the required roadway improvements,*” due to “*the large amount of new jobs being created by the Riviera Dunes project and the project’s eligibility for Economic Development Grant money for these improvements.*”
5. Condition 6.G.5. requires the developer to conduct biennial traffic count monitoring with results provided within each respective annual report. In this regard, traffic counts were conducted between November 6-8, 2012. The results revealed that the project generated 391 (211 Inbound/180 Outbound) of the approved 1,206 PM peak hour trips. The Developer has acknowledged that the next transportation improvement will be required once 529 PM peak hour trips are being generated. Traffic monitoring is next scheduled to be conducted and submitted in association with the RY 2013-14 Annual Report.

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, 1409 1st Avenue East, Bradenton, FL 34208 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.