



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2005-06

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 Development Order has been amended twice, most recently on December 6, 2005 (Resolution No. 06-38). The amendments have authorized: extension of 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; elimination of Phases 2 and 3; addition of a 375-bed hospital as an approved use; addition of 185,000 sq. ft. of medical office as an approved use; addition of 240-room hotel as an approved use; reduction of retail development by 75,892 sq. ft. (to 358,655 sq. ft.); elimination of movie theatre use; acceleration of the project buildout date by three years (to December 15, 2007); recognition of new project ownership (AIG Baker, MRP, LLP and HCA Health Services of Florida, Inc.); and corresponding Development Order amendatory and Map H modifications.

The approved development scenario is as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)
December 15, 2007	358,655	185,000	375	240

PROJECT STATUS

Development this Reporting Year: no additional development was initiated or completed during the reporting year.

Cumulative Development: 370,990 sq. ft. of commercial development and 1,958 parking spaces have been completed. This includes a 123,735 sq. ft. *Target* store.

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 March 21, 2006, revealed that the project is currently generating 1,698 p.m. peak hour trips (840 Inbound/858 Outbound). The approved to generate 2,485 p.m. peak hour trips at buildout.
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. As reflected in Resolution No. 06-38 and the table above, the project has been approved for 358,655 sq. ft. of (existing) Retail development. However, the developer has recently recognized and/or detected that 370,990 sq. ft. of Retail has already been constructed. The applicant is hereby requested to process a Notice of Proposed Change application, in accordance with Section 380.06, F.S., to address this disparity prior to construction of further entitlements.
5. Development Order Condition 6.a.(2) requires the Developer to submit Annual Reports “on the anniversary date of the effective date hereof, for each year during the term of the DO” (i.e. June 14th). It is hereby stated that the *Mitchell Ranch Plaza RY 2005-06 Annual Report* was not submitted until October 23, 2006.

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 **does not** appear to be proceeding in a manner consistent with the Development Order as identified in Summary of Development Order Conditions #4 & #5, above. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.