



ARS

Annual Report Summary

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DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY RYs 2009-12

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 following represents approved development scenario:

| LAND USE | PHASE 1 (thru 2/29/2020) | PHASE 2* (thru 2/29/2024) | 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.

Hillsborough County granted a further four year extension of the buildout and Development Order expiration dates in accordance with HB 7207. Subsequently, each was extended 306 more days on account of Executive Orders enacted by the Governor in 2011 to account of the threat of wildfires and an additional one year plus 120 days based on 2012 Executive Orders approved by the Governor due to Tropical Storms Isaac and Debby. The modified dates are as follows: specifically-approved Phase 1 buildout is now February 29, 2020, conceptually-approved Phase 2 buildout date is now February 29, 2024 and the Development Order now expires on February 28, 2026.

PROJECT STATUS

Development this Reporting Period: development was limited to the construction of 100 Single-Family detached units and 16 Townhomes.

Cumulative Development: a high school, a 500-student Hillsborough Community College campus, 91,200 sq. ft. of Light Industrial, as well as 128 Single-Family Residential units and 32 Townhomes. It is hereby recognized that Hillsborough County considers Townhomes another form of Single-Family Residential.

Projected Development: anticipated development activity has not been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. In accordance with Condition IV.B.2.j., the Developer previously acknowledged completion of the Shell Point Road improvement from 21st Street to 30th Street and 24th Street improvement from Shell Point Rd. to 19th Avenue. The Developer additionally acknowledged completion of 4-laning of 30th Street from Shell Point Road and “Proposed Road B”. This particular improvement was identified in Condition IV.B.2.j. and is known as “*Segment One.*” The status of any/all other improvements shall be described in all future Annual Reports through completion, as appropriate.
2. Condition IV.B.2.k. recognizes the Developer’s obligation to initiate a traffic monitoring program within one year following commencement of development and continued annually through buildout. The purpose of the monitoring is to ensure that the trips generated by South Shore Corporate Park do not exceed those which were assumed and mitigated for (i.e. for Phase 1 - , the total p.m. peak hour project traffic at the driveways was estimated to be 3,482 PM Peak Hour Net External trips and 152 pass-by trips, for a total of 3,634 PM Peak Hour trips). Noting that the Developer documented entitlement construction within or prior to the RY 2008-09 Annual Report, this Condition has obviously been triggered. Such monitoring was not provided in association with the RYs 2009-12 Annual Report, as required. At minimum, it is anticipated that the required traffic monitoring will be initiated and submitted in association with the next Annual Report and conducted and submitted in conjunction with all respective Annual Reports.
3. 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).

4. 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.)
5. Pursuant to Stipulation III.M. of the Development Order and Section 380.06(18), F.S., the South Shore Corporate Park annual reports are required to be submitted “*each and every year on the anniversary of the date of adoption of this Development Order [i.e. June 12th] until such time as all terms and conditions of this DRI Development Order are satisfied.*” In this regard, it is hereby acknowledged that the Annual Report, which was due on June 12, 2010 (for RY 2009-10), June 12, 2011 (for RY 2010-11) and June 12, 2012 (for RY 2011-12) were all submitted in the form of one unified Report delinquently provided on May 15, 2013.

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 with the exception of the issues identified as *Summary of Development Order Conditions #2* and *#5*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.