



DOAR

Development Order Amendment Report

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY

On July 9, 2010, Manatee County rendered Ordinance No. 10-47 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Manatee County Board of County Commissioners on June 3, 2010.

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 been previously 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, 2017 has been maintained.

DEVELOPMENT ORDER AMENDMENT

The Ordinance granted the following modifications to the Development Order:

- increased Phase 2 Retail by 54,900 sq. ft. (to 551,900 sq. ft. and 851,900 sq. ft. overall);
- established a Land Use Equivalency Matrix for exchange of limited non-Residential uses applicable only to Parcels 19 and/or 20;
- added Hotel as an Alternative use on Parcels 19 and/or 20; and
- corresponding Development Order and Master Development Plan modifications.

As revised, the following represents the approved plan of development:

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	551,900	851,900
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

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 8, 2010 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

