

**South Shore Corporate Park  
Industrial Community  
Development District**

Public Facilities Report



Prepared for:  
South Shore Corporate Park  
Industrial Community  
Development District

Prepared by:  
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May 6, 2015

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# **SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT**

Purpose and Scope  
May 6, 2015

## **1.0 PURPOSE AND SCOPE**

This report has been prepared at the request of the South Shore Corporate Park Industrial Community Development District (the "District") to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides a general description of the public facilities that are currently owned and maintained by the District, as well as, the District's future development plans and service needs.

The District is partially developed, as described in this report. Future development plans are conceptual and are subject to change based on future real estate market conditions.

## **2.0 GENERAL INFORMATION**

The District was established by an ordinance adopted by the Hillsborough County Board of County Commissioners on March 11, 2008 (CDD07-1339) for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District.

The District encompasses approximately 456 acres of land in southern Hillsborough County, Florida within Sections 3 and 10, Township 32 South, Range 19 East, south of 19<sup>th</sup> Avenue N.E., west of I-75.

A vicinity map of the District is contained in Appendix A.

## **3.0 EXISTING PUBLIC FACILITIES**

Phases 1A and 1B have been constructed and platted and cover a portion of the District's property.

A Site Plan of Phases 1A and 1B is included in Appendix B.

The completed public facilities include:

### **Drainage**

The District currently owns the community stormwater management facilities which provide stormwater treatment and storage for the South Shore Corporate Park development, as permitted by Hillsborough County and the Southwest Florida Water Management District. The District will be responsible for maintaining the stormwater management facilities.



## **SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT**

Currently Proposed Expansion in the Next Seven Years  
May 6, 2015

### **Landscaping and Irrigation**

Key points along the community perimeter, as well as internal to the project, have been and will be irrigated and landscaped/hardscaped. These areas are, and will be, maintained by the District.

### **Street Lights**

The District has an agreement with Tampa Electric Company to provide street lights and their electrical service throughout the developed portion of the District.

### **Roadways**

The District has designed and constructed several roadways within the Project. These roadways were subsequently dedicated to Hillsborough County. Hillsborough County is responsible for maintenance of these roadways.

### **Sanitary Sewer**

The District had designed and constructed the sanitary sewer facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

### **Potable Water**

The District also designed and constructed the potable water facilities within the Project. These facilities are, and will be, owned and maintained by Hillsborough County.

## **4.0 CURRENTLY PROPOSED EXPANSION IN THE NEXT SEVEN YEARS**

The land within the District is owned by several land owners, and the District build-out is currently planned in multiple phases over many years. The future public facilities within the District include District roads, water management and control, water supply, sewer and wastewater management, landscaping/hardscaping/irrigation and undergrounding of electrical service. The master public facilities within the major Hillsborough County collector road rights of way, i.e. 30<sup>th</sup> Street, have been and will be designed to service the ultimate build out of the District. Funding of the design, permitting, and construction of the future public facilities will be provided by the District, land owners, and/or developers or any combination thereof.



## **SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT**

Replacement of Facilities  
May 6, 2015

### **5.0 REPLACEMENT OF FACILITIES**

The District does not currently anticipate replacing any facilities within the next ten (10) years.

**SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT**

Appendix A Vicinity Map  
May 6, 2015

**Appendix A VICINITY MAP**

# SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT

Appendix B Site Plan  
May 6, 2015

## Appendix B SITE PLAN