



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #241 - HARBOR BAY, HILLSBOROUGH COUNTY RY 2001-02

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 anniversary date for the Annual Report is March 23rd.

The Development Order has been amended twice, the latest approved on October 9, 2001 (Resolution No. R01-226). 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; permit recreational, residential, commercial, and office uses with mixed and stand-alone development configurations within the "Town Center"; authorized potential 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; 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 project has been authorized for the following entitlements:

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: development activities would be limited to land clearing, grading, canal improvements and excavation of drainage facilities along with preliminary utility installation.

Cumulative Development: development activity is limited to the aforementioned.

Projected Development: no specific development activity has been identified for 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 in association with Harbor Bay is presumed to create a Substantial Deviation pursuant to Subsection 380.06(19)(c), F.S. as stated in Condition III.D.

2. Condition IV.A.1.a. requires the developer to provide peak hour traffic counts of all project entrances. Such results shall be included in all annual reports. The developer stated that since development has not commenced, this Condition would not be applicable at this time.
3. The developer shall construct a second westbound left turn lane on U.S. 41 at Big Bend Road when warranted by the FDOT and Hillsborough County, but no later than December 31, 2008 (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 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. In addition, the developer has provided a copy of the “*Your Guide to the Apollo Beach Manatee Zone*” publication available to all Apollo Beach residents 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 is hereafter required to submit the monitoring results within all future annual reports with a one year period of the earthen plug removal and the interconnection of the canal system with Tampa Bay.
7. The developer shall submit a Hurricane Plan in the first annual report submitted following occupancy of any portion of the project (Condition IV.F.1.). In addition, Condition IV.F.2. requires the developer to provide a 100-amp, three-phase, 480-volt portable generator to East Bay High School, as a hurricane mitigation requirement, upon the issuance of the first Certificate of Occupancy.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

Terrabrook Apollo Beach, LP, 3505 Frontage Road, Suite 145, Tampa, FL 33607 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.

1. Please number future Annual Reports
2. Please correct future Annual Reports to reflect development changes.
3. SODC #4 & #6