



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY

On April 15, 2008, Manatee County rendered Ordinance No. 08-33 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on March 11, 2008.

BACKGROUND

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 previously been amended only a single time, on June 17, 2003 (Ordinance No. 03-25). The amendment authorized: an 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 (2000-2012)	PHASE 2 (2004-2012)	TOTAL*
RESIDENTIAL (Units)	2,550	2,450	5,000
S.F. Detached	(1,290)	(980)	(2,270)
S.F. Attached	(500)	(640)	(1,140)
Multi-Family	(760)	(830)	(1,590)
ACLF (Beds)	0	600	600
RETAIL (Sq. Ft.)	300,000	497,000	797,000
OFFICE (Sq. Ft.)	103,250	66,750	170,000
HOTEL (Rooms)	150	150	300
MARINA (Slips)	162 [Wet]	300 [Dry]	462 [Wet/Dry]

LAND USE	PHASE 1 (2000-2012)	PHASE 2 (2004-2012)	TOTAL*
GOLF (Holes)	36	9	45

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications to the Development Order:

- Specific approval of (currently) conceptually-approved Phase 2 with the maintained 2009 buildout year;
- add 288.7 acres to the project;
- modification of the project roadway network and other corresponding Master Development Plan revisions; and
- recognized three year extension of the project buildout approved by the legislature under revisions to Subsection 380.06(19)(c), F.S. The Development Order expiration date of December 31, 2014 has been maintained.

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on March 12, 2007 and with the Council's *Final Report* adopted on July 12, 1999.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Manatee County for DRI #240 - Heritage Harbour

GENERAL LOCATION MAP

