



ARS

Annual Report Summary

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DRI #188 - WALDEN WOODS BUSINESS CENTER CITY OF PLANT CITY RYs 2011-13

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. The project buildout dates have been extended by an additional seven years [i.e. three years to account for 2007 legislation (revisions to Subsection 380.06(19)(c), F.S.) **plus** four years to account for 2011 legislation (i.e. establishment of Subsection 380.06(18)(c)2., F.S.)]. The Development Order now expires on December 31, 2022.

The following phasing schedule is reflective of all extensions:

LAND USE	PHASE 1 (Thru 12/31/2017)	PHASE 2 ¹ (Thru 12/13/2022)	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: 64 Single-Family residential units were completed and 11 additional Single-Family residential units remain “under construction.” It appears that no other residential or non-residential development was initiated or completed during the reporting period.

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), Atco Rubber (distribution facility); and Jennico (warehouse)].
- 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
- 435 multi-family residential units (including 310 which are located adjacent to project but included within the transportation analysis, as required) and 121 Single-Family residential units.

Projected Development: although not specified, it would be anticipated that the 11 Single-Family residential units would be completed during the next reporting period, 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. Referencing the latest ITE model as the source, the Developer has identified that the project is currently generating an estimated 1,531 of the 3,063 PM Peak Hour trips which were approved prior to initiation of the traffic monitoring requirement.
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. Dry season monitoring (i.e. April - May) was allegedly not conducted during 2012 since “no flow was observed at any monitoring station.” The results of the August 24, 2012 Wet Season monitoring (i.e. August - September) revealed Low Dissolved Oxygen levels at all monitoring stations. As in the past, the environmental consultant has attributed these readings to being characteristic of the area and/or the sample was collected from higher water temperatures. Additionally, pH levels slightly below the State standard were recorded at Stations SW-1 and SW-4. The consultant has alleged that the lower pH levels are indicative of “the flushing of stagnant water along with tannins from decomposing leaves in the wetlands.” Considering that this Report spanned the 2011-12 and 2012-13 reporting periods, there was no indication if Dry Season monitoring was even attempted in 2013. Semi-annual water quality monitoring shall resume and be submitted in conjunction with all future Annual Reports, as required.
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 was coordinated with Tampa Electric Company, consistent with Condition 6.H.1.

5. Pursuant to Stipulation 4.B. of the Development Order and Section 380.06(18), F.S., the Walden Woods Business Center annual reports are required to be submitted on August 1st of each year “*until such time as all terms and conditions of this Order are satisfied.*” In this regard, it is hereby acknowledged that the Annual Report, which was due on August 1, 2012 (for RY 2011-12) was delinquent provided on May 3, 2013. In addition, the Developer elected to submit a unified report to include (and advance) the RY 2012-13 Annual Report. Therefore, the review period of this particular Report spans the two-year period of August 1, 2011 - August 1, 2013.

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 the issue identified as *Summary of Development Order Condition #5*, above. While the above-referenced Developer of Record is being recognized for Annual Reporting purposes only, 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,*” as stipulated in Subsection 380.06(19)(3)2.a., F.S. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.