

SOUTHSHORE  
BAY

*Clearly a Better  
Place To Live*

THE LAGOON LIFE GUIDE









SOUTHSHORE  
BAY

# The Community with Elements Like No Other

Welcome to Southshore Bay, the only Lagoon Community by MetroPlaces in Hillsborough County! Here, we are excited to showcase the world's top amenity with a crystalline human-made Lagoon by MetroLagoons. Get ready to enjoy acres of crystal clear blue water for swimming, kayaking, sliding, playing or relaxing by your tropical view. Southshore Bay takes the best of the Florida coastline and brings it inland to the heart of this community as Hillsborough County's only Lagoon amenity. Get ready to live a vacation lifestyle just steps from your front door with homes built by Tampa Bay's top builders.

Homes here are built for everyone, plus a section exclusively for Inspired Active Adults. As an added bonus — this entire Lagoon Community features our exclusive ULTRAFi technology with the fastest internet and WiFi speeds in the nation. With up to 1 Gigabit of speed throughout the community, around the Lagoon and available inside every home, you can now live in the nation's hottest hot spot.





# *Lagoon Life*

Enjoy the numerous activities or simply enjoy the view. Already hugely popular throughout the world, we are excited to introduce our human-made crystalline Lagoon by MetroLagoons. Southshore Bay is the second MetroLagoons community to feature this incredible and transformative amenity. Featuring over **5 acres of crystal clear blue waters**, residents now have the opportunity to live a coastal lifestyle steps away from their front door.







ENTRANCE



KAYAKS & PADDLE  
BOARDS



CABANA COVE  
& BAR



THE HUB  
PAVILION



WATER OBSTACLE  
COURSE



CABANA & TIKI RENTALS



STAGE



SUPERSLIDE



AQUABANAS



SWIM UP  
LAGOON BAR



GASPARILLA ISLAND  
WITH SPLASH PAD



FOOD &  
BEVERAGE SERVICE



FAMILY BEACH



For details visit  
[MetroLagoons.com](http://MetroLagoons.com)



# All the Elements For a Great Life



Metro  
Lagoon



Smart  
Homes



Dog  
Park



Top  
Builders



EV Cart  
Paths



Green  
Space



Shaded  
Tot Lot\*



55+  
Community



Lush  
Landscaping



Streetleaf  
Solar Lights



Miles  
of Trails



ULTRAFi



Gated  
Entry



Play  
Field

\*Coming Soon





# Hang on Tight This is Fast



ULTRAFi by MetroPlaces is a first-of-its-kind Internet and TV bundled experience where every resident enjoys fast at-home Internet speeds.

Enjoy 500/500 Mbps symmetrical speeds at home. This means lightning-fast downloads and uploads that allow the whole family to play, watch, game, surf, and stream with no interruptions.

ULTRAFi costs less than traditional Internet and TV bundles, and is collected in your quarterly HOA Assessments.

## ULTRAFi Includes

### Internet

- ✓ 500/500 Mbps Internet Speeds\*
- ✓ (1) WiFi Extender
- ✓ (1) WiFi Router



- ✓ Spectrum Cable TV with 175+ Channels
- ✓ (1) HD Cable Boxes and (1) HD Cable Box with DVR
- ✓ (1) Complimentary Apple TV Box\*
- ✓ SHOWTIME®
- ✓ Spectrum on Demand

\*Base package can be upgraded to include 1 Gigabit at home for an additional monthly fee.

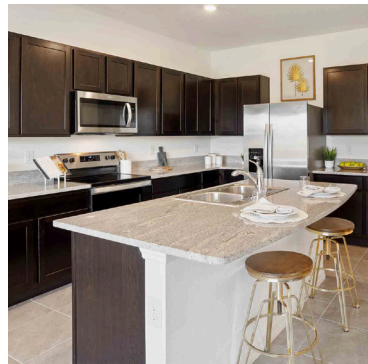
\*(1) Apple TV per address to the first owner occupying the home.

For more information contact [SouthshoreBay@BreezeHome.com](mailto:SouthshoreBay@BreezeHome.com)





# Featured Builders



## D.R. HORTON

Since 1978, D.R. Horton has been delivering the American dream. We believe in a vision of homeownership for everyone, a home for every stage in life. Today, that tradition lives on and is showcased beautifully in this Lagoon Community with several floorplans to choose from. We are proud to be the #1 Builder in America and invite you to walk through our decorated models today.

PHONE: 844-616-1158

EMAIL: TAMPA@DRHORTON.COM

## LENNAR ACTIVE ADULT COLLECTION

AT SOUTHSORE BAY

This inspired active adult community is for residents 55 and better. It offers a variety of water-inspired activities and amenities, such as a clubhouse, fitness center, resort-style swimming pool, sports courts and more. Residents can also enjoy the 5-acre MetroLagoons® amenity as well as trails and parks.

