



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2004-05

On July 11, 1989, Hillsborough County granted a Development Order (Resolution No. R89-0171) to O.W. Casperson Trust/DG Farms for a three-phase, 1,385-acre, mixed-use development located in south central Hillsborough County, northeast of the U.S. 301/S.R. 674 intersection. The project is approved to contain 5,380 dwelling units, 360,000 square feet (sq. ft.) of commercial space and 50,000 sq. ft. of office space.

The Development Order has been amended a total of four times, the latest occurring on January 28, 2003 (Resolution No. R03-025). The amendments have granted a cumulative 12-year extension of the Phase 1 buildout date (to December 31, 2008) and a seven year, 11 month and 16 day extension for the deadline to commence physical development (to July 22, 2005). The amendments have also authorized: an increase of Phase 1 office space by 59,999 sq. ft; advancement of 50,000 sq. ft. of commercial development from conceptually-approved Phase 2; and establishment of a Land Use Equivalency Matrix to allow for conversion of approved uses. The Development Order expires on June 30, 2015. The anniversary date for the Annual Report is July 11<sup>th</sup>.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (1990-2008)	PHASE 2 <sup>2</sup> (1997-2003)	PHASE 3 <sup>2</sup> (2004-2010)	TOTAL <sup>1,2</sup>
Office (Sq. Ft.)	10,000 <sup>1</sup>	0	0	10,000
Retail (Sq. Ft.)	235,047 <sup>1</sup>	200,000	0	435,047
Residential (Units)	2,848 <sup>1</sup>	2,100	1,180	6,128
[Single-Family Attached]	[ 54]	[ 300]	[200]	[ 554] <sup>1</sup>
[ Single-Family Detached]	[1,344] <sup>1</sup>	[1,450]	[330]	[3,124] <sup>1</sup>
[Multi-Family]	[ 0] <sup>1</sup>	[ 350]	[650]	[1,000] <sup>1</sup>
[Retirement Residential]	[1,450] <sup>1</sup>	[ 0]	[ 0]	[1,450] <sup>1</sup>

1. The entitlements are reflective of a May 14, 2004 Ruden McClosky correspondence acknowledging all Land Use Equivalency Matrix transactions.
2. Specific approval of Phases 2 & 3 are contingent upon further Chapter 380.06 transportation and air quality analyses, as well as an affordable housing analysis.

During the 2003-04 reporting period, Hillsborough Associates II, III & IV acquired approximately 1,385 acres and Wal-Mart Stores East, LP acquired 35 acres of the overall 1,385 acre project. The remaining parcels were retained by the developer (John Falkner).

### **PROJECT STATUS**

***Development this Reporting Year:*** development activity has commenced with the construction of landscape berms, grading, pond excavation, entry sign monuments, entry bridge and sales centers.

***Cumulative Development:*** the development activity referenced above would be the extent of cumulative

development.

**Projected Development:** no development activity has been identified for the next reporting year.

### **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. An annual traffic monitoring program at project entrances (Condition IV.B.1) and establishment of a Transportation Systems Management program (Condition IV.B.4) are required upon the issuance of Certificates of Occupancy (COs) for 1,000 single-family residential units, or the equivalent.
2. The developer selected Option 3 (Condition IV.B.3.c.) - "pipelining" for Phase 1 transportation impact mitigation. The developer's pipeline proportionate share is identified as \$107,640 for Phase 1. The developer is required to provide a park-and-ride facility within the development's transportation impact area, incorporating approximately 150 spaces (the "Initial Pipeline Improvement"). This Improvement, which commenced on March 7, 2006, shall be completed within nine months. (i.e. by December 9, 2006). The status of this improvement shall be addressed in the next annual report.
3. The developer has submitted a copy of the Master Stormwater Management/Drainage Plan subsequent to, but part of, the RY 2004-05 Annual Report submittal (Condition IV.E.1.).
4. Prior to the inception of any development activity, the developer shall establish a surface water quality monitoring program and provide for semi-annual monitoring thereof (Condition IV.E.2). The status of monitoring shall be described and included in all future annual report submittals.
5. The developer shall submit a non-potable water/irrigation plan (Condition IV.G.9) and an energy conservation measures report (Condition IV.I.1) within the first annual report following the issuance of the first CO.

### **DEVELOPER OF RECORD**

DG Farms, c/o Gordon J. Schiff, Schiff Law Group, 1211 N. Westshore Blvd., Suite 401, Tampa, FL 33607 is the firm responsible for adhering to the terms and conditions of the Development Order.

### **DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.