



ARS

Annual Report Summary

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2010-11

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 mixed use development on 2,500± acres located northeast of the I-75/SR 64 intersection, along the southern bank of the Manatee River. Only Phase 1 of the two-phase project was specifically approved.

The Development Order has previously been amended three times, most recently on June 3, 2010 (Ordinance No. 10-47). 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); 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 only on Parcels 19 and/or 20; added Hotel as an alternative use on Parcels 19 and/or 20; 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 the 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 currently approved phasing schedule is as follows:

LAND USE	PHASE 1 (thru 12/30/2012)	PHASE 2 (thru 12/30/2012)	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

On May 20, 2011, the Developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review and/or consideration:

- extend the Phase 2 buildout and Development Order expiration dates by periods of four years, 11 months and 30 days (to December 30, 2017 and December 30, 2019 respectively); and
- establish a Land Use Equivalency Matrix for residential component to allow conversion(s) amongst housing unit types at pre-determined ratios.

PROJECT STATUS

Development this Reporting Year: 74 single-family detached and 96 multi-family residential units were completed.

Cumulative Development: 1,189 single-family detached units, 181 single-family attached units and 969 multi-family units, 28,000 sq. ft. of Office and 45 holes of golf.

Projected Development: anticipated development activities include the permitting of the Port Harbour Parkway East roadway extension as well as initiation of construction of Subphase G, the Heritage Harbour Master Wastewater Lift Station and the Heritage Harbour Marina.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer has previously identified that the required S.R. 64 improvements were completed (and accepted) in accordance with Condition 5.B.(1).
2. Per Condition 5.B.(2), upon the issuance of Certificates of Occupancy for 2,000 residential units (or the equivalent), the Developer is required to conduct annual traffic monitoring to ensure that the project does not exceed the 5,145 (i.e. 2,871 Inbound/2,274 Outbound) p.m. peak hour trips approved for the project. Supplemental to the RY 2009-10 Annual Report, the Developer submitted results of a February 1, 2011 traffic monitoring event. The monitoring revealed that the project was generating 1,209 trips (i.e. 738 Inbound/471 Outbound) during the p.m. peak hour. Such monitoring shall resume in association with next and all future Annual Reports.
3. Additionally required upon the issuance of COs for 2,000 residential units (or the equivalent) is the establishment of a “*Transportation Systems Management*” program, as outlined in Condition 5.B.(3). The Program shall include a yearly quantification of actual vehicle trips diverted from peak hour as a result of TSM measure implementation. Supplemental to the RY 2009-10 Annual Report, the Developer has alternatively identified the “*Transportation Demand Management*” strategies of ridesharing and potential alternative work schedules as means of reducing the number of project-related trips. The Developer has affirmed that these strategies are/were publicized on the Heritage Harbour website and incorporated within the community newsletters. Such trip reduction strategies could be bolstered by promotion of mass transit within the project through the identification of routes, locations and frequencies (if applicable), identification of the potential of teleworking, and conduct meetings with non-residential businesses to educate such owners of the benefit to participate and seek their support. The RY 2011-12 Annual Report shall reflect how these measures have been (and will continue to be) enumerated in future annual reports in order to ensure compliance with this Development Order Condition.

4. 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 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 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., 10481 Six Mile Cypress Parkway, Ft. Myers, FL 33966 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.