



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 #197 -GREGG BUSINESS CENTRE (F/K/A CMI PLANT CITY)  
 CITY OF PLANT CITY  
 RY 2001-02**

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 had been granted specific approval while specific approval for Phase II was contingent upon further analysis for transportation and air quality impacts in accordance with Chapter 380.06, F.S.

The Development Order has been amended a total of four times, the latest occurring on December 12, 1994 (Resolution No. 44-1994). 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; and extended the Phase I buildout date by four years, 11 months, and 29 days. The Development Order expires on March 16, 2005.

On July 10, 2001, the developer submitted a Notice of Proposed Change to provide certain modifications to the Development Order including: establish a land use equivalency matrix provision to allow conversion of Phase I light industrial uses to single- or multi-family residential; provide further extensions of the Phase I buildout date and Development Order expiration date; and remove the Transportation Systems Management program provisions. The proposal remains under review.

**PROJECT STATUS**

The revised phasing schedule is as follows:

| PHASE #      | BUILD-OUT         | INDUSTRIAL         | COMMERCIAL     | OFFICE         |
|--------------|-------------------|--------------------|----------------|----------------|
| I            | December 30, 2000 | 4,000,000          | 60,000         | 150,000        |
| II           | December 30, 2000 | 7,000,000          | 105,000        | 210,000        |
| <b>TOTAL</b> |                   | <b>11,000,000*</b> | <b>165,000</b> | <b>360,000</b> |

\* NOTE: The developer may elect to construct a 7,000 fixed seat amphitheatre designed to accommodate 20,000 persons in exchange for a reduction of light industrial use. If elected, the exact reduction shall be calculated utilizing the adopted trip equivalency table.

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

**Cumulative Development:** two 148,000 sq. ft. International Paper Company warehouse facilities and 258,000 sq. ft. and 250,000 sq. ft. warehouse facilities for Star Distribution. This development totals 804,000 sq. ft. of industrial space.

**Projected Development:** no development activity has been identified for next year.

## **SUMMARY OF DEVELOPMENT ORDER CONDITIONS**

1. The developer previously provided an “Access Capacity Study” to address the project entrance traffic counts required under Condition 4.C.4. Results of the Study indicate that the intersection of the project’s entrance with Park Road currently operates at (or above) LOS “D”.
2. Condition 4.C.5.a. requires the developer to provide a Transportation Systems Management (TSM) Plan prior to the issuance of Certificates of Occupancy for 625,000 square feet of light industrial use. To date over 800,000 square feet of industrial space has been constructed and no such Plan has been received. However, the applicant has proposed the elimination of this requirement within the current NOPC based on the premise that TSM measures were neither utilized nor assumed in the corresponding transportation analysis.
3. Construction of the pipeline roadway improvements for Phase I (Park Road/south of U.S. 92) and Phase II (Park Rd./north of U.S. 92) have been completed, consistent with Condition 4.C.7.c(6)(g)(ii). The developer’s fair share contribution has previously been identified as \$385,512.00. The applicant has identified that this payment has previously been made to the City.
4. 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.
5. 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. However, no such monitoring results have recently been submitted within the Annual Report as required. This Condition will be more prevalent when development activities resume.
6. A plan for the use of non-potable water was required in the first annual report following issuance of the first Certificate of Occupancy. The Plan was submitted in conjunction with the Notice of Proposed Change Application dated June 28, 2001 (Part V).

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

## **DEVELOPER OF RECORD**

Gregg Enterprises, Inc., Post Office Box 3477, Plant City, FL 33564-3477 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 except for the issue identified in *Summary of Development Order Condition #5*, above. The City of Plant City is responsible for ensuring compliance with the terms and conditions of the Development Order.