



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2005-06

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 11th.

The approved phasing schedule is as follows:

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

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: completed 12 single-family residential model homes. An additional 25 single-family residential units are under construction in addition to a 223,062 sq. ft. Wal-Mart facility.

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

development.

Projected Development: the developer anticipates continuation of residential development and completion of the Wal-Mart facility.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. An annual traffic monitoring program at project entrances (Condition II.B.1) and establishment of a Transportation Systems Management program (Condition II.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 II.B.3.c.) - "pipelining" for Phase 1 transportation impact mitigation. The developer has alleged that a \$5,373,209 proportionate share payment has been made to Hillsborough County to account for Phase 1 development. 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"). The developer has alleged that this facility has been completed and is currently "going through the certification and dedication process."
3. The developer has submitted a copy of the *Master Stormwater Management/Drainage Plan* subsequent to the RY 2004-05 Annual Report submittal (Condition II.E.1.) and *Storm Water Pollution Prevention Plans* subsequent to the RY 2005-06 Annual Report.
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 II.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 II.G.6.) and an energy conservation measures report (Condition II.I.2.) within the first annual report following the issuance of the first CO.
6. Stipulation I.3. of the Development Order requires the developer to submit an Annual Report on the anniversary of the original Development Order adoption date [*i.e. July 11th*] "until and including such time as all terms and conditions of this Development Order are satisfied." It is hereby acknowledged that the RY 2005-06 DG Farms Annual Report, which was due on July 11, 2006, was not received until November 29, 2006.

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 with the exception of the issue identified under *Summary of Development Order Conditions #4 and #6*, above. Hillsborough County is responsible for ensuring compliance with the terms and conditions of the Development Order.