



# ARS

## Annual Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782  
 Phone (727) 570-5151 / FAX (727) 570-5118  
 www.tbrpc.org

### DRI #188 - WALDEN WOODS BUSINESS CENTER CITY OF PLANT CITY RYs 2013-15

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.)] **plus** 447 days to account for Executive Orders 15-158 & 15-173 enacted by the Governor. The Development Order now expires on March 23, 2024.

The following phasing schedule is reflective of all extensions:

LAND USE	PHASE 1 (Thru 3/23/2019)	PHASE 2 <sup>1</sup> (Thru 12/13/2022)	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:** 22 Single-Family and 43 Multi-Family units were completed during the multi-year reporting period as well as 23,650 sq. ft. of Office.

**Cumulative Development:** the following development activities have been constructed:

- 657,686 sq. ft. Industrial 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 (United States Postal Service facility);
- 25,727 sq. ft. of Office;
- 478 Multi-Family residential units (including 310 which are located adjacent to project but were required to be included within the transportation analysis); and
- 143 Single-Family residential units.

**Projected Development:** anticipated development activities were not 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. Referencing the latest ITE model as the source, the Developer has identified that the project is currently generating an estimated 1,513 of the 3,063 PM Peak Hour trips which were approved prior to initiation of the traffic monitoring requirement.
2. The Developer previously acknowledged completing 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.” While Wet season monitoring is typically conducted in August - September, Wet season monitoring was actually conducted on November 20, 2015 following a rainfall event. However, samples could only be collected from two (i.e. SW-1 & SW-2) of the four monitoring sites since monitoring locations SW-3 & SW-4 “did not contain standing water” in which to collect from. The results reflected Dissolved Oxygen levels below State standards at these locations. As in the past, the environmental consultant has attributed these readings to “low flow water conditions” and low Dissolved Oxygen levels experienced within surface water systems are typically caused by “drainage from wetlands, marshes or other groundwater sources.” Considering that this Annual Report spanned the 2013-14 and 2014-15 reporting periods, there was no indication if Dry and/or Wet Season monitoring was even attempted in 2014. Semi-annual water quality monitoring shall resume and be conducted within the specified time periods with results 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 1<sup>st</sup> 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 Reports, which were due on August 1, 2014 and August 1, 2015, for RYs 2013-14 & 2014-15 respectively, were jointly prepared as one unified report and provided on May 2, 2016.

#### **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.