PHONE: 877-386-1986

EMAIL: LENNARTAMPA@LENNAR.COM



# Master Community Plan



**MODEL CENTER**



**GATED NEIGHBORHOOD**



**MAIL KIOSK**



**DOG PARK**



**FUTURE TOT LOT**



**TRAILS**



**COMMERCIAL**



**FUTURE DEVELOPMENT**



**LAGOON**



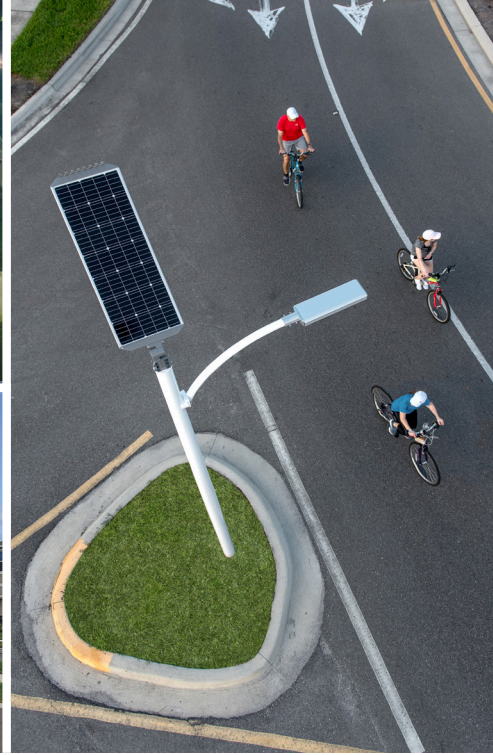
**LAGOON PARKING**



**LENNAR ACTIVE ADULT**







# streetleaf

Life just got brighter! Streetleaf is available at select MetroPlaces communities and is the first-of-its-kind solar streetlight system in the nation. Streetleaf delivers more than modern appeal and nighttime security. Not only does it save energy, it is not reliant on a power grid which reduces dependence on conventional utilities. The smart technology will automatically dim during inactivity and power to full strength when someone walks or drives by. Streetleaf is only one of the many reasons why Southshore Bay is a unique place to call home. Innovation lives here. So should you.



# Around town

Take a look at all that Southern Hillsborough has to offer, and with convenient access to US-301, I-75 and the Crosstown Expressway, you're close to Downtown Tampa, top-rated beaches, golf, tennis, shopping, dining and other great Florida destinations. Plus, catch a game from pro or minor league sports, watch the nearby manatees viewing area or enjoy other local hot spots.



## SHOPPING

Bealls  
Home Depot  
Marshall's  
Michaels  
Office Depot  
Walmart  
Westfield Brandon Mall



## GROCERIES

Publix  
Walmart  
Winn Dixie  
Sam's Club  
Sprouts  
Aldi  
Wawa



## LIBRARIES

Sun City Center Library  
South Shore Regional Library  
Ruskin Branch Library



## MOVIES

AMC The Regency 20  
Ruskin Family Drive-In  
Goodrich 14 GDX  
Xscape Theater Riverview 14



## PHARMACIES

CVS  
Walgreens



## HOSPITALS

South Bay Hospital  
St. Joseph's Hospital  
Suncoast Community Health Center



## RESTAURANTS

Applebee's  
Buffalo Wild Wings  
Beef 'O' Brady's  
Bella Cucina Italian  
Bob Evans  
BubbaQue's BBQ  
China Chen  
Circles Waterfront  
ESushi & Grille  
First Watch  
Keke's Breakfast Café  
LongHorn Steakhouse  
Old Castle Restaurant  
Panera  
Pita Kebob  
Sun City Café  
Sandpiper Grille  
Taqueria Mi Casita  
Texas Roadhouse  
The Fish House  
Ybor Grille



## GOLF COURSES

Cypress Creek Golf Club  
Falcon Watch Golf Club  
Apollo Beach Golf Club



## TENNIS

Freedom Ways Golf & Tennis  
Kings Point Tennis Courts  
Welch Tennis Courts Inc



## EDUCATION

Reddick Elementary School  
Beth Shields Middle School  
Lennard High School  
Creekside Charter Academy  
SouthShore Charter Academy  
Hillsborough Community College



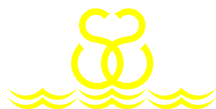
*\*Please note that map may not be to scale and icon markers are approximations.*





5111 FL-674 Wimauma, FL 33598

Conveniently located on the east side of US-301 on SR-674 (Sun City Center Blvd) in Wimauma, FL. When traveling on I-75 take Exit 240 EAST and continue for 3.5 miles east to entrance on the right.



# SOUTHSHORE BAY

[SouthshoreBay.MetroPlaces.com](http://SouthshoreBay.MetroPlaces.com)



## MetroLagoons

A Tampa-based company founded in 2003, Metro Development Group is committed to bringing some of the most innovative technologies and amenities to home builders and home buyers. With the introduction of MetroPlaces, Connected City, ULTRAFi and MetroLagoons, Metro Development Group continues to be the gold standard in the development of master planned communities. For more information, please visit [www.MetroDevelopmentGroup.com](http://www.MetroDevelopmentGroup.com).

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Southshore Bay lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations. Metro Development Group, MetroPlaces, ULTRAFi, Streetleaf, MetroLagoons, Southshore Bay and all logos are the property of Metro Development Group. All rights reserved.

