



# ARS

## Annual Report Summary

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### DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2013-14

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 buildout and Development Order expiration dates have been further extended by a cumulative period of two years and 61 days to reflect Executive Orders enacted by the Governor in 2011 & 2012. As revised, the Development Order now expires on September 18, 2024.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (1990-3/20/2020)	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 172 single-family residential units and four more model

homes were completed. An additional 70 single-family homes were identified as “under construction.” In addition, 197.6 acres was sold to GTIS Metro DG, LLC in which land clearing has transpired, including construction of the DG South Entry Road (aka “DG Farms Collector Road”).

**Cumulative Development:** 850 single-family residential units, 14 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 September 30, 2014 monitoring conducted for the four Wal-Mart access drives revealed that this component of the project had generated a total of 977 trips (i.e. 460 Inbound/517 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 22, 2014. Albeit conducted nearly six weeks earlier, this monitoring revealed that an additional 241 trips (i.e. 147 Inbound/94 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	460	517	977
Residential Component	147	94	241
	607	611	1,218

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 can be tabulated separate from the DG Farms project traffic.

2. The Developer submitted the proposed Transportation Systems Management (TSM) program in the RY 2008-09 Annual Report in accordance with Condition II.B.4. A duplicate copy of the program was provided again in the RY 2013-14 Annual Report. The program identifies that p.m. peak hour travel reductions could be accomplished through the availability and promotion of mass transit to project businesses and residents. Further reductions could potentially be realized through 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. It is anticipated that future Annual Reports will include “a yearly assessment of the actual achievement of vehicle trips diverted from the peak hour as a result of the TSM measures” being implemented within the project, as obligated under Condition II.B.4. To date, no such assessment and/or quantification of reductions has been provided.

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. In addition, a 150± space “park-and-ride” facility was constructed and dedicated 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.