



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2003-04

On April 3, 2001, the Pasco County Board of County Commissioners adopted a Development Order for AIG Baker, MRP, LLC (Resolution No. 01-182). The Development Order authorized construction of 681,087 sq. ft. of commercial/retail space and a 69,000 sq. ft., multi-screen movie theatre on approximately 125 acres in western Pasco County. The three-phase project is located at the southeast quadrant of State Road 54 and Little Road. The project will be accessed from both State Road 54 and Little Road. The anniversary date for the Annual Report is June 14th.

The Development Order has been modified only a single time (Resolution No. 03-65) on December 17, 2002 to extend the phase buildout dates, the required development commencement date and the Development Order expiration date all by periods of four years, 11 months and 15 days. The Development Order currently expires on December 15, 2011.

The currently approved phasing schedule is as follows:

LAND USE		PHASE 1 (12/15/07)	PHASE 2 (12/15/09)	PHASE 3 (12/15/10)	TOTAL
RETAIL	SQ. FT.	434,637	191,450	55,000	681,087
	PARKING SPACES	2,253	1,036	354	3,643
THEATRE	SEATS	3,730	0	0	3,730
	SQ. FT.	69,000	0	0	69,000
	PARKING SPACES	933	0	0	933

PROJECT STATUS

Development this Reporting Year: it appears that 104,550 sq. ft. of commercial development and 248 parking spaces were completed during the reporting year. An additional 123,735 sq. ft. *Target* facility store with 538 parking spaces is currently under construction.

Cumulative Development: including the above-referenced *Target* facility, 352,020 sq. ft. of commercial development and 1,958 parking spaces will have been completed.

Projected Development: no development activity has been identified for the next reporting period although completion of the *Target* facility would be anticipated, at minimum.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. *Nuisance and Exotic Species Maintenance and Wetland Impact Mitigation Maintenance Plans* were previously submitted in accordance with Conditions 5.c.(2) and 5.c.(3), respectively.

2. The developer has submitted the results of the required p.m. peak hour traffic counts in accordance with Condition 5.j.(3)(a). The monitoring, which was conducted on December 2, 2003, revealed that the project is currently generating 732 p.m. peak hour trips (353 Inbound/379 Outbound). The approved number of p.m. peak hour trips are 2,426 for Phase 1, 3,048 for Phase 2 and 3,183 for Phase 3.
3. The developer has acknowledged compliance with Condition 5.j.(11) in regard to signage and landscaping recommendations which resulted from the *State Road (S.R.) 54 Corridor Study*.
4. The developer shall implement “staggered starting times” for the movie theatre as a means to reduce the concentrated p.m. peak-hour trips [Condition 5.k.]. The movie theatre has yet to be constructed.

DEVELOPER OF RECORD

AIG Baker, MRP, L.L.C., 1701 Lee Branch Lane, Birmingham, AL 35242 is the firm responsible for adhering to the terms and conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.