



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2007-08

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 twice, most recently on March 11, 2008 (Ordinance No. 08-33). The amendments have cumulatively: granted Phase 2 approval; extended the Phase 1 buildout date; advanced 160 multi-family residential units, 18,250 sq. ft. of office space and 18 holes of golf; 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 (at that time) conceptually-approved Phase 2; relocated the assisted living facility; added “agriculture” as an approved interim use; increased park acreage by one acre (to 41.2 acres); added 288.7 acres to the project; 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/developer from “U.S. Home Corporation” to “Harbourvest, LLC”; modified the internal roadway network and 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.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (2000-2012)	PHASE 2 (2004-2012)	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>
<b>OFFICE (Sq. Ft.)</b>	<b>103,250</b>	<b>66,750</b>	<b>170,000</b>
<b>HOTEL (Rooms)</b>	<b>150</b>	<b>150</b>	<b>300</b>
<b>MARINA (Slips)</b>	<b>162 [Wet]</b>	<b>300 [Dry]</b>	<b>462 [Wet/Dry]</b>
<b>GOLF (Holes)</b>	<b>36</b>	<b>9</b>	<b>45</b>

## **PROJECT STATUS**

***Development this Reporting Year:*** 72 single-family detached units, 181 single-family attached units and 367 multi-family residential units were all completed.

***Cumulative Development:*** 919 single-family detached units, 417 single-family attached units and 764 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 previously indicated that the required S.R. 64 improvements were 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*, an *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 in accordance with the Development Order. The developer has submitted the monitoring results under separate cover. 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 previously mitigated the project's impacts on the public hurricane shelters [Condition 4.K(4)] and schools [Condition 4.L.(1)] through the prior payments of \$209,664 and \$913,931.00, respectively.
7. 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, 551 North Cattlemen Road, Suite #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.