



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

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DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY

On August 26, 2005, the City of Plant City rendered to the Tampa Bay Regional Planning Council Ordinance No. 33-2005. The Ordinance reflects an amendment adopted by the City Council on August 22, 2005.

BACKGROUND

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;
- consolidated former Phases 1A, 1B & 2A into a single "Revised Phase 1" with an established buildout date of December 31, 2010. This constitutes cumulative extension periods of 18 years, 16 years and 14 years for Phases 1A, 1B, and 2A respectively;
- renamed the lone conceptually approved phase (Phase 2B) to "Revised Phase 2" with a revised buildout date of December 15, 2015. This constitutes a cumulative extension period of 20 years;
- converted 505,488 sq. ft. of Light Industrial space to 700 multi-family residential units;
- reclassified 2,142,686 sq. ft. of Revised 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 Revised Phase 2; and
- extended the Development Order by a cumulative period of 11 years, three months and one day (to December 31, 2015);

DEVELOPMENT ORDER AMENDMENT

The current Development Order Amendment authorized:

- conversion of 247,147 sq. ft. of Light Industrial for 200 single-family residential units;
- increase the maximum number of residential units recognized within the Land Use Equivalency Matrix by 200 units (to 1,210 total units). The breakdown of these units by housing type would be 200 single-family units and 1,010 townhome/condominium units;
- corresponding Master Development Plan revisions to reflect the potential location(s) of these units.

Inclusive of the above-referenced modifications, the approved phasing schedule is as follows:

LAND USE	REVISED PHASE 1 (Thru 12/31/2010)	REVISED PHASE 2¹ (Thru 12/15/2015)	BUILDOUT
Warehouse (Sq. Ft.)	2,142,686	0	2,142,686
Lt. Industrial (Sq. Ft.)	452,853	1,613,718 ¹	2,066,571 ¹
Office (Sq. Ft.)	300,000	101,950 ¹	401,950 ¹
Commercial (Sq. Ft.)	274,361	63,940 ¹	338,301 ¹
Residential (MF Units)	1,010 ²	0	1,010 ^{1,2}
Residential (MF Units)	200	0	200 ¹

1. Specific approval is contingent upon further Section 380.06, F.S. transportation analysis.

2. Residential Units include an existing 310 multi-family residential complex located adjacent to the project and not included in the Master Development Plan.

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 June 13, 2005, and with the Council's *Final Report* adopted on June 12, 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 #188 - Walden Woods Industrial Park.

DRI #188

Walden Woods Industrial Park

General Location Map



Tampa Bay Regional Planning Council

0 0.25 0.5 0.75 Miles

