



**LEGEND:**

- CONSERVATION AREA
- PRESERVATION AREA
- ZONING BOUNDARY
- VESTED POCKET "101" WITHIN HARBOR BAY
- TOWN CENTER (Includes Commercial, Office, Residential and Recreation)

**NOTES:**  
1. LOCATION OF THE ACCESS POINTS ARE APPROXIMATE AND SUBJECT TO APPROVAL BY FDOT AND/OR HILLSBOROUGH COUNTY REGULATION.

**SCALE: 1" = 300'**

PARCEL NUMBER	USE	UNITS	GROSS ACREAGE	CANALS/WETLANDS	NET ACREAGE	SQUARE FOOTAGE
1 - 6	TOWN CENTER	225 D.U.	73.9 AC±		73.9 AC±	260,000 (COMM) 40,000 (OFFICE)
6A	PARK/RECREATION		2.6 AC±		2.6 AC±	
7	MULTI-FAMILY/SINGLE FAMILY	160 D.U.	31.4 AC±	3.9 AC±	27.5 AC±	
8	MULTI-FAMILY/SINGLE FAMILY	145 D.U.	36.0 AC±	3.4 AC±	32.6 AC±	
8C	PARK/RECREATION		0.6 AC±		0.6 AC±	
9	SINGLE FAMILY	20 D.U.	7.1 AC±	2.3 AC±	4.8 AC±	
10	SINGLE FAMILY	30 D.U.	12.6 AC±	4.1 AC±	8.5 AC±	
11	SINGLE FAMILY	75 D.U.	29.8 AC±	9.2 AC±	20.6 AC±	
12	SINGLE FAMILY	100 D.U.	40.9 AC±	13.0 AC±	27.9 AC±	
13	SINGLE FAMILY	50 D.U.	22.2 AC±	6.3 AC±	15.9 AC±	
14	SINGLE FAMILY	80 D.U.	34.2 AC±	11.1 AC±	23.1 AC±	
15	SINGLE FAMILY	85 D.U.	24.5 AC±	1.5 AC±	23.0 AC±	
15A	RESIDENTIAL/RECREATION		1.6 AC±		1.6 AC±	
16	SINGLE FAMILY	90 D.U.	23.9 AC±	1.6 AC±	22.3 AC±	
17	SINGLE FAMILY	60 D.U.	14.0 AC±		14.0 AC±	
18	SINGLE FAMILY	100 D.U.	23.2 AC±		23.2 AC±	
19	SINGLE FAMILY	100 D.U.	33.0 AC±		33.0 AC±	
20	SINGLE FAMILY	50 D.U.	26.5 AC±	1.6 AC±	24.9 AC±	
20A	RESIDENTIAL/RECREATION		0.7 AC±		0.7 AC±	
21	MULTI-FAMILY/SINGLE FAMILY	140 D.U.	35.8 AC±		35.8 AC±	
22B	MULTI-FAMILY/SINGLE FAMILY	240 D.U.	26.9 AC±	1.2 AC±	25.7 AC±	
23	RESIDENTIAL/BOAT & CAMPER STORAGE		5.0 AC±		5.0 AC±	
ENT. LAKE			3.3 AC±		3.3 AC±	
EX. LAKE			35.5 AC±		35.5 AC±	
LAGOON	(Does not include EX. LAKE)		97.3 AC±		97.3 AC±	
COLLECTOR ROADS			17.0 AC±		17.0 AC±	
ADDITIONAL R/W			2.2 AC±		2.2 AC±	
WETLAND PRESERVATION			3.8 AC±	3.8 AC±		
WETLAND CONSERVATION	Includes all of PARCEL "22A")		48.2 AC±	48.2 AC±		
MISC. OPEN SPACE			5.1 AC±		5.1 AC±	
TOTALS		1,750 D.U.	718.8 AC±	111.2 AC±	607.6 AC±	260,000 (COMM) 40,000 (OFFICE)

# HARBOR BAY

**Prepared For:**  
**TERRABROOK APOLLO BEACH, L.P.**  
3505 FRONTAGE ROAD  
SUITE 145  
TAMPA, FLORIDA 33607  
Phone: (813) 286-8899

## GENERAL SITE DEVELOPMENT PLAN

**Prepared By:**  
HEIDT & ASSOCIATES, Inc.  
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**Revised By:**  
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September 13, 2000  
Revised: June 24, 2001  
Revised: August 23, 2001  
Feb. 9, 2005 by Genesis Group  
(for side facing garage  
setback modification)  
11/08/05 access points to  
parcels 21 & 23  
(PRS 05-1560)(08-1513)  
12/20/05 Certification Comments  
01/10/06 Unit Swap, Parcels 8 & 22B  
1/12/07 delete access point to  
U.S. 41 from Parcel 22  
(PRS 07- ) (98-1513)

