



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2003-04

On March 21, 2000, the Manatee County Board of County Commissioners granted a Development Order (Ordinance No. 00-19) to U.S. Home Corporation. The Development Order authorized construction of a 2,500± acre mixed use development northeast of the I-75/SR 64 intersection and along the southern bank of the Manatee River. Only Phase 1 of the two-phase project was specifically approved. The Development Order expires on December 31, 2014.

The Development Order has been amended once (Ordinance No. 03-25) on June 17, 2003. The amendment authorized the following modifications of the Development Order:

- added four years, 11 months and 30 days to the Phase 1 buildout date (to December 30, 2009);
- transferred 160 multi-family residential units, 18,250 sq. ft. of office space and 18 holes of golf from conceptually-approved Phase 2 to specifically-approved Phase 1;
- transferred 160 single-family residential units, 75,000 sq. ft. of retail space and 300 Assisted Living Facility (ALF) beds from specifically-approved Phase 1 to conceptually-approved Phase 2;
- relocated the Assisted Living Facility and replaced former parcel with commercial uses;
- added “agriculture” as an approved interim use;
- increased park acreage from 40.2 to 41.2 acres;
- modified Table 2 footnote to provide an alternative to road improvement “B” (frontage road);
- changed the name of the project from “Heritage Sound” to “Heritage Harbour” and the name of the authorized agent and owner/developer from “U.S. Home Corporation” to “Harbourvest, LLC”; and
- clarified depictions of commercial uses on Map H, as well as other modifications associated with the changes reflected above.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2000-2009)	PHASE 2 (2004-2009)*	TOTAL*
RESIDENTIAL	2,550 Units	2,450 Units	5,000 Units
S.F. Detached	(1,290)	(980)	(2,270)
S.F. Attached	(500)	(640)	(1,140)
Multi-Family	(760)	(830)	(1,590)
ACLF	0 Beds	600 Beds	600 Beds
RETAIL	300,000 Sq. Ft.	497,000 Sq. Ft.	797,000 Sq. Ft.
OFFICE	103,250 Sq. Ft.	66,750 Sq. Ft.	170,000 Sq. Ft.
HOTEL	150 Rooms	150 Rooms	300 Rooms

LAND USE	PHASE 1 (2000-2009)	PHASE 2 (2004-2009)*	TOTAL*
MARINA	162 Wet Slips	300 Dry Slips	462 Wet/Dry Slips
GOLF	36 Holes	9 Holes	45 Holes

* **NOTE:** Phase 2 has been conceptually approved only. Specific approval of this Phase will require further Chapter 380.06, F.S. review and analysis for transportation, affordable housing and air quality.

On July 1, 2004, the applicant submitted a NOPC Application to request specific approval of Phase 2 and the addition of 288.7 acres to the eastern project boundary. The proposal remains under review.

PROJECT STATUS

Development this Reporting Year: residential development within Lighthouse Cove and Stoneybrook Southeast was completed during the reporting year and apparently consisted of 141 single-family detached and 35 single-family attached units. In addition, construction of the golf course clubhouse, the extension of Port Harbour Parkway to Kay Road and S.R. 64 Phase 1 improvements have all commenced.

Cumulative Development: in addition to the completion of 160 single-family detached units, 43 single-family attached units, the golf course, Central and Stoneybrook Parks and the master stormwater system.

Projected Development: specific development activity has not been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition IV.B.(1), which requires identification of the status of the Phase 1 transportation improvements, the developer has reported that the S.R. 64 improvements have commenced and completion is anticipated in the summer of 2005.
2. Traffic count monitoring and preparation of a Transportation Systems Management program shall commence upon the issuance of Certificates of Occupancy for 2,000 residential units, or the equivalence. [Conditions 4.B.(2) & 4.B.(3), respectively]
3. The developer has previously submitted a Wetland Management and Mitigation Plan, an Integrated Pest Management Plan, a Hurricane Evacuation and Recovery Plan in accordance with Conditions 4.C(1)f., 4.C(3)a. and 4.K(3), respectively. The developer has reported that these Plans have all been subsequently approved by Manatee County prior to Final Site Plan approval, as required.
4. The developer has acknowledged conducting the required surface and ground water quality monitoring described in *Exhibit 10* of the Development Order. The developer has submitted the monitoring results under separate cover. However, it is suggested that the developer submit the results with each respective Annual Report, as stipulated in Condition 4.C(3)b.

5. Condition 4.C(6)a. requires the developer to submit a Manatee Protection Plan prior to marina construction.
6. The developer is required to mitigate the project's impacts on the public hurricane shelters in accordance with Rule 9J-2.0256, FAC. prior to Final Plat approval, as stated in Condition 4.K(4). Manatee County has assessed a shelter impact fee of \$209,664 for the project payable to the County prior to Final Plat approval for the project. This calculation was based on the following formula: 1,638 (shelter spaces) X \$128 (per space). While the developer alleges that "*this requirement has been met in a previous reporting period,*" verification of such shall be provided in the next Annual Report.
7. In accordance with Condition 4.L.(1), the developer has mitigated the anticipated school impacts with the payment of \$913,931.00 to the School District of Manatee County in August 2003.
8. The developer has identified their extent of compliance with Conditions 4.C(1)h.-i., 4.K(3), 4.K(4), and 4.N(3). It is anticipated that future Annual Reports will include an updated map showing the location and acreage of upland and wetland preservation acreage, in accordance with Condition 4.O(6)m., which is also required.

DEVELOPER OF RECORD

Harbourvest, LLC, c/o Tony Squitieri, Vice-President, USHHH, Inc., Operating Member of Harbourvest, 325 Interstate Boulevard, Sarasota, FL 34240 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. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.