BY COMMISSIONER _____ RESOLUTION NO. 11-114

A RESOLUTION AMENDING, CONSOLIDATING AND RESTATING THE DEVELOPMENT ORDER FOR THE MITCHELL RANCH PLAZA DEVELOPMENT OF REGIONAL IMPACT. #243

WHEREAS, on November 30, 1999, in accordance with Chapter 380.06, Florida Statutes (F.S.), as amended, AIG Baker, MRP LLC, a Delaware limited liability company, filed an Application for Development Approval (ADA) of a Development of Regional Impact (DRI) with the Pasco County Growth Management/Zoning Department; and

WHEREAS, on April 3, 2001, in accordance with Section 380.06, F.S., the Pasco County Board of County Commissioners (Board) adopted a development order approving, with conditions, the Mitchell Ranch Plaza Development of Regional Impact (DRI) (Project), by Resolution No. 01-182, thereafter amended by Resolution No. 03-65 and Resolution No. 06-38 (Amended and Restated DO No. 1); and

WHEREAS, on November 12, 2009, in accordance with Section 380.06(19), Florida Statutes, as amended, HCA Health Services of Florida, Inc. ("Applicant" or "Developer") filed a Notification of Proposed Change (NOPC) application to a previously approved ADA for the Project. This NOPC, collectively with the ADA as previously amended by Resolution No. 03-65 and Resolution NO. 06-38, are referred to herein as the application (Application); and,

WHEREAS, the Pasco County Board of County Commissioners is the governing body having jurisdiction over the review and approval of the DRI in accordance with Section 380.06, Florida Statutes, as amended; and,

WHEREAS, the culmination of review pursuant to Section 380.06, Florida Statutes, requires the approval, approval with conditions, or denial of an NOPC; and,

WHEREAS, the NOPC requests the following: (1) increase the amount of retail space by 12,335 square feet (to 370,990 sq. ft. to reflect the amount of retail approved, permitted, and constructed; (2) add 27,000 sq. ft. of medical office, 8,000 sq. ft. of restaurant, 5,000 sq. ft. of Day Care to the project; (3)

extend the project build-out date to December 15, 2025 and the Development Order expiration date to December 15, 2029 (each by an additional period of 13 years); (4) extend the frequency in reporting and traffic count monitoring from annual to biennial with the condition that if the traffic monitoring count hits 90% of the approved trips for the Project that such monitoring be increased to annual; (5) add a land use equivalency matrix to allow conversions of land uses; (6) change the name of the master developer to HCA Health Services of Florida, Inc..; (7) recognize 2,738 net external p.m. peak hour trips generated as the new number of project trips, (8) amend the master plan (Map H) to (a) update the land uses, (b) eliminate no vertical construction restriction along S.R. 54, (c) change the location of the two approved medical office facilities, and (d) other updates to ensure the master plan (Map H) reflects all the latest available information (Proposed Changes); and

WHEREAS, all date extensions granted herein are inclusive of, and not in addition to, any extensions for which the Project may be eligible pursuant to Resolution 09-269, Ordinance No. 08-47 and Chapter 2009-96, Laws of Florida; and,

WHEREAS, in order to provide a single development order document incorporating all applicable provisions of Amended and Restated DO No. 1, as amended and modified hereby, this amended, consolidated, and restated development order (DO) has been prepared; and,

WHEREAS, the Board of County Commissioners has approved the NOPC and hereby adopts this DO for the Project, which shall replace and supersede Amended and Restated DO No. 1 in its entirety.

WHEREAS, the Board has reviewed the NOPC, as well as all related testimony and evidence submitted by each party and members of the general public; and

NOW, THEREFORE, BE IT RESOLVED by the Pasco County Board of County Commissioners in regular session duly assembled:

The NOPC for the Project is approved with conditions, as set forth in this DO, which is hereby adopted by the Board of County Commissioners:

MITCHELL RANCH PLAZA DEVELOPMENT ORDER

1. General Findings of Fact. The Board makes the following general findings of fact:

a. The foregoing "Whereas" clauses are hereby incorporated as Findings of Fact.

b. The Application is incorporated into this DO by reference as Exhibit A.

c. The nature, type, scope, intensity, costs, and general impact of the Project, as revised, are summarized in the Application and the TBRPC NOPC Report, which collectively are incorporated into this DO by reference as Exhibit B.

d. A description of the real property encompassed by the DRI and subject to the DO (Property) is attached hereto as Exhibit C which is made part of this DO. The Property is owned by the HCA Health Services of Florida, Inc., Inland Western New Port Richey Mitchell LLC, Colonial Bank, N.A., Chick-Fil-A, Inc., AmSouth Bank, Brinker Florida, Inc., Steak N Shake Operations, Inc., Wachovia Bank, N.A., Bank of America, Target Corporation, Madison Bank, AIG Baker, MRP, LLC, and Florida Department of Transportation. The legal description has been revised to correct the DRI boundaries.

e. The current Pasco County Comprehensive Plan (Comprehensive Plan) Future Land Use (FLU) classification for the Property is Residential/Office/Retail (ROR). The existing and proposed development is consistent with the applicable provisions of the Residential/Office/Retail (ROR) FLU classification and other applicable Goals, Objectives, and Policies of the Comprehensive Plan.

f. The subject property is zoned C-2, General Commercial District.

g. On March 25, 2010, the TBRPC notified the County that the TBRPC had completed its review and prepared its NOPC Report. The TBRPC adopted the NOPC report on April 12, 2010.

h. The Board of County Commissioners scheduled and held a public hearing on the NOPC application on December 21, 2010.

i. Notice of the public hearing has been published in a newspaper of general circulation at least fifteen (15) days prior to the date set for the Board of County Commissioners hearing.

j. At such public hearing, all parties were afforded the opportunity to present evidence and argument on all issues and submit rebuttal evidence.

k. Additionally, at such public hearing, any member of the general public requesting to do so was given the opportunity to present written or oral communications.

l. The Board of County Commissioners has received and considered the TBRPC NOPC Report on the NOPC application.

m. The Board of County Commissioners has received and considered various other reports and information including, but not limited to, the recommendation of the Planning and Growth Management Department and the Development Review Committee (DRC).

n. The DO is a valid final development order within the provisions of Sections 163.3167(8), Florida Statutes, affecting the property described on Exhibit C attached hereto and incorporated herein.

2. Conclusions of Law

The Board of County Commissioners hereby finds as follows:

a. The Project will not unreasonably interfere with the achievement of the objectives of the State Land Development Plan applicable to the area encompassed by the DO.

b. As conditioned, this DO addresses issues raised consistent with the report and recommendation of the TBRPC.

c. As conditioned, this DO is consistent with the applicable provisions of the Pasco County Land Development Code (Land Development Code).

d. As conditioned, this DO is consistent with the applicable provisions of the Comprehensive Plan.

e. The land that is subject of this DO is not in an Area of Critical State Concern.

f. As conditioned, this DO, is consistent with the applicable provisions of the adopted State Comprehensive Plan, as amended

g. Pursuant to Section 380.06(19)(e), Florida Statutes, the Proposed Changes are presumed to be a substantial deviation; however, it is the opinion of the County, TBRPC, and other participating agencies that, based on the conditions hereof and the DA (as hereinafter defined), and the associated mitigation being provided for by Applicant, no unmitigated regional impacts shall result.

3. Approval Stipulations

a. The requirements of and conditions contained in this development order shall regulate development of the Property. Following adoption of this DO, all plans for development on the Property shall be consistent with the conditions and restrictions set forth herein. Such conditions and restrictions shall be binding upon the owners of the Property and their respective successors in interest (Successors in Interest).

In the event the Pasco County Administrator or his designee (Administrator) determines that a violation of the provisions hereof has occurred, the Administrator may issue a Notice of Noncompliance to the Developer or its Successors in Interest. If noncompliance is not cured by the date stated in the Notice of Noncompliance, the Administrator may require that all development related to the violation shall cease until the violation has been corrected. The Developer, or its Successors in Interest if applicable, may appeal the determination to the Board of County Commissioners pursuant to Article 317 of the Land Development Code. Notwithstanding the foregoing, violations of the Development Agreement (DA) hereinafter described, if required, shall be addressed in accordance with the provisions of the DA

b. All development specifically authorized by this DO shall be carried out in accordance with the provisions hereof:

(1) Adverse impacts shall be mitigated as specified in this DO.

(2) The Developer's commitments set forth in Exhibit D shall be honored by the Developer and Successors in Interest, except as they may be superseded by specific terms of this DO.

c. Subject to applicable law, including, but not limited to Section 163.3167(8), Florida Statutes, Development of the Project shall also be governed by the applicable standards and procedural provisions of the applicable portions of the Comprehensive Plan. Land development regulations shall be applied in a manner that is consistent with applicable law, including, but not limited to Section 163.3194(1)(b) and Section 163.3167(8), Florida Statutes, and the Pasco County Land Development Regulations (including the Land Development Code). Conflicts between the land development regulations and this DO shall be resolved in accordance with applicable law including, but not limited to Section 163.3167(8), Florida Statutes.

d. The approved DRI shall not be subject to down zoning, unit density reduction, or intensity reduction until December 15, 2029, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the DO have occurred; or that the DO was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by the local government to be essential to the public health, safety, or welfare. Compliance with this DO, the Development Agreement, the Comprehensive Plan, and the Land Development Code, shall not constitute downzoning, unit density reduction, or intensity reduction for purposes of the prohibition contained in this paragraph.

4. Phasing, Effective Date, and Duration.

a. Phasing Schedule/Concurrency:

(1) The Project is specifically approved as a single phase project subject to the requirements of this DO. Specific approval shall not be a reservation or guarantee of concurrency capacity for any public facility other than transportation. The reservation/guarantee of concurrency capacity for transportation shall be through December 15, 2025, subject to compliance with the transportation conditions of this DO and the DA and subject to any extensions granted pursuant to the Pasco County's Concurrency Management Ordinance. Development of the DRI shall proceed in accordance with the phasing schedule set forth in Table 1. A phase shall be considered built-out upon issuance of the final site construction plan approval.

TABLE 1

MITCHELL RANCH PLAZA DRI
LAND USE TABLE

Land Use*	**Total Development (through 12-15-2025)**
Retail	370,990 sq. ft.
Hotel	240 rooms
Hospital	375 beds
Medical Office	212,000 sq. ft.
Day Care Center**	5,000 sq. ft.
Restaurant	8,000 sq. ft.

Notes
* Land Uses may be exchanged in accordance with the Land use Equivalency Matrix (LUEM) attached as Exhibit F. Assisted living facility (ALF) is an approved land use and may be established pursuant to the LUEM.
** Day Care Center may be located anywhere within the Hospital's ownership parcel.

b. Build-Out of Project:

(1) Unless extended by the Board of County Commissioners pursuant to the Concurrency Management Ordinance, the build-out date of the Project shall be December 15, 2025. The December 15, 2025 date includes the one (1) year extension granted by the Board of County

Commissioners on November 25, 2008 and the two (2) year extension granted by the Board of County Commissioners on June 23, 2009, pursuant to Resolution No. 09-269.

(2) Any delay in the build-out date beyond December 15, 2025, may require a new transportation analysis, in accordance with applicable law, as the basis for a DO amendment which may include re-evaluation of required transportation mitigation. The Administrator or Board of County Commissioners may waive any applicable transportation analysis requirement for any entitlements within the Project that satisfy the Limited Exemption criteria of Section 402.7 of the County's Concurrency Management Ordinance; however, build-out date extensions for such entitlements are still subject to applicable statutory requirements in Section 380.06(19), Florida Statutes, as may be amended from time to time.

c. Effective Date and Duration:

(1) The DO for the Project shall take effect upon transmittal to the FDCA, the TBRPC, and the Developer. The effectiveness of this DO shall be stayed by the filing of a notice of appeal pursuant to Section 380.07, Florida Statutes.

(2) The effective period of this DO shall be until December 15, 2029. The effective period may be extended by the Board of County Commissioners. Application for any extension shall be made at least sixty (60) days prior to the expiration date. All extensions shall be subject to a substantial deviation determination pursuant to Chapter 380.06(19), Florida Statutes.

d. Commencement of Development:

Physical development has commenced.

e. Master Developer:

The Master Developer of the Project (also referred to as Developer or Applicant) shall be "HCA Health Services of Florida, Inc., a Florida corporation".

5. Specific Conditions.

a. Land Use and Master Plan:

(1) Land use types and intensities, and the location and access thereto shall be as shown on the Revised Master Development Plan dated October, 2010, as set forth in Exhibit "E" attached hereto and incorporated herein.

(2) The Developer has submitted a certified legal and sketch of the Project to the Pasco County Surveyor which has been certified by a Florida Registered Land Surveyor and is referenced to a minimum of three (3) monuments tied to State plane coordinates by G.P.S. methods and approved by the Pasco County Surveyor. Coordinates of the monuments are shown on the survey. Moreover, the monuments:

(a) Comply with the National Geologic Survey Data Base Standards, Chapter 21 HH-6 of the Florida Administrative Code, and be approved by the Pasco County Surveyor;

(b) Are unobstructed and accessible on a twenty-four (24) hour basis, and located on public property unless otherwise approved by the County Surveyor, which approval shall not be unreasonably withheld or delayed; and;

(c) Were conveyed by the Developer to the County at the time of the first site plan approval.

(3) All site plans including the hospital and the medical office buildings and all subsequent amendments thereto shall comply with the provisions of the Pasco County Large Scale Commercial Retail Standards Ordinance (#04-29) and the Pasco County Landscaping and Irrigation Ordinance (#02-04). To the extent that these ordinances may not apply, development shall comply with the S.R. 54 Corridor Study.

(4) Land Use Development

(a) Development entitlements within the Project may be exchanged pursuant to the LUEM attached hereto as Exhibit F. All land Use exchange requests shall be submitted

to the Planning & Growth Management Department with copies to the FDCA and the TBRPC for verification as to implementation in accordance with the LUEM and this DO. Upon verification that such request is consistent with the LUEM, this DO and the Comprehensive Plan (subject to applicable law) which shall not be unreasonably withheld or delayed, the Planning & Growth Management Department shall submit such exchange for approval on the consent agenda at the next available DRC meeting which is at least fourteen (14) days from submittal to the Growth Management Department, FDCA, and TBRPC. The use of the LUEM shall be reported in the next biennial report.

(b) The traffic impacts of the revised land use mix shall not exceed the approved traffic impacts of the land use mix being replaced.

