



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

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### DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2006-07

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.

On May 15, 2007, the Tampa Bay Regional Planning Council held a transportation methodology meeting to discuss resolution of the additional retail developed and modifications to the plan of development. The applicant is required to submit the corresponding Notice of Proposed Change application on (or before) November 15, 2007.

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:** construction has commenced on a 236-bed Trinity Medical Centre Hospital and supporting 90,000 sq. ft. of medical offices.

**Cumulative Development:** 370,990 sq. ft. of commercial development and 1,717 parking spaces have been completed. This includes a 123,735 sq. ft. *Target* store.

**Projected Development:** the developer anticipates continuance of hospital and medical offices construction.

## **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 traffic monitoring in accordance with Condition 5.j.(3)(a). The monitoring, which was conducted on April 11, 2007, revealed that the project is currently generating 1,811 (1,114 Inbound/697 Outbound) p.m. peak hour trips, equating to 72.88 percent of the approved to 2,485 p.m. peak hour trips.
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.

## **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**

While the project **does not** appear to be proceeding in a manner consistent with the Development Order as identified in Summary of Development Order Condition #4, above, the developer has initiated the Notice of Proposed Change process to, among other objectives, resolve the issue. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.