

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation

- a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable for development as labeled.)
- b. Recognize preferred development patterns as described in individual community plans, and implement the communities desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.
- c. Utilize the Hillsborough County Competitive Sites Program to identify potential competitive sites (e.g. SouthShore Park DRI).s
- d. Analyze potential new economic sites, like Port Redwing based on development
- e. Support the Ferry and auxiliary services around Port Red Wing
- f. Utilize the HC Economic Development's Competitive Sites Study
- g. Analyze the opportunity of an additional I-75 interchange based on development and transportation impacts
- h. Utilize Hillsborough County Post Disaster Redevelopment Plan

2. Future Conversion of Land

- a. Recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. Outside the Urban Service Boundary agriculture and related uses are the preferred use of the property.
- b. Phosphate Mining Strategies - The mining of phosphate in SouthShore over the course of the last 50 years has generated significant economic benefits to the area. Phosphate mining

in Hillsborough County is now nearing completion and is expected to move south of the Hillsborough County line in the late 2020's. Mining related economic activities at the Port of Tampa and fertilizer manufacturing facilities, , are expected to continue providing economic benefits for the county for an indefinite time.

The next phase of planning for formerly mined lands is expected to take the form of a gradual transition of this land to other land uses. As this phase of planning is initiated, the goals are to:

- Continue to support the multi-agency regulation of the phosphate industry's reclamation and wetland mitigation.
- Encourage land owner(s) of reclaimed phosphate lands to periodically coordinate with, inform and receive input from the public and private sectors on long-term development plans in Southeast Hillsborough County.

3. Tourism

Develop the SouthShore tourism industry based on the areas of strength:

- a. Eco-tourism
- b. Agri-tourism

4. Workforce Development

- a. Support and development of workforce adequacy through education offered through local colleges, research institutions, and special education sites. i.e., HCC, USF agricultural research station, and South County Career Center, and UF/IFAS Extension.
- b. Promote a USF campus of extension classes in collaboration with HCC –SouthShore Campus.