



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #59 - APOLLO BEACH HILLSBOROUGH COUNTY

On December 4, 2002, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. R02-267. The Resolution reflects the amendments adopted by the Board on October 22, 2002.

BACKGROUND

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 totalled 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 has been significantly modified by two of the three most recent amendments. The first of these amendment, Resolution No. 99-051 (adopted on March 23, 1999), authorized:

- removal of 612 acres from Phases II and III (land incorporated into DRI #241/Harbor Bay);
- modified project boundaries and master plan;
- adopted a revised development total, phasing schedule and land use mix.

The second of these significant amendments was adopted on January 23, 2001 (Resolution No. 01-009), authorizing the following:

- removal of a 376.8-acre parcel (and entitlements) from the Apollo Beach DRI. This parcel has been acquired by the developers of the Harbor Bay DRI. The land and entitlements are concurrently being addressed under a Harbor Bay DRI Notice of Proposed Change.
- Eliminate the following entitlements from the Apollo Beach DRI: 338 single-family residential units, 574,995 sq. ft. of light industrial space and a 1,400-student high school site.

As a result, the only entitlement remaining for Phase II (DRI #209) will be 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)	MARIN A (SLIPS)	INDUST. (Sq. Ft.)
59	PHASE IA (existing 1996)	0	225,072	607	78	0
	PHASE IB (12/29/2006)	140,000	645,392	1,689	8	0
209	PHASE II (12/29/2006)	0	0	30	0	0
TOTAL		140,000	870,464	2,326	86	0

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized the following modifications:

- add a 16.6-acre parcel to the project (Pocket #108) and allow the relocation of the golf driving range from its existing location within Pocket #70 to this newly-added Pocket #108;
- add 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;
- subdivide Pocket #70 into two parcels (Pockets “#70A” and “#70B”); and
- allow alternative single-family residential use on Pockets #70A, #72 and #105, to a maximum of 130 single-family units.

RECOMMENDATIONS

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 November 4, 2002, and with the Council’ *Final Report* adopted April 10, 1978.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #59 - Apollo Beach.