



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #188 - WALDEN WOODS BUSINESS CENTER CITY OF PLANT CITY RY 2001-02

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 only one time, on January 10, 1994 (Ordinance No. 2-1994), to extend: each phase build-out date by 4 years, 11 months and 15 days; the Development Order expiration date by two years (to September 30, 2006); and the deadline for completion of all remaining transportation pipeline improvements by three years and three months (to June 30, 1998). The Annual Report anniversary date is August 1<sup>st</sup>.

The currently-approved phasing schedule is as follows:

PHASE	BUILD-OUT DATES	LT. INDUSTRIAL (Sq. Ft.)	OFFICE (Sq. Ft.)	COMMERCIAL (Sq. Ft./G.L.A.)
Phase IA	(12/15/1997)	2,095,530	15,000	10,000
Phase IB	(12/15/1999)	656,372	164,575	176,145
Phase IIA	(12/15/2001)	789,448	120,425	88,196
Phase IIB*	(12/15/2004)	915,054	101,950	63,942
<b>TOTAL</b>		<b>4,456,404</b>	<b>401,950</b>	<b>338,283</b>

\* Phase IIB has only conceptual approval. Specific approval will be pending further transportation analysis.

On April 16, 2001, the applicant submitted a Notice of Proposed Change requesting the several modifications to the Development Order. Supplemental information was provided on four occasions. The modifications requested were: consolidation of the three specifically approved phases (Phases 1A, 1B & 2A); extension of combined Phase 1 to December 31, 2010; trade allocation of light industrial uses for 700 multi-family residential units; extend the "Revised Phase 2" buildout and Development Order expiration dates to December 31, 2015; reclassify 2,142,686 sq. ft. of Phase 1 "industrial space" to "warehouse space"; move 698,664 sq. ft. of specifically-approved Light Industrial space from Revised Phase 1 to conceptually-approved Phase 2; and associated Master Development Plan revisions. The proposal remains under review.

Upon approval of the current proposal, the following would represent the plan of development:

LAND USE	REVISED PHASE 1 (Thru 12/31/2010)	REVISED PHASE 2 <sup>1</sup> (Thru 12/31/2015)	BUILDOUT
Warehouse (Sq. Ft.)	2,142,686	0	2,142,686
Lt. Industrial (Sq. Ft.)	700,000	1,613,718 <sup>1</sup>	2,313,718 <sup>1</sup>

LAND USE	REVISED PHASE 1 (Thru 12/31/2010)	REVISED PHASE 2 <sup>1</sup> (Thru 12/31/2015)	BUILDOUT
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 (Units)	1,010 <sup>2</sup>	0	1,010 <sup>2</sup>

1. Revised Phase 2 has been conceptually approved only. Specific approval is contingent upon further transportation analysis.

2. Residential Units include an existing 310 multi-family residential units located adjacent to the project and not included in the Master Development Plan.

## **PROJECT STATUS**

***Development this Reporting Year:*** no construction occurred during the reporting year.

***Cumulative Development:*** the following development activities were permitted and/or 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); and
- 25,727 sq. ft. of office space (Sparkies Oil Company corporate headquarters and two Dukes Chiropractic offices).

***Projected Development:*** no development activity has been identified for the next reporting period.

## **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 for Phase IA (or the equivalence). This Condition is yet to be triggered. Continuation of such monitoring is required through project buildout and included with each successive annual report. Any exceedance of projected trip generation rates beyond the 15 percent allowable, would necessitate the developer to prepare a Transportation Systems Management plan, consistent with Condition 4.C.5.
2. The developer has completed the Alexander Street and Jim Johnson Road Pipeline Improvements in accordance with Revised Condition 4.C.6.c.(5)(d).
3. Consistent with Condition 4.F.2.c., the developer is required to submit semi-annual surface water quality monitoring results. The developer has submitted the results of a dry season monitoring (conducted May 23, 2002) and the wet season monitoring (conducted September 28, 2001).
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.

The project appears to be in compliance with all other conditions at this time.

**DEVELOPER OF RECORD**

Walden Woods Business Center, Ltd., 1701 S. Alexander Street, Suite 113, Plant City, FL 33567 is 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. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.