| | |
|---|---|
| **Planning Commission** | Charles Grey, Chairman<br>Jaime Girardi, P.E., Vice Chairman<br>Christopher B. Poole, CPG<br>Jon Moody, P.E.<br>Matthew Munz, P.E.<br>Derek Pontlitz, CRPC |
| **School Board Representative** | Chris Williams |
| **Legal Counsel** | David Goldstein, Chief Assistant County Attorney |
| **Staff** | David Allen, Assistant County Administrator, Development Services<br>David Engel, MCRP, AICP, Director Planning, Development and Economic Growth<br>Nectarios Pittos, AICP, Director Planning Services<br>Patricia Crist Yingling, Planning Commission Agenda Coordinator<br>Nick Uhren, P.E., County Engineer |

# Pasco County
# Planning Commission Addendum Agenda
# Thursday, May 7, 2026
# 1:30 PM

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcast live on Pasco TV, YouTube Live, Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices must be turned off while in the Board Room.

The Planning Commission has final decision-making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appealable. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

**Call To Order**

**Moment of Silence**

**Pledge of Allegiance**

**Roll Call**

**Swearing In**

**Proof of Publication**

**Public Comment**

Citizens are given an opportunity to comment on items listed on the agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

**Consent**

**Public Hearings**

PC1 Comprehensive Plan Amendment (Continuance) — CPA24(07) CPAL Two Rivers- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11- Two Rivers PD.

**File Number** PDE26-0437
**Comm. Dist.** 1
**Recommendation** Continuance Requested

PC2 Zoning Amendment- Substantial Modification (Continuance)- Two Rivers MPUD Master Planned Unit Development Substantial Modification- EPG Two Rivers Development LLC et al.- A Rezoning Petition from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park on 3,396.5 Acres, Located in South East Pasco County, on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard

**File Number** PDE26-7856
**Comm. Dist.** 1
**Recommendation** Continuance Requested

PC3 Comprehensive Plan Amendment (Consent) – CPAS25(13) Revilo Ranch – Providing for a Comprehensive Plan Text Amendment to Goal FLU 6 Pasadena Hills to Amend Tables PH-2: VOPH Residential Conversion Chart and PH-3: VOPH Residential Conversion Chart; and a Text Amendment to Goal FLU 6, Land Use Classifications: Village Mixed Use – 2.

**File Number** PDE26-0356
**Comm. Dist.** 1
**Recommendation** Approve

PC4 Comprehensive Plan Amendment (Consent) - CPA25(01) Palmetto Ridge PD - Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.34 - Palmetto Ridge PD.

**File Number** PDE26-0033
**Comm. Dist.** 1
**Recommendation** Approve

PC5 Development Agreement (Consent) – Highland Homes, Clayton Properties Group Inc - To Design, Permit, and Construct a Portion of Hidden Creek Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

**File Number** PDE25-0193
**Comm. Dist.** 1
**Recommendation** Approve

P6 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304 Public Notice Requirements; Section 402.3 Conditional Uses; Section 407.2 Zoning Variances; Section 407.4 Alternative Relief; Section 407.5 Alternative Standards; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 508 AR-5MH Agricultural Mobile Home District; Section 509 E-R Estate-Residential District; Section 510 ER-2 Estate-Residential District; Section 511 R-MH Mobile Home District; Section 512 R-1MH Single-Family/Mobile Home District; Section 513 R-2MH Rural Density Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 518 MF-1 Multiple-Family Medium Density District; Section 519 MF-2 Multiple-Family High Density District; Section 520 MF-3 Multiple-Family High Density District; Creating Section 408 Reasonable Accommodations; Section 530.26 Standards For Community Residential Homes (Large); Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date

**File Number** PDE26-0025
**Comm. Dist.** ALL
**Recommendation** Approve

**Addendum**

APC7 Zoning Amendment Substantial Modification (Consent) - Palmetto Ridge MPUD – Palmetto Ridge Cattle Company LLC, EPG Palmetto Ridge Holding LLC, – Rezoning Request from an MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 2,800 Residential Dwelling Units and 100,0000 Square Feet of Commercial Uses and Associated Infrastructure on Approximately 3,536 Acres Located in North Central Pasco County on the North Side of State Road 52 approximately .5 miles East of the Intersection of State Road 52 and Ehren Cutoff

**File Number** PDE26-7877
**Comm. Dist.** 1
**Recommendation** Approval with Conditions

**Walk-Ons**

**Adjourn**

# LOCAL PLANNING AGENCY
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE26-0437 **DATE:** 5/7/2026

**SUBJECT:** Comprehensive Plan Amendment (Continuance) — CPA24(07) CPAL Two Rivers- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11- Two Rivers PD.

**REFERENCES:** All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC on 5/7/26 – BCC at DC on 6/2/26 – BCC at DC on 8/11/26

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

**RECOMMENDED AGENCY ACTION:**

Continue to June 11, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in Dade City.

**BACKGROUND:**

**PROJECT OVERVIEW**

The applicant is requesting a Comprehensive Plan Text Amendment to the Two Rivers PD Subarea Policy FLU 7.1.11 to:

- Increase the single-family residential entitlements from 3,875 to 4,047 to reflect prior Land Use Equivalency Matrix exchanges (an increase of 172 single family units).
- Increase the multifamily residential entitlements from 1,400 to 2,500. Out of the additional 1,100 multifamily residential entitlements here requested, 133 of those entitlements will be trip neutral based on the Land Use Equivalency Matrix exchanges discussed below. Of the increase noted for the Subarea Policy in multifamily residential entitlements, 767 units are new.
- Remove the age-restricted residential unit entitlement since 916 age-restricted residential units were exchanged via Land Use Equivalency Matrix for the 172 single family units noted above and for 200 additional multifamily residential entitlements. The remaining 209 age-restricted residential unit entitlements are proposed to be used for trip-neutral conversion for additional multifamily residential entitlements noted above.
- Increase the maximum retail use square footage from 630,000 to 1,335,000. This is an increase of 705,000 square feet that is new and additional to the project, which is not trip neutral.
- Add 300 beds for an assisted living facility use that is new to the project and therefore not trip neutral.
- Add 480 hotel rooms that are new to the project and therefore not trip neutral.
- Add a 35 acre recreation facility/water park that will, according to the accompanying MPUD Substantial Modification, be located on Parcel C at the northeast corner of SR 56 and US 301.

This agenda memo was prepared by: Robert Irving AICP, CNU-A, Planner II

| GENERAL INFORMATION | |
|---|---|
| Agent of Record (AOR) | Clarke Hobby, Hobby & Hobby PA |
| Applicant | Robert Thomas (Pasco Hills, LLC), Nicholas Dister (EPG Two Rivers Development, LLC) |
| Project Address | Zephyrhills |

| SITE DETAILS | | | | | | |
|---|---|---|---|---|---|---|
| Parcel ID | Acres | Existing Future Land Use(s) | Existing Zoning | Proposed Future Land Use(s) | Existing Use(s) | Proposed Use(s) |
| See attached Parcel ID Table for detailed parcel data. The Parcels listed on the table are those that are predominantly undeveloped/vacant to date. | | | | | | |

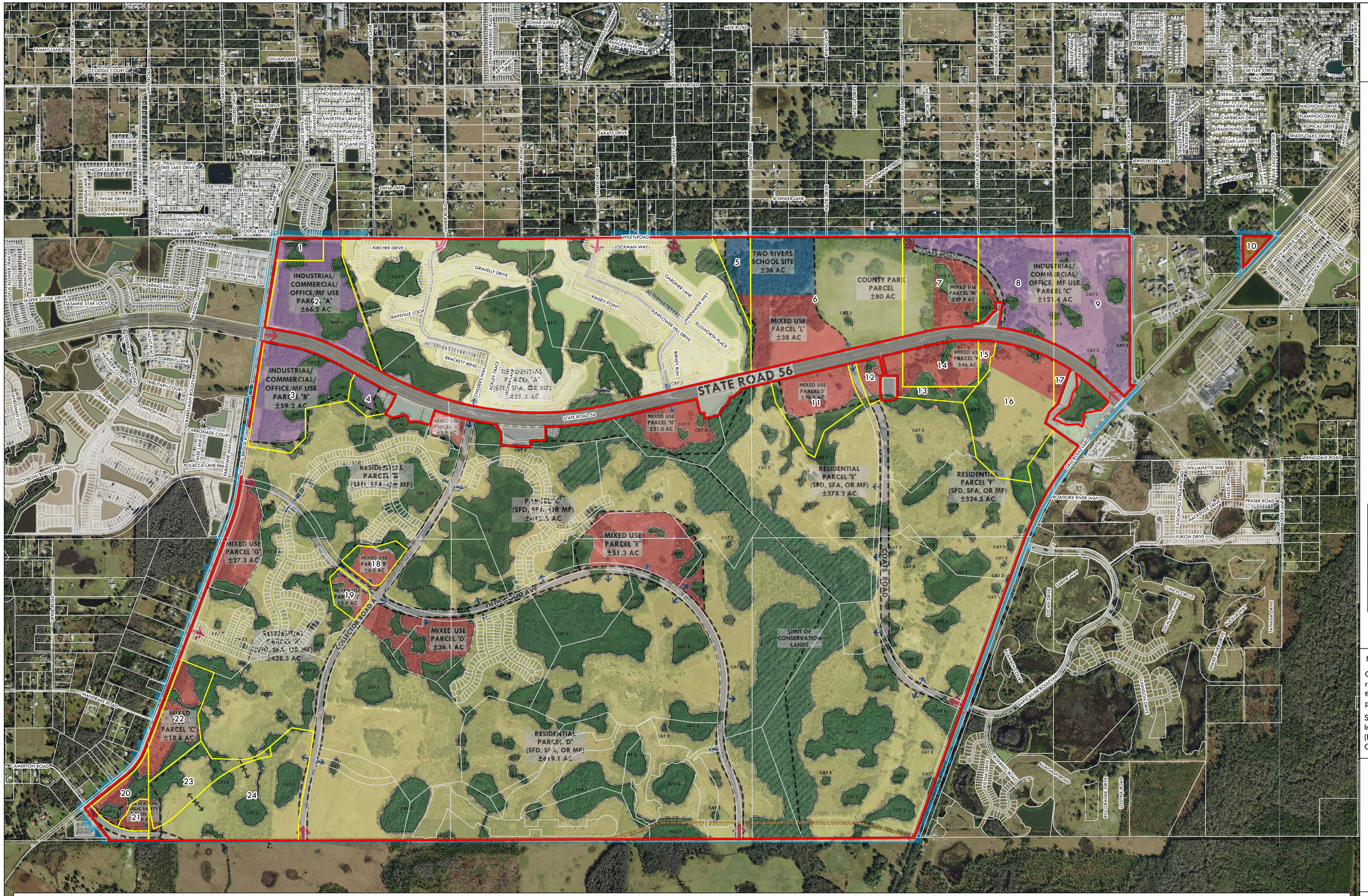
| SURROUNDING ZONING AND LAND USES | | | |
|---|---|---|---|
| | Zoning Districts | Future Land Use(s) (FLU) | Existing Use |
| North | R-MH Mobile Home District<br>A-R Agricultural Residential District | RES-3 (Residential-3 du/ga)<br>RES-6 (Residential-6 du/ga)<br>RES-9 (Residential-9 du/ga) | Residential |
| South | Hillsborough County Zoning District- PD Planned Development | Hillsborough County FLU- PEC-1/2 (Planned Environmental Community –1/2 1 du/2 ga) | Vacant |
| East | C-2 General Commercial District<br>MPUD Master Planned Unit Dveleopment<br>A-C Agricultural District | AT (Major Attractors)<br>PD (Planned Development)<br>RES-6 (Residential-6 du/ga)<br>COM (Commercial) | Residential Commerical |
| West | MPUD Master Planned Unit Dveleopment<br>A-R Agricultural Residential District | PD (Planned Development)<br>RES-1 (Residential-1 du/ga) | Residential Commerical |

| | | | |
|---|---|---|---|
| | C-1 Neighborhood Commercial District | | |

**FISCAL IMPACT/COST/REVENUE STATEMENT:**
Funding is not required for this action. Pursuant to Section 125.66(3)(c)7.b., Florida Statutes the proposed amendment is exempt from the requirement to complete a Business Impact Estimate (BIE).

**ATTACHMENT(S):**
1. PDE26-0437: Parcel ID Table
2. PDE26-0437: Proof of Publication
3. PDE26-0437: Affidavit of Notice

| | A | B | C | D | E | F |
|---|---|---|---|---|---|---|
| 1 | **Map ID** | **Parcel ID** | **Acres** | **Existing Future Land Use** | **Existing Zoning** | **Proposed FLU** |
| 2 | 1 | 30-26-21-0000-00100-0090 | 7.50 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 3 | 2 | 30-26-21-0000-00100-0000 | 54.03 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 4 | 3 | 30-26-21-0000-00100-0010 | 50.85 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 5 | 4 | 30-26-21-0000-00100-0080 | 8.82 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 6 | 5 | 29-26-21-0000-00100-0000 | 12.60 | PD(Planned Development), CON (Conservation Lands) | MPUD Master Planned Unit Development | PD (Planned Development), CON (Conservation Lands) |
| 7 | 6 | 28-26-21-0000-00100-0000 | 126.61 | PD (Planned Development), CON (Conservation Lands) | MPUD Master Planned Unit Development | PD (Planned Development), CON (Conservation Lands) |
| 8 | 7 | 28-26-21-0000-00300-0000 | 49.81 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 9 | 8 | 28-26-21-0000-00100-0020 | 49.62 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 10 | 9 | 27-26-21-0000-00200-0000 | 71.55 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 11 | 10 | 27-26-21-0010-00300-0000 | 3.28 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 12 | 11 | 28-26-21-0000-00100-0070 | 32.74 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 13 | 12 | 28-26-21-0000-00100-0090 | 6.01 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 14 | 13 | 28-26-21-0000-00100-0010 | 10.20 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 15 | 14 | 28-26-21-0000-00300-0010 | 22.87 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 16 | 15 | 28-26-21-0000-00100-0110 | 3.52 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 17 | 16 | 28-26-21-0000-00100-0100 | 63.39 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 18 | 17 | 27-26-21-0000-00200-0020 | 3.08 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 19 | 18 | 31-26-21-0000-00100-0090 | 11.57 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 20 | 19 | 31-26-21-0000-00100-0080 | 8.69 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 21 | 20 | 36-26-20-0000-00200-0000 | 12.33 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 22 | 21 | 36-26-20-0000-00200-0040 | 5.02 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 23 | 22 | 31-26-21-0000-00100-0030 | 28.55 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 24 | 23 | 31-26-21-0000-00100-0020 | 26.05 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |
| 25 | 24 | 31-26-21-0000-00100-0000 | 71.00 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) |



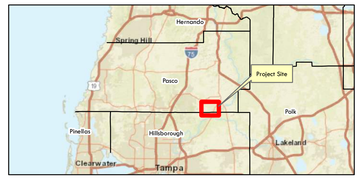

# Clearview LAND DESIGN, P.L.

3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

Legend

- Two Rivers - 3,396.5 ± Acres
- Parcels of Interest
- Parcel Boundary

Vicinity Map




T: 26 R: 21

Notes:

Clearview Land Design or Pasco County make no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. Aerial: SWFWMD, 2023

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

1 inch = 800 feet

0 800 1,600 3,200 Feet

Figure: Parcels of Interest Ownership Map

Project: Two Rivers

Pasco County

Filename: TR_POI_20240917_24x36_wcs

Map Date: 9/17/2024

Map Prepared By: WCS

## Parcels of Interest

**Map ID, Parcel ID, Owner Name**

1, 30-26-21-0000-00100-0090, PASCO HILLS LLC
2, 30-26-21-0000-00100-0000, PASCO HILLS LLC
3, 30-26-21-0000-00100-0010, PASCO HILLS LLC
4, 30-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
5, 29-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
6, 28-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
7, 28-26-21-0000-00300-0000, EPG TWO RIVERS QOZP LLC
8, 28-26-21-0000-00100-0020, EPG TWO RIVERS QOZP LLC
9, 27-26-21-0000-00200-0000, EPG TWO RIVERS QOZP LLC
10, 27-26-21-0010-00300-0000, PASCO HILLS LLC
11, 28-26-21-0000-00100-0070, EPG TWO RIVERS QOZP LLC
12, 28-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
13, 28-26-21-0000-00100-0010, EPG TWO RIVERS QOZP LLC
14, 28-26-21-0000-00300-0010, EPG TWO RIVERS QOZP LLC
15, 28-26-21-0000-00100-0110, EPG TWO RIVERS QOZP LLC
16, 28-26-21-0000-00100-0100, EPG-TWO RIVERS LLC
17, 27-26-21-0000-00200-0020, EPG-TWO RIVERS LLC
18, 31-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
19, 31-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
20, 36-26-20-0000-00200-0000, PASCO HILLS LLC
21, 36-26-20-0000-00200-0040, EPG TWO RIVERS QOZP LLC
22, 31-26-21-0000-00100-0030, PASCO HILLS LLC
23, 31-26-21-0000-00100-0020, EPG-TWO RIVERS LLC
24, 31-26-21-0000-00100-0000, EPG-TWO RIVERS LLC

Document Path: P:\Two Rivers\Master Plan\GIS\MapFiles\TR_POI_20240917_24x36_wcs.mxd

**85741**

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-035 was published in said newspaper by print in the issues of 04/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **04/22/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

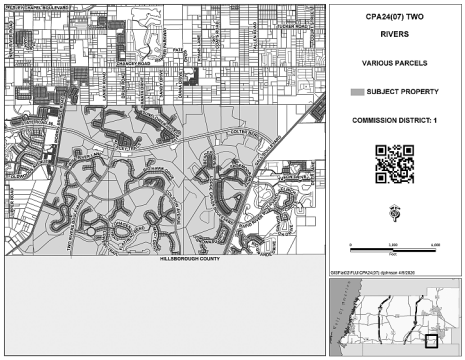
JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

# NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.11 TWO RIVERS; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPA24(07) CPAL Two Rivers]




On Thursday, May 7, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency, will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, June 2, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a transmittal public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, August 11, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

# NOTICE OF AMENDMENTS TO THE LAND DEVELOPMENT CODE FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 304 PUBLIC NOTICE REQUIREMENTS; SECTION 402.3 CONDITIONAL USES; SECTION 407.2 ZONING VARIANCES; SECTION 407.4 ALTERNATIVE RELIEF; SECTION 407.5 ALTERNATIVE STANDARDS; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 504 AC-1 AGRICULTURAL DISTRICT; SECTION 505 A-R AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 506 AR-1 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 507 AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 508 AR-5MH AGRICULTURAL MOBILE HOME DISTRICT; SECTION 509 E-R ESTATE-RESIDENTIAL DISTRICT; SECTION 510 ER-2 ESTATE-RESIDENTIAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 512 R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT; SECTION 513 R-2MH RURAL DENSITY MOBILE HOME DISTRICT; SECTION 514 R-1 RURAL DENSITY RESIDENTIAL DISTRICT; SECTION 515 R-2 LOW DENSITY RESIDENTIAL DISTRICT; SECTION 516 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; CREATING SECTION 408 REASONABLE ACCOMMODATIONS; SECTION 530.26 STANDARDS FOR COMMUNITY RESIDENTIAL HOMES (LARGE); APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.**

On Thursday May 7, 2026, at 1:30 p.m., the Pasco County Planning Commission convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, June 16, 2026, at 1:30 p.m. the Pasco County Board of County Commissioners will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

On Tuesday, August 11, 2026, at 1:30 p.m. the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

# AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Anna Ritenour

Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): parcel map attached

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: TWO RIVERS MPUD and CPAL

Project Number: RZ 7856 | CPA 24(07)

Request: Substantial Modification to MPUD | Amend Policy FLU 7.1.11

That attached is the following:

_____ Proof of publication from the _____ *(newspaper name, if applicable).*

✓ Certificate of mailing for the notices, which were mailed on 4/17/2026. *(date)*

✓ Photos showing the placement of and language on the signage, which was posted on 4/17/2026. *(date)*

**STATE OF FLORIDA**
**COUNTY OF PASCO**

*Stamp and Seal*

KAYLA WITKOWSKI
Notary Public
State of Florida
Comm# HH431287
Expires 8/8/2027

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this April 20, 2026, by Anna Ritenour who is personally known to me or who has produced _____ as identification.

Notary Signature: Kayla Witkowski

Name Printed: Kayla Witkowski

/2

Clearview
LAND DESIGN, P.L.

April 17, 2026

Dear Property Owner:

Notice is hereby given that an application has been filed with Pasco County Government for:

**PROJECT:** **Two Rivers Comprehensive Plan Text Amendment**

**PETITION #:** **CPA24(07) CPAL Two Rivers**

**REQUEST:** Comprehensive Plan Text Amendment (CPAL) to Policy FLU 7.1.11 to allow for an increase of 900 multifamily units, 705,000 square feet of retail, a 300-bed assisted living facility, 480 hotel rooms, and a water park, and the removal of single-family age restricted entitlements

**OWNER/**
**APPLICANT:** EPG Two Rivers Development, LLC

**PUBLIC HEARINGS FOR CONSIDERATION OF THESE APPLICATIONS WILL BE HELD ON:**

| DATE | HEARING | LOCATION | TIME |
|---|---|---|---|
| **May 5, 2026** | Planning Commission/Local Planning Agency | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **June 2, 2026** | Board of County Commissioners Transmittal | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **August 11, 2026** | Board of County Commissioners Adoption | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |

**ON OCCASION, APPLICATIONS MAY BE CONTINUED.** Prior to attending a public hearing, please verify this item has not been continued to a later date by accessing the agenda on Pasco County website (pascocountyfl.net/government/agendas___minutes_.php) or call (727) 847-8142 for verification.

Virtual Public Comment: The public or land use applicants may elect to provide comments through WebEx or other virtual meeting software as may be established by the County Administrator from time to time ("Virtual Participants"). Virtual Participants will need to pre-register by completing a Public Comment Form, either by going to the County's website https://www.pascocountyfl.gov/government/agendas_minutes.php, or by calling the County's Customer Service Center at 727-847-2411. The application and plans are available for public inspection by calling 727-847-8142.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition. Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.


3010 W. Azeele St., Suite 150, Tampa, FL 33609 • publicnotice@clearviewland.com • (813)-223-3919

**LOCATION MAP**

**If you are a person with a disability who needs any accommodation in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (v) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days, if you are hearing or voice impaired, call 711.**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Clearview
LAND DESIGN, P.L.

April 17, 2026

Dear Property Owner:

Notice is hereby given that an application has been filed with Pasco County Government for:

**PROJECT:** **Two Rivers MPUD Major Modification**

**PETITION #:** RZ-7856

**REQUEST:** Substantial modification for an increase of 900 multifamily entitlements, 705,000 square feet of retail, 480 hotel rooms, and a water park, and elimination of single-family age-restricted entitlements.

**OWNER/**
**APPLICANT:** EPG Two Rivers Development, LLC

**PUBLIC HEARINGS FOR CONSIDERATION OF THESE APPLICATIONS WILL BE HELD ON:**

| DATE | HEARING | LOCATION | TIME |
|---|---|---|---|
| **May 7, 2026** | Planning Commission | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **August 11, 2026** | Board of<br>County Commissioners | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |

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TWO RIVERS

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From: Anna Rhenour

**CLEARVEW LAND DESIGN, P.L.**
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**Tampa, FL 33609**

To:

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J.T.

**Project: Two Rivers (CPA and REZONE)**

| | NAME 1 | NAME 2 | ADDRESS1 | CITY | STATE | ZIP | COUNTRY |
|---|---|---|---|---|---|---|---|
| 1 | 34247 CARRONADE COURT LAND TRUST | TIPPANWAR PRAJAKTA RAMKRISHNA & RAMKRISHNA CO-TRUSTEES | 1896 LOS CABOS DR | WINDSOR | CO | 80550 | |
| 2 | ABRAHAM FATMAH JEAN | | 2216 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 3 | ABRAHAM MOLLY & CHACKO & | ISAAC SOM M & ELCITY ELIZABETH | 30194 63RD PL S | AUBURN | WA | 98001-1207 | |
| 4 | ABUNDANT LIFE TABERNACLE INC | | 1749 MORRIS BRIDGE ROAD | WESLEY CHAPEL | FL | 33543 | |
| 5 | AGUDELO STEPHANIE A & AGUDELO ERICA | | 2854 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 6 | AGYABENG PETER & AGYEMANG GLADYS | | 2953 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 7 | AIELLO LOREDANA | | 2284 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 8 | ALAMPALI KISHOR & ALAMPALI HYMAVATHI | | 31184 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 9 | ALBA CHRISTOPHER ANTHONY | | 34342 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 10 | ALBARRACIN CATALINA VELEZ & LOZADA JORGE ANDRES FERNANDEZ | | 2442 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 11 | ALIAGA PAOLO A & RODRIGUEZ JENNELLE E | | 37301 ANGEL WINGS AVE | ZEPHYRHILLS | FL | 33541 | |
| 12 | ALVAREZ DANIEL CHARON | | 34363 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 13 | ANDERSON JOE A | | 3017 MAZIE DR | ZEPHYRHILLS | FL | 33541-4709 | |
| 14 | APPEL NATALIE BROOKE | | 30449 LETTINGWELL CIR | WESLEY CHAPEL | FL | 33543 | |
| 15 | ARAUJO SANDRA LORENA LUCHA | | 1231 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 16 | ARCHER CRAIG JEFFREY & OREIDA ONEIDA | | 2528 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 17 | ARIKATLA RUTHVIK CHOWDARY | | 31021 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 18 | ARMSTRONG MICHAEL LLOYD & SERI MENCIA | | 2966 MISTY MARBLE DRIVE | ZEPHYRHILLS | FL | 33540 | |
| 19 | ARROYO ALEXANDER JOAQUIN & CAMILO-ARROYO DELFINA INMACULADA | | 5911 JAUDON AVE | WESLEY CHAPEL | FL | 33545 | |
| 20 | ASCH WONHWA HWANG & JOHN | | 35637 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 | |
| 21 | ASSOULI MOHAMED & LAAOUINA HAYATE | | 2901 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 22 | ATLURI RAVI TEJA & KATRAGADDA SWETHA | | 2508 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 23 | AURORA DEVELOPMENT LLC | RAVI THENAPPAN | PO BOX 271 | FORTVILLE | IN | 46040 | |
| 24 | BABOOLALL CALVIN & BHAGWANDEEN RAKESH | | 1410 HATCHER LOOP DR | BRANDON | FL | 33511 | |
| 25 | BACAK ILKE OZAN | | 19212 BRIARBROOK DR | TAMPA | FL | 33647 | |
| 26 | BADIAS DIEGO ARMANDO ESCUDERO | | 2907 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 27 | BAIG MIRZA U & SULTAN NASIR & NASIR TANVIR | | 2884 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 | |
| 28 | BAINS AMANPREET | | 2112 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 29 | BAINS SIMARJIT SINGH & CHAUHAN SUKHMANI KAUR | | 33745 OCEAN SPRAY LN | WESLEY CHAPEL | FL | 33543 | |
| 30 | BANDARUPALLI VENKATES RAO | | 325 N FFA RD | FORT PIERCE | FL | 34945 | |
| 31 | BANDYOPADHYAY RAJAT | | 4644 BUTLER NATIONAL DR | WESLEY CHAPEL | FL | 33543 | |
| 32 | BANKS JOI DENYS | | 2927 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 33 | BARBOUR BARBARA A | | 34344 LODGE DR | ZEPHYRHILLS | FL | 33543-5272 | |
| 34 | BEAUMONT BRYAN | | 1232 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 35 | BELLINA ANTHONY J & DANIELLE REVOC TRUST | BELLINA ANTHONY J & DANIELLE TRUSTEES | 4425 ALBERO PL | WESLEY CHAPEL | FL | 33543 | |
| 36 | BEN CAPITAL INC | | 2930 S 50TH ST | TAMPA | FL | 33619-6046 | |
| 37 | BERRIOS LOURDES MARIE CORTES & SOTO CHRISTIAN JOEL | | 2891 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 38 | BERSETT DENISE MARIE | | 2370 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 39 | BILELLO GINA & LAWRENCE | | 8 SHARON DR | CORAM | NY | 11727 | |
| 40 | BILLA PAVANI & BATTU GEOL GLADSON | | 2949 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 41 | BISABATHINI VIJAY KUMAR | | 2958 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 42 | BLOISE AALIYAH CHIMERE | | 2890 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 43 | BLUEBAM LLC | | 238 ELM CT | SCOTCH PLAINS | NJ | 07076 | |
| 44 | BOARD OF TRUSTEES FOR THE | INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA | 3900 COMMONWEALTH BLVD #115 | TALLAHASSEE | FL | 32399-0001 | |
| 45 | BOCAS SHIRLEY ANN | | 30662 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 46 | BOCAS SHIRLEY ANN & DESOUZA TYLER C | | 30662 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543-4044 | |
| 47 | BOCAS STEVE | | 2115 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 48 | BOHANNON CHRISTOPHER R & SYNTHIA L | SYNTHIA L | 3050 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2413 | |
| 49 | BOHANNON RAYMOND ROBERT JR & | PATRICIA ANN | 3102 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2415 | |
| 50 | BOMMOJU SWATHI & KONDOJU GOPI KRISHNA | | 2212 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 51 | BOSE PRATEEK | | 2024 ATKINSON DR | BURLINGTON | ON | L7M 4J1 | CANADA |
| 52 | BOTROS DANIEL SAMIR | | 2072 HALLIER COVE | WESLEY CHAPEL | FL | 33543 | |
| 53 | BOURNIGAL CESAR ARTURO ORTIZ | | 34247 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 54 | BOYNTON SKYLER SUSAN & CREWS REBECCA BLAKE | | 2454 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 55 | BRAHMANKAR RAJESH V & SHUBHANGI RAJESH | | 10955 CORY LAKE DR | TAMPA | FL | 33647 | |
| 56 | BRICENO DAVID | | 2141 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 57 | BRIDGEWOOD HOMES LLC | | 6620 RIVERSIDE BLUFFS DR | RIVERVIEW | FL | 33578 | |
| 58 | BROWN CHELSEA & VISNOVEC ALLEGRA | | 2974 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 59 | BUCHANAN TERRANCE KEVIN JR & JAMIE MARIE | | 2876 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 60 | BULICH RALPH | | 1609 MORRIS BRIDGE RD | WESLEY CHAPEL | FL | 33543 | |
| 61 | BUSTAMANTE JAIRO JAVIER & BIGGS AURA M | | 2438 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 62 | BYER KURT | | 1637 WHITE HAWK LN | CARSON CITY | NV | 89703 | |
| 63 | CAMACHO ESDRAS ELI & DE CAMACHO ELIZABETH LEONOR MOLINARES | | 2311 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 64 | CAMP JUSTIN TITUS & PEREA MARIA CAMILA JARAMILLO | | 35999 SUNFLOWER HILL DR | ZEPHYRHILLS | FL | 33541 | |
| 65 | CAMPBELL ANGILEE KAY & JOSH MUNRO | | 34403 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 66 | CAO JESSICA N & SPATH NYCHOLAS D ROSANIA | | 1255 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 67 | CASA FRESCA-COOL HOUSE LLC | | 4065 CRESCENT PARK DR | RIVERVIEW | FL | 33578 | |
| 68 | CASASNOVAS DALISHKA N & VAZQUEZ YARIXZA DELACEY C | | 2886 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 69 | CASTRILLON EDIER & GARCIA TATIANA | | 2933 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 70 | CASTRO FRANKIE A JR & NIEVES CHRISTINE M | | 2870 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 71 | CASWELL DANIEL D | | 34400 LODGE DR | ZEPHYRHILLS | FL | 33541 | |
| 72 | CHALLURI MAHESH KUMAR & RACHAKONDA SHALINI | | 2 WINDSOR RD | BELLE MEAD | NJ | 08502 | |
| 73 | CHAMPAGNE MELANIE RENE | | 2366 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 74 | CHARLES BETY PIERRE & CLAUDE B PIERRE | | 2865 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 75 | CHAVEZ CARLOS LEAL & CASTILLO DAISY | | 34407 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 76 | CHAVEZ YVETTE & VAZQUEZ JOSE GUADALUPE FERREIRA | | 34362 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 77 | CHELALA NAJI & CORA M | | 19108 MANDARIN GROVE PL | TAMPA | FL | 33647-3026 | |
| 78 | CHELALA NAJI & CORA M & | ANTOUN PIERRE & ET AL | 501 N COUNTY LINE RD | PLANT CITY | FL | 33566-5501 | |
| 79 | CHINTAREDDY SAI PRASHANTH | | 2502 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 80 | CHITTIBOMMA SRINIVAS | | 11510 NAVEL ORANGE WAY | WESTCHASE | FL | 33626 | |
| 81 | CHRISTIAN STEVE CLARENCE | | 3438 VALLEY RANCH DR | LUTZ | FL | 33548 | |
| 82 | CHU LU | | 337 CASSELINA DR | SAN JOSE | CA | 95136 | |
| 83 | CINTRON RAFAEL & JESSICA | | 3031 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 84 | CIRELLO JOHN ANTHONY & HALTER KAILEY DANIELLE | | 34769 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 85 | CLARK JASON & MAKESHA | | 2985 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 86 | CLAYTON ORAL GEORGE & SHARON ESMINE VIRGINIA | | 1164 BERING RD | WESLEY CHAPEL | FL | 33543 | |
| 87 | CLEVELAND BRANDON SAGE | | 2310 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 88 | COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT | C/O INFRAMARK LLC | 2005 PAN AM CIR STE 300 | TAMPA | FL | 33607 | |
| 89 | COLE SHEANDRIKA | | 2925 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 90 | COLON KELLY ARIEL & REBECCA ANN | | 3023 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 91 | COLVERT CYRANO EUGENE JR | | 34257 CARRONADE CT | WESLEY CHAPEL | FL | 33543 | |
| 92 | CONNOR ELIZABETH GRACE & CONNOR AUDREY ARLEAN & CHRISTOPHER JASON | | 2252 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 93 | CONTRERAS DECIO M & LARA NORKA LEYDA MENDOZA | | 2398 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 94 | COOKE MARTIN S & APRIL E | | 3027 POLLOCK LANE | ZEPHYRHILLS | FL | 33541 | |
| 95 | COOPER AYANA OSHAY & ARTHUR MICHAEL | | 2939 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 96 | CORREA EMILIA MARIA & SANCHEZ ALEX ULISES | | 2315 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 97 | CURRY TASHA | | 34350 LODGE DR | WESLEY CHAPEL | FL | 33543-5272 | |
| 98 | DADA JOEL ADURALERE & OLADELE ADEOLA IRENE | | 34343 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 99 | DANA GREGORY | LOVELY HOMES LLC | 4912 TURNBURY WOOD DR | TAMPA | FL | 33647-2056 | |
| 100 | DAUSCH CALYN | | 2915 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 101 | DAVIS ANDREW NATHAN | | 2270 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |

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|---|---|---|---|---|---|
| 102 | DAVIS DENVER L III | 3220 DRY BRANCH ST | ZEPHYRHILLS | FL | 33541-4744 |
| 103 | DAVIS KENNETH V & MELODY G | 3040 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 |
| 104 | DC & E INVESTMENT CORP | PO BOX 607 | LUTZ | FL | 33548 |
| 105 | DEHOPE EDWIN | 2230 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 106 | DEROGENE GIOBERTI | 2419 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 107 | DESOUZA TERRI ANN | 2188 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 108 | DEVALLA SRINIVASA RAO & BHAGYAREKHA | 1308 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 109 | DHAYAL KAMNA & PHOGAT AARON | 34255 CARRONADE CT | WESLEY CHAPEL | FL | 33543 |
| 110 | DHIMAN DHRUV | 34338 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 111 | DIAZ YESENIA A & CRUCEY DAVE AGUSTIN | 2928 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 112 | DIPETRILLO DILLON RAY & REID CARLYE MARIE | 2307 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 113 | DIRKS LESLIE MICHELLE & THOMAS | 3045 MAZIE DRIVE | ZEPHYRHILLS | FL | 33541 |
| 114 | DOUGHERTY THOMAS W & BRENDA J | 3106 MAZIE DR | ZEPHYRHILLS | FL | 33541-4748 |
| 115 | DOZIER TIMOTHY W | PO BOX 2233 | ZEPHYRHILLS | FL | 33539-2233 |
| 116 | DUDE DEBORAH LYNN & KIMBERLY M | 506 W CURTIS ST | TAMPA | FL | 33603-1910 |
| 117 | DUNNAHOE AMY M & CHRISTOPHER LEE | 2881 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 118 | EDMONSON DONALD & BILLIE | 3106 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6665 |
| 119 | EGGIGANI ASHOK MOURYA & KESHVAREDDY RASHMI | 3004 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 120 | EIFEL BRIAN | 3051 SANDY DR | ZEPHYRHILLS | FL | 33541-4739 |
| 121 | EJJIGANI MOUNIKA & PULA SARATH | 6827 JARED OAKS DR | WESLEY CHAPEL | FL | 33545 |
| 122 | EPG TWO RIVERS QOZP LLC | 111 S ARMENIA AVE STE 201 | TAMPA | FL | 33609 |
| 123 | ESPINOZA ROJAS LUIS M | 2238 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 124 | FARMER BENJAMIN RAPHAEL & SHANIQUA LATIERE | 2127 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 125 | FERRER ULISES & WENDY & BONIFACIO SIMEON | 2894 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 126 | FIGUEROA MARIVETTE M & CRUZ JUAN JOSE C | 2895 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 127 | FISCHER WARD E & MARY JO ANN & FISCHER JANETTE E | 3028 RANCH PL | ZEPHYRHILLS | FL | 33541 |
| 128 | FL DEPT OF TRANSPORTATION | 11201 MCKINLEY DR | TAMPA | FL | 33612-6456 |
| 129 | FLEMING NORMA H | 3046 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 130 | FLORES RICARDO & KEARA MARIE | 3009 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 131 | FRANCIS GARETH M & WALKER-FRANCIS ODETTE T | 2924 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 132 | FREEMAN MALIK | 2931 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 133 | FU YI FAN & CHENG TING FANG | 2411 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 134 | FURTADO-CHRISTIAN MARINA SAROJINI | 3438 VALLEY RANCH DR | LUTZ | FL | 33548 |
| 135 | GALANTE ERIC BRIAN & EMILY ROSE | 2887 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 136 | GALIZIA FABIO A & MADISON N & MANUEL INAE LEE | 1267 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 137 | GIREE BALARAM | 85 HARLOW CRESCENT | TORONTO ON | | M9V 2Y8 CANADA |
| 138 | GOLETZ CHRISTOPHER & UMPIERRE STEPHANIE | 1244 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 139 | GOLI INVESTMENTS & INFRA SERVICES LLC | 2404 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 140 | GONZALEZ FREDY RODRIGUEZ & CASTRO LINA SANCHEZ | 2234 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 141 | GOVINDA REAL ESTATE 301 LLC | 9809 ROWING DALE BND | WESLEY CHAPEL | FL | 33545 |
| 142 | GRACE KEENAN JACOREY & ANAIS | 34358 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 143 | GRAHAM BRIANA B | 34351 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 144 | GREEN LEANNE LESLIE & ANDREW THOMAS | 2498 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 145 | GREENBAM LLC | 238 ELM CT | SCOTCH PLAINS | NJ | 07076 |
| 146 | GREEN-SOARES TANYA M | 34743 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 147 | GROSSETT JUNIOR & ANNE | 2917 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 148 | GUARDADO RICHARD SHERMAN | 3018 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 149 | GURSOY HALIL | 1715 NATURE VIEW DR | LUTZ | FL | 33558-3319 |
| 150 | GWIAZDOWSKI MICHAEL ANTHONY & JAMIE LYNN | 3022 MAZIE DRIVE | ZEPHYRHILLS | FL | 33541 |
| 151 | HALL SARAH JEAN | 2222 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 152 | HALLAN JYOTI & ANKUSH | 19813 CYPRESS BRIDGE DR | ODESSA | FL | 33556 |
| 153 | HAN HONG | 34775 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 154 | HANDOO SIDHARATHA & SALOCHANA | 1628 SALMONBERRY STREET | WESLEY CHAPEL | FL | 33543 |
| 155 | HAPPY LARK LLC | 5121 STONEHURST RD | TAMPA | FL | 33547 |
| 156 | HARRISON GLENNA G | 3040 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5232 |
| 157 | HARTMAN JOSEPH JOHN & LAURE | 3034 MOSS HILL ST | WESLEY CHAPEL | FL | 33543-5224 |
| 158 | HASABALLA MOHAMMED S | 33912 MANDRAKE RD | ZEPHYRHILLS | FL | 33543-5557 |
| 159 | HAY AMBER M | 3109 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2416 |
| 160 | HECKENBACH ROLAND E & CHARLENE L | 1719 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543-5507 |
| 161 | HILL OWEN & MAYS KEVIN LEE | 2165 HALLIER CV | WESLEY CHAPEL | FL | 33543 |

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| 162 | HOGSETT PATRICIA M LIV TRUST | HOGSETT PATRICIA M TRUSTEE | 3041 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |
| 163 | HOLYFIELD ANASTASIYA & RIABYKIN VIACHESLAV | | 2150 HALLIER COVE | WESLEY CHAPEL | FL | 33543 |
| 164 | HORN SCOTTIE L | | 3029 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 |
| 165 | HOROZOVIC SUVAD | | 10904 OYSTER BAY CIR | NEW PORT RICHEY | FL | 34654-4453 |
| 166 | HUMPHREYS RONALD LEE & HUMPHREYS JAKE & ET AL | | 2913 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 167 | HUNTER ALEX W | | 3037 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |
| 168 | IGILAR JULIE & IGILAR CHIDI AMUA | | 3047 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 169 | INCE AHMET CANBERK & INCE MITHATCAN | | 2101 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 170 | ISIK BURCU & BORA | | 2524 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 171 | JACKSON SADIYAH M | | 2914 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 172 | JAMMA VIJAYANAND & MAHESH BHARGAVI BOLLEBOINA | | 11461 OWASEE TRAILS PL | RIVERVIEW | FL | 33569 |
| 173 | JASTHI ARAVIND KUMAR & KOGANTI JYOTHSNA | | 16735 56TH AVE N | PLYMOUTH | MN | 55446 |
| 174 | JEN TAMPA 10 LLC | | 1316 W SWANN AVE | TAMPA | FL | 33606 |
| 175 | JIMENEZ DAMARIS & ESTEBAN JR | | 34664 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 176 | JINGSONG ZHOU & SONG PING & NAISI ZHOU | | 34324 LODGE DR | WESLEY CHAPEL | FL | 33543-5272 |
| 177 | JOHN THOMAS & CHACKO CYNTHIA | | 2634 ALLUVIAL WAY | WESLEY CHAPEL | FL | 33543 |
| 178 | JOHNSON ALEX REIS | | 34259 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 179 | JOHNSON JENNIFER JO & ANTHONY ARMANDO & FERNANDEZ JAKE BRODY | | 2071 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 180 | JOY MARY | | 9819 LA RITA PL | RIVERVIEW | FL | 33569-5568 |
| 181 | JULIEN WILLIAM G & WENDY R | | 4535 BARLETTA CT | WESLEY CHAPEL | FL | 33543-2707 |
| 182 | KAILASA AKHIL | | 34266 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 183 | KAKUMANU AMULYA | | 2257 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 184 | KANNU REALTY LLC | | 2158 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 185 | KANTAMNENI SIERRA | | 9306 SILVERTHORN RD | LARGO | FL | 33777 |
| 186 | KARNE RAM MOHAN RAO & JAKKENA THARANGINI | | 4805 PORTOLA CT | CARLSBAD | CA | 92010 |
| 187 | KASTHURI KARTHIK | | 10651 NEW MORNING DR | TAMPA | FL | 33647 |
| 188 | KATAKAM SATHYANAR & RENUKA | | 9 BARKLEY DR | MONROE TOWNSHIP | NJ | 08831 |
| 189 | KATTA VIJAYA KUMAR & ANNE RAJASHEKAR RAO | | 2358 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 190 | KAYALI AHMAD & HAMDAN SABRENA MUSA & KAYALI OSAMA | | 2864 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 191 | KEIGHER CHRISTOPHER D & MOLINARES GABRIELA | | 34359 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 192 | KEIZER KEVIN | | 493 RIVER RD | CUSHING | ME | 04563-3330 |
| 193 | KELL ANTHONY & ASHLEY | | 3041 COATS RD | ZEPHYRHILLS | FL | 33541-6631 |
| 194 | KENZIN VLADISLAV | | 34337 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 195 | KERSAINT ELISE | | 3001 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 196 | KESINENI ADITHYA SAI KRISHNA & BATTU GEOL G | | 34346 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 197 | KHANNA HIMANSHU KRISHAN & SAPRA SHIVANI JAGMOHAN | | 1704 JUNIPER HAMMOCK ST | WINTER GARDEN | FL | 34787 |
| 198 | KHANNA HIMANSHU KRISHAN & SAPRA SHIVANI JAGMOHAN | | 34238 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 199 | KHANNA MUKUL KRISHAN & BHARADWAJ NEETI | | 1704 JUNIPER HAMMOCK ST | WINTER GARDEN | FL | 34787 |
| 200 | KHARKAR NEHA SHRIKANT & NARULA NISHANT | | 34261 CARRONADE COURT | WESLEY CHAPEL | FL | 33543 |
| 201 | KILARU SATYA | | 967 BARBELLE AVE | FRISCO | TX | 75036 |
| 202 | KILCOYNE BLAKE WILLIAM & MEAGAN ELIZABETH | | 34791 TELLURIDE DR | ZEPHYRHILLS | FL | 33541 |
| 203 | KLISURIC GARRETT THOMAS & RIGGLE ALEXIS DAWN | | 2866 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 204 | KOFRON DIANA LYNN | | 1315 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 205 | KOLLIPARA RAVI K & SWATHI | | 23602 CHRISTINA RIDGE SQ | ASHBURN | VA | 20148 |
| 206 | KONGARA SUNIL | | 2169 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 207 | KOPP NOAH MATTHEW | | 2260 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 208 | KUL MELEK | | 2371 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 209 | KUPER MAGDA MARILYN | | 2908 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 210 | KUSNADI JEREMY | | 34764 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 211 | LAALAMI ZAKARIA | | 18205 WIMBLEDON GREEN PL | TAMPA | FL | 33647 |
| 212 | LABOY MARIA SOCORRO | | 2885 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 213 | LAFAVE DANIEL JOSEPH | | 3096 SHELTER WAY | ZEPHYRHILLS | FL | 33541 |
| 214 | LAFORTUNE JESSICA ANN | | 2256 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 215 | LEON LUKAS A & LEON PATRICIA | | 2893 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 216 | LEPI CHRISTINA LIVING TRUST | LEPI CHRISTINA TRUSTEE | 34755 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 217 | LEPPERT CORY ANTONIO & WILLIAMS JENNA MARIE | | 34763 TELLURIDE LANE | ZEPHYRHILLS | FL | 33541 |
| 218 | LEWIS TIMOTHY C & GIDGET M | | 35641 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 219 | LI ROGER & XU FANGFANG | | 911 S ORLEANS AVE | TAMPA | FL | 33606-2940 |
| 220 | LITTLE KAREN P | | 3042 COATS RD | ZEPHYRHILLS | FL | 33541-6629 |
| 221 | LODER RONALD DALE SR & | CHRISTINA BRETT | 3031 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |

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| 222 | LONG MEKESHA & BRUCE | | 2852 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 223 | LOPEZ MARIA ISABEL SANTIAGO | | 2850 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 224 | LOSCIUTO STEPHANIE & LEO FRANCIS | | 2512 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 225 | LOVEITT GERTRUDE E & LOVEITT MARK E | | 34401 LODGE DR | WESLEY CHAPEL | FL | 33543 | |
| 226 | LOVELY HOMES LLC | | 4912 TURNBURY WOOD DR | TAMPA | FL | 33647-2056 | |
| 227 | LOWDEN ANGELA SUE | | 3030 MOSS HILL ST | ZEPHYRHILLS | FL | 33543-5224 | |
| 228 | LOZANO JORGE | | 34367 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 229 | LUCE AMY & IRVING F III | | 3020 MOSS HILL ST | WESLEY CHAPEL | FL | 33543 | |
| 230 | LUMPKIN KENNY L REVOCABLE TRUST | LUMPKIN KENNY LAMAR TRUSTEE | 33725 CAMERTON ROAD | WESLEY CHAPEL | FL | 33543 | |
| 231 | LYKINS LOUIS LONNIE SR & | DESROSIERS DALE B | 34340 LODGE DR | ZEPHYRHILLS | FL | 33543-5272 | |
| 232 | MADARAPU RANJITH & YAMSANI AKHILA | | 2909 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 233 | MAHANTESH SHEELA | | 2319 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 234 | MAHFUD HENRY NICOLAS & JOHANNA & SARES NORMA | | 34253 CARRONADE CT | WESLEY CHAPEL | FL | 33543 | |
| 235 | MAHONEY THOMAS M III & MEYERS LINDSAY R | | 34267 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 236 | MAIERO CAROLYN | | 1139 STEPHENSON DR | BURLINGTON | ON | L7S 2B2 CANADA | |
| 237 | MALISETTY PALLAVI | | 7055 CELTIC CROSSING DR | DUBLIN | OH | 43016 | |
| 238 | MANDAVA HARI CHANDRA PRASAD & DOPPALAPUDI BHAVANA | | 20321 OAK KEY CT | TAMPA | FL | 33647 | |
| 239 | MANGILIPALLY RENUKA | | 34707 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 240 | MANGUAL TAINA COLON | | 3035 PINEY BARK DR | WESLEY CHAPEL | FL | 33543 | |
| 241 | MANIKANDAN ANURADHA RATHINAMURTHY & KANIYUR SUGAVANAM | | 2322 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 242 | MANRIQUEZ AMADO & REBECCA | | 20130 NOB OAK AVE | TAMPA | FL | 33647-3359 | |
| 243 | MANSATA AJAY YESHWANT & DAWDA DWITI ANIL | | 34756 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 244 | MARAM DIVYA THEJ & POREDDY REKHA | | 24339 WHITE ELM PL | ALDIE | VA | 20105-6047 | |
| 245 | MARIONA NICOLE E | | 3024 MOSS HILL ST | WESLEY CHAPEL | FL | 33543-5224 | |
| 246 | MARSHALL SOPHINA & WILLIE | | 37768 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 | |
| 247 | MARTINEZ AZALIA YARILEE DIAZ | | 2353 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 248 | MARTINEZ KEANA & JONES ELLIOT ALLEN | | 2882 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 249 | MATHEW JACOB ARUN & KURUVILLA ANJALY MARY | | 2868 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 250 | MATUTE JEAN CARLOS BRITO & SALAZAR ADRIANA C MARTINEZ | | 2910 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 251 | MAYBUSH MARK A & SHELAH L | | 1261 MORRIS BRIDGE RD | WESLEY CHAPEL | FL | 33543 | |
| 252 | MB 56 LLC | | 201 E LAS OLAS BLVD STE 1200 | FT LAUDERDALE | FL | 33301 | |
| 253 | MCCLURG MICHAEL G & | KIMBERLEY L | 3044 ALLEN RD | ZEPHYRHILLS | FL | 33541-6643 | |
| 254 | MCKINNEY RAYMOND & | MCKINNEY RAYMOND C | 3011 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 | |
| 255 | MCMAHON RICHARD D | | 34243 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 256 | MCNEES JOAN E | | 3025 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5234 | |
| 257 | MEJIA CLAUDIA RUBI | | 3012 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 | |
| 258 | MENDOZA ARNALDO JOSE | | 34350 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 259 | MERAW STEPHEN S & SUPANAT | | 3015 SHORT LEAF ST | ZEPHYRHILLS | FL | 33543-5234 | |
| 260 | MILLER ROMEL N & THOMPSON JHEANELL D | | 1219 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 261 | MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY INC | | 12906 TAMPA OAKS BLVD STE 100 | TEMPLE TERRACE | FL | 33637 | |
| 262 | MONTANEZ AARON R & KIMBERLY C & BURKE TYRONE L | | 3015 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 263 | MONTERO CARLOS | | 34399 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 264 | MOORE MARK A | | 3042 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6664 | |
| 265 | MORRIS JAMIE MARIE | | 2393 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 266 | MOUSSA ABDELLAH AIT & BOUBKER SAMIRA NAIT | | 2877 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 267 | MUELLER RANDY | | 3010 LANIER RD | ZEPHYRHILLS | FL | 33541-3712 | |
| 268 | MUFF ULYSEE III | | 2993 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 269 | MUHAMMAD MARYAM RASHADA | | 34794 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 270 | MULLEN BIANCA L | | 1243 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 271 | MULLIGAN ELIZABETH PAULINE | | 34354 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 272 | MYNENI VENU | | 2133 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 273 | NAKIRAYI SAYINA & ROBINSON TROY | | 2947 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 274 | NANNIVAL AVI | | 34680 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 275 | NARASIMHAN HRISHIKESH & RENGASAMY EZHILMEKALA | | 1130 S STERLING RD | CUPERTINO | CA | 95014 | |
| 276 | NARRAVULA PAVAN K REDDY & KALIGOTLA KALYANI | | 34650 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 277 | NASR ENTERPRISE LLC | | 2278 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 278 | NEKKANTI VENKATA RAVI KUMAR | | 32164 ROSEWOOD MEADOW LN | WESLEY CHAPEL | FL | 33543 | |
| 279 | NELSON MILES BRADLEY & LEWIS LAUREN RENEE | | 2883 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 280 | NESBIT CARLA ALETHIA REVOCABLE TRUST | NESBIT CARLA ALETHIA TRUSTEE | 34786 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 281 | NETTLETON SANDRA K | | 3016 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 | |

