



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #197 - GREGG BUSINESS CENTER CITY OF PLANT CITY

On May 3, 2005, the City of Plant City rendered to the Tampa Bay Regional Planning Council Ordinance No. 12-2005. The Ordinance reflects an amendment adopted by the City on April 25, 2005.

BACKGROUND

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 was granted specific approval while specific approval for Phase II was made contingent upon further analysis for transportation and air quality impacts in accordance with Section 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 Roads 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 1 buildout date by four years, 11 months, and 29 days. The Development Order expires on March 16, 2005.

The approved phasing schedule is as follows:

PHASE #	BUILD-OUT	INDUSTRIAL	COMMERCIAL	OFFICE	RESIDENTIAL
PHASE 1	December 30, 2012	4,000,000	60,000	150,000	0
PHASE 2*	TBD*	7,000,000	105,000	210,000	0
TOTAL		11,000,000	165,000	360,000	0

* Phase II is conceptually approved only. Specific approval of Phase 2 is contingent upon further transportation and air quality analyses.

** The developer may construct a maximum of 2,600 residential units with a corresponding reduction in industrial in accordance with the Land Use Equivalency Matrix.

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- conversion between Phase 1 industrial uses and residential uses, up to a maximum of 2,600 single-family, 3,520 multi-family or a combination of the two;
- limit entitlements to those which generate 2,885 net external trips;
- construction of one 18-hole golf course;
- extension of Phase 1 build-out date by an additional 12 years (to December 30, 2012);
- extension of the Development Order expiration date by eight years (to March 16, 2013);
- removal of 17.65 acres to represent the Roberts Property (15.65± acres) and the Gibbs Property (2± acres);

- other Development Order language modifications to reflect the current status of mitigation, and corresponding deliverables.

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 March 11, 2002, and with the Council' *Final Report* adopted on November 13, 1989.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by the City of Plant City for DRI #197 - Gregg Business Center.

DRI #197
Gregg
Business Center
City of Plant City
General Location Map



0 0.4 0.8 1.2 Miles



