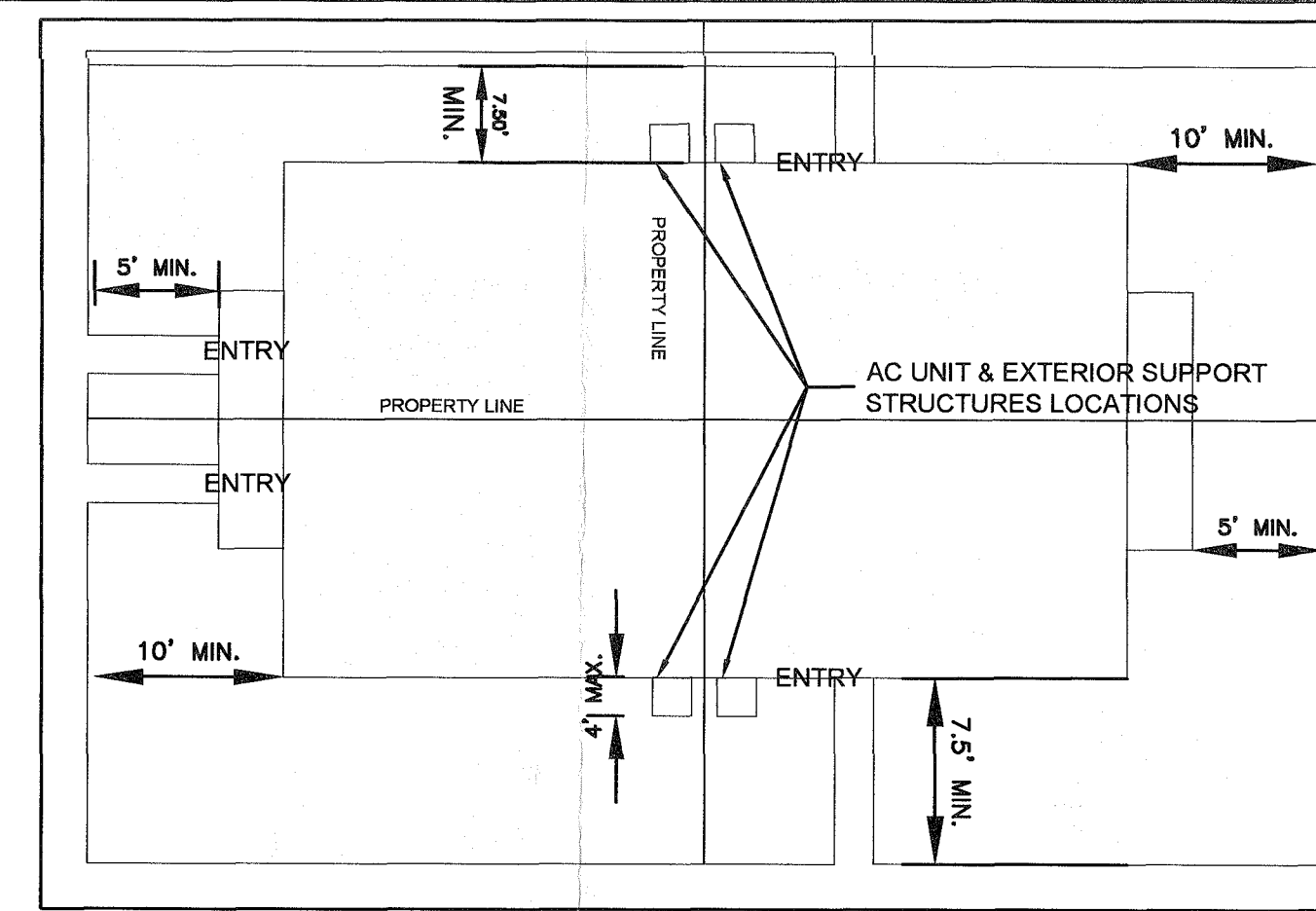


- NOTES:
1. PD AMENDMENT TO:
    - ADD AREAS AS INDICATED FROM TO PD DISTRICT
    - MODIFY LAND USE ENTITLEMENTS WITHIN ENTIRE DISTRICT
  2. PD DISTRICT IS LOCATED ENTIRELY WITHIN THE RUSKIN COMMUNITY PLANNING AREA.
  3. PD DISTRICT IS NOT SUBJECT TO ANY OVERLAY DISTRICT OR SPECIAL ZONE.
  4. ACCESS LOCATIONS AS SHOWN ARE ALLOWED BY THIS PD ZONING BUT ARE NOT REQUIRED. ACCESS SHALL BE LIMITED TO THE AMOUNT AND GENERAL LOCATIONS SHOWN ON THIS PD PLAN UNLESS ADDITIONAL ACCESS LOCATIONS ARE REQUIRED BY THE COUNTY'S LDC OR BY OTHER REGULATORY REQUIREMENTS (e.g., ADDITIONAL GATED ACCESS DRIVES NOT IDENTIFIED ON THIS PLAN FOR EMERGENCY VEHICLE ACCESS). ANY SUCH ADDITIONAL ACCESS POINTS WILL BE ALLOWED WITHOUT MODIFICATION OF THIS PD PLAN AND RELATED ZONING CONDITIONS.
  5. ALL ACCESS POINTS PERMITTED BY THIS PD PLAN ARE OPTIONAL.
  6. THIS PD IS BEING ADOPTED CONCURRENT WITH, AND TO IMPLEMENT, AN AMENDMENT TO THE DRI DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK DRI (SEE DRI-18-1343).
  7. THIS PD REPLACES AND MODIFIES THE PD ORIGINALLY APPROVED AS RZ 01-1160 AND THE FOLLOWING RELATED PRIOR AMENDMENTS: MM 04-1579; PRS 08-1008; PRS 12-0483; PRS-13-0204; AND PRS-18-0806.



TYPICAL RESIDENTIAL LAYOUT  
4-UNIT VILLAGE HOMES

SOUTHSHORE CORPORATE PARK  
DRI DEVELOPMENT PHASING AND LAND USE TABLE

LAND USE	APPROXIMATE GROSS ACREAGE	DRI PHASE I 2001-2021	DRI PHASE II 2016-2030	TOTAL
COMMERCIAL	TBD	100,000 SF	215,000 SF	315,000 SF
COMMERCIAL/OFFICE	TBD	50,000 SF	506,000 SF	556,000 SF
LIGHT INDUSTRIAL/RCP	TBD	2,644,220 SF	1,098,000 SF	3,742,220 SF
COMMUNITY COLLEGE	53.17	500 Students	2,300 Students	2,800 Students
ELEMENTARY SCHOOL	17.17	17.17 Ac	0	17.17 Ac
HIGH SCHOOL	49.33	49.33 Ac	0	49.33 Ac
HOTEL/MOTEL	TBD	150 Rooms	0	150 Rooms
MULTI-FAMILY	TBD	392 Units	500 Units	892 Units
SINGLE-FAMILY	TBD	749 Units	0	749 Units
PARKS AND RECREATION	10.28	10.28 Ac	0	10.28 Ac
WETLANDS	62.73			
RIGHT-OF-WAY	65.20			