(c) Prior to approval of any land use exchange, the proposed exchange must include assurance that any additional utility demands associated with the proposed exchange can be accommodated.

(c) Prior to approval of any land use exchange, the proposed exchange must mitigate for any additional park or school impact requirements, as applicable and as required by the Pasco County Land Development Code.

(d) Any amendments to the land use mix or proposed phasing schedule, other than those described herein, shall be approved pursuant to the NOPC process as required by Section 380.06(19), Florida Statutes.

b. Water Quality and Stormwater Management:

In order to protect surface water quality, stormwater exiting the site shall meet or exceed all applicable state water quality standards

c. Vegetation, Wildlife, and Wetlands:

(1) In the event any additional State or Federally listed species or colonies of species not identified in the Application are discovered on-site during Project development, the

Developer shall immediately notify the Florida Fish and Wildlife Conservation Commission (FFWCC) and implement appropriate measures for species protection.

(2) Nuisance and exotic plant species shall be removed from the Project site during site development. A plan shall be developed to address how the Project site will be maintained free of nuisance and exotic species in perpetuity. The Plan shall be submitted to the County for approval prior to the first site plan approval and shall be included in the first biennial report.

(3) Maintenance of the mitigation area shall be ensured through the incorporation of a Wetland Impact Mitigation Maintenance Plan. The Plan shall be submitted to the County for approval and included in the first biennial report.

(4) The natural hydroperiod shall be restored to the on-site wetlands to the greatest practical degree possible.

(5) The Project site may continue to be used for agricultural activities, but at no greater intensity than at present. No silvicultural or agricultural activities shall be initiated on land not currently under such use.

(6) Wetland C3, located adjacent to the Project site and including a palustrine forest rim, is a natural resource of regional significance. As such, it shall be protected by the establishment of a twenty-five (25) foot natural vegetated buffer along the portion of the wetland adjacent to the development.

(7) The necessary permit or authorization for impacts to gopher tortoises (*Gopherus polyphemus*) must be obtained from FFWCC prior to initiating Project activities. Additionally, Florida sandhill crane (*Grus canadensis pratensis*) and Sherman fox squirrel (*Sciurus niger shermani*) surveys shall be conducted prior to construction during the breeding seasons for these species (February-April and May-June, respectively) to ensure that nests of these listed species are not taken.

d. Floodplains:

(1) All habitable structures and access roadways shall be constructed above the 100-year flood elevation. All preliminary/site plan submittals shall show 100-year flood elevations.

(2) Compensation for the loss of 100-year flood storage capacity shall be provided.

e. Soils:

Best Management Practices, including those identified in the Application, shall be employed during site preparation and construction to prevent soil erosion.

f. Air Quality:

Best Management Practices, including those identified in the Application, shall be employed during site preparation and construction to minimize air quality impacts.

g. Utilities–Water Supply and Wastewater Treatment:

(1) The use of water conservation methods and devices identified in the Application shall be utilized to the maximum extent economically and technically feasible.

(2) Water-saving devices shall be required in the Project as mandated by the Florida Water Conservation Act (Section 553.14, Florida Statutes).

(3) Septic tanks shall not be used on the site.

h. Solid/Hazardous Waste:

The Developer shall inform all commercial tenants of appropriate storage and disposal techniques, procedures, and regulation for hazardous waste and materials. The hospital and medical office building(s) shall comply with all applicable laws pertaining to the disposal of biohazard waste and materials.

i. Energy:

Energy conservation methods, appliances, and equipment shall be utilized to the maximum extent economically and technically feasible.

j. Transportation:

(1) Proportionate Share: Pursuant to Section 163.3180(12), Florida Statutes, and Section 9J-2.045, FAC, the Applicant/Developer's proportionate-share contribution for those improvement projects listed in Exhibit G is Four Million Nine Hundred Eighty-Four Thousand Three Hundred Thirty-Three and 00/100 Dollars ($4,984,333.00) (Proportionate Share) which is expressed in June 2010 dollars as set out in Exhibit G. Since the Proportionate Share is less than the estimated transportation impact fees for the Project, the County will accept regular transportation impact fees and the Pipeline Project (as hereinafter defined) to satisfy the Proportionate Share obligation for the Project.

(a) Pipeline

(i) The County and the Applicant/Developer agree that the mitigation for the Project and the satisfaction of the proportionate-share obligation shall be the construction of the Pipeline Project as described in the DA attached as Exhibit H and the payment of transportation impact fees.

(ii) Development Agreement: The County and the Developer have entered into a DA attached hereto and incorporating herein as Exhibit H setting forth the terms and conditions governing the design, permitting, construction, and right-of-way acquisition for the Pipeline Project and site-related improvements. The DA also contains:

1) A schedule for payment of the proportionate-share amount to ensure that the Pipeline Project is expeditiously constructed.

2) A requirement that if the Applicant/Developer should fail to adhere to the schedule in the DA, then no further Building Permits or development approvals shall be issued until the Project obligations have been recommenced to the satisfaction of the County.

3) Provisions for assistance from the County in the acquisition of right-of-way for the site-related improvements as needed.

4) Requirements for financial performance guarantees to be provided by the Applicant/Developer to ensure that the improvements will be completed in accordance with the applicable schedule.

5) Provisions addressing the payment of TIFs and TIF credits.

6) Insurance and indemnification requirements.

7) Other provisions as deemed appropriate by the County

Changes to the DA which materially affect the requirements in Subsection (a)(ii) above or which remove any condition required by Rule 9J-2.045, FAC, shall be amended in the DO through the NOPC process pursuant to the Chapter 380, Florida Statutes. All other amendments to the DA shall not require an NOPC or DO amendment.

(2) Site-Access and Site-related Improvements:

(a) The Developer shall, at its sole expense and regardless of cost, design, permit, construct, and acquire or donate right-of-way (where necessary, which may be in the form of easements) for the improvements depicted in Exhibit I and the following (collectively referred to as the Site-Access Improvements):

(i) Access to commercial out-parcels shall be provided from internal drives or parking areas, not by direct access on S.R. 54 or Little Road. Access to the project will be provided by no more than three (3) access points on Little Road, of which three (3) exist, and no more than four (4) access points on S.R. 54, of which four (4) exist as depicted on Exhibit I (Access Driveways). Access on S.R. 54 has been approved by FDOT. The northernmost access point on Little Road is limited to right-in and right-out movements. As of the date of this DO approval, the Access Driveways have been constructed except for the following: a) the traffic signal at S.R. 54 and Hospital

Boulevard (Driveway 3 on Exhibit I) remains to be installed; and b) the turn lane improvements on S.R. 54 at Driveway 3 as described in Subsection 5(j)(2)(c) herein below.

(ii) Mercy Way

1) The Developer shall incorporate into the design for the project parking lot an interior perimeter road with a perpetual easement to the County for public ingress and egress, which road shall be constructed as a two lane road to the eastern boundary of the DRI Property. This road has been partially constructed and is known as Mercy Way. The Developer shall also provide a public ingress and egress easement for the Driveway known as Driveway 4 (which connects Mercy Way to S.R. 54) (together with the public access easement for Mercy Way, the “Public Access Easements”). Mercy Way will provide access to out-parcels and parking areas and shall be constructed as a (36) foot-wide roadway, consisting of one (1) lane in each direction with a center turn lane. Mercy Way will be privately maintained until such time it is connected to a public right-of-way that connects directly or indirectly to S.R. 54, at which time the County shall assume maintenance for such road.

2) The Developer shall connect Mercy Way to the Project's internal drives (1-6) as identified on Map H and to an off-site connection to be located near the southeast corner of the project (the "Off-site Connection"). The project entrances at Drives 6 and 3 shall be "boulevard" style entrances with landscaped medians between the right-of-way and the perimeter road. The specific location of the "Off-site Connection" will be identified on preliminary site plans and will be part of a future transportation road network intended to provide ingress and egress to future development of the vacant lands to the south and east of the project. Connection of the perimeter road to the "Off-site Connection" shall be completed at the earlier of 1) project build-out or 2) completion of construction of that portion of the off-site transportation network that connects to the project, or 3) by the issuance of Certificate of Occupancy (CO) for the hospital. Additionally, prior to the issuance of the CO for the hospital, the Public Access Easements acceptable to the County shall be recorded in the

official records of Pasco County for that portion of Mercy Way and Driveway 4 within the parcel owned by the Developer, which shall satisfy the Developer's obligation for the Public Access Easements created herein. Prior to the issuance of the Building Permit for any development on the parcel currently designated as Hotel on Map H (which permits either Hotel or Assisted Living Facility), a public access easement acceptable to the County shall be recorded in the official records of Pasco County for that portion of Mercy Way from Little Road through the Hotel/ALF parcel (to the parcel owned by the Developer).

(b) The Developer understands and agrees that all Site-Access Improvements described herein are not eligible for or entitled to Transportation Impact Fee (TIF) credits pursuant to the terms of the TIF Ordinance as amended; therefore all design, permitting, right-of-way donations/acquisitions, and construction expenses incurred by the Developer are not eligible for TIF credits or County reimbursement.

(c) Access Management

All access improvements, number of access points, spacing, and geometry of access points shown on Map H, attached hereto as Exhibit E, shall be subject to compliance with the provisions of the County's and the Florida Department of Transportation's (FDOT) access-management regulations. The Applicant/Developer shall design, permit, construct, and acquire right-of-way for such improvements at its sole expense. The Applicant/Developer shall be responsible for construction of all access improvements for the Project, unless otherwise approved by the DRC, prior to or concurrent with construction of infrastructure improvements to serve the portions of the Project necessitating such improvements as determined by the County at the time of preliminary site plan approval, and/or at the time of the issuance of Access Permits for the Project except where the DA, if required, provides a different deadline for such construction. Except where specifically allowed pursuant to this DO or DA, if required, site-access/site-related intersection improvements and site-access/site-related roadway improvements are not creditable against the proportionate-share dollar amount,

mitigation obligation of the development, or creditable against the TIF requirements of the development. Notwithstanding any other provision of this DO, the County agrees and acknowledges that, except for the lengthening of the westbound turn lane from S.R. 54 into Hospital Boulevard (Driveway 3) to five hundred twenty five feet (525') from the existing length of three hundred fifty five feet (355') and the lengthening of the eastbound turn lane from S.R. 54 into Hospital Boulevard (Driveway 3)to two hundred ninety feet (290') from the existing length of two hundred forty feet (240'), both of which shall be constructed within six (6) months after the issuance of a certificate of occupancy for the hospital currently under construction in the Project, no further site-access/site-related intersection improvements or site-access/site-related roadway improvements shall be required in order for development to build out as contemplated by this DO and no additional site access/site-related access management studies shall be required as part of the development of the Project, provided that development occurs in accordance with this DO and that Developer is not in default of this DO beyond any applicable cure period; provided, however, at each preliminary plan/preliminary site plan approval, the DRC or Development Review Division may review each proposed *internal* driveway and access-way, and may require improvements thereto, to ensure that proper internal access is maintained.

(3) Trip Generation Monitoring

(a) Traffic monitoring has begun and shall continue to provide external p.m. peak-hour counts and projected counts at the Project entrances as set forth below. Monitoring shall continue on a biennial basis until such time as the p.m. peak hour net external trips (inbound and outbound) associated with the Project exceed 2,464 trips which represents ninety percent (90%) of 2,738 (p.m. peak-hour net external Project trips), after which such monitoring shall be conducted annually, until Project build-out. All such monitoring reports shall be submitted to the Planning and Growth Management Department shall also be included in the biennial report. Each monitoring event shall be conducted within a sixty (60) day period from the due date of each biennial report to ensure that the counts are relatively current.

(b) The monitoring program shall consist of weekday, p.m. peak-hour directional counts from 4:00 to 6:00 p.m., with subtotals at fifteen (15) minute increments at all Project driveways. The sum of the Project entrance trips will be totaled in fifteen (15) minute increments and the highest four (4) consecutive fifteen (15) minute totals will be summed to determine the Project's total p.m. peak-hour traffic volume. The total p.m. peak-hour, net external Project trips were estimated to be 2,738 vehicles (1,145 inbound and 1,593 outbound trips), which included 446 pass-by trips and excluded 364 internal trips.

(c) If monitoring results demonstrate that the Project is generating more than five (5) percent above the number of total external p.m. peak-hour Project trips estimated in the approved transportation analysis (as stated above) or a biennial report is not submitted in accordance with Section 6.a(2) of this DO, the County shall conduct a substantial deviation determination pursuant to Subsection 380.06(19), Florida Statutes, and may amend the DO to require additional roadway improvements. Any required transportation analysis shall be subject to review by the County, TBRPC and FDOT.

(d) The results of each monitoring event shall be submitted to the County, TBRPC, and FDOT.

k. Fire, Police, and EMS:

The County shall provide fire, police, and EMS service to the site. Any additional personnel needed by these agencies shall be paid for by the general tax revenues generated by the Project. In the event an ordinance/resolution is adopted by the Board of County Commissioners establishing a Countywide impact fee for the purpose of funding solid waste, public safety, parks/recreation, schools, libraries, and/or wildlife mitigation, the Developer shall be required to pay said fee pursuant to that ordinance/resolution.

6. Procedures.

a. Monitoring:

(1) Monitoring of this development shall be by the Planning & Growth Management Department at the time of the biennial report submittal and by the Development Review Division during review of development approvals.

(2) The Developer shall provide a biennial report on FDCA Form RPM-BSP-ANNUAL REPORT-1, as amended, to the Planning & Growth Management Department, TBRPC, and FDCA, or their successor agencies, beginning on June 30, 2012 and continuing throughout the term of the DO.

(3) The biennial report shall be the mechanism for documentation that the impacts attributable to the development are equivalent to or less than those predicted in the Application. Should this not be the case, the biennial report shall demonstrate that: a) the additional impacts do not constitute a substantial deviation pursuant to Section 380.06(19), Florida Statutes; or b) additional mitigation has been reviewed and is being implemented pursuant to Chapter 380.06, Florida Statutes, and the County, FDCA, and TBRPC rules and policies in effect when the report is filed. The report shall include, at a minimum, the following information:

(a) An assessment of the Developer's and local government's compliance with each development order condition applicable at the time the report is filed.

(b) Any changes in the proposed plan of development.

(c) Description of the development activities that have occurred over the previous reporting period, including a summary of the number, type, location, and size of nonresidential structures along with cumulative totals of nonresidential square footages.

(d) A description of development activity proposed for the next reporting period, including numbers of nonresidential structures.

