



# ARS

## Annual Report Summary

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### DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY RY 2011-12

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, the Development Order now expires on September 13, 2025.

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	
Sept. 13, 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 revisions to Subsection 380.06(19)(c), F.S., Manatee County Resolution No. R07-180, 2011 legislation (i.e. HB 7207) plus three Executive Orders enacted by the Governor during 2011.

### **PROJECT STATUS**

**Development this Reporting Year:** completed construction of 158,120 sq. ft. of Retail (i.e. 152,888 sq. ft. Walmart and 5,232 sq. ft. Tire Choice store) and the two Single-Family Residential lots. Development of 37,138 additional sq. ft. of Retail was additionally initiated (i.e. 7,484 sq. ft. Hungry Howies, 8,914 sq. ft. “Building B” and 20,740 sq. ft. “Building C”). It does not appear that development of any other project use has commenced.

**Cumulative Development:** the aforementioned 158,120 sq. ft. of Retail and two Single-Family Residential lots.

**Projected Development:** While development activity was not specified for the next reporting period, it is presumed that the Retail facilities, initiated during the current period, would be completed at minimum.