



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

**DRI #240 - HERITAGE SOUND (aka HERITAGE HARBOUR)
 MANATEE COUNTY
 RY 2001-02**

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 I of the two-phase project was specifically approved. Project buildout is scheduled to occur by December 31, 2009, with the Development Order expiring on December 31, 2014. The components of each phase are identified in the following table:

LAND USE	PHASE I (2000-2004)	PHASE II (2004-2009)*	TOTAL*
RESIDENTIAL	2,550 Units	2,450 Units	5,000 Units
S.F. Detached	(1,290)	(980)	(2,270)
S.F. Attached	(660)	(480)	(1,140)
Multi-Family	(600)	(990)	(1,590)
ACLF	300 Beds	300 Beds	600 Beds
RETAIL	375,000 Sq. Ft.	422,000 Sq. Ft.	797,000 Sq. Ft.
OFFICE	85,000 Sq. Ft.	85,000 Sq. Ft.	170,000 Sq. Ft.
HOTEL	150 Rooms	150 Rooms	300 Rooms
MARINA	162 Wet Slips	300 Dry Slips	462 Wet/Dry Slips

* **NOTE:** Phase II has been conceptually approved only. Specific approval of this Phase will require further Chapter 380.06, F.S. review and analysis for transportation, affordable housing and air quality.

The Development Order has yet to be amended. However, on March 6, 2002, the applicant had submitted a Notice of Proposed Change application which has been rescinded.

PROJECT STATUS

Development this Reporting Year: physical development would be limited to initiation of construction of the public golf course, the master stormwater system, Phase I roadways and infrastructure improvements..

Cumulative Development: the aforementioned development reflects the extent of cumulative development.

Projected Development: specific development activity has not been identified for the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. A list of transportation improvements and trigger/timing points to mitigate Phase I of development are identified in Table 2. [Condition 4.B(1)]

2. Traffic count monitoring and preparation of a Transportation Systems Management program shall commence upon the issuance of Certificates of Occupancy for 2,000 residential units, or the equivalence. [Conditions 4.B.(2) & 4.B.(3), respectively]
3. The developer has previously stated that a Wetland Management and Mitigation Plan, an Integrated Pest Management Plan, a Hurricane Evacuation and Recovery Plan have all been submitted and approved by Manatee County prior to Final Site Plan approval, in accordance with Conditions 4.C(1)f., 4.C(3)a. and 4.K(3), respectively.
4. The developer has provided the required results of the surface and ground water quality monitoring program. The provisions are identified in *Exhibit 10* of the Development Order. All monitoring results shall be included within each respective Annual Report prepared for the project as indicated in Condition 4.C(3)b. The developer anticipates providing such monitoring results in the next Annual Report.
5. The developer has acknowledged the required submittal of a Manatee Protection Plan prior to marina construction, as stated in Condition 4.C(6)a.
6. Condition 4.I(3) requires the developer to submit a comprehensive pedestrian/bicycle plan to the County prior to approval of the first residential subphase. The developer has acknowledged this requirement and anticipates Plan submittal during the next reporting year.
7. Condition 4.K(4) requires the developer to mitigate the project's impacts on public hurricane shelters, in accordance with Rule 9J-2.0256, FAC. Manatee County has assessed a shelter impact fee of \$209,664 payable to the County to prior to Final Plat approval for the project. This calculation was based on the following formula: 1,638 (shelter spaces) X \$128 (per space). This formula and impact fee calculations were accepted by the developer, as referenced in *Exhibit F* to the Annual Report.
8. Manatee County has accepted the developer's Emergency Preparedness Plan as documented in *Exhibit N* to the Annual Report. *Exhibit N* is a May 29, 2001 correspondence from Ms. Laurie Feagans (Manatee County Emergency Management Division Chief) to Ms. Christi Keller Coles.
9. The developer shall address the school impacts anticipated from the project, including the Manatee County School Board election from the options presented in Conditions 4.L(1)-(3). The developer has not responded regarding their consistency with this Condition.
10. The developer has identified their extent of compliance with Conditions 4.C(1)h.-i., 4.K(3), 4.K(4), and 4.N(3). It is anticipated that future Annual Reports will include an updated map showing the location and acreage of upland and wetland preservation acreage, in accordance with Condition 4.O(6)m., which is also required.

DEVELOPER OF RECORD

Harbourvest, LLC, c/o Christie Keller Coles, Vice-President, USHHH, Inc., Operating Member of Harbourvest, 325 Interstate Boulevard, Sarasota, FL 34240 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. Several issues identified above will need to be addressed within the next Annual Report. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.