



ARS

Annual Report Summary

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DRI #188 - WALDEN WOODS INDUSTRIAL PARK CITY OF PLANT CITY RY 2009-10

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 ¹ (Thru 12/15/2018)	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: 26 Single-Family residential units were completed and building permits were issued for 30 townhome units.

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
- 531 multi-family residential units (including 310 which are located adjacent to project but included within the transportation analysis, as required) and 43 Single-Family residential units.

Projected Development: although not specified, it would be anticipated that the 30 townhome units would be completed, at minimum.

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 with the results submitted in all respective Annual Reports. Although Dry-Season monitoring had apparently not been conducted since May 2002, Entrix, Inc. did conduct such monitoring on April 28, 2010 although samples were only able to be collected from two of the stations where flowing water was observed. The Developer concluded that the low Dissolved Oxygen levels recorded “raise no concern in the project area.” Wet Season water quality monitoring was evidently not conducted. The Developer is encouraged to conduct the required twice per year water quality monitoring, once during the wet season and once during 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 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 with the exception of *Summary of Development Order Condition #3*, above. In addition, 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.