(e) Special studies and reports, when applicable.

(f) A statement setting forth names and addresses of major assignees or successors in interest to this development order.

(4) If the biennial report is not submitted within thirty (30) days after it is due, the County shall notify the Developer and shall declare the Project not to be in compliance with development order. Should the report not be submitted within thirty (30) days after this notification, all ongoing development activity, further issuance of Building Permits, and extension of services to the Project shall cease immediately, pursuant to Chapter 380.06(17), Florida Statutes, until a public hearing has been held, pursuant to Chapter 380.06(19), Florida Statutes, to determine if a substantial deviation has occurred.

(5) Should the Developer divest itself of all interest in DRI prior to the expiration of this development order, the Developer shall, subject to approval by the County and TBRPC, designate the successor entity to be responsible for preparation of the biennial report.

(6) Payment of any future activities of TBRPC with regard to this development including, but not limited to monitoring, or enforcement actions, shall be paid to TBRPC by the Developer in accordance with Rule 9J-2.0252, FAC.

b. Amendment/Substantial Deviations:

(1) Proposed or necessary changes to this development order must undergo a substantial deviation determination by the Board as may be required by Florida law. Application to amend any provision of this development order shall be made on FDCA Form RPM-BSP-PROCHANGE-1 (Notice of a Proposed Change to a Previously Approved Development of Regional Impact), as amended, and shall be provided by the Developer to TBRPC, FDCA, and the County. Reviews are to be carried out pursuant to the provisions of Chapter 380.06(19), Florida Statutes, as amended, prior to implementation of such changes.

(2) The County shall observe a minimum thirty (30) day review period to permit TBRPC and FDCA sufficient time to prepare written comments on the proposed change and to notify the County of intent to appear at any required public hearing.

c. Notice of Adoption:

(1) A Notice of Adoption of this resolution shall be filed and recorded in the Public Records of Pasco County, Florida, in accordance with Section 380.06(14)(a), Florida Statutes, as amended.

(2) The Clerk of the Board shall return four (4) signed originals of the DO and one (1) signed original Notice of Adoption to the Planning & Growth Management Department. The Planning & Growth Management Department shall then furnish copies of each document to FDCA, TBRPC, and to attorneys of record in these proceedings.

7. Severability. Each provision of this DO is material to the Board of County Commissioners approval of this DO. Accordingly, the provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of the resolution shall be suspended until such time that the Board of County Commissioners modifies the DO to address the illegal or invalid provision; provided, however, that such suspension shall not exceed nine (9) months in duration and such determination shall not affect the validity of 1) DRI entitlements for which a complete application has been submitted, or

approval has been received, for a preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or CO; or 2) any DRI mitigation committed to or performed as of the date the determination is made. Notwithstanding the foregoing, the resolution shall not be suspended if the Applicant/Developer and all affected successors or assigns agree to abide by all of the provisions of the resolution until an NOPC is adopted to modify the DO in order to address the illegal or invalid provision. NOPCs to the DO shall not be considered challenges to the DO, and decisions by the Board of County Commissioners regarding any NOPC or the like shall not have the effect of suspending the DO under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of this resolution and the challenged portion of the resolution is subsequently declared illegal or invalid, the resolution shall not be suspended and shall remain in full force and effect except for that portion declared illegal or invalid. If any section, subsection, sentence, clause, or provision of this resolution is declared illegal or invalid as the result of a third party challenge, the Applicant/Developer shall cooperate with the County to amend this resolution to address the portion which has been declared invalid or illegal.

DONE AND RESOLVED this 21 day of December, 2010.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

BY: Paula S. O'Neil
PAULA S. O'NEIL, Ph.D., CLERK AND COMPTROLLER

ANN HILDEBRAND, CHAIRMAN

APPROVED

DEC 2 1 2010

BOCC

EXHIBITS

Exhibit A	NOPC Application dated November 11, 2009*, First Response to Sufficiency Comments dated February 22, 2010*, Second Response to Sufficiency Comments dated June 8, 2010* and Response to Agency Comments, July 23, 2010*
Exhibit B	TBRPC NOPC Report
Exhibit C	Legal Description
Exhibit D	Developer Commitments
Exhibit E	Map H
Exhibit F	Land Use Equivalency Matrix
Exhibit G	Proportionate Share Calculation
Exhibit H	Development Agreement*
Exhibit I	Site Access

*Incorporated by reference and on file with the Planning and Growth Management Department

EXHIBIT A

NOPC Application dated November 11, 2009*
First Response to Sufficiency Comments dated February 22, 2010*
Second Response to Sufficiency Comments dated June 8, 2010*
Response to Agency Comments dated July 23, 2010*

* Incorporated by reference and on file with the Planning and Growth Management Department

EXHIBIT B

TBRPC
Final NOPC Report

Consent Agenda 4/12/10
Agenda Item #3.E.

NOPC

Notice of Proposed Change Report

Tampa Bay Regional Planning Council
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

On November 12, 2009 (dated November 11, 2009), the Applicant submitted a Notice of Proposed Change application requesting modifications to the Development Order. Supplemental information was received on February 23, 2010 (dated February 22, 2010). The following provides a summary of project entitlements and history, a description of the proposal, and the Council recommendation.

PROJECT DESCRIPTION

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 twice, most recently on December 6, 2005 (Resolution No. 06-38). The amendments have authorized: modification of the buildout date, the required development commencement date and the Development Order expiration date; consolidation of project phases; addition of a 375-bed hospital, 185,000 sq. ft. of medical office and a 240-room hotel as approved uses; reduction of retail development by 75,892 sq. ft. (to 358,655 sq. ft.); elimination of movie theatre use; recognition of new project ownership (AIG Baker, MRP, LLP); and corresponding Development Order and Map H modifications. The Development Order currently expires on December 15, 2016.

The currently approved development scenario is as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)
December 15, 2012*	358,655	185,000	375	240

* - The identified buildout date is reflective of a three-year extension granted in accordance with 2007 revisions to Subsection 380.06(19)(c), F.S. **plus** two more years associated with the enactment of SB 360 in 2009.

PROPOSED CHANGES UNDER THIS NOPC

The Applicant has requested authorizations for the following modifications of the Development Order:

- eliminate the "No Vertical Development Restriction" stipulation along the property's State Road 54 frontage;
- increase Retail space by 12,335 sq. ft. (to 370,990 sq. ft.) to reflect amount of Retail already approved,

permitted and constructed;

- add 27,000 sq. ft. of Medical Office, a 8,000 sq. ft. Restaurant and 5,000 sq. ft. Day Care Center to the project;
- extend the project buildout date (to December 15, 2025) and the Development Order expiration date (to December 15, 2029), each by an additional period of 13 years;
- change the size and location of the two approved Medical Office facilities from 125,000 and 60,000 sq. ft. (as currently approved) to 95,000 and 90,000 sq. ft., while adding a 15,000 sq. ft. and a 12,000 sq. ft. building;
- extent the frequency in Reporting and requirement for traffic count monitoring from "annual to "biennial";
- add a Land Use Equivalency Matrix to allow further limited conversion(s) between project uses;
- change the name of the Master Developer to HCA Health Services of Florida, Inc.;
- recognize 3,102 p.m. peak hour trips (2,738 external) as the new number of project trips; and
- corresponding revisions to the Master Development Plan.

<u>CONSISTENCY WITH SUBSECTION 380.06(19), FLORIDA STATUTES</u>

Subsections 380.06(18), 380.06(19)(b)5., 380.06(19)(b)8., 380.06(19)(c), 380.06(19)(e)2.a., 380.06(19)(e)2.b., 380.06(19)(e)2.d. and 380.06(19)(e)3, F.S. identify the provisions applicable to this proposal. These citations reads as follows, respectively:

> *"... Development orders that require annual reports may be amended to require biennial reports at the option of the local government."*
>
> *"An increase in land area for office development by 10 percent or an increase of gross floor area of office development by 10 percent or 66,000 gross square feet, whichever is greater"* shall constitute a substantial deviation. However, by contrast, an increase of less is not a substantial deviation, as proposed.
>
> *"An increase in commercial development by 55,000 square feet of gross floor area, or of parking spaces provided for customers for 330 cars or a 10-percent increase of any of these, whichever is greater"* shall constitute a substantial deviation. However, by contrast, an increase of less is not a substantial deviation, as proposed.
>
> *"An extension of the date of buildout of a development, or any phase thereof, by more than 7 years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review... Any extension of the buildout date of a project or a phase thereof shall automatically extend the commencement date of the project, the termination date of the development order, the expiration date of the development of regional impact, and the phases thereof if applicable by a like period of time. In recognition of the of the 2007 real estate market conditions, all phase, buildout, and expiration dates for projects that are developments of regional impact and under active construction <u>on July 1, 2007</u>, are extended for 3 years regardless of any prior extension. The 3-year extension is not a substantial deviation, is not subject to further development-of-regional-impact review, and may not be considered when determining whether a subsequent extension is a substantial deviation under this subsection."*
> *"changes in the name of the project, developer, owner, or monitoring official"* is not a substantial

deviation.

"changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources" is not a substantial deviation.

"changes in the configuration of internal roads that do not affect external access points" is not a substantial deviation.

"Except for the change authorized by subsubparagraph 2.f., any addition of land not previously reviewed or <u>any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation</u>. This presumption may be rebutted by clear and convincing evidence." [underline has been added to express intended provisions of current application]

<u>DISCUSSION</u>

The following statements serve as representations made by, or on behalf of, the applicant or are statements or recommendations made by Tampa Bay Regional Planning Council staff. These references/recommendations were relied upon by the Tampa Bay Regional Planning Council to determine that no further information would be required in conjunction with the current proposal:

1. Pending approval of the NOPC, as proposed, the revised development schedule will be as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)	DAY CARE (Sq. Ft.)	High Turnover RESTAURANT
Dec. 15, 2025	370,990	212,000	375	240	5,000	8,000

2. Although 358,655 sq. ft. of Retail is currently approved, 370,990 sq. ft. of Retail has already been constructed. The Developer alleged that *"an error in reporting the amount of retail development was made in the second NOPC submitted to Pasco County and the TBRPC in August, 2005. The incorrect retail amount was subsequently approved in the second amended DO which was approved by Pasco County on December 6, 2005."* The resulting reduction approved for Retail at that time was less than actually existed. (November 11, 2009 correspondence/Page 3/Response 5.a.)

3. *The existing stormwater system for the hospital/medical office site received a permit* [#49023007.016] *dated March 2, 2006 from SWFWMD to construct the ponds.* The existing stormwater system was intended to accommodate the redesigned eastern portion of the project. (February 22, 2010 Correspondence/Page 1/ Response to TBRPC #2)

4. The proposed 8,000 sq. ft. Restaurant was analyzed as a *"high turnover sit-down restaurant"* (ITE LUC 932). (February 22, 2010 Correspondence/Page 2/Response to TBRPC #3)

5. *There are only two remaining parcels for development within the DRI: the parcel owned by HCA Health Services which comprises the largest development parcel* [denoted as light blue on the attached proposed Master Development Plan] *and the parcel owned by AIG Baker MRP LLC* [denoted as yellow on the attached proposed Master Development Plan]. (February 22, 2010 Correspondence/Page 3/Response to

TBRPC #4)

6. *In addition to changing the frequency of reports from annual to biennial, the Applicant proposes to conduct biennial traffic monitoring which would be submitted with each report.* If this request is approved, the Development Order should be modified to require that the counts be within 90 days of Biennial Report submittal to ensure that they are current. (February 22, 2010 Correspondence/Page 4/Response to TBRPC #6)
7. *There are no changes proposed for the project's external access points in terms of either number or location.* (February 22, 2010 Correspondence/Page 5/Response to TBRPC #7)

8. *The traffic analysis for this NOPC application considered a 100-bed Assisted Living Facility* [ALF] *as a replacement for a 240-room Hotel, see Table 21-4 of the NOPC traffic study... the project's* [proposed] *trade-off mechanism includes the ALF as "Assisted Living" and will be used if this land use is to be constructed on site.* (February 22, 2010 Correspondence/Page 5/Response to TBRPC #8)

9. *On the current Map H approved by Resolution 06-38 on December 6, 2005, the DRI boundary was inadvertently shown as smaller than the DRI boundary originally adopted. The revised Map H included in this Sufficiency Response restores the graphic portrayal of the DRI boundary to coincide with the originally approved boundary.* (February 22, 2010 Correspondence/Page 6/Response to TBRPC #11)

10. *The Applicant intends to keep the four0year span between the build-out date and expiration date at the extended timeframes...* (February 22, 2010 Correspondence/Page 8/Response to TBRPC #18)

11. *The approved number of project trips needs to be revised to those used in this NOPC traffic analysis. As indicated in Table 21-6, the p.m. peak hour trips include 3,102 trip generated, 2,738 external trips that would be recorded at the driveways, and 2,292 net external trips once pass-by capture trips are removed.* (February 22, 2010 Correspondence/Page 8/Response to TBRPC #19)

12. The Applicant has proposed the following Land Use Equivalency Matrix provisions which shall be recognized and included within the Amendment. It shall also be recognized that the Matrix shall only apply to Parcel 1 (owned by HCA Health Services of Florida, Inc.) and Parcel 2 (owned by AIG Baker MRP LLC). It is acknowledged that Pasco County may further refine the "minimums" and "maximums" associated with each of the project uses but drastic changes are not anticipated (February 22, 2010 Correspondence/Page 35/Table 21-18 Revised). The Tampa Bay Regional Planning Council and the Florida Department of Community Affairs shall be notified of any/all proposed (future) conversions of approved land uses a minimum of 14 days prior to consideration by the Pasco County Development Review Committee. Any approved conversion(s) shall be additionally recognized in the next Biennial Report to be submitted.

