



# ARS

## Annual Report Summary

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### DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY RY 2008-09

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 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; and established maximums of 200 single-family units and 1,010 townhome/condominium units. On October 28, 2008, the City of Plant City further extended each of the phase buildout and Development Order expiration dates by an additional three-year period in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S. The Development Order now expires on December 31, 2018.

The following phasing schedule is reflective of all extensions:

LAND USE	PHASE 1 (Thru 12/31/2013)	PHASE 2 <sup>1</sup> (Thru 12/15/2018)	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 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:** 17 Single-Family and 30 Townhome (Multi-Family) units were completed.

**Cumulative Development:** the following development activities have been 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
- 484 multi-family residential units (including 310 which are located adjacent to project but included within the transportation analysis, as required) and 17 single-family residential units.

**Projected Development:** anticipated development activity has not been identified.

### **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.
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 (Dry Season/Wet Season) surface water quality monitoring events through buildout. Entrix, Inc. conducted Wet Season monitoring on September 17, 2009 with the results provided within the RY 2008-09 Annual Report. Regarding the wet season monitoring, Entrix concluded that the recorded Dissolved Oxygen and nutrient levels, Oil and Grease hardness and lead values recorded “raise no concern in the project area.” The Developer did not provide or even address the Dry Season monitoring which should have been at least attempted during the reporting period. By the current lack of response and/or monitoring results, it is assumed that Dry Season monitoring has, once again, not been conducted. The Developer has previously attributed the inability to conduct Dry Season monitoring to the fact that “no flow was observed at any monitoring stations.” To TBRPC staff’s knowledge, Dry Season monitoring was last conducted on May 23, 2002. The Developer is encouraged to attempt to conduct dry season monitoring earlier in the dry season (i.e. April - May) in order to increase the likelihood of actually being able to conduct the semi-annual monitoring component, as required. The Developer acknowledged their intentions to next conduct Dry Season monitoring in April 2010, the status of which shall be identified in the next Annual Report.
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 Property Owners Association, Attention: Mr. Thomas Daramus, Post Office Box 4541, Plant City, FL 33563 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. While the above-recognized Developer of Record has apparently changed, please note that per Subsection 380.06(19)(3)2.a., F.S., officially changing the name of the developer, owner and/or monitoring official requires “*an application to the local government to amend the development order in accordance with the local government’s procedures for amendment of a development order.*” The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.