



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #249 - SOUTH SHORE CORPORATE PARK HILLSBOROUGH COUNTY

On March 29, 2005, the Hillsborough County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council Resolution No. 05-060. The Resolution reflects an amendment adopted by Hillsborough County on March 8, 2005.

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.

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.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- modification to the alignments and widths of 21st and 24th Street rights-of-way along with resulting changes in land use acreages;
- changes to the Master Development Plan to reflect the roadway realignments and to allow 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.

RECOMMENDATIONS

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 10, 2005, and with the Council' *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.

DRI #249
South Shore
Corporate Park
General Location Map



0 0.2 0.4 0.6 Miles