↓ CHANGE TO ↓	↓ CHANGE FROM ↓							
	HOTEL (1 Room)	**ASSISTED LIVING (1 Bed)**	**HOSPITAL (1 Bed)**	**MEDICAL OFFICE (1,000 SF)**	**DAY CARE (1,000 SF)**	**RESTA-URANT - [High Turnover] (1,000 SF)**	**MINI-MUM**	**MAXI-MUM**
HOTEL (1 Room)			2.0589	4.3486	19.6737	17.5658	0 Rms.	336 Rms.
ASST LIVING (1 Bed)	1.5901		3.2739	6.9146	31.2830	27.9312	0 Beds	140 Beds
HOSPITAL (1 Bed)	0.4857			2.1120	9.5552	8.5314	225 Beds	525 Beds
MED. OFFICE (1,000 Sq. Ft.)	0.2300		0.4735		4.5242	4.0394	73,200 SF	170,800 SF
DAY CARE (1,000 Sq. Ft.)	0.0508		0.1047	0.2210		0.8929	3,000 SF	7,000 SF
RESTAURANT (1,000 Sq. Ft.)	0.0569		0.1172	0.2476	1.1200		4,800 SF	11,200 SF

12. *This NOPC proposes to eliminate that restriction* [i.e. "No Vertical Development" along projects S.R. 54 frontage] *and allow new entitlements in the amount of 27,000 sq. ft. of Medical Office use and 8,000 sq. ft. of Restaurant use along the development parcels fronting S.R. 54. The traffic study evaluated the proposed new entitlements as a 15,000 sq. ft. Medical/Dental Office, a 12,000 sq. ft. Medical/Dental Office and a 8,000 sq. ft. High-Turnover sit-down Restaurant*. (February 22, 2010 Correspondence/Revised NOPC Application/No Page #/Response 5.c.)

13. *It should be noted that there are no proposed changes to the approved access points for the DRI. There are three driveways on Little Road and four driveways of S.R. 54, all of which have been constructed. This NOPC does not propose any change to the existing access points. A traffic signal currently exists at the Little Road/Mercy Way intersection and a second signal has been approved for the S.R. 54/Driveway 3 intersection. This second intersection will be signalized when warranted.* (February 22, 2010 Correspondence/Revised NOPC Application/No Page #/follows Response 5.j.)

14. The Applicant has projected Utility Demand estimates reflective of the proposed increases in Retail and Medical Office as well as establishment of limited Day Care and Restaurant entitlements. These estimates portray anticipated increases of 22,157 gallons per day (gpd) of potable water demand, 18,034 gpd of wastewater generation and 683 additional pounds of solid waste per day (February 22, 2010 Correspondence/Supplemental Document/Item II.E. - Analysis of Utility Demands). Pasco County Utilities shall ensure ability to meet these additional anticipated demands prior to potential approval of increased entitlements.

15. The following constitutes a reference to the number of approved project trips:

Estimated Trip Generation following project completion:	
P.M. Peak Hour Trips:	*3,102 (1,327 Inbound/1,775 Outbound)*
Net Ext. P.M. Peak Hour Trips:	*2,292 (922 Inbound/1,370 Outbound)*

Source: Mitchell Ranch Plaza DRI NOPC, November 11, 2009

16. The following constitutes the anticipated project traffic percentages on the impacted roadway links:

LOCATION	Total Traffic LOS Prior to Improvement	Project Traffic Contribution (%)	Required Improvement
Little Road: Old C.R. 54 to River Crossing Blvd/Trouble Creek Rd	F	8.4 NB/5.7 SB	Add 3rd NB/SB thru lanes

17. The following constitutes the anticipated project traffic percentages on the impacted roadway intersections:

LOCATION	Total Traffic LOS Prior To Improvement	Project Traffic Contribution (%)	Required Improvement
S.R. 54/Madison St	F	5.2	Add NB & SB RT lanes, restripe and add receiving lanes for 2nd EB & WB LT lanes.
S.R. 54/Seven Springs Blvd/ Rowan Road	F	6.1	Widen to add 4th EB & WB thru lane, add 3rd NB & SB thru lane, add 3rd NB, SB, EB & WB LT lanes, provide new signal.
S.R. 54/Old C.R. 54	F	9.5	Add EB LT lane w/receiving lane.
S.R. 54/Little Road	F	11.1	Add 3rd NB, SB, EB, and WB LT lanes and 2nd EB & WB RT lanes, provide new signal.
S.R. 54/Starkey Blvd	D (v/c>1)	47.4	Add 2nd SB LT lane
S.R. 54/Trinity Blvd.	F	4.8	Signalize when warranted by MUTCD.
S.R. 54/Gunn Hwy	F	24.7	Add 2nd NB LT lane and restripe to add 2nd WB LT lane.
Little Road/Trinity Blvd	F	17.4	Add 2nd EB LT lane
Little Road/Jaguar Trail	E (AM)	86.8	Add 2nd EB LT lane
Little Road/Old C.R. 54	F	10.6	Add 2nd EB LT lane and EB RT lane.
Little Road/River Crossing Blvd/Trouble Creek Road	F	5.9	Add 3rd thru lane NB and SB, 2nd NB & SB LT lanes, and convert WB RT lane to right/thru lane.
Little Road/DeCubellis Road/ Massachusetts Ave	F	4.8	Add 2nd EB LT lane and SB RT lane.
Starkey Blvd./River Crossing Blvd	F	1.6	Add 2nd LT lane with receiving lane EB and convert EB RT lane to right/thru lane.
East Lake Road/Trinity Blvd	E	4.8	Add 3rd WB LT lane with receiving lane.
East Lake Road/Keystone Road	F	1.6	Add 3rd NB, SB, EB, and WB thru lanes, 2nd NB & SB LT lanes, 3rd EB LT and provide free flow EB RT lane, provide new signal.
S.R. 54/Drive 3	F	100	Signalize when warranted by MUTCD
Little Road/Mercy Way	D (v/c = 1.05)	99.6	Add 2nd SB LT lane

ACRONYM LISTING:

EB - East Bound **NB - North Bound** **RT – Right Turn** **MUTCD - Manual on Traffic Control Devices**
SB – South Bound **WB – West Bound** **LT - Left-Turn**

18. Proportionate share calculations have been provided by the applicant indicating an amount of $4,294,593.

RECOMMENDED ACTION

Indicate to Pasco County and the Florida Department of Community Affairs that the proposal is presumed to create a Substantial Deviation, as defined above. However, it is the opinion of this agency that no unmitigated regional impacts would be expected upon inclusion of the recommendations/representations stated in the Discussion above within the amendatory language, as may be appropriate.

EXHIBIT 1
GENERAL LOCATION MAP

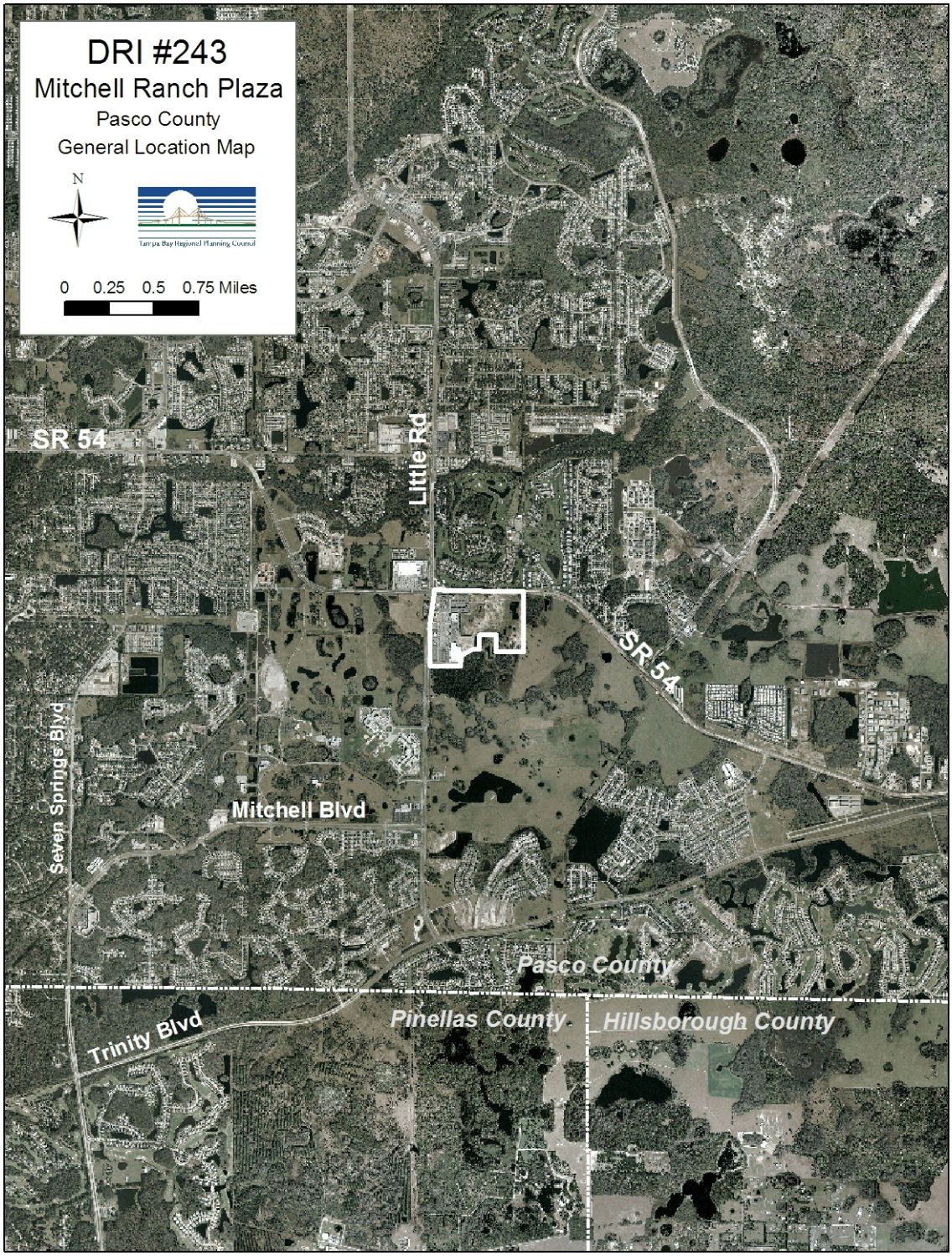

EXHIBIT 2

PROPOSED/REVISED MASTER DEVELOPMENT PLAN (MAP H)

EXHIBIT C

Legal Description

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NE 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING N89°31'39"W.

LEGAL DESCRIPTION:

A parcel of land being a portion of Sections 23, 24, 25 and 26, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 26, Township 26 South, Range 16 East, Pasco County, Florida; thence N89°31'39"W, along the South line of said Northeast 1/4 of Section 26 (being the basis of bearings for this legal description), for 50.17 feet to the point of intersection with the Easterly Right-of-Way line of Little Road, according to Official Records Book 1469, page 1422 of the Public Records of Pasco County, Florida; thence leaving said South line of the Northeast 1/4 of Section 26, N00°34'54"E, along said Easterly Right-of-Way line of Little Road, according to Official Records Book 1469, page 1422, for 0.10 feet; thence N00°39'53"E, continuing along said Easterly Right-of-Way line of Little Road, according to Official Records Book 1469, page 1422, for 1,676.22 feet to the Southwest corner of that certain property as described in Official Records Book 6048, page 624 of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following four (4) courses along said Easterly Right-of-Way line of Little Road, according to Official Records Book 1469, page 1422; (1) thence continue N00°39'53"E, for 970.40 feet; (2) thence N00°00'53"W, for 231.35 feet to the point of curvature of a curve concave Easterly; (3) thence Northerly along the arc of said curve, having a radius of 1,100.00 feet, a central angle of 09°00'00", an arc length of 172.79 feet, and a chord bearing N04°29'09"E for 172.61 feet to the point of tangent; (4) thence N08°59'09"E, for 80.09 feet to the point of intersection with the Easterly Right-of-Way line of Little Road, according to Official Records Book 5394, page 1717 of the Public Records of Pasco County, Florida; thence the following four (4) courses along said Easterly Right-of-Way line of Little Road, according to Official Records Book 5394, page 1717 and the Easterly Right-of-Way line of Little Road, according to Official Records Book 1799, page 1788 of the Public Records of Pasco County, Florida, respectively; (1) thence S81°00'54"E, for 13.00 feet; (2) thence N08°59'06"E, for 248.72 feet to the point of curvature of a curve concave Westerly; (3) thence Northerly along the arc of said curve, having a radius of 1,233.00 feet, a central angle of 09°00'00", an arc length of 193.68 feet, and a chord bearing N04°29'06"E for 193.48 feet to the point of tangent; (4) thence N00°28'55"E, for 231.87 feet to the point of intersection with the Southerly Right-of-Way line of State Road 54 according to Official Records Book 3642, page 1264 of the Public Records of Pasco County, Florida; thence leaving said Easterly Right-of-Way line of Little Road, according to Official Records Book 1799, page 1788, N49°11'44"E, along said Southerly Right-of-Way line of State Road 54 according to Official Records Book 3642, page 1264, for 79.74 feet to the point of intersection with the Southerly Right-of-Way line of State Road 54 according to Official Records Book 3760, page 1578 of the Public Records of Pasco County, Florida; thence the following ten (10) courses along the Southerly Right-of-Way line of State Road 54 according to said Official Records Book 3760, page 1578, Official Records Book 3642, page 1264 of the Public Records of Pasco County, Florida,

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON RECORD DOCUMENTS AS NOTED HEREIN AND THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY TITLED "PHASE I & PARCEL B", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC, JOB NUMBER 238-04, DATED 5-29-02, LAST REVISED 9-16-02 AND IS SUBJECT TO AN ACCURATE FIELD LAND BOUNDARY SURVEY.

PREPARED FOR: HOSPITAL CORPORATION OF AMERICA

SHEET DESCRIPTION: MITCHELL RANCH PLAZA DRI

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	
NONE	1-28-2010	LCS	LCS	LCS	SEE SHEETS 1–3 FOR LEGAL DESCRIPTION SEE SHEETS 4–5 FOR SKETCH
JOB No.: 2005-29G	EPN: N/A	SECTION: 23, 24,25&26	TOWNSHIP: 26 S	RANGE: 16 E	

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS
SURVEYORS & PLANNERS
3030 Starkey Blvd.
New Port Richey, Florida 34655
(727) 849-7588
Certificate of Authorization: LB 6707
State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

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THIS IS NOT A SURVEY

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BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NE 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING N89°31'39"W.