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| 282 | NGUYEN KENNY QUAN & HANNAH HIEN | | 3040 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 283 | NICOLI TATIANA Y | | 33993 CASTAWAY LOOP | WESLEY CHAPEL | FL 33543 |
| 284 | NIEVES ELIOBADIS NIEVES & RUIZ DANIA MARIE AVILES | | 34395 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 285 | NILSSON-COLE DANIEL JORDAN & CHANDREA LANAY | | 34379 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 286 | ODUSANYA ADEOLA A & OLAIDE AJIBIKE | | 2879 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 287 | OHARE MELISSA M & OHARE VINCENT ROBERT | | 2288 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 288 | OLIVA MANUEL JR & RANGEL DEVIA EUSMARY DEL CARMEN | | 34332 REDWOOD DAWN LN | WESLEY CHAPEL | FL 33543 |
| 289 | OLIVER STEVEN RICHARD & LISA MARIE | | 7947 ABBY BROOKS CIR | WESLEY CHAPEL | FL 33545 |
| 290 | ONEIL DAVID A | | 35543 WILEY RD | ZEPHYRHILLS | FL 33541-5047 |
| 291 | OROPEZA HAYVER JACINTO & OJEDA KAROL RAXELIZ | | 34263 POLACCA LN | WESLEY CHAPEL | FL 33543 |
| 292 | OSORIO SOTO PROSPER INVESTMENTS 6 LLC | | 8122 STONE PATH WAY | TAMPA | FL 33647 |
| 293 | OTERO GEORGE | | 34658 TELLURIDE LN | ZEPHRYHILLS | FL 33541 |
| 294 | PABBU RAMESH SHARATH & PUSA KRUTTIKA | | 2920 EVERGREEN ELM PASS | WESLEY CHAPEL | FL 33543 |
| 295 | PAKAM MOHAN & CHENNA LATHIKA NANGA | | 11012 TAHITI ISLE LN | TAMPA | FL 33647 |
| 296 | PALERMITI TYLER CHRISTOPHER | | 2354 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 297 | PALMER MARIAM JUNE & CHRISTOPHER DARWIN | | 2898 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 298 | PAMULAPATHI SAI LIKHITHA | | 3055 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 299 | PARADISE SUNSHINE HOMES LLC | | 6606 N 56TH ST | TAMPA | FL 33610-1918 |
| 300 | PASCO COUNTY | C/O FACILITIES MANAGEMENT DEPARTMENT | 7220 OSTEEN RD | NEW PORT RICHEY | FL 34653-2359 |
| 301 | PASCO HILLS LLC | | 40 RANCH RD | THONOTOSASSA | FL 33592-2301 |
| 302 | PASTRANA ALBERTO A & CHAVARRIA CATHERINE | | 1285 KAZAZ COURT | ZEPHYRHILLS | FL 33540 |
| 303 | PATEL MANISH M & PATEL AASHKA MANISH | | 2070 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 304 | PATEL PAYAL | | 2880 EVERGREEN ELM PASS | WESLEY CHAPEL | FL 33543 |
| 305 | PEDNEKAR AMRUTA R & PEDNEKAR RAJAN S & VRUSHALI R | | 2082 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 306 | PEMMASANI RUSHENDRA BABU & POTLURI LALITA | | 34258 POLACCA LN | WESLEY CHAPEL | FL 33543 |
| 307 | PENA JESSICA | | 2424 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 308 | PENNIMAN STEVEN E | | 4623 SW BRADBURY ST | PORT ST LUCIE | FL 34953-5562 |
| 309 | PEREZ ALICIA JESENIA | | 2858 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 310 | PEREZ JOSELYN REBECA RAMIREZ | | 2925 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 311 | PETITO LUIZ ANDRE NEGRIN & MEIRELENE DOS REIS LAIA PETITO | | 2926 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 312 | PHAM THAO | | 2941 ADAMS CROSS DR | ZEPHYRHILLS | FL 33540 |
| 313 | PHARR DIAMONIQUE WYNTER & JEAN LUDIE DATELE | | 34383 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 314 | PILJA RUDY R | | 2122 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 315 | PINNINTI SHILPA REDDY | | 2423 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 316 | PISON KRISTINE ABELLAR | | 2389 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 317 | PITTA MADHUSUDHAN & MADHAVI | | 10643 MISTFLOWER LN | TAMPA | FL 33647 |
| 318 | POTKANOORI ARVIND KUMAR & KAIRAMKONDA SAI KIRAN | | 1084 BERING RD | WESLEY CHAPEL | FL 33543-7077 |
| 319 | POTLURI MADHAVA R & DODDAPANENI NIREEKSHNA R & SANDRALA NAGARAJU | | 30748 LINDENTREE DR | WESLEY CHAPEL | FL 33543 |
| 320 | POTTER SUSAN D & POTTER AURIANNA N | | 3024 PINEY BARK DR | ZEPHYRHILLS | FL 33543-5225 |
| 321 | PRADO MIRIAM & QUINTANAR JUAN J LIVING TRUST | PRADO MIRIAM & QUINTANAR JUAN J TRUSTEES | 4129 AMBER WAY | WESTON | FL 33331 |
| 322 | PRESTECH PROPERTIES RP02 LLC | | 32789 EILAND BLVD | WESLEY CHAPEL | FL 33545 |
| 323 | PULTE HOME COMPANY LLC | | 2662 S FALKENBURG RD | RIVERVIEW | FL 33578 |
| 324 | PUSULURI LEELA K SUMANTH & ANANTA LAKSHMI | | 19304 TRISTAN STONE DR | PFLUGERVILLE | TX 78660 |
| 325 | R GARNER IRREVOCABLE LIVING TRUST | MOORE VENICE GARER TRUSTEE | 2950 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 326 | RAJARAM TINA MARIE & HUTCHINSON OSHANE CLIVE | | 34735 TELLURIDE LN | ZEPHYRHILLS | FL 33541 |
| 327 | RALLABANDI MADAN GOPAL & MACCHA SRI VANI | | 2208 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 328 | RAMIREZ EMMANUEL G & MONTANEZ ALICIA ESTHER F | | 2922 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 329 | RAMIREZ JOSE A V & RAMIREZ JUAN CARLOS V | | 34366 REDWOOD DAWN LN | WESLEY CHAPEL | FL 33543 |
| 330 | RANGE RICHARD B | C/O FRED RANGE | 2777 TIMBERCREEK DR | LEBANON | OH 45036-9423 |
| 331 | RATAKONDA VANDANA RAJESWARI & DUGGINI SASIKANTH | | 19 DUNBAR DR | PRINCETON JUNCTION | NJ 08550 |
| 332 | RAULERSON GERALD R | | 3009 DRUM RD | ZEPHYRHILLS | FL 33541-5055 |
| 333 | RAYKOWSKI IREN | | 2174 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 334 | REED JOHN KENNETH JR & LAURAN ALEXANDRIA | | 34810 TELLURIDE LN | ZEPHRYHILLS | FL 33541 |
| 335 | RENUKUNTA SUMAN KUMAR & KALPANA | | 2759 BUTTERCUP CT E | COLUMBUS | IN 47201 |
| 336 | REUTOVA VERA VALERYEVNA | | 2147 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 337 | REYES STEVEN | | 1291 KAZAZ CT | ZEPHYRHILLS | FL 33540 |
| 338 | RHINEHART MICHAEL R & SUSAN C | | 3044 SHORT LEAF STREET | WESLEY CHAPEL | FL 33543 |
| 339 | RICHARDSON JOHN & CHERYL | | 1268 KAZAZ CT | ZEPHYRHILLS | FL 33540 |
| 340 | RIVER LANDING COMMUNITY ASSOCIATION INC | | 10210 HIGHLAND MANOR DR STE 400A | TAMPA | FL 33610 |
| 341 | RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT | C/O JP WARD & ASSOCIATES LLC | 2900 NE 12TH TER STE 1 | OAKLAND PARK | FL 33334 |

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|---|---|---|---|---|---|---|
| 342 | RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT | JP WARD & ASSOCIATES LLC | 2301 NE 37TH ST | FORT LAUDERDALE | FL | 33308 |
| 343 | RIVER LANDING TOWNHOMES HOMEOWNERS ASSOCIATION INC | | 10210 HIGHLAND MANOR DR STE 400A | TAMPA | FL | 33610 |
| 344 | RIVER RUN PROPERTY OWNERS ASSOCIATION INC | | 3434 COLWELL AVE STE 200 | TAMPA | FL | 33614 |
| 345 | RIVERA BRIANNA | | 1755 DRUMMOND POINT | ZEPHYRHILLS | FL | 33541 |
| 346 | RIVERA LILIANA | | 1303 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 347 | RIVERA MARIA MARGARITA | | 34255 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 348 | RIVERA YAHAIRA IVETTE & JOHNSON PAUL | | 2386 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 349 | RIVERWOOD ESTATE COMMUNITY DEV DIST | | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 350 | RIVERWOOD ESTATES COMMUNITY | | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 351 | RIVERWOOD OF PASCO COUNTY | HOMEOWNERS ASSOCIATION INC | 12906 TAMPA OAKS BLVD SUITE 100 | TAMPA | FL | 33637 |
| 352 | ROBLES GERARDO RIVERA | | 2906 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 353 | ROCHFORD GAYLE & | ALI MARLENE | 3031 SHORT LEAF ST | ZEPHYRHILLS | FL | 33543-6304 |
| 354 | RODRIGUEZ VANESSA A & PAZO CESAR M GONZALEZ | | 2900 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 355 | ROSENSWEIG SCOTT | | 430 OAKWOOD DR | HAMILTON | OH | 45013-3467 |
| 356 | SABA YALDA | | 2318 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 357 | SAED SAYFF SABRIS | | 2918 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 358 | SAFA RODHA | | 3023 PINEY BARK DRIVE | WESLEY CHAPEL | FL | 33543 |
| 359 | SAIENNI SARA MORGAN | | 34642 TELLURIDE AVE | ZEPHRYHILLS | FL | 33541 |
| 360 | SAINFLEUR KETTIA & YONEL | | 2889 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 361 | SAINT-LOUIS FREDRICKSON & DARBY AMANDA | | 3039 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 362 | SAJJA NAVEENA & BETHAPUDI RAJESH | | 2137 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 363 | SALEH BILAL & ABIDA REVOCABLE LIVING TRUST | SALEH BILAL A & ABIDA CO-TRUSTEES | 30463 SUNLAND CT | WESLEY CHAPEL | FL | 33543 |
| 364 | SALINAS ERNESTO J & RUTH CLASE | | 2162 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 365 | SANABRIA HANAA & WILMER FERNANDO | | 37776 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 |
| 366 | SANCHEZ-DIAZ IRMARIS YVONNE & AGUILERA NEICKERS ORLANDO CUEVAS | | 2990 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 367 | SANDOVAL ASHLEY ANDREA & ABRAMS JORDAN MARSHALL | | 2494 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 368 | SANKARANARAYANAN KUMARESAN | | 34751 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 369 | SAPKOTA SUSHIL & GIREE NAMITA | | 4301 CHARLEMAGNE CIR | PITTSBURGH | PA | 15237 |
| 370 | SAPPA FAMILY REVOCABLE TRUST | SAPPA RAVI KUMAR & KOTHINTI TANUJA TRUSTEES | 10125 QUEENS PARK DR | TAMPA | FL | 33647 |
| 371 | SARIPALLI KALYAN C & DADISETTY SREE DEEPTHI | | 34807 TELLURIDE LANE | ZEPHYRHILLS | FL | 33541 |
| 372 | SB SHIVAMPET HOLDINGS LLC | | 2420 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 373 | SCAFFIDI SALVATORE JOHN JR & RICKMAN ALEXIS D | | 2862 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 374 | SCHNEIDER DAVID A | | 3017 ANATA DR | ZEPHYRHILLS | FL | 33541-5035 |
| 375 | SCHNEIDER DAVID A JR | | 3017 ANATA DR | ZEPHYRHILLS | FL | 33541-5035 |
| 376 | SCHWARTZ ADAM FREDRICK & KAITLYN ANN | | 2242 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 377 | SEABROOKE JEFFREY S & NINA A | | 3037 SANDY DR | ZEPHYRHILLS | FL | 33541-4739 |
| 378 | SEEKIE NYONNOHWLEH FARLEH | | 34387 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 379 | SEKOLOKWANE MONTWEDI & GOITSEONE | | 2965 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 380 | SERGENT C W & POOLE R L & M C | & COLLINS J E & D C | 1019 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543-9201 |
| 381 | SHAIK KHADAR BASHA | | 2291 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 382 | SHALABY NASHWA AHMED | | 34634 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 383 | SHEA ELIZABETH | | 34411 LODGE DR | WESLEY CHAPEL | FL | 33543-5275 |
| 384 | SHIVER LANCE DAREN | | 33409 CAMERTON RD | ZEPHYRHILLS | FL | 33543-5624 |
| 385 | SHVETZOFF JAMES E | | 3101 DRUM RD | ZEPHYRHILLS | FL | 33541-5011 |
| 386 | SIDHU ARMAAN & SIDHU SHEETAL | | 34251 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 387 | SIERRA FARMS INC | | 703 W SWANN AVE | TAMPA | FL | 33606-2729 |
| 388 | SIMON CASEY D | | 3010 COATS RD | ZEPHYRHILLS | FL | 33541-6629 |
| 389 | SINGHAL RAJAT & MANGAL SAMRIDDHI | | 4731 BUTLER NATIONAL DR | WESLEY CHAPEL | FL | 33543-6982 |
| 390 | SMISEK JESSIE & TARA | | 3021 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5234 |
| 391 | SMITH RONALD L & | HEGLUND MAXINE | 11828 MAGNOLIA ST | SAN ANTONIO | FL | 33576-8098 |
| 392 | SOBESTANOVICH NICHOLAS BUSH & BARRY JENNA | | 2520 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 393 | SOKOL JOHN | | 3025 ALLEN RD | ZEPHYRHILLS | FL | 33541-6606 |
| 394 | SOSA LESLIE BUSIGO & BORRAS MARIA PATRICIA | | 1214 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 395 | SPRADTEY SHELBY A & SCANLON TAYLOR A | | 3034 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 396 | STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION | | 11201 N MCKINLEY DR | TAMPA | FL | 33612-6456 |
| 397 | STEPHENSON LAUREN ASHLEY & AKEEM | | 2969 MISTY MARBLE DRIVE | ZEPHYRHILLS | FL | 33540 |
| 398 | STEVENS CINDY | | 34672 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 399 | STEWART RICHARD | | 1544 GLEN GROVE LOOP | WESLEY CHAPEL | FL | 33543 |
| 400 | STONEKING MICHAEL P & TRICIA R | | 35615 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 401 | SUDARSANAN BINU K & BALRAJ NAVANEETHA K | | 11043 SUNDRIFT DR | TAMPA | FL | 33647 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 402 | SUDARSHAN LAVANYA & GAJAVARADHAN SUDARSHAN | | 25162 LAMBRUSCO LOOP | LUTZ | FL | 33559 |
| 403 | SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT | C/O WRATHELL HUNT & ASSOCIATIONS LLC | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 404 | SWANSTROM COREY D & MELISSA M | | 3025 COATS RD | ZEPHYRHILLS | FL | 33541-6631 |
| 405 | SYED KALEEM & ASMA | | 1936 BRUCE B DOWNS BLVD STE 338 | WESLEY CHAPEL | FL | 33544 |
| 406 | TALLERICO ANTHONY | | 3012 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 407 | TALLURI SESHI SEKHAR | | 2161 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 408 | TAMPA ELECTRIC COMPANY | | PO BOX 111 | TAMPA | FL | 33601-0111 |
| 409 | TANNEERU SRIKANTH & CHENNUPATI BHARGAV T & ET AL | | 293 INDEPENDENCE DR | KYLE | TX | 78640 |
| 410 | TANNEERU SRIKANTH & DIDIGAM EASHWAR | | 702 HACKBERRY CT | CHESTER SPRINGS | PA | 19425 |
| 411 | TAYLOR MORRISON OF FLORIDA INC | | 3922 COCONUT PALM DR STE 100 | TAMPA | FL | 33619 |
| 412 | TAYLOR TEDDY W & APRIL D | | 3010 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6664 |
| 413 | TERRITO LORRAINE | | 3047 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2414 |
| 414 | TEW JACK HODGEN JR TRUST | | 3010 DIANA DR | ZEPHYRHILLS | FL | 33541-4710 |
| 415 | THOMPSON SUSAN A & THOMPSON STEWARTSON C | | 3022 SHORT LEAF ST | WESLEY CHAPEL | FL | 33515 |
| 416 | THUMMALA LAKSHMI SRI | | 2202 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 417 | TIITF/DEPT OF CORRECTIONS | CORRECTIONAL FACILITY | 3900 COMMONWEALTH BLVD | TALLAHASSEE | FL | 32399-6575 |
| 418 | TIITF/DEPT OF CORRECTIONS | Z-HILLS CORRECTIONAL FACILITY C/O DEP DOUGLAS BLDG | 3900 COMMONWEALTH BLVD | TALLAHASSEE | FL | 32399-6515 |
| 419 | TIITF/DEPT OF CORRECTIONS | Z-HILLS CORRECTIONAL INST | 2739 GALL BLVD | ZEPHYRHILLS | FL | 33541-9701 |
| 420 | TIMBER LAKE ESTATES INC | | 34301 COUNTRYSIDE DR | ZEPHYRHILLS | FL | 33543-5216 |
| 421 | TINAJERO CESAR G & BRUNILDA RIVERA | | 2878 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 422 | TIPPECANOE VILLAGE HOA | | 34521 IRIS BLVD | ZEPHYRHILLS | FL | 33541 |
| 423 | TOLWANI AVNISH HARISH & VAIDEHI AVNISH | VAIDEHI AVNISH | 10914 SUNDRIFT DRIVE | TAMPA | FL | 33647 |
| 424 | TRACEY DENZEL | | 2977 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 425 | TRANSKI CHRIS & MARGARET & WEBB KRISTINA & ET AL | | 1641 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543 |
| 426 | TREADWELL CHARMELL | | 2996 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 427 | TRIGG QUIN LEWIS | | 34391 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 428 | TSEH TYLER JAMES | | 34778 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 429 | TURNER RAYMOND F & RITA J | | 3045 PINEY BARK DR | ZEPHYRHILLS | FL | 33543-5230 |
| 430 | VALDEZ KEVIN LORENZO | | 2923 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 431 | VAMIKA LAND TRUST | MARTINEZ LAW TRUSTEE SERVICES LLC TRUSTEE | 18115 N US HWY 41 STE 600 | LUTZ | FL | 33549 |
| 432 | VANDEKIEFT JOHN & CHARLENE | | 3041 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543 |
| 433 | VARAKANTHAM NEELIMA | | 2385 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 434 | VASAV GROUP LLC | | 2151 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 435 | VASQUEZ KATHERINE LOPEZ | | 34772 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 436 | VEDHERE VIJAY & NAMIREDDY SRAVANTHI | | 2300 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 437 | VHDN FOREVER LLC | | PO BOX 463 | LUTZ | FL | 33558 |
| 438 | VIKRAM SAI SRINIVAS | | 37792 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 |
| 439 | VUPPALA SRI SURYA LALITHA & RAVI KUMAR | | 44705 MALDEN PL | ASHBURN | VA | 20147 |
| 440 | VUPPALA VISWAS VENKATA | | 2365 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 441 | WAGNER JAMES C & BLACK LYNDA J TRUST | WAGNER JAMES C & BLACK LYNDA J CO-TRUSTEES | 36814 TERESA RD | DADE CITY | FL | 33523-6537 |
| 442 | WAGNER JAMES C & BLACK LYNDA J TRUST AGREEMENT | WAGNER JAMES C & BLACK LYNDA J CO-TRUSTEES | 36814 TERESA RD | DADE CITY | FL | 33523-6537 |
| 443 | WALKER DENNIS TYLER & BRIDGET ELIZABETH | | 34799 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 444 | WALLACE EUGENIA TIARA | | 34371 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 445 | WARFIELD RONALD LEWIS & | IDA JEAN | 688 SYKESVILLE RD | SYKESVILLE | MD | 21784-5637 |
| 446 | WASHINGTON CANDICE | | 2226 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 447 | WATSON ROBERT T & NANCY J | | 3045 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 |
| 448 | WEBB TEAMECA NOTCHELL | | 2957 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 449 | WELSH KEITH E & KARLA L | | 3025 MAZIE DR | ZEPHYRHILLS | FL | 33541-4709 |
| 450 | WERT STEPHANIE | | 2182 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 451 | WESTPHAL AUGUSTO S & JULIA ULYSSEA MATTOS | | 34713 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 452 | WHEELER SHARON HOPE & ROBERT SCOTT | | 34747 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 453 | WHITAKER KASHANTE SENYA MARIE | | 2896 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 454 | WHITE JAMES & JOANNE | | 37316 CHANCEY RD | ZEPHYRHILLS | FL | 33541-6653 |
| 455 | WHITE LAMAR & LISA | | 3049 ALLEN RD | ZEPHYRHILLS | FL | 33541-6606 |
| 456 | WHOOLERY HAROLD G & MARILYN | | 3009 ALLEN RD | ZEPHYRHILLS | FL | 33541 |
| 457 | WIENER DAVID JOSHUA | | 404 E RIDING DR | CARLISLE | MA | 01741 |
| 458 | WILDER CORPORATION OF DELAWARE | | 513 NORTH BELCHER ROAD | CLEARWATER | FL | 33765 |
| 459 | WILKINS SHERON TYREE & ALEXANDRA ROSE | | 34721 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 460 | WILLIAMS ANTHONY E & LISA A | | 34802 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 461 | WILLIAMS RICHARD | | 3020 ALLEN RD | ZEPHYRHILLS | FL | 33541-6643 |

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| 462 | WILLIAMSON ROBERT A | | 35611 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 463 | WILLMAN CHRISTOPHER BRIAN | | 1279 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 464 | WILSON CHRISTOPHER J & KARRIE A | | 33910 MANDRAKE RD | WESLEY CHAPEL | FL | 33543-5557 |
| 465 | WOLFE LOGAN GREY & LILIAN AMANDA | | 1256 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 466 | WRIGHT DAVE CURTIS | | 34688 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 467 | YAGER SHIRLEY HAZEL REVOCABLE TRUST | YAGER SHIRLEY TRUSTEE | PO BOX 1202 | DADE CITY | FL | 33526 |
| 468 | YALAMANCHILI ANUSHA & TADIKONDA SRIKANTH | | 2927 COMMON FIG RUN | WESLEY CHAPEL | FL | 33543 |
| 469 | YAMOAH SHIRLEY | | 2888 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 470 | YELLA ANAND REDDY & YELLA SRIKANYA REDDY | | 2857 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 471 | YERUVA SRINIVASA REDDY & VIJAYA LAKSHMI | | 9100 HARROW WAY | EDEN PRAIRIE | MN | 55347 |
| 472 | YOUSEEF OUSTIN | | 3120 48TH ST | ASTORIA | NY | 11103-1632 |
| 473 | YOUSEFI SOROUSH CHAIEDEH & GANTMAN ASHLEY SARA ROSHELL | | 2916 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 474 | YU XIAOQING & WANG XUEFENG | | 16354 HYDE MANOR DR | TAMPA | FL | 33647 |
| 475 | ZANG WENQING & HSU FRANK YIDA | | 127 WATERLEAF | IRVINE | CA | 92620 |
| 476 | ZEPHYR EGG COMPANY | | PO BOX 2679 | ZEPHYRHILLS | FL | 33539-2679 |
| 477 | ZHU SHUHUA & HANG YIJUN | | 4649 SW 58TH LN | GAINESVILLE | FL | 32608 |
| 478 | ZULUAGA JUAN PABLO PAIBA | | 2350 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |

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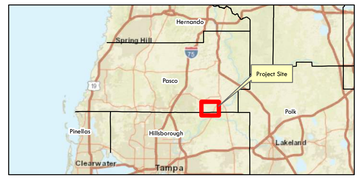
Clearview
LAND DESIGN, P.L.
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

Legend

- Two Rivers - 3,396.5 ± Acres
- Parcels of Interest
- Parcel Boundary

Sign Locations

Vicinity Map

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Notes:

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1 inch = 800 feet

0 800 1,600 3,200 Feet

Figure: Parcels of Interest Ownership Map

Project: Two Rivers

Pasco County

Filename: TR_POI_20240917_24x36_wcs

Map Date: 9/17/2024

Map Prepared By: WCS

## Parcels of Interest

**Map ID, Parcel ID, Owner Name**

1, 30-26-21-0000-00100-0090, PASCO HILLS LLC
2, 30-26-21-0000-00100-0000, PASCO HILLS LLC
3, 30-26-21-0000-00100-0010, PASCO HILLS LLC
4, 30-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
5, 29-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
6, 28-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
7, 28-26-21-0000-00300-0000, EPG TWO RIVERS QOZP LLC
8, 28-26-21-0000-00100-0020, EPG TWO RIVERS QOZP LLC
9, 27-26-21-0000-00200-0000, EPG TWO RIVERS QOZP LLC
10, 27-26-21-0010-00300-0000, PASCO HILLS LLC
11, 28-26-21-0000-00100-0070, EPG TWO RIVERS QOZP LLC
12, 28-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
13, 28-26-21-0000-00100-0010, EPG TWO RIVERS QOZP LLC
14, 28-26-21-0000-00300-0010, EPG TWO RIVERS QOZP LLC
15, 28-26-21-0000-00100-0110, EPG TWO RIVERS QOZP LLC
16, 28-26-21-0000-00100-0100, EPG-TWO RIVERS LLC
17, 27-26-21-0000-00200-0020, EPG-TWO RIVERS LLC
18, 31-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
19, 31-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
20, 36-26-20-0000-00200-0000, PASCO HILLS LLC
21, 36-26-20-0000-00200-0040, EPG TWO RIVERS QOZP LLC
22, 31-26-21-0000-00100-0030, PASCO HILLS LLC
23, 31-26-21-0000-00100-0020, EPG-TWO RIVERS LLC
24, 31-26-21-0000-00100-0000, EPG-TWO RIVERS LLC

Document Path: P:\Two Rivers\Master Plan\GIS\MapFiles\TR_POI_20240917_24x36_wcs.mxd

# LOCATION #1

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

# LOCATION #2

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140

# LOCATION #3

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140

# LOCATION #4

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26
1:30 p.m.
Board of County Commissioners #1
06/02/26
1:30 p.m.
Board of County Commissioners #2
08/11/26
1:30 p.m.
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26
1:30 p.m.
Board of County Commissioners
08/11/26
1:30 p.m.
Planning@MyPasco.net / 727-847-8140

# LOCATION #5

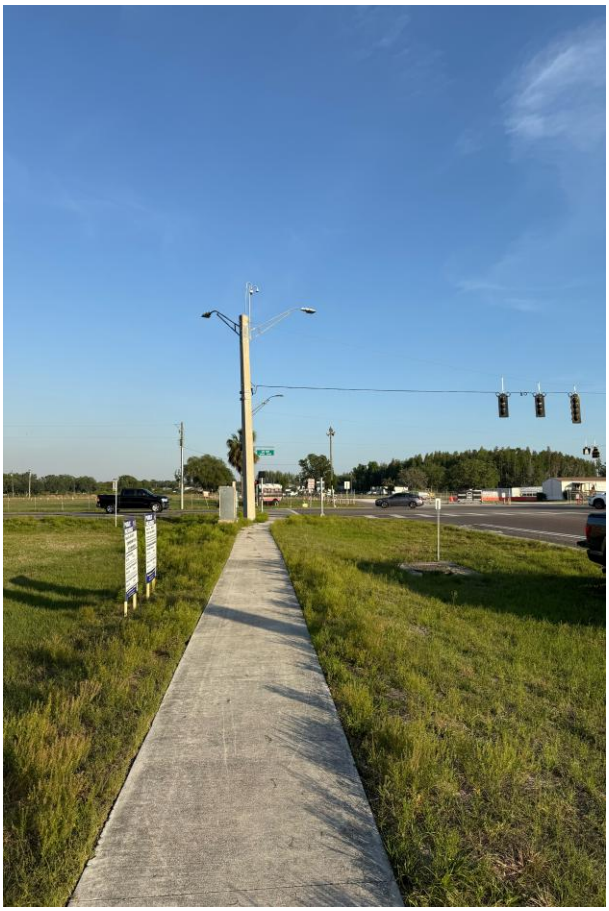
PUBLIC HEARINGS
PASCO County Florida
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements.entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas
PUBLIC HEARINGS
PASCO County Florida
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

# LOCATION #6

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

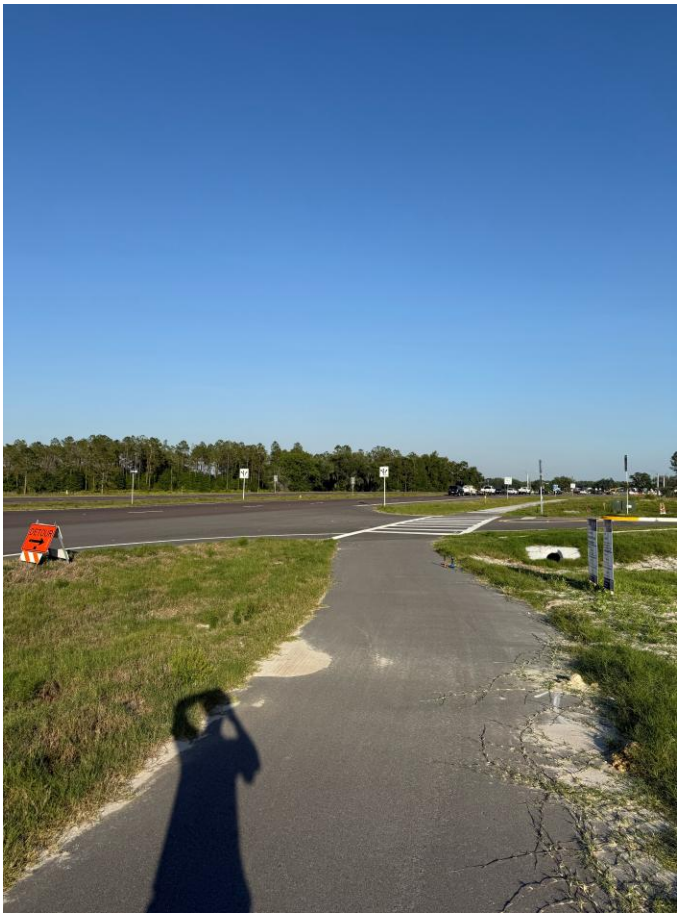
# LOCATION #7

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

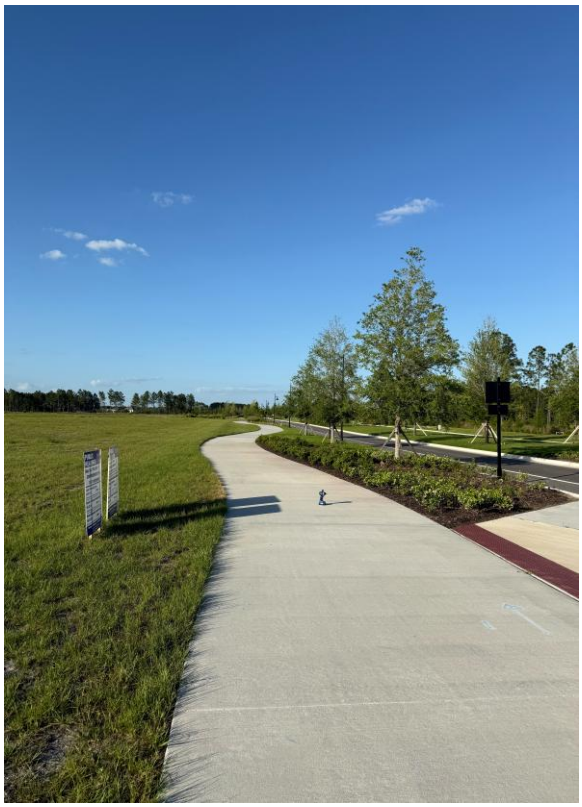


# LOCATION #8

PUBLIC HEARINGS
App. No: CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
App. No: RZ-7550
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.



# LOCATION #9



PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

# LOCATION #10

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

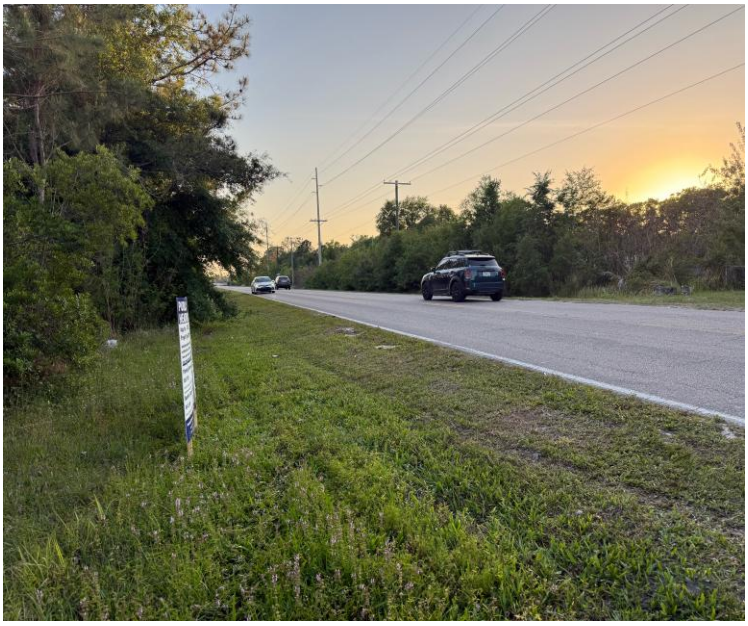
# LOCATION #11

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
1:30 p.m.

# LOCATION #12

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PlanPasco@MyPasco.net / 727-847-8140
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.
Planning@MyPasco.net / 727-847-8140

# LOCATION #13



PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE26-7856 **DATE:** 5/7/2026

**SUBJECT:** Zoning Amendment- Substantial Modification (Continuance)- Two Rivers MPUD Master Planned Unit Development Substantial Modification- EPG Two Rivers Development LLC et al.- A Rezoning Petition from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park on 3,396.5 Acres, Located in South East Pasco County, on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioner (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC on 5/7/26; BCC at DC on 8/11/26

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

**RECOMMENDED COMMITTEE ACTION:**
Continue to June 11, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in Dade City.

**BACKGROUND:**

**PROJECT OVERVIEW**

Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD Master Planned Unit Development; Section 522 – MPUD Zoning District

Proposed is a substantial modification to the Two Rivers MPUD Master Planned Unit Development District to increase the existing entitlements from 1,600 to 2,500 multi-family residential dwelling units, increase the retail entitlements from 630,000 to 1,355,000 square feet, add the use of hotel with up 480 rooms, add the use of Assisted Living Facility (ALF) up to 300 beds, add the use of 1 water park (maximum of 35 acres), and remove the 209 single family age restricted dwelling units on approximately 3,396.5 acres. The applicant is not requesting any increase/modification to the approved 4,047 single family detached entitlements, the office entitlements totaling 1,335,000 square feet, and the industrial entitlements totaling 1,335,000 square feet. The original MPUD approval included a school site and a County Park. The School Board and the County's Parks, Recreation, and Natural Resources Department (PRNR) have acquired a portion of the original proposed school site and the park site. Since only a portion was acquired of the originally contemplated sites, this substantial modification seeks to develop the remaining portions of the former school and park sites for mixed-use development.

This agenda memo was prepared by: Robert Irving, Planner II, AICP, CNU-A

**SITE DETAILS**

The project is located in the South Market Area, located on the north and south sides of State Road 56 from Morris Bridge Road to Gall Boulevard (Parcel ID Nos.: 30-26-21-0000-00100-0090 et al).

| | |
|---|---|
| Commission District: | The Honorable Ron Oakley |
| Project Name: | Two Rivers MPUD |
| Applicants' Name(s) : | EPG Two Rivers Development LLC et al |
| Current Zoning District: | MPUD Master Planned Unit Development |
| Proposed Zoning District: | MPUD Master Planned Unit Development |
| Future Land Use (FLU) Classification: | PD (Planned Development) |
| Water/Sewage: | Pasco/Pasco |
| Flood Zone: | A |
| Requested Entitlements: | 4,047 Single-Family Detached Units<br>2,500 Multi-Family Units<br>1,335,000 Square feet of Office/Target Industry<br>1,335,000 Square feet of Industrial<br>1,335,000 Square Feet of Retail<br>300 Beds for an Assisted Living Facility<br>480 Hotel Rooms<br>Recreational Water Park (maximum 35 acres) |
| Roads/Access: | Public (State Road 56, Four(4)-Lane FDOT Arterial Roadway)<br>Public (County Line Road South, Two(2)-Lane County Collector Roadway)<br>Public (Morris Bridge Road, Two(2)-Lane County Arterial Roadway)<br>Public (Gall Boulevard, Two(2)-Lane County Arterial Roadw |

**FISCAL IMPACT/COST/REVENUE STATEMENT:**
Not applicable

**REQUEST:**

**ATTACHMENT(S):**
1. PDE26-7856: Proof of Publication
2. PDE26-7856: Affidavit of Notice

**85736**

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-036 was published in said newspaper by print in the issues of 04/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **04/22/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

**NOTICE OF PUBLIC HEARING ON A REZONING FOR A PROPERTY LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing **on Thursday, May 7, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, August 11, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. EPG Two Rivers QOZP LLC et al/Two Rivers MPUD (RZ-7856) petition for a rezoning from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District for parcels located north and south side of State Road 56, west of Gall Boulevard (aka 27-26-21-0000-00200-0000 et al).

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (727) 847-2411 ext. 4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.**

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-036

April 22, 2026 85736

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

# AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Anna Ritenour

Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): parcel map attached

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: TWO RIVERS MPUD and CPAL

Project Number: RZ 7856 | CPA 24(07)

Request: Substantial Modification to MPUD | Amend Policy FLU 7.1.11

That attached is the following:

_____ Proof of publication from the _____ *(newspaper name, if applicable).*

✓ Certificate of mailing for the notices, which were mailed on 4/17/2026. *(date)*

✓ Photos showing the placement of and language on the signage, which was posted on 4/17/2026. *(date)*

**STATE OF FLORIDA**
**COUNTY OF PASCO**

*Stamp and Seal*

KAYLA WITKOWSKI
Notary Public
State of Florida
Comm# HH431287
Expires 8/8/2027

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this April 20, 2026, by Anna Ritenour who is personally known to me or who has produced _____ as identification.

Notary Signature: Kayla Witkowski

Name Printed: Kayla Witkowski

/2

Clearview
LAND DESIGN, P.L.

April 17, 2026

Dear Property Owner:

Notice is hereby given that an application has been filed with Pasco County Government for:

**PROJECT:** **Two Rivers Comprehensive Plan Text Amendment**

**PETITION #:** **CPA24(07) CPAL Two Rivers**

**REQUEST:** Comprehensive Plan Text Amendment (CPAL) to Policy FLU 7.1.11 to allow for an increase of 900 multifamily units, 705,000 square feet of retail, a 300-bed assisted living facility, 480 hotel rooms, and a water park, and the removal of single-family age restricted entitlements

**OWNER/**
**APPLICANT:** EPG Two Rivers Development, LLC

**PUBLIC HEARINGS FOR CONSIDERATION OF THESE APPLICATIONS WILL BE HELD ON:**

| DATE | HEARING | LOCATION | TIME |
|---|---|---|---|
| **May 5, 2026** | Planning Commission/Local Planning Agency | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **June 2, 2026** | Board of County Commissioners Transmittal | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **August 11, 2026** | Board of County Commissioners Adoption | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |

**ON OCCASION, APPLICATIONS MAY BE CONTINUED.** Prior to attending a public hearing, please verify this item has not been continued to a later date by accessing the agenda on Pasco County website (pascocountyfl.net/government/agendas___minutes_.php) or call (727) 847-8142 for verification.

Virtual Public Comment: The public or land use applicants may elect to provide comments through WebEx or other virtual meeting software as may be established by the County Administrator from time to time ("Virtual Participants"). Virtual Participants will need to pre-register by completing a Public Comment Form, either by going to the County's website https://www.pascocountyfl.gov/government/agendas_minutes.php, or by calling the County's Customer Service Center at 727-847-2411. The application and plans are available for public inspection by calling 727-847-8142.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition. Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.


3010 W. Azeele St., Suite 150, Tampa, FL 33609 • publicnotice@clearviewland.com • (813)-223-3919

**LOCATION MAP**

**If you are a person with a disability who needs any accommodation in order to participate in these proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (v) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days, if you are hearing or voice impaired, call 711.**


3010 W. Azeele St., Suite 150, Tampa, FL 33609 • publicnotice@clearviewland.com • (813)-223-3919

Clearview
LAND DESIGN, P.L.

April 17, 2026

Dear Property Owner:

Notice is hereby given that an application has been filed with Pasco County Government for:

**PROJECT:** **Two Rivers MPUD Major Modification**

**PETITION #:** RZ-7856

**REQUEST:** Substantial modification for an increase of 900 multifamily entitlements, 705,000 square feet of retail, 480 hotel rooms, and a water park, and elimination of single-family age-restricted entitlements.

**OWNER/**
**APPLICANT:** EPG Two Rivers Development, LLC

**PUBLIC HEARINGS FOR CONSIDERATION OF THESE APPLICATIONS WILL BE HELD ON:**

| DATE | HEARING | LOCATION | TIME |
|---|---|---|---|
| **May 7, 2026** | Planning Commission | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |
| **August 11, 2026** | Board of<br>County Commissioners | Historic Pasco County Courthouse<br>Board Room, 2nd Floor<br>37918 Meridian Ave<br>Dade City, FL 37918 | 1:30 PM |

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3010 W. Azeele St., Suite 150, Tampa, FL 33609 • publicnotice@clearviewland.com • (813)-223-3919

TWO RIVERS

U.S. POSTAL SERVICE **CERTIFICATE OF MAILING**

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Anna Rhenour

CLEARVEW LAND DESIGN, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609

To:

SEE BELOW

PS Form 3817 April 2007 PSN 7530-02-000-9065

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APR 16 2026
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PENINSULA STATION
APR 17 2026
USPS TAMPA 33629

J.T.

**Project: Two Rivers (CPA and REZONE)**

| | NAME 1 | NAME 2 | ADDRESS1 | CITY | STATE | ZIP | COUNTRY |
|---|---|---|---|---|---|---|---|
| 1 | 34247 CARRONADE COURT LAND TRUST | TIPPANWAR PRAJAKTA RAMKRISHNA & RAMKRISHNA CO-TRUSTEES | 1896 LOS CABOS DR | WINDSOR | CO | 80550 | |
| 2 | ABRAHAM FATMAH JEAN | | 2216 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 3 | ABRAHAM MOLLY & CHACKO & | ISAAC SOM M & ELCITY ELIZABETH | 30194 63RD PL S | AUBURN | WA | 98001-1207 | |
| 4 | ABUNDANT LIFE TABERNACLE INC | | 1749 MORRIS BRIDGE ROAD | WESLEY CHAPEL | FL | 33543 | |
| 5 | AGUDELO STEPHANIE A & AGUDELO ERICA | | 2854 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 6 | AGYABENG PETER & AGYEMANG GLADYS | | 2953 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 7 | AIELLO LOREDANA | | 2284 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 8 | ALAMPALI KISHOR & ALAMPALI HYMAVATHI | | 31184 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 9 | ALBA CHRISTOPHER ANTHONY | | 34342 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 10 | ALBARRACIN CATALINA VELEZ & LOZADA JORGE ANDRES FERNANDEZ | | 2442 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 11 | ALIAGA PAOLO A & RODRIGUEZ JENNELLE E | | 37301 ANGEL WINGS AVE | ZEPHYRHILLS | FL | 33541 | |
| 12 | ALVAREZ DANIEL CHARON | | 34363 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 13 | ANDERSON JOE A | | 3017 MAZIE DR | ZEPHYRHILLS | FL | 33541-4709 | |
| 14 | APPEL NATALIE BROOKE | | 30449 LETTINGWELL CIR | WESLEY CHAPEL | FL | 33543 | |
| 15 | ARAUJO SANDRA LORENA LUCHA | | 1231 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 16 | ARCHER CRAIG JEFFREY & OREIDA ONEIDA | | 2528 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 17 | ARIKATLA RUTHVIK CHOWDARY | | 31021 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 18 | ARMSTRONG MICHAEL LLOYD & SERI MENCIA | | 2966 MISTY MARBLE DRIVE | ZEPHYRHILLS | FL | 33540 | |
| 19 | ARROYO ALEXANDER JOAQUIN & CAMILO-ARROYO DELFINA INMACULADA | | 5911 JAUDON AVE | WESLEY CHAPEL | FL | 33545 | |
| 20 | ASCH WONHWA HWANG & JOHN | | 35637 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 | |
| 21 | ASSOULI MOHAMED & LAAOUINA HAYATE | | 2901 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 22 | ATLURI RAVI TEJA & KATRAGADDA SWETHA | | 2508 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 23 | AURORA DEVELOPMENT LLC | RAVI THENAPPAN | PO BOX 271 | FORTVILLE | IN | 46040 | |
| 24 | BABOOLALL CALVIN & BHAGWANDEEN RAKESH | | 1410 HATCHER LOOP DR | BRANDON | FL | 33511 | |
| 25 | BACAK ILKE OZAN | | 19212 BRIARBROOK DR | TAMPA | FL | 33647 | |
| 26 | BADIAS DIEGO ARMANDO ESCUDERO | | 2907 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 27 | BAIG MIRZA U & SULTAN NASIR & NASIR TANVIR | | 2884 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 | |
| 28 | BAINS AMANPREET | | 2112 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 29 | BAINS SIMARJIT SINGH & CHAUHAN SUKHMANI KAUR | | 33745 OCEAN SPRAY LN | WESLEY CHAPEL | FL | 33543 | |
| 30 | BANDARUPALLI VENKATES RAO | | 325 N FFA RD | FORT PIERCE | FL | 34945 | |
| 31 | BANDYOPADHYAY RAJAT | | 4644 BUTLER NATIONAL DR | WESLEY CHAPEL | FL | 33543 | |
| 32 | BANKS JOI DENYS | | 2927 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 33 | BARBOUR BARBARA A | | 34344 LODGE DR | ZEPHYRHILLS | FL | 33543-5272 | |
| 34 | BEAUMONT BRYAN | | 1232 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 35 | BELLINA ANTHONY J & DANIELLE REVOC TRUST | BELLINA ANTHONY J & DANIELLE TRUSTEES | 4425 ALBERO PL | WESLEY CHAPEL | FL | 33543 | |
| 36 | BEN CAPITAL INC | | 2930 S 50TH ST | TAMPA | FL | 33619-6046 | |
| 37 | BERRIOS LOURDES MARIE CORTES & SOTO CHRISTIAN JOEL | | 2891 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 38 | BERSETT DENISE MARIE | | 2370 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 39 | BILELLO GINA & LAWRENCE | | 8 SHARON DR | CORAM | NY | 11727 | |
| 40 | BILLA PAVANI & BATTU GEOL GLADSON | | 2949 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 41 | BISABATHINI VIJAY KUMAR | | 2958 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |

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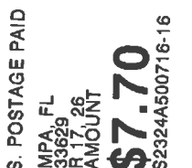
|---|---|---|---|---|---|---|---|
| 42 | BLOISE AALIYAH CHIMERE | | 2890 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 43 | BLUEBAM LLC | | 238 ELM CT | SCOTCH PLAINS | NJ | 07076 | |
| 44 | BOARD OF TRUSTEES FOR THE | INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA | 3900 COMMONWEALTH BLVD #115 | TALLAHASSEE | FL | 32399-0001 | |
| 45 | BOCAS SHIRLEY ANN | | 30662 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543 | |
| 46 | BOCAS SHIRLEY ANN & DESOUZA TYLER C | | 30662 CHESAPEAKE BAY DR | WESLEY CHAPEL | FL | 33543-4044 | |
| 47 | BOCAS STEVE | | 2115 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 48 | BOHANNON CHRISTOPHER R & SYNTHIA L | SYNTHIA L | 3050 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2413 | |
| 49 | BOHANNON RAYMOND ROBERT JR & | PATRICIA ANN | 3102 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2415 | |
| 50 | BOMMOJU SWATHI & KONDOJU GOPI KRISHNA | | 2212 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 51 | BOSE PRATEEK | | 2024 ATKINSON DR | BURLINGTON | ON | L7M 4J1 | CANADA |
| 52 | BOTROS DANIEL SAMIR | | 2072 HALLIER COVE | WESLEY CHAPEL | FL | 33543 | |
| 53 | BOURNIGAL CESAR ARTURO ORTIZ | | 34247 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 54 | BOYNTON SKYLER SUSAN & CREWS REBECCA BLAKE | | 2454 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 55 | BRAHMANKAR RAJESH V & SHUBHANGI RAJESH | | 10955 CORY LAKE DR | TAMPA | FL | 33647 | |
| 56 | BRICENO DAVID | | 2141 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 57 | BRIDGEWOOD HOMES LLC | | 6620 RIVERSIDE BLUFFS DR | RIVERVIEW | FL | 33578 | |
| 58 | BROWN CHELSEA & VISNOVEC ALLEGRA | | 2974 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 59 | BUCHANAN TERRANCE KEVIN JR & JAMIE MARIE | | 2876 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 60 | BULICH RALPH | | 1609 MORRIS BRIDGE RD | WESLEY CHAPEL | FL | 33543 | |
| 61 | BUSTAMANTE JAIRO JAVIER & BIGGS AURA M | | 2438 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 62 | BYER KURT | | 1637 WHITE HAWK LN | CARSON CITY | NV | 89703 | |
| 63 | CAMACHO ESDRAS ELI & DE CAMACHO ELIZABETH LEONOR MOLINARES | | 2311 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 64 | CAMP JUSTIN TITUS & PEREA MARIA CAMILA JARAMILLO | | 35999 SUNFLOWER HILL DR | ZEPHYRHILLS | FL | 33541 | |
| 65 | CAMPBELL ANGILEE KAY & JOSH MUNRO | | 34403 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 66 | CAO JESSICA N & SPATH NYCHOLAS D ROSANIA | | 1255 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 67 | CASA FRESCA-COOL HOUSE LLC | | 4065 CRESCENT PARK DR | RIVERVIEW | FL | 33578 | |
| 68 | CASASNOVAS DALISHKA N & VAZQUEZ YARIXZA DELACEY C | | 2886 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 69 | CASTRILLON EDIER & GARCIA TATIANA | | 2933 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 70 | CASTRO FRANKIE A JR & NIEVES CHRISTINE M | | 2870 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 71 | CASWELL DANIEL D | | 34400 LODGE DR | ZEPHYRHILLS | FL | 33541 | |
| 72 | CHALLURI MAHESH KUMAR & RACHAKONDA SHALINI | | 2 WINDSOR RD | BELLE MEAD | NJ | 08502 | |
| 73 | CHAMPAGNE MELANIE RENE | | 2366 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 74 | CHARLES BETY PIERRE & CLAUDE B PIERRE | | 2865 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 75 | CHAVEZ CARLOS LEAL & CASTILLO DAISY | | 34407 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 76 | CHAVEZ YVETTE & VAZQUEZ JOSE GUADALUPE FERREIRA | | 34362 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 77 | CHELALA NAJI & CORA M | | 19108 MANDARIN GROVE PL | TAMPA | FL | 33647-3026 | |
| 78 | CHELALA NAJI & CORA M & | ANTOUN PIERRE & ET AL | 501 N COUNTY LINE RD | PLANT CITY | FL | 33566-5501 | |
| 79 | CHINTAREDDY SAI PRASHANTH | | 2502 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 80 | CHITTIBOMMA SRINIVAS | | 11510 NAVEL ORANGE WAY | WESTCHASE | FL | 33626 | |
| 81 | CHRISTIAN STEVE CLARENCE | | 3438 VALLEY RANCH DR | LUTZ | FL | 33548 | |
| 82 | CHU LU | | 337 CASSELINA DR | SAN JOSE | CA | 95136 | |
| 83 | CINTRON RAFAEL & JESSICA | | 3031 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 84 | CIRELLO JOHN ANTHONY & HALTER KAILEY DANIELLE | | 34769 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 85 | CLARK JASON & MAKESHA | | 2985 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 86 | CLAYTON ORAL GEORGE & SHARON ESMINE VIRGINIA | | 1164 BERING RD | WESLEY CHAPEL | FL | 33543 | |
| 87 | CLEVELAND BRANDON SAGE | | 2310 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 88 | COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT | C/O INFRAMARK LLC | 2005 PAN AM CIR STE 300 | TAMPA | FL | 33607 | |
| 89 | COLE SHEANDRIKA | | 2925 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 90 | COLON KELLY ARIEL & REBECCA ANN | | 3023 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 91 | COLVERT CYRANO EUGENE JR | | 34257 CARRONADE CT | WESLEY CHAPEL | FL | 33543 | |
| 92 | CONNOR ELIZABETH GRACE & CONNOR AUDREY ARLEAN & CHRISTOPHER JASON | | 2252 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 93 | CONTRERAS DECIO M & LARA NORKA LEYDA MENDOZA | | 2398 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 94 | COOKE MARTIN S & APRIL E | | 3027 POLLOCK LANE | ZEPHYRHILLS | FL | 33541 | |
| 95 | COOPER AYANA OSHAY & ARTHUR MICHAEL | | 2939 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 96 | CORREA EMILIA MARIA & SANCHEZ ALEX ULISES | | 2315 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 97 | CURRY TASHA | | 34350 LODGE DR | WESLEY CHAPEL | FL | 33543-5272 | |
| 98 | DADA JOEL ADURALERE & OLADELE ADEOLA IRENE | | 34343 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 99 | DANA GREGORY | LOVELY HOMES LLC | 4912 TURNBURY WOOD DR | TAMPA | FL | 33647-2056 | |
| 100 | DAUSCH CALYN | | 2915 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 101 | DAVIS ANDREW NATHAN | | 2270 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |



J.T.

