



DOAR

Development Order Amendment Report

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY

On January 7, 2011, Pasco County rendered Resolution No. 11-114 to the Tampa Bay Regional Planning Council. The Resolution reflects an amendment adopted by the Pasco County Board of County Commissioners on December 21, 2010.

BACKGROUND

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 had been amended two prior times, most recently on December 6, 2005 (Resolution No. 06-38). The amendments have authorized: modification of the buildout date, the required development commencement date and the Development Order expiration date; 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; recognition of new project ownership (AIG Baker, MRP, LLP); and corresponding Development Order and Map H modifications. The Development Order currently expires on December 15, 2016.

DEVELOPMENT ORDER AMENDMENT

The Resolution authorized the following modifications of the Development Order:

- eliminated the “No Vertical Development Restriction” stipulation along the property’s State Road 54 frontage;
- increased Retail space by 12,335 sq. ft. (to 370,990 sq. ft.) to reflect amount of Retail previously constructed;
- added 27,000 sq. ft. of Medical Office, a 8,000 sq. ft. Restaurant and 5,000 sq. ft. Day Care Center to the project;
- extended the project buildout date (to December 15, 2025) and the Development Order expiration date (to December 15, 2029), each by an additional 13-year period;
- changed the size and location of the two approved 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;
- extended the frequency of reporting from “annual to “biennial” (due on all even-numbered years);
- added a Land Use Equivalency Matrix to allow further limited conversion(s) between project uses;
- changed the name of the Master Developer to HCA Health Services of Florida, Inc.;

- recognized 3,102 p.m. peak hour trips (2,738 external) as the new number of project trips; and
- corresponding revisions to the Master Development Plan.

As modified, the currently approved development scenario is as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)	RESTA- URANT (Sq. Ft.)	DAY CARE (Sq. Ft.)
Dec. 15, 2025	370,990	212,000	375	240	8,000	5,000

RECOMMENDATION

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order Amendment has been reviewed and determined to be consistent with the Council’s *NOPC Report* adopted on April 12, 2010 and with the Council's *Final Report* adopted on September 11, 2000.

It is recommended that the Department of Community Affairs concur with the Development Order amendment issued by Pasco County for DRI #243 - Mitchell Ranch Plaza.

GENERAL LOCATION MAP