Official Records Book 5567, page 865 of the Public Records of Pasco County, Florida, said Official Records Book 3642, page 1264 and Official Records Book 4128, page 327 of the Public Records of Pasco County, Florida, respectively; (1) thence S89°32'52"E, for 607.24 feet; (2) thence N77°03'37"E, for 66.13 feet to the point of intersection with a non-tangent curve, concave Southerly; (3) thence Easterly along the arc of said curve, from a radial bearing of N00°43'52"W, having a radius of 29,027.11 feet, a central angle of 00°36'09", an arc length of 305.22 feet, and a chord bearing N89°34'12"E for 305.22 feet to the point of tangent; (4) thence N00°04'47"W, for 13.00 feet to the point of intersection with a non-tangent curve, concave Southerly; (5) thence Easterly along the arc of said curve, from a radial bearing of N00°07'43"W, having a radius of 29,040.11 feet, a central angle of 00°01'38", an arc length of 13.82 feet, and a chord bearing N89°53'06"E for 13.82 feet to the point of tangent; (6) thence N89°53'56"E, for 195.21 feet; (7) thence S00°07'26"E, for 13.00 feet; (8) thence N89°54'15"E, for 670.05 feet; (9) thence S89°55'10"E, for 611.17 feet; (10) thence N88°57'25"E, for 43.12 feet to the Northeast corner of that certain property as described in Official Records Book 4979, page 153 of the Public Records of Pasco County, Florida; thence leaving said Southerly Right-of-Way line of State Road 54 according to Official Records Book 4128, page 327, S00°00'08"W, along the East line of said certain property as described in Official Records Book 4979, page 153, for 1,650.56 feet to the Southeast corner of said certain property as described in Official Records Book 4979, page 153, same being the Northeast corner of that certain property as described in Official Records Book 6048, page 624 of the Public Records of Pasco County, Florida; thence the following eight (8) courses along the Easterly line of said certain property as described in Official Records Book 6048, page 624; (1) thence S58°31'13"W, for 9.29 feet; (2) thence S07°44'28"W, for 7.24 feet; (3) thence S15°26'38"W, for 99.52 feet; (4) thence S12°02'15"W, for 84.00 feet; (5) thence S13°13'56"W, for 114.46 feet; (6) thence S09°29'24"W, for 76.40 feet; (7) thence S10°08'55"W, for 98.58 feet; (8) thence S11°15'28"W, for 211.00 feet; thence leaving said Easterly line of that certain property as described in Official Records Book 6048, page 624, N90°00'00"W, for 634.29 feet to the point of intersection with the Southerly line of said certain property as described in Official Records Book 6048, page 624; thence the following fourteen (14) courses along said Southerly line of that certain property as described in Official Records Book 6048, page 624; (1) thence N70°18'15"W, for 16.75 feet; (2) thence N77°43'45"W, for 62.52 feet; (3) thence N81°41'15"W, for 44.80 feet; (4) thence S81°59'17"W, for 67.45 feet; (5) thence S87°25'04"W, for 54.38 feet; (6) thence S85°57'21"W, for 45.57 feet; (7) thence S71°18'17"W, for 35.14 feet to the point of curvature of a curve concave Northeasterly; (8) thence Northwesterly along the arc of said curve, having a radius of 48.00 feet, a central angle of 141°40'19", an arc length of 118.69 feet, and a chord bearing N37°51'34"W for 90.68 feet to the point of tangent; (9) thence N32°58'35"E, for 21.47 feet; (10) thence N37°36'30"E, for 44.46 feet; (11) thence N21°12'56"E, for 56.79 feet; (12) thence N12°30'35"E, for 86.41 feet; (13) thence N00°55'10"E, for 45.74 feet; (14) thence N07°53'53"E, for 60.35 feet to the point of intersection with a Westerly line of said certain property as described in Official Records Book 5567, page 865; thence the following eight (8) courses along

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PREPARED FOR: HOSPITAL CORPORATION OF AMERICA

SHEET DESCRIPTION: MITCHELL RANCH PLAZA DRI

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	
NONE	1-28-2010	LCS	LCS	LCS	SEE SHEETS 1–3 FOR LEGAL DESCRIPTION SEE SHEETS 4–5 FOR SKETCH
JOB No.: 2005-29G	EPN: N/A	SECTION: 23, 24,25&26	TOWNSHIP: 26 S	RANGE: 16 E	

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ROBERT C. WRIGHT, JR.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 4965
STATE OF FLORIDA

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said Westerly line of that certain property as described in Official Records Book 5567, page 865; (1) thence leaving said Southerly line of that certain property as described in Official Records Book 6048, page 624, continue N07°53'53"E, for 33.59 feet; (2) thence N12°26'06"E, for 80.64 feet; (3) thence N23°39'13"E, for 53.06 feet; (4) thence N06°11'44"W, for 69.13 feet; (5) thence N50°50'10"W, for 76.17 feet; (6) thence N85°43'27"W, for 24.18 feet; (7) thence N66°42'23"W, for 33.23 feet; (8) thence N71°26'59"W, for 43.78 feet to the point of intersection with said Southerly line of that certain property as described in Official Records Book 6048, page 624; thence the following forty-three (43) courses along said Southerly line of that certain property as described in Official Records Book 6048, page 624; (1) thence leaving said Westerly line of that certain property as described in Official Records Book 5567, page 865, continue N71°26'59"W, along said line, for 12.21 feet; (2) thence N84°23'47"W, for 97.63 feet; (3) thence S71°18'14"W, for 28.68 feet; (4) thence N85°09'00"W, for 54.45 feet; (5) thence S00°01'08"W, for 25.34 feet; (6) thence N85°09'45"W, for 8.49 feet; (7) thence S88°18'16"W, for 34.63 feet; (8) thence S78°30'34"W, for 35.50 feet; (9) thence S66°50'37"W, for 50.30 feet; (10) thence S56°32'09"W, for 60.92 feet; (11) thence S36°59'50"W, for 42.36 feet; (12) thence S41°12'08"W, for 47.44 feet; (13) thence S28°51'10"W, for 61.44 feet; (14) thence S16°34'00"W, for 27.39 feet; (15) thence S29°16'36"E, for 20.68 feet; (16) thence S11°49'33"E, for 23.79 feet; (17) thence S01°47'50"E, for 88.47 feet; (18) thence S29°48'20"W, for 83.05 feet; (19) thence S43°16'50"W, for 53.31 feet; (20) thence S65°49'10"W, for 69.44 feet; (21) thence S88°05'57"W, for 43.43 feet; (22) thence N86°00'14"W, for 76.43 feet; (23) thence N68°40'45"W, for 62.38 feet; (24) thence S85°08'48"W, for 73.00 feet; (25) thence N86°55'58"W, for 55.62 feet; (26) thence N83°05'13"W, for 30.48 feet; (27) thence N83°07'44"W, for 47.35 feet; (28) thence S85°23'43"W, for 40.35 feet; (29) thence N80°45'07"W, for 43.89 feet; (30) thence N78°47'05"W, for 44.75 feet; (31) thence N77°34'39"W, for 38.16 feet; (32) thence N78°28'56"W, for 36.11 feet; (33) thence N89°09'26"W, for 28.16 feet; (34) thence N40°46'34"W, for 26.00 feet; (35) thence N73°34'27"W, for 38.71 feet; (36) thence S38°28'40"W, for 33.56 feet; (37) thence S74°48'43"W, for 35.05 feet; (38) thence S78°33'32"W, for 30.18 feet; (39) thence S16°18'48"W, for 30.00 feet; (40) thence N88°07'51"W, for 29.68 feet; (41) thence S24°22'48"W, for 34.61 feet; (42) thence S44°16'24"W, for 33.24 feet; (43) thence N89°55'08"W, for 74.75 feet to the POINT OF BEGINNING.

Containing 5,518,266 square feet or 126.682 acres, more or less.

Error of closure: 0.0164 feet (LCS)

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JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	
2005-29G	N/A	23, 24,25&26	26 S	16 E	

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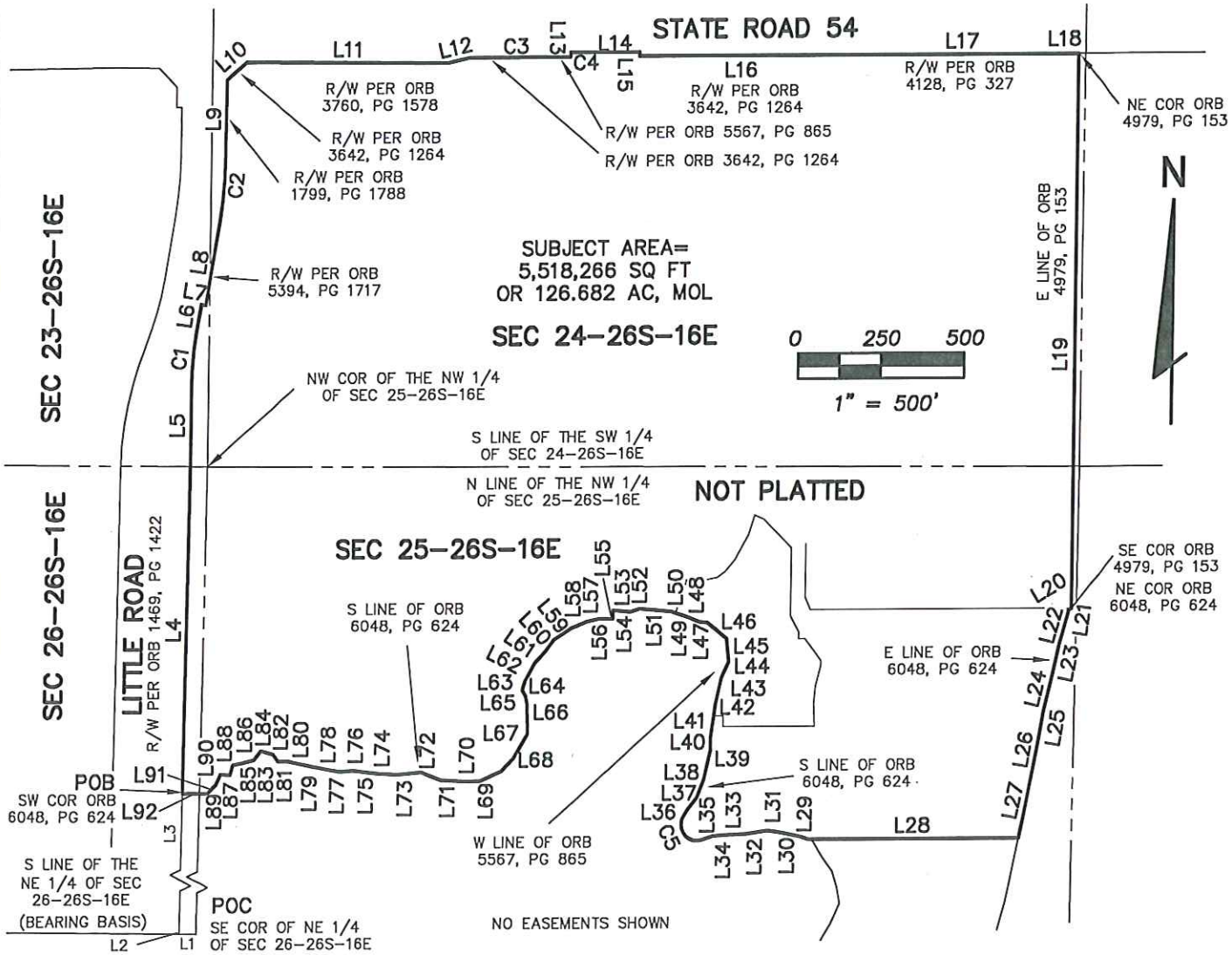

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SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEETS 1-3 FOR LEGAL DESCRIPTION SEE SHEETS 4-5 FOR SKETCH
1" = 500'	1-28-2010	LCS	LCS	LCS	
JOB No.: 2005-29G	EPN: N/A	SECTION: 23, 24,25&26	TOWNSHIP: 26 S	RANGE: 16 E	

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°31'39"W	50.17'
L2	N00°34'54"E	0.10'
L3	N00°39'53"E	1676.22'
L4	N00°39'53"E	970.40'
L5	N00°00'53"W	231.35'
L6	N08°59'09"E	80.09'
L7	S81°00'54"E	13.00'
L8	N08°59'06"E	248.72'
L9	N00°28'55"E	231.87'
L10	N49°11'44"E	79.74'
L11	S89°32'52"E	607.24'
L12	N77°03'37"E	66.13'
L13	N00°04'47"W	13.00'
L14	N89°53'56"E	195.21'
L15	S00°07'26"E	13.00'
L16	N89°54'15"E	670.05'
L17	S89°55'10"E	611.17'
L18	N88°57'25"E	43.12'
L19	S00°00'08"W	1650.56'
L20	S58°31'13"W	9.29'
L21	S07°44'28"W	7.24'
L22	S15°26'38"W	99.52'
L23	S12°02'15"W	84.00'
L24	S13°13'56"W	114.46'
L25	S09°29'24"W	76.40'
L26	S10°08'55"W	98.58'
L27	S11°15'28"W	211.00'
L28	N90°00'00"W	634.29'
L29	N70°18'15"W	16.75'
L30	N77°43'45"W	62.52'
L31	N81°41'15"W	44.80'
L32	S81°59'17"W	67.45'
L33	S87°25'04"W	54.38'
L34	S85°57'21"W	45.57'
L35	S71°18'17"W	35.14'
L36	N32°58'35"E	21.47'
L37	N37°36'30"E	44.46'
L38	N21°12'56"E	56.79'
L39	N12°30'35"E	86.41'
L40	N00°55'10"E	45.74'
L41	N07°53'53"E	60.35'
L42	N07°53'53"E	33.59'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N12°26'06"E	80.64'
L44	N23°39'13"E	53.06'
L45	N06°11'44"W	69.13'
L46	N50°50'10"W	76.17'
L47	N85°43'27"W	24.18'
L48	N66°42'23"W	33.23'
L49	N71°26'59"W	43.78'
L50	N71°26'59"W	12.21'
L51	N84°23'47"W	97.63'
L52	S71°18'14"W	28.68'
L53	N85°09'00"W	54.45'
L54	S00°01'08"W	25.34'
L55	N85°09'45"W	8.49'
L56	S88°18'16"W	34.63'
L57	S78°30'34"W	35.50'
L58	S66°50'37"W	50.30'
L59	S56°32'09"W	60.92'
L60	S36°59'50"W	42.36'
L61	S41°12'08"W	47.44'
L62	S28°51'10"W	61.44'
L63	S16°34'00"W	27.39'
L64	S29°16'36"E	20.68'
L65	S11°49'33"E	23.79'
L66	S01°47'50"E	88.47'
L67	S29°48'20"W	83.05'
L68	S43°16'50"W	53.31'
L69	S65°49'10"W	69.44'
L70	S88°05'57"W	43.43'
L71	N86°00'14"W	76.43'
L72	N68°40'45"W	62.38'
L73	S85°08'48"W	73.00'
L74	N86°55'58"W	55.62'
L75	N83°05'13"W	30.48'
L76	N83°07'44"W	47.35'
L77	S85°23'43"W	40.35'
L78	N80°45'07"W	43.89'
L79	N78°47'05"W	44.75'
L80	N77°34'39"W	38.16'
L81	N78°28'56"W	36.11'
L82	N89°09'26"W	28.16'
L83	N40°46'34"W	26.00'
L84	N73°34'27"W	38.71'

LINE TABLE		
LINE	BEARING	LENGTH
L85	S38°28'40"W	33.56'
L86	S74°48'43"W	35.05'
L87	S78°33'32"W	30.18'
L88	S16°18'48"W	30.00'
L89	N88°07'51"W	29.68'
L90	S24°22'48"W	34.61'
L91	S44°16'24"W	33.24'
L92	N89°55'08"W	74.75'

LEGEND

AC = Acre(s)
COR = Corner
E = East(erly)
FT = Feet
MOL = More or Less
N = North(erly)
ORB = Official Records Book
POB = Point of Beginning
POC = Point of Commencement
PG = Page(s)
R/W = Right-of-Way
S = South(erly)
SEC = Section
SQ = Square
W = West(erly)

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	1100.00'	172.79'	172.61'	N04°29'09"E	09°00'00"	
C2	1233.00'	193.68'	193.48'	N04°29'06"E	09°00'00"	
C3	29027.11'	305.22'	305.22'	N89°34'12"E	00°36'09"	N00°43'52"W
C4	29040.11'	13.82'	13.82'	N89°53'06"E	00°01'38"	N00°07'43"W
C5	48.00'	118.69'	90.68'	N37°51'34"W	141°40'19"	

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2005-29G	N/A	23, 24,25&26	26 S	16 E

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SEE SHEETS 4-5 FOR SKETCH

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EXHIBIT D

Developer Commitments
Pages 3-6 of the TBRPC
Final NOPC Report

deviation.