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| 102 | DAVIS DENVER L III | 3220 DRY BRANCH ST | ZEPHYRHILLS | FL | 33541-4744 |
| 103 | DAVIS KENNETH V & MELODY G | 3040 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 |
| 104 | DC & E INVESTMENT CORP | PO BOX 607 | LUTZ | FL | 33548 |
| 105 | DEHOPE EDWIN | 2230 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 106 | DEROGENE GIOBERTI | 2419 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 107 | DESOUZA TERRI ANN | 2188 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 108 | DEVALLA SRINIVASA RAO & BHAGYAREKHA | 1308 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 109 | DHAYAL KAMNA & PHOGAT AARON | 34255 CARRONADE CT | WESLEY CHAPEL | FL | 33543 |
| 110 | DHIMAN DHRUV | 34338 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 111 | DIAZ YESENIA A & CRUCEY DAVE AGUSTIN | 2928 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 112 | DIPETRILLO DILLON RAY & REID CARLYE MARIE | 2307 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 113 | DIRKS LESLIE MICHELLE & THOMAS | 3045 MAZIE DRIVE | ZEPHYRHILLS | FL | 33541 |
| 114 | DOUGHERTY THOMAS W & BRENDA J | 3106 MAZIE DR | ZEPHYRHILLS | FL | 33541-4748 |
| 115 | DOZIER TIMOTHY W | PO BOX 2233 | ZEPHYRHILLS | FL | 33539-2233 |
| 116 | DUDE DEBORAH LYNN & KIMBERLY M | 506 W CURTIS ST | TAMPA | FL | 33603-1910 |
| 117 | DUNNAHOE AMY M & CHRISTOPHER LEE | 2881 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 118 | EDMONSON DONALD & BILLIE | 3106 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6665 |
| 119 | EGGIGANI ASHOK MOURYA & KESHVAREDDY RASHMI | 3004 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 120 | EIFEL BRIAN | 3051 SANDY DR | ZEPHYRHILLS | FL | 33541-4739 |
| 121 | EJJIGANI MOUNIKA & PULA SARATH | 6827 JARED OAKS DR | WESLEY CHAPEL | FL | 33545 |
| 122 | EPG TWO RIVERS QOZP LLC | 111 S ARMENIA AVE STE 201 | TAMPA | FL | 33609 |
| 123 | ESPINOZA ROJAS LUIS M | 2238 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 124 | FARMER BENJAMIN RAPHAEL & SHANIQUA LATIERE | 2127 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 125 | FERRER ULISES & WENDY & BONIFACIO SIMEON | 2894 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 126 | FIGUEROA MARIVETTE M & CRUZ JUAN JOSE C | 2895 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 127 | FISCHER WARD E & MARY JO ANN & FISCHER JANETTE E | 3028 RANCH PL | ZEPHYRHILLS | FL | 33541 |
| 128 | FL DEPT OF TRANSPORTATION | 11201 MCKINLEY DR | TAMPA | FL | 33612-6456 |
| 129 | FLEMING NORMA H | 3046 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 130 | FLORES RICARDO & KEARA MARIE | 3009 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 131 | FRANCIS GARETH M & WALKER-FRANCIS ODETTE T | 2924 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 132 | FREEMAN MALIK | 2931 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 133 | FU YI FAN & CHENG TING FANG | 2411 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 134 | FURTADO-CHRISTIAN MARINA SAROJINI | 3438 VALLEY RANCH DR | LUTZ | FL | 33548 |
| 135 | GALANTE ERIC BRIAN & EMILY ROSE | 2887 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 136 | GALIZIA FABIO A & MADISON N & MANUEL INAE LEE | 1267 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 137 | GIREE BALARAM | 85 HARLOW CRESCENT | TORONTO ON | | M9V 2Y8 CANADA |
| 138 | GOLETZ CHRISTOPHER & UMPIERRE STEPHANIE | 1244 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 139 | GOLI INVESTMENTS & INFRA SERVICES LLC | 2404 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 140 | GONZALEZ FREDY RODRIGUEZ & CASTRO LINA SANCHEZ | 2234 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 141 | GOVINDA REAL ESTATE 301 LLC | 9809 ROWING DALE BND | WESLEY CHAPEL | FL | 33545 |
| 142 | GRACE KEENAN JACOREY & ANAIS | 34358 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 143 | GRAHAM BRIANA B | 34351 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 144 | GREEN LEANNE LESLIE & ANDREW THOMAS | 2498 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 145 | GREENBAM LLC | 238 ELM CT | SCOTCH PLAINS | NJ | 07076 |
| 146 | GREEN-SOARES TANYA M | 34743 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 147 | GROSSETT JUNIOR & ANNE | 2917 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 148 | GUARDADO RICHARD SHERMAN | 3018 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 149 | GURSOY HALIL | 1715 NATURE VIEW DR | LUTZ | FL | 33558-3319 |
| 150 | GWIAZDOWSKI MICHAEL ANTHONY & JAMIE LYNN | 3022 MAZIE DRIVE | ZEPHYRHILLS | FL | 33541 |
| 151 | HALL SARAH JEAN | 2222 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 152 | HALLAN JYOTI & ANKUSH | 19813 CYPRESS BRIDGE DR | ODESSA | FL | 33556 |
| 153 | HAN HONG | 34775 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 154 | HANDOO SIDHARATHA & SALOCHANA | 1628 SALMONBERRY STREET | WESLEY CHAPEL | FL | 33543 |
| 155 | HAPPY LARK LLC | 5121 STONEHURST RD | TAMPA | FL | 33547 |
| 156 | HARRISON GLENNA G | 3040 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5232 |
| 157 | HARTMAN JOSEPH JOHN & LAURE | 3034 MOSS HILL ST | WESLEY CHAPEL | FL | 33543-5224 |
| 158 | HASABALLA MOHAMMED S | 33912 MANDRAKE RD | ZEPHYRHILLS | FL | 33543-5557 |
| 159 | HAY AMBER M | 3109 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2416 |
| 160 | HECKENBACH ROLAND E & CHARLENE L | 1719 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543-5507 |
| 161 | HILL OWEN & MAYS KEVIN LEE | 2165 HALLIER CV | WESLEY CHAPEL | FL | 33543 |

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USPS TAMPA 33629

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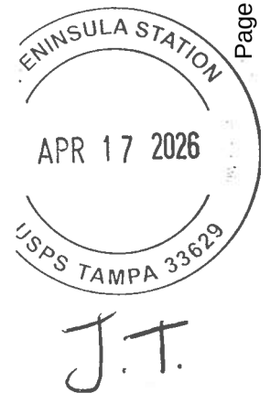
|---|---|---|---|---|---|---|
| 162 | HOGSETT PATRICIA M LIV TRUST | HOGSETT PATRICIA M TRUSTEE | 3041 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |
| 163 | HOLYFIELD ANASTASIYA & RIABYKIN VIACHESLAV | | 2150 HALLIER COVE | WESLEY CHAPEL | FL | 33543 |
| 164 | HORN SCOTTIE L | | 3029 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 |
| 165 | HOROZOVIC SUVAD | | 10904 OYSTER BAY CIR | NEW PORT RICHEY | FL | 34654-4453 |
| 166 | HUMPHREYS RONALD LEE & HUMPHREYS JAKE & ET AL | | 2913 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 167 | HUNTER ALEX W | | 3037 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |
| 168 | IGILAR JULIE & IGILAR CHIDI AMUA | | 3047 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 169 | INCE AHMET CANBERK & INCE MITHATCAN | | 2101 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 170 | ISIK BURCU & BORA | | 2524 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 171 | JACKSON SADIYAH M | | 2914 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 172 | JAMMA VIJAYANAND & MAHESH BHARGAVI BOLLEBOINA | | 11461 OWASEE TRAILS PL | RIVERVIEW | FL | 33569 |
| 173 | JASTHI ARAVIND KUMAR & KOGANTI JYOTHSNA | | 16735 56TH AVE N | PLYMOUTH | MN | 55446 |
| 174 | JEN TAMPA 10 LLC | | 1316 W SWANN AVE | TAMPA | FL | 33606 |
| 175 | JIMENEZ DAMARIS & ESTEBAN JR | | 34664 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 176 | JINGSONG ZHOU & SONG PING & NAISI ZHOU | | 34324 LODGE DR | WESLEY CHAPEL | FL | 33543-5272 |
| 177 | JOHN THOMAS & CHACKO CYNTHIA | | 2634 ALLUVIAL WAY | WESLEY CHAPEL | FL | 33543 |
| 178 | JOHNSON ALEX REIS | | 34259 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 179 | JOHNSON JENNIFER JO & ANTHONY ARMANDO & FERNANDEZ JAKE BRODY | | 2071 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 180 | JOY MARY | | 9819 LA RITA PL | RIVERVIEW | FL | 33569-5568 |
| 181 | JULIEN WILLIAM G & WENDY R | | 4535 BARLETTA CT | WESLEY CHAPEL | FL | 33543-2707 |
| 182 | KAILASA AKHIL | | 34266 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 183 | KAKUMANU AMULYA | | 2257 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 184 | KANNU REALTY LLC | | 2158 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 185 | KANTAMNENI SIERRA | | 9306 SILVERTHORN RD | LARGO | FL | 33777 |
| 186 | KARNE RAM MOHAN RAO & JAKKENA THARANGINI | | 4805 PORTOLA CT | CARLSBAD | CA | 92010 |
| 187 | KASTHURI KARTHIK | | 10651 NEW MORNING DR | TAMPA | FL | 33647 |
| 188 | KATAKAM SATHYANAR & RENUKA | | 9 BARKLEY DR | MONROE TOWNSHIP | NJ | 08831 |
| 189 | KATTA VIJAYA KUMAR & ANNE RAJASHEKAR RAO | | 2358 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 190 | KAYALI AHMAD & HAMDAN SABRENA MUSA & KAYALI OSAMA | | 2864 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 191 | KEIGHER CHRISTOPHER D & MOLINARES GABRIELA | | 34359 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 192 | KEIZER KEVIN | | 493 RIVER RD | CUSHING | ME | 04563-3330 |
| 193 | KELL ANTHONY & ASHLEY | | 3041 COATS RD | ZEPHYRHILLS | FL | 33541-6631 |
| 194 | KENZIN VLADISLAV | | 34337 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 195 | KERSAINT ELISE | | 3001 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 196 | KESINENI ADITHYA SAI KRISHNA & BATTU GEOL G | | 34346 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 |
| 197 | KHANNA HIMANSHU KRISHAN & SAPRA SHIVANI JAGMOHAN | | 1704 JUNIPER HAMMOCK ST | WINTER GARDEN | FL | 34787 |
| 198 | KHANNA HIMANSHU KRISHAN & SAPRA SHIVANI JAGMOHAN | | 34238 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 199 | KHANNA MUKUL KRISHAN & BHARADWAJ NEETI | | 1704 JUNIPER HAMMOCK ST | WINTER GARDEN | FL | 34787 |
| 200 | KHARKAR NEHA SHRIKANT & NARULA NISHANT | | 34261 CARRONADE COURT | WESLEY CHAPEL | FL | 33543 |
| 201 | KILARU SATYA | | 967 BARBELLE AVE | FRISCO | TX | 75036 |
| 202 | KILCOYNE BLAKE WILLIAM & MEAGAN ELIZABETH | | 34791 TELLURIDE DR | ZEPHYRHILLS | FL | 33541 |
| 203 | KLISURIC GARRETT THOMAS & RIGGLE ALEXIS DAWN | | 2866 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 204 | KOFRON DIANA LYNN | | 1315 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 205 | KOLLIPARA RAVI K & SWATHI | | 23602 CHRISTINA RIDGE SQ | ASHBURN | VA | 20148 |
| 206 | KONGARA SUNIL | | 2169 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 207 | KOPP NOAH MATTHEW | | 2260 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 208 | KUL MELEK | | 2371 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 209 | KUPER MAGDA MARILYN | | 2908 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 210 | KUSNADI JEREMY | | 34764 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 211 | LAALAMI ZAKARIA | | 18205 WIMBLEDON GREEN PL | TAMPA | FL | 33647 |
| 212 | LABOY MARIA SOCORRO | | 2885 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 213 | LAFAVE DANIEL JOSEPH | | 3096 SHELTER WAY | ZEPHYRHILLS | FL | 33541 |
| 214 | LAFORTUNE JESSICA ANN | | 2256 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 215 | LEON LUKAS A & LEON PATRICIA | | 2893 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 216 | LEPI CHRISTINA LIVING TRUST | LEPI CHRISTINA TRUSTEE | 34755 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 217 | LEPPERT CORY ANTONIO & WILLIAMS JENNA MARIE | | 34763 TELLURIDE LANE | ZEPHYRHILLS | FL | 33541 |
| 218 | LEWIS TIMOTHY C & GIDGET M | | 35641 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 219 | LI ROGER & XU FANGFANG | | 911 S ORLEANS AVE | TAMPA | FL | 33606-2940 |
| 220 | LITTLE KAREN P | | 3042 COATS RD | ZEPHYRHILLS | FL | 33541-6629 |
| 221 | LODER RONALD DALE SR & | CHRISTINA BRETT | 3031 DIANA DR | ZEPHYRHILLS | FL | 33541-4711 |



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| 222 | LONG MEKESHA & BRUCE | | 2852 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 223 | LOPEZ MARIA ISABEL SANTIAGO | | 2850 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 224 | LOSCIUTO STEPHANIE & LEO FRANCIS | | 2512 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 225 | LOVEITT GERTRUDE E & LOVEITT MARK E | | 34401 LODGE DR | WESLEY CHAPEL | FL | 33543 | |
| 226 | LOVELY HOMES LLC | | 4912 TURNBURY WOOD DR | TAMPA | FL | 33647-2056 | |
| 227 | LOWDEN ANGELA SUE | | 3030 MOSS HILL ST | ZEPHYRHILLS | FL | 33543-5224 | |
| 228 | LOZANO JORGE | | 34367 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 229 | LUCE AMY & IRVING F III | | 3020 MOSS HILL ST | WESLEY CHAPEL | FL | 33543 | |
| 230 | LUMPKIN KENNY L REVOCABLE TRUST | LUMPKIN KENNY LAMAR TRUSTEE | 33725 CAMERTON ROAD | WESLEY CHAPEL | FL | 33543 | |
| 231 | LYKINS LOUIS LONNIE SR & | DESROSIERS DALE B | 34340 LODGE DR | ZEPHYRHILLS | FL | 33543-5272 | |
| 232 | MADARAPU RANJITH & YAMSANI AKHILA | | 2909 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 | |
| 233 | MAHANTESH SHEELA | | 2319 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 234 | MAHFUD HENRY NICOLAS & JOHANNA & SARES NORMA | | 34253 CARRONADE CT | WESLEY CHAPEL | FL | 33543 | |
| 235 | MAHONEY THOMAS M III & MEYERS LINDSAY R | | 34267 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 236 | MAIERO CAROLYN | | 1139 STEPHENSON DR | BURLINGTON | ON | L7S 2B2 CANADA | |
| 237 | MALISETTY PALLAVI | | 7055 CELTIC CROSSING DR | DUBLIN | OH | 43016 | |
| 238 | MANDAVA HARI CHANDRA PRASAD & DOPPALAPUDI BHAVANA | | 20321 OAK KEY CT | TAMPA | FL | 33647 | |
| 239 | MANGILIPALLY RENUKA | | 34707 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 240 | MANGUAL TAINA COLON | | 3035 PINEY BARK DR | WESLEY CHAPEL | FL | 33543 | |
| 241 | MANIKANDAN ANURADHA RATHINAMURTHY & KANIYUR SUGAVANAM | | 2322 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 242 | MANRIQUEZ AMADO & REBECCA | | 20130 NOB OAK AVE | TAMPA | FL | 33647-3359 | |
| 243 | MANSATA AJAY YESHWANT & DAWDA DWITI ANIL | | 34756 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 244 | MARAM DIVYA THEJ & POREDDY REKHA | | 24339 WHITE ELM PL | ALDIE | VA | 20105-6047 | |
| 245 | MARIONA NICOLE E | | 3024 MOSS HILL ST | WESLEY CHAPEL | FL | 33543-5224 | |
| 246 | MARSHALL SOPHINA & WILLIE | | 37768 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 | |
| 247 | MARTINEZ AZALIA YARILEE DIAZ | | 2353 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 248 | MARTINEZ KEANA & JONES ELLIOT ALLEN | | 2882 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 249 | MATHEW JACOB ARUN & KURUVILLA ANJALY MARY | | 2868 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 250 | MATUTE JEAN CARLOS BRITO & SALAZAR ADRIANA C MARTINEZ | | 2910 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 251 | MAYBUSH MARK A & SHELAH L | | 1261 MORRIS BRIDGE RD | WESLEY CHAPEL | FL | 33543 | |
| 252 | MB 56 LLC | | 201 E LAS OLAS BLVD STE 1200 | FT LAUDERDALE | FL | 33301 | |
| 253 | MCCLURG MICHAEL G & | KIMBERLEY L | 3044 ALLEN RD | ZEPHYRHILLS | FL | 33541-6643 | |
| 254 | MCKINNEY RAYMOND & | MCKINNEY RAYMOND C | 3011 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 | |
| 255 | MCMAHON RICHARD D | | 34243 POLACCA LN | WESLEY CHAPEL | FL | 33543 | |
| 256 | MCNEES JOAN E | | 3025 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5234 | |
| 257 | MEJIA CLAUDIA RUBI | | 3012 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 | |
| 258 | MENDOZA ARNALDO JOSE | | 34350 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 259 | MERAW STEPHEN S & SUPANAT | | 3015 SHORT LEAF ST | ZEPHYRHILLS | FL | 33543-5234 | |
| 260 | MILLER ROMEL N & THOMPSON JHEANELL D | | 1219 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 261 | MONROE MEADOWS HOMEOWNER'S ASSOCIATION OF PASCO COUNTY INC | | 12906 TAMPA OAKS BLVD STE 100 | TEMPLE TERRACE | FL | 33637 | |
| 262 | MONTANEZ AARON R & KIMBERLY C & BURKE TYRONE L | | 3015 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 263 | MONTERO CARLOS | | 34399 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 | |
| 264 | MOORE MARK A | | 3042 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6664 | |
| 265 | MORRIS JAMIE MARIE | | 2393 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 266 | MOUSSA ABDELLAH AIT & BOUBKER SAMIRA NAIT | | 2877 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 267 | MUELLER RANDY | | 3010 LANIER RD | ZEPHYRHILLS | FL | 33541-3712 | |
| 268 | MUFF ULYSEE III | | 2993 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 269 | MUHAMMAD MARYAM RASHADA | | 34794 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 270 | MULLEN BIANCA L | | 1243 KAZAZ CT | ZEPHYRHILLS | FL | 33540 | |
| 271 | MULLIGAN ELIZABETH PAULINE | | 34354 REDWOOD DAWN LN | WESLEY CHAPEL | FL | 33543 | |
| 272 | MYNENI VENU | | 2133 HALLIER CV | WESLEY CHAPEL | FL | 33543 | |
| 273 | NAKIRAYI SAYINA & ROBINSON TROY | | 2947 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 | |
| 274 | NANNIVAL AVI | | 34680 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 275 | NARASIMHAN HRISHIKESH & RENGASAMY EZHILMEKALA | | 1130 S STERLING RD | CUPERTINO | CA | 95014 | |
| 276 | NARRAVULA PAVAN K REDDY & KALIGOTLA KALYANI | | 34650 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 277 | NASR ENTERPRISE LLC | | 2278 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 | |
| 278 | NEKKANTI VENKATA RAVI KUMAR | | 32164 ROSEWOOD MEADOW LN | WESLEY CHAPEL | FL | 33543 | |
| 279 | NELSON MILES BRADLEY & LEWIS LAUREN RENEE | | 2883 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 | |
| 280 | NESBIT CARLA ALETHIA REVOCABLE TRUST | NESBIT CARLA ALETHIA TRUSTEE | 34786 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 | |
| 281 | NETTLETON SANDRA K | | 3016 DRUM RD | ZEPHYRHILLS | FL | 33541-5054 | |

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| 282 | NGUYEN KENNY QUAN & HANNAH HIEN | | 3040 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 283 | NICOLI TATIANA Y | | 33993 CASTAWAY LOOP | WESLEY CHAPEL | FL 33543 |
| 284 | NIEVES ELIOBADIS NIEVES & RUIZ DANIA MARIE AVILES | | 34395 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 285 | NILSSON-COLE DANIEL JORDAN & CHANDREA LANAY | | 34379 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 286 | ODUSANYA ADEOLA A & OLAIDE AJIBIKE | | 2879 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 287 | OHARE MELISSA M & OHARE VINCENT ROBERT | | 2288 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 288 | OLIVA MANUEL JR & RANGEL DEVIA EUSMARY DEL CARMEN | | 34332 REDWOOD DAWN LN | WESLEY CHAPEL | FL 33543 |
| 289 | OLIVER STEVEN RICHARD & LISA MARIE | | 7947 ABBY BROOKS CIR | WESLEY CHAPEL | FL 33545 |
| 290 | ONEIL DAVID A | | 35543 WILEY RD | ZEPHYRHILLS | FL 33541-5047 |
| 291 | OROPEZA HAYVER JACINTO & OJEDA KAROL RAXELIZ | | 34263 POLACCA LN | WESLEY CHAPEL | FL 33543 |
| 292 | OSORIO SOTO PROSPER INVESTMENTS 6 LLC | | 8122 STONE PATH WAY | TAMPA | FL 33647 |
| 293 | OTERO GEORGE | | 34658 TELLURIDE LN | ZEPHRYHILLS | FL 33541 |
| 294 | PABBU RAMESH SHARATH & PUSA KRUTTIKA | | 2920 EVERGREEN ELM PASS | WESLEY CHAPEL | FL 33543 |
| 295 | PAKAM MOHAN & CHENNA LATHIKA NANGA | | 11012 TAHITI ISLE LN | TAMPA | FL 33647 |
| 296 | PALERMITI TYLER CHRISTOPHER | | 2354 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 297 | PALMER MARIAM JUNE & CHRISTOPHER DARWIN | | 2898 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 298 | PAMULAPATHI SAI LIKHITHA | | 3055 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 299 | PARADISE SUNSHINE HOMES LLC | | 6606 N 56TH ST | TAMPA | FL 33610-1918 |
| 300 | PASCO COUNTY | C/O FACILITIES MANAGEMENT DEPARTMENT | 7220 OSTEEN RD | NEW PORT RICHEY | FL 34653-2359 |
| 301 | PASCO HILLS LLC | | 40 RANCH RD | THONOTOSASSA | FL 33592-2301 |
| 302 | PASTRANA ALBERTO A & CHAVARRIA CATHERINE | | 1285 KAZAZ COURT | ZEPHYRHILLS | FL 33540 |
| 303 | PATEL MANISH M & PATEL AASHKA MANISH | | 2070 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 304 | PATEL PAYAL | | 2880 EVERGREEN ELM PASS | WESLEY CHAPEL | FL 33543 |
| 305 | PEDNEKAR AMRUTA R & PEDNEKAR RAJAN S & VRUSHALI R | | 2082 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 306 | PEMMASANI RUSHENDRA BABU & POTLURI LALITA | | 34258 POLACCA LN | WESLEY CHAPEL | FL 33543 |
| 307 | PENA JESSICA | | 2424 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 308 | PENNIMAN STEVEN E | | 4623 SW BRADBURY ST | PORT ST LUCIE | FL 34953-5562 |
| 309 | PEREZ ALICIA JESENIA | | 2858 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 310 | PEREZ JOSELYN REBECA RAMIREZ | | 2925 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 311 | PETITO LUIZ ANDRE NEGRIN & MEIRELENE DOS REIS LAIA PETITO | | 2926 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 312 | PHAM THAO | | 2941 ADAMS CROSS DR | ZEPHYRHILLS | FL 33540 |
| 313 | PHARR DIAMONIQUE WYNTER & JEAN LUDIE DATELE | | 34383 SORREL MINT DR | WESLEY CHAPEL | FL 33543 |
| 314 | PILJA RUDY R | | 2122 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 315 | PINNINTI SHILPA REDDY | | 2423 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 316 | PISON KRISTINE ABELLAR | | 2389 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 317 | PITTA MADHUSUDHAN & MADHAVI | | 10643 MISTFLOWER LN | TAMPA | FL 33647 |
| 318 | POTKANOORI ARVIND KUMAR & KAIRAMKONDA SAI KIRAN | | 1084 BERING RD | WESLEY CHAPEL | FL 33543-7077 |
| 319 | POTLURI MADHAVA R & DODDAPANENI NIREEKSHNA R & SANDRALA NAGARAJU | | 30748 LINDENTREE DR | WESLEY CHAPEL | FL 33543 |
| 320 | POTTER SUSAN D & POTTER AURIANNA N | | 3024 PINEY BARK DR | ZEPHYRHILLS | FL 33543-5225 |
| 321 | PRADO MIRIAM & QUINTANAR JUAN J LIVING TRUST | PRADO MIRIAM & QUINTANAR JUAN J TRUSTEES | 4129 AMBER WAY | WESTON | FL 33331 |
| 322 | PRESTECH PROPERTIES RP02 LLC | | 32789 EILAND BLVD | WESLEY CHAPEL | FL 33545 |
| 323 | PULTE HOME COMPANY LLC | | 2662 S FALKENBURG RD | RIVERVIEW | FL 33578 |
| 324 | PUSULURI LEELA K SUMANTH & ANANTA LAKSHMI | | 19304 TRISTAN STONE DR | PFLUGERVILLE | TX 78660 |
| 325 | R GARNER IRREVOCABLE LIVING TRUST | MOORE VENICE GARER TRUSTEE | 2950 MISTY MARBLE DR | ZEPHYRHILLS | FL 33540 |
| 326 | RAJARAM TINA MARIE & HUTCHINSON OSHANE CLIVE | | 34735 TELLURIDE LN | ZEPHYRHILLS | FL 33541 |
| 327 | RALLABANDI MADAN GOPAL & MACCHA SRI VANI | | 2208 PARAVANE WAY | WESLEY CHAPEL | FL 33543 |
| 328 | RAMIREZ EMMANUEL G & MONTANEZ ALICIA ESTHER F | | 2922 FLOWERING MOSS RUN | WESLEY CHAPEL | FL 33543 |
| 329 | RAMIREZ JOSE A V & RAMIREZ JUAN CARLOS V | | 34366 REDWOOD DAWN LN | WESLEY CHAPEL | FL 33543 |
| 330 | RANGE RICHARD B | C/O FRED RANGE | 2777 TIMBERCREEK DR | LEBANON | OH 45036-9423 |
| 331 | RATAKONDA VANDANA RAJESWARI & DUGGINI SASIKANTH | | 19 DUNBAR DR | PRINCETON JUNCTION | NJ 08550 |
| 332 | RAULERSON GERALD R | | 3009 DRUM RD | ZEPHYRHILLS | FL 33541-5055 |
| 333 | RAYKOWSKI IREN | | 2174 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 334 | REED JOHN KENNETH JR & LAURAN ALEXANDRIA | | 34810 TELLURIDE LN | ZEPHRYHILLS | FL 33541 |
| 335 | RENUKUNTA SUMAN KUMAR & KALPANA | | 2759 BUTTERCUP CT E | COLUMBUS | IN 47201 |
| 336 | REUTOVA VERA VALERYEVNA | | 2147 HALLIER CV | WESLEY CHAPEL | FL 33543 |
| 337 | REYES STEVEN | | 1291 KAZAZ CT | ZEPHYRHILLS | FL 33540 |
| 338 | RHINEHART MICHAEL R & SUSAN C | | 3044 SHORT LEAF STREET | WESLEY CHAPEL | FL 33543 |
| 339 | RICHARDSON JOHN & CHERYL | | 1268 KAZAZ CT | ZEPHYRHILLS | FL 33540 |
| 340 | RIVER LANDING COMMUNITY ASSOCIATION INC | | 10210 HIGHLAND MANOR DR STE 400A | TAMPA | FL 33610 |
| 341 | RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT | C/O JP WARD & ASSOCIATES LLC | 2900 NE 12TH TER STE 1 | OAKLAND PARK | FL 33334 |

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| 342 | RIVER LANDING COMMUNITY DEVELOPMENT DISTRICT | JP WARD & ASSOCIATES LLC | 2301 NE 37TH ST | FORT LAUDERDALE | FL | 33308 |
| 343 | RIVER LANDING TOWNHOMES HOMEOWNERS ASSOCIATION INC | | 10210 HIGHLAND MANOR DR STE 400A | TAMPA | FL | 33610 |
| 344 | RIVER RUN PROPERTY OWNERS ASSOCIATION INC | | 3434 COLWELL AVE STE 200 | TAMPA | FL | 33614 |
| 345 | RIVERA BRIANNA | | 1755 DRUMMOND POINT | ZEPHYRHILLS | FL | 33541 |
| 346 | RIVERA LILIANA | | 1303 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 347 | RIVERA MARIA MARGARITA | | 34255 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 348 | RIVERA YAHAIRA IVETTE & JOHNSON PAUL | | 2386 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 349 | RIVERWOOD ESTATE COMMUNITY DEV DIST | | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 350 | RIVERWOOD ESTATES COMMUNITY | | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 351 | RIVERWOOD OF PASCO COUNTY | HOMEOWNERS ASSOCIATION INC | 12906 TAMPA OAKS BLVD SUITE 100 | TAMPA | FL | 33637 |
| 352 | ROBLES GERARDO RIVERA | | 2906 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 353 | ROCHFORD GAYLE & | ALI MARLENE | 3031 SHORT LEAF ST | ZEPHYRHILLS | FL | 33543-6304 |
| 354 | RODRIGUEZ VANESSA A & PAZO CESAR M GONZALEZ | | 2900 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 355 | ROSENSWEIG SCOTT | | 430 OAKWOOD DR | HAMILTON | OH | 45013-3467 |
| 356 | SABA YALDA | | 2318 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 357 | SAED SAYFF SABRIS | | 2918 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 358 | SAFA RODHA | | 3023 PINEY BARK DRIVE | WESLEY CHAPEL | FL | 33543 |
| 359 | SAIENNI SARA MORGAN | | 34642 TELLURIDE AVE | ZEPHRYHILLS | FL | 33541 |
| 360 | SAINFLEUR KETTIA & YONEL | | 2889 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 361 | SAINT-LOUIS FREDRICKSON & DARBY AMANDA | | 3039 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 362 | SAJJA NAVEENA & BETHAPUDI RAJESH | | 2137 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 363 | SALEH BILAL & ABIDA REVOCABLE LIVING TRUST | SALEH BILAL A & ABIDA CO-TRUSTEES | 30463 SUNLAND CT | WESLEY CHAPEL | FL | 33543 |
| 364 | SALINAS ERNESTO J & RUTH CLASE | | 2162 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 365 | SANABRIA HANAA & WILMER FERNANDO | | 37776 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 |
| 366 | SANCHEZ-DIAZ IRMARIS YVONNE & AGUILERA NEICKERS ORLANDO CUEVAS | | 2990 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 367 | SANDOVAL ASHLEY ANDREA & ABRAMS JORDAN MARSHALL | | 2494 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 368 | SANKARANARAYANAN KUMARESAN | | 34751 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 369 | SAPKOTA SUSHIL & GIREE NAMITA | | 4301 CHARLEMAGNE CIR | PITTSBURGH | PA | 15237 |
| 370 | SAPPA FAMILY REVOCABLE TRUST | SAPPA RAVI KUMAR & KOTHINTI TANUJA TRUSTEES | 10125 QUEENS PARK DR | TAMPA | FL | 33647 |
| 371 | SARIPALLI KALYAN C & DADISETTY SREE DEEPTHI | | 34807 TELLURIDE LANE | ZEPHYRHILLS | FL | 33541 |
| 372 | SB SHIVAMPET HOLDINGS LLC | | 2420 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 373 | SCAFFIDI SALVATORE JOHN JR & RICKMAN ALEXIS D | | 2862 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 374 | SCHNEIDER DAVID A | | 3017 ANATA DR | ZEPHYRHILLS | FL | 33541-5035 |
| 375 | SCHNEIDER DAVID A JR | | 3017 ANATA DR | ZEPHYRHILLS | FL | 33541-5035 |
| 376 | SCHWARTZ ADAM FREDRICK & KAITLYN ANN | | 2242 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 377 | SEABROOKE JEFFREY S & NINA A | | 3037 SANDY DR | ZEPHYRHILLS | FL | 33541-4739 |
| 378 | SEEKIE NYONNOHWLEH FARLEH | | 34387 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 379 | SEKOLOKWANE MONTWEDI & GOITSEONE | | 2965 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 380 | SERGENT C W & POOLE R L & M C | & COLLINS J E & D C | 1019 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543-9201 |
| 381 | SHAIK KHADAR BASHA | | 2291 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 382 | SHALABY NASHWA AHMED | | 34634 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 383 | SHEA ELIZABETH | | 34411 LODGE DR | WESLEY CHAPEL | FL | 33543-5275 |
| 384 | SHIVER LANCE DAREN | | 33409 CAMERTON RD | ZEPHYRHILLS | FL | 33543-5624 |
| 385 | SHVETZOFF JAMES E | | 3101 DRUM RD | ZEPHYRHILLS | FL | 33541-5011 |
| 386 | SIDHU ARMAAN & SIDHU SHEETAL | | 34251 POLACCA LN | WESLEY CHAPEL | FL | 33543 |
| 387 | SIERRA FARMS INC | | 703 W SWANN AVE | TAMPA | FL | 33606-2729 |
| 388 | SIMON CASEY D | | 3010 COATS RD | ZEPHYRHILLS | FL | 33541-6629 |
| 389 | SINGHAL RAJAT & MANGAL SAMRIDDHI | | 4731 BUTLER NATIONAL DR | WESLEY CHAPEL | FL | 33543-6982 |
| 390 | SMISEK JESSIE & TARA | | 3021 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543-5234 |
| 391 | SMITH RONALD L & | HEGLUND MAXINE | 11828 MAGNOLIA ST | SAN ANTONIO | FL | 33576-8098 |
| 392 | SOBESTANOVICH NICHOLAS BUSH & BARRY JENNA | | 2520 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 393 | SOKOL JOHN | | 3025 ALLEN RD | ZEPHYRHILLS | FL | 33541-6606 |
| 394 | SOSA LESLIE BUSIGO & BORRAS MARIA PATRICIA | | 1214 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 395 | SPRADTEY SHELBY A & SCANLON TAYLOR A | | 3034 ANATA DR | ZEPHYRHILLS | FL | 33541-5034 |
| 396 | STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION | | 11201 N MCKINLEY DR | TAMPA | FL | 33612-6456 |
| 397 | STEPHENSON LAUREN ASHLEY & AKEEM | | 2969 MISTY MARBLE DRIVE | ZEPHYRHILLS | FL | 33540 |
| 398 | STEVENS CINDY | | 34672 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 399 | STEWART RICHARD | | 1544 GLEN GROVE LOOP | WESLEY CHAPEL | FL | 33543 |
| 400 | STONEKING MICHAEL P & TRICIA R | | 35615 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 401 | SUDARSANAN BINU K & BALRAJ NAVANEETHA K | | 11043 SUNDRIFT DR | TAMPA | FL | 33647 |

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|---|---|---|---|---|---|---|
| 402 | SUDARSHAN LAVANYA & GAJAVARADHAN SUDARSHAN | | 25162 LAMBRUSCO LOOP | LUTZ | FL | 33559 |
| 403 | SUMMERSTONE COMMUNITY DEVELOPMENT DISTRICT | C/O WRATHELL HUNT & ASSOCIATIONS LLC | 2300 GLADES RD STE 410W | BOCA RATON | FL | 33431 |
| 404 | SWANSTROM COREY D & MELISSA M | | 3025 COATS RD | ZEPHYRHILLS | FL | 33541-6631 |
| 405 | SYED KALEEM & ASMA | | 1936 BRUCE B DOWNS BLVD STE 338 | WESLEY CHAPEL | FL | 33544 |
| 406 | TALLERICO ANTHONY | | 3012 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 407 | TALLURI SESHI SEKHAR | | 2161 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 408 | TAMPA ELECTRIC COMPANY | | PO BOX 111 | TAMPA | FL | 33601-0111 |
| 409 | TANNEERU SRIKANTH & CHENNUPATI BHARGAV T & ET AL | | 293 INDEPENDENCE DR | KYLE | TX | 78640 |
| 410 | TANNEERU SRIKANTH & DIDIGAM EASHWAR | | 702 HACKBERRY CT | CHESTER SPRINGS | PA | 19425 |
| 411 | TAYLOR MORRISON OF FLORIDA INC | | 3922 COCONUT PALM DR STE 100 | TAMPA | FL | 33619 |
| 412 | TAYLOR TEDDY W & APRIL D | | 3010 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6664 |
| 413 | TERRITO LORRAINE | | 3047 BOHANNON RD | ZEPHYRHILLS | FL | 33541-2414 |
| 414 | TEW JACK HODGEN JR TRUST | | 3010 DIANA DR | ZEPHYRHILLS | FL | 33541-4710 |
| 415 | THOMPSON SUSAN A & THOMPSON STEWARTSON C | | 3022 SHORT LEAF ST | WESLEY CHAPEL | FL | 33515 |
| 416 | THUMMALA LAKSHMI SRI | | 2202 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 417 | TIITF/DEPT OF CORRECTIONS | CORRECTIONAL FACILITY | 3900 COMMONWEALTH BLVD | TALLAHASSEE | FL | 32399-6575 |
| 418 | TIITF/DEPT OF CORRECTIONS | Z-HILLS CORRECTIONAL FACILITY C/O DEP DOUGLAS BLDG | 3900 COMMONWEALTH BLVD | TALLAHASSEE | FL | 32399-6515 |
| 419 | TIITF/DEPT OF CORRECTIONS | Z-HILLS CORRECTIONAL INST | 2739 GALL BLVD | ZEPHYRHILLS | FL | 33541-9701 |
| 420 | TIMBER LAKE ESTATES INC | | 34301 COUNTRYSIDE DR | ZEPHYRHILLS | FL | 33543-5216 |
| 421 | TINAJERO CESAR G & BRUNILDA RIVERA | | 2878 FLOWERING MOSS RUN | WESLEY CHAPEL | FL | 33543 |
| 422 | TIPPECANOE VILLAGE HOA | | 34521 IRIS BLVD | ZEPHYRHILLS | FL | 33541 |
| 423 | TOLWANI AVNISH HARISH & VAIDEHI AVNISH | VAIDEHI AVNISH | 10914 SUNDRIFT DRIVE | TAMPA | FL | 33647 |
| 424 | TRACEY DENZEL | | 2977 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 425 | TRANSKI CHRIS & MARGARET & WEBB KRISTINA & ET AL | | 1641 MORRIS BRIDGE RD | ZEPHYRHILLS | FL | 33543 |
| 426 | TREADWELL CHARMELL | | 2996 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 427 | TRIGG QUIN LEWIS | | 34391 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 428 | TSEH TYLER JAMES | | 34778 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 429 | TURNER RAYMOND F & RITA J | | 3045 PINEY BARK DR | ZEPHYRHILLS | FL | 33543-5230 |
| 430 | VALDEZ KEVIN LORENZO | | 2923 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 431 | VAMIKA LAND TRUST | MARTINEZ LAW TRUSTEE SERVICES LLC TRUSTEE | 18115 N US HWY 41 STE 600 | LUTZ | FL | 33549 |
| 432 | VANDEKIEFT JOHN & CHARLENE | | 3041 SHORT LEAF ST | WESLEY CHAPEL | FL | 33543 |
| 433 | VARAKANTHAM NEELIMA | | 2385 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 434 | VASAV GROUP LLC | | 2151 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 435 | VASQUEZ KATHERINE LOPEZ | | 34772 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 436 | VEDHERE VIJAY & NAMIREDDY SRAVANTHI | | 2300 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 437 | VHDN FOREVER LLC | | PO BOX 463 | LUTZ | FL | 33558 |
| 438 | VIKRAM SAI SRINIVAS | | 37792 BEACON BRICK DR | ZEPHYRHILLS | FL | 33540 |
| 439 | VUPPALA SRI SURYA LALITHA & RAVI KUMAR | | 44705 MALDEN PL | ASHBURN | VA | 20147 |
| 440 | VUPPALA VISWAS VENKATA | | 2365 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 441 | WAGNER JAMES C & BLACK LYNDA J TRUST | WAGNER JAMES C & BLACK LYNDA J CO-TRUSTEES | 36814 TERESA RD | DADE CITY | FL | 33523-6537 |
| 442 | WAGNER JAMES C & BLACK LYNDA J TRUST AGREEMENT | WAGNER JAMES C & BLACK LYNDA J CO-TRUSTEES | 36814 TERESA RD | DADE CITY | FL | 33523-6537 |
| 443 | WALKER DENNIS TYLER & BRIDGET ELIZABETH | | 34799 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 444 | WALLACE EUGENIA TIARA | | 34371 SORREL MINT DR | WESLEY CHAPEL | FL | 33543 |
| 445 | WARFIELD RONALD LEWIS & | IDA JEAN | 688 SYKESVILLE RD | SYKESVILLE | MD | 21784-5637 |
| 446 | WASHINGTON CANDICE | | 2226 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |
| 447 | WATSON ROBERT T & NANCY J | | 3045 RANCH PLACE BLVD | ZEPHYRHILLS | FL | 33541-6663 |
| 448 | WEBB TEAMECA NOTCHELL | | 2957 ADAMS CROSS DR | ZEPHYRHILLS | FL | 33540 |
| 449 | WELSH KEITH E & KARLA L | | 3025 MAZIE DR | ZEPHYRHILLS | FL | 33541-4709 |
| 450 | WERT STEPHANIE | | 2182 HALLIER CV | WESLEY CHAPEL | FL | 33543 |
| 451 | WESTPHAL AUGUSTO S & JULIA ULYSSEA MATTOS | | 34713 TELLURIDE LN | ZEPHRYHILLS | FL | 33541 |
| 452 | WHEELER SHARON HOPE & ROBERT SCOTT | | 34747 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 453 | WHITAKER KASHANTE SENYA MARIE | | 2896 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 454 | WHITE JAMES & JOANNE | | 37316 CHANCEY RD | ZEPHYRHILLS | FL | 33541-6653 |
| 455 | WHITE LAMAR & LISA | | 3049 ALLEN RD | ZEPHYRHILLS | FL | 33541-6606 |
| 456 | WHOOLERY HAROLD G & MARILYN | | 3009 ALLEN RD | ZEPHYRHILLS | FL | 33541 |
| 457 | WIENER DAVID JOSHUA | | 404 E RIDING DR | CARLISLE | MA | 01741 |
| 458 | WILDER CORPORATION OF DELAWARE | | 513 NORTH BELCHER ROAD | CLEARWATER | FL | 33765 |
| 459 | WILKINS SHERON TYREE & ALEXANDRA ROSE | | 34721 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 460 | WILLIAMS ANTHONY E & LISA A | | 34802 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 461 | WILLIAMS RICHARD | | 3020 ALLEN RD | ZEPHYRHILLS | FL | 33541-6643 |

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|---|---|---|---|---|---|---|
| 462 | WILLIAMSON ROBERT A | | 35611 WILEY RD | ZEPHYRHILLS | FL | 33541-5031 |
| 463 | WILLMAN CHRISTOPHER BRIAN | | 1279 KAZAZ CT | ZEPHYRHILLS | FL | 33540 |
| 464 | WILSON CHRISTOPHER J & KARRIE A | | 33910 MANDRAKE RD | WESLEY CHAPEL | FL | 33543-5557 |
| 465 | WOLFE LOGAN GREY & LILIAN AMANDA | | 1256 KAZAZ COURT | ZEPHYRHILLS | FL | 33540 |
| 466 | WRIGHT DAVE CURTIS | | 34688 TELLURIDE LN | ZEPHYRHILLS | FL | 33541 |
| 467 | YAGER SHIRLEY HAZEL REVOCABLE TRUST | YAGER SHIRLEY TRUSTEE | PO BOX 1202 | DADE CITY | FL | 33526 |
| 468 | YALAMANCHILI ANUSHA & TADIKONDA SRIKANTH | | 2927 COMMON FIG RUN | WESLEY CHAPEL | FL | 33543 |
| 469 | YAMOAH SHIRLEY | | 2888 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 470 | YELLA ANAND REDDY & YELLA SRIKANYA REDDY | | 2857 MISTY MARBLE DR | ZEPHYRHILLS | FL | 33540 |
| 471 | YERUVA SRINIVASA REDDY & VIJAYA LAKSHMI | | 9100 HARROW WAY | EDEN PRAIRIE | MN | 55347 |
| 472 | YOUSEEF OUSTIN | | 3120 48TH ST | ASTORIA | NY | 11103-1632 |
| 473 | YOUSEFI SOROUSH CHAIEDEH & GANTMAN ASHLEY SARA ROSHELL | | 2916 EVERGREEN ELM PASS | WESLEY CHAPEL | FL | 33543 |
| 474 | YU XIAOQING & WANG XUEFENG | | 16354 HYDE MANOR DR | TAMPA | FL | 33647 |
| 475 | ZANG WENQING & HSU FRANK YIDA | | 127 WATERLEAF | IRVINE | CA | 92620 |
| 476 | ZEPHYR EGG COMPANY | | PO BOX 2679 | ZEPHYRHILLS | FL | 33539-2679 |
| 477 | ZHU SHUHUA & HANG YIJUN | | 4649 SW 58TH LN | GAINESVILLE | FL | 32608 |
| 478 | ZULUAGA JUAN PABLO PAIBA | | 2350 PARAVANE WAY | WESLEY CHAPEL | FL | 33543 |

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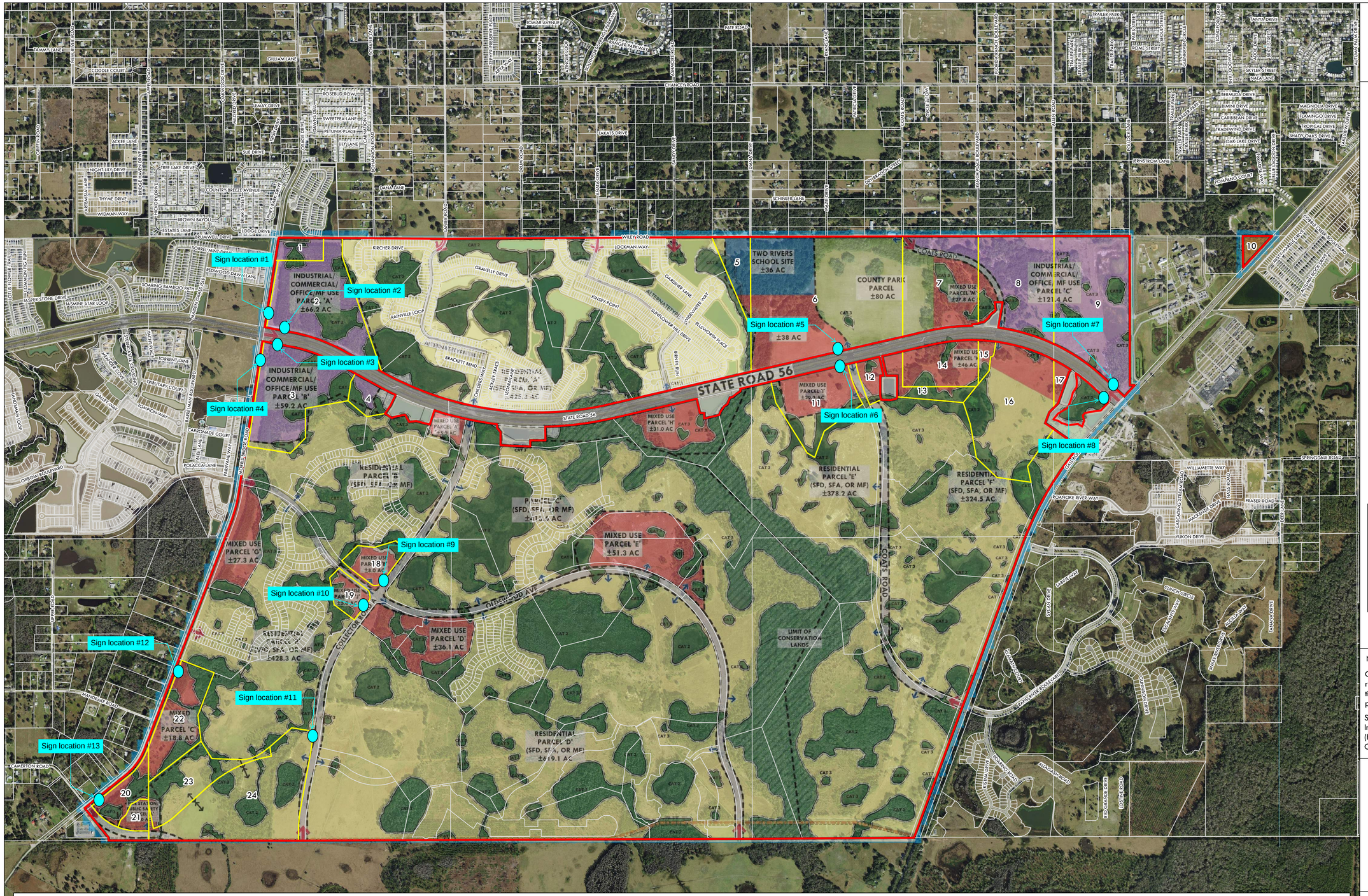
USPS TAMPA 336

J. T.





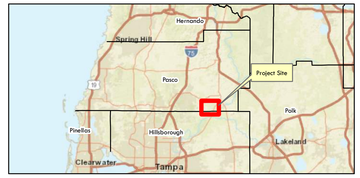
**Clearview LAND DESIGN, P.L.**
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919


Legend

- Two Rivers - 3,396.5 ± Acres
- Parcels of Interest
- Parcel Boundary

Sign Locations

Vicinity Map

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Notes:

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1 inch = 800 feet

0 800 1,600 3,200 Feet

## Parcels of Interest

**Map ID, Parcel ID, Owner Name**

1, 30-26-21-0000-00100-0090, PASCO HILLS LLC
2, 30-26-21-0000-00100-0000, PASCO HILLS LLC
3, 30-26-21-0000-00100-0010, PASCO HILLS LLC
4, 30-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
5, 29-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
6, 28-26-21-0000-00100-0000, EPG TWO RIVERS QOZP LLC
7, 28-26-21-0000-00300-0000, EPG TWO RIVERS QOZP LLC
8, 28-26-21-0000-00100-0020, EPG TWO RIVERS QOZP LLC
9, 27-26-21-0000-00200-0000, EPG TWO RIVERS QOZP LLC
10, 27-26-21-0010-00300-0000, PASCO HILLS LLC
11, 28-26-21-0000-00100-0070, EPG TWO RIVERS QOZP LLC
12, 28-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
13, 28-26-21-0000-00100-0010, EPG TWO RIVERS QOZP LLC
14, 28-26-21-0000-00300-0010, EPG TWO RIVERS QOZP LLC
15, 28-26-21-0000-00100-0110, EPG TWO RIVERS QOZP LLC
16, 28-26-21-0000-00100-0100, EPG-TWO RIVERS LLC
17, 27-26-21-0000-00200-0020, EPG-TWO RIVERS LLC
18, 31-26-21-0000-00100-0090, EPG TWO RIVERS QOZP LLC
19, 31-26-21-0000-00100-0080, EPG TWO RIVERS QOZP LLC
20, 36-26-20-0000-00200-0000, PASCO HILLS LLC
21, 36-26-20-0000-00200-0040, EPG TWO RIVERS QOZP LLC
22, 31-26-21-0000-00100-0030, PASCO HILLS LLC
23, 31-26-21-0000-00100-0020, EPG-TWO RIVERS LLC
24, 31-26-21-0000-00100-0000, EPG-TWO RIVERS LLC

Figure: Parcels of Interest Ownership Map

Project: Two Rivers

Pasco County

Filename: TR_POI_20240917_24x36_wcs

Map Date: 9/17/2024

Map Prepared By: WCS

P:\Two Rivers\Master Plan\GIS\MapFiles\TR_POI_20240917_24x36_wcs.mxd

# LOCATION #1

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

# LOCATION #2

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140

# LOCATION #3

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
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PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

# LOCATION #4

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26
1:30 p.m.
Board of County Commissioners #1
06/02/26
1:30 p.m.
Board of County Commissioners #2
08/11/26
1:30 p.m.
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26
1:30 p.m.
Board of County Commissioners
08/11/26
1:30 p.m.
Planning@MyPasco.net / 727-847-8140

# LOCATION #5

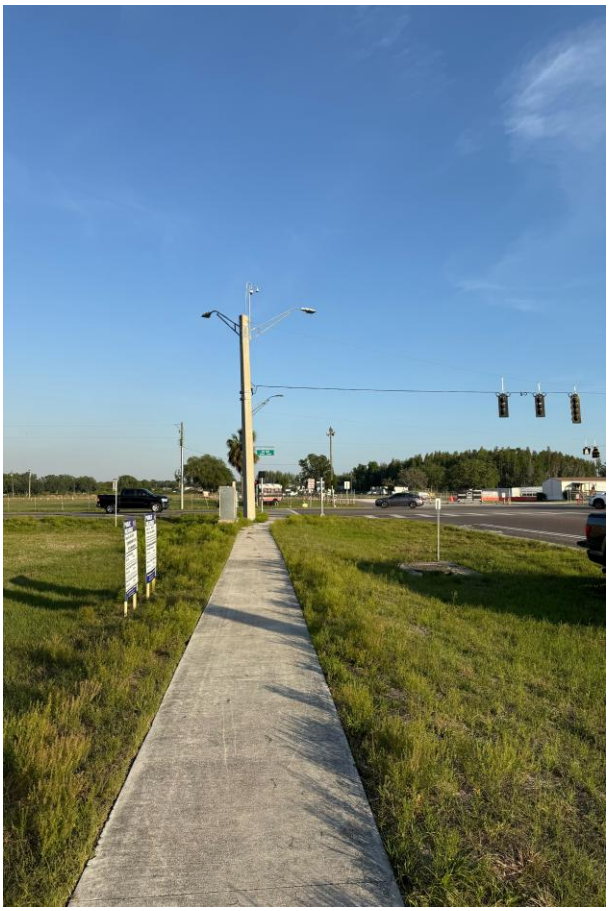
PUBLIC HEARINGS
PASCO County Florida
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements.entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas
PUBLIC HEARINGS
PASCO County Florida
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

# LOCATION #6

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 of retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
08/11/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

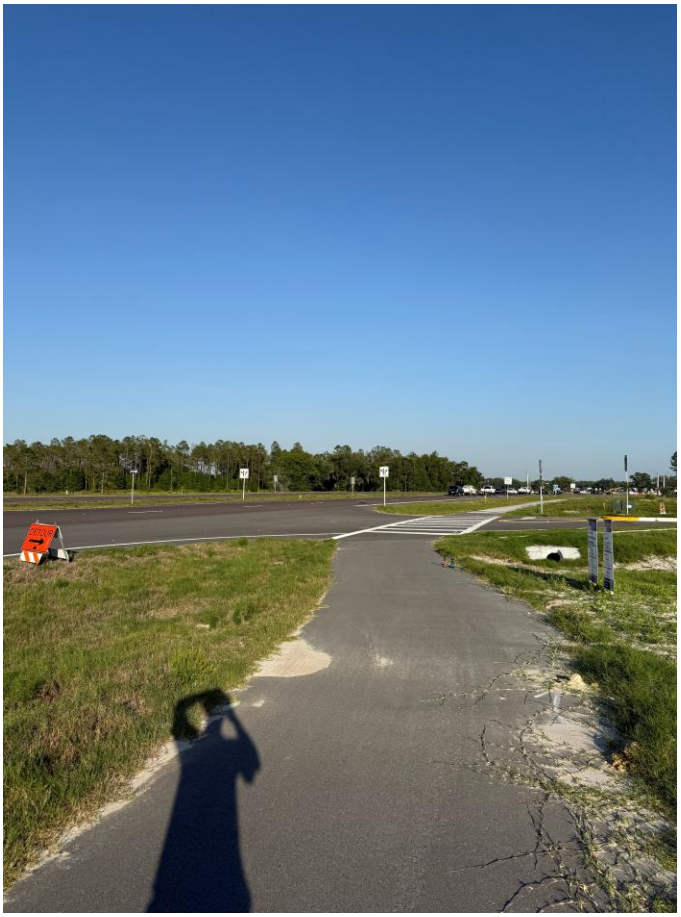
# LOCATION #7

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

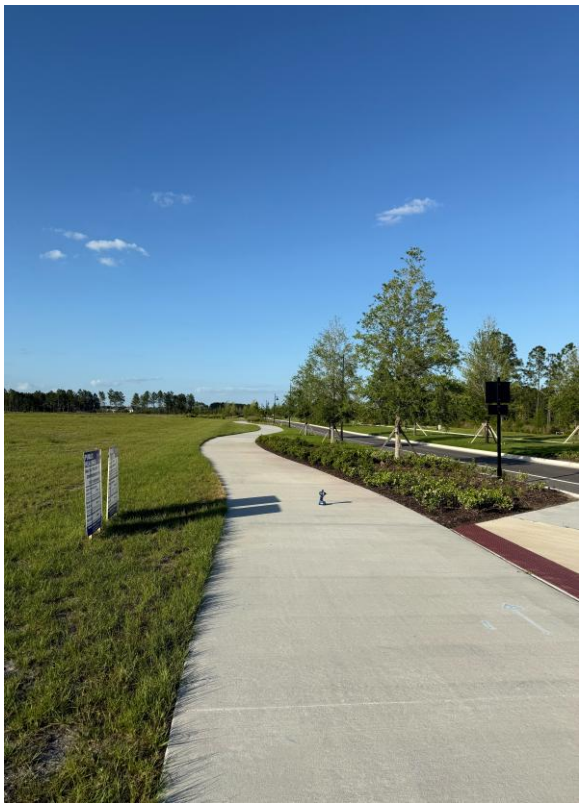


# LOCATION #8

PUBLIC HEARINGS
App. No: CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
App. No: RZ-7550
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.



# LOCATION #9



PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age-restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.

# LOCATION #10

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN
TEXT AMENDMENT
Local Planning Agency
05/07/26
1:30 p.m.
Board of County Commissioners #1
06/02/26
1:30 p.m.
Board of County Commissioners #2
08/11/26
1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26
1:30 p.m.
Board of County Commissioners
08/11/26
1:30 p.m.

