



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2006-07

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:

- extension of the Phase 1 buildout date by a period of four years, 11 months and 30 days (to December 30, 2009);
- advanced 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;
- postponed 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 by one acre (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*
<b>RESIDENTIAL (UNITS)</b>	<b>2,550</b>	<b>2,450</b>	<b>5,000</b>
S.F. Detached	[ 1,290]	[ 980]	[2,270]
S.F. Attached	[ 500]	[ 640]	[1,140]
Multi-Family	[ 760]	[ 830]	[1,590]
<b>ACLF (BEDS)</b>	<b>0</b>	<b>600</b>	<b>600</b>
<b>RETAIL (SQ. FT.)</b>	<b>300,000</b>	<b>497,000</b>	<b>797,000</b>

LAND USE	PHASE 1 (2000-2009)	PHASE 2 (2004-2009)*	TOTAL*
OFFICE (SQ. FT.)	103,250	66,750	170,000
HOTEL (ROOMS)	150	150	300
MARINA (SLIPS)	162 (Wet)	300 (Dry)	162 Wet Slips 300 Dry Slips
GOLF (HOLES)	36	9	45

\* **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 Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- specific approval of (currently) conceptually-approved Phase 2 with the maintained 2009 buildout year;
- add 288.7 acres to the project; and
- and modification of the project roadway network and other corresponding Master Development Plan revisions.

### **PROJECT STATUS**

***Development this Reporting Year:*** 222 single-family detached units, 1 single-family attached unit, 353 multi-family residential units were all completed in addition to 18 more holes of golf.

***Cumulative Development:*** 847 single-family detached units, 236 single-family attached units and 397 multi-family units have been constructed to date in addition to 36 holes of golf. Aside from the golf amenities, no non-residential uses have been initiated and/or completed.

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

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer has identified that the required S.R. 64 improvements have been completed in accordance with Condition IV.B.(1).
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 equivalent. [Conditions 4.B.(2) & 4.B.(3), respectively]
3. The developer has previously submitted a *Wetland Management and Mitigation Plan*, a *Integrated Pest Management Plan*, and 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, 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, the developer is encouraged to submit the monitoring results with each respective Annual Report, as stipulated in Condition 4.C(3)b., for all future Annual Reports.
5. Condition 4.C(6)a. requires the developer to submit a *Manatee Protection Plan* prior to marina construction.
6. The developer has mitigated the project's impacts on the public hurricane shelters in accordance with Rule 9J-2.0256, FAC. and Development Order Condition 4.K(4) through the payment of a \$209,664 shelter impact fee on July 16, 2001. The calculation was based on the following formula: 1,638 (shelter spaces) X \$128 (per space).
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 Mike Campbell, Vice-President, USHHH, Inc., Operating Member of Harbourvest, 551 North Cattlemen Road #202, Sarasota, FL 34232 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.