



# ARS

## Annual Report Summary

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### DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2008-09

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; consolidation of project phases; addition of a 375-bed hospital, 185,000 sq. ft. of medical office and a 240-room hotel as approved uses; 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 currently approved development scenario is as follows:

<b>BUILDOUT</b>	<b>RETAIL (Sq. Ft.)</b>	<b>MEDICAL OFFICE (Sq. Ft.)</b>	<b>HOSPITAL (Beds)</b>	<b>HOTEL (Rooms)</b>
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.

While a Notice of Proposed Change (NOPC) application was submitted on December 17, 2007 to request several modifications to the Development Order, significant additional modifications were subsequently requested following the adoption of the *NOPC Report* by the Tampa Bay Regional Planning Council on May 12, 2008. The requested revisions included a request to further extend the buildout period by an additional 15 years. To prevent confusion, the Tampa Bay Regional Planning Council, in coordination with Pasco County, requested that the Applicant withdraw their previously-pending NOPC application in favor of submittal of a new, all-inclusive, NOPC application recognizing all modifications requested. The Applicant concurred with the request. This action essentially nullified the former *NOPC Report* adopted by TBRPC.

On July 13, 2009, the Tampa Bay Regional Planning Council hosted a Transportation Methodology Meeting to discuss all changes being requested in conjunction with the new NOPC application. While the revised NOPC has not been formally submitted, it is anticipated that the modifications will consist of:

- increase recognized Retail space by 12,335 sq. ft. (to 370,990 sq. ft.) to reflect amount of Retail already permitted, approved and constructed;
- add 27,000 sq. ft. of Medical Office (to 212,000 sq. ft.), a 5,000 sq. ft. Day Care Center and a 8,000 sq. ft. “High Turn-Over” Restaurant;
- extend the project buildout date and Development Order expiration dates by additional 18 year periods, to December 15, 2025 and December 15, 2029, respectively. These extensions are inclusive of formal recognition of a three-year extension granted in accordance with 2007 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., while adding a 15,000 sq. ft. and a 12,000 sq. ft. building;
- allow the existing 240-room Hotel site to be alternatively constructed as a 100-bed Assisted Living Facility or 100-bed Congregate Care Facility;
- recognize “Community Hospital/HCA Healthcare” as the new Master Developer of Record; and
- corresponding revisions to the Master Development Plan.

## **PROJECT STATUS**

***Development this Reporting Year:*** construction continued on the 236-bed Trinity Medical Center Hospital and 90,000 sq. ft. of supporting medical office space.

***Cumulative Development:*** 370,990 sq. ft. of commercial development (with 1,717 parking spaces) have been completed. As acknowledged above, the Hospital and initial medical office building remain under construction.

***Projected Development:*** the developer anticipates continuing construction of the hospital and first medical offices building.

## **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 4, 2009, revealed that the project is currently generating 1,586 (827 Inbound/859 Outbound) p.m. peak hour trips, equating to 63.82 percent of the approved 2,485 p.m. peak hour trips. It is noteworthy that the referenced trip counts include construction-related trips associated with development of the Hospital and initial medical office building.
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 indicated that 370,990 sq. ft. of Retail has been constructed. Once approved, the current Notice of Proposed Change application would address the 12,335 sq. ft. of Retail discrepancy.

**DEVELOPER OF RECORD**

The following firms are jointly responsible for adhering to the Conditions of the Development Order:

AIG Baker, MRP, L.L.C. 1701 Lee Branch Lane Birmingham, AL 35242	Community Hospital/HCA Healthcare 5637 Marine Parkway New Port Richey, FL 34655
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**DEVELOPMENT ORDER COMPLIANCE**

The project appears to be proceeding in a manner consistent with the Development Order with the exception of the issue identified as *Summary of Development Order Condition #4*, above. The developer has initiated 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.