"changes to a setback that do not affect noise buffers, environmental protection or mitigation areas, or archaeological or historical resources" is not a substantial deviation.

"changes in the configuration of internal roads that do not affect external access points" is not a substantial deviation.

"Except for the change authorized by subsubparagraph 2.f., any addition of land not previously reviewed or <u>any change not specified in paragraph (b) or paragraph (c) shall be presumed to create a substantial deviation</u>. This presumption may be rebutted by clear and convincing evidence." [underline has been added to express intended provisions of current application]

<u>DISCUSSION</u>

The following statements serve as representations made by, or on behalf of, the applicant or are statements or recommendations made by Tampa Bay Regional Planning Council staff. These references/recommendations were relied upon by the Tampa Bay Regional Planning Council to determine that no further information would be required in conjunction with the current proposal:

1. Pending approval of the NOPC, as proposed, the revised development schedule will be as follows:

BUILDOUT	RETAIL (Sq. Ft.)	MEDICAL OFFICE (Sq. Ft.)	HOSPITAL (Beds)	HOTEL (Rooms)	DAY CARE (Sq. Ft.)	High Turnover RESTAURANT
Dec. 15, 2025	370,990	212,000	375	240	5,000	8,000

2. Although 358,655 sq. ft. of Retail is currently approved, 370,990 sq. ft. of Retail has already been constructed. The Developer alleged that *"an error in reporting the amount of retail development was made in the second NOPC submitted to Pasco County and the TBRPC in August, 2005. The incorrect retail amount was subsequently approved in the second amended DO which was approved by Pasco County on December 6, 2005."* The resulting reduction approved for Retail at that time was less than actually existed. (November 11, 2009 correspondence/Page 3/Response 5.a.)

3. *The existing stormwater system for the hospital/medical office site received a permit* [#49023007.016] *dated March 2, 2006 from SWFWMD to construct the ponds.* The existing stormwater system was intended to accommodate the redesigned eastern portion of the project. (February 22, 2010 Correspondence/Page 1/ Response to TBRPC #2)

4. The proposed 8,000 sq. ft. Restaurant was analyzed as a *"high turnover sit-down restaurant"* (ITE LUC 932). (February 22, 2010 Correspondence/Page 2/Response to TBRPC #3)

5. *There are only two remaining parcels for development within the DRI: the parcel owned by HCA Health Services which comprises the largest development parcel* [denoted as light blue on the attached proposed Master Development Plan] *and the parcel owned by AIG Baker MRP LLC* [denoted as yellow on the attached proposed Master Development Plan]. (February 22, 2010 Correspondence/Page 3/Response to

TBRPC #4)

6. *In addition to changing the frequency of reports from annual to biennial, the Applicant proposes to conduct biennial traffic monitoring which would be submitted with each report.* If this request is approved, the Development Order should be modified to require that the counts be within 90 days of Biennial Report submittal to ensure that they are current. (February 22, 2010 Correspondence/Page 4/Response to TBRPC #6)

7. *There are no changes proposed for the project's external access points in terms of either number or location.* (February 22, 2010 Correspondence/Page 5/Response to TBRPC #7)

8. *The traffic analysis for this NOPC application considered a 100-bed Assisted Living Facility* [ALF] *as a replacement for a 240-room Hotel, see Table 21-4 of the NOPC traffic study... the project's* [proposed] *trade-off mechanism includes the ALF as "Assisted Living" and will be used if this land use is to be constructed on site.* (February 22, 2010 Correspondence/Page 5/Response to TBRPC #8)

9. *On the current Map H approved by Resolution 06-38 on December 6, 2005, the DRI boundary was inadvertently shown as smaller than the DRI boundary originally adopted. The revised Map H included in this Sufficiency Response restores the graphic portrayal of the DRI boundary to coincide with the originally approved boundary.* (February 22, 2010 Correspondence/Page 6/Response to TBRPC #11)

10. *The Applicant intends to keep the four0year span between the build-out date and expiration date at the extended timeframes...* (February 22, 2010 Correspondence/Page 8/Response to TBRPC #18)

11. *The approved number of project trips needs to be revised to those used in this NOPC traffic analysis. As indicated in Table 21-6, the p.m. peak hour trips include 3,102 trip generated, 2,738 external trips that would be recorded at the driveways, and 2,292 net external trips once pass-by capture trips are removed.* (February 22, 2010 Correspondence/Page 8/Response to TBRPC #19)

12. The Applicant has proposed the following Land Use Equivalency Matrix provisions which shall be recognized and included within the Amendment. It shall also be recognized that the Matrix shall only apply to Parcel 1 (owned by HCA Health Services of Florida, Inc.) and Parcel 2 (owned by AIG Baker MRP LLC). It is acknowledged that Pasco County may further refine the "minimums" and "maximums" associated with each of the project uses but drastic changes are not anticipated (February 22, 2010 Correspondence/Page 35/Table 21-18 Revised). The Tampa Bay Regional Planning Council and the Florida Department of Community Affairs shall be notified of any/all proposed (future) conversions of approved land uses a minimum of 14 days prior to consideration by the Pasco County Development Review Committee. Any approved conversion(s) shall be additionally recognized in the next Biennial Report to be submitted.

↓ CHANGE TO ↓	↓ CHANGE FROM ↓							
	HOTEL (1 Room)	ASSISTED LIVING (1 Bed)	HOSPITAL (1 Bed)	MEDICAL OFFICE (1,000 SF)	DAY CARE (1,000 SF)	RESTA-URANT - [High Turnover] (1,000 SF)	MINI-MUM	MAXI-MUM
HOTEL (1 Room)			2.0589	4.3486	19.6737	17.5658	0 Rms.	336 Rms.
ASST LIVING (1 Bed)	1.5901		3.2739	6.9146	31.2830	27.9312	0 Beds	140 Beds
HOSPITAL (1 Bed)	0.4857			2.1120	9.5552	8.5314	225 Beds	525 Beds
MED. OFFICE (1,000 Sq. Ft.)	0.2300		0.4735		4.5242	4.0394	73,200 SF	170,800 SF
DAY CARE (1,000 Sq. Ft.)	0.0508		0.1047	0.2210		0.8929	3,000 SF	7,000 SF
RESTAURANT (1,000 Sq. Ft.)	0.0569		0.1172	0.2476	1.1200		4,800 SF	11,200 SF

12. *This NOPC proposes to eliminate that restriction* [i.e. "No Vertical Development" along projects S.R. 54 frontage] *and allow new entitlements in the amount of 27,000 sq. ft. of Medical Office use and 8,000 sq. ft. of Restaurant use along the development parcels fronting S.R. 54. The traffic study evaluated the proposed new entitlements as a 15,000 sq. ft. Medical/Dental Office, a 12,000 sq. ft. Medical/Dental Office and a 8,000 sq. ft. High-Turnover sit-down Restaurant.* (February 22, 2010 Correspondence/Revised NOPC Application/No Page #/Response 5.c.)

13. *It should be noted that there are no proposed changes to the approved access points for the DRI. There are three driveways on Little Road and four driveways of S.R. 54, all of which have been constructed. This NOPC does not propose any change to the existing access points. A traffic signal currently exists at the Little Road/Mercy Way intersection and a second signal has been approved for the S.R. 54/Driveway 3 intersection. This second intersection will be signalized when warranted.* (February 22, 2010 Correspondence/Revised NOPC Application/No Page #/follows Response 5.j.)

14. The Applicant has projected Utility Demand estimates reflective of the proposed increases in Retail and Medical Office as well as establishment of limited Day Care and Restaurant entitlements. These estimates portray anticipated increases of 22,157 gallons per day (gpd) of potable water demand, 18,034 gpd of wastewater generation and 683 additional pounds of solid waste per day (February 22, 2010 Correspondence/Supplemental Document/Item II.E. - Analysis of Utility Demands). Pasco County Utilities shall ensure ability to meet these additional anticipated demands prior to potential approval of increased entitlements.

15. The following constitutes a reference to the number of approved project trips:

Estimated Trip Generation following project completion:	
P.M. Peak Hour Trips:	*3,102 (1,327 Inbound/1,775 Outbound)*
Net Ext. P.M. Peak Hour Trips:	*2,292 (922 Inbound/1,370 Outbound)*

Source: Mitchell Ranch Plaza DRI NOPC, November 11, 2009

16. The following constitutes the anticipated project traffic percentages on the impacted roadway links:

LOCATION	Total Traffic LOS Prior to Improvement	Project Traffic Contribution (%)	Required Improvement
Little Road: Old C.R. 54 to River Crossing Blvd/Trouble Creek Rd	F	8.4 NB/5.7 SB	Add 3rd NB/SB thru lanes

17. The following constitutes the anticipated project traffic percentages on the impacted roadway intersections:

LOCATION	Total Traffic LOS Prior To Improvement	Project Traffic Contribution (%)	Required Improvement
S.R. 54/Madison St	F	5.2	Add NB & SB RT lanes, restripe and add receiving lanes for 2nd EB & WB LT lanes.
S.R. 54/Seven Springs Blvd/ Rowan Road	F	6.1	Widen to add 4th EB & WB thru lane, add 3rd NB & SB thru lane, add 3rd NB, SB, EB & WB LT lanes, provide new signal.
S.R. 54/Old C.R. 54	F	9.5	Add EB LT lane w/receiving lane.
S.R. 54/Little Road	F	11.1	Add 3rd NB, SB, EB, and WB LT lanes and 2nd EB & WB RT lanes, provide new signal.
S.R. 54/Starkey Blvd	D (v/c>1)	47.4	Add 2nd SB LT lane
S.R. 54/Trinity Blvd.	F	4.8	Signalize when warranted by MUTCD.
S.R. 54/Gunn Hwy	F	24.7	Add 2nd NB LT lane and restripe to add 2nd WB LT lane.
Little Road/Trinity Blvd	F	17.4	Add 2nd EB LT lane
Little Road/Jaguar Trail	E (AM)	86.8	Add 2nd EB LT lane
Little Road/Old C.R. 54	F	10.6	Add 2nd EB LT lane and EB RT lane.
Little Road/River Crossing Blvd/Trouble Creek Road	F	5.9	Add 3rd thru lane NB and SB, 2nd NB & SB LT lanes, and convert WB RT lane to right/thru lane.
Little Road/DeCubellis Road/ Massachusetts Ave	F	4.8	Add 2nd EB LT lane and SB RT lane.
Starkey Blvd./River Crossing Blvd	F	1.6	Add 2nd LT lane with receiving lane EB and convert EB RT lane to right/thru lane.
East Lake Road/Trinity Blvd	E	4.8	Add 3rd WB LT lane with receiving lane.
East Lake Road/Keystone Road	F	1.6	Add 3rd NB, SB, EB, and WB thru lanes, 2nd NB & SB LT lanes, 3rd EB LT and provide free flow EB RT lane, provide new signal.
S.R. 54/Drive 3	F	100	Signalize when warranted by MUTCD
Little Road/Mercy Way	D (v/c = 1.05)	99.6	Add 2nd SB LT lane

ACRONYM LISTING:

