



DOAR

Development Order Amendment Report

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DRI #240 - HERITAGE HARBOUR MANATEE COUNTY

On September 18, 2014, Manatee County rendered Ordinance No. 14-37 to the Tampa Bay Regional Planning Council. The Ordinance reflects an amendment adopted by the Board of County Commissioners on September 4, 2014.

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 had 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 multiple extensions granted by the legislature.

Manatee County subsequently rendered a February 4, 2013 correspondence acknowledging additional extensions of the Phase 1 and 2 buildout dates as well as the Development Order expiration dates granted in association with four 2012 Executive Orders enacted by the Governor due to Tropical Storms Debby and Isaac. These dates are now March 22, 2019, March 21, 2024 and March 21, 2026 respectively.

DEVELOPMENT ORDER AMENDMENT

The Ordinance authorized the following modifications to the Development Order:

- update phasing and buildout dates to reflect previously authorized legislative extensions;
- remove the 12.0-acre Marina and designate the parcel for Residential use with no increase in Residential or other entitlements;
- extend the frequency of reporting from “Annual” to “Biennial”; and
- update Conditions to reflect prior compliance with requirements.

As revised to reflect removal of the Marina component, the following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (thru 3/22/2019)	PHASE 2 (thru 3/21/2024)	TOTAL
RESIDENTIAL (Units)	2,550	2,800*	5,350*
S.F. Detached	(1,290)	(980)	(2,270)
S.F. Attached	(500)	(640)	(1,140)
Multi-Family	(760)	(1,180)*	(1,940)*
ACLF (Beds)	0	600	600
RETAIL (Sq. Ft.)	300,000	488,837*	788,837*
OFFICE (Sq. Ft.)	103,250	66,750	170,000
HOTEL (Rooms)	150	150	300
GOLF (Holes)	36	9	45

* - Entitlements are reflective of a September 27, 2012 Land Use Equivalency Matrix conversion request in which 63,063 sq. ft. of Retail was converted for 350 additional Multi-Family/Apartment units within Phase 2.

DISCUSSION

The aforementioned modifications to the Development Order were not processed through the typical Notice of Proposed Change process. Alternatively, by adopting the above-reference Amendment, Manatee County had determined that *“the proposed changes are (were) similar in nature, impact, or character to the changes enumerated in Subparagraphs 380.06(19)(e)2.a-j, F.S., and does not create the likelihood of any additional regional impact.”* Subsequently, Manatee County administratively incorporated the modifications into the Development Order.

FINDING

This Development Order Amendment Report has been prepared in accordance with provisions outlined in Section 380.07, F.S. By issuance of this Report, the Tampa Bay Regional Planning Council hereby finds that the referenced modifications do qualify as Section 380.06(19)(e)2., F.S. changes and, therefore, exempt from the Notice of Proposed Change process.

GENERAL LOCATION MAP

