



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #236 - RIVIERA DUNES CITY OF PALMETTO RY 2001-02

On December 20, 1999 the Palmetto City Council adopted Ordinance No. 665, constituting a Development Order for Riviera Dunes Resorts, Inc. This Development Order authorizes 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 project is located across Haben Boulevard from the Manatee County Civic Center, along the northern banks of the Manatee River. Upon the 2005 buildout, Riviera Dunes will contain the following uses: 250 single-family and 367 multi-family residential units; 141,500 sq. ft. of "Specialty" Retail; a 3,500 sq. ft. convenience market; a 125-room hotel; a 15,000 sq. ft. Family Golf Center; and 400 wet slips. Project buildout and the Development Order expiration date have jointly been established as February 13, 2005. The anniversary date for the annual report is November 15th.

A land use equivalency matrix was also adopted as part of the Development Order. The matrix allows the following exchanges: between specialty retail and quality restaurant or other retail; between multi-family and specialty retail, senior living or assisted living units; and between hotel and specialty retail use.

On September 30, 2002, the developer submitted a Notice of Proposed Change application, which remains under review, requesting the following modifications of the Development Order:

- amend Condition I.5. of the Development Order to reflect the Hurricane Mitigation measures agreed upon by Manatee County Emergency Management; and
- revise the land use equivalency matrix regarding hotels, specialty retail and multi-family.

PROJECT STATUS

Development this Reporting Year: Site Plans were approved for the 60 residential units during the reporting year.

Cumulative Development: the following development has been completed: 66 single-family residential units, 90 residential docks, 220 commercial docks and a 9,000 sq. ft. marina facility, a 3,500 sq. ft. 7-Eleven store, and an Aqua Range with golf greens and a tee area (Genesis Golf Center).

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. A plan to assure the maintenance of mitigation, conservation and preservation areas has been submitted in accordance with Condition 6.A.3. **A statement of acceptance and approval should be provided by the City.**
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. As required, these areas, totalling approximately 1.1461 acres, have been placed within a conservation easement and conveyed to the State of Florida, Board of Trustees of the Internal Improvement Trust Fund on October 6, 2000. Said documentation was included in the RY 2000-01 Annual Report as Exhibit H. The applicant has additionally submitted the results of the annual monitoring of the four designated mitigation sites (Appendix B to the current Annual Report).
3. The developer has submitted a Lake Management Plan to the City prior to initiation of construction, as required by Condition 6.B. **A statement of acceptance and approval should be provided by the City.**
4. Condition 6.G.2. requires funding commitments from responsible entities for those required roadway link and intersection improvements identified in Table 3 of the Development Order. The annual report contained a summary of the roles of the developer and the City in this regard. The Annual Report identified that the City has received \$750,000 in Community Development Block Grant funds for assisting in the funding of various road improvements along U.S. 301/U.S. 41.
5. The developer shall provide a Subsection 380.06(19), F.S. transportation analysis following the development of 271 residential units or the generation of 430 net/529 gross external p.m. peak hour trips, whichever comes first (Condition 6.G.3.).
6. Condition 6.G.5. requires the developer to conduct biennial traffic count monitoring with results provided within each respective annual report. Based on the minimal amount of development conducted during the project's initial year (identified above), the developer has requested the deferral of the initiation of this program until the 2002-03 reporting year. This deferral is acceptable to the TBRPC and the Sarasota/Manatee Metropolitan Planning Organization.
7. The developer has submitted a Hurricane Evacuation and Recovery Plan within the RY 2001-02 Annual Report. The Plan was provided in accordance with Condition 6.I.3. It is hereby noted that Condition 6.I.4. further requires the developer to prepare and submit a separate Hurricane Evacuation and Recovery Plan for the assisted living facility, if constructed on site.
8. The developer has provided the annual updated status of marina/private dock operation and the annual updated upland/wetland preservation status map in accordance with Condition 6.M.6.

DEVELOPER OF RECORD

W.C. Riviera Partners LC, 104 Haben Boulevard, Palmetto, FL 34222 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. It is requested that the City submit acknowledgement regarding receipt and acceptance of the issues identified in *Summary of Development Order Conditions #1* and *#3*, above. The City of Palmetto is responsible for ensuring compliance with the terms and conditions of the Development Order.