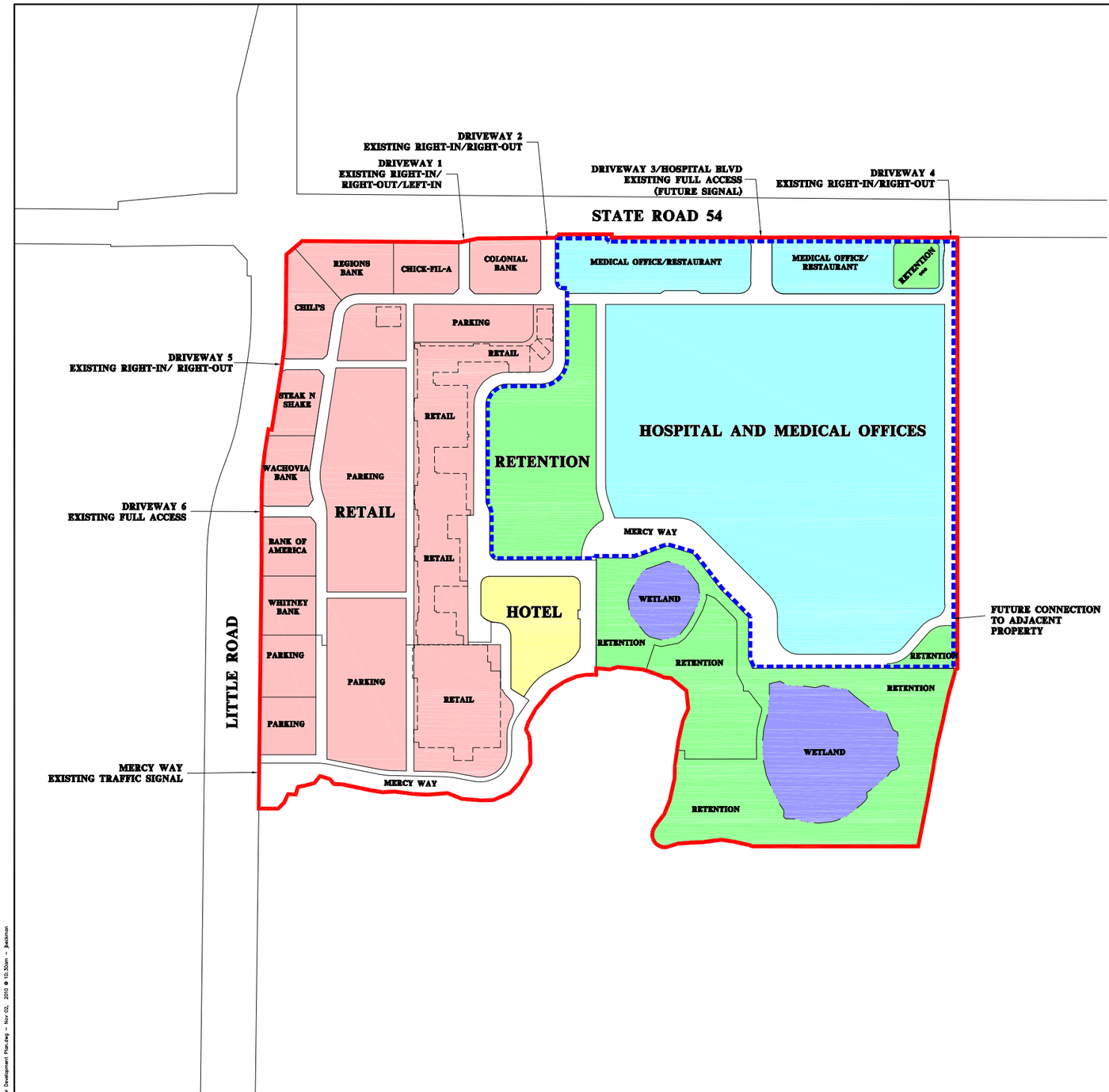
EB - East Bound	**NB - North Bound**	**RT – Right Turn**	**MUTCD - Manual on Traffic Control Devices**
SB – South Bound	**WB – West Bound**	**LT - Left-Turn**	

18. Proportionate share calculations have been provided by the applicant indicating an amount of $4,294,593.

RECOMMENDED ACTION

EXHIBIT E

Map H



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0 100 200 400

LAND USE*	TOTAL DEVELOPMENT (THROUGH 12-15-2025)
RETAIL	370,990 SF
HOTEL	240 ROOMS
HOSPITAL	375 BEDS
MEDICAL OFFICE	212,000 SF
DAY CARE CENTER**	5,000 SF
RESTAURANT	8,000 SF

NOTES:

*** Assisted Living Facility may be developed consistent with the approved Land Use Exchange Matrix.**

**** Day Care Center may be located anywhere within the Hospital's ownership parcel.**

***** Retention pond can be reconfigured within the east Medical Office/Restaurant parcel, subject to SWFWMD approval.**

= DRI BOUNDARY (126.7 acres)

= HOSPITAL BOUNDARY (55.4 acres)

DESIGNED -
DRAWN JEB
CHECKED JEB
D.C. CT

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.

FLORIDA DESIGN CONSULTANTS, INC.
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Tel. (727) 849-7588 - Fax. (727) 848-3648
E.B. No. 7421

PREPARED FOR.
HCA HEALTH SERVICES OF FLORIDA, INC.
3625 UNIVERSITY BOULEVARD SOUTH
JACKSONVILLE, FLORIDA 32216

SHEET DESCRIPTION.
MITCHELL RANCH PLAZA DRI
MASTER DEVELOPMENT PLAN
MAP H

NO.	DATE	REVISIONS	APP'D BY
3	10/2010	REVISE POND	
2	9/2010	REVISE POND, DRIVE NAMES	
1	2/2010	ADDRESS 1st SUFFICIENCY RESPONSE	

JOB NO. 238-03
CFN 222
F.B. & PG. NONE
DATE: 2/11/2010
SHT. 1 OF 1

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EXHIBIT F

Land Use Equivalency Matrix

Table 21-18 (Revised). Trade-off Mechanism

Trade-off Rates

Change From	Change To					
	Hotel	Assd Lvg	Hospital	Med Office	Day Care	HT Rest
Hotel	NA	1.5901	0.4857	0.2105	0.0508	0.0569
Assisted Living	0.6289	NA	0.3054	0.1324	0.0320	0.0358
Hospital	2.0589	3.2739	NA	0.4335	0.1047	0.1172
Medical-Dental Office	4.7498	7.5526	2.3069	NA	0.2414	0.2704
Day Care	19.6737	31.2830	9.5552	4.1420	NA	1.1200
HT Sit-Down Restaurant	17.5658	27.9312	8.5314	3.6982	0.8929	NA

Trade-off rates based on the following trip generation

Land Use	Size	Units	PM Peak Hour Total	Rate (Trips/Unit)
Hotel	240	Room	152	0.6333
Assisted Living	100	Beds	40	0.3983
Hospital	375	Beds	489	1.3040
Medical-Dental Office	122,000	1,000 Sq. Ft.	367	3.0082
Day Care Center	5,000	1,000 Sq. Ft.	62	12.4600
High-Turnover Sit-Down Restaurant	8,000	1,000 Sq. Ft.	89	11.1250

Minimum and Maximum Development Sizing

Land Use	Units	Analyzed Size	Minimum	Maximum
Hotel	Room	240	0	336
Assisted Living	Beds	100	0	140
Hospital	Beds	375	225	525
Medical-Dental Office*	1,000 Sq. Ft.	122,000	73,200	260,800
Day Care Center	1,000 Sq. Ft.	5,000	0	7,000
High-Turnover Sit-Down Restaurant	1,000 Sq. Ft.	8,000	0	11,200

Note: Max. for Medical-Dental Office includes building under constn.

Example 1: Trade-off 50 rooms of Hotel for Assisted Living =	50	x	1.5901	=	80	Beds
Example 2: Trade-off 1,000 SF of HT Rest. for Day Care =	1,000	x	0.8929	=	893	Sq. Ft.

Date: 6/3/2010

T:\238-04\Mitchell Ranch Plaza DRI\2009 Update\Sufficiency Response 2\[MRP 2009 Suff Resp 2.xls]Trade Off

EXHIBIT G

Proportionate Share Calculation

Table 21-16 (Revised). Mitchell Ranch Plaza DRI Proportionate Share Calculation for Links and Total (Including Pipeline Project)

Road / Intersection	Improvement	Impr No.	Project Traffic	Before Capacity	After Imp. Capacity	Capacity Increase	Cost	Percent Contribution	Total Prop Share Ph 1 & 2
SR 54 at Madison	Add NB and SB right turn lanes	1a	60	6,257	7,411	1,154	$ 341,407	5.2%	$ 17,751
	Restripe to add left turn lane WB (2)	11a					$ 20,000		$ 1,040
	Receiving lane for WB left turn	4a					$ 441,634		$ 22,962
SR 54 at Seven Springs Blvd	NB through lane for 0.50 mi long (3)	8a	132	8,140	10,674	2,534	$ 3,224,694	5.2%	$ 167,979
	SB through lane for 0.50 mi long (3)	8a					$ 3,224,694		$ 167,979
	EB through lane 0.50 mi long (4)	5					$ 5,340,347		$ 278,187
	WB through lane 0.50 mi long (4)	5					$ 5,340,347		$ 278,187
	Move thru lanes to provide left turn lanes EB, + WB	4					$ 4,067,119		$ 211,863
	Move thru lanes to provide left turn lanes NB, + SB	6a					$ 2,912,489		$ 151,716
	Provide new traffic signal	6					$ 363,492		$ 18,935
SR 54 at Old CR 54	EB left turn lane (2)	3	157	7287	8940	1653	$ 121,971	9.5%	$ 11,585
	Receiveing lane for EB left turn lane	4a					$ 441,634		$ 41,946
SR 54 at Little Rd	Move thru lanes to provide left turn lanes EB, + WB	4	319	8,784	11,743	2,959	$ 4,067,119	10.8%	$ 438,463
	Move thru lanes to provide left turn lanes NB + SB	6a					$ 2,912,489		$ 313,986
	EB through lane 0.50 mi long (4)	5					$ 5,340,347		$ 575,725
	WB through lane 0.50 mi long (4)	5					$ 5,340,347		$ 575,725
	Right turn lanes EB + WB (2)	1					$ 961,590		$ 103,666
	Provide new traffic signal	6					$ 363,492		$ 39,187
SR 54 at Starkey Blvd	SB left turn lane (2)	5a	92	8,292	8486	194	$ 75,285	47.4%	$ 35,702
SR 54 at Trinity	Signal (Based on increase in traffic)	6	65	1,283	1348		$ 363,492	4.8%	$ 17,527
SR 54 at Gunn Hwy	Add right turn land and convert existing right to NB left turn lane NB (2)	3a	53	8,001	8,222	221	$ 141,660	24.0%	$ 33,973
	Restripe to add left turn lane WB (2)	11a					$ 20,000		$ 4,796
	Receiving lane for WB left turn lane	4a					$ 441,634		$ 105,912
Little Rd at Trinity Blvd	EB left turn lane (2)	7a	48	5,671	5,947	276	$ 59,364	17.4%	$ 10,324
Little Rd at Jaguar Trail	EB left turn lane (2) (Uses AM analysis)	7a	131	5,463	5,614	151	$ 59,364	86.8%	$ 51,501
	SB left turn lane (2)	7a	284	6,036	6,321	285	$ 59,364	99.6%	$ 59,155
Date: 8/27/10	EB left turn lane (2)	7a	135	5,150	6,426	1,276	$ 59,364	10.6%	$ 6,281
	EB right turn lane (1)	3a					$ 141,660		$ 14,988
Little Rd at Cypress Lakes Blvd/Heritage Lake Blvd	NB through lane (3)	NA					In Link Impr.		
	SB through lane (3)	NA					In Link Impr.		
Little Rd at Rancho Del Rio Dr	NB through lane (3)	NA					In Link Impr.		
	SB through lane (3)	NA					In Link Impr.		
Little Rd at River Crossing Blvd/ Trouble Creek Rd	NB through lane (3)	NA	97	5,883	7,524	1,641	In Link Impr.	5.9%	
	SB through lane (3)	NA					In Link Impr.		
	NB left turn lane (2)	5a					$ 75,285		$ 4,450
	SB left turn lane (2)	5a					$ 75,285		$ 4,450
	Restripe WB right to right/thru lane	11a					$ 20,000		$ 1,182
Little Rd at DeCubellis Rd/Massachusetts Ave	EB left turn lane (2)	6a	65	6,044	7,391	1,347	$ 2,912,489	4.8%	$ 140,543
	SB right turn lane (1)	2a					$ 344,300		$ 16,614
Starkey Blvd at River Crossing	EB left turn lane (2)	7a	17	2,663	3,749	1,086	$ 59,364	1.6%	$ 929
	Receiving lane for WB left turn lane	4a					$ 441,634		$ 6,913
	Restripe EB right to right/through lane	11a					$ 20,000		$ 313
East Lake Rd at Trinity Blvd	WB left turn lane (3)	7a	64	5,959	7284	1325	$ 59,364	4.8%	$ 2,867
	Receiving lane for WB left	4a	64	5,959	7284	1325	$ 441,634	4.8%	$ 21,332
East Lake Rd at Keystone Rd	NB + SB through lanes (3)	8a	61	6,728	10,450	3,722	$ 5,203,953	1.6%	$ 85,288
	EB + WB through lanes (3)	8a					$ 5,203,953		$ 85,288
	NB + SB left turn lanes (2)	7a					$ 118,727		$ 1,946
	EB left turn lane (3)	7a					$ 59,364		$ 973
	EB free flow right turn lane	3a					$ 141,660		$ 2,322
	Receiving lane for EB free flow right	4a					$ 441,634		$ 7,238
	Provide new traffic signal	6					$ 363,492		$ 5,957
								Subtotal Intersections	$ 4,145,646

Note: Parenthesis following improvement = number of lanes after improvement
Impr No.= Number from Construction Costs Sheet

Date: 10/19/10 T:\238-04\Mitchell Ranch Plaza DRI\2009 Update\Response to Agency Comments\Alternate Calc\[Prop Share - 101910.xls]P2 Ints

Table 21-16 (Revised). Mitchell Ranch Plaza DRI Proportionate Share Calculation for Links and Total (Including Pipeline Project)

Road	From	To	Improvement	Direction	Impr No.	Cost per mile	Dist (mi)	Cost	Exist Cap	Impr Cap	Capacity Increase	Project Traffic	Project Percent	Proportionate Share
Little Rd	Old C.R. 54	Cypress Lakes/Heritage Lake Blvd	Widen from 4 LD to 6 LD	NB	9a	$ 3,468,578	0.68	$ 2,351,801	1,860	2,790	930	78	8.4%	$ 196,417
			Widen from 4 LD to 6 LD	SB	9a	$ 3,468,578	0.68	$ 2,351,801	1,530	2,290	760	44	5.7%	$ 134,985
Little Rd	Cypress Lakes/Heritage Lake Blvd	Ranch Del Rio Dr	Widen from 4 LD to 6 LD	NB	9a	$ 3,468,578	0.47	$ 1,642,319	1,860	2,790	930	78	8.4%	$ 137,163
			Widen from 4 LD to 6 LD	SB	9a	$ 3,468,578	0.47	$ 1,642,319	1,530	2,290	760	44	5.7%	$ 94,263
Little Rd	Ranch Del Rio Dr	N of River Crossing Blvd/ Trouble Creek Rd	Widen from 4 LD to 6 LD	NB	9a	$ 3,468,578	0.56	$ 1,957,645	1,860	2,790	930	78	8.4%	$ 163,498
			Widen from 4 LD to 6 LD	SB	9a	$ 3,468,578	0.56	$ 1,957,645	1,530	2,290	760	44	5.7%	$ 112,362
													Subtotal Links	$ 838,687
													Subtotal Intersections	$ 4,145,646
													Total Proportionate Share	$ 4,984,333

