



Tampa Bay Regional Planning Council

ARS

Annual Report Summary

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2001-02

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, which currently expires on December 31, 2006, has yet to be amended. The anniversary date for the Annual Report is June 14th.

The Development Order approves the following entitlements:

LAND USE		PHASE 1 (2001)	PHASE 2 (2002-2003)	PHASE 3 (2004-2005)	TOTAL (Thru 2005)
RETAIL	SQ. FT.	434,637	191,450	55,000	681,087
	PARKING SPACES	2,253	1,036	354	3,643
THEATRE	SEATS	3,730	0	0	3,730
	SQ. FT.	69,000	0	0	69,000
	PARKING SPACES	933	0	0	933

On September 20, 2002, the applicant submitted a Notice of Proposed Change requesting four year, 11 months and 15 day extensions for the required development commencement date, the buildout date associated with each of the project phases and the Development Order expiration date. The proposal remains under review.

PROJECT STATUS

Development this Reporting Year: other than demolition of an existing building, no development activity occurred during the reporting year.

Cumulative Development: no vertical development activity has occurred on site as of the reporting period.

Projected Development: no development activity has been identified for the next reporting period.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. The Annual Report included a Nuisance and Exotic Species Maintenance Plan and a Wetland Impact Mitigation Maintenance Plan in accordance with Conditions 5.c.(2) and 5.c.(3), respectively.
2. The Developer had assumed completion of Trinity Boulevard from Little Road (the existing

four lane section) to S.R. 54 as a two lane undivided roadway by December 31, 2002. If this assumed roadway segment is not committed for construction within three years from the date a Building Permit is applied for, then Pasco County shall make a determination as to whether the nonconstruction of the roadway represents a substantial deviation to the DO in accordance with Condition 5.j.(1). The construction schedule of Trinity Boulevard has not been described.

3. The developer shall provide annual p.m. peak-hour external inbound and outbound trip end traffic counts and turning movement counts (at project entrances) documenting the travel patterns associated with existing development. In addition, the developer shall provide the calculated p.m. peak-hour external inbound and outbound trip ends to be generated by the proposed preliminary site plan using the latest Institute of Transportation Engineers' (ITE) trip generation rates. If the project's external inbound and outbound or total trips exceed the approved projected traffic more than five (5) percent, the developer shall provide a revised transportation analysis in accordance with Subsection 380.06(19), F.S. The initiation of traffic monitoring shall commence within two months following issuance of the first Certificate of Occupancy. The ADA analysis projected that 2,426 total external p.m. peak-hour trips would be recorded as a result of Phase 1 development (Year 2001), 3,048 total external p.m. peak-hour trips following Phase 2 (Year 2003), and 3,183 total external p.m. peak-hour trips following completion of Phase 3 (project build-out in Year 2005). [Condition 5.j.(3)(a)] **With the fact that no Certificates of Occupancy have been issued, this Condition has not been triggered.**
4. The developer has indicated compliance with Condition 5.j.(11) in regard to signage and landscaping recommendations which resulted from the *State Road (S.R.) 54 Corridor Study*.
5. The developer shall implement "staggered starting times" for the movie theatre as a means to reduce the concentrated p.m. peak-hour trips. [Condition 5.k.]
6. Stipulation 4.c. of the Development Order required development to commence by April 4, 2002. The developer has asserted that demolition of an existing building constitutes commencement of construction. However, the stipulation specifically identifies that "*for the purpose of this DO, this term means any development activity that results in construction of infrastructure, roadways, or vertical development.*" Provided this definition, the developer's assertion may not qualify as commencement of development. Nevertheless, the current NOPC application, once approved, would authorize an extension of the development commencement date.

DEVELOPER OF RECORD

AIG Baker, MRP, L.L.C., 1701 Lee Branch Lane, Birmingham, AL 35242 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. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.