



ARS

Annual Report Summary

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DRI #243 - MITCHELL RANCH PLAZA PASCO COUNTY RY 2009-10

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 three times, most recently on December 21, 2010 (Resolution No. 11-114). The amendments have cumulatively authorized: extension of the buildout date (to December 15, 2025) and Development Order expiration date (to December 15, 2029); consolidation of project phases; addition of a 375-bed hospital, 212,000 sq. ft. of medical office, 8,000 sq. ft. restaurant, 5,000 sq. ft. day care facility and a 240-room hotel as approved uses; reduction of retail development by 63,557 sq. ft. (to 370,990 sq. ft.); elimination of movie theatre use; addition of a Land Use Equivalency Matrix; extension of the frequency of monitoring to biennial (even-numbered years); recognition of 2,738 net external p.m. peak hour approved trips; recognition of new project ownership (HCA Health Services of Florida, Inc.); elimination of the “No Vertical Development Restriction” stipulation along the property’s State Road 54 frontage; and corresponding Development Order and Map H modifications.

The following constitutes the approved development scenario:

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

PROJECT STATUS

Development this Reporting Year: construction continued on the 236-bed Trinity Medical Center Hospital and 90,000 sq. ft. of supporting medical office space.

Cumulative Development: 370,990 sq. ft. of commercial development (with 1,717 parking spaces) have been completed. As acknowledged above, the Hospital and initial medical office building remain under construction.

Projected Development: the developer anticipates continuing construction of the hospital and first medical offices building with anticipated completion scheduled for the Fall of 2011.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

1. *Nuisance and Exotic Species Maintenance and Wetland Impact Mitigation Maintenance Plans* were submitted in conjunction with the RY 2001-02 Annual Report in accordance with Conditions 5.c.(2) and 5.c.(3), respectively.
2. The Developer has submitted the results of the required traffic monitoring in accordance with Condition 5.j.(3)(a). The monitoring, which was conducted on April 29, 2010, revealed that the project is currently generating 1,830 (927 Inbound/903 Outbound) p.m. peak hour trips, equating to 73.64 percent of the approved 2,485 p.m. peak hour trips. It is noteworthy that the referenced trip counts include construction-related trips associated with development of the Hospital and initial medical office building. However, it is hereby stated that the approved number of project trips has subsequently increased to 2,738 p.m. peak hour net external trips as a result of the recent Amendment and supporting transportation analyses.
3. The Developer has acknowledged compliance with Condition 5.j.(11) in regard to signage and landscaping recommendations which resulted from the *State Road (S.R.) 54 Corridor Study*.

DEVELOPER OF RECORD

The following firms are jointly responsible for adhering to the Conditions of the Development Order:

HCA Health Services of Florida, Inc. 5637 Marine Parkway New Port Richey, FL 34655	AIG Baker, MRP, L.L.C. 1701 Lee Branch Lane Birmingham, AL 35242
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DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Pasco County is responsible for ensuring compliance with the terms and conditions of the Development Order.