



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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**DRI #243 - MITCHELL RANCH PLAZA
 PASCO COUNTY
 RY 2007-08**

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 a 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 December 17, 2007, the Applicant submitted a Notice of Proposed Change application requesting the following modifications to the Development Order, which remain under review and/or consideration:

- addition of 12,335 sq. ft. of Commercial to reflect amount of Retail development previously permitted, approved and constructed (i.e. total of 370,990 sq. ft.);
- extend the project buildout date and Development Order expiration dates by additional three year periods, to December 15, 2010 and December 15, 2014, respectively [requested in accordance with revisions to Subsection 380.06(19)(c), F.S.];
- change the size of the two Medical Office facilities from 125,000 and 60,000 sq. ft. (as currently approved) to 95,000 and 90,000 sq. ft. facilities (proposed);
- allow the existing 240-room Hotel site to be alternatively constructed as a 100-bed Assisted Living Facility or 100-bed Congregate Care Facility; and
- corresponding revisions to the Master Development Plan.

The currently approved development scenario is as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)
December 15, 2010*	358,655	185,000	375	240

* - Council records have been updated to reflect three-year extensions of the project buildout date (to December 15, 2010) and the Development Order expiration date (to December 15, 2014) recognized in accordance with revisions to Subsection 380.06, F.S.

PROJECT STATUS

Development this Reporting Year: construction continued on the 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. As acknowledged above, the Hospital and medical office remains under construction.

Projected Development: the developer anticipates completion of the hospital and medical offices in 2008.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. *Nuisance and Exotic Species Maintenance* and *Wetland Impact Mitigation Maintenance Plans* were submitted in conjunction with 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 June 24, 2008, revealed that the project is currently generating 1,527 (752 Inbound/775 Outbound) p.m. peak hour trips, equating to 61.45 percent of the approved 2,485 p.m. peak hour trips. It is hereby noted that the number of p.m. peak hour trips reported this year (1,527) is nearly 17 percent lower than the 1,811 identified last year.
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. Once approved, the current Notice of Proposed Change application would address the 12,335 sq. ft. of Retail discrepancy.

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 pursued the Notice of Proposed Change process to, among other objectives, resolve this issue. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.