



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2006-07

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 1,293 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 120 single-family residential model homes and the 223,062 sq. ft. Wal-Mart facility. An additional 44 single-family residential units were under construction.

Cumulative Development: 132 single-family residential units and a 223,062 sq. ft. Retail facility.

Projected Development: while no specific development activity has been identified, it would be anticipated that the above-referenced 44 single-family residential units would be completed, at minimum.

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). Based on a quick trip generation analysis conducted by Council staff for P.M. Peak Hour impacts, it appears that the project is generating approximately 71% of this threshold based on the completed development reflected in this Report.
2. The Developer previously selected Option 3 (Condition IV.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 additionally required to provide a park-and-ride facility within the development's transportation impact area, incorporating approximately 150 spaces, which has been subsequently constructed and dedicated to Hillsborough County, as recognized and recorded on October 19, 2007 beginning at O.R. Book 18196, Page 1939.
3. The Developer has previously submitted the *Master Stormwater Management/Drainage Plan* and the *Stormwater Pollution Prevention Plan* in accordance with 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). On behalf of the Developer, Biological Research Associates submitted a draft Surface Water Quality Monitoring Plan to the Council for review on May 8, 2007. The status of required Plan approvals from Hillsborough County, the Florida Department of Environmental Protection and the Southwest Florida Water Management District have not subsequently been provided or identified. The resulting monitoring has either not been conducted or not submitted, as required. The status of such 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.6.) and an energy conservation measures report (Condition IV.I.2.) within the first annual report following the issuance of the first CO. While COs have already been issued for the project as identified above, thus triggering these requirements, the Developer has acknowledgement that such deliverables shall be provided in conjunction with (or prior to) the RY 2007-08 Annual Report.

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 issues identified under *Summary of Development Order Conditions #4 & #5*, above. Hillsborough

County is responsible for ensuring compliance with the terms and conditions of the Development Order.