



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY RY 2003-04

On August 14, 1989, Plant City adopted Resolution No. 25-1989, granting a Development Order to Walden Lake, Inc. for a two-phase, 525.5-acre, multi-use development located south of Park Road, west of Jim Johnson Road and east of Alexander Street.

The Development Order has been amended a total of two times, the latest occurred on September 9, 2002 (Ordinance No. 26-2002). The amendments have:

- extended the deadline for completion of all remaining transportation pipeline improvements by three years and three months (to June 30, 1998);
- consolidated the three (former) specifically approved phases (Phases 1A, 1B & 2A) into a “Revised Phase 1” with an established buildout date of December 31, 2010. This constitutes a cumulative extension period of 18 years for the former Phase 1A, 16 years for the former Phase 1B, and 14 years for the former Phase 2A;
- renamed the lone conceptually approved phase, formerly referred to as “Phase 2B,” as “Revised Phase 2.” Established a buildout date of December 15, 2015 for this phase. This represents a cumulative extension period of 20 years for this phase;
- traded specific approval of Light Industrial space for 700 multi-family residential units;
- reclassified 2,142,686 sq. ft. of Phase 1 “industrial space” to “warehouse space”;
- moved 698,664 sq. ft. of specifically-approved Light Industrial space from Revised Phase 1 to conceptually-approved Phase 2; and
- extended the Development Order by a cumulative period of 11 years, three months and one day (to December 31, 2015);

The approved (revised) phasing schedule is as follows:

LAND USE	REVISED PHASE 1 (Thru 12/31/2010)	REVISED PHASE 2 ¹ (Thru 12/15/2015)	BUILDOUT
Warehouse (Sq. Ft.)	2,142,686	0	2,142,686
Lt. Industrial (Sq. Ft.)	700,000	1,613,718 ¹	2,313,718 ¹
Office (Sq. Ft.)	300,000	101,950 ¹	401,950 ¹
Commercial (Sq. Ft.)	274,361	63,940 ¹	338,301 ¹
Residential (Units)	1,010 ²	0	1,010 ²

1. Revised Phase 2 has been conceptually approved only. Specific approval is contingent upon further transportation analysis.
 2. Residential Units include an existing 310 multi-family residential units located adjacent to the project and not included in the Master Development Plan.

PROJECT STATUS

Development this Reporting Year: no construction occurred during the reporting year.

Cumulative Development: the following development activities were permitted and/or constructed:

- 657,686 sq. ft. of industrial space has been developed (Walden Distribution Center, Fred DeMichael warehouse, TrueGreen/Chemlawn facility, Camacho distribution facility, Wilamette Industries, AutoNation reconditioning facility, an Atco Rubber distribution facility; and a warehouse for Jennico).
- 24,593 sq. ft. of retail space (United States Postal Service facility); and
- 25,727 sq. ft. of office space (Sparkies Oil Company corporate headquarters and two Dukes Chiropractic offices).

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

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. Condition 4.C.4. requires the developer to provide peak hour traffic counts at the project entrance(s) following the issuance of Certificates of Occupancy for Phase IA (or the equivalence). This Condition is yet to be triggered. Continuation of such monitoring will be required through project buildout and included with each successive annual report. Any exceedance of the projected trip generation rates beyond the 15 percent allowable, would necessitate the preparation of a Transportation Systems Management Plan, in accordance with Condition 4.C.5.
2. The developer has previously completed the Alexander Street and Jim Johnson Road Pipeline Improvements in accordance with Revised Condition 4.C.6.c.(5)(d).
3. Condition 4.F.2.c. identifies the developer's requirement to submit semi-annual surface water quality monitoring results through project buildout. However, the Condition further stipulates that "if no construction on the site has taken place between the date of the last monitoring and the date the next monitoring is due, then Developer is not required to monitor for that period" [*assuming that no degradation of the water quality standards of stormwater exiting the site was observed during the last monitoring event*]. Since no development activity occurred during the current reporting period, water quality monitoring was not conducted.
4. The *Soil Conservation Plan* (Condition 6.E.8.), *Final Drainage Plan* (Condition 6.F.1) and a plan for the use of non-potable water for irrigation purposes (Condition 6.L.2) have all been previously submitted to TBRPC and other appropriate agencies, as required. In addition, an energy conservation plan has been coordinated with the Tampa Electric Company, consistent with Condition 6.H.1.

DEVELOPER OF RECORD

Walden Woods Business Center, Ltd., 1701 S. Alexander Street, Suite 113, Plant City, FL 33567 is 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. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.