<b>TOTAL</b>	<b>1,002.68</b>			

- Notes:
1. Land uses may be modified in accordance with the equivalency matrix provided in the Amended DRI Development Order.
  2. Approved land uses associated with each DRI Phase may occur with any Zoning Tract within which such use is listed as a permitted use.

DEVELOPMENT PERMITTED USE TABLE

TRACT	PERMITTED USE(S)	MAXIMUM DENSITY AND INTENSITY
A, B, C, E, F	Permitted uses shall be those uses permitted in the Commercial General (CG) District and the Business Professional Office (BP-O). Churches and other religious institutions, child care facilities, adult care facilities and community meeting facilities.	0.50 FAR
D, L, M1, M2, N, O, P, Q, R, S, T, U	Permitted uses shall be those uses permitted in the Residential Multi-family Conventional (RMC-16) District. Community residential homes Type A, B, and C shall also be permitted.	16 DU's/GROSS ACRE
G1	Permitted uses shall be those uses permitted in the Manufacturing (M) District.	0.50 FAR
E, F, G2	Permitted uses shall be those uses permitted in the Manufacturing (M) District as limited by the Research Corporate Park (RCP) Comprehensive Plan Land Use category.	0.50 FAR
F1, G3	Public Service Facility	N/A
M1, M2, Y	Permitted uses shall be those uses permitted in the Commercial Neighborhood (CN) District and the Business Professional Office (BP-O). Churches and other religious institutions, child care facilities, adult care facilities and community meeting facilities shall also be permitted.	0.35 FAR
F, H, I, J, K, M2	Permitted uses shall be those uses permitted in the RMC-16 District and those uses permitted in the Research Corporate Park (RCP) comprehensive plan land use category.	0.50 FAR 16 DU's/GROSS ACRE
M3	All uses permitted within the A and AL zoning districts.	N/A
N, O, P	Four Unit Village Homes	16 DU's/GROSS ACRE
U	Parks and associated active and passive recreation uses	N/A
V	Elementary School	N/A
W	High School	N/A
X	Community College	N/A

