



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #241 - HARBOR BAY HILLSBOROUGH COUNTY RY 2005-06

On March 23, 1999, Hillsborough County adopted a Development Order (Resolution No. R99-051) for South Shore Properties Partners Ltd. to construct a 719-acre, multi-use development within Apollo Beach, between U.S. 41 and Tampa Bay, in southwestern Hillsborough County. Project buildout is scheduled for December 31, 2008. The Development Order expires on April 29, 2011.

The Development Order has been amended a total of three times, the latest occurring on August 22, 2002 (Resolution No. R02-167). The amendments have cumulatively: added a 376.8-acre parcel from the Apollo Beach DRI (#209) with entitlements consisting of 500 single-family residential units and 40,000 sq. ft. of commercial development; expanded the Town Center use to include Parcels #1, #2, #3 and #6; allowed recreational, residential, commercial, and office uses with mixed and stand-alone development configurations within the "Town Center"; allowed recreational uses within selected areas of Parcels #8, #15 and #20; expanded the "Conservation" area to include the western half of Parcel #22 and a small area in the southwest corner of Parcel #7 (a total area of 19.4 acres); authorized an additional right-in/right-out access drive; authorized the flexibility in design of Parcels #25, #26, #27 & #28; added a residential access point along 19th Avenue N.W.; and modified the generalized dimensions of the large internal retention lake (or lagoon) around the wetland at the southeast boundary of Parcel #8B, the area to the south of the Leisey Road/Main Entrance roundabout, and within Parcel #17.

PROJECT STATUS

The following entitlements are authorized for completion by December 31, 2008:

RESIDENTIAL (Units)		COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	BOAT SLIPS (Wet)
Single-Family	Multi-Family			
1,550	700	300,000	40,000	675

Development this Reporting Year: an estimated 713 single-family residential lots were completed in RY 2005-06 in Harbor Bay West (Mirabay) and Harbor Bay East (Harbor Isles) combined. An estimated 483 Certificates of Occupancy were issued within Mirabay. The developer has acknowledged that a 3,000 - 4,000 sq. ft. bank facility was initiated but not completed.

Cumulative Development: 1,002 lots within Mirabay and 265 lots within Harbor Isles have been platted. An estimated 513 units have been completed within Mirabay while no homes have been constructed within Harbor Isles. The Mirabay Club House/Amenities Center and Guardhouse have been previously constructed. The Hillsborough County School Board and the Hillsborough County Parks Department have acquired Parcels 31 and 32 (respectively) for development of a school facility and park. Based on aerial maps, it appears that approximately 70-75 boat slips have been constructed.

Projected Development: no specific development activity has been identified for the next reporting year. However, it would be assumed that residential development would continue during the next reporting year.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Since cumulative extensions have been previously granted for the former Apollo Beach development, any future extension request beyond the established December 31, 2008 buildout date is presumed to create a Substantial Deviation pursuant to Subsection 380.06(19)(c), F.S., as stated in Condition III.D.
2. The developer submitted the results of the annual traffic count monitoring prepared in accordance with Condition IV.A.1.a. The results of the July 25-27, 2006 monitoring event revealed that the project is currently generating 333 p.m. peak hour trips in comparison with the approved 2,553 trips (1,398 Inbound/1,155 Outbound).
3. The developer identified that the second westbound left turn lane on U.S. 41 at Big Bend Road has been constructed in accordance with Condition IV.A.2.a.
4. Prior to removing the earthen plug associated with the former Pocket 108 boat lift, the developer shall institute the actions cited under Condition IV.C.2., including: the installation of speed zones, motor prohibition, seagrass informational markers and a buoy marker system; maintenance and “re-marking” of the navigational channel; establishment of an educational program and marketing materials for the limited access to the lagoon system; and a declaration statement for the lots located along the lagoon system. The developer has previously reported that: the Manatee Slow Speed Zone Buoys and channel markers have been installed and maintained in Tampa Bay; and the Seagrass Informational Markers have been ordered. The developer previously provided a copy of the “*Your Guide to the Apollo Beach Manatee Zone*” publication available to all Apollo Beach residents and/or interested citizens.
5. The developer has previously submitted a *Non-Potable Irrigation Water and Water Conservation Measures Plan* for the Harbor Bay community, in accordance with Condition IV.D.2.
6. The project’s Water Quality Monitoring Plan was approved by SWFWMD on October 1, 2000 in addition to the initial baseline data. The developer has submitted the results of monitoring events dated June 7, 2005, August 3, 2005, September 26, 2005, December 15, 2005 and April 7, 2006.
7. The developer is currently required to submit a *Hurricane Plan* in the first annual report submitted following occupancy of any portion of the project (Condition IV.F.1.). In lieu of this requirement, the developer has agreed to provide all existing and future residents and property owners with the appropriate hurricane information including: categories; evacuation routes; shelter information; lists of local fire stations, sandbag locations, hospitals, radio and television stations with corresponding website addresses, where available. The developer allegedly provides this information as part of all “purchase packages.”

8. In accordance with Condition IV.F.5., the developer is required to pay a set fee to mitigate shelter impacts upon the issuance of 339 Certificates of Occupancy for the property located east of U.S. 41 (aka Harbor Isles). At this point, none of the completed lots are within this designated location.

DEVELOPER OF RECORD

Newland Communities - Mirabay, 1137 Marbella Plaza Drive, Tampa, FL 33619 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. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.