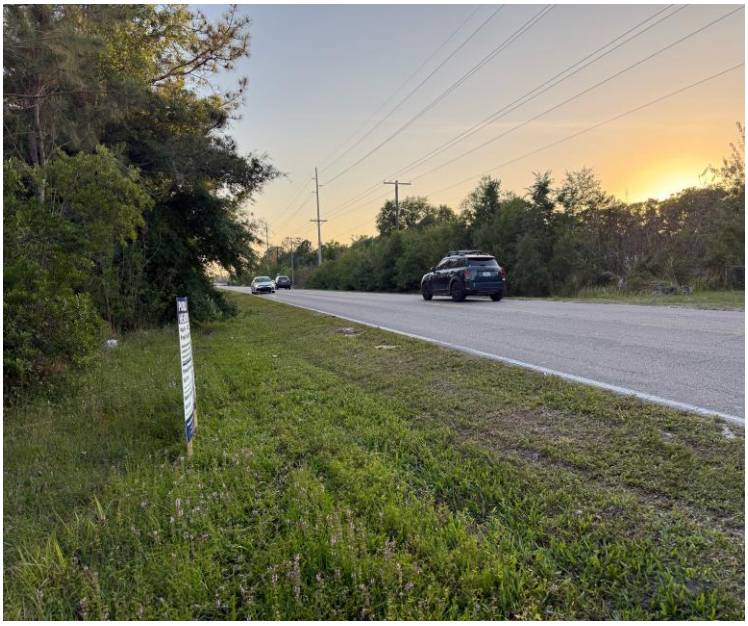
# LOCATION #11

PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
1:30 p.m.

# LOCATION #12

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.
PlanPasco@MyPasco.net / 727-847-8140
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7856
Project Type: REZONING
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.
Planning@MyPasco.net / 727-847-8140

# LOCATION #13



PUBLIC HEARINGS
PASCO
App. No. RZ-7856
Project Type: REZONING
Substantial modification for an increase of 900 multifamily units, 705,000 sf retail, 480 hotel rooms, and a water park, and elimination of single family age restricted entitlements entitlements
Planning Commission
05/07/26 1:30 p.m.
Board of County Commissioners
08/11/26 1:30 p.m.
PUBLIC HEARINGS
PASCO
App. No. CPA 24(07)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26 1:30 p.m.
Board of County Commissioners #1
06/02/26 1:30 p.m.
Board of County Commissioners #2
08/11/26 1:30 p.m.

# LOCAL PLANNING AGENCY
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE26-0356 **DATE:** 5/7/2026

**SUBJECT:** Comprehensive Plan Amendment (Consent) – CPAS25(13) Revilo Ranch – Providing for a Comprehensive Plan Text Amendment to Goal FLU 6 Pasadena Hills to Amend Tables PH-2: VOPH Residential Conversion Chart and PH-3: VOPH Residential Conversion Chart; and a Text Amendment to Goal FLU 6, Land Use Classifications: Village Mixed Use – 2.

**REFERENCES:** All Local Planning Agency (LPA), Villages of Pasadena Hills Planning and Policy Committee Meetings (PPC), and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC):PPC at DC 4/15/2026 - LPA at 5/7/2026 – BCC at DC 6/2/2026 – BCC at DC 7/14/2026

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

## RECOMMENDED AGENCY ACTION:

Recommend the Local Planning Agency (LPA) find the proposed amendment consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

## BACKGROUND:

### PROJECT OVERVIEW

The applicant is requesting a text amendment to Goal FLU 6 Pasadena Hills. Goal FLU 6 Pasadena Hills within the Comprehensive Plan provides policy guidance for the Villages of Pasadena Hills, a dependent special district within Pasco County. The applicant is requesting to add 50,000 square feet of non-residential uses within Village B of the Villages of Pasadena Hills. Of these additional entitlements, 45,000 square feet is proposed for an assisted living facility, and 5,000 square feet is proposed for office uses that will support the assisted living facility uses. The following amendments to Goal FLU 6 of the 2025 Pasco County Comprehensive Plan are as follows:

1. Add 50,000 square feet of non-residential entitlements to Village B through text revisions to Table PH 2: VOPH Residential Conversion Chart and Table PH 3: VOPH Residential Conversion Chart.

2. Increase the total allowable non-residential square footage for Type 2 Villages from 1,160,000 square feet to 1,210,000 square feet through text revisions to Goal FLU 6, Land Use Classifications: Village Mixed Use - 2 (VMU-2).

There is a companion MPUD rezoning associated with the proposed text amendments to Goal FLU 6 Pasadena Hills. The proposed rezoning is located approximately a quarter mile east of the intersection of Prospect Road and Wirt Road (Parcel ID:13-25-20-0000-00500-0011) and is approximately 7.66 acres. The applicant proposes using the increased entitlements within Village B for a mixed-use project, which will include an assisted living facility and the option for office space. The existing entitlements would not allow for the development of the assisted living facility, thus requiring the applicant to request the proposed Comprehensive Plan amendment to allow for the mixed-use development on this parcel.

This agenda memo was prepared by: Gavin Covey, Planner II, AICP, CNU-A.

| GENERAL INFORMATION | |
|---|---|
| Agent of Record (AOR) | Margaret Tassone |
| Applicant | Clearwater Capital Partners USA, LLC |
| Project Address | 33241 Prospect Road<br>Dade City, FL 33525 |

## FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning, Development and Economic Growth Department's findings of fact pursuant to each evaluation criterion.

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Growth Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** There is an accompanying rezoning petition in the name of Rezoning Petition No. 7904 (Revilo Ranch MPUD) submitted concurrently with the proposed Comprehensive Plan Amendment.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, fire, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.
4. **Live Local Provision.** The applicant has agreed to MPUD Conditions of Approval (COA) on the subject site to ensure the intended use of the property is for commercial/mixed-uses.

## COMPREHENSIVE PLAN ANALYSIS

The following is a discussion of the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.

Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of Comprehensive Plan Amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

Section 602.7.C.2 Pasadena Hills Planning and Policy Committee, Committee Duties, of the Land Development Code, outlines that the Pasadena Hills Planning and Policy Committee shall act in lieu of the Planning Commission. However, it may not sit as the Local Planning Agency. The proposed Comprehensive Plan Amendment shall receive recommendations from both the Pasadena Hills Planning and Policy Committee and the Planning Commission (sitting as the Local Planning Agency).

**POLICY FLU 6.5.3: VILLAGE CHARACTERISTICS**

Policy FLU 6.5.3 of the Comprehensive Plan outlines multiple characteristics that all Villages within VOPH must include. One characteristic is to ensure sufficient non-residential uses to provide for the daily and weekly needs of village residents.

Village B is a Type 2 Village in VOPH and was approved for 80,000 square feet of commercial uses and 0 square feet for office uses. Other Type 2 Villages (Villages A, C, F, I, and J) were approved with commercial entitlements ranging from 140,000 to 190,000 square feet, and office uses ranging from 0 to 50,000 square feet. Village B was approved with considerably less non-residential entitlements compared to other Type 2 Villages. The only other Type 2 Villages that contains less non-residential entitlements are Villages L and M; however these villages were originally classified as Type 3 Villages before being amended to Type 2 Villages. The Comprehensive Plan Amendment (CPAL(22)05, PDD23-0008) that reclassified Villages L and M did not include additional non-residential entitlements for those villages.

An additional 50,000 square feet of non-residential entitlements to Village B would make the total non-residential entitlements increase to 125,000 square feet of commercial and 5,000 square feet of office. While this is still less than other Type 2 Villages, the new totals are substantially closer to the approved non-residential entitlements approved in other Villages, ensuring that Village B has enough non-residential uses to support the daily and weekly needs of residents.

**POLICY FLU 6.5.10: FINANCIAL STRATEGY**

The Villages of Pasadena Hills has an adopted Financial Plan that outlines the financial mechanism (Transportation Development Fees and Tax Increment Financing) that will be used to finance public infrastructure within the district. Since the Comprehensive Plan Amendment is requesting additional entitlements to Village B and allocating non-residential entitlements to a residential portion of Village B, it is vital to outline the impacts the proposed amendment has on the district's Financial Plan.

The current Village B Master Plan designates the parcel of the companion rezoning as Neighborhood Edge, which has a maximum development potential of two (2) dwelling units per acre. For the 7.66-acre site, the maximum number of residential dwelling units allowed would be fifteen (15). This maximum residential development potential was used as the baseline for comparing Transportation Development Fees (Mobility Fees) revenues and the taxable value of the existing development potential and the proposed development potential.

| | **Quantity** | **Transportation Development Fee** | **Total** |
|---|---|---|---|
| Single Family | 15 dwelling units | $9,646 | $144,690 |

| | **Quantity** | **Transportation Development Fee** | **Total** |
|---|---|---|---|
| Assisted Living Facility | 45,000 square feet (64 beds) | $924 | $59,136 |
| Office | 5,000 square feet | $0 | $0 |

A comparison of Transportation Development Fees (Mobility Fees) generated by the existing residential development potential versus the proposed nonresidential development potential indicates

that the existing residential development would generate approximately $85,000 more in fees than the proposed nonresidential development.

The Planning, Development, and Economic Growth Department also conducted an analysis of the impact of the existing residential development potential and the development potential of the proposed amendment on taxable value. The table below illustrates the difference in the projected/estimated Ad Valorem revenue in terms of annual County operating taxable revenue using the adopted millage rate (7.40420). It should be noted that for the residential uses, PDE applied a conservative average unit size of 1,700 square feet for single family detached units and utilized construction cost assumptions consistent with locally collected data used in prior studies.

| | Number of du | Average sq ft per du | Cost/sqft | Total Construction Cost | Annual BCC Operating Taxable Revenue | VOPH Share (30%) |
|---|---|---|---|---|---|---|
| Single Family Detached | 15 | 1,700 | $202.50 | $5,163,750 | $32,498 | $9,749 |

| | Bulding sq ft | Cost/sq ft | Total Construction Cost | Annual BCC Operating Taxable Value | VOPH Share (30%) |
|---|---|---|---|---|---|
| Single Story Office/Commercial | 50,000 | $264.50 | $13,255,000 | $83,232 | 24,969 |

As shown in the table above, the commercial/office entitlements provide approximately an additional $50,000 a year in annual operating taxable revenue to the County compared to the residential entitlements, and approximately $15,000 more in revenue a year for VOPH.

The existing residential entitlements generate more in mobility fees but the proposed non-residential entitlements generate higher yearly taxable revenue. If we compare the year-to-year total of funds collected (Transportation Development Fees and property tax revenue) for each scenario, in 10 years, the residential project will contribute $242,180, and the non-residential project will contribute $308,826. In 25 years, the difference in the amount of money each project would have contributed to the district becomes even greater. The residential project would have contributed $388,415 and the non-residential project would have contributed $683,361, nearly $300,000 more than the residential project would have contributed.

The additional non-residential entitlements proposed for this site would generate more in total revenue for the district compared to the existing residential entitlements allowed on the site. Additionally, it is also important to note that during the 2026 general election, voters may decide on eliminating property taxes for homesteaded properties, which was not considered in the analysis above. In the case that the elimination of property taxes for homesteaded properties ever passes, the non-residential entitlement scenario would become even more advantageous to the district's financial plan.

**PRELIMINARY FEASIBILITY ANALYSIS**

A preliminary feasibility analysis was conducted by the PDE. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment (TNA). On January 14, 2026, the Transportation Planner concluded that the proposed amendment operates within an acceptable level of service.
2. Pasco County Utilities (PCU). On August 22, 2025, PCU provided no comments on the proposed comprehensive plan amendment.
3. Pasco Sheriff's Office (PSO). The application was distributed to PSO on August 4, 2025, for review and as of this time has provided no comments on the proposed comprehensive plan amendment.
4. Fire. On August 5, 2026, Fire provided no comments on the proposed comprehensive plan amendment.
5. Emergency Management. On January 9, 2026, the Emergency Management department provided no comments on the proposed comprehensive plan amendment.
6. Parks, Recreation, and Natural Resources (PRNR). On August 7, 2025, PRNR identified no environmental concerns on the proposed comprehensive plan amendment.

**CASE HISTORY**

| | **Date** | **Vote: Approve / Deny** |
|---|---|---|
| Villages of Pasadena Hills Planning and Policy Committee (PPC) | 15 April, 2026 | Approve 4-0 |
| Local Planning Agency (LPA) | 7 May, 2026 | Pending |
| Board of County Commissioners - Transmittal | 2 June, 2026 | Pending |
| Board of County Commissioners - Adoption | 14 July, 2026 | Pending |

**FISCAL IMPACT/COST/REVENUE STATEMENT:**
Funding is not required for this action. Pursuant to Section 125.66(3)(c)7.b., Florida Statutes the proposed amendment is exempt from the requirement to complete a Business Impact Estimate (BIE).

**ATTACHMENT(S):**
1. PDE26-0356: Proposed Ordinance
2. PDE26-0356: Transportation Needs Assessment
3. PDE26-0356: Proof of Publication
4. PDE26-0356: Public Notice

**THE BOARD OF COUNTY COMMISSIONERS** **ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TEXT AMENDMENT TO GOAL FLU 6 PASADENA HILLS TO AMEND TABLES PH-2: VOPH RESIDENTIAL CONVERSION CHART AND PH-3: VOPH RESIDENTIAL CONVERSION CHART; AND A TEXT AMENDMENT TO GOAL FLU 6, LAND USE CLASSIFICATIONS: VILLAGE MIXED USE – 2. AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

---

**WHEREAS**, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

**WHEREAS**, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes; and

**WHEREAS**, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS**, the Pasadena Hills Planning and Policy Committee, on April 15, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, and recommended approval to the Board of County Commissioners; and

**WHEREAS**, the Local Planning Agency, on May 7, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, and recommended approval to the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners, on June 2, 2026, held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to Florida Department of Commerce (FloridaCommerce) and other agencies to obtain review and comment on the said Amendment; and

**WHEREAS,** the Board of County Commissioners received a letter of no comment from the FloridaCommerce; and

**WHEREAS,** no objections have been received from any reviewing agency; and

**WHEREAS,** the Board of County Commissioners has considered all comments received; and

**WHEREAS,** the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS,** the Board of County Commissioners, on July 14, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. FUTURE LAND USE ELEMENT AMENDMENT.**

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, GOAL FLU 6: "J. Ben Harrill" Villages of Pasadena Hills is hereby amended to make text changes to Tables PH-2 and PH-3 to add 50,000 square feet of non-residential entitlements to Village B, attached hereto as Exhibit A, and made a part hereof.

**SECTION 2. FUTURE LAND USE ELEMENT TEXT AMENDMENT.**

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, GOAL FLU 6: "J. Ben Harrill" Villages of Pasadena Hills is hereby amended to make text changes to the Village Mixed Use – 2 (VMU-2) Land Use Classification to increase the total maximum gross leasable square footage from 1,160,000 square feet to 1,210,000 square feet within all Type 2 Villages, attached hereto as Exhibit B, and made a part hereof.

**SECTION 3. REPEALER.**

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

**SECTION 4. SEVERABILITY.**

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses

dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**SECTION 5. LEGISLATIVE FINDINGS OF FACT**

The foregoing Whereas clauses, incorporated herein, are true and correct.

**ADOPTED** by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 14th day of July 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

JACK MARIANO, CHAIRMAN

**Exhibit A**

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# TABLE PH 2: VOPH RESIDENTIAL CONVERSION CHART

| | | Area Plan Entitlements | | | Maximum Non-Residential Entitlements | | Maximum Residential Entitlements | |
|---|---|---|---|---|---|---|---|---|
| Village | Village Type | Residential Entitlements (du) | Commercial Entitlements (1) (sf) | Office Entitlements (2) (sf) | Maximum Commercial Entitlements (3) (sf) | Maximum Office Entitlements (4) (sf) | Maximum Residential Entitlements (5) (du) | Adjusted Maximum Residential Entitlements (6) (du) |
| A | 2A | 898 | 190,000 | 50,000 | 200,022 | 71,634 | 898 | 718 |
| B | 2B | 3,289 | ~~80,000~~ 125,000 | ~~0~~ 5,000 | ~~116,637~~ 161,637 | ~~79,085~~ 84,085 | 3,289 | 2,631 |
| C | 2A | 2,611 | 190,000 | 50,000 | 219,065 | 112,739 | 2,611 | 2,089 |
| D | 1 | 4,201 | 580,000 | 150,000 | 653,424 | 315,354 | 4,201 | 3,361 |
| E | 3 | 950 | 40,000 | 0 | 47,165 | 12,179 | 950 | 760 |
| F | 2B | 4,599 | 140,000 | 0 | 191,226 | 110,575 | 4,599 | 3,679 |
| G | 1 | 5,315 | 440,000 | 150,000 | 532,917 | 359,252 | 5,315 | 4,252 |
| H | 2B | 5,298 | 140,000 | 0 | 199,021 | 127,401 | 5,298 | 4,238 |
| I | 2A | 4,388 | 190,000 | 50,000 | 238,887 | 155,527 | 4,388 | 3,510 |
| J | 2A | 3,133 | 190,000 | 50,000 | 224,911 | 125,359 | 3,133 | 2,506 |
| K | 3 | 2,870 | 40,000 | 0 | 61,646 | 36,793 | 2,870 | 2,296 |
| L | 2B | 2,326 | 20,000 | 0 | 37,535 | 29,807 | 2,326 | 1,861 |
| M | 2B | 2,109 | 20,000 | 0 | 35,914 | 27,050 | 2,109 | 1,687 |
| | | **41,987** | **~~2,260,000~~ 2,305,000** | **~~500,000~~ 505,000** | **~~2,758,370~~ 2,803,370** | **~~1,562,755~~ 1,567,755** | **41,987** | **33,588** |

Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.

Note (2) : Office Entitlements exclude commercial uses.

Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to commercial entitlements.

Note (4) : The Maximum Office Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to office entitlements.

Note (5) : The Maximum Residential Entitlements will only be achieved if no conversion of non-residential entitlements is

Note (6) : The Adjusted Maximum Residential Entitlements reflect the conversion to non-residential uses of the maximum number of eligible residential entitlements.

# TABLE PH 3: VOPH RESIDENTIAL CONVERSION CHART

| | | Area Plan Entitlements | | | | Maximum Commercial Entitlement Calculation (3) (sf) | | | Maximum Office Entitlement Calculation (6) (sf) | | | Adjusted Residential Entitlements to Achieve Maximum Non-Residential Entitlements |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Village | Village Type | Residential Entitlements (du) | Commercial Entitlements (1) (sf) | Office Entitlements (2) (sf) | 20% Residential Entitlement Reduction (du) | Residential to Commercial Conversion Rate (sf/du) | Commercial Entitlement Conversion (4) (sf) | Maximum Commercial Entitlements (5) (sf) | Residential to Office Conversion Rate (sf/du) | Office Entitlement Conversion (7) (sf) | Maximum Office Entitlements (8) (sf) | Adjusted Residential Entitlements (9) (du) |
| A | 2A | 898 | 190,000 | 50,000 | 180 | 55.68 | 10,022 | 200,022 | 120.19 | 21,634 | 71,634 | 718 |
| B | 2B | 3,289 | ~~80,000~~ 125,000 | ~~0~~ 5,000 | 658 | 55.68 | 36,637 | ~~116,637~~ 161,637 | 120.19 | 79,085 | ~~79,085~~ 84,085 | 2,631 |
| C | 2A | 2,611 | 190,000 | 50,000 | 522 | 55.68 | 29,065 | 219,065 | 120.19 | 62,739 | 112,739 | 2,089 |
| D | 1 | 4,201 | 580,000 | 150,000 | 840 | 87.41 | 73,424 | 653,424 | 196.85 | 165,354 | 315,354 | 3,361 |
| E | 3 | 950 | 40,000 | 0 | 190 | 37.71 | 7,165 | 47,165 | 64.10 | 12,179 | 12,179 | 760 |
| F | 2B | 4,599 | 140,000 | 0 | 920 | 55.68 | 51,226 | 191,226 | 120.19 | 110,575 | 110,575 | 3,679 |
| G | 1 | 5,315 | 440,000 | 150,000 | 1,063 | 87.41 | 92,917 | 532,917 | 196.85 | 209,252 | 359,252 | 4,252 |
| H | 2B | 5,298 | 140,000 | 0 | 1,060 | 55.68 | 59,021 | 199,021 | 120.19 | 127,401 | 127,401 | 4,238 |
| I | 2A | 4,388 | 190,000 | 50,000 | 878 | 55.68 | 48,887 | 238,887 | 120.19 | 105,527 | 155,527 | 3,510 |
| J | 2A | 3,133 | 190,000 | 50,000 | 627 | 55.68 | 34,911 | 224,911 | 120.19 | 75,359 | 125,359 | 2,506 |
| K | 3 | 2,870 | 40,000 | 0 | 574 | 37.71 | 21,646 | 61,646 | 64.10 | 36,793 | 36,793 | 2,296 |
| L | 2B | 2,326 | 20,000 | 0 | 465 | 37.71 | 17,535 | 37,535 | 64.10 | 29,807 | 29,807 | 1,861 |
| M | 2B | 2,109 | 20,000 | 0 | 422 | 37.71 | 15,914 | 35,914 | 64.10 | 27,050 | 27,050 | 1,687 |
| | | **41,987** | **~~2,260,000~~ 2,305,000** | **~~500,000~~ 505,000** | 8,399 | | 498,370 | ~~2,758,370~~ 2,803,370 | | 1,062,755 | ~~1,562,755~~ 1,567,755 | 33,588 |

Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.

Note (2) : Office Entitlements exclude commercial uses.

Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to commercial entitlements.

Note (4) : The Commercial Entitlement Conversion is calculated by multiplying the Residential to Commercial Conversion Rate within the Village by the Residential Entitlement Reduction.

Note (5) : The Maximum Commercial Entitlements are calculated by adding the Area Plan Commercial Entitlements to the Commercial Entitlement Conversion within the Village.

Note (6) : The Maximum Office Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to office entitlements.

Note (7) : The Office Entitlement Conversion is calculated by multiplying the Residential to Office Conversion Rate within the Village by the Residential Entitlement Reduction.

Note (8) : The Maximum Office Entitlements are calculated by adding the Area Plan Office Entitlements to the Office Entitlement Conversion within the Village.

Note (9) : The Adjusted Residential Entitlements are calculated by reducing the Area Plan Residential Entitlements by the Residential Entitlement Reduction selected within the Village.

**Exhibit B**

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developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.

2) This maximum may be exceeded when:

   (a) A community-scale center is com-bined with one or more neighborhood-scale centers in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for the community-scale center to the maximum permitted for the neighborhood-scale center(s) with which it is being combined. Under this provision the maximum non-residential use square footage shall not exceed this combined total for an individual village; and

   (b) The Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 20% of the residential units may be converted to commercial and/or office square feet.

3) This office/employment use shall not be included in the maximum limit on non-residential density within the Type 2-A Village.

4) The total maximum gross leasable square feet of nonresidential development permitted within all Type 2 Villages combined shall not exceed ~~1,160,000~~ 1,210,000 square feet.

5) Due to the size and peripheral location of “Village A” as designated in Figure PH-7, Village Location Map, and its proximity to other residential neighborhoods outside of the Pasadena Hills Study Area, the land use mix of Village A, which includes a total of approximately 153 acres, shall be regulated as a village center. The mix of uses as described herein for a village center shall apply. In addition, Village “A” Village Center shall be permitted 190,000 gross leasable square feet of village-scale center uses and an additional 50,000 square feet of employment/office under the land use.

6) The total maximum entitlements for Villages L & M shall be permitted as shown on Residential Conversion Tables PH-2 and PH-3. No community scale centers are permitted in Village L or M. Village Centers may include neighborhood center uses, schools, parks, public spaces and/or residential uses.

# Transportation Needs Assessment

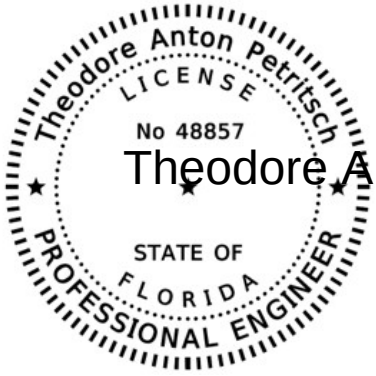
## Revilo Ranch
## Comprehensive Plan Amendment
## Pasco County, Florida

**For**
Clearwater Capital Partner USA, LLC
5307 Technology Dr
Tampa, FL 33647

January 2026

Prepared by:

LANDIS EVANS + PARTNERS
3810 Northdale Blvd
Suite 100
Tampa, FL 33624
(813) 949-7449




Theodore A Petritsch

Digitally signed by Theodore A Petritsch
DN: CN=Theodore A Petritsch, dnQualifier=A01410C0000018DE60F74D500080D1F, O=LANDIS EVANS AND PARTNERS, C=US
Date: 2026.01.08 17:19:03-05'00'

Theodore A. Petritsch, P.E.

Florida License # 48857

This item has been digitally signed and sealed by Theodore Petritsch, P.E. on 1/8/2026.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

# PROJECT OVERVIEW

## Comprehensive Plan Amendment

This project involves a Comprehensive Plan Amendment application for a 7.6 acres parcel located along Prospect Rd in Pasco County, Florida. The property is currently designated as Type 2 Village Mixed-Use (VMU-2) on the Village of Pasadena Hills (VOPH) Future Land Use (FLU) Map (see **Appendix A**) and is proposed to be amended to add an additional 45,000 SF of non-residential and 5,000 SF of office entitlements to VOPH Village B (see **Appendix A**).

This Transportation Needs Assessment (TNA) evaluates post-development traffic conditions in the context of Pasco County's 2050 Long Range Transportation Plan (LRTP). The assessment includes analyses of trip generation, trip distribution, and roadway capacity. The evaluation methodology follows Pasco County's adopted TNA framework to ensure a comprehensive and consistent assessment of the project's potential transportation impacts.

The proposed site layout assumes a right in/out driveway onto Prospect Rd.

Parcel ID 13-25-20-0000-00500-0011

Based upon a coordination call with Hamed Haghshenas, Pasco County Transportation Planner, on December 16, 2025, the Transportation Needs Assessment focuses on evaluating trip generation, trip distribution, and roadway capacity using Pasco County's 2050 LRTP volume-to-capacity (v/c) ratios. These analyses are presented in the sections that follow.

# PROJECT TRAFFIC

## Trip Generation

The trip generation associated with the proposed project was calculated based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*.

The maximum development potential under the proposed Future Land Use (FLU) designation consists of 45,000 square feet of commercial use and 5,000 square feet of office use. For consistency in land use assumptions for the analysis, the 5,000 square feet of office space was conservatively assumed to function as additional commercial space. As a result, a total of 50,000 square feet of commercial development was assumed for the proposed Comprehensive Plan amendment.

Per the *ITE Trip Generation Manual, 12th Edition*, Land Use Code (LUC) 821 – Shopping Plaza (40,000 to 150,000 square feet) was selected for the analysis. Based on

50,000 square feet of LUC 821, the proposed development is estimated to generate a total of 537 PM peak hour trips, consisting of 137 passerby trips and 401 new trips.

Under the current VMU-2 FLU entitlements, the maximum allowable development is 15 single-family dwelling units. Based on ITE trip generation rates (LUC 210 – Single-Family Detached Housing), this existing entitlement is estimated to generate 17 PM peak hour trips, all of which are considered new trips, with no passerby trips assumed.

Consequently, the proposed FLU amendment would result in a net increase of 384 (192 directional) PM peak hour trips and additional passerby trips.

Detailed trip generation are provided in **Appendix B**.

## Trip Distribution

Based on Travel Demand Model (TDM) for a recent large-scale development (Mirada 2045 TDM - see **Appendix C**), project-generated traffic is assumed to distribute evenly along Prospect Rd, with 50% traveling westbound and 50% traveling eastbound.

Of the westbound traffic, 25% is assumed to continue northbound and 25 % to continue southbound onto Curley Rd. Of the eastbound traffic, 25% is assumed to continue southbound onto Handcart Rd, 15% to continue eastbound along Prospect Rd, and 10% to continue northbound on the northern extension of Handcart Rd.

**Figure 1 Project Trip Distribution**

**Figure 2 Project Trip Assignment**

## CAPACITY ASSESSMENT

To assess the impact of project-generated trips on the Level of Service (LOS) of Prospect Rd under future conditions, a roadway capacity assessment was conducted. Based on *FDOT Traffic Online* data, the peak hour factor (K-factor) and directional distribution factor (D-factor) for Prospect Rd are 0.09 and 0.56, respectively (see **Appendix D**). Conservatively, these factor values were assumed to remain unchanged under future conditions for the purposes of this analysis.

Future background (FB) traffic volumes along Prospect Rd were derived from the Travel Demand Model previously used for trip distribution. These model outputs were assumed to represent future background volumes on Prospect Rd at the time of project buildout (Mirada 2045 TDM - see **Appendix C**).

Prospect Rd was then segmented for capacity assessment, as follows:

- From Curley Rd to Handcart Rd, with a peak hour, peak directional volume of $6{,}533 \times 0.09 \times 0.56 = \mathbf{330}$
- From Handcard Rd to SR 52, with a peak hour, peak directional volume of $11{,}774 \times 0.09 \times 0.56 = \mathbf{593}$

According to the Village of Pasadena Hills (VOPH) 2065 Comprehensive Plan Amendment, the future land use associated with the Type 2 Village Mixed-Use (VMU-2)

classification is mixed-use land use (see **Appendix A**). Accordingly, Prospect Rd is assumed to be classified as C4 – Urban General for context classification purposes.

Based on this assumption and the *FDOT 2023 Multimodal Quality/Level of Service Handbook* (see **Appendix E**), the capacity assessment was conducted for two future scenarios: (1) the existing two-lane undivided roadway remaining under future conditions, and (2) the existing two-lane undivided roadway being expanded to a four-lane divided facility, as proposed in the *Pasco County LRTP 2025 Roadway Needs Plan*.

**Table 1** summarizes the capacity assessment results for Prospect Rd under existing FLU and proposed FLU.

**Table 1. Capacity Assessment**

| Roadway | Segment | Threshold Capacity, Peak Hour, Peak Direction, at LOS D | Existing FLU Volumes, Peak Hour, Peak Direction | Proposed FLU Volumes, Peak Hour, Peak Direction | Existing FLU $v/c$ Ratio, Peak Hour, Peak Direction | Proposed FLU $v/c$ Ratio, Peak Hour, Peak Direction | Contribution (%) to $v/c$ Ratio from Proposed FLU Trips |
|---|---|---|---|---|---|---|---|
| Prospect Rd | Curley Rd to Handcart Rd | 699 (1,790) | 330 | 522 | 0.47 (0.18) | 0.75 (0.29) | 27% (11%) |
| | Handcart Rd to SR 52 | 699 (1,790) | 593 | 651 | 0.85 (0.33) | 0.93 (0.36) | 8% (3%) |

**Note: The capacity, v/c ratio, and (%) contribution to $v/c$ ratio for the 4-lane divided highway are presented in parentheses.*

The results indicate that, under proposed FLU conditions, Prospect Rd would continue to operate at LOS D with the addition of project-generated trips under the scenario in which the roadway remains a two-lane undivided facility. In terms of volume-to-capacity ($v/c$) ratio, the additional traffic generated by the proposed FLU would not cause the roadway to exceed a $v/c$ ratio of 1.0, nor would it exceed the failing threshold of 1.2 established in the VOPH. Under all analyzed scenarios, the maximum $v/c$ ratio associated with the proposed development remains below both thresholds.

With respect to the contribution of the proposed FLU amendment to roadway capacity, project-generated trips represent approximately 27% of the capacity of a two-lane undivided roadway. For the segment from Handcart Rd to SR 52, this contribution is reduced to approximately 8%.

However, according to the *"Future Maximum Roadway Congestion in 2050 with Cost Feasible Plan"* map included in the 2050 Long Range Transportation Plan (LRTP) (see **Appendix F**), the segment of Prospect Rd from Curley Rd to SR 52 is projected to operate with a $v/c$ ratio greater than 1.0 under forecasted 2050 traffic conditions. This projection reflects regional growth and background traffic conditions independent of the proposed development.

Accordingly, the roadway segment is anticipated to experience over-capacity conditions in the design year based solely on regional traffic growth. The addition of traffic

generated by the proposed FLU would not materially alter this projected operational condition.

In the event that future over-capacity conditions warrant improvement (i.e., exceeding a $v/c$ ratio of 1.0, or 1.2 as defined by the VOPH), a long-term countermeasure has already been identified in the Pasco County LRTP 2025 Roadway Needs Plan before our proposed FLU amendment, consisting of the expansion of Prospect Rd from a two-lane undivided roadway to a four-lane divided facility. As shown in **Table 1**, this improvement would result in a substantially lower $v/c$ ratio.

# BUDGETED IMPROVEMENTS

## Pasco County CIP

According to the Pasco County Transportation Improvement Plan, there is one project anticipated for this segment of Prospect Rd. The project extends from Curley Rd to CR 579 and is described as “Improve 2-lane road with sidewalk/MUP (Developer)”. The illustrative map from the *Pasco County MPO Fiscal Years 2025–2029 Transportation Improvement Program* is provided below:

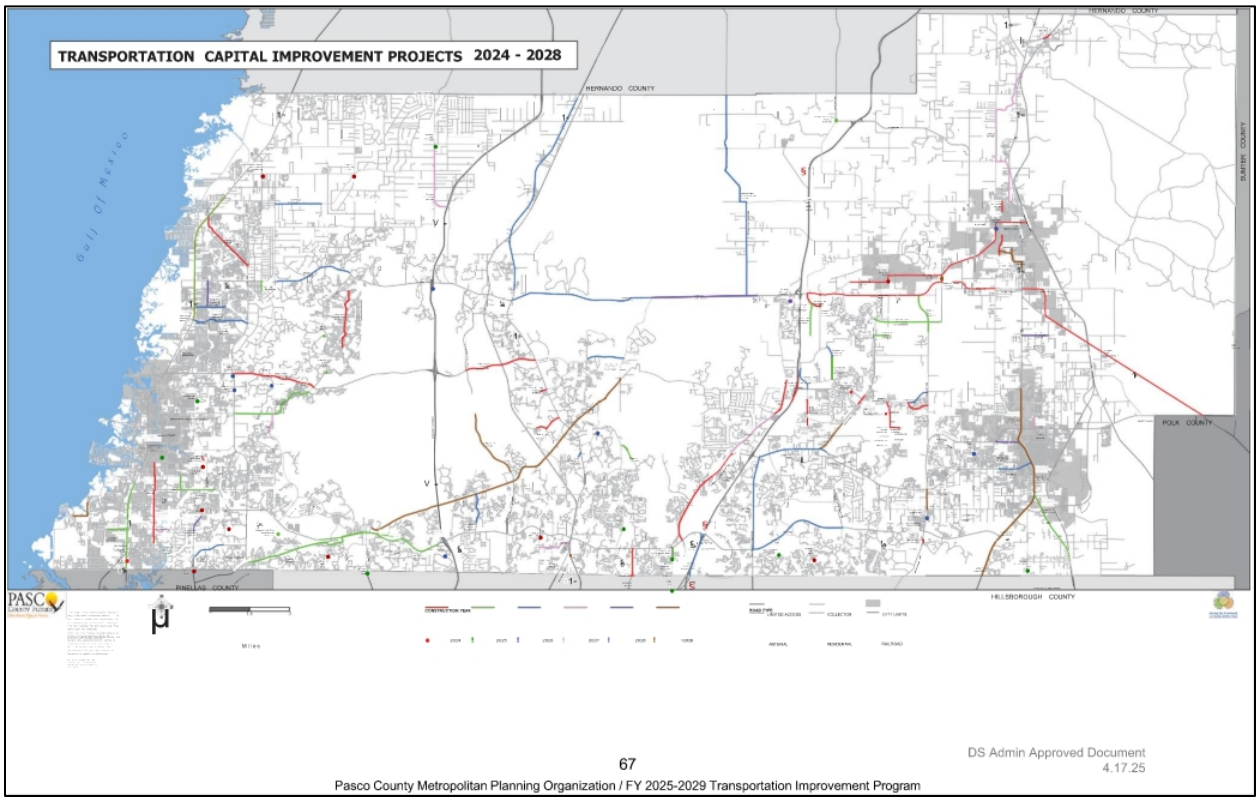



**Figure 3 Transportation Capital Improvement Projects 2024 – 2028 (*Pasco County MPO Fiscal Years 2025-2029*)**

## 2050 Cost Affordable Plan

No projects on Prospect Rd are identified within the 2050 Cost Feasible Plan. The illustrative map from *Innovate Pasco 2050* is provided below:

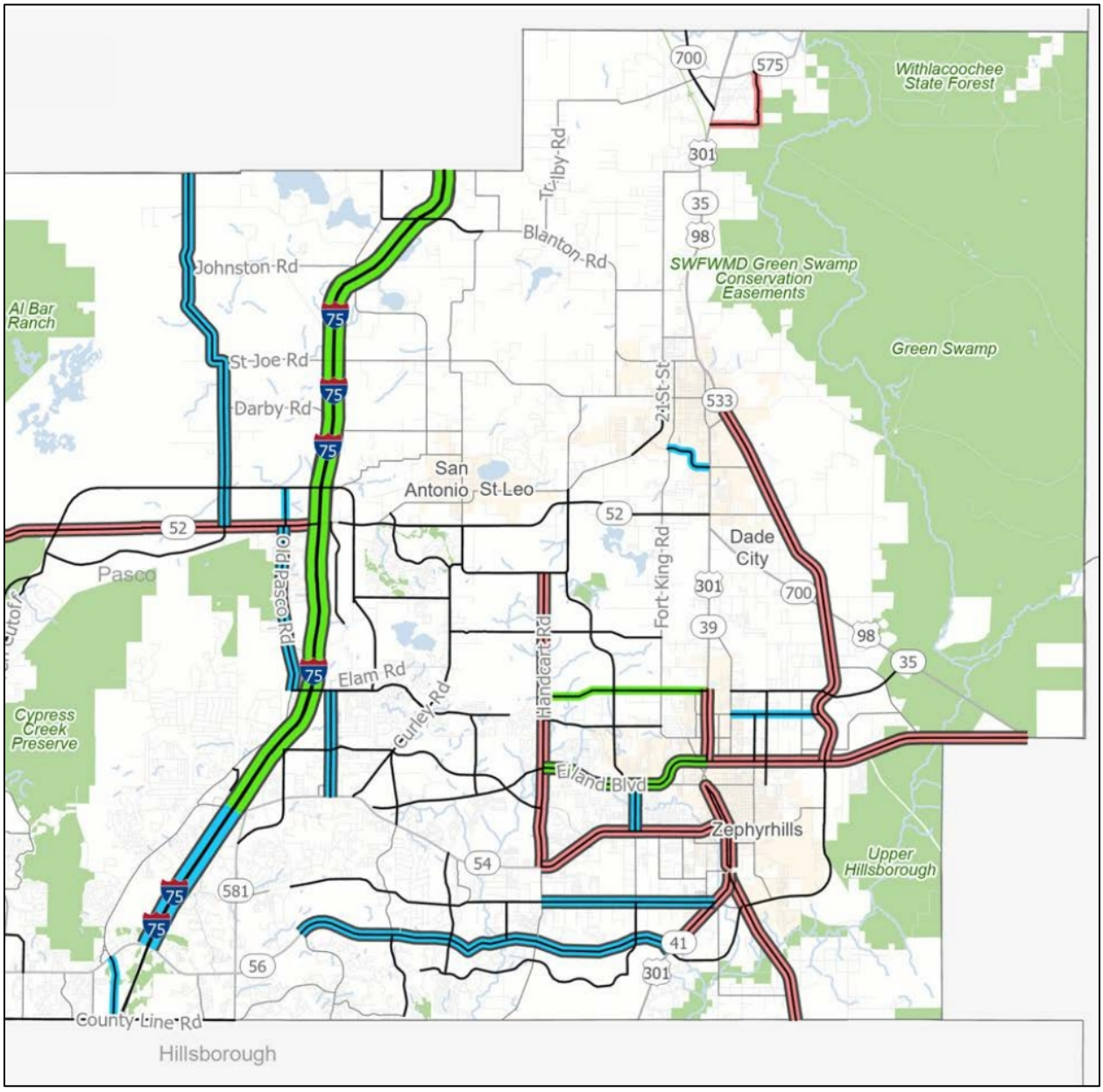



**Figure 4 2050 Cost Feasible Plan *(Innovate Pasco 2050)***

## 2050 Needs Plan

The Needs Plan identifies Prospect Rd from Curley Rd to CR 579 as needing to be expanded to a 4-lane divided roadway.

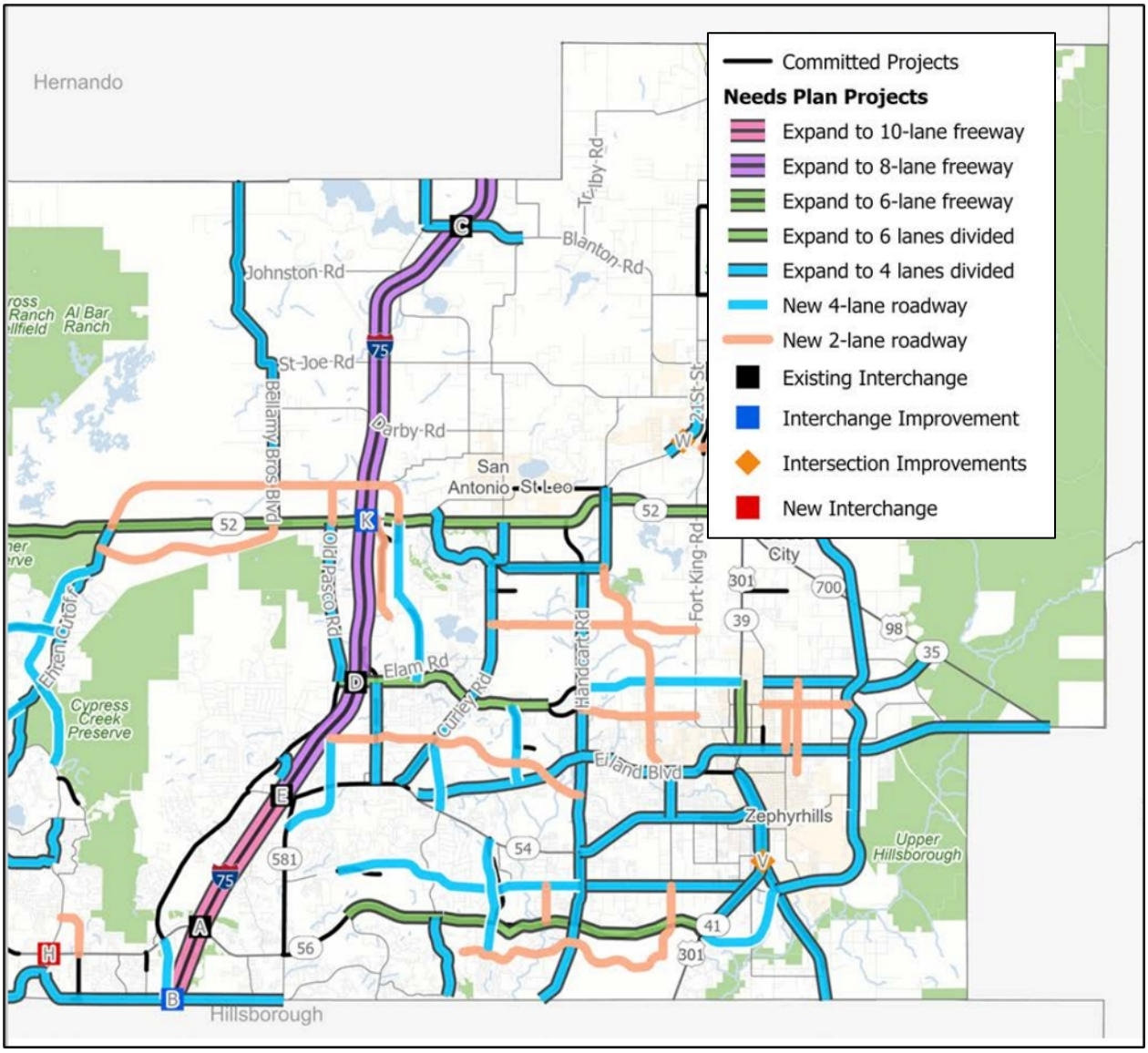



**Figure 5 Roadway Needs Plan** ***(Innovative Pasco 2050)***

## FDOT 5-Year Work Program

No improvements are listed for Prospect Rd in the 5-Year work program.

## VOPH Master Roadway Plan for 2065

The VOPH Master Roadway Plan identifies Prospect Rd as an intermediate roadway and is proposed to be a two-lane roadway with nonmotorized transportation facilities. A conceptual cross section is provided below:

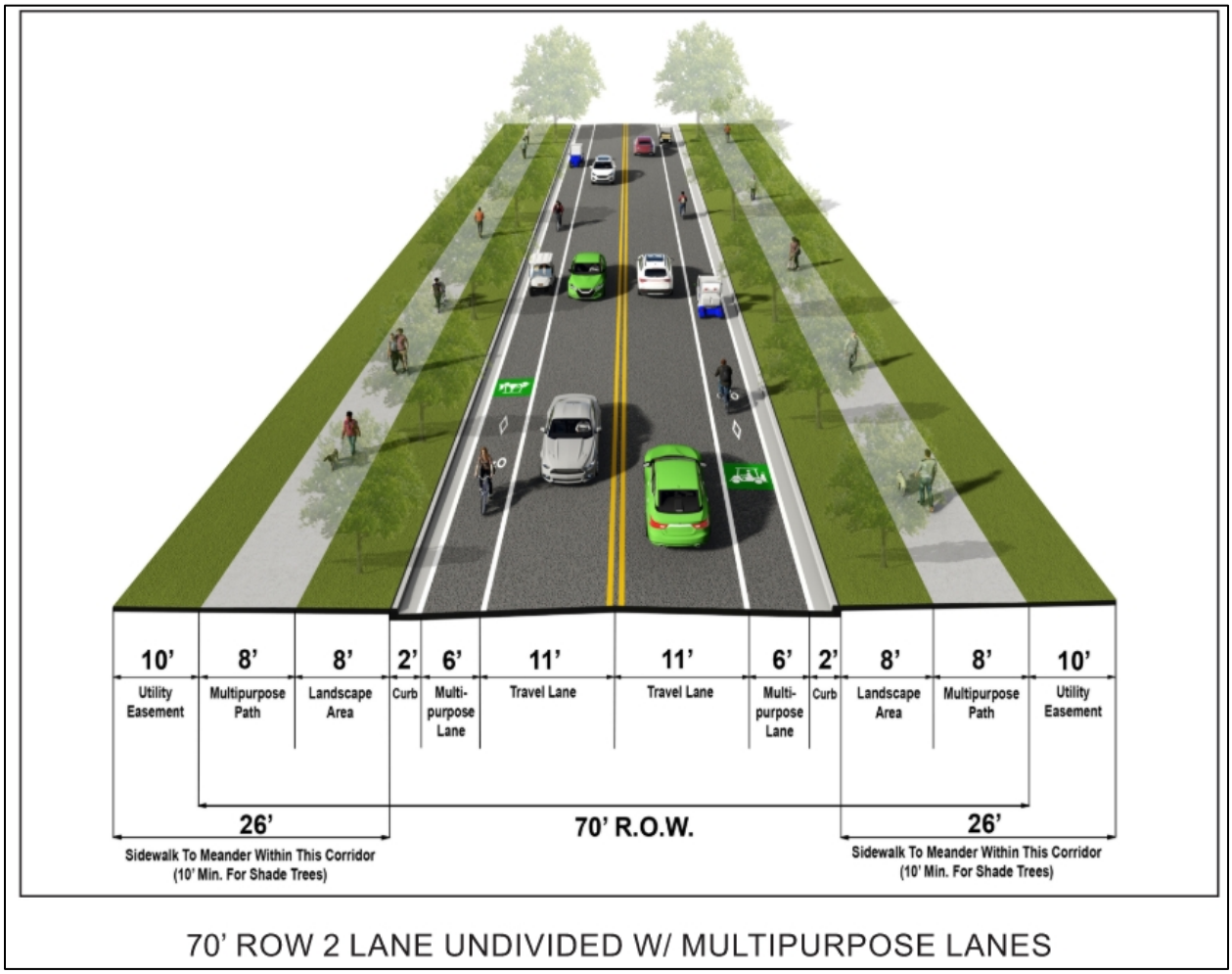



**Figure 6 Prospect Rd 70AA Cross-Section *(2065 VOPH Master Roadway Plan)***

# REPORT SUMMARY

## Conclusion

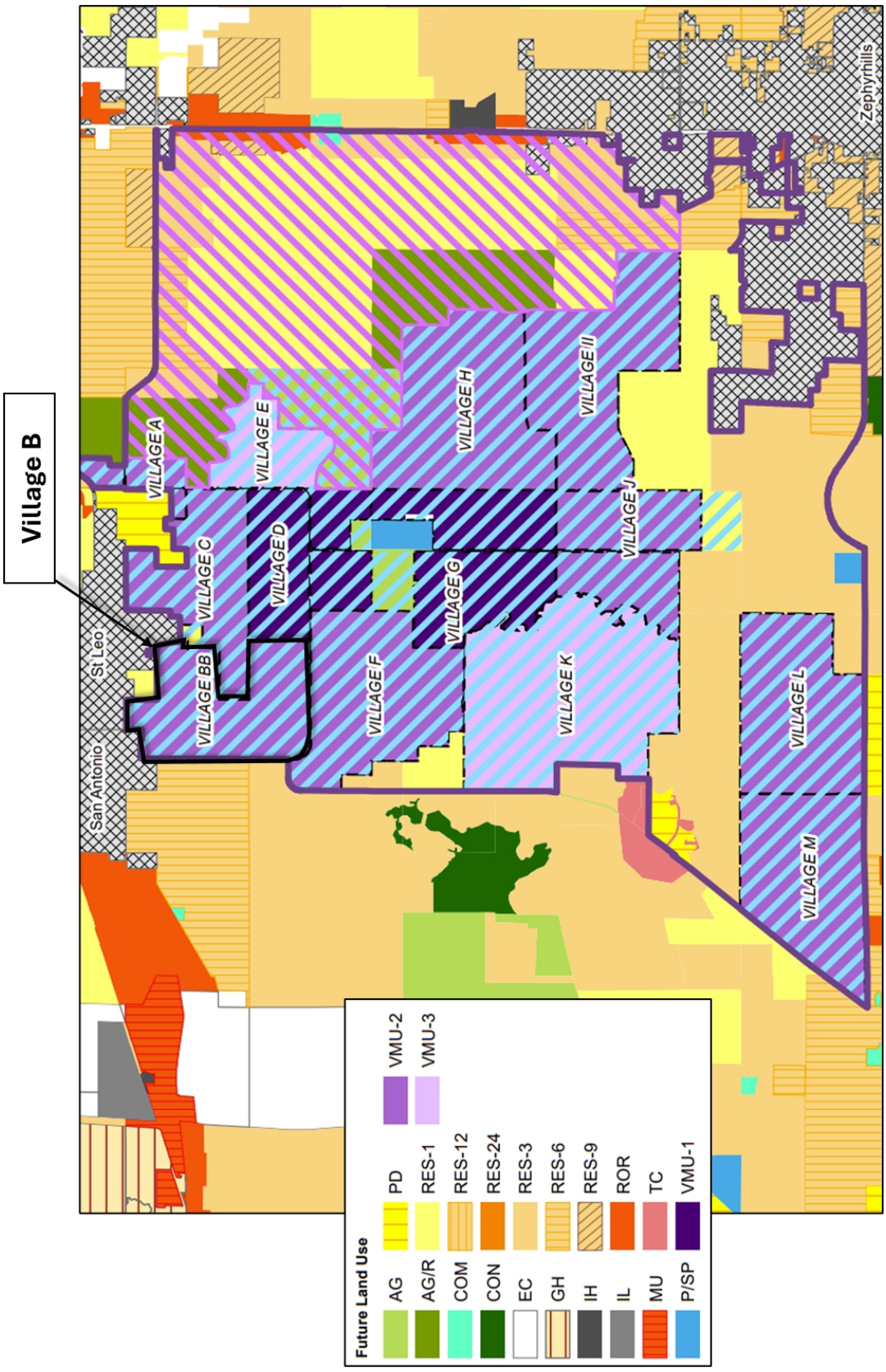
The Transportation Needs Assessment (TNA) for the proposed Future Land Use (FLU) amendment located along Prospect Rd was conducted in compliance with Pasco County requirements. The analysis evaluated project-generated traffic under *2050 Long Range Transportation Plan* (LRTP) traffic conditions to assess the potential transportation impacts of the proposed development on the surrounding roadway network.

Based on the capacity assessment, the volume-to-capacity (v/c) ratios for the two segments of Prospect Rd – Curley Rd to Handcart Rd and Handcart Rd to SR 52 – are 0.47 and 0.85, respectively, under the existing Future Land Use (FLU) conditions, and 0.75 and 0.93, respectively, under the proposed FLU conditions. The proposed amendment therefore contributes approximately 27% and 8% to the v/c ratios of the Prospect Rd segments from Curley Rd to Handcart Rd and from Handcart Rd to SR 52, respectively. Under both conditions, the resulting $v/c$ ratios remain below 1.0 and 1.2 established threshold for roadways in VOPH.

Although the *2050 Long Range Transportation Plan* (LRTP) projects Prospect Rd to operate with a $v/c$ ratio greater than 1.0 under future regional growth conditions, this condition is independent of the proposed development. A long-term capacity improvement for Prospect Rd, consisting of expansion from a two-lane undivided facility to a four-lane divided roadway, has been already identified in the Pasco County LRTP as a regional countermeasure to address future capacity needs. This improvement was already considered before our proposed FLU amendment.

Accordingly, the proposed Comprehensive Plan amendment is not expected to significantly impact the operational performance of the surrounding roadway network.

# APPENDIX A FUTURE LAND USE


Village B
VILLAGE A
VILLAGE B
VILLAGE C
VILLAGE D
VILLAGE E
VILLAGE F
VILLAGE G
VILLAGE H
VILLAGE I
VILLAGE J
VILLAGE K
VILLAGE L
VILLAGE M
VILLAGE BB
St Leo
San Antonio
Zephyrhills
Future Land Use
AG
AG/R
COM
CON
EC
GH
IH
IL
MU
P/SP
PD
RES-1
RES-12
RES-24
RES-3
RES-6
RES-9
ROR
TC
VMU-1
VMU-2
VMU-3

b) Permits the most density and intensity in areas that are most proximate to the village center.

c) Respects existing natural and environmental features on the site.

3) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.

(e) Compliance with Subsequent Regulations

The approval of an MPUD Master Planned Unit Development within a village so as to make the village classification "effective" shall not be construed, in and of itself, as an agreement on the part of Pasco County to exempt future development approvals or permits from changes in land development regulations. A Development Agreement may, however, provide specific exemption from future changes to land development regulations as an integral component of the negotiated Development Agreement.

**b. VILLAGE MIXED USE - TYPE 2 (VMU-2)**

Intent: The Type 2 Village Mixed Use (VMU-2) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, community and neighborhood-scale commercial uses, office uses, university campuses, schools, and civic and public uses. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is the second tier of "village" classifications where the uses, density, and intensity of such areas are more restricted than Type 1 Villages due to the location of the village or the size of the village. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is further classified as either Type 2A Villages or Type 2B Villages dependent upon location and intended function.

