Tampa Bay Regional Planning Council

ARS

Annual Report Summary
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DRI #194 - DG FARMS
HILLSBOROUGH COUNTY
RY 2002-03

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.

In a July 25, 2003 correspondence from Mr. Randy Coen to Mr. John Healey, the applicant requested several Phase 1 modifications through the Land Use Equivalency Matrix. The resulting phasing schedule is as follows:

LAND USE	PHASE 1 (1990-2008)	PHASE 2* (1997-2003)	PHASE 3* (2004-2010)	TOTAL
Office (Sq. Ft.)	10,000	0	0	10,000
Retail (Sq. Ft.)	235,047	200,000	0	435,047
Residential (Units)	1,980	2,100	1,180	5,260
[Single-Family Attached]	[280]	[300]	[200]	[780]
[Single-Family Detached]	[1,700]	[1,450]	[330]	[3,480]
[Multi-Family]	[0]	[350]	[650]	[1,000]

* - 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.

PROJECT STATUS

Development this Reporting Year: no development activity has occurred during the reporting year.

Cumulative Development: no development activity has occurred to date.

Projected Development: no development activity has been identified for the next reporting year.

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 equivalence.

2. The developer selected Option 3 (Condition IV.B.3.c.) - "pipelining" for Phase 1 transportation impact mitigation. The developer's pipeline proportionate share is identified as $107,640 for Phase 1. The developer is required to provide a park-and-ride facility within the development's transportation impact area, incorporating approximately 150 spaces (the "Initial Pipeline Improvement"). This "Initial Pipeline Improvement" must be constructed within nine months of commencement of physical development.

3. Prior to site plan approval, all detailed plans must include pedestrian and bicycle circulation systems. (Condition IV.B.5)

4. The developer is required to provide a Master Stormwater Management/Drainage Plan prior to construction plan approval. (Condition IV.E.1.)

5. 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)

6. The developer shall submit a non-potable water/irrigation plan (Condition IV.G.9) and an energy conservation measures report (Condition IV.I.1) within the first annual report following the issuance of the first CO.

7. Development must commence on or before July 22, 2005 in accordance with Condition IV.A.6.

The project appears to be in compliance with all other conditions at this time.

DEVELOPER OF RECORD

DG Farms, c/o Gordon J. Schiff, MacFarlane, Ferguson & McMullen, 400 N. Tampa Street, Suite 2300, Tampa, FL 33602 is the firm responsible for adhering to the 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.