- Notes:
1. The Residential vs. Non-Residential (i.e. Commercial or Light Industrial) use of each of Tracts F, H, I, J, K, M1 or M2 will be established at the time of issuance of the first permit for each tract. For example, if the first permit for any portion of Tract H is for Residential, then the remainder of Tract H will be required to be developed with Residential. Similarly, if the first permit for any portion of Tract F is for Light Industrial, then the remainder of Tract F will be required to be developed for Light Industrial or Commercial uses.
  2. No lot smaller than 50' in width will be located within 500' of the existing right-of-way of 19th Avenue. (Tract K only)

NOTE:  
SEGMENT OF PLATTED RIGHT-OF-WAY FOR 21st STREET SOUTH OF 11th AVENUE NE AND ENTIRELY WITHIN PD BOUNDARIES WAS PREVIOUSLY VACATED PER O.R. BOOK 1440 PAGE 653.

**LEGEND**

- LI Light Industrial
- RCP Research Corporate Park
- C Commercial
- O Office
- RES Multi-Family/Single-Family Residential
- H Hotel
- Wetlands
- Potential Mitigation
- Open Water Body
- PD District Boundary
- Area Added to District
- Indicates Property Owned by Centex Homes
- Access Location
- Right In/Right Out Access Location
- Approximate Location of Proposed South Coast Greenway Trail
- Future Land Use
- Existing Zoning
- Zoning Tract Boundary
- Zoning Tract Designation

\*Retention lake locations to be determined at permitting.

Artesian Farms, Inc.  
Master Developer  
Buchanan Ingersoll & Rooney, P.C.  
Legal Counsel  
Stantec Consulting Services, Inc.  
Planning  
Lincks & Associates, Inc.  
Transportation

**SOUTH SHORE CORPORATE PARK PD-**

19-0067  
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**GENERAL DEVELOPMENT PLAN**

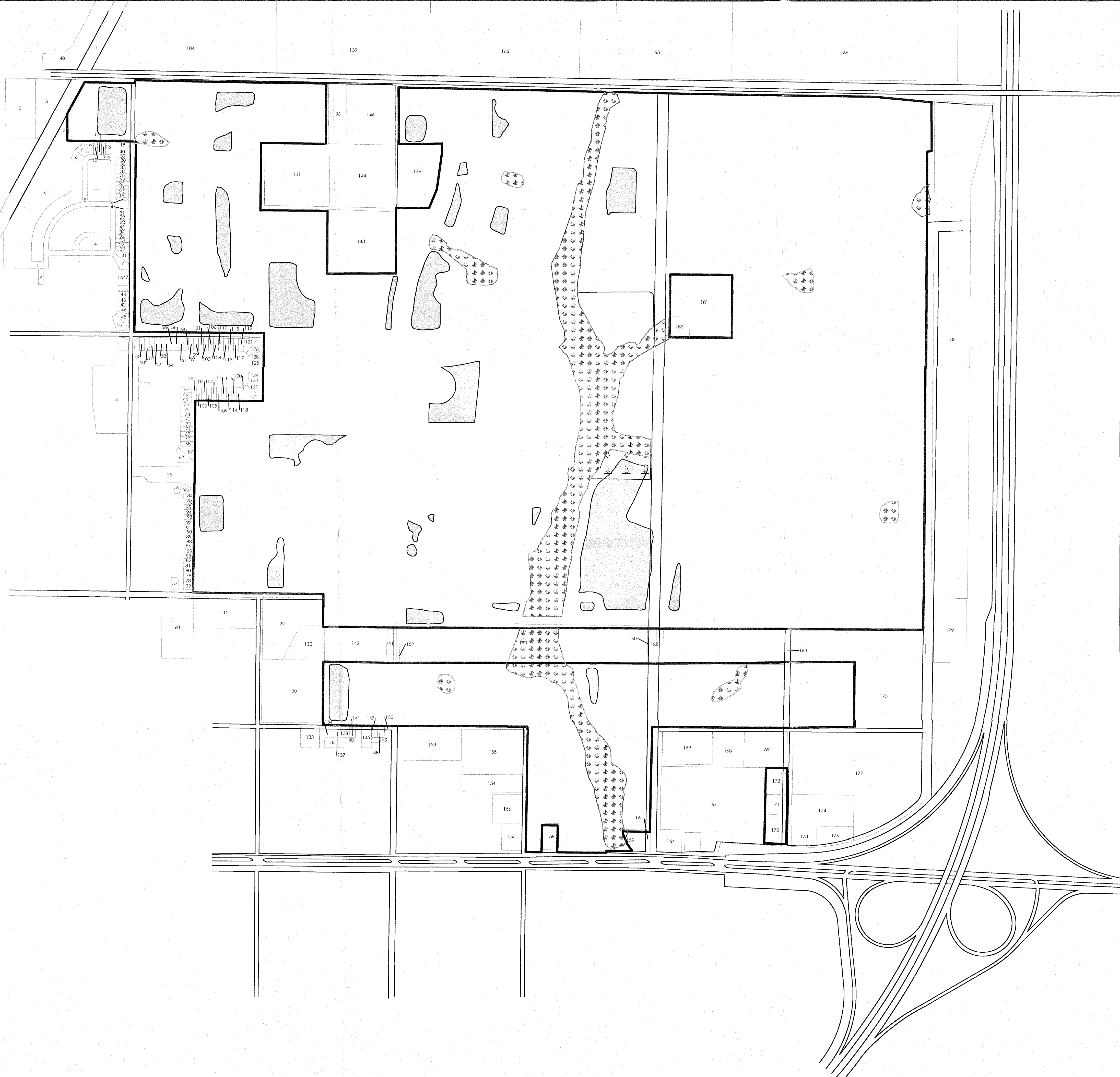
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Sheet 1 of 2

