



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #239 - RIVER CLUB PARK OF COMMERCE MANATEE COUNTY RY 2002-03

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 project was approved to contain: 425,000 sq. ft. of retail and service development, 325,000 sq. ft. of office space, 60,000 sq. ft. of industrial space, 270 motel rooms, 450 multi-family (apartment) units, a 300-bed Group Care Facility and two single-family residential units acquired from the original River Club DRI (#185) in southern Manatee County. A buildout date of October 23, 2008 and a Development Order expiration date of October 23, 2010 have been established in conjunction with this project. The anniversary date for submittal of the Annual Report is November 30th of each respective year.

On October 21, 2003, the applicant submitted a Notice of Proposed Change application requesting several modifications to the Development Order. The modifications involved the impacts to an unquantified amount of wetland acreage and revision to a Development Order Condition requested by the Braden River Fire Control and Rescue District. The proposal remains under review.

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: limited to the development of two single-family residential lots.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Certificate of Level of Service (CLOS) shall expire on October 23, 2006. Any exceedance(s) to the following thresholds shall subject the project "to a new concurrency analysis for traffic, water, and wastewater" and the issuance of a revised CLOS: 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 summarizes the intersection improvements required upon the anticipated 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 after "Vertical Construction" commences. Such monitoring shall be included in all subsequent annual reports. [Condition 5.B(2)]

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].
5. Condition 5.J.(1) presents two alternative locations and requirements regarding the dedication of an additional fire protection site. However, in lieu of either of these dedication requirements, the developer previously submitted a June 14, 2002 correspondence from the East Manatee Fire Rescue indicating a preference to receive the required impact fee contributions in order to offset the anticipated impacts to the fire protection services in the area. As described above, this alternative mitigation proposal is being considered as part of a NOPC application currently being reviewed.

DEVELOPER OF RECORD

Manatee Joint Venture, c/o River Club Properties, Inc., 9115 58th Drive East, Suite A, Bradenton, FL 34202 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.