



# DOAR

## Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #240 - HERITAGE HARBOUR MANATEE COUNTY

On November 22, 2011, Manatee County rendered Ordinance No. 11-31 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on October 6, 2011.

#### 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 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 buildout and Development Order dates in accordance with Subsection 380.06(19)(c), F.S. and legislative revision(s); 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 ALF; 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”; and modified the internal roadway network and corresponding Master Development Plan revisions.

The following constitutes the approved plan of development:

LAND USE	PHASE 1 (thru 12/30/2012)	PHASE 2 (thru 12/30/2017)	TOTAL
<b>RESIDENTIAL</b> (Units)	<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</b> (Beds)	<b>0</b>	<b>600</b>	<b>600</b>
<b>RETAIL</b> (Sq. Ft.)	<b>300,000</b>	<b>551,900</b>	<b>851,900</b>

LAND USE	PHASE 1 (thru 12/30/2012)	PHASE 2 (thru 12/30/2017)	TOTAL
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

## DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- extend the Phase 2 buildout and Development Order expiration dates by periods of four year, 11 month 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.

## DISCUSSION

While slight modifications to the conversion formulas amongst the Residential uses were detected in comparison with those specified in the Council's *Heritage Harbour NOPC Report* accepted by TBRPC on August 8, 2011, the revisions were validated by County staff based on additional transportation analyses. Minor revisions to the "Minimums" and "Maximums" associated with each of the Residential unit types were also noted and are reflective of Manatee County's discretion, an action suggested and encouraged by TBRPC.

## 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* accepted by the TBRPC on August 8, 2011 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

