



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #241 - HARBOR BAY HILLSBOROUGH COUNTY

On October 18, 2007, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-188. The Resolution reflects an amendment adopted by the Board on October 9, 2007.

BACKGROUND

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.

The Development Order has previously been amended 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.

The following characterizes the approved development:

BUILDOUT	RESIDENTIAL (Units)		COMMERCIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	BOAT SLIPS (Wet)
	Single-Family	Multi-Family			
December 31, 2011	1,550	700	300,000	40,000	675

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- amend Map H to add an access point for the commercial center 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
- recognized three-year extensions of the buildout date (to December 31, 2011) and the Development Order expiration date (to April 29, 2014).

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on October 8, 2007 and with the Council's *Final Report* previously adopted for the Apollo Beach DRI (#209) on January 19, 1990. [DRI #209 - Apollo Beach was essentially the predecessor to DRI #241 - Harbor Bay].

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #241 - Harbor Bay.

GENERAL LOCATION MAP

