



Tampa Bay Regional Planning Council

DOAR

Development Order Amendment Report

9455 Koger Blvd., Suite 219, St. Petersburg, FL 33702
 Phone (727) 577-5151 Suncom 586-3217 FAX (727) 570-5118
 www.tbrpc.org

DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY

On January 8, 2003, the Pasco County Board of County Commissioner rendered to the Tampa Bay Regional Planning Council Resolution No. R03-65. The Resolution reflects an amendment adopted by Pasco County on December 17, 2002.

BACKGROUND

On April 3, 2001, Pasco County adopted a Development Order (Resolution No. 01-182) for AIG Baker MRP, L.L.C. to construct a three-phase, 125-acre, multi-use retail development located at the southwest corner of the S.R. 54/Little Road intersection in western Pasco County. The Development Order expires on December 31, 2006.

The Development Order has not been previously amended.

The project has been authorized for the following entitlements:

LAND USE		PHASE 1 (2002)	PHASE 2 (2003-2004)	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

DEVELOPMENT ORDER AMENDMENT

The Amendment authorized four year, 11 months and 15 day extensions to the following sequences of development:

- the required commencement date of development (from April 3, 2002 to March 18, 2007);
- the Phase I buildout date (from December 31, 2002 to December 15, 2007);
- the Phase II buildout date (from December 31, 2004 to December 15, 2009);
- the Phase III buildout date (from December 31, 2005 to December 15, 2010); and
- the Development Order expiration date (from December 31, 2006 to December 15, 2011).

RECOMMENDATIONS

In accordance with Section 380.07, Florida Statutes (F.S.), this Development Order has been reviewed and determined to be consistent with the Council's *NOPC Report*, adopted on November 4, 2002, and with the Council' *Final Report* adopted on May 14, 2001.

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.