Tampa Bay Regional Planning Council
ESTABLISHED 1962

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Annual Report Summary

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DRI #197 -GREGG BUSINESS CENTRE (F/K/A CMI PLANT CITY)
CITY OF PLANT CITY
RY 2013-14

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 Road 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 20 years, 11 months, and 29 days, including three years in conjunction with 2007 legislation and four more years in association with 2011 legislation (i.e. HB7207). The Development Order expires on March 16, 2020.

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, 2019	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 was completed during the reporting period.

Cumulative Development: 1,023,838 sq. ft. of industrial space and 6,600 sq. ft. of commercial space have been constructed.

Projected Development: no development activity has been identified for the next reporting 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 Road/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) was previously provided 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, in lieu of previously-required monitoring, the Developer continues to acknowledge that:

   > *"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."*

5. A *Non-Potable Water Use Plan* was previously submitted in conjunction with the Notice of Proposed Change Application dated June 28, 2001 (Part V).

DEVELOPER OF RECORD

Lakeside Station LLC, Attention: Robert J. Appleyard, 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. 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.