



ARS

Annual Report Summary

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DRI #194 - DG FARMS HILLSBOROUGH COUNTY RY 2014-15

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 (EOs) enacted by the Governor in 2011 & 2012 as well as 447 more days on account of EOs enacted in 2015. The Development Order now expires on December 9, 2025.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (1990-6/10/2021)	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/MF]	[54]	[650]	[850]	[1,554] ¹
[Single-Family Detached]	[1,344] ¹	[1,450]	[330]	[3,124] 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, 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).

On February 18, 2016, one of the sub-Developers (GL Homes/Hillsborough County Associates II & IV LLLPs) submitted a Notice of Proposed Change application requesting certain modifications to the Development Order. Those modifications were: the redesignation of select parcels depicted on the Master

Development Plan with no change proposed to overall project entitlements; removal of three project access points; and amendment to the verbiage contained on the Master Development Plan for “clarity purposes only.” The proposal remains under the review of the relevant DRI review entities.

PROJECT STATUS

Noting that only Phase 1 of the project has been specifically-approved to date, the following constitutes the assigned development rights:

- 1,450 Retirement Residential Units - ALL to GL Homes
- 1,344 Single-Family Attached Non-Retirement Residential - 694 units to GL Homes + 650 units to GTIS Metro
- 54 Single-Family Attached/Multi-Family units - retained by Mr. John Falkner
- 235,047 sq. ft. of Retail - ~225,000 sq. ft. to Walmart + ~10,047 sq. ft. retained by Mr. John Falkner
- 10,000 sq. ft. of Office - retained by Mr. John Falkner

Development this Reporting Year: it appears that 200 more Single-Family Detached (SFD) Retirement Residential units and one more model home were completed. In addition, 90 additional SFD Retirement & 5 additional SFA Retirement units were identified as “under construction.”

Cumulative Development: 1,050 Retirement Residential units (i.e. 800 SFD & 250 SFA), 15 model homes and a 224,262 sq. ft. Walmart (Retail) facility have all been completed to date.

Projected Development: no specific development activity has been identified although it would be anticipated that the additional 95 Retirement Residential units, identified as under construction as of this reporting period above, would be completed at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Developer has submitted the results of the annual traffic monitoring conducted in accordance with Condition II.B.1. The results of the October 22, 2015 monitoring conducted for the four Wal-Mart access drives revealed that this component of the project had generated a total of 1,059 trips (i.e. 536 Inbound/523 Outbound) during the PM Peak Hour period of 4:00 - 5:00 PM. While slightly higher than the 977 trips (i.e. 460 Inbound/517 Outbound) recorded during 2014, the Developer speculated that this marginal increase may be attributed to retail sales associated with the Halloween holiday, which occurred nine days later. Additionally provided were the results of the monitoring of the project entrance (i.e. US 301/Valencia Grande Avenue) as was conducted on September 23, 2015. Albeit conducted one month prior, this monitoring revealed that an additional 243 trips (i.e. 122 Inbound/121 Outbound) were being generated by the residential component of the project during the same recognized period of 4:00 - 5:00 P.M.

The following table represents a summary of the traffic counts:

SOURCE	INBOUND	OUTBOUND	TOTAL
Wal-Mart	536	523	1,059
Residential Component	122	121	243
TOTAL	658	644	1,302

These counts favorably compare to the 1,997 net external p.m. peak hour trips (i.e. 1,172 Inbound/825 Outbound) reportedly approved for the project. Traffic monitoring shall continue to be conducted and submitted annually through buildout in association with the filing of 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 and easily ascertainable from the DG Farms project traffic.

2. The Developer submitted a proposed Transportation Systems Management (TSM) Program with the RY 2008-09 Annual Report in accordance with Condition II.B.4.. Duplicate copies of the program have been included in all subsequent Annual Reports. The program identified that PM peak hour travel reductions could be accomplished through the availability and promotion of mass transit to project businesses/residents as well as potentially establishing a partnership with Bay Area Commuter Services to educate employers/employees on Carpooling, Vanpooling, Telework, Compressed Work Week and Flexible Work Week schedules, among other initiatives. However, specific measure(s) being implemented have not been identified to date nor their success rate(s) been quantified to constitute the percentage of trips being removed from the transportation network. 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.
3. The Developer previously selected Option 3 (Condition II.B.3.c.) - “pipelining” for Phase 1 transportation impact mitigation. The Developer continues to acknowledge that the \$5,373,209 proportionate share payment has been made to Hillsborough County as full mitigation for Phase 1. In addition, the Developer previously recognized that 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. Development rights associated with the 1,450 Retirement Residential units are all owned by GL Homes within the age-restricted Valencia Lakes Community. Provisions for the age restrictions are addressed with the Declaration of Covenants provided to all purchasers.
6. 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.