



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY RY 2004-05

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 three times, most recently on August 22, 2005 (Ordinance No. 33-2005). The amendments have: extended the remaining transportation pipeline improvements deadline; consolidated and extended several of the project phases; cumulatively converted 752,635 sq. ft. of Light Industrial space to 700 multi-family and 200 single-family residential units; reclassified 2,142,686 sq. ft. of Revised Phase 1 "industrial space" as "warehouse space"; moved 698,664 sq. ft. of specifically-approved Light Industrial space from Revised Phase 1 to conceptually-approved Revised Phase 2; extended the Development Order by a cumulative period of 11 years, three months and one day (to December 31, 2015); and establish maximums of 200 single-family units and 1,010 townhome/condominium units.

The approved phasing schedule is as follows:

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

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.

### **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 equivalent to *former Phase IA* (i.e. 2,095,530 sq. ft. of Light Industrial plus 15,000 sq. ft. of office plus 10,000 sq. ft. of commercial). 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.