



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118
 www.tbrpc.org

**DRI #197 -GREGG BUSINESS CENTRE (F/K/A CMI PLANT CITY)
 CITY OF PLANT CITY
 RY 2002-03**

On January 30, 1990, the City Commission of Plant City granted a Development Order to Consolidated Minerals, Inc. (CMI) for a two-phase, 1,386-acre, multi-use development to be located east of Park Road and south of U.S. 92 in eastern Plant City. Phase I had been granted specific approval while specific approval for Phase II was contingent upon further analysis for transportation and air quality impacts in accordance with Chapter 380.06, F.S.

The Development Order has been amended a total of four times, the latest occurring on December 12, 1994 (Resolution No. 44-1994). The amendments have cumulatively: modified the land use equivalency matrix; included details for a potential amphitheatre use; authorized relocation of the Coronet Road/Alsobrook and Coronet Road/Park Road intersections and “other” improvements listed in Table 5 of the “Traffic Study” prior to issuance of a Certificate of Occupancy for the amphitheatre; and extended the Phase I buildout date by four years, 11 months, and 29 days. The Development Order expires on March 16, 2005.

On July 10, 2001, the developer submitted a Notice of Proposed Change to provide certain modifications to the Development Order including: establish a land use equivalency matrix provision to allow conversion of Phase I light industrial uses to single- or multi-family residential; provide further extensions of the Phase I buildout date and Development Order expiration date; and remove the Transportation Systems Management program provisions. The proposal remains under review.

PROJECT STATUS

The revised phasing schedule is as follows:

PHASE #	BUILD-OUT	INDUSTRIAL	COMMERCIAL	OFFICE
I	December 30, 2000	4,000,000	60,000	150,000
II	December 30, 2000	7,000,000	105,000	210,000
TOTAL		11,000,000*	165,000	360,000

* NOTE: The developer may elect to construct a 7,000 fixed seat amphitheatre designed to accommodate 20,000 persons in exchange for a reduction of light industrial use. If elected, the exact reduction shall be calculated utilizing the adopted trip equivalency table.

Development this Reporting Year: development of 31,488 sq. ft. of industrial/warehouse and 9,991 sq. ft. of commercial was completed in association with a facility for “84 Lumber, Inc.”

Cumulative Development: inclusive of the aforementioned, it appears that project development would be comprised of 835,488 sq. ft. of industrial space and 9,991 sq. ft. of commercial space.

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The developer previously provided an "Access Capacity Study" in accordance with Condition 4.C.4.
2. Condition 4.C.5.a. requires the developer to provide a *Transportation Systems Management (TSM) Plan* prior to the issuance of Certificates of Occupancy for 625,000 square feet of light industrial use. To date over 800,000 square feet of industrial space (and a limited amount of commercial development) has been constructed and no such Plan has been received. However, the applicant has proposed the elimination of this requirement within the current NOPC based on the premise that TSM measures were neither utilized nor assumed in the corresponding transportation analysis.
3. Construction of the pipeline roadway improvements for Phase I (Park Road/south of U.S. 92) and Phase II (Park Rd./north of U.S. 92) have been completed, consistent with Condition 4.C.7.c(6)(g)(ii). The developer has identified that their fair share contribution (\$385,512.00) has previously been made to the City.
4. The *Lake Management Plan* and the *Final Drainage Plan* have been previously submitted, in accordance with Conditions 4.E.1.b. and 4.F.1., respectively.
5. The developer has previously submitted results of the semi-annual surface water quality monitoring conducted for the 13 well sites in accordance with Condition 4.F.2.c. However, no such monitoring results have recently been submitted within the Annual Report as required.
6. A plan for the use of non-potable water was required in the first annual report following issuance of the first Certificate of Occupancy. The Plan was submitted in conjunction with the Notice of Proposed Change Application dated June 28, 2001 (Part V).

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

DEVELOPER OF RECORD

Gregg Enterprises, Inc., Post Office Box 490180, Leesburg, FL 34749-0180 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project is proceeding in a manner consistent with the Development Order except for the issue identified in *Summary of Development Order Condition #5*, above. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.