RIVERWOOD MASTER AND INCREMENTS I AND II DRI NOTICE OF PROPOSED CHANGE IN CHARLOTTE COUNTY

BACKGROUND

The Riverwood Master DRI is located west of SR 776 in Charlotte County (see Regional Location Map Attachment I). The Riverwood Master and Increment I Development Orders (DO) were granted approval on November 13, 1990 and Increment II development order was approved on January 9, 1997 from the Charlotte County Board of County Commissioners (see Attachment II). Based on the most recent 2017 DRI monitoring report, the DRI consists of 1,288± acres and is currently approved for 3,300 dwelling units (including single family and multi-family), 248,000 square feet of retail, 86,000 square feet of office, 300 wet slips, 200 dry slips, and other uses including golf-course and club house.

Based on the most recent monitoring report Increment I consist of 855± acres and is currently approved for 1,100 dwelling units (including single family and multi-family), 140,000 square feet of retail, 86,000 square feet of office, and other uses including golf course. Increment I have a total of 965 units constructed to date.

Based on the most recent monitoring report Increment II consist of 309± acres and is currently approved for 641 dwelling units (including single family and multi-family) and other recreational uses. Increment II has a total of 336 units constructed to date. The current expiration/ buildout date of the Master DRI is September 16, 2018. The expiration/buildout date of both Increment I and II was July 8, 2016 and has expired.

PREVIOUS CHANGES

Master DRI:

- October 22, 1991, Resolution No. 91-267 (Bald Eagle Habitat Management incorporated into DRI as Exhibit C)
- May 11, 1993, Resolution No. 93-61 (Scrivener's error)
- July 29, 1997, Resolution 97-086AD (22.6 ±acres added to DRI)

Increment I:

- October 22, 1991, Resolution No. 91-268 (Bald Eagle Habitat Management incorporated into DRI as Exhibit C)
- January 14, 1992, Resolution No. 92-07 (Scrivener's error)
- February 16, 1993, Resolution No. 93-21 (Revised Transportation Conditions, revised buildout date)
- April 5, 1994, Resolution No. 94-38 (Revised Bald Eagle Habitat Management
- September 19, 1995, Resolution No. 95-190 (Revised Development Plan)
- July 29, 1997, Resolution 97-70A0 (22.6 ±acres added to DRI)
- December 15, 2004, Resolution No. 2004-255 (Revised buildout date)

Increment II:

- December 15, 2004, Resolution No. 2004-256 (Revised buildout date)

PROPOSED CHANGES

The Riverwood Community Development District requests the buildout date of the Riverwood Master and Increments I and II, so the Master DO, and Incremental DOs expiration dates coincide. The MDO and IDOs be extended an additional seven (7) years to November 11, 2025 so pending development may continue. Extending the buildout dates to 2025 would also provide sufficient time to process an essentially built-out agreement of the Riverwood DRI.

Staff agrees with the applicant that Section 380.06(19)(c), states that, "[a]n extension of the date of buildout of a development, or any phase thereof, by more than 7 years is presumed to create a substantial deviation subject to further development-of-regional-impact review". However, since there are no more substantial deviations the issue is whether the change creates additional regional impact not previous reviewed by the SWFRPC. The applicant rebuttal to the presumption of additional regional impacts is as follows:

- This NOPC does not propose any increase in entitlement for the Riverwood DRI, rather the request is to enable property owners to develop an Activity Center for residents within the community. Since the Increment I and II Development Orders expired in 2016, our clients were required to process an NOPC to extend those Buildout Dates, so property owners could apply for site plan and Building Permit review from Charlotte County Government for the Activity Center.

- Vertical development will commence within the next seven years, likely much sooner.

- The termination/buildout extension to allow for the property owners, their consultant team, and Charlotte County to go through the necessary processes to enter into an Essentially Built-Out Agreement. This process takes time, and the applicant will need it to successfully complete the process.

- The MDO Buildout Date coincide with the IDO buildout dates makes recordkeeping easier.

CHARACTER, MAGNITUDE, LOCATION

There are no changes in character, magnitude or location of the DRI associated with the changes.

REGIONAL GOALS, RESOURCES OR FACILITIES

The primary regional issues of concern for time extension would be related to transportation impacts during the future buildout date. According to the most recent 2017 DRI Monitoring Reports for the Master and Increments all regional and local conditions have been met. There are no concurrency issues on the surrounding roadway network based on the recent traffic counts information published on the Charlotte County website at https://www.charlottecountyfl.gov. The roadway segments and intersections included in the transportation monitoring conditions all have adequate capacity. The Florida Department of Transportation (FDOT) has reviewed the NOPC and has no objections.