The factors that limit the density and intensity of these villages, include the limitations on village-scale centers, their proximity to other existing or designated regional or village-scale centers, their proximity to the countryside area, and the size of area included in the village due to built or approved adjacent development. Commercial and/or retail uses that are designed to serve a village-scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infra-structure.

The Type 2 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing community and neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

**SPECIAL PROVISIONS AND MIX OF USES:**

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development

## TABLE PH 2: VOPH RESIDENTIAL CONVERSION CHART

| Village | Village Type | Area Plan Entitlements: Residential Entitlements (du) | Area Plan Entitlements: Commercial Entitlements (1) (sf) | Area Plan Entitlements: Office Entitlements (2) (sf) | Maximum Non-Residential Entitlements: Maximum Commercial Entitlements (3) (sf) | Maximum Non-Residential Entitlements: Maximum Office Entitlements (4) (sf) | Maximum Residential Entitlements: Maximum Residential Entitlements (5) (du) | Maximum Residential Entitlements: Adjusted Maximum Residential Entitlements (6) (du) |
|---|---|---|---|---|---|---|---|---|
| A | 2A | 898 | 190,000 | 50,000 | 200,022 | 71,634 | 898 | 718 |
| B | 2B | 3,289 | ~~80,000~~ 125,000 | ~~0~~ 5,000 | ~~116,637~~ 161,637 | ~~79,085~~ 84,085 | 3,289 | 2,631 |
| C | 2A | 2,611 | 190,000 | 50,000 | 219,065 | 112,739 | 2,611 | 2,089 |
| D | 1 | 4,201 | 580,000 | 150,000 | 653,424 | 315,354 | 4,201 | 3,361 |
| E | 3 | 950 | 40,000 | 0 | 47,165 | 12,179 | 950 | 760 |
| F | 2B | 4,599 | 140,000 | 0 | 191,226 | 110,575 | 4,599 | 3,679 |
| G | 1 | 5,315 | 440,000 | 150,000 | 532,917 | 359,252 | 5,315 | 4,252 |
| H | 2B | 5,298 | 140,000 | 0 | 199,021 | 127,401 | 5,298 | 4,238 |
| I | 2A | 4,388 | 190,000 | 50,000 | 238,887 | 155,527 | 4,388 | 3,510 |
| J | 2A | 3,133 | 190,000 | 50,000 | 224,911 | 125,359 | 3,133 | 2,506 |
| K | 3 | 2,870 | 40,000 | 0 | 61,646 | 36,793 | 2,870 | 2,296 |
| L | 2B | 2,326 | 20,000 | 0 | 37,535 | 29,807 | 2,326 | 1,861 |
| M | 2B | 2,109 | 20,000 | 0 | 35,914 | 27,050 | 2,109 | 1,687 |
| | | **41,987** | **~~2,260,000~~ 2,305,000** | **~~500,000~~ 505,000** | **~~2,758,370~~ 2,803,370** | **~~1,562,755~~ 1,567,755** | **41,987** | **33,588** |

Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.
Note (2) : Office Entitlements exclude commercial uses.
Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to commercial entitlements.
Note (4) : The Maximum Office Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to office entitlements.
Note (5) : The Maximum Residential Entitlements will only be achieved if no conversion of non-residential entitlements is
Note (6) : The Adjusted Maximum Residential Entitlements reflect the conversion to non-residential uses of the maximum number of eligible residential entitlements.





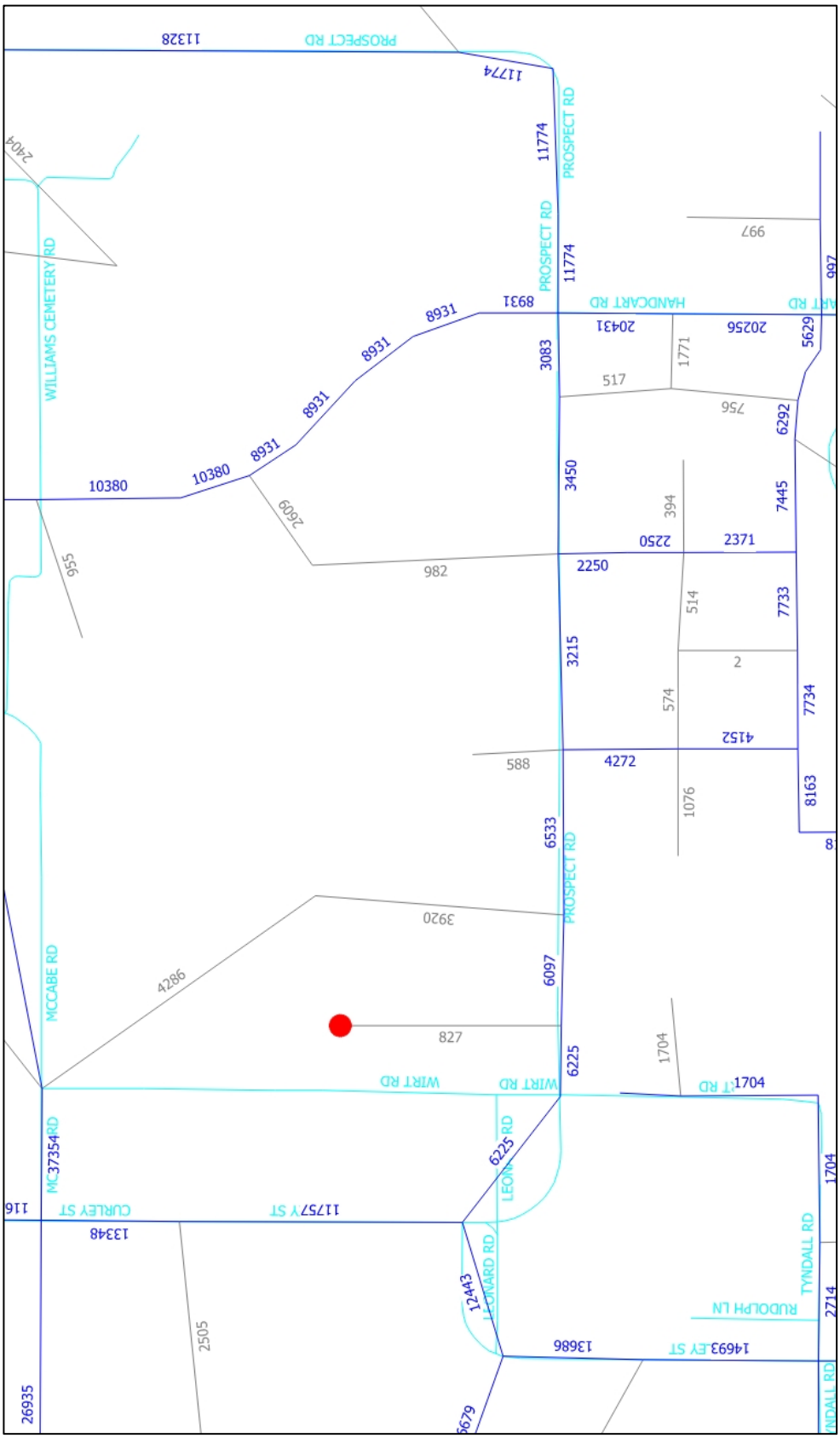
Z:\Shared\1000 Projects\1912-24 Prospect Assisted Living Facility\Permitting\Pasco County\Comp Plan Amendment COMPPL-2025-00016\2025-12-16 TNA\1912 Prospect TNA_v03.docx

# APPENDIX B TRIP GENERATION

**ITE 12th edition**

| Development Type | LUC | Size | ADT | ITE PM Peak Trips | | ITE PM Pass-by | | New PM Peak Trip | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Enter | Exit | Enter | Exit | Enter | Exit | Total |
| Shopping Plaza (40 - 150k SF) | 821 | 50,000 SF | 4140 | 196 | 205 | 67 | 70 | 263 | 275 | 537 |
| Single-Family Detached Housing | 210 | 15 DU | 387 | 10 | 7 | 0 | 0 | 10 | 7 | 17 |

# APPENDIX C TRAVEL DEMAND MODEL, 2045


PROSPECT RD
11328
11774
PROSPECT RD
11774
WILLIAMS CEMETERY RD
HANDCART RD
8931
8931
8931
8931
10380
10380
2609
3083
3450
3215
6533
6097
6225
PROSPECT RD
517
1771
20431
20256
5629
997
6292
7445
394
2250
2371
982
955
514
7733
2
574
7734
4152
588
4272
1076
8163
3920
4286
827
MCCABE RD
WIRT RD
WIRT RD
1704
1704
MC37354 RD
CURLEY ST
11757Y ST
13348
6225 RD
LEONARD RD
12443
TYNDALL RD
RUDOLPH LN
2714
13686
14693EY ST
2505
26935
6679

# APPENDIX D PROSPECT RD K- AND D-FACTOR

FLORIDA DEPARTMENT OF TRANSPORTATION
2024 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 14 PASCO

| SITE | SITE TYPE | DESCRIPTION | DIRECTION 1 | | DIRECTION 2 | | AADT TWO-WAY | "K" FCTR | "D" FCTR | "T" FCTR |
|---|---|---|---|---|---|---|---|---|---|---|
| 9086 | | CR 579A/PROSPECT RD, S OF CURLEY RD | E | 3300 | W | 3000 | 6300 C | 9.5 | 55.6F | 6.8F |
| 9087 | | CR 578/SAINT JOE RD, E OF BELLAMY BROTHERS BLVD | E | 1400 | W | 1400 | 2800 C | 9.5 | 55.6F | 6.8F |
| 9088 | | CR 578/SAINT JOE RD, E OF 21ST ST | E | 2100 | W | 2700 | 4800 C | 9.0 | 55.6F | 6.8F |
| 9089 | | CR 575/TRILBY RD, N OF BLANTON RD | | 0E | | 0E | 1500 X | 9.5 | 55.6F | 6.8F |
| 9090 | | CR 581/BELLAMY BROTHERS RD, N OF SR 52 | | 0E | | 0E | 4800 X | 9.0 | 55.6F | 6.8F |
| 9091 | | CR 577/CURLEY RD, N OF SR 54 | N | 8000 | S | 8000 | 16000 C | 9.0 | 55.6F | 6.8F |
| 9092 | | CR 583/EHREN CUTOFF, N OF US 41 | N | 6300 | S | 6000 | 12300 C | 9.0 | 55.6F | 6.8F |
| 9093 | | OLD CR 54, E OF SR 54 (HPMS) | | 0E | | 0E | 14500 X | 9.0 | 55.6F | 8.9F |
| 9094 | | GRAND BLVD, S OF SR 54 | N | 5700 | S | 6600 | 12300 C | 9.0 | 55.6F | 6.8F |
| 9095 | | GRAND BLVD, N OF MASSACHUSETTS | N | 750 | S | 800 | 1550 C | 9.0 | 55.6F | 6.8F |
| 9096 | | MAIN ST, E OF US 19 | E | 4600 | W | 5000 | 9600 C | 9.0 | 55.6F | 6.8F |
| 9097 | | CR 587/GUNN HWY, S OF SR 54 | N | 8500 | S | 8300 | 16800 C | 9.0 | 55.6F | 6.8F |
| 9098 | | LAKE IOLA ROAD, N OF ST JOSEPH RD/CR 587 | N | 1200 | S | 1500 | 2700 C | 9.5 | 55.6F | 6.8F |
| 9099 | | CR 587/MASSACHUSETTS AVE, W OF CONGRESS ST | E | 4800 | W | 4500 | 9300 C | 9.0 | 55.6F | 6.8F |
| 9100 | | OLD LAKELAND HWY, S OF US 98 | N | 5400 | S | 5200 | 10600 C | 9.0 | 55.6F | 6.8F |
| 9101 | | CR 518/TROUBLE CREEK RD, E OF US 19 | E | 6100 | W | 6200 | 12300 C | 9.0 | 55.6F | 6.8F |

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST;
V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

11-MAR-2025 11:48:49 PAGE -16- 622UPD 7_14_CAADT.TXT

Z:\Shared\1000 Projects\1912-24 Prospect Assisted Living Facility\Permitting\Pasco County\Comp Plan Amendment COMPPL-2025-00016\2025-12-16 TNA\1912 Prospect TNA_v03.docx

# APPENDIX E FDOT 2023 QLOS HANDBOOK

For more information on designating urban boundaries, reference the FDOT Urban Boundary and Functional Classification Handbook (FDOT Urban Boundary and Functional Classification Update Process).

#### 3.2.1.4 Context Classification

FDOT categorizes non-limited access roadways (highways and arterials) in one of eight context classifications (see **Figure 6**).

- C1—Natural roadways are in lands surrounded by nature or wilderness that is in permanent preservation.
- C2—Rural refers to sparsely settled lands that may include agricultural land mixed with grassland, woodland, or wetlands.
- C2T—Rural Town represents small concentrations of developed areas immediately surrounded by rural and natural areas.
- C3R—Suburban Residential classification is mostly in areas where housing is located immediately adjacent to the road and organized in large blocks with a disconnected or sparse roadway network.
- C3C—Suburban Commercial has mostly non-residential uses with large building footprints and large parking lots along the road. C3C also has large blocks and a disconnected or sparse roadway network.
- C4—Urban General has a mix of uses in one- to three-story buildings set in small blocks within a well-connected roadway network. C4s can extend long distances.
- C5—Urban Center has mixed uses within small blocks in one- to five-story buildings with a well-connected roadway network typically concentrated around a few blocks or within an identified civic or economic center of a community, town, or city.
- C6—Urban Core describes roads located in areas with the highest densities and building heights. C6 roadways are within FDOT-classified Core Urbanized Areas (defined as having a population greater than one million).

C1 and C2 roadways are highway facilities and have similar operations. For more on context classification, see the *FDOT Context Classification Guide* (FDOT Context Based Solutions).

**The Generalized Service Volume Tables for highways and arterials are organized by context classification rather than area type. This more stratified set of tables better represents varied conditions across the state.**

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables


(C2T-Rural Town)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 720 | 940 | ** |
| 2 Lane | * | 1,140 | 1,640 | ** |
| 3 Lane | * | 2,120 | 2,510 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,310 | 1,710 | ** |
| 4 Lane | * | 2,070 | 2,980 | ** |
| 6 Lane | * | 3,850 | 4,560 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 13,800 | 18,000 | ** |
| 4 Lane | * | 21,800 | 31,400 | ** |
| 6 Lane | * | 40,500 | 48,000 | ** |


(C4-Urban General)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 870 | 1,190 |
| 2 Lane | * | 1,210 | 1,790 | 2,020 |
| 3 Lane | * | 2,210 | 2,810 | 2,990 |
| 4 Lane | * | 2,590 | 3,310 | 3,510 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,580 | 2,160 |
| 4 Lane | * | 2,200 | 3,250 | 3,670 |
| 6 Lane | * | 4,020 | 5,110 | 5,440 |
| 8 Lane | * | 4,710 | 6,020 | 6,380 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 17,600 | 24,000 |
| 4 Lane | * | 24,400 | 36,100 | 40,800 |
| 6 Lane | * | 44,700 | 56,800 | 60,400 |
| 8 Lane | * | 52,300 | 66,900 | 70,900 |


(C5-Urban Center)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 690 | 1,080 |
| 2 Lane | * | 1,290 | 1,900 | 2,130 |
| 3 Lane | * | 1,410 | 2,670 | 3,110 |
| 4 Lane | * | 2,910 | 3,560 | 3,640 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,250 | 1,960 |
| 4 Lane | * | 2,350 | 3,450 | 3,870 |
| 6 Lane | * | 2,560 | 4,850 | 5,650 |
| 8 Lane | * | 5,290 | 6,470 | 6,620 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 13,900 | 21,800 |
| 4 Lane | * | 26,100 | 38,300 | 43,000 |
| 6 Lane | * | 28,400 | 53,900 | 62,800 |
| 8 Lane | * | 58,800 | 71,900 | 73,600 |


(C6-Urban Core)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | *** | 790 | 1,030 |
| 2 Lane | * | *** | 1,490 | 1,920 |
| 3 Lane | * | *** | 2,730 | 2,940 |
| 4 Lane | * | *** | 3,250 | 3,490 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 1,440 | 1,870 |
| 4 Lane | * | *** | 2,710 | 3,490 |
| 6 Lane | * | *** | 4,960 | 5,350 |
| 8 Lane | * | *** | 5,910 | 6,350 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 16,000 | 20,800 |
| 4 Lane | * | *** | 30,100 | 38,800 |
| 6 Lane | * | *** | 55,100 | 59,400 |
| 8 Lane | * | *** | 65,700 | 70,600 |

**Adjustment Factors**

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

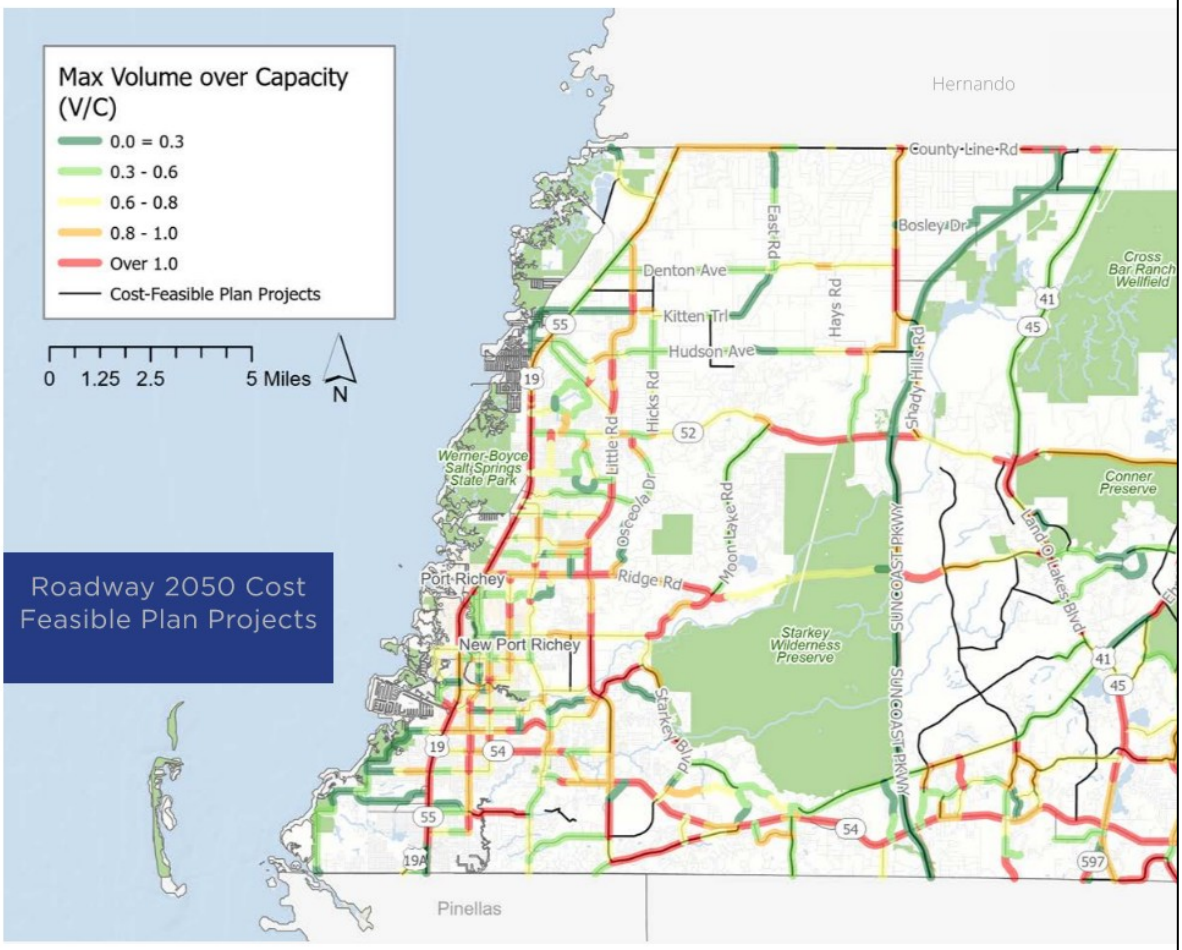
This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

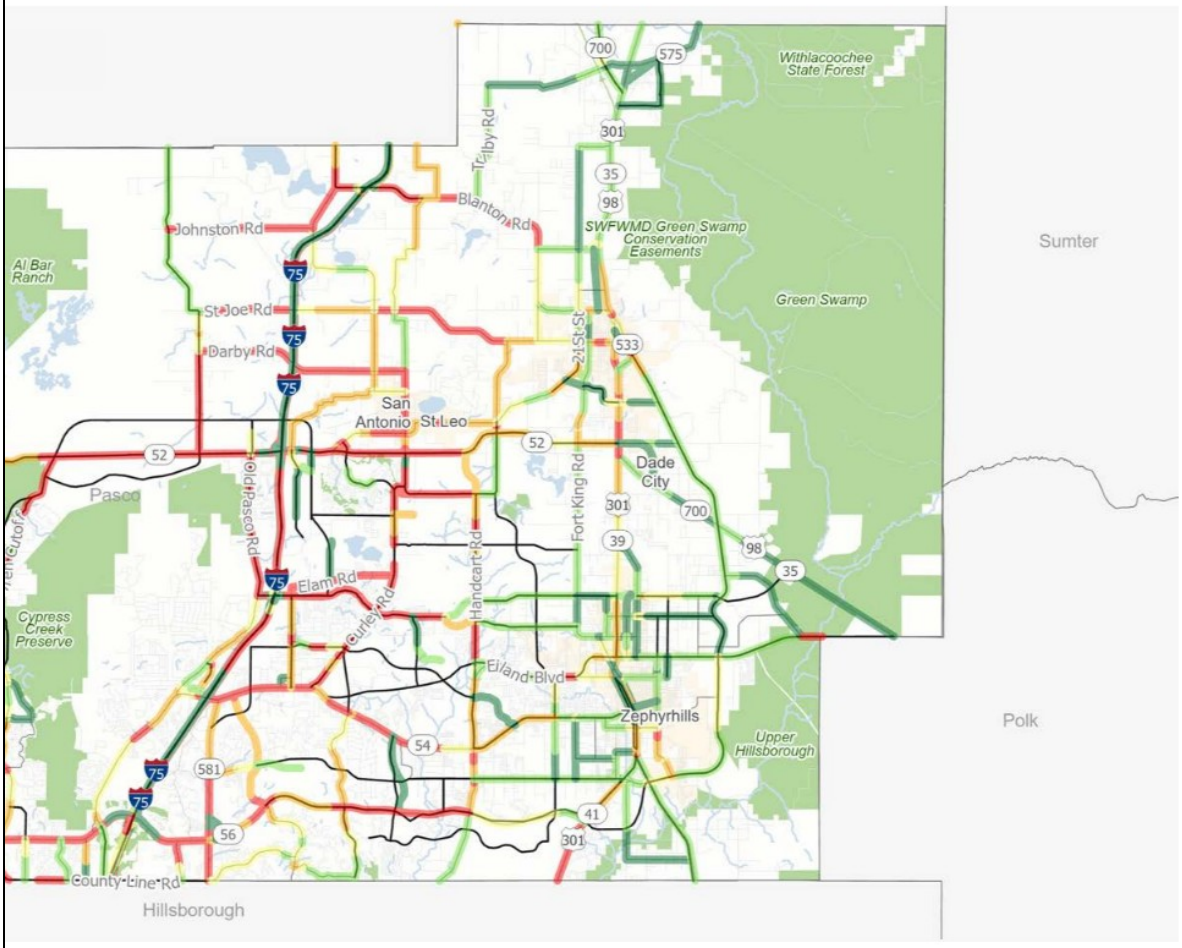
# APPENDIX E 2050 LRTP FUTURE MAXIMUM CONGESTION MAP

INNOVATE PASCO 2050

## FUTURE MAXIMUM ROADWAY CONGESTION IN 2050 WITH COST FEASIBLE PLAN

Congested corridors are expected in the future year when accounting for the County's population and employment growth and when factoring in improvements funded within the Cost Feasible Plan. Numerous roads throughout the County will approach or exceed capacity, as indicated on the map below where the volume-to-capacity (V/C) ratios are 0.8 or higher. This map reinforces that transportation needs in Pasco County exceed the County and State's ability to pay for them.




Withlacoochee State Forest
SWFWMD Green Swamp Conservation Easements
Green Swamp
Sumter
Polk
Hillsborough
Pasco
Al Bar Ranch
Cypress Creek Preserve
Upper Hillsborough
Johnston Rd
St Joe Rd
Darby Rd
San Antonio
St Leo
Blanton Rd
Tyler Rd
Dade City
Fort King Rd
Handcart Rd
Curley Rd
Elam Rd
Eiland Blvd
Zephyrhills
County Line Rd
700
575
301
35
98
533
52
39
54
581
56
41
75

**83375**

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-034 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of **Affiant** _____

Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

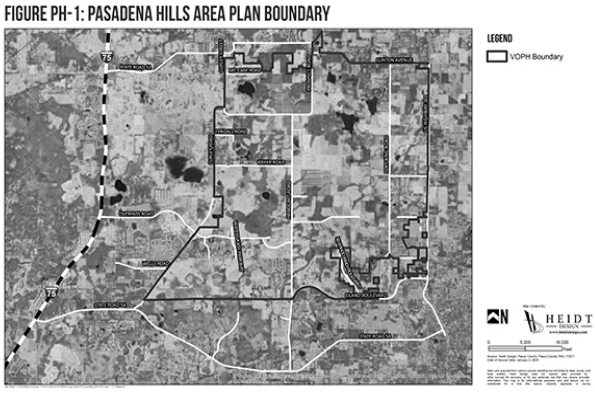
# NOTICE OF AMENDMENTS TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

1. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TEXT AMENDMENT TO GOAL FLU 6 PASADENA HILLS TO AMEND TABLES PH-2: VOPH RESIDENTIAL CONVERSION CHART AND PH-3: VOPH RESIDENTIAL CONVERSION CHART; AND A TEXT REVISION TO GOAL FLU 6, VILLAGE LAND USE CLASSIFICATION; VILLAGE MIXED USE – 2. AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25(13) REVILO RANCH CPA]

FIGURE PH-1: PASADENA HILLS AREA PLAN BOUNDARY




On Wednesday, April 15, 2026, the Pasadena Hills Planning and Policy Committee will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

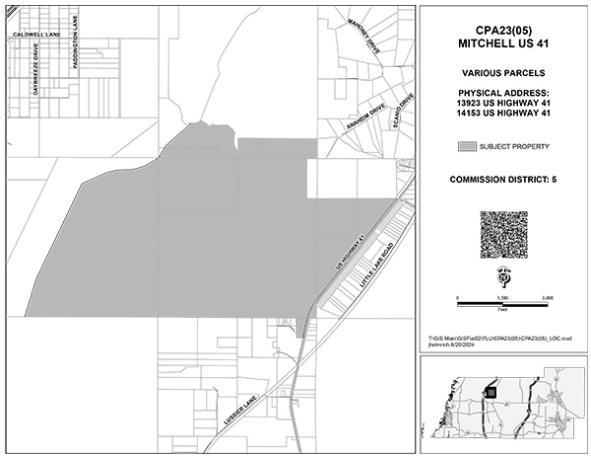
On Thursday, May 7, 2026, the Pasco County Planning Commission convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, June 2, 2026, the Pasco County Board of County Commissioners will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, July 14, 2026, the Pasco County Board of County Commissioners will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

2. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 5) FROM RES-1 (RESIDENTIAL-1 DU/GA), RES-3 (RESIDENTIAL-3 DU/GA), IL (INDUSTRIAL-LIGHT), CON (CONSERVATION LANDS), AND OF (OFFICE) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 1,219 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF U.S. HIGHWAY 41 APPROXIMATELY 2.75 MILES NORTH OF THE INTERSECTION OF STATE ROAD 52 AND US 41; AND A TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.15 – MITCHELL U.S. 41; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 AMENDING SUBAREA MAP 2-9(15) MITCHELL; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPA23-(05) CPAL Mitchell-U.S. 41]




On Thursday, April 16, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, May 19, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a transmittal public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

On Tuesday, July 14, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY PASADENA HILLS POLICY AND PLANNING COMMITTEE
PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-034

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Margaret (Tassone) Perez (Landis Evans + Partners, Inc.)
Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 13 25 20 0000 00500 0011

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: Revilo Ranch

Project Number: CPA 25 (13)

Request: Comprehensive Plan Text Amendment

That attached is the following:

_____Proof of publication from the_____(newspaper name, if applicable).

X Certificate of mailing for the notices which were mailed on 2026-03-27 (Date)

X Photos showing the placement of and language on the signage, which was posted on 2026-03-27 (Date).

FURTHER AFFIANT SAYETH NOT

Margaret R. Perez
Name

2026-03-27
(Date)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me me by means of [✓] physical presence or [ ] online notarization, this 3/27/2026 (date) by Margaret Perez (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

Jessica Jeannette Williams
NOTARY PUBLIC

JESSICA JEANNETTE WILLIAMS
MY COMMISSION # HH 571698
EXPIRES: November 15, 2028

Dear Property Owner:

This is to notify you that Petition No. CPA 25 (13) has been filed in the name of CLEARWATER CAPITAL PARTNERS USA LLC for a Comprehensive Plan Text Amendment.

The parcel of land is located at 33241 PROSPECT ROAD, DADE CITY, FL 33525 (Parcel I.D. No.: 13 25 20 0000 00500 0011), containing approximately 7.67 acres.

Public hearings for the consideration of this application will be held:

| | | | |
|---|---|---|---|
| **Pasadena Hills Planning and Policy Committee** | **04/15/26*** | **Historic Pasco County Courthouse*<br>2nd Floor, Board Room 37918<br>Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |
| **Local Planning Agency** | **05/07/26*** | **Historic Pasco County Courthouse*<br>2nd Floor, Board Room 37918<br>Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |
| **Board of County Commissioners #1** | **06/02/26*** | **Historic Pasco County Courthouse*<br>2nd Floor, Board Room 37918<br>Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |
| **Board of County Commissioners #2** | **07/14/26*** | **Historic Pasco County Courthouse*<br>2nd Floor, Board Room 37918<br>Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |

***Dates and locations are subject to change based on continuances, please contact the Planning, Development and Economic Growth Department, at 727-847-8142.***

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Gavin Covey, AICP, CNU-A, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 210, New Port Richey, FL 34644; 727-847-8142, extension 2367; gcovey@pascocountyfl.net.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above-scheduled public hearing dates. If you desire any additional information concerning this application, please contact the Pasco County Planning and Economic Growth Development.

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.**

13-25-20-0000-00500-0011
CLEARWATER CAPITAL PARTNERS USA LLC
5307 TECHNOLOGY DR
TAMPA, FL 33647

13-25-20-0000-00500-0010
PROJECT VOPH LLC
4912 TURNBURY WOOD DR
TAMPA, FL 33647-2056

13-25-20-0000-00400-0000
PROJECT VOPH LLC
4912 TURNBURY WOOD DR
TAMPA, FL 33647-2056

13-25-20-0000-00200-00B0
PICKETT DAVID & CHRISTIE
32111 GDNS ALCOVE LOOP
WESLEY CHAPEL, FL 33545

13-25-20-0000-00200-0010
PICKETT WILLIAM & ESPERANZA
33415 PROSPECT RD
DADE CITY, FL 33525

13-25-20-0000-00200-0000
PROSPECT ROAD LAND INVESTMENTS LLC
2529 CENTRAL AVE
ST PETERSBURG, FL 33713

13-25-20-0000-00500-0020
HALSEY TROY T & THERESA M
33226 PROSPECT RD
DADE CITY, FL 33525-8259

13-25-20-0000-00500-0000
OLIVER RONALD J & GINGER K
33242 PROSPECT RD
DADE CITY, FL 33525-8259

13-25-20-0000-00300-0010
TPG AG EHC III LEN MULTI STATE 2 LLC
4301 W BOY SCOUT BLVD SUITE 600
TAMPA, FL 33607

13-25-20-0000-00300-0014
BOGER RANCH II LLC
POST OFFICE BOX 357
LUTZ, FL 33548

13-25-20-0000-00300-0030
MYLES REGINALD LEE
33182 PROSPECT RD
DADE CITY, FL 33525

13-25-20-0000-00300-0012
ASHTON LEE LLC
POST OFFICE BOX 1534
LUTZ, FL 33548

13-25-20-0000-00300-0011
ASHTON LEE LLC
POST OFFICE BOX 1534
LUTZ, FL 33548

UNITED STATES POSTAL SERVICE

0000

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33611
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AMOUNT
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S2324E501783-15

# PUBLIC HEARINGS

PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

**App. No. CPA 25 (13)**

## COMPREHENSIVE PLAN TEXT AMENDMENT

**Local Planning Agency**
**05/07/26** 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City

**Board of County Commissioners #1**
**06/02/26** 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City

**Board of County Commissioners #2**
**07/14/26** 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City

**PlanPasco@MyPasco.net / 727-847-8140**
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO County Florida
Open Spaces. Vibrant Places.
App. No. CPA 25 (13)
COMPREHENSIVE PLAN TEXT AMENDMENT
Local Planning Agency
05/07/26
1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #1
06/02/26
1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners #2
07/14/26
1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas
33241

# PLANNING COMMISSION
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE26-0033 **DATE:** 5/7/2026

**SUBJECT:** Comprehensive Plan Amendment (Consent) - CPA25(01) Palmetto Ridge PD - Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.34 - Palmetto Ridge PD.

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioner (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC on 4/2/26; Continued to PC at DC on 5/7/26; BCC at DC on 07/14/26

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

## RECOMMENDED COMMITTEE ACTION:

Find the proposed amendment consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

## BACKGROUND:

### PROJECT OVERVIEW

On May 4, 2015, the Board of County Commissioners (BCC) approved a Large-Scale Comprehensive Plan Amendment to the Future Land Use (FLU) Map to change the FLU from AG (Agricultural – 1 du/10 ga) to PD (Planned Development) with an associated Subarea Policy 7.1.34 – Fort King Ranch. The approval included entitlements for 1,278 single-family and multi-family units and 50,000 square feet of retail/office.

On August 10, 2021, the BCC adopted Ordinance No. 21-16, amending Subarea Policy FLU 7.1.34 to rename it to Palmetto Ridge and add 1,222 single and multi-family residential units. This amendment increased the total residential entitlements to 2,500 units, while the non-residential entitlements remained at 50,000 square feet of retail uses.

On August 24, 2022, the BCC approved a substantial modification to the Palmetto Ridge MPUD, Rezoning Petition No. 7563, reducing the Preservation Area acreage by approximately 22 acres from 2,022 acres to 2,000 acres. This reduction, however, was not incorporated into Subarea Policy FLU 7.1.34 – Palmetto Ridge, which still reflects the original 2,022-acre Preservation Area.

On January 22, 2025, the applicant submitted a request for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.34 – Palmetto Ridge to:

- Add 300 residential units
- Add 50,000 square feet of retail uses
- Reduce the Preservation Area in the northern portion of the Palmetto Ridge PD by 25 acres.

Because the BCC approved the reduction of 22 acres in 2022 but was not changed in the Subarea Policy, the current Comprehensive Plan still shows the Preservation Area at 2,022 acres. Once corrected, the Preservation Area will decrease to 1,975 acres, although the applicant is only requesting a new reduction of 25 acres at this time.

The purpose of this proposed reduction of the Preservation Area is to accommodate the realignment of Vision Roadway “AD” in the northern portion of the Palmetto Ridge PD. No additional development will occur within the acreage being removed due to environmental constraints, namely Category I Wetlands and lack of access; the reduction is solely to allow for roadway realignment.

The Palmetto Ridge PD encompasses approximately 3,535 gross acres, of which 2,022 acres are currently designated as Preservation Area. With the proposed reduction in the Preservation Area, the remaining developable portion of the PD will total approximately 1,560 gross acres.

The proposed additional residential density is intended to accommodate 300 executive single-family detached units, increasing the total residential entitlements from 2,500 to 2,800, which equates to an increase in density from 1.61 dwelling units per gross acreage (du/ga) to 1.79 du/ga. The proposed text amendment would also increase the non-residential entitlements to 100,000 square feet.

The subject property (Palmetto Ridge PD) is located within the Rural Transition Area (Rural Area 2), as identified on Future Land Use (FLU) Map 2-13. The Rural Transition Area (RTA) is intended to serve as a transition between more urban/suburban development and the Northeast Pasco Rural Area (Rural Area 1).

This agenda memo was prepared by: J. Scott Modesitt, AICP, Planner II

| **GENERAL INFORMATION** | |
|---|---|
| Applicant / Agent | Christie Barreiro, AICP / EPG Palmetto Ridge Holding, LLC |
| Project Address | North side of State Road 52. 0.57 miles east of Ehren Cutoff, 1.25 miles west of Bellamy Brothers Boulevard |

| **SITE DETAILS** | | | | | | |
|---|---|---|---|---|---|---|
| Parcel ID | Acres | Existing Future Land Use | Existing Zoning | Proposed Future Land Use | Existing Use | Proposed Use |
| See attached Parcel ID Table for detailed subject site parcels information. | | | | | | |

| **SURROUNDING ZONING AND LAND USES** | | | |
|---|---|---|---|
| | Zoning District | Future Land Use (FLU) | Existing Use |
| North | A-C Agricultural District | AG (Agricultural) | Vacant |
| South | A-C Agricultural District | EC (Employment Center) | Vacant |
| East | A-C Agricultural District | AG (Agricultural) | Vacant |
| West | A-C Agricultural District | AG (Agricultural) | Vacant |

See *Appendix* for zoning and FLU terms at the end of this report.

## FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning Development, and Economic Growth Department's findings of fact per each evaluation criterion.

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, school, fire, library, parks and recreation, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.

## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.
Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of Comprehensive Plan Amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

### PD (PLANNED DEVELOPMENT)

The intent of PD is to provide for a mixture of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and provide sites for schools, recreation, other public facilities which provide an Areawide benefit to the community.

The proposed text amendment to Subarea Policy FLU 7.1.34 – Palmetto Ridge to increase the residential entitlements by 300 dwelling units and the non-residential entitlements by 50,000 square feet is consistent with the intent of the PD FLU designation because it broadens the mix of land uses and increases the development potential, while maintaining the preservation of conservation areas within the Palmetto Ridge PD.

The requested increase in residential units remains within the allowable density parameters and is compatible with the development pattern when evaluated across the entirety of the Palmetto Ridge PD acreage (less than 2 du/ac within the RTA). Similarly, the additional 50,000 square feet of commercial uses further supports a balanced mix of land uses that enables residents to meet daily needs within the community. This mix also promotes neighborhood-serving services, reduces reliance on external trips, and advances Comprehensive Plan policies for integrated, walkable, and

internally supportive development patterns.

The proposed text amendment would further the intent of the PD land use designation as it will allow for residential development behind commercial and retail uses adjacent to State Road 52, a major Florida Department of Transportation (FDOT) arterial highway, while maintaining sensitivity to environmental resources, preservation of open space, and conservation area.

**POLICY FLU 7.1.34 - PALMETTO RIDGE**

The existing subarea policy establishes a general range of potential uses and maximum levels of development (densities/intensities). The proposed text amendment to Subarea Policy FLU 7.1.34 would increase the maximum square footage of retail uses by 50,000 square feet and would increase the residential entitlements by 300 dwelling units. The text amendment also proposes a reduction in the Palmetto Ridge PD Preservation Area due to the realignment of Vision Roadway "AD", from 2,022 acres to 1,975 acres. This Preservation Area will be preserved in perpetuity through the use of a restrictive covenant, which must be recorded prior to the submittal of any Preliminary Development Plan/ Preliminary Site Plan.

As a result of this proposed text amendment, the total number of residential entitlements will be 2,800 single-family and multi-family units and the total square footage of retail/office will be 100,000 square feet. Other than the 47-acre reduction, no other provisions associated with the Preservation Area are being amended as part of this proposed text amendment. To note, the proposed maximum levels of development within the Palmetto Ridge PD are subject to the land use equivalency matrix as set forth in the MPUD conditions of approval.

**POLICY HSG 1.1.2: - COMPREHENSIVE PLAN AMENDMENTS**

Comprehensive Plan Amendment requests for additional residential acreage and/or density increases must be supported by residential growth trends and the Goals, Objectives, and Policies of the Future Land Use Element.

The applicant has submitted a residential market trends analysis that demonstrates a growing population and an increased housing demand within the County. This analysis, attached hereto, has been reviewed and the data presented supports the need for additional residential entitlements and meets the requirements of Policy HSG 1.1.2.

**POLICY DGR 5.3.1: - REQUIREMENTS TO MINIMIZE ADVERSE IMPACTS TO WETLANDS**

Pasco County shall require development in any area adjacent to environmentally significant wetlands to be situated, designed, and constructed so as to minimize the adverse impacts on the beneficial characteristics and functions of wetlands and critical linkages.

The subject property contains Category I, II, and III wetlands. The area north of Vision Roadway "AD", which includes the majority of these wetlands, has been preserved for open space, agriculture, and recreation uses. This area will remain protected and is not planned for intensive development that could negatively impact the wetlands. In addition to this Preservation Area, the overall design of the Palmetto Ridge PD is focused on a development pattern that further reduces any potential wetland impacts across the rest of the property.

**POLICY FLU 8.1.5: - NORTH MARKET AREA ESTABLISHMENT**

The North Market Area is envisioned as a predominantly rural area with activity centers, employment nodes, and village centers at strategic locations. Development should be concentrated in clusters or nodes with a balance of mutually supportive uses. Its mission is to preserve rural lifestyle, agricultural lands and natural resources, maintain economic viability, and encourage innovative design and

clustered development in a manner that preserves open space and enhances existing ecological areas.

The proposed text amendment aligns with the North Market Area Mission since the proposed additional uses, densities, and intensities will be concentrated in the southern portion of the subject property, while preserving approximately 1,975 acres of natural resources, agricultural lands, and open space in the northern portion (approximately 56% of the PD). Furthermore, the proposed additional commercial uses reinforces the North Market Area's Vision to create employment nodes.

**POLICY FLU 1.8.7: - ECONOMIC DEVELOPMENT**

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan.

The proposed text amendment introduces additional commercial uses and adjusts the mix of residential and non-residential entitlements within the Palmetto Ridge PD. The additional 50,000 square feet of nonresidential entitlements and the 300 residential units are expected to expand the County's tax base and generate more ad valorem revenues.

The proposed amendment is consistent with Policy FLU 1.8.7 as the increase in retail square footage is anticipated to grow the local tax base. Additionally, certain potential public/semi-public uses are proposed within the MPUD Master Planned Unit Development application for the Palmetto Ridge PD. Uses such as a fire station and/or a school site may be developed, which could expand local employment opportunities and support community-serving functions. The increase in commercial square footage helps to position the Palmetto Ridge PD as a greater revenue generator than previously approved, consuming less in County services. Meanwhile, the potential location of public/semi-public uses within the PD (via the MPUD) increase employment opportunities for the greater area (i.e., firemen, teachers, and administrative personnel.

**POLICY FLU 2.1.2: - RECOGNITION OF THE RURAL TRANSITION AREA**

Pasco County shall recognize through land use policies and land development regulations the Rural Transition Area (as defined in Map 2-13, Rural Areas) as an area that serves as a transition between more urban development and the Northeast Pasco Rural Area.

The Palmetto Ridge PD is located within the Rural Transition Area (Rural Area 2), as identified on Future Land Use (FLU) Map 2-13. The proposed development is designed with a clear progression of densities and intensities that decrease from south to north on the subject property. The northernmost portion of the property is designated as the Preservation Area, protecting the most sensitive lands. The proposed additional 300 executive lots will have a minimum lot size of 65 feet x 120 feet, and are proposed to be located adjacent and northeast of the more intensive residential and commercial uses. This development pattern is consistent with Policy FLU 2.1.2 as the proposed development maintains a functional transition from suburban development patterns along S.R. 52 on the south, to more rural patterns on the north, inclusive of the PD's Preservation Area.

## PLANNING DISCUSSION

The following is a discussion of site-specific details related to the project.

1. Site Characteristics. The subject property is located in the North Market Area within the Rural Transition Area. There are Category I, II, and III Wetlands on the site, and the site is within Flood Zones A, AE, and X.

2. Archaeological Sites. The subject property has multiple historic sites. A Cultural Resources Assessment Survey (CRAS) was completed on the site in September 2014, along with a follow up Phase II CRAS conducted on two potentially historic sites on the property in August 2023. These surveys have concluded that these archaeological sites are ineligible for the National Register of Historic Places and that the development of the Palmetto Ridge PD will have no adverse effects. The Phase II CRAS survey further recommended that no additional archaeological investigation is required.
3. Right-of-Way (ROW). This project is located along State Road (SR) 52, a two-lane, 100-foot-wide arterial roadway maintained by the Florida Department of Transportation (FDOT).
4. Trails. Currently, there are no trails in the surrounding area. As part of FDOT's SR 52 widening project, a 12-foot paved multi-use trail will be constructed along the north side of SR 52. The Palmetto Ridge PD will connect to this new segment of the trail.
5. Bus Stops. There are no bus stops or bus service to this area of the County.

## PRELIMINARY FEASIBILITY ANALYSIS

A preliminary feasibility analysis was conducted by the PDE. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment (TNA). On 12/16/2025, the PDE Transportation Planner reviewed the Transportation Needs Assessment and concluded that "the roadway segments within the study area will operate within the adopted Level of Service and V/C ratio with the Background Traffic and with the addition of the net increase in the project traffic based on the 2050 Cost Affordable Plan."
2. Pasco County Utilities (PCU). PCU reviewed the proposal on 2/19/2025 and provided the following utility comments:

- This property is within Pasco County Utilities Water, Wastewater and Reclaimed Water Service Areas, and based on the use intensity information provided by the applicant, the property has an estimated potable water demand of 2800 ERUs:
  Potable Water: Development within this property will be required to connect to Pasco County Utilities Water system. There is currently potable water capacity to support the proposed development. The nearest watermain to the subject property is located at: Approximately at 1.3 miles east of the subject property at intersection of State Road 52 and Bellamy Bros Boulevard.
- Wastewater: Development within this property will be required to connect to Pasco County Utilities wastewater system. There is currently capacity at the Wesley Center WWTP to support the proposed development. The nearest sewer main to the subject property is at: Approximately at 1.3 miles east of the subject property at intersection of State Road 52 and Bellamy Bros Boulevard.
  Reclaimed water: The subject property is located within the Weeki Wachee Basin Management Action Plan (BMAP) and will not connect to Pasco County Utilities reclaimed water system.

Comprehensive plan approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting. Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer's expense per Pasco County Code Chapter 110 – Utilities.
3. Pasco Sheriff's Office (PSO). On 2/4/2025, the proposal was distributed and a response was not recorded during the review period.
4. Fire. On 3/11/2025, Fire responded, "No Comments".

5. Emergency Management. On 2/14/2025, Emergency Management responded, “No Comments”.
6. School District. On 12/17/2024, the Pasco County School District provided the attached School Impact Analysis.
7. Parks, Recreation, and Natural Resources (PRNR). On 9/11/2025, Natural Resources commented, “Revised narrative received. No additional comments.”
8. Office of Economic Growth (OEG). On 3/27/2025, OEG responded, “No Comments.”
9. Metropolitan Planning Organization (MPO). On 7/7/2025, MPO responded, “No Comments.”
10. Active Transportation Planning. On 2/9/2026, Active Transportation, reviewed the proposal and had the following comments: “This project is located adjacent to State Road 52 (SR 52), a two-lane arterial road maintained by the Florida Department of Transportation (FDOT) with a posted speed limit of 55 mph. Currently, this segment of SR 52 lacks transit routes, as well as pedestrian and bicycle infrastructure. An FDOT road widening project (Project ID: 256334-1) is currently in the design phase for SR 52, spanning from east of Ehren Cutoff Road to Bellamy Brother Boulevard/CR 581. The project will expand the existing two-lane road to a four-lane facility and include a 12-foot paved multiuse trail along the north side of the corridor. Construction is anticipated to begin in fall 2027. The future Collector Road “A” and “B” as well as Vision Road “AD” as depicted on the Conceptual Master Plan will include paved 12’ multiuse trails on at least one side of each roadway.”
11. Solid Waste. On 2/14/2025, Solid Waste reviewed the proposal and provided a status of “No Comments.”
12. Stormwater. On 2/11/2025, Stormwater reviewed the proposal and had the following comments:

- The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.
- At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
- The developer acknowledges that the HOA documents shall include language to prevent the residential lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA documents shall be provided to Pasco County for review and approval at the time of plat review.
- The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.
- All pass-through drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the County the right, but not obligation, to access and maintain.The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

| **CASE HISTORY** | | |
|---|---|---|
| | **Date** | **Vote: Approve / Deny** |
| *Local Planning Agency (LPA)* | 5/7/2026 | Pending |
| *Board of County Commissioners – Transmittal* | 6/2/2026 | Pending |
| *Board of County Commissioners – Adoption* | 8/11/2026 | Pending |

| APPENDIX | |
|---|---|
| **FUTURE LAND USE** | |
| **Term** | **Reference** |
| PD (Planned Development) | Chapter Two – Future Land Use Element Section FLU A-6 |
| AG (Agricultural) | Chapter Two – Future Land Use Element Section FLU A-6 |
| **ZONING** | |
| **Term** | **Reference** |
| A-C AGRICULTURAL DISTRICT | Section 503, Land Development Code |
| MPUD (MASTER PLANNED UNIT DEVELOPMENT DISTRICT) | Section 522, MPUD Master Planned Unit Development |

**FISCAL IMPACT/COST/REVENUE STATEMENT:**
Funding is not required for this action.

**REQUEST:**
Not Applicable

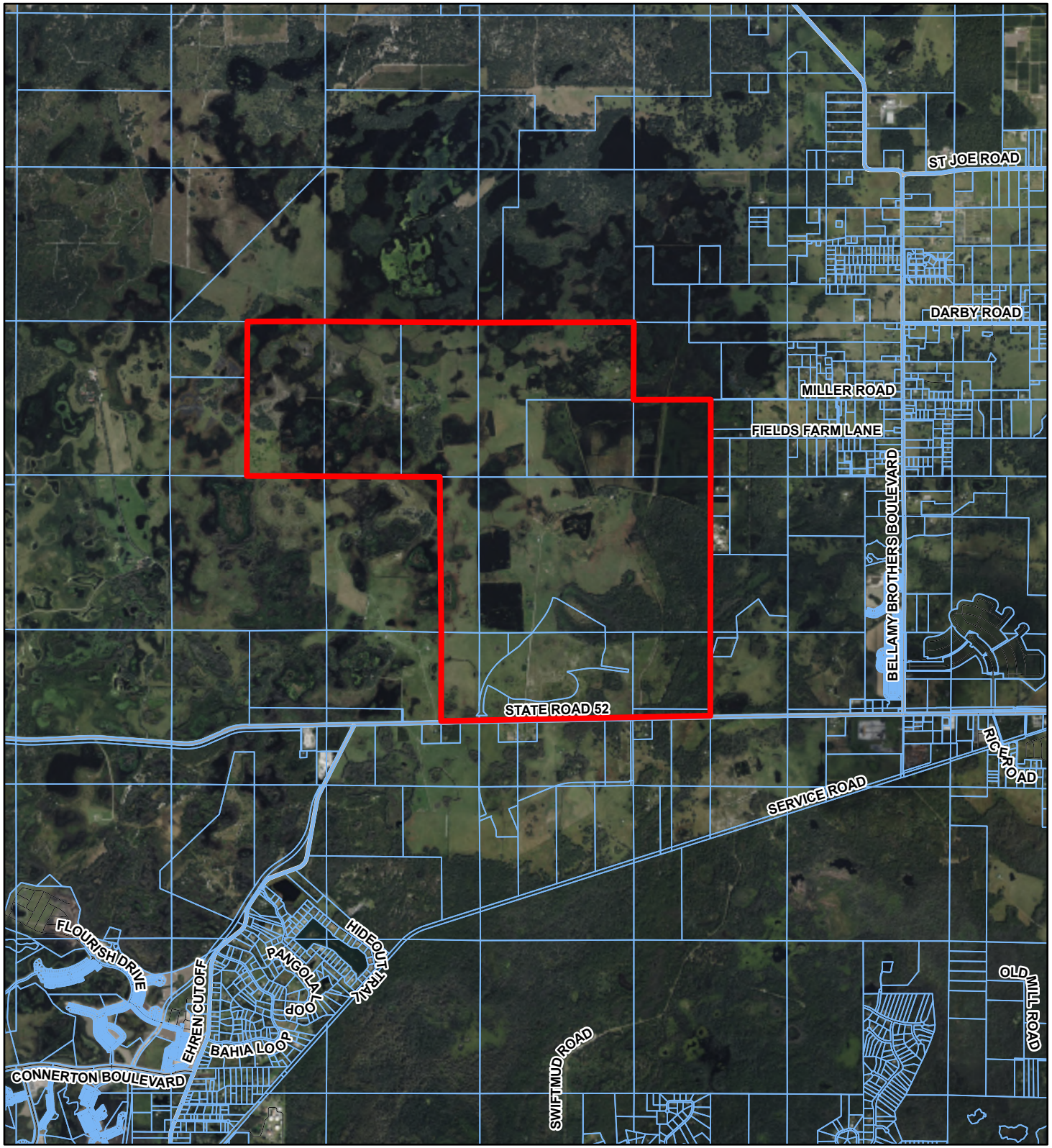
**ATTACHMENT(S):**
1. PDE26-0033 Palmetto Ridge Parcel List
2. PDE26-0033 Maps
3. PDE26-0033 Palmetto Ridge Subarea Policy
4. PDE26-0033 Proposed Ordinance
5. PDE26-0033 PD Concept Plan
6. PDE26-0033 2025 FLU Designation - PD Planned Development
7. PDE26-0033 School Impact Analysis
8. PDE26-0033 Transportation Needs Analysis
9. PDE26-0033 Residential Trend Analysis
10. PDE26-0033 Proof of Publication
11. PDE26-0033 Applicant Affidavit of Publication

cc: DA/DE/NP/HM/SM/PDE26-0033

## Palmetto Ridge Parcel List

| Parcel ID | Acres | Existing Future Land Use(s) | Existing Zoning | Proposed Future Land Use(s) | Existing Use(s) | Proposed Use(s) |
|---|---|---|---|---|---|---|
| 32 24 19 0000 00200 0000 | 322.07 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Preservation Area |
| 33 24 19 0000 00100 0020 | 322.23 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Preservation Area |
| 33 24 19 0000 00100 0010 | 320.77 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Preservation Area |
| 34 24 19 0000 00100 0000 | 425.15 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Preservation Area |
| 34 24 19 0000 00100 0010 | 221.96 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Preservation Area |
| 04 25 19 0000 00100 0010 | 153.20 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 03 25 19 0000 00100 0010 | 938.55 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 09 25 19 0000 00100 0010 | 85.73 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 10 25 19 0000 00100 0000 | 31.00 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 10 25 19 0000 00100 0020 | 20.32 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 10 25 19 0000 00100 0012 | 163.37 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 03 25 19 0000 00100 0011 | 37.76 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 10 25 19 0000 00100 0011 | 7.52 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential |
| 10 25 19 0000 00100 0010 | 139.99 | PD (Planned Development) | MPUD Master Planned Unit | PD (Planned Development) | Vacant | Single Family, |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | Development | | | Multi-family Residential, Retail, Office |
| 11 25 19 0000 00200 0000 | 159.77 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Single Family, Multi-family Residential, School, Fire Station/EMS |
| 11 25 19 0000 00300 0000 | 14.90 | PD (Planned Development) | MPUD Master Planned Unit Development | PD (Planned Development) | Vacant | Retail, Office |




