



BRS

Biennial Report Summary

4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782
 Phone (727) 570-5151 / FAX (727) 570-5118
 www.tbrpc.org

DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RYs 2012-14

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 three times, most recently on December 21, 2010 (Resolution No. 11-114). The amendments have cumulatively authorized: extension of the buildout date (to December 15, 2025) and Development Order expiration date (to December 15, 2029); consolidation of project phases; addition of a 375-bed hospital, 212,000 sq. ft. of medical office, 8,000 sq. ft. restaurant, 5,000 sq. ft. day care facility and a 240-room hotel as approved uses; reduction of retail development by 63,557 sq. ft. (to 370,990 sq. ft.); elimination of movie theatre use; addition of a Land Use Equivalency Matrix; extension of the frequency of monitoring to biennial (even-numbered years); recognition of 2,738 net external p.m. peak hour approved trips; recognition of new project ownership (HCA Health Services of Florida, Inc.); elimination of the “*No Vertical Development Restriction*” stipulation along the property’s State Road 54 frontage; and corresponding Development Order and Map H modifications.

The following constitutes the approved development scenario:

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

PROJECT STATUS

Development this Reporting Year: no development activity occurred during the reporting period.

Cumulative Development: 370,990 sq. ft. of commercial development (with 1,717 parking spaces), a 236-bed Hospital and 90,000 sq. ft. of Medical Office have been completed.

Projected Development: the Developer indicated that resumption of development activities “may occur” contingent upon market demand and economic factors.

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 acknowledged their continued compliance with Condition 5.a.(3) in regard to signage, landscaping and irrigation recommendations which resulted from the *State Road (S.R.) 54 Corridor Study*.
3. The Developer has submitted the results of the traffic monitoring conducted outside of the Biennial Report review period, on April 30, 2015, in accordance with Condition 5.j.(3)(a). While delinquent, the monitoring did reveal that the project was generating 2,553 (1,158 Inbound/1,395 Outbound) p.m. peak hour trips, equating to 93.24 percent of the approved 2,738 p.m. peak hour trips. It was observed that the last transportation monitoring (conducted on October 9, 2012) indicated a larger volume of PM Peak Hour Inbound traffic (i.e. 1,205 trips) but considerably less Outbound traffic (i.e. 1,031 trips) in comparison with the more recent monitoring event. No explanation for the flow disparity was recognized and/or provided. However, in accordance with the Development Order requirement, please realize that the frequency of traffic monitoring has increased from biennial to annual with the reported number of net external p.m. peak hour trips now exceeding the established threshold of 2,464 trips.
4. According to revised Stipulation #6 of Resolution No. 11-114, the Developer shall provide a Biennial Report on June 30th of all even-numbered years starting with 2012. Such Report, which was due on June 30, 2014, was not submitted until January 20, 2016.

DEVELOPER OF RECORD

HCA Health Services of Florida, Inc., c/o Medical Center of Trinity, 9330 State Road 54, Trinity, FL 34653 is the firm responsible for adhering to the conditions of the Development Order.

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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.