MULTI-JURISDICTIONAL ISSUES

No new multi-jurisdictional issues will occur from these changes.

NEED FOR REASSESSMENT OF THE DRI

Because no additional regional impacts are anticipated, the need for reassessment of the DRI is unnecessary.

ACCEPTANCE OF PROPOSED D.O. LANGUAGE

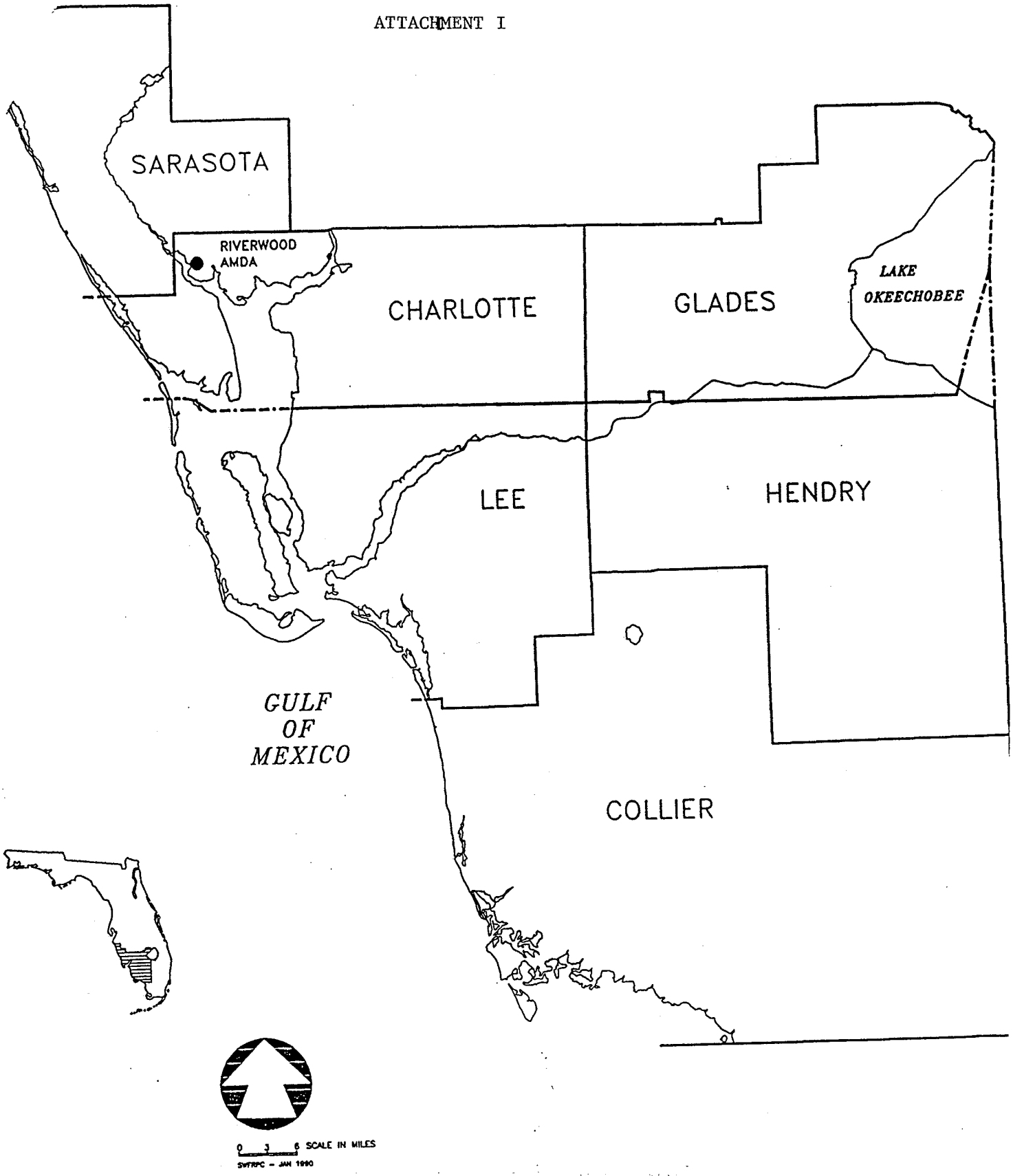
The applicant has provided acceptable draft development order amendment language necessary to rebut the presumption that no additional regional impacts will occur from the changes.

