



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY

On February 8, 2007, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 07-023. The Resolution reflects an amendment adopted by the Board on January 23, 2007.

BACKGROUND

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 19th 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.

On March 8, 2005, Hillsborough County adopted the only prior amendment (Resolution No. 05-060). The amendment authorized: modifications to the 21st and 24th 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 and establish a maximum of 1,380 Phase 1 residential units.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized the following:

- extend the Phase 1 and Phase 2 buildout dates by periods of five years (to December 31, 2013 and December 31, 2017 respectively);
- extend the Development Order expiration date by a like period of five years (to December 31, 2019);
- increase Phase 1 Light Industrial uses by 9.9 percent (i.e. 238,196 sq. ft.);
- revise the Land Use Equivalency Matrix to recognize and allow conversion(s) of Light Industrial to Office uses within Phase 1; and
- corresponding revisions to the Master Development Plan, phasing schedule and land use acreages.

The revised phasing schedule is as follows:

LAND USE	PHASE 1 (Thru 11/30/2015)	PHASE 2* (Thru 11/30/2019)	TOTAL
LIGHT INDUSTRIAL (Sq. Ft.)	2,644,220	2,919,305	5,563,525
COMMERCIAL (Sq. Ft.)	100,000	99,000	199,000
OFFICE (Sq. Ft.)	50,000	363,800	413,800
RESIDENTIAL/Multi-Family (Units)	880	1,486	2,366
RESIDENTIAL/Single-Family (Units)	500	0	500
HOTEL (Rooms)	150	0	150
COMM. COLLEGE (Students)	500	500	1,000
ELEM. SCHOOL (Acres)	15	0	15
HIGH SCHOOL (Acres)	50	0	50

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

RECOMMENDATION

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 January 8, 2007, and with the Council's *Final Report* adopted on February 11, 2002.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #249 - South Shore Corporate Park.

GENERAL LOCATION MAP

