



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY RY 2006-07

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 1 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 currently expires on December 31, 2019. The Annual Report anniversary date is June 12th.

The following represents approved development scenario:

LAND USE	PHASE 1 (2002-2013)	PHASE 2* (2013-2017)	TOTAL
LIGHT INDUSTRIAL (Sq. Ft.)	2,406,024	2,919,305	5,325,329
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. Above entitlements are reflective of a Land Use Equivalency Matrix conversion request dated May 3, 2006.

Hillsborough County has amended the Development Order twice, most recently on January 23, 2007 (Resolution No. 07-023). The Amendments have cumulatively 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; five year extensions of the buildout and Development Order expiration dates; a 238,196 sq. ft. (9.9%) of Light Industrial uses; and corresponding Master Development Plan and Development Order revisions.

PROJECT STATUS

Development this Reporting Year: the Hillsborough County School Board completed construction of the high school. In addition, construction of model homes and the Hillsborough Community College campus were initiated.

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

Projected Development: it is anticipated that the model homes and perhaps the Hillsborough Community College Campus will be complete. Development of Hawks Point residential subdivision, the South Shore Pointe townhouse project and/or the Ryan Business Center may be initiated.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer may construct up to 1,750,000 sq. ft. of Light Industrial (Phase 1A), or the equivalent, 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.)
2. The Developer notified Hillsborough County on May 5, 2007 of their election of "Option 3" for the transportation mitigation (i.e. 24th Street improvements), per Condition IV.B.2.
3. In accordance with Condition IV.B.2.j., the roadway improvements of 24th Street (Shell Point Rd. to 19th Ave.) and Shell Point Road (21st St. to 24th St.) were constructed during 2006-07. The Developer is awaiting its final permit to construct the Shell Point Road improvement between 21st St. to 30th St.
4. 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.)
5. The Developer has submitted a *Wetland Protection and Nuisance Species Control Plan* in accordance with Conditions IV.F.7. and IV.F.8. within the RY 2005-06 Annual Report.

6. The Developer has submitted a Groundwater Quality Monitoring Plan for the project as required by Conditions IV.E.5 and IV.E.6. In addition, the developer acknowledged that a Listed Species Survey was conducted for the site during the 2005-06 reporting year and submitted to all appropriate agencies on June 8, 2006, in accordance with Condition IV.F.12.
7. 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., Post Office Box 128, 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.