



# DOAR

## Development Order Amendment Report

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### DRI #194 - DG FARMS HILLSBOROUGH COUNTY

On September 24, 2008, Hillsborough County rendered Resolution R08-134 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Board of County Commissioners on September 9, 2008.

#### BACKGROUND

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 previously amended four times, most recently 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. As revised, the Development Order expires on June 30, 2018.

As revised, the approved phasing schedule is as follows:

LAND USE	PHASE 1 (1990-2011)	PHASE 2 <sup>2</sup> (1997-2003)	PHASE 3 <sup>2</sup> (2004-2010)	TOTAL <sup>1,2</sup>
<b>OFFICE (Sq. Ft.)</b>	10,000 <sup>1</sup>	0	0	10,000
<b>RETAIL (Sq. Ft.)</b>	235,047 <sup>1</sup>	200,000	0	435,047
<b>RESIDENTIAL (Units)</b>	2,848 <sup>1</sup>	2,100	1,180	6,128
[Single-Family Attached (SFA)]	[ 0] <sup>1</sup>	[ 300]	[200]	[ 500] <sup>1</sup>
[Single-Family Detached (SFD)]	[1,344] <sup>1</sup>	[1,450]	[330]	[3,124] <sup>1</sup>
[Multi-Family (MF)]	[ 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>
[SFA/MF]	[ 54] <sup>1</sup>	[ 0]	[ 0]	[ 54] <sup>1</sup>

1. The entitlements are reflective of a May 14, 2004 Ruden McClosky correspondence acknowledging all prior 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.

#### DEVELOPMENT ORDER AMENDMENT

The Resolution formally authorized a three-year extension of the Phase 1 buildout date (to December 31, 2011) and the Development Order expiration date (to June 30, 2018).

## **RECOMMENDATION**

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report* adopted on August 11, 2008 and with the Council's *Final Report* adopted on May 8, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Hillsborough County for DRI #194 - DG Farms.

# GENERAL LOCATION MAP

