



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2004-05

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

On August 12, 2005, the applicant submitted a Notice of Proposed Change to request the following modifications of the Development Order which remain under review: add a 375-bed hospital; add 185,000 sq. ft. of medical office space; add a 240-room hotel; reduce Phase 1 retail by 75,982 sq. ft. (to 358,655 sq. ft.) and elimination of all Phase 2 and 3 retail (191,450 sq. ft. and 55,000 sq. ft., respectively); eliminate the 3,370-acre movie theatre; recognize AIG Baker, MRP, LLP and HCA Health Services of Florida, Inc. as the owners of the project; advance the Development Order expiration date by four years (to December 15, 2007); and extend the frequency of reporting to biennial.

PROJECT STATUS

Development this Reporting Year: it appears that 130,370 sq. ft. of commercial development was completed during the reporting year inclusive of a 123,735 sq. ft. *Target* store.

Cumulative Development: including the above-referenced *Target* facility, 358,655 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.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. *Nuisance and Exotic Species Maintenance and Wetland Impact Mitigation Maintenance Plans* were submitted within the RY 2001-02 Annual Report 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 June 23, 2005, revealed that the project is currently generating 1,141 p.m. peak hour trips (650 Inbound/491 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.