RECOMMENDED ACTIONS:

1. Notify Charlotte County, the Florida Department of Economic Opportunity, and the applicant that the proposed changes do not create additional regional impacts.

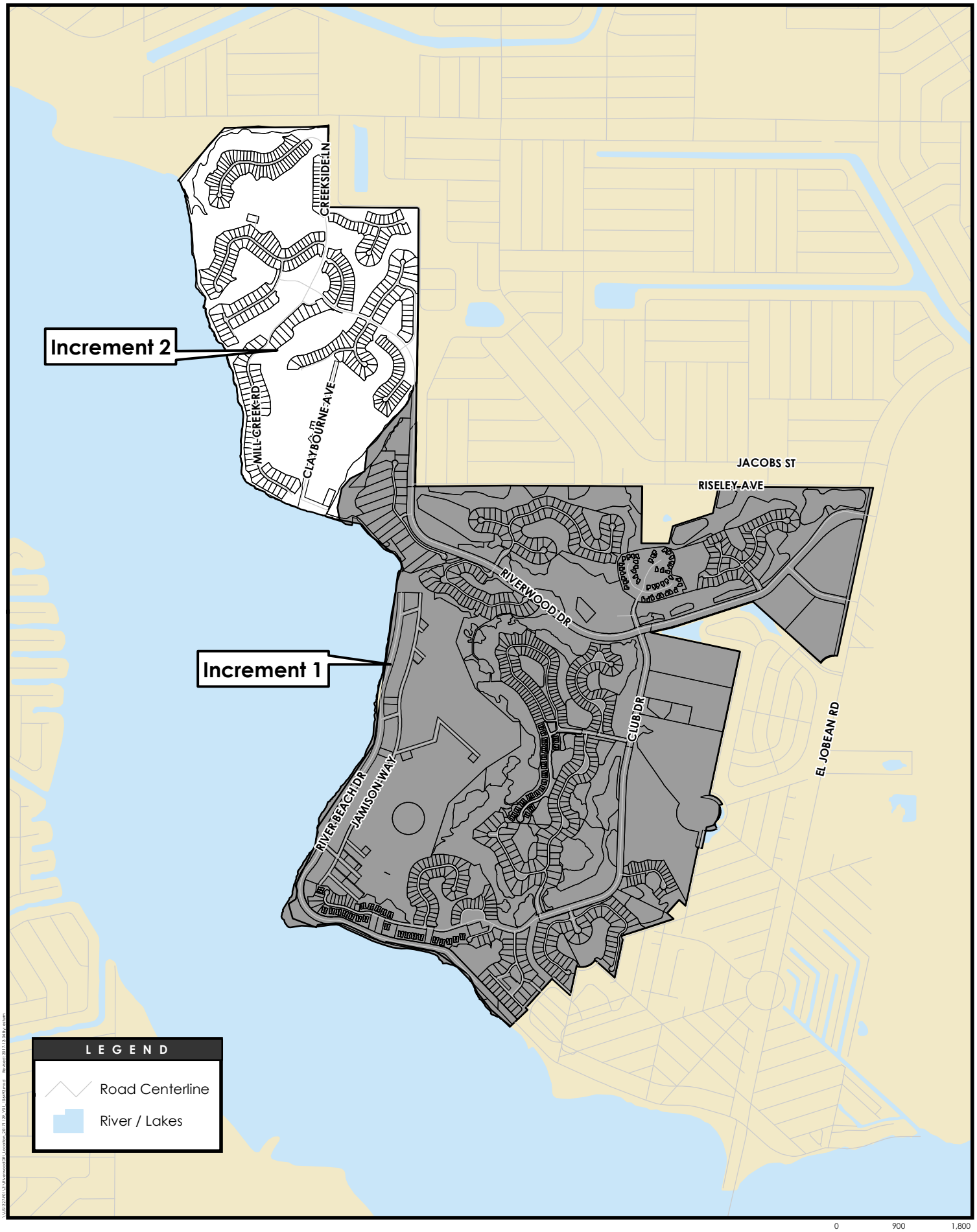
2. Request that Charlotee County provide SWFRPC staff with copies of any development order amendments related to the proposed changes.

ATTACHMENT I



SOUTHWEST FLORIDA REGION

ATTACHMENT II



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Riverwood DRI Location Map

Riverwood DRI Increments 1 & 2

December 2017

0 900 1,800 Feet

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