



ARS

Annual Report Summary

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2008-09

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
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]
GOLF (Holes)	36	9	45

PROJECT STATUS

Development this Reporting Year: 100 single-family detached units, 12 multi-family residential units, 28,000 sq. ft. of Office and 9 holes of Golf.

Cumulative Development: 1,064 single-family detached units, 436 single-family attached units and 560 multi-family units, 28,000 sq. ft. of Office and 45 holes of golf.

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 (and accepted) in accordance with Condition 5.B.(1).
2. Per Condition 5.B.2., the Developer has submitted the results of the initial annual Traffic Monitoring required beyond the issuance of Certificates of Occupancy (COs) for 2,000 residential units (or the equivalent). The results of this initial monitoring, conducted on February 11, 2009, reveal that the project was generating 1,088 (i.e. 752 Inbound/336 Outbound) of the 4,809 (i.e. 2,688 Inbound/2,121 Outbound) P.M. Peak Hour trips approved. Such monitoring shall continue to be conducted on an annual basis and included with all subsequent Annual Reports.
3. Additionally required upon the issuance of COs for 2,000 residential units (or the equivalent) is requirement to establish a Transportation Systems Management Program, as outlined in Condition 5.B.3. The Program shall include a yearly assessment of actual vehicle trips diverted from peak hour as a result of TSM measure implementation. While the Developer has previously reported the completion of more than 2,000 residential units, the proposed Program has yet to be submitted for review by TBRPC, as required. However, in a correspondence dated April 16, 2009, the Developer did indicate that such Program “*is currently being negotiated with Manatee County staff and will be determined shortly and undertaken under separate cover.*” Council staff anticipates receipt of the proposed Program for review well before the next Annual Report so that the measures being implemented can be evaluated. All future Annual Reports shall include such results.
4. 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 5.C(1)f., 5.C(3)a. and 5.K(3), respectively. The developer has reported that these Plans have all been subsequently approved by Manatee County, as required.
5. The developer has acknowledged implementing the measures and requirements associated with the approved Surface and Ground Water Quality Monitoring Plans, as required by Condition 5.C(3)b.
6. Condition 5.C(6)a. requires the developer to submit a *Manatee Protection Plan* prior to marina construction.
7. The developer has previously mitigated the project’s impacts on the public hurricane shelters

[Condition 5.K(4)] and schools [Condition 4.L.(1)] through the prior payments of \$209,664 and \$913,931.00, respectively.

DEVELOPER OF RECORD

Lennar Homes, L.L.C., c/o Russell Smith, 772 Port Harbour Parkway, Bradenton, FL 34212 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.