

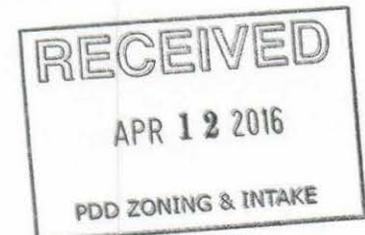
**APPLICATION NARRATIVE
MPUD SUBSTANTIAL MODIFICATION
US 41/NORTH DALE MABRY PARCELS [MPUD # 5750]
Hagman-Canaan Outparcels No. 2 – 6 (Not for Wal-Mart Lot No. 1)**

This Application for Substantial Modification to existing MPUD # 5750, which was approved on May 15, 2001, and amended by non-substantial modification on February 5, 2010, is an amendment to increase the square footage of allowed uses to accommodate increased square footage due to a proposed mini-warehouse use. The horizontal project site now has been fully developed, and approved by Pasco County, consistent with the 2007 plan approvals in IIPR05-008. The site now contains the completed and operating Wal-Mart Super Center on Lot No. 1 (no changes are being made to the prior approvals for this Lot No. 1), and completed site development for Lots No. 2 – 6, which are the subject of this application for Substantial Modification. This application is submitted pursuant to the pre-application meeting held with staff on February 10, 2016. A substantial portion of the typical requirements under LDC Section 402.2.C are not applicable as the site has already been constructed, therefore, this application includes only those items applicable to this Substantial Modification.

This application is submitted on behalf of Hagman Properties, Inc. and Canaan Development Corporation, the owners of Outparcels No. 3 – 6, only. Nothing herein is intended to affect, nor shall it be construed to affect, the existing approvals for Lot No. 1 upon which the Wal-Mart Super Center has been constructed and is operating for business, or Lot No. 2 which is owned by Famous Tate of New Tampa, LLC, and which previously was specifically allocated 15,000SF Retail use (Assignment attached). For the purposes of square footage calculation only, Lot No. 1 and 2 will be included in this project summary, based upon their prior existing square footage allocations.

The original MPUD approval included 275,000 sf of retail/office uses, of which 185,513 sf was allocated to the Wal-Mart Super Center on Lot No. 1. Therefore, there are 89,487 sf of retail uses, and 50,000 sf of office uses, remaining to be allocated to Outparcels No. 2 – 6. Retail Lot No. 2, which is now owned by Famous Tate of New Tampa, LLC, was allocated 15,000 sf of retail uses. The remaining Lots No. 3 – 6 remain under the ownership of Hagman Properties, Inc. and Canaan Development Corp., and are the subject of this Substantial Modification.

Lot No. 4 is currently under contract with a mini-warehouse user which proposes 100,000 sf retail use. Lot No. 5 is currently under contract for an emergency medical clinic use, and will be allocated 12,000 sf of office. In order to accommodate these uses, and to reserve sufficient square footage for the remaining outparcels, the applicant is proposing an additional 65,531 sf of retail uses and 12,000 additional sf of office uses as compared to the existing prior approval. This will translate to an aggregate of 155,000 sf retail and 62,000 sf office for Lots No. 2 – 6, as reflected in the attached table. The applicant is also proposing that up to 50,000 sf of the allowed office use can be converted to ALF, Hotel, or Retail use, according to a proposed land use conversion equivalency matrix.



Other than the revised allocation of entitlements, there are no changes to the MPUD Plan other than the following items to (i) accurately reflect the updated status of the MPUD or (ii) to accommodate the mini-warehouse use.

The applicant's traffic consultant will provide a trip comparison analysis to demonstrate no net increase in trips, from the prior uses, due to the limited trips generated by the proposed mini-warehouse/self-storage facility and a timing and phasing analysis as required to extend the MPUD's build-out date.

Based upon the foregoing, this MPUD Substantial Modification should be approved subject to the following requirements and updated conditions of approval:

1. Outparcels No. 2 – 6, as generally depicted on the revised MPUD Plan, shall have entitlements for 155,000 sf of retail and 62,000 sf of office, in the aggregate.
2. Up to 50,000 sf Office uses may be convertible to retail, ALF, or hotel use pursuant to the approved land use equivalency matrix.
3. The new MPUD build-out date shall be extended to December 31, 2022 (subject to review and approval of the new Timing and Phasing Analysis).
4. Based upon the deletion of any allowed multi-family residential uses in the prior modification(s) to this MPUD, conditions No. 11 and 12 (in the 2010 modification), and No. 7 and 8 (in the 2014 modification by Wal-Mart), shall be deleted.
5. Based upon the completion of the site development, including internal driveways, condition No. 16 (in the 2010 modification), and condition No. 11 (in the 2014 modification) shall be deleted.
6. With respect to the proposed mini-warehouse self-storage use. The following shall apply:
 1. One parking space shall be required per 10,000 sf of storage use or any part thereof.
 2. A maximum of 3-stories, not to exceed 48 feet in building height, shall be allowed.