# CPA25(01)

## PALMETTO RIDGE CPAL

### VARIOUS PARCELS

SUBJECT PROPERTY

### COMMISSION DISTRICT: 1

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Miles

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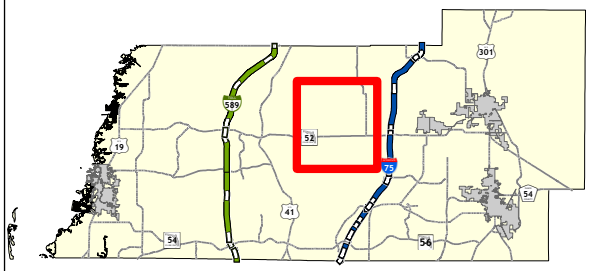
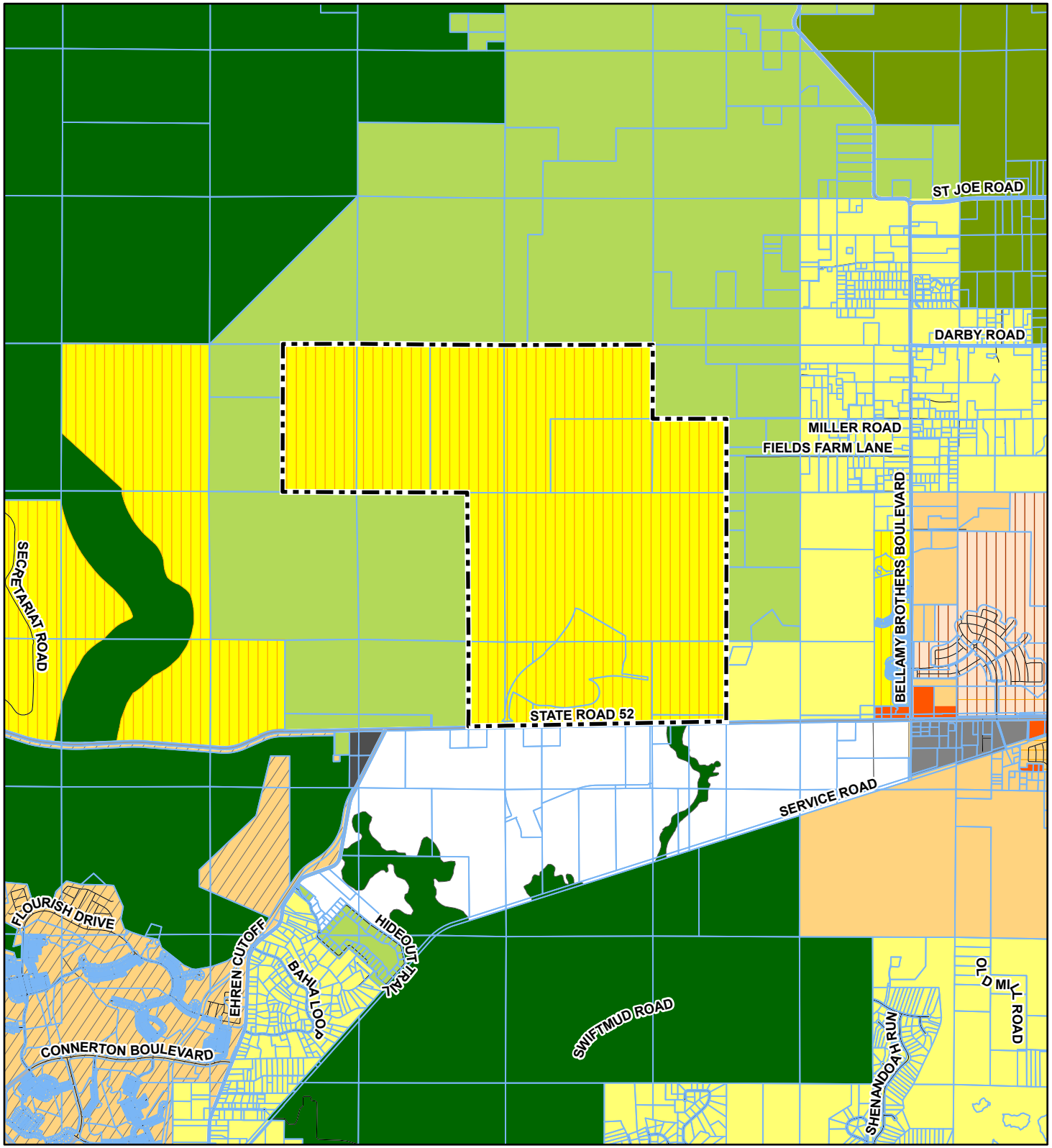
jhelmrich 9/30/2025






# CPA25(01)

## PALMETTO RIDGE CPAL

### VARIOUS PARCELS

SUBJECT PROPERTY

FLU CODE

| | | |
|---|---|---|
| AG | IH | RES-12 |
| AG/R | IL | RES-3 |
| CON | NT | ROR |
| EC | PD | |
| GH | RES-1 | |

**COMMISSION DISTRICT: 1**

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Miles

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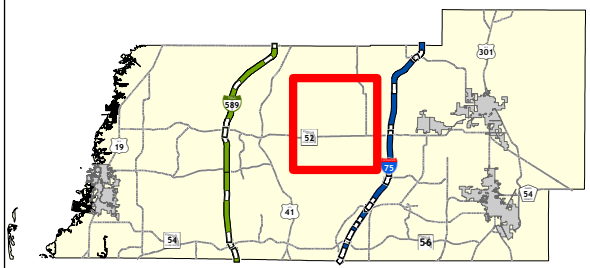
jhelmrich 9/30/2025

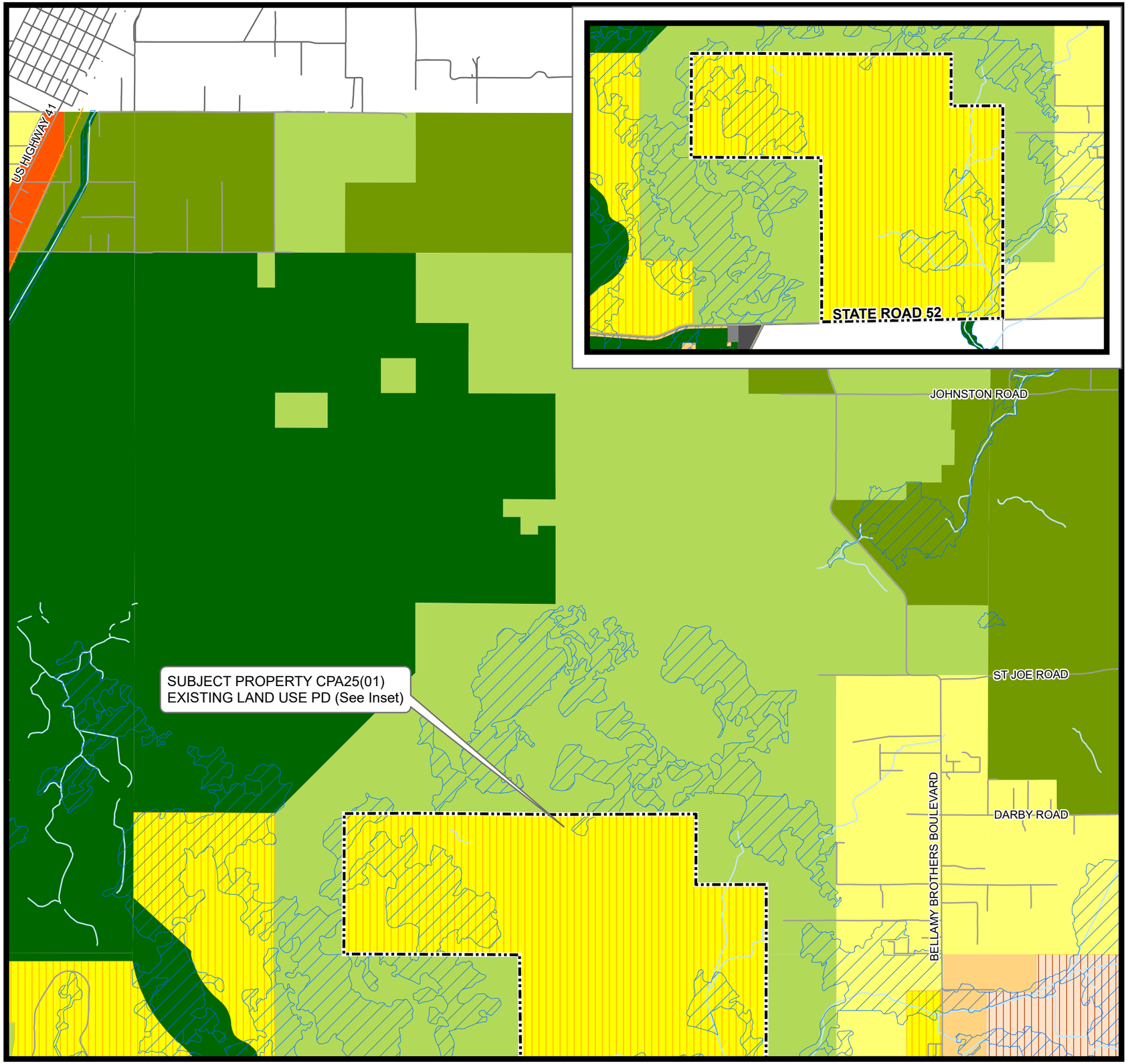


# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

## CPA25(01) EXISTING LAND USE

## T 2 4 S R 1 9 E

DATE ADOPTED: 06/15/1989 **SHEET 6 OF 24** ORDINANCE # 89-13

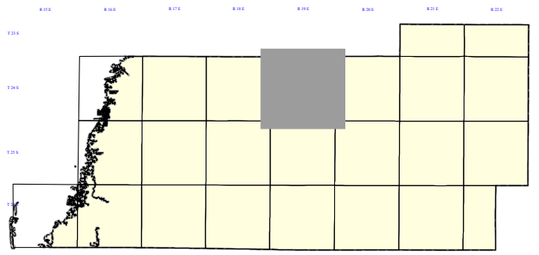



### FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

### OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



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Miles

**Pasco County, Florida**
Geographic Information Systems
(G.I.S.)
Information Technology

| Modified By: | Date Saved: |
|---|---|
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# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

## CPA25(01) EXISTING LAND USE

## T 2 5 S  R 1 9 E

DATE ADOPTED: 06/15/1989

**SHEET 13 OF 24**

ORDINANCE # 89-13

SUBJECT PROPERTY CPA25(01)
EXISTING LAND USE PD (See Inset)

STATE ROAD 52

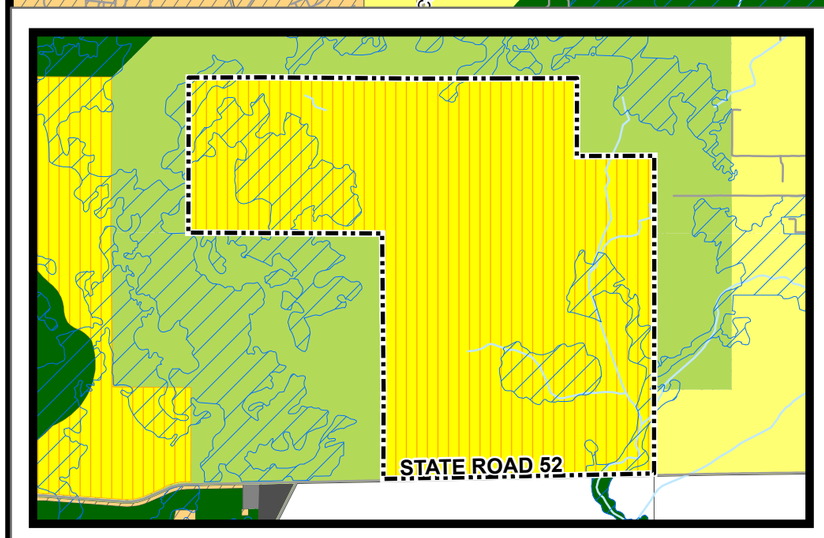
BELLAMY BROTHERS BOULEVARD

CUTOFF

OLD PASCO ROAD

I-75 SBND

I-75 NBND

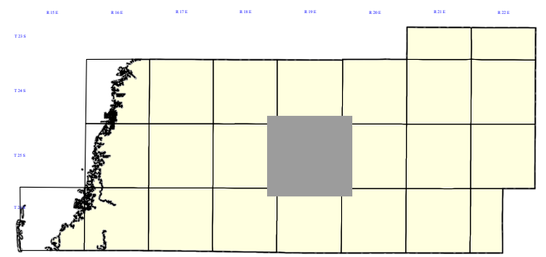



### FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

### OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



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0 0.5 1 2
Miles

**Pasco County, Florida**
Geographic Information Systems
(G.I.S.)
Information Technology

| Modified By: | Date Saved: |
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| jhelmrich | 10/30/2025 9:54 AM |

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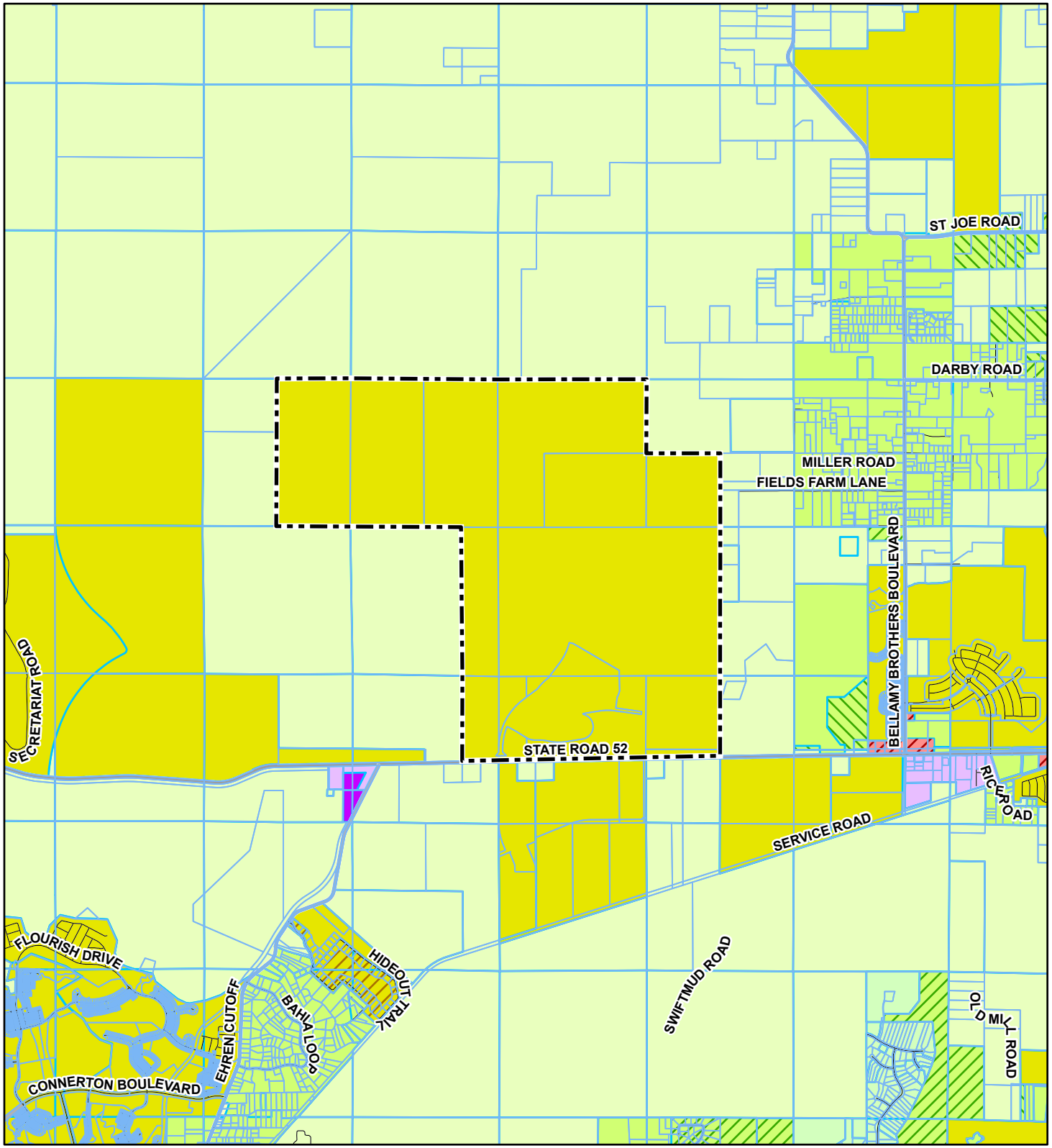


# CPA25(01)

## PALMETTO RIDGE CPAL

### VARIOUS PARCELS

SUBJECT PROPERTY

ZONE

| | | |
|---|---|---|
| AC | AR5 | I1 |
| AR | C2 | I2 |
| AR1 | ER | MPUD |

### COMMISSION DISTRICT: 1

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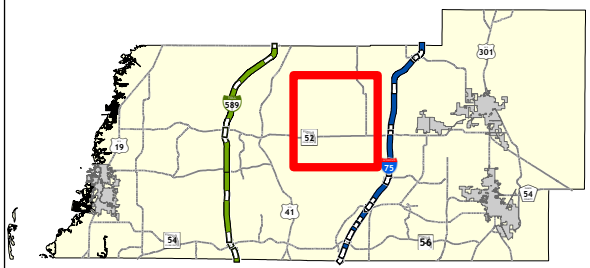
jhelmrich 9/30/2025



Policy FLU 7.1.34: Palmetto Ridge PD

Identify the Palmetto Ridge Subarea on Subarea Map 2-9 and Map 2.8(34). This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.34, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed change in density/intensity. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and Chapter 163, Florida Statutes.

The following maximum levels of development within the Palmetto Ridge Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, and subject to the land use equivalency matrix as set forth in the MPUD conditions of approval, shall be supported by adequate public facilities, services, and infrastructure:

| Proposed Land Use | Proposed Amount of Development |
|---|---|
| Single Family, Multi-family | ~~2,500~~2,800 units |
| Retail, Office | ~~50,000~~100,000 Square Feet |

In addition to the proposed land uses above, a Public Safety Site and Educational Facility(ies), including but not limited to, public, private and charter schools, may be developed within the Palmetto Ridge PD.

Development shall recognize the Rural Transition Area. In furtherance in the MPUD approximately ~~2,022~~1,975 acres, or ~~57~~ fifty-six percent (56%) of the entire project area, located to the north of the future highway vision roadway (Preservation Area) will be preserved for open space, agriculture, storm-water, wetland/flood plain mitigation, recreation, and other limited uses as detailed in the companion MPUD. Said portion of the project shall be preserved in perpetuity through the use of an irrevocable conservation easement or restrictive covenant approved by the County Attorney's Office, which is consistent with the MPUD's limited uses approved for the Preservation Area. All residential density and other development use rights, which are not authorized as such limited uses for the Preservation Area, shall be transferred to the portion of the MPUD area south of the highway vision roadway.

To the extent the transportation needs assessment demonstrates possible ~~2045~~ 2050 impacts which might exceed allowable volume over capacity (v/c) ratios, the development of the MPUD shall require an approved Timing & Phasing Analysis, which may be updated from time to time, to ~~insure~~ ensure that MPUD development proceeds only as approved by such

Timing & Phasing Analysis (as applicable from time to time), unless appropriate transportation mitigation measures are approved which otherwise address such impacts.

**THE BOARD OF COUNTY COMMISSIONERS** **ORDINANCE NO. _____**

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.34 - PALMETTO RIDGE; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

---

**WHEREAS**, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

**WHEREAS**, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

**WHEREAS**, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS**, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

**WHEREAS**, the Local Planning Agency, on May 7, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and found the proposed amendment consistent with the adopted Comprehensive Plan; and

**WHEREAS**, on June 2, 2026, the Board of County Commissioners held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Commerce (“FloridaCommerce”) and other agencies to obtain review and comment on the said Amendment; and

**WHEREAS,** the Board of County Commissioners received a letter of no comment from FloridaCommerce; and

**WHEREAS,** no objections have been received from any reviewing agency; and

**WHEREAS,** the Board of County Commissioners has considered all comments received; and

**WHEREAS,** the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners, on August 11, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice

provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. FUTURE LAND USE ELEMENT TEXT AMENDMENT.**

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, Subarea FLU 7.1.34: - Palmetto Ridge is hereby amended, attached hereto as Exhibit A, and made a part hereof.

**SECTION 2. REPEALER.**

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

**SECTION 3. SEVERABILITY.**

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**SECTION 5. LEGISLATIVE FINDINGS OF FACT.**

The foregoing Whereas clauses, incorporated herein, are true and correct.

**ADOPTED** by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 11th day of August, 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

JACK MARIANO, CHAIRMAN

**Exhibit A**

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**Policy FLU 7.1.34: Palmetto Ridge PD**

Identify the Palmetto Ridge Subarea on Subarea Map 2-9 and Map 2.8(34). This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.34, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed change in density/intensity. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and Chapter 163, Florida Statutes.

The following maximum levels of development within the Palmetto Ridge Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, and subject to the land use equivalency matrix as set forth in the MPUD conditions of approval, shall be supported by adequate public facilities, services, and infrastructure:

| Proposed Land Use | Proposed Amount of Development |
|---|---|
| Single Family, Multi-family | ~~2,500~~2,800 units |
| Retail, Office | ~~50,000~~100,000 Square Feet |

In addition to the proposed land uses above, a Public Safety Site and Educational Facility(ies), including but not limited to, public, private and charter schools, may be developed within the Palmetto Ridge Planned Development.

Development shall recognize the Rural Transition Area. In furtherance in the MPUD approximately ~~2,022~~1,975 acres, or ~~57~~ fifty-six percent (56%) of the entire project area, located to the north of the future highway vision roadway (Preservation Area) will be preserved for open space, agriculture, storm-water, wetland/flood plain mitigation, recreation, and other limited uses as detailed in the companion MPUD. Said portion of the project shall be preserved in perpetuity through the use of an irrevocable conservation easement or restrictive covenant approved by the County Attorney's Office, which is consistent with the MPUD's limited uses approved for the Preservation Area. All residential density and other development use rights, which are not authorized as such limited uses for the Preservation Area, shall be transferred to the portion of the MPUD area south of the highway vision roadway.

To the extent the transportation needs assessment demonstrates possible ~~2045~~ 2050 impacts which might exceed allowable volume over capacity (v/c) ratios, the development of the MPUD shall require an approved Timing & Phasing Analysis, which may be updated from time to time, to ~~insure~~ ensure that MPUD development proceeds only as approved by such

Timing & Phasing Analysis (as applicable from time to time), unless appropriate transportation mitigation measures are approved which otherwise address such impacts.

# LEGEND

- Property Boundary
- 2500 Approved Residential Units
- 300 Proposed Estate Lots
- Neighborhood Parks
- Commercial
- Potential Fire Station
- Potential School Site
- Stormwater Pond
- Floodplain Compensation Pond
- Surveyed Wetlands
- Preservation Area
- Local Road Right-Of-Way
- Collector Road Right-Of-Way
- Previous Road Alignment
- Right-Of-Way Dedication
- Phase 1A, 1B, 1C & Mass Grading Limits Currently under review by Pasco County
- Phase 1D, Phase 2, Phase 3, Phase 4 & Mass Grading Limits Currently under review by Pasco County

# Palmetto Ridge

## Conceptual Yield Plan - Non-Binding Informational Purposes Only

EPG

Pasco County, FL

| Date | Description | By |
|---|---|---|
| | | |

DATE: 08/12/2025 | JOB #: EPG-PR-1075

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

SCALE: 1" = 800'

0 400' 800' 1600'

HALF SCALE 11" BY 17"

N

HEIDT DESIGN
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Phone: (813) 253-5311
www.HeidtDesign.com

R:\PALMETTO RIDGE\MASTER PLAN\COMMUNITY PLANNING\ZONING\CAD\2024 ZONING\ZON-CPEXH-PALMETTO RIDGE T-03_-M-COLOR-2ND-EXH-B 12:25:13 WG-500 SCALE 2024/07/25 10:44 AM SAM MIRZA

© COPYRIGHT 2022 HEIDT DESIGN LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION (INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS) MAY BE COPIED, REPRODUCED, OR DISTRIBUTED UNLESS SPECIFIC WRITTEN PERMISSION OTHERWISE IS GIVEN BY HEIDT DESIGN LLC. THIS DOCUMENTATION IS PROTECTED BY FEDERAL LAW TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENTATION IN COMPLIANCE WITH F.S. CHAPTER 119.

**PD (PLANNED DEVELOPMENT)**

Intent: To provide for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

Comprehensive Plan Amendment requests for the assignment of a PD (Planned Development) Future Land Use Classification must be accompanied by a concept plan identifying: the range of uses, density, intensity, maximum units, and nonresidential square feet. The concept plan shall also show a general arrangement of land uses and shall articulate the guiding development principles for the PD (Planned Development). All PD (Planned Developments) require rezoning to either MPUD Master Planned Unit Development or commercial planned development prior to development. All rezoning requests must be accompanied by a Master Development Plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting, and building heights to ensure compatibility with adjacent uses.

If the proposed plan does not or cannot achieve the desired level of compatibility as determined by the Board of County Commissioners, the Board of County Commissioners may deny the rezoning request.

PD (Planned Development) Land Use Classifications are made through amendments to the Future Land Use Map.

**General Range of Potential Uses**:

Mixed-use developments (residential and nonresidential uses on the development site); residential developments with a range of unit types and densities; nonresidential developments such as office, commercial, industrial, elementary schools, middle schools, and high schools; attendant-on-site facilities such as utilities and recreation areas. Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial) land use classifications for uses on the development site (see Exhibit 2-1, Services and Facilities by Classification).

**Special Provisions and Mix of Uses**:

1. Future Land Use Classification Requires Concept Plan and Rezoning: Comprehensive Plan Amendments to PD (Planned Development) must be accompanied by a concept plan as provided above. The specific mix of uses of the land use classification will be

established at the time that the classification is assigned. The specific arrangement of uses shall be determined upon completion of all required development review processes provided for the MPUD Master Planned Unit Development and commercial planned development zoning districts as described in the Pasco County Land Development Code.

2. Conservation and Open Space: Planned developments are required to provide protection of defined conservation areas and open space, and provide recreation and pedestrian circulation as a component of site design.

3. Minimum Open Space: Open space areas shall be designated as appropriate to meet the needs of the project, the community, and the vision of the market area in which the PD (Planned Development) is located.

4. Compatibility with Adjacent Uses: Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.

5. Nonresidential-Use Locations: Commercial and other nonresidential uses within planned developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian, and bicycle access for residents of the planned development community and will minimize the impact of commercial uses on adjacent and surrounding communities.

6. Minimum Size: Mixed-use planned developments are required to be the size necessary in order to effectively design the site for residential and nonresidential uses.

**Mix of Uses:**

The mix of uses for PD (Planned Development) Land Use Classifications shall be established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

**Density Restrictions: Dwelling Units/Developable Residential Acre:**

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

**Maximum Nonresidential Intensity: Floor Area Ratio:**

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

Pasco County Schools
Dr. John Legg, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

# School Impact Analysis

| | | |
|---|---|---|
| **Project Name** | Palmetto Ridge MPUD (Revised) | 17-Dec-24 |
| **Project Location** | North side of State Road 52, 1.3 miles west of Bellamy Brothers Boulevard | |
| **Parcel ID Numbers** | multiple parcel IDs on file (3535.77 acres) | |
| **Property Owner/Developer** | Eisenhower Property Group | |
| **Applicant** | Christie Barreiro | |

This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.

## Proposed Entitlements

| Student Impacts | | Student Generation Rates | | | Students Generated | | | |
|---|---|---|---|---|---|---|---|---|
| Housing Unit Type | # Units | Elementary School | Middle School | High School | Elementary School | Middle School | High School | Totals |
| **Single Family Detached** | 2,800 | 0.18 | 0.095 | 0.123 | 504 | 266 | 345 | 1115 |
| **Single Family Attached** | 0 | 0.077 | 0.037 | 0.047 | 0 | 0 | 0 | 0 |
| **Multi-Family** | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| **Mobile Home** | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| **Totals** | 2,800 | | | | 504 | 266 | 345 | 1115 |

| School Impacts* School | School Capacity | 2024-25 Current Enrollment | Percent of Capacity | Enrollment with Proposed Development | Percent of Capacity with Proposed Development |
|---|---|---|---|---|---|
| **San Antonio** | 776 | 682 | 88% | 1,186 | 153% |
| **Pasco Middle** | 881 | 803 | 91% | 1,069 | 121% |
| **Pasco High** | 1,525 | 1,502 | 98% | 1,847 | 121% |

*School attendance boundaries are subject to change and could affect schools listed above.

# *NEEDS ASSESSMENT*

# *PALMETTO RIDGE*

*Prepared For*

## *EISENHOWER PROPERTY GROUP*

*Prepared By*

LINCKS & ASSOCIATES
A TMC Company

# NEEDS ASSESSMENT

## PALMETTO RIDGE

Prepared For

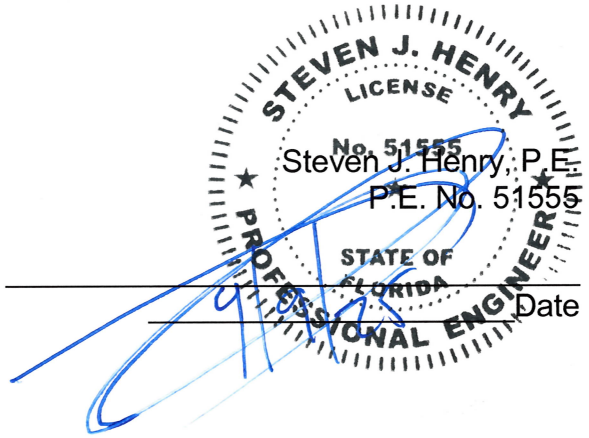
EISENHOWER PROPERTY GROUP

Prepared By

LINCKS & ASSOCIATES, LLC
A TMC Company
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

Revised August, 2025
October, 2024

Project No. 20078_F6




Steven J. Henry, P.E.
P.E. No. 51555

Date

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# INTRODUCTION

The purpose of this report is to provide the Needs Assessment for the Palmetto Ridge Development which is located north of SR 52 and east of US 41, as shown in Figure 1. The Comprehensive Plan Designation for the subject property is Planned Development (PD) which allows the following land uses:

- Single Family – 2,500 Dwelling Units
- Retail – 50,000 Square Feet
- Fire/EMS Station – 5.0 Acres
- Elementary Students - 762 Students

The current land use designation for the property is proposed to be amended to allow the following uses:

- Single Family – 2,600 Dwelling Units
- Townhomes – 300 Dwelling Units
- Retail – 100,000 Square Feet
- Fire/EMS Station – 5.0 Acres (10,000 Square Feet)
- K-8 School – 2,000 Students

This report will evaluate the impact of the proposed plan amendment on the adjacent roadway network in accordance with the approved Methodology Statement provided in the Appendix of this report.

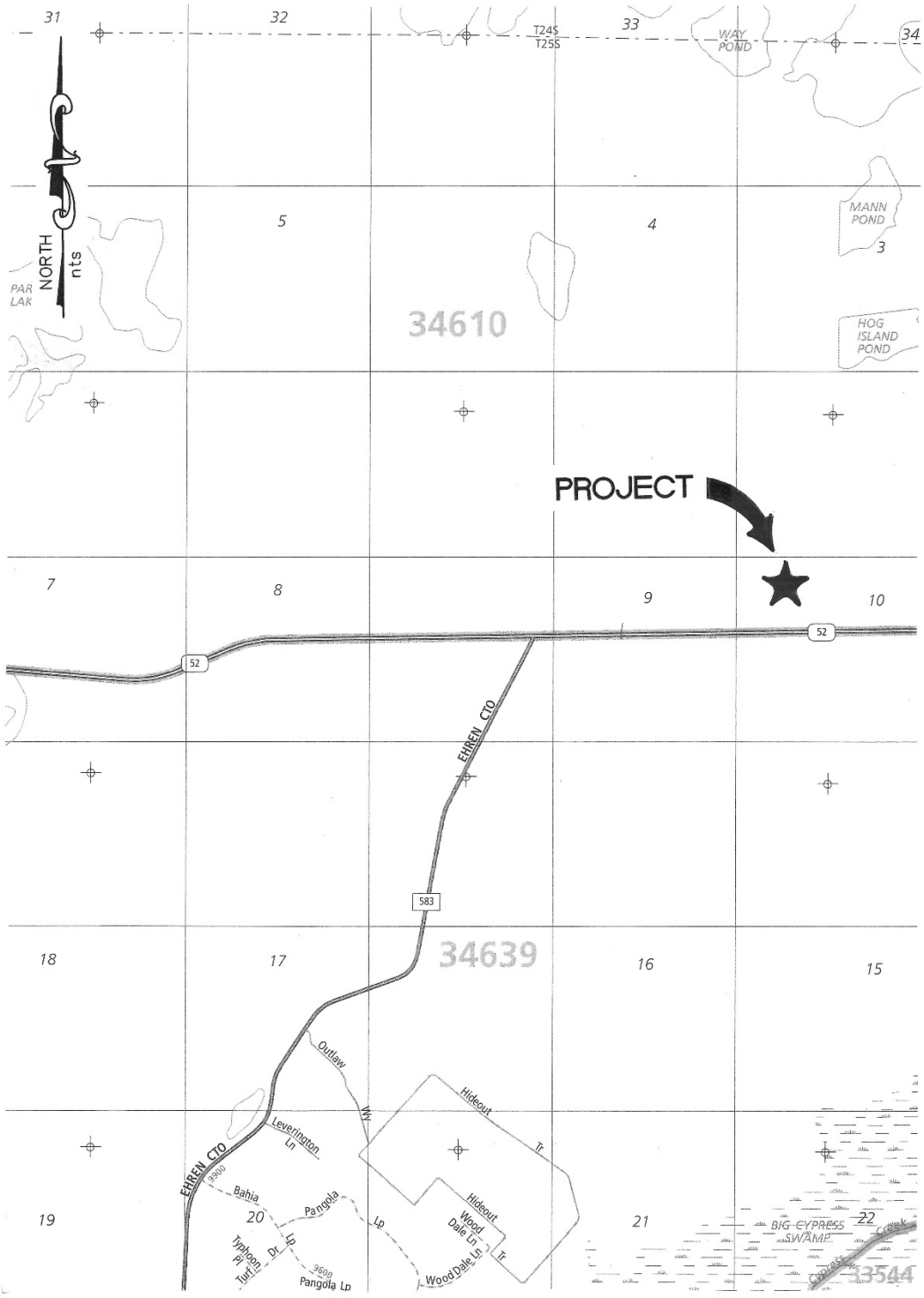


**FIGURE 1**
PROJECT LOCATION

## ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

The trip generation rates utilized in this report were estimated based on data contained in the ITE Trip Generation Manual, 11th Edition, 2021. Table 1 provides the Trip Generation Comparison of the approved PD and the proposed PD land uses.

Given the mixed use of residential, and commercial land uses, there exists the potential for trips to originate at one land use within the development and have a destination at another land use in the development – internal capture. The internal capture rates utilized in this report were based on the data contained in the ITE Trip Generation Handbook, 3rd Edition, and NCHRP Report 684. The internal capture for the school was based on the student generation rates provided by Pasco County School Board as shown in Tables A-1 and A-2 for the approved and proposed land uses, respectively.

In addition, studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways – passerby capture. The passerby trip ends should not exceed 10% of the adjacent street traffic. As shown in Table 1, the proposed PD would result in a net increase of 560 new external PM peak hour trip ends with 277 inbound and 283 outbound, as shown in Table 1.

## STUDY AREA

The study area for the project is SR 52 from Ehren Cutoff to Old Pasco Road.

TABLE 1

PM PEAK HOUR TRIP GENERATION COMPARISON

| Scenario | Land Use | Size | PM Peak Hour Trip Ends (1) | | | Internal Trip Ends (2) | | | Passerby Trip Ends (3) | | | New External PM Peak Hour Trip Ends | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Approved | Single Family | 2,500 DU's | 1,290 | 758 | 2,048 | 88 | 40 | 128 | 0 | 0 | 0 | 1,202 | 718 | 1,920 |
| | Retail | 50,000 SF | 241 | 261 | 502 | 24 | 68 | 92 | 77 | 87 | 164 | 140 | 106 | 246 |
| | Fire/EMS Station | 5.0 AC/10,000 SF | 1 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 5 |
| | Elementary School | 762 Students | 56 | 66 | 122 | 33 | 37 | 70 | 0 | 0 | 0 | 23 | 29 | 52 |
| | | Total | 1,588 | 1,089 | 2,677 | 145 | 145 | 290 | 77 | 87 | 164 | 1,366 | 857 | 2,223 |
| Proposed | Single Family | 2,600 DU's | 1,339 | 786 | 2,125 | 131 | 56 | 187 | 0 | 0 | 0 | 1,208 | 730 | 1,938 |
| | Townhomes | 300 DU's | 104 | 72 | 176 | 10 | 5 | 15 | 0 | 0 | 0 | 94 | 67 | 161 |
| | Retail | 100,000 SF | 425 | 461 | 886 | 43 | 120 | 163 | 153 | 136 | 289 | 229 | 205 | 434 |
| | Fire/EMS Station | 10,000 SF | 1 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 5 |
| | Elementary School | 2,000 Students | 147 | 173 | 320 | 36 | 39 | 75 | 0 | 0 | 0 | 111 | 134 | 245 |
| | | Total | 2,016 | 1,496 | 3,512 | 220 | 220 | 440 | 153 | 136 | 289 | 1,643 | 1,140 | 2,783 |
| | | Difference | 428 | 407 | 835 | 75 | 75 | 150 | 76 | 49 | 125 | 277 | 283 | 560 |

(1) Source - ITE Trip Generation Manual, 11th Edition, 2021.
(2) Source: ITE Trip Generation Handbook, 3rd Edition (NCHRP Report #684)
(3) Source - ITE Trip Generation Manual, 11th Edition.
Passerby Trip Ends: 40%
Retail - 50,000 SF
In: (241-24) x 0.40 = 87
Out: (261-68) x 0.40 = 77
Retail - 100,000 SF
In: (425-43) x 0.40 = 153
Out: (461-120) x 0.40 = 136
Passerby trip ends should not exceed 10%of the adjacent street traffic.
(3,084) (a) x 0.1 = 308 >164, 308 > 289
(a) Bsased on 2045 PM Peak Hour Volume on SR 52 from Ehren Cutoff to Bellamy Brothers Boulevard.

## PROJECT TRAFFIC DISTRIBUTION

The distribution of project trip traffic was based on future traffic and development patterns in the vicinity of the project. Figure 2 illustrates the percent distribution of the project traffic. Figure 3 illustrates the net increase in project traffic distributed to the roadway network within the study area.

## BACKGROUND TRAFFIC

The 2050 volumes utilized in this analysis were obtained from the Pasco County MPO 2045 LRTP Level of Service Report and factored to 2050 utilizing a 2% growth rate calculated based on census data and Bureau of Economic and Business Research (BEBR) projections. See Table A-1 provided in the Appendix of this report.

## BUDGETED/PLANNED IMPROVEMENTS

Based on the FDOT Five Year Work Program, SR 52 is budgeted for construction to be widened to four (4) lanes from east of US 41 and west of Bellamy Brothers Boulevard in fiscal year 2027.

According to the Pasco County 2050 Cost Affordable Transportation Plan, the following improvements are planned within the vicinity of the project.

- SR 52 from US 41 to I-75 is planned to be widened to six (6) lanes.

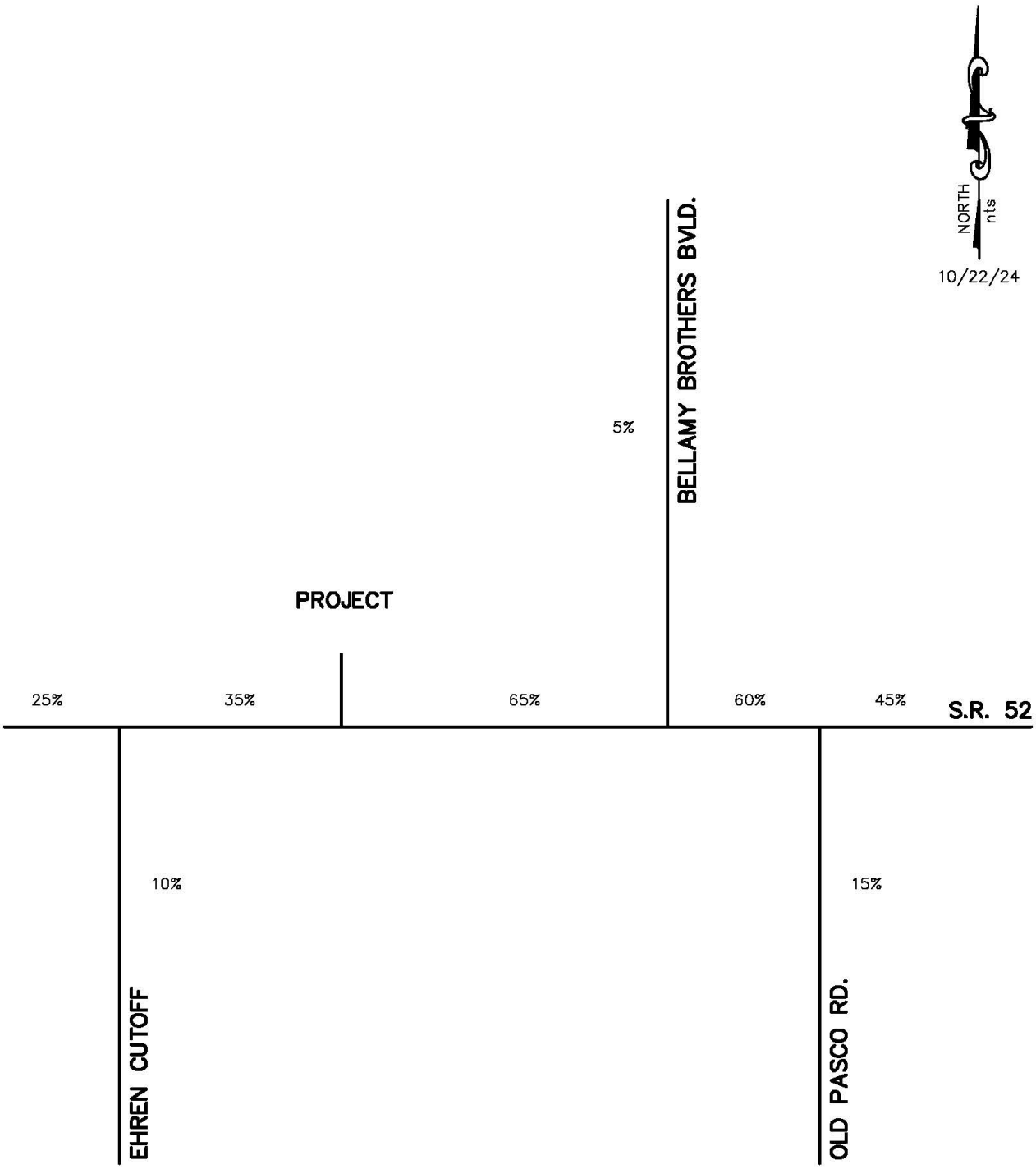


**FIGURE 2**
**PROJECT TRAFFIC DISTRIBUTION**

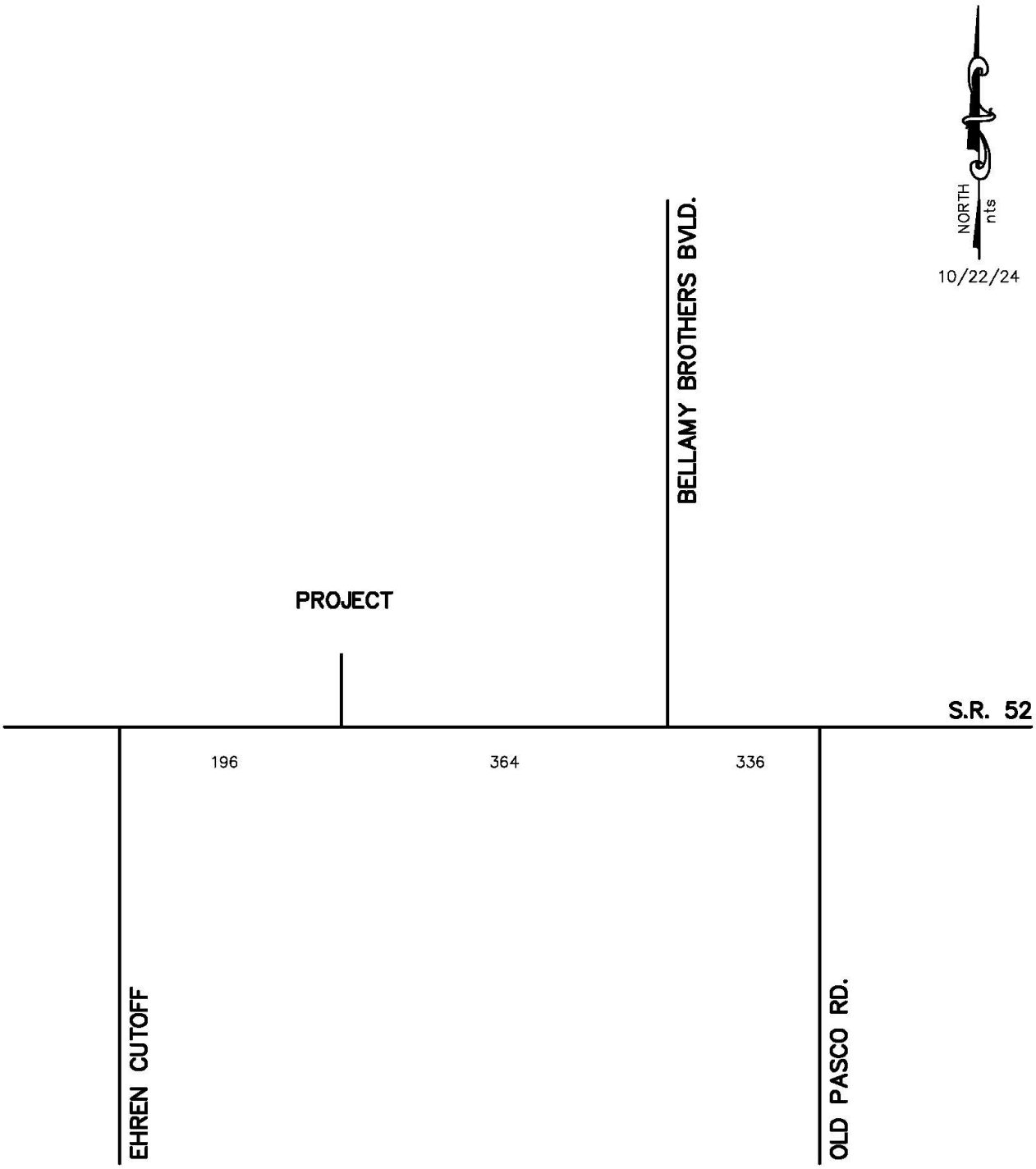


**FIGURE 3**
**NET INCREASE**
**PROJECT TRAFFIC**

- There are two, two (2) lane parallel roadways on the north and south sides that will provide parallel capacity to SR 52.

## LINK ANALYSIS

The link analysis was conducted for the roadway segments within the study area for the project. The analysis was conducted with the 2050 background traffic and the addition of the net increase of project traffic with the roadway network identified in the Cost Affordable Plan.

Table 2 summarizes the link analysis for the Cost Affordable Plan.

## CONCLUSION

Based on the analysis with the Cost Affordable Plan, the roadway segments within the study area should operate within the adopted level of service.

TABLE 2

LINK ANALYSIS - COST AFFORDABLE PLAN

| Roadway | From | To | Lanes | LOS Std | Capacity (1) | Background 2045 Traffic (2) | Background 2050 Traffic (3) | V/C Ratio | Project Traffic (3) | Background Plus Project Traffic | V/C Ratio |
|---|---|---|---|---|---|---|---|---|---|---|---|
| SR 52 | Ehren Cutoff | Project Access | 6 LD | D | 4,960 | 3,084 | 3,392 | 0.68 | 196 | 3,588 | 0.72 |
| | Project Access | Bellemy Brothers Blvd | 6 LD | D | 4,960 | 3,084 | 3,392 | 0.68 | 364 | 3,756 | 0.76 |
| | Bellemy Brothers Blvd | Old Pasco Rd | 6 LD | D | 4,960 | 3,491 | 3,840 | 0.77 | 336 | 4,176 | 0.84 |

(1) Based on FDOT Generalized Capacity Tables.
(2) Based on 2045 LOS Report, factored to 2050.
(3) Based on 2% per year growth rate.
(4) Net increase in project traffic - See Figure 3.

APPENDIX

APPROVED METHODOLOGY

# NEEDS ASSESSMENT METHODOLOGY
# TIMING AND PHASING METHODOLOGY
# ACCESS MANAGEMENT METHODOLOGY

Meeting Date: 9/25/24
Draft Submitted: 9/25/24
Final Approved: _____

**Project Name:** Palmetto Ridge
**Accela Number:** T&P-2024-00081
SSRRA-2024-00229
**Land Use Action:** Amend existing PD entitlements
**Zoning Action:** Amend existing MPUD

Needs Assessment

1) Exemption Status
   a. The existing Future Land Use Designation for the property is PD.
   b. The developer proposes to amend the Comprehensive Plan to increase the PD entitlements.

2) Site Parameters
   a. The existing PD Plan allows the following entitlements:
      - 2,500 Single Family Dwelling Units
      - 50,000 Square Feet of Retail
      - 5 Acre Fire/EMS Station
      - 762 students Elementary School

   b. The Future Land Use Plan is proposed to be amended to allow the following entitlements:
      - 2,600 Single Family Dwelling Units
      - 300 Townhome Dwelling Units
      - 100,000 Square Feet of Retail
      - 5 Acre Fire/EMS Station
      - 2,000 students K-8 School

3) Study Area
   a. The study area will include SR 52 from Ehren Cutoff to Old Pasco Road

4) 2045 Volumes
   a. The 2045 volumes contained in the Pasco County Cost Affordable Level of Service Report will be utilized.

5) Development Traffic
   a. The trip generation for the land uses permitted by the existing Future Land Use Plan and the proposed Future Land Use Plan will be calculated based on trip generation rates contained in ITE Trip Generation Manual, 11th Edition.

   b. The net increase in the project traffic due to the proposed amendment will be calculated.

6) Distribution
   a. The distribution of the net increase in project traffic will be based on the percentage shown in Figure 1.

7) Analysis
   a. PM Peak Hour generalized link analysis will be conducted for the roadway segments within the study area for the project.
   b. The net increase in traffic due to the proposed amendment will be added to the 2045 volumes. The analysis will identify any additional improvements required due to additional traffic.

Timing and Phasing Analysis

1) Exemption status:
   a. The property is currently zoned MPUD.
   b. The Developer proposes to amend the existing MPUD.
   c. The applicant has elected not to have the County complete this analysis. As a result, all hearing dates have been waived.

2) Site Parameters:
   a. *Description of Land Uses* –
      1. Developer proposes to amend the existing MPUD to allow the following entitlements:

| Status | Land Use | Size |
|---|---|---|
| Non-Exempt | Single Family | 2,600 DU's |
| Non-Exempt | Townhomes | 300 DU's |
| Non-Exempt | Retail | 100,000 SF |
| Exempt | Fire/EMS Site | 5 AC |
| Exempt | K-8 School | 2,000 Students |

   b. *Site Location* – West of Bellamy Brothers Boulevard and North of SR 52.
   c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2035.
   d. Interim Uses Generating Traffic – N/A

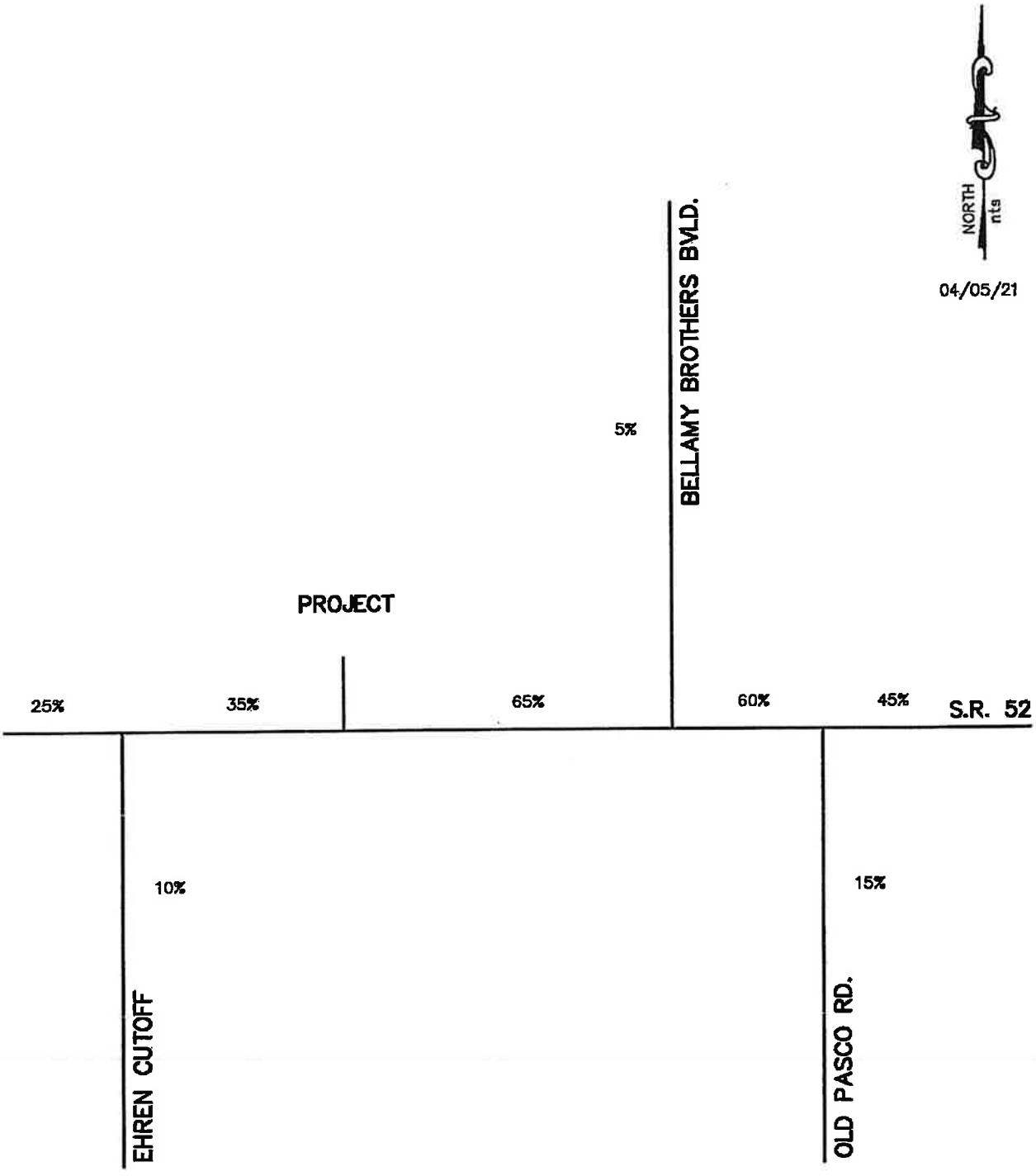


**FIGURE 1**
**PROJECT TRAFFIC DISTRIBUTION**

3) Study Area:
   a. The study area will include SR 52 from Ehren Cutoff to Old Pasco Road and the following intersections:
      - SR 52 and Ehren Cutoff
      - SR 52 and Bellamy Brothers Boulevard
      - SR 52 and Old Pasco Road

4) Traffic Counts:
   a. Traffic counts shall be conducted within two (2) years from the date of the methodology meeting and shall occur during the PM peak hour (4:00 PM to 6:00 PM) along the roadways within the study network and for the following intersections:
      - SR 52 and Ehren Cutoff
      - SR 52 and Bellamy Brothers Boulevard
      - SR 52 and Old Pasco Road

5) Trip Generation:
   a. The trip generation will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021.