Revision	By	Appd.	YY-MM-DD



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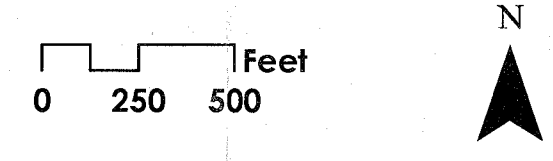


**SURROUNDING FOLIOS WITHIN 150 FEET OF PROJECT BOUNDARY**

Label	Folio	Label	Folio	Label	Folio	Label	Folio	Label	Folio
1	552590000	46	556264204	91	554000180	136	553640500	181	549690000
2	556264212	47	556264066	92	554000178	137	554600000	182	549690004
3	553660000	48	542432328	93	554000176	138	554750000		
4	556263084	49	556264222	94	554000174	139	542430100		
5	553660200	50	556264224	95	554000172	140	554650000		
6	556262934	51	556264226	96	554000170	141	554770000		
7	556262932	52	556264228	97	556264242	142	554110001		
8	556263082	53	556264230	98	556264300	143	553740000		
9	556262930	54	556264232	99	556264244	144	553730000		
10	556262928	55	554000286	100	556264298	145	554570000		
11	556262926	56	556264234	101	556264246	146	553640000		
12	556262924	57	554000102	102	556264296	147	554520000		
13	556262922	58	556264236	103	556264248	148	554530000		
14	556264644	59	554000164	104	542430000	149	554790000		
15	556264200	60	554160100	105	556264294	150	554560000		
16	556264064	61	556264238	106	556264250	151	554110002		
17	556263006	62	556264328	107	556264292	152	549825010		
18	556262920	63	554000166	108	556264252	153	550010000		
19	556262896	64	556264240	109	556264290	154	549970000		
20	556262898	65	556264306	110	556264254	155	549970100		
21	556262900	66	556264304	111	556264288	156	550090000		
22	556263012	67	556264302	112	554130000	157	550060100		
23	556263014	68	556264324	113	556264256	158	550120000		
24	556263016	69	556264322	114	556264286	159	550130010		
25	556263018	70	556264320	115	556264258	160	549825005		
26	556263020	71	556264318	116	556264284	161	550130020		
27	556263022	72	556264316	117	556264260	162	549825008		
28	556263024	73	556264314	118	556264282	163	549825000		
29	556263026	74	556264312	119	556264262	164	550140100		
30	556262902	75	556264310	120	556264280	165	542440100		
31	556263028	76	556264308	121	556264264	166	542440000		
32	556262904	77	554000204	122	556264278	167	550140000		
33	556262906	78	554000202	123	556264274	168	549940010		
34	556262908	79	554000200	124	556264272	169	549940000		
35	556262910	80	554000198	125	556264270	170	550150000		
36	556262912	81	554000196	126	556264266	171	550150100		
37	556263010	82	554000194	127	556264276	172	549930000		
38	556262914	83	554000192	128	556264268	173	550160100		
39	556262916	84	554000168	129	554120000	174	550170000		
40	556262918	85	554000190	130	554490000	175	549890000		
41	556263008	86	554000188	131	553720000	176	550160000		
42	556264206	87	556264326	132	554121000	177	549900000		
43	556264208	88	554000186	133	554860000	178	549600000		
44	556264210	89	554000184	134	554780000	179	567750100		
45	556264202	90	554000182	135	554600010	180	549530100		

**Legend**

- Wetlands
- Potential Mitigation
- Open Water Body
- PD District Boundary
- Parcels Within 150 feet of Revised Boundary



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