



Tampa Bay Regional Planning Council

# ARS

## Annual Report Summary

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702  
 Phone (727) 570-5151 Suncom 513-5066 FAX (727) 570-5118  
 www.tbrpc.org

### DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2002-03

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 anniversary date for the Annual Report is June 14<sup>th</sup>.

The Development Order has been modified only a single time (Resolution No. 03-65) on December 17, 2002 to extend the phase 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.

The currently approved phasing schedule is as follows:

LAND USE		PHASE 1 (12/15/07)	PHASE 2 (12/15/09)	PHASE 3 (12/15/10)	TOTAL
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

### PROJECT STATUS

**Development this Reporting Year:** construction of 193,384 sq. ft. of commercial development was completed during the reporting year with 1,172 corresponding parking spaces. However, Certificates of Occupancy have not been issued for the establishments as of the reporting date.

**Cumulative Development:** development is limited to that identified for the reporting period.

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

### SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. *Nuisance and Exotic Species Maintenance and Wetland Impact Mitigation Maintenance Plans* were previously submitted 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 developer has reported that this segment is currently under construction.
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, 3,048 total external p.m. peak-hour trips following Phase 2, and 3,183 total external p.m. peak-hour trips following completion of Phase 3 [Condition 5.j.(3)(a)]. With the recent acknowledgement regarding completion of 193,384 sq. ft. of commercial development yet to receive a Certificate of Occupancy, it is anticipated that this Condition will be triggered during the next reporting period. Appropriate documentation shall be included in the next Annual Report.
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.]. The movie theatre has yet to be constructed.

### **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.