6) Background Growth Procedure:
   a. The background traffic to be utilized in the analysis will be calculated as follows:
      i. PM peak hour turning movement counts will be conducted at the intersections within the study network.
      ii. The existing counts will be adjusted to peak season based on the FDOT Seasonal Adjustment Factors.
      iii. The peak season volumes will be adjusted to the build out year based on a 2% per year growth rate, which includes exempt trips.

7) Distribution and Assignment:
   a. The distribution of the project traffic will be based on the percentage shown in Figure 1.

8) Analysis:
   a. FDOT Generalized Capacities, Artplan and/or SYNCHRO will be used to complete the Timing & Phasing portion of the analysis.
   b. Existing G/C ratios will be based on the Pasco County/DOT timing sheets.
   c. The improvements required to meet the adopted level of service identified in the comprehensive plan for the purpose of CIP development for each roadway within the study network will be identified for informational purposes only.

Access Management Analysis:

An Access Management Analysis will be conducted for the intersection of SR 52 and project accesses.

The analysis will be based on the parameters outlined in the Timing & Phasing Analysis, except for the following:

a. The analysis shall include exempt and non-exempt project traffic for both the AM and PM peak hour.
b. The signalized project accesses will be evaluated utilizing SYNCHRO model/software.
c. The unsignalized project accesses will be evaluated using the HCS and/or SYNCHRO model/software.
d. The required length of the turn lanes at the project accesses will be determined.

*The current version of Transportation Analysis Guidelines will be used for parameters not specifically mentioned here.*

APPROVED LAND USES
TRIP GENERATION

## PERIOD SETTING

| | | | |
|---|---|---|---|
| **Analysis Name :** | New Analysis | | |
| **Project Name :** | Palmetto Ridge-approved | **No :** | |
| **Date:** | 10/22/2024 | **City:** | |
| **State/Province:** | | **Zip/Postal Code:** | |
| **Country:** | | **Client Name:** | |
| **Analyst's Name:** | | **Edition:** | Trip Generation Manual, 11th Ed |

| Land Use | Independent Variable | Size | Time Period | Method | Entry | Exit | Total |
|---|---|---|---|---|---|---|---|
| 210 - Single-Family Detached Housing (General Urban/Suburban) | Dwelling Units | 2500 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27 | 1290 63% | 758 37% | 2048 |
| 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban) | 1000 Sq. Ft. GLA | 50 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LIN) T = 7.67 (X)+118.86 | 241 48% | 261 52% | 502 |
| 575 - Fire and Rescue Station (General Urban/Suburban) | 1000 Sq. Ft. GFA | 10 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.48 | 1(0) 20% | 4(0) 80% | 5(0) |
| 520 - Elementary School (General Urban/Suburban) | Students | 762 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.16 | 56 46% | 66 54% | 122 |

(0) Indicates small sample size, use carefully.

## TRAFFIC REDUCTIONS

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 0 % | 1290 | 0 % | 758 |
| 821 - Shopping Plaza (40-150k) | 0 % | 241 | 0 % | 261 |
| 575 - Fire and Rescue Station | 0 % | 1 | 0 % | 4 |
| 520 - Elementary School | 0 % | 56 | 0 % | 66 |

## INTERNAL TRIPS

**210 - Single-Family Detached Housing**

**Exit** 758 Demand Exit: 0 % (0) Balanced: 0

**Entry** 1290 Demand Entry: 0 % (0) Balanced: 0

**821 - Shopping Plaza (40-150k)**

Demand Entry: 0 % (0) **Entry** 241

Demand Exit: 0 % (0) **Exit** 261

**210 - Single-Family Detached Housing**

**Exit** 758 Demand Exit: 0 % (0) Balanced: 0

**Entry** 1290 Demand Entry: 0 % (0) Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1

Demand Exit: 0 % (0) **Exit** 4

**210 - Single-Family Detached Housing**

**Exit** 758 Demand Exit: 0 % (0) Balanced: 0

**Entry** 1290 Demand Entry: 0 % (0) Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 56

Demand Exit: 0 % (0) **Exit** 66

**821 - Shopping Plaza (40-150k)**

**Exit** 261 Demand Exit: 0 % (0) Balanced: 0

**Entry** 241 Demand Entry: 0 % (0) Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1

Demand Exit: 0 % (0) **Exit** 4

**821 - Shopping Plaza (40-150k)**

**Exit** 261 Demand Exit: 0 % (0) Balanced: 0

**Entry** 241 Demand Entry: 0 % (0) Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 56

Demand Exit: 0 % (0) **Exit** 66

**575 - Fire and Rescue Station**

**Exit** 4 Demand Exit: 0 % (0) Balanced: 0

**Entry** 1 Demand Entry: 0 % (0) Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 56

Demand Exit: 0 % (0) **Exit** 66

**210 - Single-Family Detached Housing**

| | Total Trips | Internal Trips | | | | External Trips |
|---|---|---|---|---|---|---|
| | | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| Entry | 1290 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1290 (100%) |
| Exit | 758 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 758 (100%) |
| Total | 2048 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2048 (100%) |

**821 - Shopping Plaza (40-150k)**

| | Total Trips | Internal Trips | | | | External Trips |
|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| Entry | 241 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 241 (100%) |
| Exit | 261 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 261 (100%) |
| Total | 502 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 502 (100%) |

**575 - Fire and Rescue Station**

| | Total Trips | Internal Trips | | | | External Trips |
|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 520 - Elementary School | Total | |
| Entry | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) |
| Exit | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4 (100%) |
| Total | 5 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 5 (100%) |

**520 - Elementary School**

| | Total Trips | Internal Trips | | | | External Trips |
|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | Total | |
| Entry | 56 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 56 (100%) |
| Exit | 66 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 66 (100%) |
| Total | 122 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 122 (100%) |

## EXTERNAL TRIPS

| Land Use | External Trips | Pass-by% | Pass-by Trips | Non-pass-by Trips |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 2048 | 0 | 0 | 2048 |
| 821 - Shopping Plaza (40-150k) | 502 | 0 | 0 | 502 |
| 575 - Fire and Rescue Station | 5 | 0 | 0 | 5 |
| 520 - Elementary School | 122 | 0 | 0 | 122 |

## ITE DEVIATION DETAILS

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

575 - Fire and Rescue Station (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

520 - Elementary School (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

## SUMMARY

| | |
|---|---|
| **Total Entering** | 1588 |
| **Total Exiting** | 1089 |
| **Total Entering Reduction** | 0 |
| **Total Exiting Reduction** | 0 |
| **Total Entering Internal Capture Reduction** | 0 |
| **Total Exiting Internal Capture Reduction** | 0 |
| **Total Entering Pass-by Reduction** | 0 |
| **Total Exiting Pass-by Reduction** | 0 |
| **Total Entering Non-Pass-by Trips** | 1588 |
| **Total Exiting Non-Pass-by Trips** | 1089 |

PROPOSED LAND USES
TRIP GENERATION

## PERIOD SETTING

**Analysis Name :** New Analysis
**Project Name :** Palmetto Ridge **No :**
**Date:** 10/2/2024 **City:**
**State/Province:** **Zip/Postal Code:**
**Country:** **Client Name:**
**Analyst's Name:** **Edition:** Trip Generation Manual, 11th Ed

| Land Use | Independent Variable | Size | Time Period | Method | Entry | Exit | Total |
|---|---|---|---|---|---|---|---|
| 210 - Single-Family Detached Housing (General Urban/Suburban) | Dwelling Units | 2600 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27 | 1339 63% | 786 37% | 2125 |
| 215 - Single-Family Attached Housing (General Urban/Suburban) | Dwelling Units | 300 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LIN) T = 0.6 (X)+-3.93 | 104 59% | 72 41% | 176 |
| 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban) | 1000 Sq. Ft. GLA | 100 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LIN) T = 7.67 (X)+118.86 | 425 48% | 461 52% | 886 |
| 575 - Fire and Rescue Station (General Urban/Suburban) | 1000 Sq. Ft. GFA | 10 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.48 | 1(1) 20% | 4(1) 80% | 5(1) |
| 520 - Elementary School (General Urban/Suburban) | Students | 2000(0) | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.16 | 147 46% | 173 54% | 320 |

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

## TRAFFIC REDUCTIONS

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 0 % | 1339 | 0 % | 786 |
| 215 - Single-Family Attached Housing | 0 % | 104 | 0 % | 72 |
| 821 - Shopping Plaza (40-150k) | 0 % | 425 | 0 % | 461 |
| 575 - Fire and Rescue Station | 0 % | 1 | 0 % | 4 |

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 520 - Elementary School | 0 % | 147 | 0 % | 173 |

## INTERNAL TRIPS

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0) Balanced: 0 **Entry** 1339 Demand Entry: 0 % (0) Balanced: 0

**215 - Single-Family Attached Housing**

Demand Entry: 0 % (0) **Entry** 104 Demand Exit: 0 % (0) **Exit** 72

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0) Balanced: 0 **Entry** 1339 Demand Entry: 0 % (0) Balanced: 0

**821 - Shopping Plaza (40-150k)**

Demand Entry: 0 % (0) **Entry** 425 Demand Exit: 0 % (0) **Exit** 461

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0) Balanced: 0 **Entry** 1339 Demand Entry: 0 % (0) Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1 Demand Exit: 0 % (0) **Exit** 4

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0) Balanced: 0 **Entry** 1339 Demand Entry: 0 % (0) Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 147 Demand Exit: 0 % (0) **Exit** 173

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0) Balanced: 0 **Entry** 104 Demand Entry: 0 % (0) Balanced: 0

**821 - Shopping Plaza (40-150k)**

Demand Entry: 0 % (0) **Entry** 425 Demand Exit: 0 % (0) **Exit** 461

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0) Balanced: 0 **Entry** 104 Demand Entry: 0 % (0) Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1 Demand Exit: 0 % (0) **Exit** 4

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0) Balanced: 0 **Entry** 104 Demand Entry: 0 % (0) Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 147 Demand Exit: 0 % (0) **Exit** 173

**821 - Shopping Plaza (40-150k)**

**Exit** 461 Demand Exit: 0 % (0) Balanced: 0 **Entry** 425 Demand Entry: 0 % (0) Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1 Demand Exit: 0 % (0) **Exit** 4

**821 - Shopping Plaza (40-150k)**

**520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 461 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 147 |
| **Entry** | 425 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 173 |

**575 - Fire and Rescue Station** **520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 4 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 147 |
| **Entry** | 1 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 173 |

**210 - Single-Family Detached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 1339 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1339 (100%) |
| **Exit** | 786 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 786 (100%) |
| **Total** | 2125 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2125 (100%) |

**215 - Single-Family Attached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 104 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 104 (100%) |
| **Exit** | 72 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 72 (100%) |
| **Total** | 176 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 176 (100%) |

**821 - Shopping Plaza (40-150k)**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 425 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 425 (100%) |
| **Exit** | 461 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 461 (100%) |
| **Total** | 886 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 886 (100%) |

**575 - Fire and Rescue Station**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 520 - Elementary School | Total | |
| **Entry** | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) |
| **Exit** | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4 (100%) |
| **Total** | 5 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 5 (100%) |

**520 - Elementary School**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family | 215 - Single-Family | 821 - Shopping | 575 - Fire and Rescue | Total | |

| | | Detached Housing | Attached Housing | Plaza (40-150k) | Station | | |
|---|---|---|---|---|---|---|---|
| **Entry** | 147 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 147 (100%) |
| **Exit** | 173 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 173 (100%) |
| **Total** | 320 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 320 (100%) |

## EXTERNAL TRIPS

| Land Use | External Trips | Pass-by% | Pass-by Trips | Non-pass-by Trips |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 2125 | 0 | 0 | 2125 |
| 215 - Single-Family Attached Housing | 176 | 0 | 0 | 176 |
| 821 - Shopping Plaza (40-150k) | 886 | 0 | 0 | 886 |
| 575 - Fire and Rescue Station | 5 | 0 | 0 | 5 |
| 520 - Elementary School | 320 | 0 | 0 | 320 |

## ITE DEVIATION DETAILS

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

575 - Fire and Rescue Station (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

520 - Elementary School (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

| | |
|---|---|
| **Total Entering** | 2016 |
| **Total Exiting** | 1496 |
| **Total Entering Reduction** | 0 |

| | |
|---|---|
| **Total Exiting Reduction** | 0 |
| **Total Entering Internal Capture Reduction** | 0 |
| **Total Exiting Internal Capture Reduction** | 0 |
| **Total Entering Pass-by Reduction** | 0 |
| **Total Exiting Pass-by Reduction** | 0 |
| **Total Entering Non-Pass-by Trips** | 2016 |
| **Total Exiting Non-Pass-by Trips** | 1496 |

APPROVED LAND USES
INTERNAL CAPTURE

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|---|---|---|
| **Project Name:** | | **Organization:** | |
| **Project Location:** | | **Performed By:** | |
| **Scenario Description:** | Approved | **Date:** | |
| **Analysis Year:** | 2045 | **Checked By:** | |
| **Analysis Period:** | PM Street Peak Hour | **Date:** | |

**Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

| Land Use | Development Data (*For Information Only*) | | | Estimated Vehicle-Trips[3] | | |
|---|---|---|---|---|---|---|
| | ITE LUCs[1] | Quantity | Units | Total | Entering | Exiting |
| Office | | | | 0 | | |
| Retail | 821 | 50K | FT2 | 502 | 241 | 261 |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 210 | 2,500 | DU | 2,048 | 1,290 | 758 |
| Hotel | | | | 0 | | |
| All Other Land Uses[2] | | | | 0 | | |
| | | | | 2,550 | 1,531 | 1,019 |

**Table 2-P: Mode Split and Vehicle Occupancy Estimates**

| Land Use | Entering Trips | | | Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ.[4] | % Transit | % Non-Motorized | Veh. Occ.[4] | % Transit | % Non-Motorized |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses[2] | | | | | | |

**Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

**Table 4-P: Internal Person-Trip Origin-Destination Matrix***

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 68 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 24 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 5-P: Computations Summary**

| | Total | Entering | Exiting |
|---|---|---|---|
| All Person-Trips | 2,550 | 1,531 | 1,019 |
| Internal Capture Percentage | 7% | 6% | 9% |
| | | | |
| External Vehicle-Trips[5] | 2,366 | 1,439 | 927 |
| External Transit-Trips[6] | 0 | 0 | 0 |
| External Non-Motorized Trips[6] | 0 | 0 | 0 |

**Table 6-P: Internal Trip Capture Percentages by Land Use**

| Land Use | Entering Trips | Exiting Trips |
|---|---|---|
| Office | N/A | N/A |
| Retail | 10% | 26% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 5% | 3% |
| Hotel | N/A | N/A |

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

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| Project Name: | 0 |
|---|---|
| Analysis Period: | PM Street Peak Hour |

**Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-P (D): Entering Trips | | | Table 7-P (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.00 | 241 | 241 | 1.00 | 261 | 261 |
| Restaurant | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.00 | 1290 | 1290 | 1.00 | 758 | 758 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 5 | | 76 | 10 | 68 | 13 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 30 | 318 | 159 | 0 | | 23 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 19 | 0 | 0 | 52 | 0 |
| Retail | 0 | | 0 | 0 | 593 | 0 |
| Restaurant | 0 | 121 | | 0 | 206 | 0 |
| Cinema/Entertainment | 0 | 10 | 0 | | 52 | 0 |
| Residential | 0 | 24 | 0 | 0 | | 0 |
| Hotel | 0 | 5 | 0 | 0 | 0 | |

**Table 9-P (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 24 | 217 | 241 | 217 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 68 | 1222 | 1290 | 1222 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9-P (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 68 | 193 | 261 | 193 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 24 | 734 | 758 | 734 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

# Table A-1
# PM School internal Trips

| Proposed Entitlements | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Student Impacts** | | **Student Generation Rates** | | | **Students Generated** | | | |
| **Housing Unit Type** | **# Units** | **Elementary School** | **Middle School** | **High School** | **Elementary School** | **Middle School** | **High School** | **Totals** |
| **Single Family Detached** | 2,500 | 0.18 | 0.095 | 0.123 | 450 | 238 | 308 | 996 |
| **Single Family Attached** | 0 | 0.077 | 0.037 | 0.047 | 0 | 0 | 0 | 0 |
| **Multi-Family** | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| **Mobile Home** | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| **Totals** | 2,500 | | | | 450 | 238 | 308 | 996 |

Internal Capture for School Trips:
Elementary School Students =450/762=59.06%

| | |
|---|---|
| Total School Internal Trips | In= 56*0.5906=33 |
| | Out=66*0.5906=39-Further adjusted to 37 for balancing purposes |
| Residential interal Trips to/From School | In=39/2= 20 |
| | Out=33/2=16 |

PROPOSED LAND USES
INTERNAL CAPTURE

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|---|---|---|
| **Project Name:** | | **Organization:** | |
| **Project Location:** | | **Performed By:** | |
| **Scenario Description:** | | **Date:** | |
| **Analysis Year:** | 2045 | **Checked By:** | |
| **Analysis Period:** | **PM Street Peak Hour** | **Date:** | |

**Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

| Land Use | Development Data (*For Information Only*) | | | Estimated Vehicle-Trips[3] | | |
|---|---|---|---|---|---|---|
| | ITE LUCs[1] | Quantity | Units | Total | Entering | Exiting |
| Office | | | | 0 | | |
| Retail | 821 | 100,000 | FT2 | 886 | 425 | 461 |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 210,215 | 2,900 | DU | 2,301 | 1,443 | 858 |
| Hotel | | | | 0 | | |
| All Other Land Uses[2] | | | | 0 | | |
| | | | | 3,187 | 1,868 | 1,319 |

**Table 2-P: Mode Split and Vehicle Occupancy Estimates**

| Land Use | Entering Trips | | | Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ.[4] | % Transit | % Non-Motorized | Veh. Occ.[4] | % Transit | % Non-Motorized |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses[2] | | | | | | |

**Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

**Table 4-P: Internal Person-Trip Origin-Destination Matrix***

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 120 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 43 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 5-P: Computations Summary**

| | Total | Entering | Exiting |
|---|---|---|---|
| All Person-Trips | 3,187 | 1,868 | 1,319 |
| Internal Capture Percentage | 10% | 9% | 12% |
| | | | |
| External Vehicle-Trips[5] | 2,861 | 1,705 | 1,156 |
| External Transit-Trips[6] | 0 | 0 | 0 |
| External Non-Motorized Trips[6] | 0 | 0 | 0 |

**Table 6-P: Internal Trip Capture Percentages by Land Use**

| Land Use | Entering Trips | Exiting Trips |
|---|---|---|
| Office | N/A | N/A |
| Retail | 10% | 26% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 8% | 5% |
| Hotel | N/A | N/A |

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.
[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).
[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be
[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
[6]Person-Trips
*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

| | |
|---|---|
| **Project Name:** | 0 |
| **Analysis Period:** | **PM Street Peak Hour** |

**Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-P (D): Entering Trips | | | Table 7-P (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.00 | 425 | 425 | 1.00 | 461 | 461 |
| Restaurant | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.00 | 1443 | 1443 | 1.00 | 858 | 858 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 9 | | 134 | 18 | 120 | 23 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 34 | 360 | 180 | 0 | | 26 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 34 | 0 | 0 | 58 | 0 |
| Retail | 0 | | 0 | 0 | 664 | 0 |
| Restaurant | 0 | 213 | | 0 | 231 | 0 |
| Cinema/Entertainment | 0 | 17 | 0 | | 58 | 0 |
| Residential | 0 | 43 | 0 | 0 | | 0 |
| Hotel | 0 | 9 | 0 | 0 | 0 | |

**Table 9-P (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 43 | 382 | 425 | 382 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 120 | 1323 | 1443 | 1323 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9-P (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 120 | 341 | 461 | 341 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 43 | 815 | 858 | 815 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

# Table A-2
# PM School internal Trips

| Proposed Entitlements | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Student Impacts** | | **Student Generation Rates** | | | **Students Generated** | | | |
| **Housing Unit Type** | **# Units** | **Elementary School** | **Middle School** | **High School** | **Elementary School** | **Middle School** | **High School** | **Totals** |
| **Single Family Detached** | 2,600 | 0.18 | 0.095 | 0.123 | 468 | 247 | 320 | 1035 |
| **Single Family Attached** | 300 | 0.077 | 0.037 | 0.047 | 24 | 12 | 15 | 51 |
| **Multi-Family** | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| **Mobile Home** | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| **Totals** | 2,900 | | | | 492 | 259 | 335 | 1086 |

Internal Capture for School Trips:
Elementary School Students =492/2000=24.60%
Total School Internal Trips In= 147*0.2460=36
Out=173*0.2470=42-Further adjusted to 39 for balancing purposes
Residential interal Trips to/From School In=42/2= 21
Out=36/2=18

PASSERBY CAPTURE

## Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | |
|---|---|
| Land Use Code | 821 |
| Land Use | Shopping Plaza (40 - 150k) |
| Setting | General Urban/Suburban |
| Time Period | Weekday PM Peak Period |
| # Data Sites | 15 |
| Average Pass-By Rate | 40% |

Pass-By Characteristics for Individual Sites

| GLA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 45 | Florida | 1992 | 844 | 56 | 24 | 20 | 44 | — | 30 |
| 50 | Florida | 1992 | 555 | 41 | 41 | 18 | 59 | — | 30 |
| 52 | Florida | 1995 | 665 | 42 | 33 | 25 | 58 | — | 30 |
| 53 | Florida | 1993 | 162 | 59 | — | — | 41 | — | 30 |
| 57.23 | Kentucky | 1993 | 247 | 31 | 53 | 16 | 69 | 2659 | 34 |
| 60 | Florida | 1995 | 1583 | 40 | 38 | 22 | 60 | — | 30 |
| 69.4 | Kentucky | 1993 | 109 | 25 | 42 | 33 | 75 | 1559 | 34 |
| 77 | Florida | 1992 | 365 | 46 | — | — | 54 | — | 30 |
| 78 | Florida | 1991 | 702 | 55 | 23 | 22 | 45 | — | 30 |
| 82 | Florida | 1992 | 336 | 34 | — | — | 66 | — | 30 |
| 92.857 | Kentucky | 1993 | 133 | 22 | 50 | 28 | 78 | 3555 | 34 |
| 100.888 | Kentucky | 1993 | 281 | 28 | 50 | 22 | 72 | 2111 | 34 |
| 121.54 | Kentucky | 1993 | 210 | 53 | 30 | 17 | 47 | 2636 | 34 |
| 144 | New Jersey | 1990 | 176 | 32 | 44 | 24 | 68 | — | 24 |
| 146.8 | Kentucky | 1993 | — | 36 | 39 | 25 | 64 | — | 34 |
| | | | | | | | | | |

2045 LRTP TRAFFIC

| Segment ID | OnStreet | From | To | Area Type | Functional Class | Road Type | Length in Miles | CA Project | AADT | K | Peak Hour Vol. | P-H MSV | Phys. Cap. | P-H V/MSV | P-H LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2510.3 | S.R. 52 | SUNCOAST PKWY RAMP (E) | SHADY HILLS | URBAN/TRANSITIONING | PA | 6D | 0.591 | | 31,776 | 0.090 | 2,860 | 5,390 | 5,390 | 0.53 | C |
| 2520 | S.R. 52 | SHADY HILLS | SHADY HILLS | URBAN/TRANSITIONING | PA | 6D | 2.224 | | 34,815 | 0.090 | 3,133 | 5,390 | 5,390 | 0.58 | C |
| 2520.1 | S.R. 52 | SUNLAKE BLVD | BULLOCH BLVD | URBAN/TRANSITIONING | PA | 6D | 2.224 | | 44,728 | 0.090 | 4,026 | 5,390 | 5,390 | 0.75 | C |
| 2525 | S.R. 52 | BULLOCH BLVD | U.S. 41 | URBAN/TRANSITIONING | PA | 6D | 0.263 | | 42,453 | 0.090 | 3,821 | 5,390 | 5,390 | 0.71 | C |
| 2530 | S.R. 52 | U.S. 41 | PASCO TRAILS BLVD | URBAN/TRANSITIONING | PA | 4D | 2.045 | Yes | 26,643 | 0.090 | 2,398 | 3,580 | 3,580 | 0.67 | C |
| 2530.1 | S.R. 52 | PASCO TRAILS BLVD | C.R. 583 (EHREN CUTOFF) | URBAN/TRANSITIONING | PA | 4D | 3.320 | Yes | 27,376 | 0.090 | 2,464 | 3,580 | 3,580 | 0.69 | C |
| 2530.2 | S.R. 52 | C.R. 583 (EHREN CUTOFF) | C.R. 581 (BELLAMY BROTHERS) | URBAN/TRANSITIONING | PA | 4D | 3.592 | Yes | 34,270 | 0.090 | 3,084 | 3,580 | 3,580 | 0.86 | C |
| 2530.3 | S.R. 52 | C.R. 581 (BELLAMY BROTHERS) | OLD PASCO RD | URBAN/TRANSITIONING | PA | 4D | 1.308 | | 38,786 | 0.090 | 3,491 | 3,580 | 3,580 | 0.98 | D |
| 2530.7 | S.R. 52 | OLD PASCO RD | I-75 SB RAMPS | URBAN/TRANSITIONING | PA | 6D | 0.688 | | 52,302 | 0.090 | 4,707 | 5,390 | 5,390 | 0.87 | C |
| 2540.11 | S.R. 52 | I-75 NB RAMPS | PASCO RD | URBAN/TRANSITIONING | PA | 6D | 0.232 | | 46,452 | 0.090 | 4,181 | 5,390 | 5,390 | 0.78 | C |
| 2540.12 | S.R. 52 | PASCO RD | MCKENDREE RD | URBAN/TRANSITIONING | PA | 6D | 0.486 | | 41,016 | 0.090 | 3,691 | 5,390 | 5,390 | 0.68 | C |
| 2540.4 | S.R. 52 | MCKENDREE RD | CLINTON AVE EXT | URBAN/TRANSITIONING | PA | 6D | 0.499 | Yes | 38,634 | 0.090 | 3,477 | 5,390 | 5,390 | 0.65 | C |
| 2540.5 | S.R. 52 | CLINTON AVE EXT | CITY LIMITS (SAN ANTONIO) | URBAN/TRANSITIONING | PA | 2U | 1.130 | | 6,045 | 0.090 | 544 | 1600 | 1600 | 0.34 | C |
| 2560 | S.R. 52 | CITY LIMITS (SAINT LEO) | CITY LIMITS(DADE CITY) | URBAN/TRANSITIONING | PA | 2U | 1.010 | | 10,158 | 0.090 | 914 | 1600 | 1600 | 0.57 | C |
| 2560.1 | S.R. 52 | MORNINGSIDE DR | CITY LIMITS(DADE CITY) | URBAN/TRANSITIONING | PA | 2U | 0.119 | | 10,158 | 0.090 | 914 | 1600 | 1600 | 0.57 | C |
| 2950 | S.R. 52 | CITY LIMITS (SAN ANTONIO) | C.R. 577 (CURLEY RD) | URBAN/TRANSITIONING | PA | 2U | 0.840 | | 5,520 | 0.090 | 497 | 1600 | 1600 | 0.31 | C |
| 2960 | S.R. 52 | C.R. 577 (CURLEY RD) | C.R. 579 (HAPPY HILL RD) | URBAN/TRANSITIONING | PA | 2U | 2.458 | | 10,181 | 0.090 | 916 | 1600 | 1600 | 0.57 | C |
| 2965 | S.R. 52 | C.R. 579 (HAPPY HILL RD) | CITY LIMITS (SAINT LEO) | URBAN/TRANSITIONING | PA | 2U | 0.597 | | 12,239 | 0.090 | 1,102 | 1600 | 1600 | 0.69 | C |
| 2970 | S.R. 52 | CITY LIMITS(DADE CITY) | MERIDIAN | URBAN/TRANSITIONING | PA | 2U | 1.506 | | 12,359 | 0.090 | 1,112 | 1600 | 1600 | 0.70 | C |
| 5480 | S.R. 52 | I-75 SB RAMPS | I-75 NB RAMPS | URBAN/TRANSITIONING | PA | 6D | 0.061 | | 45,092 | 0.090 | 4,058 | 5,390 | 5,390 | 0.75 | C |
| 2980 | S.R. 52 (MERIDAN) | MERIDIAN | N. 17TH ST | URBAN/TRANSITIONING | PA | 2U | 0.251 | | 11,736 | 0.090 | 1,056 | 1600 | 1600 | 0.66 | C |
| 2990 | S.R. 52 (MERIDAN) | N. 17TH ST | 14TH ST | URBAN/TRANSITIONING | PA | 2U | 0.254 | | 4,752 | 0.090 | 428 | 1600 | 1600 | 0.27 | C |
| 2995 | S.R. 52 (MERIDAN) | 14TH ST | U.S. 301 | URBAN/TRANSITIONING | PA | 2U | 0.403 | | 4,761 | 0.090 | 428 | 1600 | 1600 | 0.27 | C |
| 3000 | S.R. 52 (MERIDAN) | U.S. 301 | U.S. 98 BYPASS | URBAN/TRANSITIONING | PA | 4D | 0.278 | | 3,137 | 0.090 | 282 | 3,580 | 3,580 | 0.08 | C |
| 1892 | S.R. 54 | U.S. 301 (GALL BLVD) | 7TH ST | URBAN/TRANSITIONING | PA | 2U | 0.050 | | 10,639 | 0.090 | 958 | 1600 | 1600 | 0.60 | C |
| 2570 | S.R. 54 | U.S. 19 | C.R. 595 (GRAND) | URBAN/TRANSITIONING | PA | 6D | 0.874 | | 21,861 | 0.090 | 1,967 | 5,390 | 5,390 | 0.37 | C |
| 2580 | S.R. 54 | C.R. 595 (GRAND) | MADISON | URBAN/TRANSITIONING | PA | 6D | 0.467 | | 34,712 | 0.090 | 3,124 | 5,390 | 5,390 | 0.58 | C |
| 2590 | S.R. 54 | MADISON | C.R. 77 (ROWAN) | URBAN/TRANSITIONING | PA | 6D | 1.379 | | 41,176 | 0.090 | 3,706 | 5,390 | 5,390 | 0.69 | C |
| 2591 | S.R. 54 | OLD CR 54 | MITCHEL RANCH | URBAN/TRANSITIONING | PA | 6D | 0.970 | | 36,910 | 0.090 | 3,322 | 5,390 | 5,390 | 0.62 | C |
| 2591.1 | S.R. 54 | MITCHEL RANCH | C.R. 1 (LITTLE RD) | URBAN/TRANSITIONING | PA | 6D | 0.601 | | 43,011 | 0.090 | 3,871 | 5,390 | 5,390 | 0.72 | C |
| 2600 | S.R. 54 | C.R. 77 (ROWAN) | OLD CR 54 | URBAN/TRANSITIONING | PA | 6D | 0.489 | | 43,283 | 0.090 | 3,895 | 5,390 | 5,390 | 0.72 | C |
| 2620.2 | S.R. 54 | STARKEY BLVD | DUCK SLOUGH BLVD | URBAN/TRANSITIONING | PA | 6D | 0.873 | | 49,564 | 0.090 | 4,461 | 5,390 | 5,390 | 0.83 | C |
| 2620.3 | S.R. 54 | DUCK SLOUGH BLVD | TRINITY BLVD | URBAN/TRANSITIONING | PA | 6D | 1.324 | | 42,599 | 0.090 | 3,834 | 5,390 | 5,390 | 0.71 | C |
| 2620.4 | S.R. 54 | C.R. 1 (LITTLE RD) | HOSPITAL RD | URBAN/TRANSITIONING | PA | 6D | 0.426 | | 53,928 | 0.090 | 4,854 | 5,390 | 5,390 | 0.90 | C |
| 2620.5 | S.R. 54 | HOSPITAL RD | STARKEY BLVD | URBAN/TRANSITIONING | PA | 6D | 0.913 | | 52,223 | 0.090 | 4,700 | 5,390 | 5,390 | 0.87 | C |
| 2630 | S.R. 54 | TRINITY BLVD | C.R. 587 (GUNN HWY) | URBAN/TRANSITIONING | PA | 6D | 1.338 | | 59,750 | 0.090 | 5,378 | 5,390 | 5,390 | 1.00 | D |
| 2640.4 | S.R. 54 | C.R. 587 (GUNN HWY) | CROSSINGS DR | URBAN/TRANSITIONING | PA | 6D | 2.976 | | 54,087 | 0.090 | 4,868 | 5,390 | 5,390 | 0.90 | C |
| 2640.5 | S.R. 54 | CROSSINGS DR | SUNCOAST PKWY | URBAN/TRANSITIONING | PA | 6D | 0.226 | | 65,227 | 0.090 | 5,870 | 5,390 | 5,390 | 1.09 | F |
| 2645.10 | S.R. 54 | SUNCOAST PKWY | BALLANTRAE BLVD | URBAN/TRANSITIONING | PA | 6D | 1.212 | | 58,986 | 0.090 | 5,309 | 5,390 | 5,390 | 0.98 | D |
| 2645.11 | S.R. 54 | BALLANTRAE BLVD | SUNLAKE DR | URBAN/TRANSITIONING | PA | 6D | 1.222 | | 55,191 | 0.090 | 4,967 | 5,390 | 5,390 | 0.92 | C |
| 2645.3 | S.R. 54 | OAKSTEAD BLVD | U.S. 41 | URBAN/TRANSITIONING | PA | 6D | 1.737 | | 58,761 | 0.090 | 5,288 | 5,390 | 5,390 | 0.98 | D |
| 2645.7 | S.R. 54 | SUNLAKE DR | OAKSTEAD BLVD | URBAN/TRANSITIONING | PA | 6D | 0.880 | | 51,141 | 0.090 | 4,603 | 5,390 | 5,390 | 0.85 | C |
| 2650.1 | S.R. 54 | U.S. 41 | COLLIER PKWY | URBAN/TRANSITIONING | PA | 6D | 1.807 | | 54,932 | 0.090 | 4,944 | 5,390 | 5,390 | 0.92 | C |
| 2660 | S.R. 54 | COLLIER PKWY | LIVINGSTON | URBAN/TRANSITIONING | PA | 6D | 0.623 | | 9,331 | 0.090 | 840 | 5,390 | 5,390 | 0.16 | C |
| 2660.3 | S.R. 54 | CYPRESS CREEK RD | S.R. 56 | URBAN/TRANSITIONING | PA | 6D | 0.476 | | 80,951 | 0.090 | 7,286 | 5,390 | 5,390 | 1.35 | F |
| 2660.4 | S.R. 54 | LIVINGSTON | OAK GROVE DR | URBAN/TRANSITIONING | PA | 6D | 0.871 | | 75,668 | 0.090 | 6,810 | 5,390 | 5,390 | 1.26 | F |
| 2660.5 | S.R. 54 | OAK GROVE DR | CYPRESS CREEK RD | URBAN/TRANSITIONING | PA | 6D | 0.642 | | 74,962 | 0.090 | 6,747 | 5,390 | 5,390 | 1.25 | F |
| 2690 | S.R. 54 | I - 75 | SR 581 | URBAN/TRANSITIONING | PA | 8D | 0.294 | | 80,606 | 0.090 | 7,255 | 7,210 | 7,210 | 1.01 | F |
| 2700.1 | S.R. 54 | VANDINE/BOYETTE | C.R. 577 (CURLEY RD) | URBAN/TRANSITIONING | PA | 6D | 0.469 | | 50,977 | 0.090 | 4,588 | 5,390 | 5,390 | 0.85 | C |
| 2700.4 | S.R. 54 | SR 581 | SADDLEBROOK WAY | URBAN/TRANSITIONING | PA | 6D | 1.060 | | 56,910 | 0.090 | 5,122 | 5,390 | 5,390 | 0.95 | C |
| 2700.5 | S.R. 54 | SADDLEBROOK WAY | VANDINE/BOYETTE | URBAN/TRANSITIONING | PA | 6D | 0.771 | | 48,641 | 0.090 | 4,378 | 5,390 | 5,390 | 0.81 | C |
| 2710 | S.R. 54 | C.R. 577 (CURLEY RD) | ZHILLS BYPASS WEST EXT | URBAN/TRANSITIONING | PA | 4D | 0.206 | | 36,703 | 0.090 | 3,303 | 3,580 | 3,580 | 0.92 | C |
| 2710.1 | S.R. 54 | ZHILLS BYPASS WEST EXT | MEADOW POINT | URBAN/TRANSITIONING | PA | 4D | 0.992 | | 23,856 | 0.090 | 2,147 | 3,580 | 3,580 | 0.60 | C |
| 2710.3 | S.R. 54 | MEADOW POINT | C.R. 579 (MORRIS BRIDGE) | URBAN/TRANSITIONING | PA | 4D | 3.309 | | 17,911 | 0.090 | 1,612 | 3,580 | 3,580 | 0.45 | C |
| 2715 | S.R. 54 | C.R. 579 (MORRIS BRIDGE) | DEAN DAIRY | URBAN/TRANSITIONING | PA | 4D | 2.238 | Yes | 21,158 | 0.090 | 1,904 | 3,580 | 3,580 | 0.53 | C |
| 2720 | S.R. 54 | DEAN DAIRY | ALLEN RD | URBAN/TRANSITIONING | PA | 4D | 0.502 | Yes | 17,588 | 0.090 | 1,583 | 3,580 | 3,580 | 0.44 | C |
| 2720.1 | S.R. 54 | ALLEN RD | LANE STR | URBAN/TRANSITIONING | PA | 4D | 0.507 | Yes | 18,423 | 0.090 | 1,658 | 3,580 | 3,580 | 0.46 | C |
| 2720.2 | S.R. 54 | LANE STR | COURT ST | URBAN/TRANSITIONING | PA | 4D | 0.257 | Yes | 15,290 | 0.090 | 1,376 | 3,580 | 3,580 | 0.38 | C |
| 2720.3 | S.R. 54 | COURT ST | CITY LIMITS | URBAN/TRANSITIONING | PA | 4D | 0.196 | Yes | 14,199 | 0.090 | 1,278 | 3,580 | 3,580 | 0.36 | C |

GROWTH RATE CALCULATION
TABLE A-1

TABLE A-1

PROPOSED GROWTH RATE
(2045 TO 2050)

| | 2024 Population (1) | 2050 Population (2) | Estimated Annual Growth Rate (3) |
|---|---|---|---|
| BEBR Medium | 659,114 | 815,800 | 1.0% |
| BEBR High | 659,114 | 1,007,500 | 2.0% |

(1) Based on 2024 census data
(2) Based on 2050 LRTP
(3) BEBR Medium proposd for areas with expected low growth.
BEBR High proposed for areas with expected high growth.

FINAL

DECEMBER 2024

# LONG RANGE TRANSPORTATION PLAN

INNOVATE PASCO 2050

LONG RANGE TRANSPORTATION PLAN

# APPENDIX F

# 2050 SE DATA FORECAST

Table 1-1 presents the population and employment forecast for Pasco County.

Table 1-1: Population and Employment Control Totals

Table 1-1A: BEBR 2050 Population Forecast

| | | BEBR Forecast | | Growth |
|---|---|---|---|---|
| | 2019 | 2040 | 2050 | 19->50 |
| BEBR Low | 561,891 | 628,100 | 624,100 | 62,209 |
| BEBR Medium | 561,891 | 759,000 | 815,800 | 253,909 |
| BEBR High | 561,891 | 889,900 | 1,007,500 | 445,609 |
| BEBR Average of Medium and High | 561,891 | 824,450 | 911,650 | 349,759 |

Table 1-1B: Pasco 2050 Population Forecast (Provided by Pasco County)

| | 2019 | 2040 | 2050 | 19->50 |
|---|---|---|---|---|
| Preliminary Control Totals | 561,891 | 921,259 | 1,018,698 | 456,807 |
| Working Control Totals | 561,891 | 921,259 | 1,018,698 | 456,807 |

Table 1-1C: Pasco Household Population and Employment Control Totals

| | 2019 | 2040 | 2050 | 19->50 |
|---|---|---|---|---|
| Household Population | 553,906 | 908,167 | 1,004,221 | 450,315 |
| Group Quarters Percent | 0.014 | 0.014 | 0.014 | N/A |
| Group Quarters Population | 7,985 | 13,092 | 14,477 | 6,492 |
| Employees | 187,000 | 352,842 | 423,778 | 236,778 |
| Industrial Employees | 33,800 | 70,921 | 87,298 | 53,498 |
| Commercial Employees | 42,000 | 76,567 | 91,536 | 49,536 |
| Service Employees | 111,200 | 205,354 | 244,944 | 133,744 |

FDOT FIVE YEAR WORK PROGRAM

# Five Year Work Program

| Selection Criteria | |
|---|---|
| **District 07**<br>**Pasco County**<br>**Fiscal Years:**2026; 2027; 2028; 2029; 2030; | **2026-2030 AD**<br>**Type of Work:**ADD LANES & RECONSTRUCT |

**Optional Search Items:**

Type of Work: ADD LANES & RECONSTRUCT

Transportation System: (All Transportation Systems)

Strategic Intermodal System (SIS): (All SIS and Non SIS Projects)

Only Funds in Fiscal Years: ☑ 2026 ☑ 2027 ☑ 2028 ☑ 2029 ☑ 2030

Search for Description:

Search for Item Number:

Submit | Reset

Detail Item Report of Selected Records.

| Description | Type of Work |
|---|---|
| CR578/CO LINE RD FR E OF MARINER BLVD/SHADY HILLS RD TO W OF SUNCOAST | ADD LANES & RECONSTRUCT |
| SR 52 (SCHRADER HWY) FROM W OF SUNCOAST PKWY TO E OF US 41 (SR 45) | ADD LANES & RECONSTRUCT |
| SR52/SCHRADER HWY FM E OF SECRETARIAT RD TO E OF EHREN CUTOFF | ADD LANES & RECONSTRUCT |
| SR52/SCHRADER HWY FROM E OF EHREN CUTOFF TO CR581 | ADD LANES & RECONSTRUCT |
| TRINITY BLVD FROM LITTLE RD TO PINELLAS COUNTY LINE | ADD LANES & RECONSTRUCT |
| US 301 FROM S OF US 98 TO HERNANDO COUNTY LINE | ADD LANES & RECONSTRUCT |
| US 98 FROM US 301 SOUTH TO US 301 NORTH | ADD LANES & RECONSTRUCT |
| US 98/SR 35/SR 700 FROM POLK CO LINE/CR54 TO US 301/SR 35/SR 39/SR 700 | ADD LANES & RECONSTRUCT |
| US301 (SR39) FM S OF CR54/EILAND BLVD TO N OF KOSSIK RD | ADD LANES & RECONSTRUCT |
| US301 (SR41/GALL) FROM SR39 TO S OF CR54 | ADD LANES & RECONSTRUCT |
| US301/SR41/GALL FROM S OF SR56 TO S OF SR39/PAUL BUCHMAN | ADD LANES & RECONSTRUCT |
| US98/SR700 FROM S OF OLD LAKELAND HWY TO US301/SR35/SR39/SR700 | ADD LANES & RECONSTRUCT |
| WIDEN SUNCOAST PKWY(SR589), COUNTY LINE TO N OF SR 54 (MP 17.5-20.5) SIS | ADD LANES & RECONSTRUCT |



This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

View Contact Information for Office of Work Program and Budget

**Application Home:** Work Program
**Office Home:** Office of Work Program and Budget

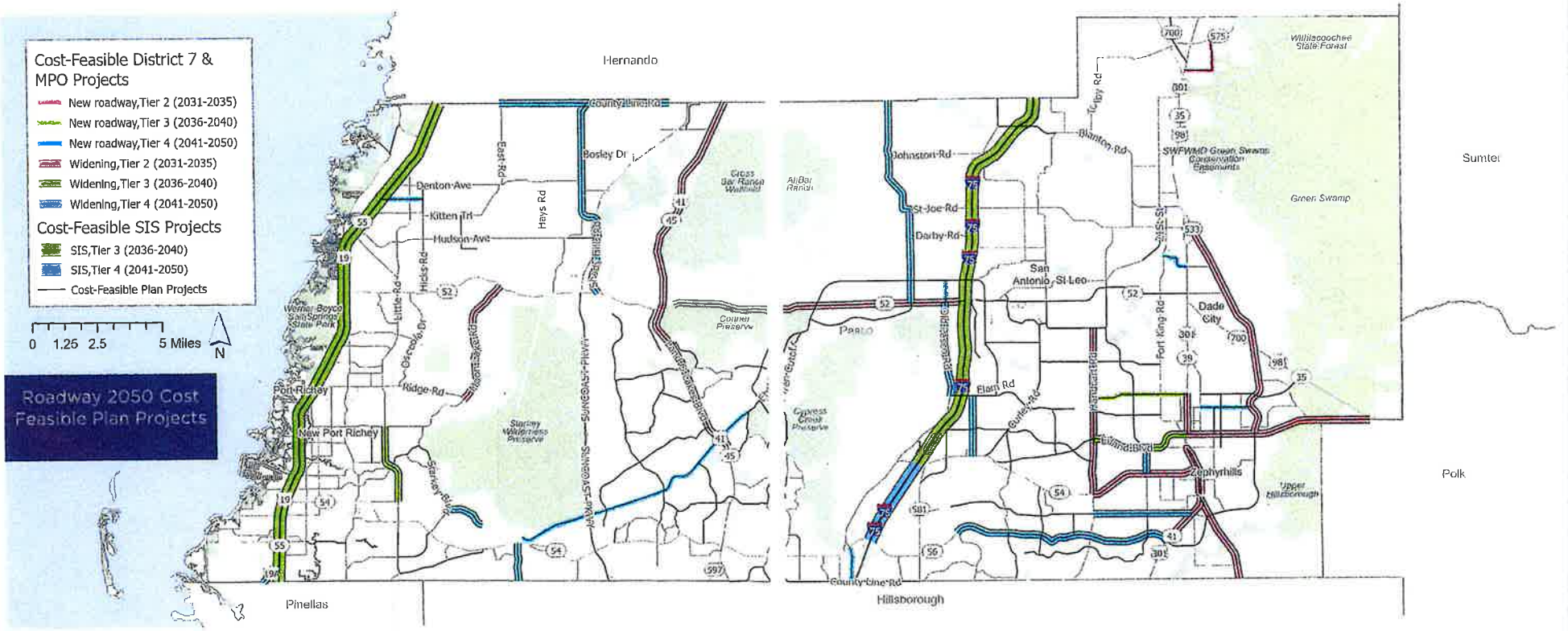
2050 COST AFFORDABLE PLAN

# COST FEASIBLE PLAN RESULTS

The 2050 Long-Range Transportation Plan Cost Feasible Plan represents the culmination of combining the forecast available transportation improvement revenues with the prioritized roadway capital projects list. Each of these prioritized projects and its associated cost will be compared against the eligible revenue categories to determine whether it can be accommodated within the Cost Feasible Plan. Projects that are not able to be fully funded within the Cost Feasible Plan will be included in the Illustrative Project List.

