



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
www.tbrpc.org

DRI #194 - DG FARMS HILLSBOROUGH COUNTY

On February 10, 2003, the Hillsborough County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R03-025. The Resolution reflects an amendment adopted by Hillsborough County on January 28, 2003.

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 had been amended three previous times, the latest occurring on April 8, 1997 (Resolution No. 97-105). The previous amendments granted a cumulative 12-year extension of the Phase I 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 Development Order expires on June 30, 2015.

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized:

- an increase of Phase 1 office space by 59,999 square feet (to 109,999 sq. ft.);
- an advancement of 50,000 sq. ft. of commercial development from conceptually-approved Phase 2 to specifically-approved Phase 1. This results in a total of 160,000 sq. ft. of authorized commercial space in Phase 1 and a reduction in Phase 2 commercial space to 200,000 sq. ft.;
- establishment of a Land Use Equivalency Matrix to allow for conversion of approved uses; and
- corresponding Master Site Plan (Map H) modifications.

Inclusive of the aforementioned modifications, the currently authorized phasing schedule is as follows:

PHASE	BUILDOUT	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft.)	RESIDENTIAL (Units)	
				Single-Family	Multi-Family
Phase 1	(1990-2008)	109,999	160,000	2,100	0
Phase 2*	(1997-2003)	0	200,000	1,750	350
Phase 3*	(2004-2010)	0	0	530	650
TOTAL		109,999	360,000	4,380	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.

RECOMMENDATIONS

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 February 10, 2003 and with the Council' *Final Report* adopted 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.