



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #59 - APOLLO BEACH HILLSBOROUGH COUNTY RYs 2000-05

Phase I of the Apollo Beach development (DRI #59) was specifically approved in 1979 to include 5,719 residential units, 149 acres of commercial development, 15 acres for school sites and 18 acres for recreational facilities on 5,180 acres. This mixed-use development is located between U.S. 41 and Tampa Bay, in southwest Hillsborough County. Conceptual approval of the later phases was granted at that time, subject to further analysis of the potable water supply, sewage disposal, drainage, historical and archaeological sites and transportation. The entire project was proposed to contain 17,971 residential dwelling units, of which 4,418 were vested from DRI review.

On April 25, 1990, Hillsborough County granted a Development Order (DRI#209) to Frandorson Properties for specific approval of Phases II and III. Phase IV retained conceptual approval status. These phases totaled 1,120-acres and buildout was proposed in 2004. The projects were amended several times: DRI #209 on May 7, 1991; DRI #59 on October 24, 1993; and on July 15, 1997, when the two DRIs were consolidated under a single Development Order. Cumulatively these amendments have: down-scaled the project; removed two parcels totaling over 1,200 acres from the DRI that were previously purchased by the County; replaced the currently defined phase into three phases, the existing development is Phase IA, the remaining development in what was the original Phase II is now Phase IB, original Phases III and IV are now Phases II and III; and extended the completion (buildout) dates of the projects phases (IA, IB, II and III) to December 31, 1996, December 29, 2001, 2001 and 2006, respectively (these are extensions of six years, 11 months and 29 days, except Phase I which is an 11 year extension for IA and a 16 year extension for IB).

The Development Order has been amended six times, most recently on October 22, 2002 (Resolution No. 02-267). The amendments have cumulatively:

- removed 988.8 acres from the DRI. The parcels were subsequently added to the Harbor Bay DRI (DRI #241);
- modified to the legal description, Master Development Plan and reduced project entitlements to coincide with reduction in project acreage;
- modified to the phasing schedule and land use mix;
- added a 16.6-acre parcel to the project (Pocket #108) and allowed the relocation of the golf driving range from its existing location within Pocket #70 to this newly-added Pocket #108;
- added a 3.29-acre parcel to the project (Pocket #99A). Pocket #99 was previously vested from the DRI. The current proposal requests authorization to relocate the golf clubhouse from its existing location within Pocket #72 to the newly-added Pocket #99A;
- subdivided Pocket #70 into two parcels (Pockets "#70A" and "#70B"); and
- authorized an additional 133 single-family residential units between Pockets #70A, #72 #99A and #105.

The only entitlement remaining for Phase II (DRI #209) are 30 single-family residential units on the 11.4-acre tract (Pocket #49) referred to as the ‘Mixon Tract.’ The Development Order expires on April 29, 2011.

The following summarizes the current entitlements for the project:

DRI #	PHASE/ BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)	MARINA (SLIPS)	INDUST. (Sq. Ft.)
59	PHASE IA (existing 1996)	0	225,072	607	78	0
	PHASE IB (12/29/2006)	140,000	645,392	1,822	8	0
209	PHASE II (12/29/2006)	0	0	30	0	0
TOTAL		140,000	870,464	2,459	86	0

On September 6, 2005, the applicant submitted a Notice of Proposed Change application to request additional five year extensions in the buildout and Development Order expiration dates, which remain under review.

PROJECT STATUS

Development this Reporting Year: it appears that 1,052 residential units, 119,304 sq. ft. of Commercial and 28,306 sq. ft. of Office were constructed during the multi-year reporting period.

Cumulative Development: 1,495 residential units, 399,376 sq. ft. of Commercial and 28,306 sq. ft. of Office have been developed to date based on Hillsborough County Property Appraiser data obtained in February 2006.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Revised Section III.K. requires the developer to submit an Annual Report on the anniversary date of adoption of Resolution No. R97-169 (i.e. July 15th) “until and including such time as all terms and conditions of the Development Order are satisfied.” It is hereby noted that the current Annual Report addresses development activity over the past five year period.
2. Revised Condition IV.B.2.a. requires the developer to provide p.m. peak hour traffic counts at the project entrances upon the issuance of Certificates of Occupancy for 750 residential units, in terms of trip generation. To satisfy this requirement, the developer has submitted traffic counts for U.S. 41 from Big Bend Road to S.R. 674 and traffic counts along Apollo Beach Boulevard. The results indicate that both roadways currently function at Level of Service B.
3. Condition IV.B.2.b. requires the developer to establish a Transportation Systems Management (TSM) program to reduce p.m. peak hour trips. Reporting of the results of the program are required on an annual basis. To date, the developer has not provided any information to ensure consistency with this Condition.

4. Revised Condition IV.C.3. requires the developer of the Harbor Bay DRI (a/k/a Bayside) comply with the manatee protection conditions of the Development Order for DRI #241 before the earthen plug is removed from Apollo Beach Pocket 108.
5. Revised Condition IV.E.2 requires the developer to coordinate the evaluation of shelter mitigation and update the hurricane shelter space analysis with Hillsborough County. This coordination has been initiated.

DEVELOPER OF RECORD

Apollo Beach 107 Partnership (and Other Owners), 3505 E. Frontage Road, Suite 115, Tampa, FL 33607-7007 has been identified as the developer responsible for adhering to the conditions of the Development Order. Mr. Kevin Mineer (Genesis Group) prepared and submitted the Annual Report for this multi-year Annual Report.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified in *Summary of Development Order Conditions #1 & #3*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.