Pipeline Project

Road	From	To	Improvement	Direction	Impr No.	Cost per mile	Dist (mi)	Cost	Exist Cap	Impr Cap	Capacity Increase	Project Traffic	Project Percent	Proportionate Share
Little Rd	S of Mercy Way	S of S.R. 54	Widen from 4 LD to 6 LD	NB &SB	10a	$ 5,203,953	0.49	$ 2,569,452						$ 2,569,452
			Modify Signal at Mercy Way		12a			$ 59,000						$ 59,000
													Pipeline Project Total	$ 2,628,452

Note: Impr No.= Number from Construction Costs Sheet

Date: 10/19/10
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Table 21-16 (Revised). Mitchell Ranch Plaza DRI Proportionate Share Calculation for Links and Total (Including Pipeline Project)

Improvements to FDOT Roads

Impr. No.	Item	FDOT Subtotal	Total Construction Cost	Design & CEI		R/W (120% of FDOT Subtotal)	Total (FDOT Roads)	Cost per Direction
1	Right Turn Lane (Urban - with RW)	$ 170,193	$ 212,741	$ 63,822		$ 204,232	$ 480,795	
2	Left Turn Lane (Urban - with R/W)	$ 75,060	$ 93,824	$ 28,147		$ 90,072	$ 212,043	
3	Left Turn Lane (Urban - No R/W)		$ 93,824	$ 28,147			$ 121,971	
4	Move thru lanes to povide left turn lanes EB + WB or NB +SB (Add thru lane on outside (Urban - with R/W) (0.50 mile long)	$ 1,439,688	$ 1,799,610	$ 539,883		$ 1,727,626	$ 4,067,119	
5	Add Lanes (6 to 8) (Urban Condition-w/RW)	$ 7,561,554	$ 9,451,942	$ 2,835,583		$ 9,073,865	$ 21,361,389	$ 10,680,695
6	Traffic Signal 6-Lane Mast Arm (no R/W)		$ 279,609	$ 83,883			$ 363,492	

Improvements to County Roads

Impr. No.	Item	FDOT Subtotal	85% of FDOT Subtotal	Design and CEI (8%)	Contingency (10% of 85% of FDOT Subtotal)	R/W (120% of 85% of FDOT Subtotal)*	Total (County Roads)	Cost per Direction
1a	Right Turn Lane (Urban - no RW)	$ 170,193	$ 144,664	$ 11,573	$ 14,466		$ 170,704	
2a	Right Turn Lane (Urban - with RW)	$ 170,193	$ 144,664	$ 11,573	$ 14,466	$ 173,597	$ 344,300	
3a	Right Turn Lane (Rural - no RW)	$ 141,236	$ 120,051	$ 9,604	$ 12,005		$ 141,660	
4a	Add receiving lane on outside 0.25 Mi long (Rural Condition-no RW)	$ 440,313	$ 374,266	$ 29,941	$ 37,427		$ 441,634	
5a	Left Turn Lane (Urban - no R/W)	$ 75,060	$ 63,801	$ 5,104	$ 6,380		$ 75,285	
6a	Move thru lanes to povide left turn lanes EB + WB or NB +SB (Add thru lane on outside (Urban - with R/W) (0.50 mile long)	$ 1,439,688	$ 1,223,735	$ 97,899	$ 122,373	$ 1,468,482	$ 2,912,489	
7a	Left Turn Lane (Rural - no R/W)	$ 59,186	$ 50,308	$ 4,025	$ 5,031		$ 59,364	
8a	Add Lanes (4 to 6) (Urban Condition-w/RW)	$ 6,376,063	$ 5,419,654	$ 433,572	$ 541,965	$ 6,503,584	$ 12,898,775	$ 6,449,388
9a	Add Lanes (4 to 6) (Urban Condition-w/RW for ponds only on Little Rd)*	$ 6,376,063	$ 5,419,654	$ 433,572	$ 541,965	$ 541,965	$ 6,937,157	$ 3,468,578
10a	Add Lanes (4 to 6) (Rural Condition-no RW)	$ 5,188,388	$ 4,410,130	$ 352,810	$ 441,013		$ 5,203,953	$ 2,601,977
11a	Pavement Marking Changes			$ 20,000			$ 20,000	
12a	Modify Little Rd/Mercy Way Signal		$ 50,000	$ 4,000	$ 5,000		$ 59,000	

Note: *Impr. No.9a - R/W cost for ponds on Little road = 10% of 85% of FDOT Subtotal Cost.

Sources: FDC, FDOT District 7 Costs, June 2010

Date: 10/19/10

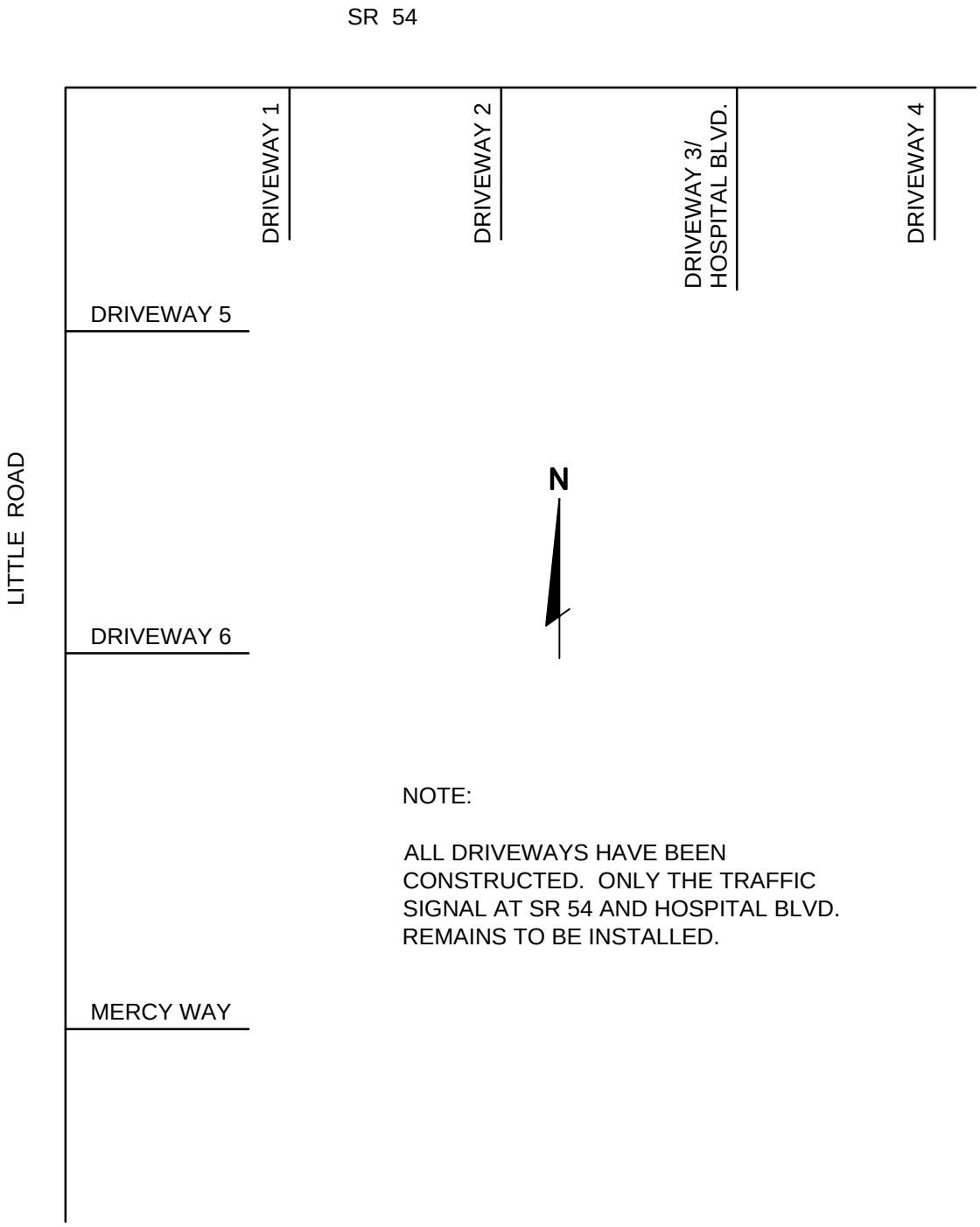
EXHIBIT H

Development Agreement*

* Incorporated by reference and on file with the Planning & Growth Management Department

EXHIBIT I

Site Access Improvements



NOTE:

ALL DRIVEWAYS HAVE BEEN CONSTRUCTED. ONLY THE TRAFFIC SIGNAL AT SR 54 AND HOSPITAL BLVD. REMAINS TO BE INSTALLED.

DESCRIPTION:	PROJECT No.	EPN:
MITCHELL RANCH PLAZA - DRIVEWAY LOCATIONS	2005-29	222

FLORIDA DESIGN CONSULTANTS, INC.
ENGINEERS, ENVIRONMENTALISTS, SURVEYORS & PLANNERS
3030 Starkey Blvd, New Port Richey FL 34655
Tel: (727) 849-7588 - Fax: (727) 848-3648

DATE:	FIGURE:
10-21-10	1
DRAWN BY: RAH	

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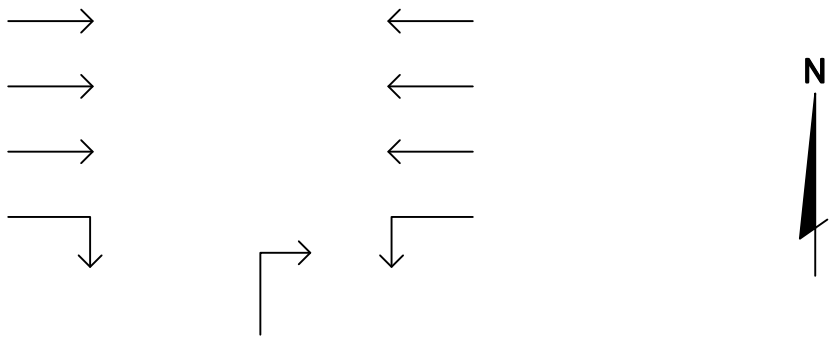
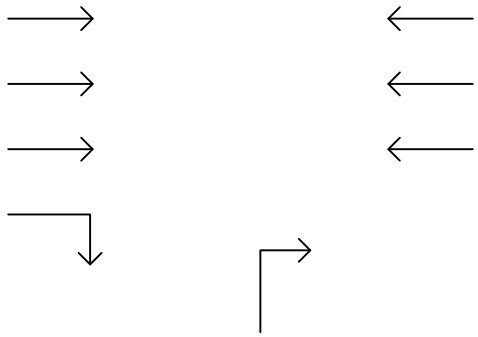
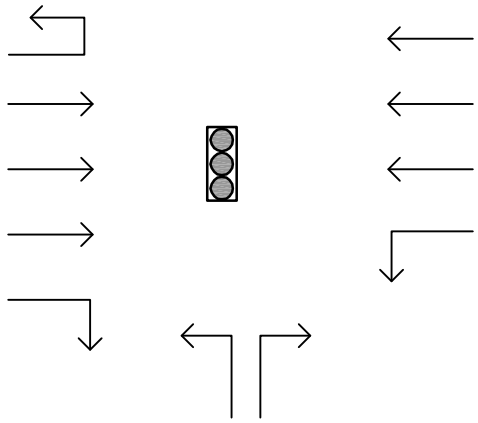


SR 54 AT DRIVEWAY 1



SR 54 AT DRIVEWAY 2



SR 54 AT DRIVEWAY 3/HOSPITAL BLVD.

DESCRIPTION:	PROJECT No.	EPN:
MITCHELL RANCH PLAZA - DRIVEWAY LOCATIONS	2005-29	222

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DATE:	FIGURE:
10-21-10	2
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K:\222\ProjData\Exhibits\222_DRIVEWAY LOCATIONS-2.dwg - Nov 01, 2010 @ 8:02am - rhall

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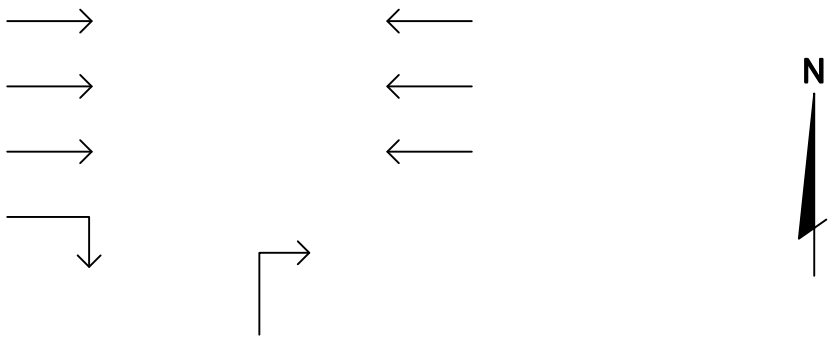

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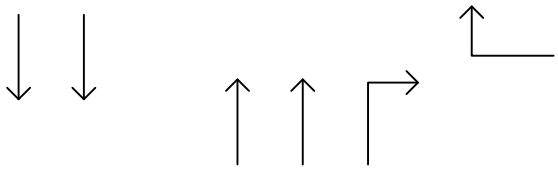
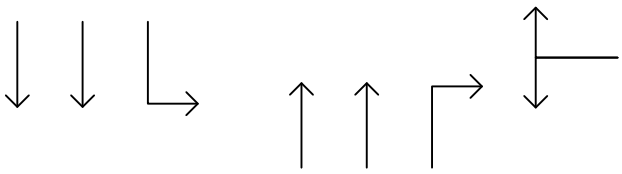


LITTLE ROAD AT DRIVEWAY 5



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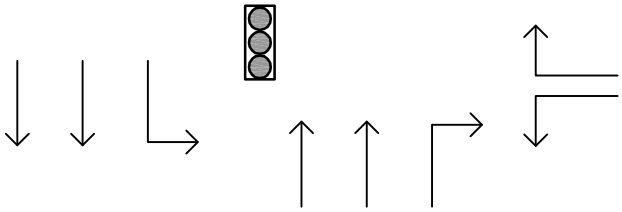

EXISTING SIGNAL

LITTLE ROAD AT MERCY WAY

K:\222\ProjData\Exhibits\222_DRIVEWAY LOCATIONS-3.dwg - Nov 01, 2010 @ 8:02am - rhall

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DATE:	FIGURE:
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