



# ARS

## Annual Report Summary

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### DRI #240 - HERITAGE HARBOUR MANATEE COUNTY RY 2011-12

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 four times, most recently on October 6, 2011 (Ordinance No. 11-31). The amendments have cumulatively: granted Phase 2 approval; extended the Phase 1 & Phase 2 buildout dates; exchanged entitlements between phases; 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.); established a Land Use Equivalency Matrix to allow limited exchanges from non-Residential uses (Parcels 19 and/or 20 only) and amongst housing unit types at pre-determined ratios project-wide; 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. The Developer was the recipient of a multiple extensions granted by the legislature. A revised Development Order expiration date of December 30, 2019 was established.

The currently-approved phasing schedule is as follows:

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)	0	600	600
<b>RETAIL</b> (Sq. Ft.)	300,000	551,900	851,900
<b>OFFICE</b> (Sq. Ft.)	103,250	66,750	170,000
<b>HOTEL</b> (Rooms)	150	150	300
<b>MARINA</b> (Slips)	162 [Wet]	300 [Dry]	462 [Wet/Dry]
<b>GOLF</b> (Holes)	36	9	45

The Developer acknowledged the following as part of the RY 2011-12 Annual Report “*we are aware that the vacant 288-acre parcel of land formerly referred to as Stoneybrook East and controlled by Heritage Harbour Development LLC, was previously foreclosed by the bank that held the mortgage and it was subsequently sold to Upper Manatee 288, LLC during the current reporting period.*”

## **PROJECT STATUS**

***Development this Reporting Year:*** 46 single-family detached and 80 multi-family residential units were completed.

***Cumulative Development:*** 1,235 single-family detached units, 181 single-family attached units and 1,049 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. The Developer submitted the results of a February 21, 2012 traffic monitoring event in accordance with Condition 5.B.(2). The results favorably revealed that the project generated 1,305 p.m. peak hour trips (i.e. 793 Inbound/512 Outbound) as compared to the 5,145 p.m. peak hour trips approved for the project (i.e. 2,871 Inbound/2,274 Outbound). Such monitoring shall continue to be conducted on an annual basis and submitted in association with all future 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 and subsequent Annual Reports, the Developer has alternatively identified the “*Transportation Demand Management*” strategies of ridesharing, telework, telecommuting and the potential potential for flex-scheduling as a means of reducing the number of project-related trips. The Developer has affirmed that these strategies continue to be publicized on the Heritage Harbour website and incorporated within the community newsletters. Further trip reductions could also be recognized through promotion of mass transit within the project through the identification of routes, locations and frequencies (if applicable) and conduct of meetings with non-residential businesses to educate such owners of the benefit to participate and seek their support. The Developer has continued to emphasize that existing development is essentially limited to residential development and that the Condition is principally intended for non-residential uses. TBRPC staff concurs with this logic. It would be appropriate to anticipate enumeration of trip reductions to coincide with further development on non-residential entitlements.

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. The Developer additionally provided a copy of a March 19, 2012 correspondence from the staff of Vanasse Hangen Brustlin, Inc. to Mr. Gregg Blanchard of Manatee County Natural Resources Department. The correspondence included a request to eliminate or relocate sampling stations and reduce water quality monitoring parameters based upon prior sampling results. Such modifications are requested in accordance with the approved Monitoring Plan. As appropriate, it is hereby requested that Manatee County's response correspondence be submitted in association with the next Annual Report.
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.