



# ARS

## Annual Report Summary

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### DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2011-12

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 five times, most recently on September 9, 2008 (Resolution No. R08-134). The amendments have authorized: a cumulative 21-year extension of the Phase 1 buildout date, inclusive of a three-year extension authorized by 2007 revisions to Subsection 380.06(19)(c), F.S., two years associated with adoption of SB 360 in 2009, and four years related by HB 7207; 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 conversion(s) between approved uses. The revised Development Order expiration date is June 30, 2022.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (1990-2017)	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, air quality analyses and 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:*** it appears that 105 single-family residential units were completed. An additional 50 single-family homes were identified as “under construction.”

**Cumulative Development:** 562 single-family residential units, ten model homes, and a 224,262 sq. ft. Retail facility (Wal-Mart) have been completed to date.

**Projected Development:** no specific development activity has been identified, however, it would be anticipated that the 50 single-family units, identified above as “under construction,” would be completed.

**SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The Developer has submitted the results of the annual traffic monitoring prepared in accordance with Condition II.B.1. The results of the July 26, 2012 monitoring conducted for the four Wal-Mart access drives revealed that this component of the project had generated a total of 1,063 trips (i.e. 312 Inbound/751 Outbound) during the PM Peak Hour period of 4:00 - 5:00 PM. Additionally provided were the results of the monitoring of the project entrance (i.e. US 301/Valencia Grande Avenue) as conducted on July 31, 2012. Albeit conducted nearly a week later, this monitoring revealed that an additional 160 trips (i.e. 83 Inbound/77 Outbound) were being generated by the residential component of the project during the same time period.

The following table represents the results of the traffic counts:

SOURCE	INTERNAL TRIPS (INBOUND)	EXTERNAL TRIPS (OUTBOUND)	TOTAL
Wal-Mart	312	751	1,063
Residential Component	83	77	160
	395	828	1,241

These counts favorably compare to the 1,997 net external p.m. peak hour trips (i.e. 1,172 Inbound/825 Outbound) allegedly approved for the project. Traffic monitoring shall continue to be conducted and submitted yearly through buildout in association with the annual reports. Additionally, knowing that the existing "Park and Ride" facility was constructed by the Developer and benefits the neighboring area, it would be appropriate to exclude this facility’s future counts, if applicable, easily determinable and identified separate from the DG Farms project traffic calculations.

2. As required by Condition II.B.4., the Applicant has submitted the proposed Transportation Systems Management Program (TSMP) in association with the RY 2008-09 Annual Report. The Developer indicated their anticipation of reductions in p.m. peak hour travel resulting from the availability of mass transit to the project and partnership efforts with Bay Area Commuter Services to educate employers/employees of Carpooling, Vanpooling, Telework, Compressed Work Week and Flexible Work Week, among other initiatives. While the status of measures being implemented **has not addressed since the proposed initiatives were identified**, it is expected that future Annual Reports will, at minimum, reflect the actual measures being implemented within the project.
3. The Developer previously selected Option 3 (Condition II.B.3.c.) - “pipelining” for Phase 1 transportation impact mitigation. The developer asserted that the \$5,373,209 proportionate share payment has been made to Hillsborough County to account for Phase 1 development. The developer has additionally constructed and dedicated a 150± space “park-and-ride” facility within the

development's transportation impact area, as required by Condition II.B.3.c.3)(a).

4. The Developer has previously submitted the *Master Stormwater Management/Drainage Plan* and the *Stormwater Pollution Prevention Plan* in accordance with Condition II.E.1. The Developer has additionally submitted the comparability of a *Non-Potable Water/Irrigation Plan* as required by Condition IV.G.6.
5. In accordance with Condition II.E.2., the Developer has established a surface water quality monitoring program subsequently approved by TBRPC, Hillsborough County, FDEP & SWFWMD. The Program included a provision for the conduct of semi-annual surface water monitoring. The Developer has confirmed that “all required monitoring reports have been filed.” The status of water quality monitoring shall continue to be confirmed in each subsequent Annual Report.

#### **DEVELOPER OF RECORD**

DG Farms, c/o Roy W. Cohn, 35100 S.R. 64 East, Myakka City, FL 34251 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.