



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #197 -GREGG BUSINESS CENTRE (F/K/A CMI PLANT CITY)
 CITY OF PLANT CITY
 RY 2006-07**

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 five times, the latest occurring on April 25, 2005 (Ordinance No. 12-2005). 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; recognized approval to generate 2,885 net external p.m. peak hour trips; removal of 19.65 acres (Roberts' & Gibbs' properties) and extended the Phase I buildout date by 16 years, 11 months, and 29 days. The Development Order expires on March 16, 2013.

The approved phasing schedule is as follows:

PHA-SE #	BUILDOUT	INDUSTRIAL (Sq. Ft.)	RETAIL (Sq. Ft.)	OFFICE (Sq. Ft.)	RESIDENTIAL (Units)	GOLF (Holes)
I	Dec. 30, 2012	4,000,000	60,000	150,000	0**	18
II*	TBD*	7,000,000	105,000	210,000	0	0
TOTAL		11,000,000	165,000	360,000	0**	18

* Phase II is conceptually approved only. Specific approval of Phase II 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.

PROJECT STATUS

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

Cumulative Development: 922,648 sq. ft. of industrial space and 6,600 sq. ft. of commercial space. The entitlements associated with the "Metro Ready Mix Plant" have not been identified or included in the development entitlement totals. The size of this facility shall be identified in conjunction with next year's Annual Report.

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. 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.
3. 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.
4. While 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., monitoring results have not been recently provided, as required. However, the developer has provided the following response in lieu of monitoring:

“CMI sold the Plant City operating Animal Feed Supplement Plant to Coronet Industries, Inc. in October 1993. As a result of this sale, Coronet took ownership of the operating facilities, as well as the pond systems associated with the plant. Coronet Industries has now received approval for their Industrial Wastewater Permit renewal from FDEP. As a permit condition, Coronet was instructed to abandon and plug all wells outside the boundaries of their ownership and control - which they have done. Consequently, the groundwater monitoring wells we’ve used for GBC are no longer owned by CMI and are no longer in service.”

At last word, the Florida Department of Environmental Protection staff was in the process of validating and confirming the developer’s assertion.

5. A plan for the use of non-potable water was required in the first annual report following issuance of the first Certificate of Occupancy. This Plan was submitted in conjunction with the Notice of Proposed Change Application dated June 28, 2001 (Part V).
6. Condition 4.B. of the Development Order and Subsection 380.06(18), F.S., the developer is required to submit an Annual Report on “January 1st of each following year until such time as all terms and conditions of this Order are satisfied.” It is hereby stated that the Annual Report, which was due on January 1, 2007, was not submitted until August 1, 2007.

DEVELOPER OF RECORD

Lakeside Station LLC, 3658 Erindale Drive, Valrico, FL 33594-6311 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 with the exception of the issue identified as *Summary of Development Order Condition #6*, above. While the Developer of Record may have been updated, as reflected above, recognition of new Master Developer(s) can only be formally accommodated through the Notice of Proposed Change process, in accordance with Subsection 380.06(19)(e)2.a., F.S. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.