



ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
 www.tbrpc.org

DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY RY 2007-08

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 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.)	2,644,220	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. 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%) increase of Light Industrial uses; and corresponding Master Development Plan and Development Order revisions.

PROJECT STATUS

Development this Reporting Year: the Hillsborough Community College campus was completed in addition to 91,650 sq. ft. of Light Industrial uses, 28 single-family detached units and 16 townhomes.

Cumulative Development: a high school, the Hillsborough Community College campus, 91,650 sq. ft. of Light Industrial and 44 single-family units (i.e. 28 single-family detached/16 townhomes).

Projected Development: potential development activity has not been identified. However, it would be anticipated that development activities would coincide with market demand.

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 as recognized in Condition IV.B.1.
2. The Developer has identified that construction of the Shell Point Road improvement from 24th to 30th Street is “almost complete” as obligated in Condition IV.B.2.j. As required by Condition IV.B.2.i., the Developer is additionally constructing *Segment One* of Shell Point Road (between 30th Street and “Proposed Road B”) as a 4-lane facility. The status of these improvements shall continue to be described in each Annual Report through completion.
3. The Developer has previously reported that the 24th Street roadway improvement (i.e. Shell Point Rd. to 19th Ave.) and Shell Point Road roadway improvement (i.e. 21st St. to 24th St.) were completed in accordance with Condition IV.B.2.j.
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. It is anticipated that the traffic monitoring will be initiated and submitted in conjunction with the RY 2008-09 Annual Report. The results shall be continually provided within all respective Annual Reports. For Phase 1, the total p.m. 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 previously submitted: a *Wetland Protection and Nuisance Species Control Plan* (required by Conditions IV.F.7. and IV.F.8), a *Groundwater Quality Monitoring Plan* (required by Conditions IV.E.5 and IV.E.6) and a *Listed Species Survey* (required by Condition IV.F.12).
6. 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.