



# ARS

## Annual Report Summary

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### DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY RY 2014-15

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 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 Zoning Ordinance #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:*** construction of a 3,610 sq. ft. Car Wash, a 4,141 sq. ft. *Culvers* restaurant (Retail uses) and a 18,440 Medical Office building were all completed.

***Cumulative Development:*** 210,172 sq. ft. of Retail (i.e. 152,888 sq. ft. *Walmart*, a 5,232 sq. ft. *Tire Choice*, a 7,163 sq. ft. *Texas Roadhouse*, a 7,484 sq. ft. *Hungry Howies*, a 8,914 sq. ft. “Building B”, a 20,740 sq. ft. “Building C”, a 4,141 sq. ft. *Culvers* restaurant and a 3,610 sq. ft. Car Wash), 18,440 sq. ft. of Medical Office, 336 Apartment/Multi-Family units and two Single-Family Residential lots.

***Projected Development:*** development activities anticipated for the next reporting period were not identified.

## 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: 1,608 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. However, while evaluating Ordinance No. 07-34, it appears that all the listed improvements were “completed by others” with the exception of adding a second Northbound I-75 to Eastbound S.R. 70 Right-Turn lane. Therefore, this improvement will remain the obligation of the Developer upon the generation of 1,314 p.m. peak hour trips.
3. Pursuant to Condition 5.B.(2), the Developer shall conduct annual p.m. peak hour project driveway counts at the Walmart Driveway @ “west of Ranch Lake Blvd.” intersection, the Ranch Lake Blvd. @ “south of Walmart Driveway” intersection and the Ranch Lake Blvd. @ “north of Linger Lodge Road” intersection. Such traffic monitoring was performed on September 8-10, 2015. The monitoring revealed that the project was generating 1,247 of the approved 1,608 p.m. peak hour trip ends (i.e. ~77.5%). Similar monitoring shall continue to be conducted annually with results provided in all subsequent Annual Reports, as required.
4. The Developer has previously submitted an *Exotic Species Management Plan* in accordance with Condition 5.C(1)b. However, the *Habitat Protection Plan*, required pursuant to Condition 5.C(1)d., has yet to be addressed and/or provided. **It is anticipated that the Developer will address this requirement in conjunction with the RY 2015-16 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. As part of the RY 2011-12 Annual Report, the Developer has provided “*the legal sketch and descriptions to be recorded for each upland and wetland preservation area*” and additionally stated that “*we are addressing Manatee County survey comments and, when completed, the easements will be recorded.*” The Developer has affirmed that “no change to preservation areas” in the RY 2014-15 Annual Report.
6. It is anticipated that a correspondence will be provided in the very near future to address the development of the 18,440 sq. ft. of Medical Office. It is envisioned that this correspondence will include a proposed land use conversion for the Medical Office use utilizing the latest ITE Trip Generation Rates. According to the latest ITE Manual, it is understood that Medical Office typically generates trips 2-3 times greater than that of General Office. Medical Office is not a specifically approved use. At the present time and prior to any such conversion(s), the project is/was specifically approved for only 425,000 sq. ft. of Retail, 325,000 sq. ft. of General Office, 60,000 sq. ft. of Industrial, 500 Multi-Family/Apartment units, two Single-Family Detached units and 270 Motel rooms.

**DEVELOPER OF RECORD**

The following entities are identified as the Developers of Record and would be jointly responsible for adhering to the Conditions of the Development Order:

River Club Holdings, LLC & The Residences at River Club % Mr. Daniel Sterner, Director of Acquisitions Forest Management Properties, Inc. 625 Mount Auburn St., Suite 210 Cambridge, MA 02138	Casvak River Club LLC 5391 Lakewood Ranch Blvd., Suite 100 Sarasota, FL 34240
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**DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner that is consistent with the Development Order. However, it is requested that the issue identified as *Summary of Development Order Condition #4* (above) be addressed in conjunction with the next Annual Report. It is anticipated that the issue raised as *Summary of Development Order Condition #6*, above, will be addressed well in advance of the next Annual Report to be submitted. It is hereby noted that this particular issue has been raised for the past eight consecutive years. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.