



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #241 - HARBOR BAY HILLSBOROUGH COUNTY RY 2006-07

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.

On March 12, 2007, the developer submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review:

- amend Map H to add an access point on Leisey Road;
- change a right-in/right-out only access on U.S. Hwy. 41 to a directed median for the commercial center; and
- add three years to the buildout and Development Order expirations dates associated with new provisions of Subsection 380.06(19)(c), F.S.

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 173 single-family (160 Mirabay/13 Harbor Isles) and 86 multi-family (86 Mirabay/0 Harbor Isles) units were constructed during the reporting year in addition to 10,327 sq. ft. of Office and 2,024 sq. ft. of Retail.

Cumulative Development: 501 single family units (488 Mirabay/13 Harbor Isles), 271 multi-family units (271 Mirabay/0 Harbor Isles), 10,327 sq. ft. of Office and 2,024 sq. ft. of Retail have all been completed. 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 May 22-24, 2007 monitoring event revealed that the project is currently generating 423 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 April 7, 2006, July 7, 2006, October 5, 2006 and January 3-4, 2007.

7. The developer is 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, only 13 units have been constructed within this designated location.

DEVELOPER OF RECORD

Newland Communities - Mirabay, Attention: Christopher Coughlin, Project Manager, 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.