



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY RY 2006-07

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 expiration date by a cumulative period of 11 years, three months and one day (to December 31, 2015); and established maximums of 200 single-family units and 1,010 townhome/condominium units.

The approved phasing schedule is as follows:

LAND USE	PHASE 1 (Thru 12/31/2010)	PHASE 2 ¹ (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 (SF Units)	200	0	200 ¹

1. Specific approval of Phase 2 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: The Walden Woods Boulevard extension from East Alexander Street to Park Road was completed.

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);
- 25,727 sq. ft. of office space (Sparkies Oil Company corporate headquarters and two Dukes Chiropractic offices); and
- 310 multi-family residential units (located adjacent to project, not on the Master Development Plan but included within the transportation analysis, as required).

Projected Development: the developer anticipates initiating construction of 397 townhomes which received plat approval during 2006-07.

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 has not yet been triggered. Once initiated, traffic monitoring shall continue through project buildout and be 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. obligates the developer to conduct semi-annual (Wet Season/Dry Season) surface water quality monitoring events through buildout. Such monitoring was not conducted for either season during the 2006-07 reporting period due to the Vanassee Hangen Brustlin, Inc.'s assertion that all sites were too shallow to measure or dry at the time of sampling to analyze during their attempted monitoring events of May 25, 2007 (dry season) and September 28, 2007 (wet season). Typical DRI monitoring provisions include a requirement to conduct this monitoring after significant rainfall events, especially during the wet season, to reduce the likelihood of "shallow" or "dry" sites. The Developer has identified that monitoring will next be conducted "*during the period from January through May 2008*" in conjunction with the Dry Season.
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 the firm 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 with the exception of the issue identified as Summary of Development Order Condition #3, above. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.