



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY RY 2004-05

On June 12, 2002, Hillsborough County granted a Development Order (Resolution No. R02-104) to Artesian Farms, Inc. for a 1,007± acre, mixed-use development located in southern Hillsborough County, generally northwest of the I-75/S.R. 674 intersection, south of 19<sup>th</sup> Avenue and the Wolf Creek Branch DRI and southeast of the Apollo Beach/Harbor Bay communities. The parcel is essentially across the Interstate from the Sun City Center community.

The Development Order authorizes specific approval for only Phase I of the two-phase project. Specific approval of Phase 2 is contingent upon further analysis of transportation, air quality, availability of affordable housing, and water supply. The Development Order stipulates that a 500-student Community College campus and a 15.0-acre elementary school site shall be constructed during Phase 1. An expansion of the community college campus to accommodate 500 additional students and a 50-acre high school are planned for conceptually-approved Phase 2. The Development Order expires on December 31, 2014. The annual Report anniversary date is June 12<sup>th</sup>.

The following represents approved development scenario:

LAND USE	PHASE 1A (2002-2008)	PHASE 1B (2002-2008)	PHASE 2* (2009-2012)	TOTAL
LIGHT INDUSTRIAL (Sq. Ft.)	667,715	3,033,860	2,308,625	6,010,200
COMMERCIAL (Sq. Ft.)	100,000	50,000	99,000	249,000
OFFICE (Sq. Ft.)	0	50,000	363,800	413,800
RESIDENTIAL/Multi-Family (Units)	0	450	1,486	1,936
HOTEL (Rooms)	0	150	0	150
COMM. COLLEGE (Students)	500	0	500	1,000
ELEM. SCHOOL (Acres)	0	15	0	15
HIGH SCHOOL (Acres)	0	0	50	50

\* Specific approval of Phase 2 is contingent upon further analyses regarding transportation, air quality, affordable housing & water supply.

On March 8, 2005, Hillsborough County adopted the only amendment approved for the project to date (Resolution No. 05-060). The amendment authorized: modifications to the 21<sup>st</sup> and 24<sup>th</sup> Street rights-of-way alignments and widths; alternative uses on select parcels; and modification of the Land Use Equivalency Matrix to recognize potential conversion(s) to single-family residential uses and establish a maximum of 1,380 Phase 1 residential units.

## **PROJECT STATUS**

***Development this Reporting Year:*** the Hillsborough County School Board commenced construction of the high school. Completion is anticipated prior to the 2006-07 school year. No other development activity occurred during the reporting year.

***Cumulative Development:*** development activity would be limited to that described above.

***Projected Development:*** no development activity has been identified for the next reporting period.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. In accordance with Section III.N. of the Development Order, development shall commence no later than December 31, 2006.
2. The developer may construct up to 1,750,000 sq. ft. of light industrial (Phase 1A), or the equivalence, before triggering any necessary roadway improvements. Estimated trip counts shall be reported within each Annual Report in order to ensure that the 426 inbound/966 outbound p.m. peak hour trips are not exceeded. (Condition IV.B.1.)
3. Prior to the commencement of Phase 1B, the developer shall elect one of the three transportation alternatives identified in Conditions IV.B.2.a.-c. to mitigate the project's transportation impacts. (Condition IV.B.2.)
4. The Developer(s) of parcels adjacent to 21<sup>st</sup> Street and Shell Point Road shall design and construct Shell Point Road as a 2 lane roadway, and shall design 21<sup>st</sup> Street as a 4 lane roadway and construct the first two lanes prior to the issuance of Certificates of Occupancy. (Condition IV.B.2.j.)
5. A traffic monitoring program shall be conducted to verify that the trips generated by South Shore Corporate Park do not exceed those assumed in the transportation analysis. The developer shall commence providing p.m. peak hour two-way counts of project traffic within one year following commencement of development and continue annually through project buildout. The results shall be provided in all respective Annual Reports. For Phase 1, the total PM peak hour project traffic at the driveways was estimated to be 3,482 net external and 152 pass-by, for a total of 3,634 trips. (Condition IV.B.2.k.)
6. The Developer shall prepare a plan to address how the upland portions of the project site will be maintained free of nuisance and exotic species in perpetuity (Condition IV.F.7.). A *Wetland Protection Plan* shall also be prepared to identify how the maintenance of preserved wetlands and mitigation areas will be assured (Condition IV.F.8.). Both of these Plans shall be included in the first Annual Report submitted following commencement of development.
7. Prior to the initiation of construction activities: the Developer shall conduct one additional survey for Florida Sandhill Cranes (February through April) and Southeastern American

Kestrels (April through August) during the species' respective breeding seasons (Condition IV.F.12.); and arrange a site visit for the Hillsborough County Planning & Growth Management Department Natural Resources Division to observe for the presence of habitat for gopher tortoises and burrowing owls (Condition IV.F.13.). With the initiation of construction activities for the high school, the developer shall identify the extent of consistency with this Condition in the next Annual Report.

8. The Developer shall prepare and submit a *Hurricane Evacuation and Recovery Plan* within the first Annual Report submitted after occupancy of any portion of the project within the Hurricane Vulnerability Zone. (Condition IV.N.2.)

### **DEVELOPER OF RECORD**

Artesian Farms Inc., 305 U.S. Highway 41 North, Ruskin, FL 33570 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.