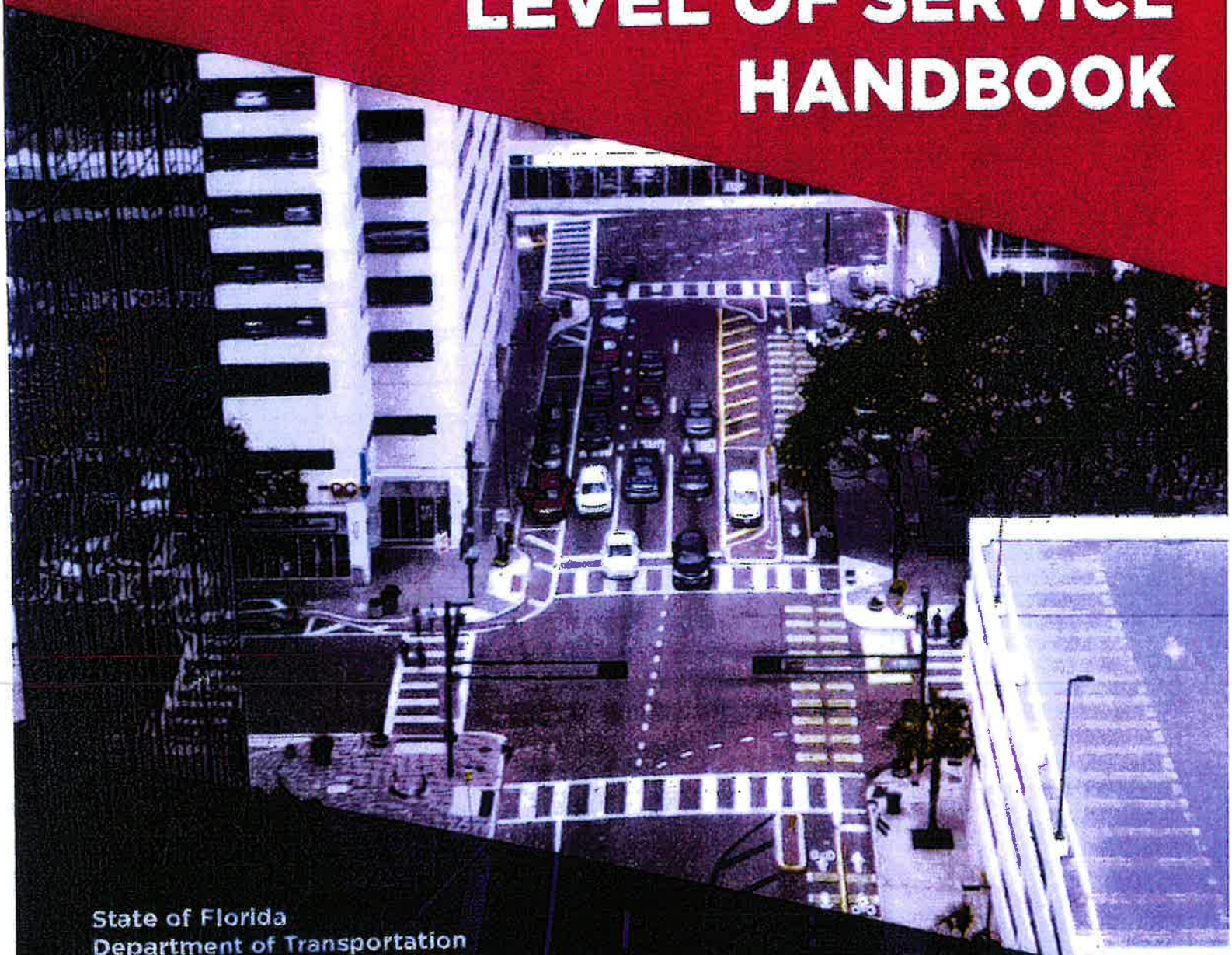
## YEAR OF EXPENDITURE

**All revenues and costs shown within the Cost Feasible Plan are expressed in the form of Year of Expenditure (YOE) dollars. Inflation factors for estimated costs were supplied by FDOT. The cost inflation values used for the Cost Feasible Plan are: 1.33% annually between 2031-2035, 1.61% annually between 2036-2040, and 2.00% annually between 2041-2050. The SIS has its own unique inflation values provided in the "SIS Cost Feasible Plan, 2035-2050, 2024 Edition," which were used to provide Year of Expenditure values for those project types.**



FDOT GENERALIZED CAPACITY TABLE

# 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



**State of Florida**
**Department of Transportation**
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

# Appendix B: Florida's Generalized Service Volume Tables

# Limited Access

## Freeway Generalized Service Volume Tables

### Peak Hour Directional

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,400 | 3,170 | 3,970 | 4,150 |
| 3 Lane | 3,390 | 4,600 | 5,810 | 6,130 |
| 4 Lane | 4,340 | 6,060 | 7,700 | 8,170 |
| 5 Lane | 5,480 | 7,450 | 9,680 | 10,390 |
| 6 Lane | 6,630 | 9,220 | 11,520 | 12,760 |

### Peak Hour Two-Way

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,360 | 5,760 | 7,220 | 7,550 |
| 6 Lane | 6,160 | 8,360 | 10,560 | 11,150 |
| 8 Lane | 7,890 | 11,020 | 14,000 | 14,850 |
| 10 Lane | 9,960 | 13,550 | 17,600 | 18,890 |
| 12 Lane | 12,050 | 16,760 | 20,950 | 23,200 |

### AADT

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 51,300 | 67,800 | 84,900 | 88,800 |
| 6 Lane | 72,500 | 98,400 | 124,200 | 131,200 |
| 8 Lane | 92,800 | 129,600 | 164,700 | 174,700 |
| 10 Lane | 117,200 | 159,400 | 207,100 | 222,200 |
| 12 Lane | 141,800 | 197,200 | 246,500 | 272,900 |

(Core Urbanized)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,500 | 3,300 | 4,070 | 4,240 |
| 3 Lane | 3,570 | 4,900 | 6,080 | 6,360 |
| 4 Lane | 4,720 | 6,500 | 8,090 | 8,490 |
| 5 Lane | 5,790 | 8,020 | 10,020 | 10,610 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,550 | 6,000 | 7,400 | 7,710 |
| 6 Lane | 6,490 | 8,910 | 11,050 | 11,560 |
| 8 Lane | 8,580 | 11,820 | 14,710 | 15,440 |
| 10 Lane | 10,530 | 14,580 | 18,220 | 19,290 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 50,600 | 66,700 | 82,200 | 85,700 |
| 6 Lane | 72,100 | 99,000 | 122,800 | 128,400 |
| 8 Lane | 95,300 | 131,300 | 163,400 | 171,600 |
| 10 Lane | 117,000 | 162,000 | 202,400 | 214,300 |

(Urbanized)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,430 | 3,180 | 3,790 | 3,910 |
| 3 Lane | 3,520 | 4,670 | 5,610 | 5,870 |
| 4 Lane | 4,630 | 6,170 | 7,440 | 7,830 |
| 5 Lane | 5,690 | 7,640 | 9,220 | 9,800 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,420 | 5,780 | 6,890 | 7,110 |
| 6 Lane | 6,400 | 8,490 | 10,200 | 10,670 |
| 8 Lane | 8,420 | 11,220 | 13,530 | 14,240 |
| 10 Lane | 10,350 | 13,890 | 16,760 | 17,820 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 45,100 | 59,000 | 70,300 | 72,600 |
| 6 Lane | 65,300 | 86,600 | 104,100 | 108,900 |
| 8 Lane | 85,900 | 114,500 | 138,100 | 145,300 |
| 10 Lane | 105,600 | 141,700 | 171,000 | 181,800 |

(Transitioning)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,010 | 2,770 | 3,270 | 3,650 |
| 3 Lane | 2,820 | 3,990 | 4,770 | 5,470 |
| 4 Lane | 3,630 | 5,220 | 6,260 | 7,300 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 3,650 | 5,040 | 5,950 | 6,640 |
| 6 Lane | 5,130 | 7,250 | 8,670 | 9,950 |
| 8 Lane | 6,600 | 9,490 | 11,380 | 13,270 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 34,800 | 48,000 | 56,700 | 63,200 |
| 6 Lane | 48,900 | 69,000 | 82,600 | 94,800 |
| 8 Lane | 62,900 | 90,400 | 108,400 | 126,400 |

(Rural)

**Adjustment Factors**

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# Limited Access



## Input Parameters

### Roadway Characteristics

| | Core Urbanized | Urbanized | Transitioning | Rural |
|---|---|---|---|---|
| Number of Lanes (one direction) | 2-6 | 2.5 | 2-5 | 2-4 |
| Posted Speed (mph) | 65 | 70 | 70 | 70 |
| Auxiliary Lanes | No | No | No | No |
| Lane Width (feet) | 12 | 12 | 12 | 12 |
| Total Ramp Density (ramps/mile) | 1.33 | 2.67 | 0.50 | 0.17 |
| Facility Length (miles) | 3 | 3 | 6 | 18 |
| Terrain | Level | Level | Level | Level |

### Traffic Characteristics

| | Core Urbanized | Urbanized | Transitioning | Rural |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.085 | 0.090 | 0.098 | 0.105 |
| Directional Distribution Factor (D) | 0.55 | 0.55 | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.95 | 0.95 | 0.92 | 0.88 |
| Base Free Flow Speed (mph) | 70 | 75 | 75 | 75 |
| Heavy Vehicle Percent (%) | 4% | 4% | 9% | 12% |
| Speed Adjustment Factor (SAF) | 0.975 | 0.975 | 0.975 | 0.975 |
| Capacity Adjustment Factor (CAF) | 0.968 | 0.968 | 0.968 | 0.968 |

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables

(C1-Natural & C2-Rural)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | 240 | 430 | 730 | 1,490 |
| 2 Lane | 1,670 | 2,390 | 2,910 | 3,340 |
| 3 Lane | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 440 | 780 | 1,330 | 2,710 |
| 4 Lane | 3,040 | 4,350 | 5,290 | 6,070 |
| 6 Lane | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 4,600 | 8,200 | 14,000 | 28,500 |
| 4 Lane | 32,000 | 45,800 | 55,700 | 63,900 |
| 6 Lane | 48,000 | 68,300 | 83,700 | 95,900 |

**Adjustment Factors**

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C1 & C2



## Input Parameters

### Roadway Characteristics

| | C1 | C2 |
|---|---|---|
| Number of Lanes (one direction) | 1 | 2-3 |
| Posted Speed (mph) | 55 | 55 |
| Base Free Flow Speed (mph) | 60 | 60 |
| Median Type | Undivided | Divided |
| Shoulder Width (feet) | 3 | 6 |
| Lane Width (feet) | 12 | 12 |
| % No Passing Zone | 20% | |
| Access-Point Density (access/mile) | 2 | 2 |
| Terrain | Level | Level |

### Traffic Characteristics

| | C1 | C2 |
|---|---|---|
| Planning Analysis Hour Factor (K) | 0.095 | 0.095 |
| Directional Distribution Factor (D) | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.88 | 0.88 |
| Heavy Vehicle Percent (%) | 5% | 10% |
| Speed Adjustment Factor (SAF) | 0.975 | 0.975 |
| Capacity Adjustment Factor (CAF) | 0.968 | 0.968 |

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

### Peak Hour Directional

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 760 | 1,070 | ** |
| 2 Lane | * | 1,520 | 1,810 | ** |
| 3 Lane | * | 2,360 | 2,680 | ** |
| 4 Lane | * | 3,170 | 3,180 | ** |

### Peak Hour Two-Way

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,380 | 1,950 | ** |
| 4 Lane | * | 2,760 | 3,290 | ** |
| 6 Lane | * | 4,290 | 4,870 | ** |
| 8 Lane | * | 5,760 | 5,780 | ** |

### AADT

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 15,300 | 21,700 | ** |
| 4 Lane | * | 30,700 | 36,600 | ** |
| 6 Lane | * | 47,700 | 54,100 | ** |
| 8 Lane | * | 64,000 | 64,200 | ** |

(C3R-Suburban Residential)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 970 | 1,110 | ** |
| 2 Lane | * | 1,700 | 1,850 | ** |
| 3 Lane | * | 2,620 | 2,730 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,760 | 2,020 | ** |
| 4 Lane | * | 3,090 | 3,360 | ** |
| 6 Lane | * | 4,760 | 4,960 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 19,600 | 22,400 | ** |
| 4 Lane | * | 34,300 | 37,300 | ** |
| 6 Lane | * | 52,900 | 55,100 | ** |

### Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | C3C | C3R |
|---|---|---|
| Number of Lanes (one direction) | 1-4 | 1-3 |
| Posted Speed (mph) | 45 | 45 |
| Facility Length (miles) | 3.98 | 2.57 |

### Traffic Characteristics

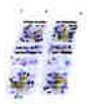
| | C3C | | C3R | |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.09 | | 0.09 | |
| Directional Distribution Factor (D) | 0.55 | | 0.55 | |
| Peak Hour Factor (PHF) | 0.95 | | 0.92 | |
| Base Saturation Flow Rate | 1,950 | | 1,950 | |
| Heavy Vehicle Percent (%) | 4 | | 4 | |
| Lane Width | 12 | | 12 | |
| Median Type | Non Restrictive (1 lane) | Restrictive (2,3,4 lanes) | Non Restrictive (1 lane) | Restrictive (2,3 lanes) |
| Roadway Edge Type | Curbed | | Flush | |
| On-Street Parking | None | | None | |

### Control Characteristics

| | C3C | | C3R |
|---|---|---|---|
| Cycle Length | 160 | | 190 |
| Major Street Through g/c | 0.5 (1,2,3 lanes) | 0.45 (4 lanes) | 0.5 |
| Yellow Change Interval | 5.1 | | 5.1 |
| Red Change Interval | 2 | | 2 |
| Number of Signals | 10 | | 5 |

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

### Peak Hour Directional

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 720 | 940 | ** |
| 2 Lane | * | 1,140 | 1,640 | ** |
| 3 Lane | * | 2,120 | 2,510 | ** |

### Peak Hour Two-Way

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,310 | 1,710 | ** |
| 4 Lane | * | 2,070 | 2,980 | ** |
| 6 Lane | * | 3,850 | 4,560 | ** |

### AADT

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 13,800 | 18,000 | ** |
| 4 Lane | * | 21,800 | 31,400 | ** |
| 6 Lane | * | 40,500 | 48,000 | ** |

(C4-Urban General)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 870 | 1,190 |
| 2 Lane | * | 1,210 | 1,790 | 2,020 |
| 3 Lane | * | 2,210 | 2,810 | 2,990 |
| 4 Lane | * | 2,590 | 3,310 | 3,510 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,580 | 2,160 |
| 4 Lane | * | 2,200 | 3,250 | 3,670 |
| 6 Lane | * | 4,020 | 5,110 | 5,440 |
| 8 Lane | * | 4,710 | 6,020 | 6,380 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 17,600 | 24,000 |
| 4 Lane | * | 24,400 | 36,100 | 40,800 |
| 6 Lane | * | 44,700 | 56,800 | 60,400 |
| 8 Lane | * | 52,300 | 66,900 | 70,900 |

(C5-Urban Center)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 690 | 1,080 |
| 2 Lane | * | 1,290 | 1,900 | 2,130 |
| 3 Lane | * | 1,410 | 2,670 | 3,110 |
| 4 Lane | * | 2,910 | 3,560 | 3,640 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,250 | 1,960 |
| 4 Lane | * | 2,350 | 3,450 | 3,870 |
| 6 Lane | * | 2,560 | 4,850 | 5,650 |
| 8 Lane | * | 5,290 | 6,470 | 6,620 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 13,900 | 21,800 |
| 4 Lane | * | 26,100 | 38,300 | 43,000 |
| 6 Lane | * | 28,400 | 53,900 | 62,800 |
| 8 Lane | * | 58,800 | 71,900 | 73,600 |

(C6-Urban Core)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | *** | 790 | 1,030 |
| 2 Lane | * | *** | 1,490 | 1,920 |
| 3 Lane | * | *** | 2,730 | 2,940 |
| 4 Lane | * | *** | 3,250 | 3,490 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 1,440 | 1,870 |
| 4 Lane | * | *** | 2,710 | 3,490 |
| 6 Lane | * | *** | 4,960 | 5,350 |
| 8 Lane | * | *** | 5,910 | 6,350 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 16,000 | 20,800 |
| 4 Lane | * | *** | 30,100 | 38,800 |
| 6 Lane | * | *** | 55,100 | 59,400 |
| 8 Lane | * | *** | 65,700 | 70,600 |

### Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | C2T | C4 | C5 | C6 |
|---|---|---|---|---|
| Number of Lanes (one direction) | 1-3 | 1-4 | 1-4 | 1-4 |
| Posted Speed (mph) | 40 | 45 | 35 | 30 |
| Facility Length (miles) | 0.78 | 1.83 | 1.18 | 0.74 |
| Number of Signals | 4 | 9 | 9 | 7 |

### Traffic Characteristics

| | C2T | C4 | C5 | C6 |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.095 | 0.09 | 0.09 | 0.09 |
| Directional Distribution Factor (D) | 0.55 | 0.55 | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.92 | 0.95 | 0.95 | 0.95 |
| Base Saturation Flow Rate | 1,700 | 1,950 | 1,950 | 1,950 |
| Heavy Vehicle Percent (%) | 5 | 3 | 2 | 2 |
| Lane Width | 11 | 11 | 10 | 10 |
| Median Type | Non Restrictive | Non Restrictive | Non Restrictive | Non Restrictive |
| Roadway Edge Type | Curb | Curb | Curb | Curb |
| On-Street Parking | 50% | 100% | 100% | 100% |

### Signal Characteristics

| | C2T | C4 | | C5 | | C6 | |
|---|---|---|---|---|---|---|---|
| Cycle Length | 90 | 170 | | 150 | | 120 | |
| Major Street Through g/c | 0.47 | 0.52 (1,2,3 lanes) | 0.47 (4 lanes) | 0.55 (1,2,3 lanes) | 0.48 (4 lanes) | 0.52 (1,2,3 lanes) | 0.46 (4 lanes) |
| Yellow Change Interval | 4.4 | 4.8 | | 4 | | 3.7 | |
| Red Change Interval | 2 | 2 | | 2 | | 2 | |

*The requested addition of 300 Executive Homes is supported by the residential growth trends found in the Bureau of Economic and Business research (BEBR) (BEBR, 2021, 2023). The research found that Pasco County experienced more than a 20% increase in growth from 2010 to 2020. By 2030, it is expected that the County will add another 118,709 residents, or just over 21%. By 2050, BEBR medium projection data, assumes a total population of 815,000 residents in Pasco County. The BEBR high projection estimates over one-million residents by 2050.*

*The Tampa Bay Regional Planning Model (TBRPN, 2020) has been extrapolated to project the population increase in each of Pasco County's Market Areas. The subject property is located at the southern edge of the North Market Area, on the north side of SR 52. The residents in this Market Area are anticipated to increase by 29%, over 11,000 residents, by 2045. The requested addition of 300 Executive Homes will provide a new residential product type in this development and a new price point for buyers in this area.*

**82519**

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PD26-029 was published in said newspaper by print in the issues of 03/25/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

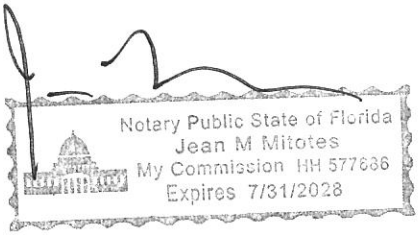
Signature of Affiant _____

Sworn to and subscribed before me this **03/25/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

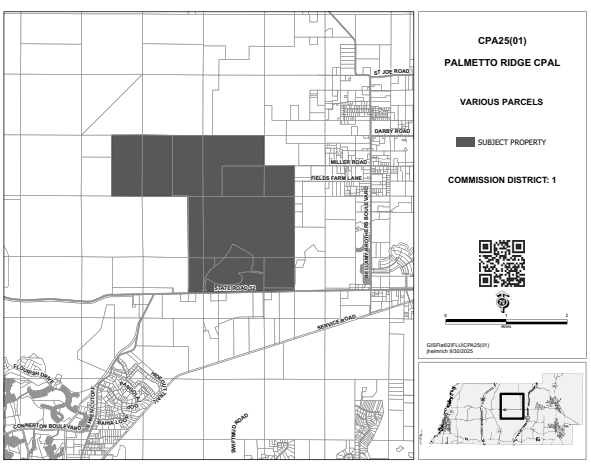


# NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.34:- PALMETTO RIDGE; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPA25(01) Palmetto Ridge CPAL]




On Thursday, April 9, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, May 5, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a transmittal public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, July 14, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

# NOTICE OF AMENDMENTS TO THE LAND DEVELOPMENT CODE FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 1104 FLOOD DAMAGE PREVENTION; APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.**

On Thursday, April 9, 2026, at 1:30 p.m., the Pasco County Planning Commission convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, May 5, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, June 16, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PD26-029

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Christie Barreiro, AICP
Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): See List

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: Palmetto Ridge CPAL / MPUD

Project Number: CPAL25(01) (COMPPL-2025-00003) / RZ-7877 (MPUD-2025-00004)

Request: Substantial Modification requesting 2,800 residential units and 100,000 square feet of non-residential uses

That attached is the following:

N/A Proof of publication from the _____ (newspaper name, if applicable).

X Certificate of mailing for the notices, which were mailed on 03/26/2026 (Date).

X Photos showing the placement of and language on the signage, which was posted on 03/27/2026 (Date).

FURTHER AFFIANT SAYETH NOT

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me me by means of ☒ physical presence or ☐ online notarization, this March 30 , 2026 (date) by Christie Barreiro, AICP (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

LISA WHEAT
Notary Public
State of Florida
Comm# HH702414
Expires 7/24/2029

Lisa Wheat
NOTARY PUBLIC

| Parcel ID | Approximate Parcel Acreage | Owner | Address | City, State, ZIP |
|---|---|---|---|---|
| 03-25-19-0000-00100-0010 | 935.33 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 03-25-19-0000-00100-0011 | 37.76 | EPG PALMETTO RIDGE HOLDING LLC | 111 S ARMENIA AVE STE 201 | TAMPA, FL 33609 |
| 04-25-19-0000-00100-0000 | 6.12 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 04-25-19-0000-00100-0010 | 155.11 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 09-25-19-0000-00100-0000 | 3.04 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 09-25-19-0000-00100-0010 | 87.64 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0000 | 29.24 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0010 | 138.39 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0011 | 7.52 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0012 | 163.38 | EPG PALMETTO RIDGE HOLDING LLC | 111 S ARMENIA AVE STE 201 | TAMPA, FL 33609 |
| 10-25-19-0000-00100-0020 | 19.83 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 11-25-19-0000-00200-0000 | 160.92 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 11-25-19-0000-00300-0000 | 15.67 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 32-24-19-0000-00200-0000 | 322.71 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0000 | 1.58 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0010 | 320.86 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0020 | 320.94 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 34-24-19-0000-00100-0000 | 425.58 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 34-24-19-0000-00100-0010 | 222.31 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 35-24-19-0000-00200-0000 | 161.30 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| | 3,535.22 | | | |

March 27, 2026

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Dear Property Owner,

This is to notify you that Heidt Design, on behalf of Palmetto Ridge Cattle Co LLC, filed a Comprehensive Plan Amendment (CPA25(01) Palmetto Ridge CPAL), from Planned Development (PD) with Subarea Policies to Planned Development (PD) with Subarea Policies, on 1/22/2025 and a companion Rezoning (RZ-7877), from Master Planned Unit Development (MPUD) with Conditions of Approval to Master Planned Unit Development (MPUD) with Conditions of Approval, on 1/28/2025 for the property known as Palmetto Ridge. The property is approximately 3,535 acres and is located on the north side of SR 52 and between Ehren Cutoff and Bellamy Brothers Road. The requests are for approval of 2,800 residential units and 100,000 sq. ft. of non-residential uses.

Public hearings for the consideration of these applications will be held:

| | | | |
|---|---|---|---|
| **Planning Commission / Local Planning Agency**<br>**CPA25(01)**<br>***RZ-7877*** | **April 9th, 2026** | **Historic Pasco County Courthouse**<br>**2nd Floor, Board Room**<br>**37918 Meridian Avenue**<br>**Dade City, FL 33525**<br>**Or by Hybrid Virtual Meeting** | **1:30 PM** |
| **Board of County Commissioners**<br>**CPA25(01)**<br>**Transmittal** | **May 5th, 2026** | **Historic Pasco County Courthouse**<br>**2nd Floor, Board Room**<br>**37918 Meridian Avenue**<br>**Dade City, FL 33525**<br>**Or by Hybrid Virtual Meeting** | **1:30 PM** |
| **Board of County Commissioners**<br>**CPA25(01) Adoption**<br>***RZ-7877*** | **July 14th, 2026** | **Historic Pasco County Courthouse**<br>**2nd Floor, Board Room**<br>**37918 Meridian Avenue**<br>**Dade City, FL 33525**<br>**Or by Hybrid Virtual Meeting** | **1:30 PM** |

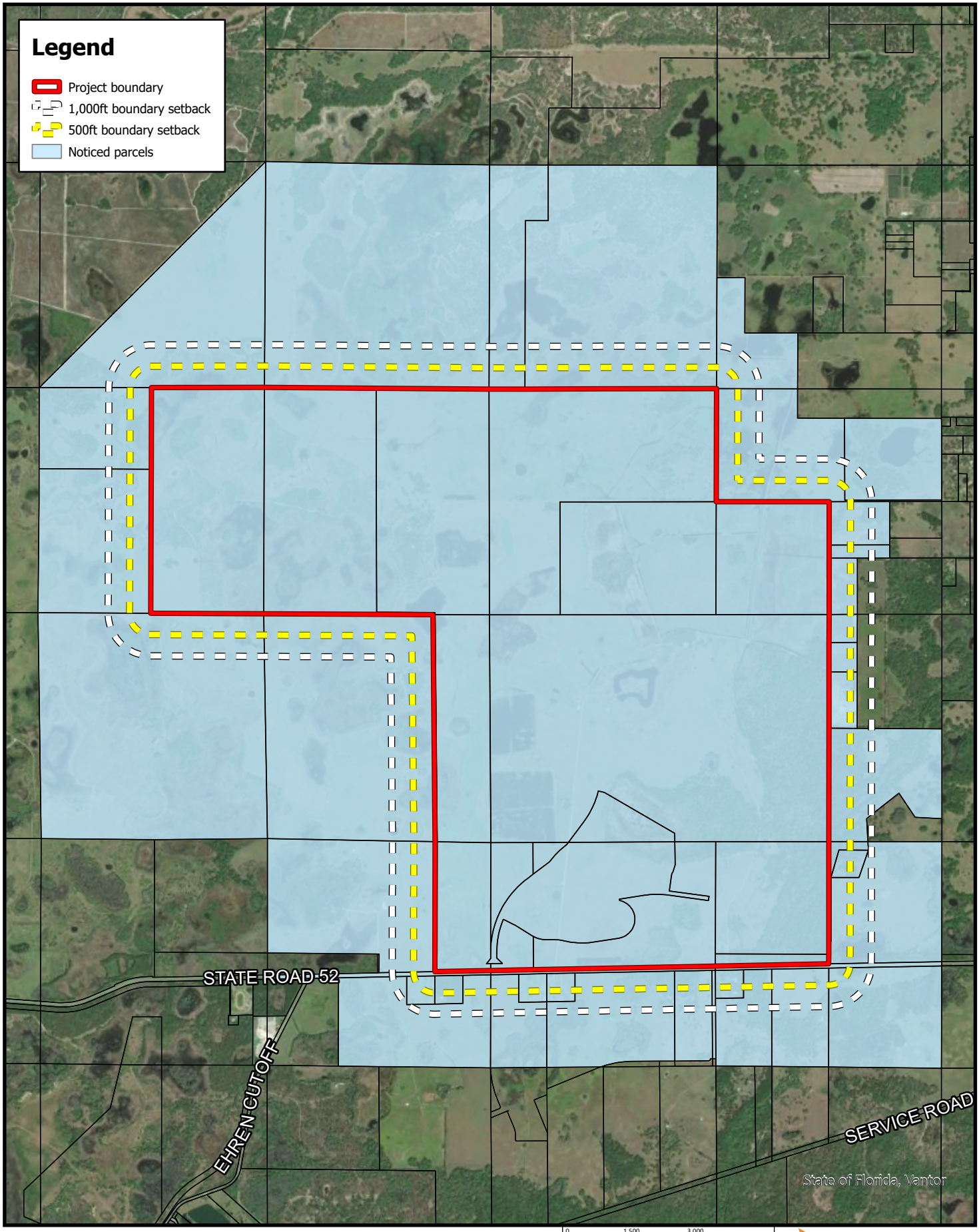
All applications will be considered at the stated time or as soon thereafter as is practical.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For any virtual meeting, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above-scheduled public hearing dates. If you desire any additional information concerning this application, please contact the Pasco County Planning, Development, and Economic Growth Department at (727) 847-8140.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8300 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.




# Palmetto Ridge

Mailing Notice

Pasco County

0 1,500 3,000 Feet

N

Source: Heidt Design, Pasco County Property Appraiser, Pasco County
Imagery: Esri 2026
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Date Saved: 3/16/2026Map Document: G:\GIS_Projects\Pasco\Palmetto_Ridge\APRX\PR_Mailing_20251204\PR_Mailing_20251204.aprx

Palmetto Ridge Zoning Public Notice
Certificate of Mailing
Data Source: Pasco County Property Appraiser. Downloaded 2026-03-16
From: Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610

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FOCUS FORWARD SOLUTIONS LLC
3947 BROAD PORCH RUN
LAND O LAKES, FL 34638-3549

FIND OUT FARMS LLC
26548 FIELDS FARM LN
DADE CITY, FL 33525

~~FOCUS FORWARD SOLUTIONS LLC~~
~~3947 BROAD PORCH RUN~~
~~LAND O LAKES, FL 34638-3549~~

INDEL VENTURES LLC
6482 SUMMERS NOOK DR
NEW ALBANY, OH 43054

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~EPG PALMETTO RIDGE HOLDING LLC~~
~~111 S ARMENIA AVE STE 201~~
~~TAMPA, FL 33609~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~GRAND BAR RANCH LLC~~
~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

~~GRAND BAR RANCH LLC~~
~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

~~PALMETTO RIDGE CATTLE CO LLC~~
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~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~GRAND BAR RANCH LLC~~
~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

ELIRPA CORPORATION &
FAMILY LIMITED PARTNERSHIP LTD
17932 CACHET ISLE DR
TAMPA, FL 33647-2702

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278

JIMMIE V & JENNIE F APRILE FAMILY LTD &
ELIRPA CORP
17932 CACHET ISLE DR
TAMPA, FL 33647

~~FL DEPT OF TRANSPORTATION~~
~~11201 MCKINLEY DR~~
~~TAMPA, FL 33612-6456~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

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USPS TEMPLE TERRACE FL MAR 26



Greta N. Pearson

Palmetto Ridge Zoning Public Notice
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Tampa, FL 33610

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EPG PALMETTO RIDGE HOLDING LLC
111 S ARMENIA AVE STE 201
TAMPA, FL 33609

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

SR 52 LIMITED PARTNERSHIP
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

VALDES EDEL
25224 SR 52
LAND O' LAKES, FL 34639

TRUST NO 102519 & VENERABLE CORPORATE
301 W PLATT ST NO 657
TAMPA, FL 33606

JEN HOLDCO 24 LLC
680 FIFTH AVE 25TH FL
NEW YORK, NY 10019

EQUITY TRUST COMPANY
1700 E ELLICOTT ST
TAMPA, FL 33610

SWOPE 535419 INC
1234 E 5TH AVE
TAMPA, FL 33605-4904

~~FL DEPT OF TRANSPORTATION~~
~~11201 MCKINLEY DR~~
~~TAMPA, FL 33612-6456~~

DELETIOGLU MARY & DELETIOGLU ABRAHAM
2581 1/2 N CLARK ST
CHICAGO, IL 60614-1717

~~INDEL VENTURES LLC~~
~~6482 SUMMERS NOOK DR~~
~~NEW ALBANY, OH 43054~~

SMITH ROBERT E & MONICA J
26507 STATE ROAD 52
SAN ANTONIO, FL 33576-7989

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~D & D RANCH OF PASCO LLC~~
~~15438 N FLORIDA AVE SUITE 102~~
~~TAMPA, FL 33613~~

VALDEZ DENNIS A & BONNIE L
26034 STATE ROAD 52
LAND O LAKES, FL 34639-7186

D & D RANCH OF PASCO LLC
15438 N FLORIDA AVE SUITE 102
TAMPA, FL 33613

3KS FAMILY LLLP
PO BOX 16966
TAMPA, FL 33687

FL DEPT OF TRANSPORTATION
11201 MCKINLEY DR
TAMPA, FL 33612-6456

T J HANLON RANCH LLLP
2527 W SUNSET DR
TAMPA, FL 33629-5338

USPS TEMPLE TERRACE STA
MAR 26 2026
FL 33617



14 Greta N Pearson

Palmetto Ridge Zoning Public Notice
Certificate of Mailing
Data Source: Pasco County Property Appraiser. Downloaded 2026-03-16
From: Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610

UNITED STATES POSTAL SERVICE®

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TEMPLE TERRACE, FL
33617
MAR 26, 26
AMOUNT
$5.60
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ARDENT OAKS RANCH LLC
PO BOX 11
SAN ANTONIO, FL 33576

~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

DILLARD CATTLE COMPANY LLC
15995 BELLAMY BROTHERS BOULEVARD
DADE CITY, FL 32523

~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

GRAND BAR RANCH LLC
17231 BELLAMY BROTHERS BLVD
DADE CITY, FL 33523-6115

~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

PALMETTO RIDGE CATTLE CO LLC
PO BOX 658
FLORAL CITY, FL 34436

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~~FLORAL CITY, FL 34436~~

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~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

HOLLOWAY FAMILY TRUST
9638 EHREN CUTOFF
LAND O LAKES, FL 34639

~~T J HANLON RANCH LLLP~~
~~2527 W SUNSET DR~~
~~TAMPA, FL 33629-5338~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

MARTINEZ MANUEL R & WENDY M
28138 MILLER RD
DADE CITY, FL 33525-7777

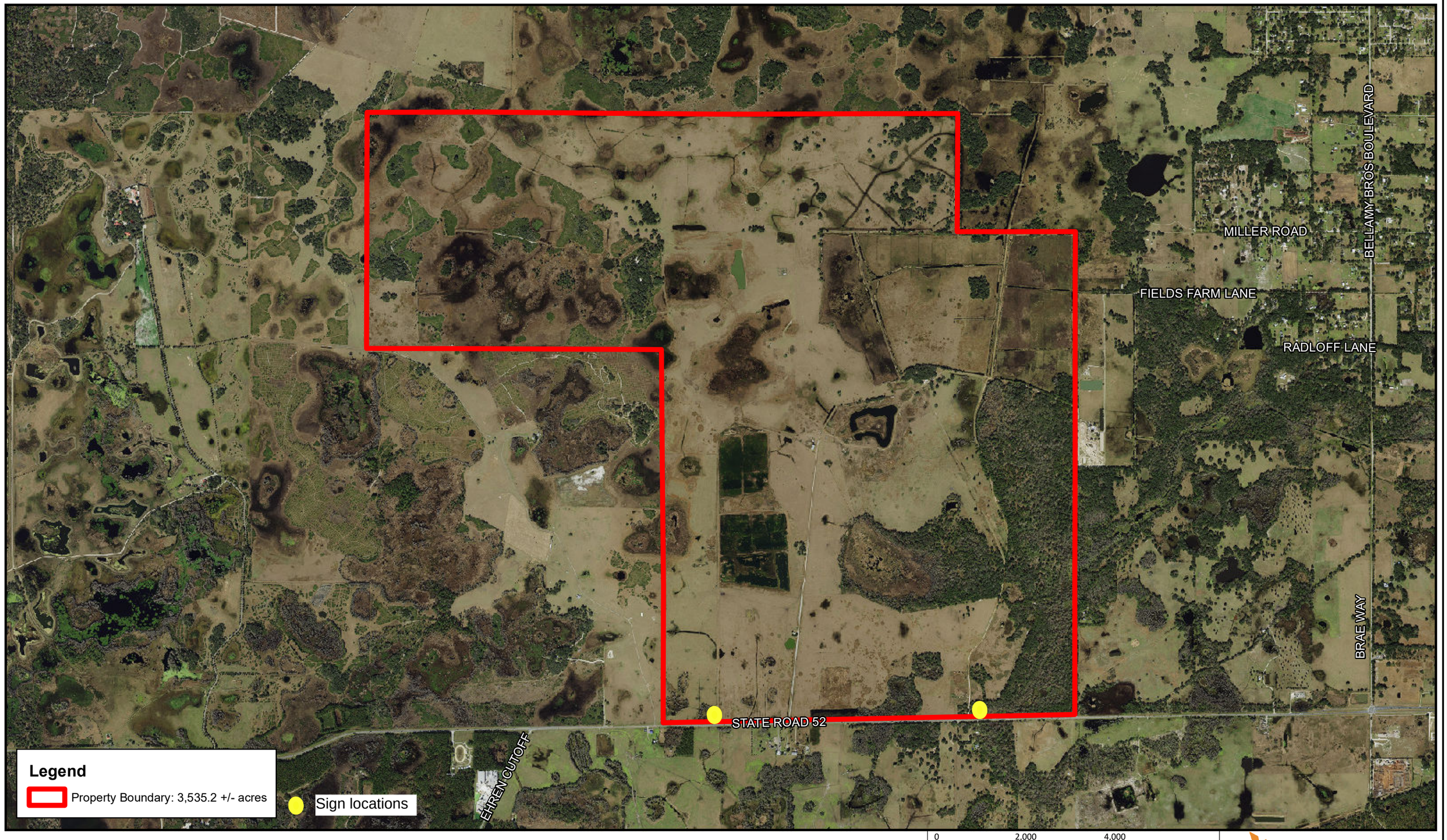
ERICKSON TOMAS A & GISELLE LORAINE
26733 FIELDS FARM LANE
DADE CITY, FL 33525

REYNOLDS NANCY M &
1505 ECKLES DR
TAMPA, FL 33612-5161

USPS TEMPLE TERRACE STA FL 33617 MAR 26 2026



8 Greta D. Peterson




# Palmetto Ridge

## Aerial

Pasco County

0 2,000 4,000 Feet

N

Source: Pasco County
Imagery: FDOT 2024
Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Date Saved: 11/8/2024 Map Document: G:\GIS_Projects\Pasco\Palmetto_Ridge\MXD\Rezoning_20240904\PR_Aerial_20240919.mxd -- WMcCaw

# Palmetto Ridge MPUD, signs posted 3/27/2026

Eastern signs

Western signs

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE25-0193 **DATE:** 5/7/2026

**SUBJECT:** Development Agreement (Consent) – Highland Homes, Clayton Properties Group Inc - To Design, Permit, and Construct a Portion of Hidden Creek Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

## RECOMMENDED COMMITTEE ACTION:

Find the proposed Development Agreement consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

## BACKGROUND:

### PROJECT OVERVIEW

On October 25, 2022, the Board of County Commissioners approved the Smith 80 MPUD (RZ-7589) Master Planned Unit Development for the maximum development of 160 single-family detached lots on approximately 80 acres within the Villages of Pasadena Hills.

Per Condition of Approval 16.e of the Smith 80 MPUD, the developer is required to submit a development agreement to design, permit, and construct Hidden Creek Boulevard as a two-lane road consistent with the 60AA Roadway within the Villages of Pasadena Hills Master Roadway Plan (VOPH MRP). Hidden Creek Boulevard is comprised of three segments, as contemplated in the Development Agreement: Segment A, Segment B, and Segment C.

Segment A is located within the Smith 80 MPUD and is already constructed to the 60AA Roadway typical cross-section. When Segment A of Hidden Creek Blvd. was planned, the road was not a VOPH MRP Collector. It became a VOPH MRP Collector in a 2022 Comprehensive Plan Amendment, CPAL 22(11), that was adopted at the same time as Smith 80 MPUD (PDD23-7589) was approved on October 25, 2022. Since Hidden Creek Blvd. became a VOPH MRP Collector, it is a Transportation Development Fee (TDF) creditable facility. This Development Agreement acknowledges the TDF credits.

Segment B is located within the Chapel Creek MPUD (RZ-7232), which was last approved on 5/12/17 for a total of 906 Single-Family detached dwelling units and is currently constructed.

Segment C is located within the Hidden Creek MPUD (RZ-7262), which was last approved on 3/23/23 for a maximum of 370 Single-Family detached dwelling units and is currently constructed.

Segment A has been constructed to the 60AA typical. Segments B and C currently have five (5) foot sidewalks on both sides of the right-of-way, and these will be widened to retrofit two (2) twelve (12) foot multi-use paths, one on each side of Segments B and C, to be consistent with the 60AA MRP Typical Section. Segments B and C have existing infrastructure and dwelling units constructed, meaning the Development Agreement is written to include provisions in the case that the twelve (12) foot paths are not feasible due to restrictions created by existing infrastructure.

The 60AA typical within the VOPH MRP includes:
•Two (2) 12' travel lanes
•Two (2) 2' curbs
•Two (2) 11' landscape areas
•Two (2) 12' multipurpose paths (one on each side of the road)

On 4/15/26, the Village of Pasadena Hills Planning and Policy Committee voted 4-0 to recommend approval of the proposed development agreement.

**FISCAL IMPACT/COST/REVENUE STATEMENT:**

**ATTACHMENT(S):**
1. PDE25-0193: Highland Homes Development Agreement
2. PDE25-0193: VOPH Master Roadway Plan: 60AA typical
3. PDE25-0193: Affidavit of Notice
4. PDE25-0193: Proof of Publication

# DEVELOPMENT AGREEMENT BETWEEN PASCO COUNTY AND CLAYTON PROPERTIES GROUP, INC. A TENNESSEE CORPORATION, D/B/A HIGHLAND HOMES FOR CERTAIN IMPROVEMENTS TO HIDDEN CREEK BOULEVARD PURSUANT TO THE SMITH 80 MPUD

**THIS DEVELOPMENT AGREEMENT (this "DEVELOPMENT AGREEMENT or "DA")** is made and entered into by and between PASCO County, a political subdivision of the State of Florida, by and through its Board of County Commissioners, hereinafter called "**County**", and Clayton Properties Group, Inc. a Tennessee corporation, d/b/a Highland Homes, hereinafter called "**Developer**".

**W I T N E S S E T H:**

**WHEREAS**, the County is authorized by the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (F.S.), to enter into a development agreement with any person having a legal or equitable interest in real property located within its jurisdiction; and

**WHEREAS**, on October 25, 2022, the County's Board of County Commissioners (the "**BCC**") adopted Resolution No. 23-08RZ, approving the Smith 80 Master Planned Unit Development with conditions for the development of 160 Residential Dwelling Units (the "**MPUD**") on a parcel of real property in Pasco County, Florida, legally described on **Exhibit "A"** attached hereto and incorporated herein by reference, hereinafter called the "**Project**"; and

**WHEREAS**, the MPUD and the Project are located in the Villages of Pasadena Hills, an area plan and overlay ("**VOPH**") that was created pursuant to Goal 6 of the Pasco County Comprehensive Plan (the "**Comprehensive Plan**") and Section 602 of the Pasco County Land Development Code (the "**LDC**"); and

**WHEREAS**, Goal 6 of the Comprehensive Plan and Section 602 of the LDC and the Pasadena Hills Financial Plan (which was adopted by the BCC originally on February 10, 2009, as amended) are collectively referred to hereinafter as the "**Enabling Documents**"; and

**WHEREAS**, the Enabling Documents create certain special mobility fees and surcharges per unit for residential development within VOPH collectively called a "VOPH Transportation Development Fee" (the "**TDF**" or "**TDFs**"); and

**WHEREAS**, the Enabling Documents also provide, provided certain terms and conditions are met, that the County will issue credits to be applied towards the payment of the TDFs, less the External Transportation Improvement Fee component of the TDFs (which is comprised of the External Transit Account, External SIS Mobility Fee Account and the External Roads Account), in the event that developer and certain other parties within VOPH (a) undertake the design, permitting and construction of certain identified roadways within VOPH, (b) provide for certain drainage/retention, floodplain compensation and wetland mitigation associated with such roadways, and acquire certain right-of-way associated therewith; and

**WHEREAS**, pursuant to the Enabling Documents, the MPUD requires that Developer design, permit and construct certain vehicular transportation and alternative transportation improvements to Hidden Creek Boulevard as hereinafter described and as generally depicted on **Exhibit "B"** (as hereinafter defined, collectively, the "**Roadway Improvements**") for TDF Credits (as hereinafter defined) in accordance with the Enabling Documents; and

**WHEREAS**, this DA further sets forth a specific list of Developer's obligations concerning (a) the design, permitting and construction of the Roadway Improvements (the "**Construction Obligations**"), (b) the provision of such drainage/retention, floodplain compensation and wetland mitigation associated with the portion of the Roadway Improvements lying within Onsite Segment A as depicted on **Exhibit "B"** ("**Onsite Segment A**", collectively, the "**Drainage and Mitigation Obligations**") and (c) the dedication and/or acquisition of right-of-way for the portion of the Roadway Improvements lying within Onsite Segment A which is to be conveyed to the Community Development District that will have ownership and maintenance of the portion of the Roadway Improvements lying within Onsite Segment A (the "**Right-of-Way Obligations**") (the Construction Obligations, Drainage and Mitigation Obligations and the Right-of-Way Obligations being hereinafter collectively referred to as the "**Developer Obligations**"); and

**WHEREAS**, Developer is willing to undertake the Developer Obligations on the conditions that it is awarded the TDF Credits (as hereinafter defined) pursuant to the terms and conditions hereof and the Enabling Documents; and

**WHEREAS**, the County and Developer desire to enter into this DA to provide for each of the same for the TDF Credits pursuant to the terms and conditions hereof; and

**WHEREAS**, the Board of County Commissioners, after public notice and hearing in accordance with applicable law, has approved this Development Agreement.

**NOW, THEREFORE**, in consideration of the mutual covenants and provisions herein contained and other good and valuable consideration, receipt, and sufficiency of which is hereby acknowledged, the County and Developer hereby agree as follows:

1. WHEREAS CLAUSES

The WHEREAS clauses set forth above are incorporated herein by reference and made a part of this DA.

2. PURPOSE

It is the purpose and intent of this DA to further set forth terms and conditions for Developer to design, permit and construct the Roadway Improvements and complete the other Developer Obligations as herein described, if Developer is awarded the TDF Credits pursuant to the terms and conditions hereof, and to set forth the parties respective obligations regarding same. All terms and conditions of this DA shall be interpreted in a manner consistent with, and in furtherance of, the purpose as set forth herein.

3. GENERAL REQUIREMENTS

a. Legal Description: The land subject to this DA is identified in **Exhibit "A"**. Developer is the holder of legal title to the real property described on **Exhibit "A"** and its mailing address is as set forth in the Notice section (Section 10.f) below. Pursuant to Section 163.3239, F.S., the burdens of this DA shall be binding upon and the benefits of the DA shall inure to Developer and its designated successors and assigns.

b. Duration and Effective Date: This DA shall be for the earlier of either the duration of twenty (20) years from the effective date of this DA or TDF credit depletion, whichever occurs first subject to any conditions precedent or termination provisions herein or termination by mutual agreement. The effective

date of this DA shall be the date this DA is recorded in the Public Records of Pasco County. The Developer shall cause this DA to be recorded upon the latter of its approval by the BCC and its full execution by the parties hereto, but in any event in a timely manner as required by Section 163.3239, Florida Statutes.

c. Development Uses of Land: The Project is currently zoned MPUD Master Planned Unit Development District pursuant to the MPUD.

d. Public Facilities: Adequate transportation facilities are available for the Project through existing facilities and other transportation facilities being provided by Developer, third parties or the County, as required by the Enabling Documents and the MPUD. Adequate potable water and wastewater services for the Project are or will be available through Pasco County Utilities ("**PCU**"). Adequate disposal services for the Project are available through existing licensed collectors and the County's Solid Waste Disposal and Resource Recovery System subject to applicable provisions of the Code of Ordinances and the Comprehensive Plan. All drainage improvements necessary to serve the Project will be provided by Developer in accordance with the terms and conditions of the MPUD Master Planned Unit Development and satisfaction of all applicable County, State, and Federal regulations.

e. Reservations or Dedications for Public Purpose: All reservations and dedications for public purposes (right[s]-of-way) shall be provided in accordance with the LDC, as amended by the MPUD and its Conditions of Approval.

f. Local Development Permits Needed: Prior to the construction of the Roadway Improvements, Developer shall obtain any necessary development approvals in accordance with the LDC. This provision does not exempt Developer from obtaining all other permits required by agencies with jurisdiction over the Project.

g. Findings: The County has found that the Project, as permitted and proposed, is consistent with the portions of the Comprehensive Plan applicable to the Project development approvals obtained as of the date of this DA, subject to the conditions of the MPUD and this DA.

h. Requirements Necessary for the Public Health, Safety, and Welfare: The conditions, terms, restrictions, and other requirements determined to be necessary by the County for the public health, safety, or welfare of its citizens have been identified and included within the MPUD and/or this DA. Developer shall be subject to the applicable MPUD conditions of approval and the other applicable provisions of the LDC, Code of Ordinances, and Comprehensive Plan necessary for the public health, safety, and welfare.

i. Compliance with Legal Requirements and Permitting: The failure of this DA to address a particular permit, condition, term, or restriction shall not relieve Developer of the necessity of complying with the laws governing the said permitting requirement, condition, term, or restriction.

j. Zoning and Comprehensive Plan Issues: The current Comprehensive Plan Future Land Use Map classification for the Project is RES-3 (Residential - 3 du/ga). The Project is consistent with the applicable provisions of the Enabling Documents and the other applicable Goals, Objectives, and Policies of the Comprehensive Plan. The zoning classification for the Project is MPUD Master Planned Unit Development.

4. FINANCE AND CONSTRUCTION OF ROADWAY IMPROVEMENTS

a. Creditable Roadway Improvements

(1) Developer shall design, permit and construct the Roadway Improvements for Hidden Creek Boulevard as set forth herein and depicted on **Exhibit "B**" and set forth below, which shall specifically include the following in accordance with the MPUD:

(a) For the Onsite Segment A (within the MPUD Boundary) as depicted on **Exhibit "B"** ("**Onsite Segment A**"), both the vehicular transportation and alternative transportation improvements (12' multiuse paths on each side of the subject segment) for Hidden Creek Boulevard as a two lane undivided roadway in accordance with Cross Section 60AA in the VOPH Master Roadway Plan (the "**MRP**").

(b) For the Offsite Segment B (from the southern MPUD Boundary to the north side of Sparrow Nest Way) as depicted on **Exhibit "B"** ("**Offsite Segment B**") complete both the vehicular transportation and alternative (12' multiuse paths on each side of

the subject segment) transportation improvements for Hidden Creek Boulevard as a two lane undivided roadway in accordance with Cross Section 60AA in the MRP. The vehicular transportation improvements for Offsite Segment B were previously constructed by Developer and Developer's costs in designing, permitting and constructing the same are TDF Credit-eligible expenditures. Developer, at its option, may elect to widen the existing sidewalks/paths to satisfy the transportation alternative transportation requirement for the 12' multiuse paths or Developer may construct new 12' multiuse paths, but in any event, Developer's expenses in designing, permitting and constructing the same shall be TDF Credit-eligible expenditures. The 12' multiuse paths for Offsite Segment B may be constructed within the existing right--of-way for Offsite Segment B and/or in the adjacent landscaping easement area, and may be meandered around any existing above- or under-ground landscaping or improvements as is necessary to avoid the destruction of existing landscaping or the relocation of improvements (including utilities). The parties acknowledge that there may be utilities, landscaping or other constraints which effectively prohibit or render the widening of one or more of the multiuse paths impractical. Developer shall provide to the County such information as is necessary for the County Administrator or designee to determine if building such paths remains practical, and in the event the County Administrator or designee determines such construction is impractical for one or both of the multiuse paths, the impractical path(s) shall be eliminated as a requirement hereunder and shall not be included within the Roadway Improvements or eligible for TDF Credits from the County.

(c) For the Hidden Creek Boulevard Segment C (from the south side of Sparrow Nest Way to the north side of Daisey Meadow Loop), as depicted on **Exhibit "B"** ("**Offsite Segment C**"), the alternative transportation improvements (12' multiuse paths on each side of the subject segment). Developer, at its option, may elect to widen the existing sidewalks/paths to satisfy the transportation alternative transportation requirement for 12' multiuse paths or Developer may construct new 12' multiuse paths, but in any event, Developer's

expenses in designing, permitting and constructing the same shall be TDF Credit-eligible expenditures. The 12' multiuse paths for Offsite Segment C may be constructed within the existing right--of-way for Offsite Segment C and/or in the adjacent landscaping easement area, and may be meandered around any existing above- or under-ground landscaping or improvements as is necessary to avoid the destruction of existing landscaping or the relocation of improvements (including utilities). The parties acknowledge that there may be utilities, landscaping or other constraints which effectively prohibit or render the widening of one or more of the multiuse paths impractical. Developer shall provide to the County such information as is necessary for the County Administrator or designee to determine if building such paths remains practical, and in the event the County Administrator or designee determines such construction is impractical for one or both of the multiuse paths, the impractical path(s) shall be eliminated as a requirement hereunder and shall not be included within the Roadway Improvements or eligible for TDF Credits from the County.

The Roadway Improvements shall include all applicable and necessary shoulders, sidewalks/multi-use paths, striping, stormwater-drainage facilities, floodplain mitigation, wetland mitigation and other roadway appurtenances, all as reasonably determined by the County and permitting agencies to be necessary during the design and permitting of the Roadway Improvements (collectively, the "**Roadway Appurtenances**"), together with any additional design, permitting construction items further detailed in Section 7(c) hereof. Construction of the Roadway Improvements shall be completed within ten (10) years of the effective date of this DA. For the purposes of this DA, completion of construction of the Roadway Improvements shall be defined as when the applicable improvement is accepted by the County for maintenance and open to the traveling public, and any required Defect Guarantee has been delivered to the County.

Developer shall receive reimbursements in the form of TDF Credits as set forth in Section No. 7 of this DA for the actual, reasonable, eligible amounts spent by Developer for the Roadway Improvements. TDF Credit-eligible expenditures must be segregated from site related expenditures within the invoicing/schedule of values provided the improvements are designed and/or constructed simultaneously. The procedures for such credits are set forth in Section 7. below.

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5. ROADWAY IMPROVEMENTS DESIGN, PERMITTING, AND RIGHT-OF-WAY ACQUISITION

a. Design, Permitting, Right-of-Way Dedication, and Construction Requirements: Developer shall design, permit and construct the Roadway Improvements in accordance with the terms of this DA. Additionally, Developer shall provide or dedicate the right-of-way for the portion of the Roadway Improvements lying within Onsite Segment A to the County . The parties acknowledge that the right-of-way for Offsite Segment B and Segment C has already been dedicated to the County. All design, permitting, and construction for the Roadway Improvements shall be in accordance with the standards promulgated by the County and shall include, but not be limited to, cross sections, drainage, and plan/profile sheets that are consistent with the applicable cross sections for the Roadway Improvements as set forth in the Enabling Documents. The final alignment and design of the Roadway Improvements shall be determined through the construction plans to be approved by the County hereunder and the same shall automatically supersede the depiction of the Roadway Improvements set forth on **Exhibit "B"** without any further approvals of the Pasco County Board of County Commissioners. Plan/profile sheets and cross section drawings shall indicate the location(s) of drainage inlets and roadway facilities. Except as otherwise provided in this DA, any Roadway Improvement-related wetland and floodplain impacts and compensation shall be included in the design and indicated on the plans.

b. Roadway Drainage Facilities: A community development district owns and maintains the drainage and associated pond system for Offsite Segment B and Offsite Segment C, and easements for such drainage have already been provided to the County for the same pursuant to the plats of the adjacent roadway segments. Drainage for Onsite Segment A will be owned and maintained by the Community Development District for Onsite Segment A. The County specifically approves such ownership and maintenance of the subject Community Development District, provided it is validly formed under F.S. 190 (a "**CDD**"), or other legal entity as may be approved by the County, to maintain these facilities for the County roadways. Nevertheless, Developer or CDD, as applicable, shall provide appropriate easements to the County so that the County has the ability to maintain the facilities in the event the applicable CDD defaults on its obligations to maintain the facilities. If the Roadway Improvements drainage facilities are commingled or combined with drainage facilities of the Project or any other facilities or developments along the route of the Roadway Improvements, all such drainage facilities shall remain owned by the subject CDD, which shall be responsible for the design, permitting, and construction of all such commingled or combined drainage facilities.

c. Wetland and Floodplain Mitigation: In the event that the permitted floodplain mitigation area(s) for the impacts associated strictly with the Roadway Improvements are permitted and constructed separately and distinctly from impacts associated with the Project or any other facilities or developments, the Community Development District for Onsite Phase A shall be required to accept ownership and maintenance responsibilities for the same subsequent to successful completion of the maintenance and monitoring period and acceptance by the governing agency(ies).

d. County Review and Approval of Design: Developer has or shall complete and submit one hundred (100) percent design plans for the Roadway Improvements to the County for review and approval. Developer has or shall submit the one hundred (100) percent design and right-of-way plans (to the extent applicable) for the Roadway Improvements to the County prior to commencement of any solicitation of bids for the Roadway Improvements. Any reviews and approvals by the County shall be completed by the County within the applicable timelines required by the County's Standard Review Timeframes pursuant to the

County's Development Manual if applicable to the Planning and Economic Growth Department or, if applicable to the Transportation Engineering Department, within such department's standard review timelines. All plans for the Roadway Improvements, once accepted and approved for construction by the County, shall become the property of the County.

e. Permitting Requirements: Developer and/or its contractor shall obtain any and all required permits for the work it is to perform from the County, and any and all applicable local and State regulatory agencies, including the Southwest Florida Water Management District.

f. County Cooperation: The County shall, upon Developer's request, cooperate with Developer in processing permit applications, and Developer agrees to use its best efforts to expeditiously secure all permits that are necessary for the design and construction of the Roadway Improvements.

g. County Review: Developer agrees and recognizes that the County shall not be held liable or responsible for any claims which may result from any actions or omissions of Developer or engineers/contractors selected by Developer, in which the County participated, either through review or concurrence of their actions. In reviewing, approving, and/or rejecting any submissions or acts of Developer or engineers/contractors selected by Developer, the County in no way assumes or shares any of the responsibility or liability of Developer or its consultants, contractors, or registered professionals (architects and/or engineers) under this DA. All work covered under this DA shall be performed in accordance with good engineering practice, and all established design criteria and procedures shall be followed. The County will review the submittals, although detailed checking will not necessarily be done. Developer or engineers/contractors selected by Developer remain solely responsible for the work and are not relieved of responsibility by review comments.

h. Utilities Relocation: Developer shall coordinate the relocation of any utilities infrastructure in conflict with the Roadway Improvements, including County utilities. Relocation of any utilities infrastructure which is in conflict with the Roadway Improvements, including County utilities, shall be completed and paid for by the owner of the utilities infrastructure to the extent required by Sections 337.403-337.404, F.S. County shall be ultimately responsible for ensuring that any County utilities are relocated in a timely manner at

the sole cost of the County Utilities Department. Prior to relocating any such utilities, Developer shall notify the County of the same and obtain confirmation from the County Administrator or designee as to whether the County wishes to proceed with such relocation or to make accommodations in the construction plans (which may be inconsistent with the typical VOPH cross-section) to avoid the relocation of such utilities. The County agrees, upon request of Developer, to cooperate with Developer in requiring the relocation of any such utilities infrastructure to the extent allowed by Sections 337.403-337.404, F.S., in a timely manner.. Once the utilities are installed, they will be transferred to PCU. Any revisions required to accommodate future vision roads will be the responsibility of the utility owner.

i. Right-of-Way Acquisition: Developer warrants and represents to the County that except for right-of-way being conveyed by Developer, no additional right-of-way is required to construct the Roadway Improvements or otherwise satisfy the Developer Obligations.

6. BIDDING AND CONSTRUCTION

a. Competitive Selection of Contractors: With respect to construction of the Roadway Improvements, Developer shall comply with either the County's Developer Pipeline Bid and Payment Process document in effect as of the effective date of this DA or other County-approved bid and payment processes; provided, however, Developer may satisfy the bidding procedures in the County's Developer Pipeline Project Provisions document by providing such documentation reasonably acceptable to the County demonstrating that, Developer solicited for bids and attempted to secure bids from at least three (3) qualified bidders and awarded a contract for the applicable portion, phase, or segment of the Roadway Improvements with costs consistent with other comparable projects located within Pasco County, as reasonably determined by the County. To that end, the Developer shall retain full control of any and all bids and determinations regarding bidder qualification and determination of the qualified lowest bidder. The Developer may elect in its reasonable discretion to award the bids of portions, phases, or segments of the Roadway Improvements to a qualified bidder that is not the lowest overall bidder; provided however, any TDF Credit amounts for construction of the Roadway Improvements that are the subject to such bid may be limited to quantities and amounts awarded in comparable

projects located in Pasco County, Florida, as reasonably determined by the County. The County acknowledges that (a) the Developer entered into a construction contract with and constructed portions of the Roadway Improvements prior to the execution of this DA (the "Construction Contract"). The County Administrator or designee shall review the Construction Contract (including the construction contract and values) to verify the contract values and design and permitting costs are reasonable for TDF Credits prior to issuing any TDF Credit; the costs incurred by Developer prior to the execution of this DA shall be creditable in accordance with this DA, but the County may limit the TDF Credits arising from the Construction Contract based on the quantities and amounts awarded in comparable projects located in Pasco County, Florida, as reasonably determined by the County, or based on the Creditable Expenditure limitations in Section 7.b. of this DA.

b. Roadway Improvements Construction: Developer shall proceed and complete the construction of the Roadway Improvements in accordance with the final alignment, design, specification, and construction plans as approved by the County, and other applicable Federal, State, and regional regulatory agencies.

c. Tender of Improvement Area: Upon the issuance of the Notice to Proceed by the Developer to its contractor the area covered by Notice to Proceed shall be deemed to be tendered to the Developer's contractor and such entity shall be in the custody and control of the project areas. The Developer's contractor shall be responsible for providing a safe work zone for the public.

d. County Observation: The County's personnel and authorized representatives reserve the right to inspect, observe, and materials test any and all work associated with the Roadway Improvements and shall at all times have access to the work being performed pursuant to this DA for the County's observation. However, should the County observe any deficiencies inconsistent with the plans or construction not in accordance with the specifications, the County shall notify Developer and its representative in writing, and Developer shall, at its cost, correct the deficiencies, as necessary. Nothing herein shall require the County to observe or inspect the work on the Roadway Improvements. Developer shall be solely responsible for ensuring that the Roadway Improvements are constructed in accordance with the plans, specifications, and required

standards of the County . Observations by the County that do not discover that construction is not in accordance with the approved plans, specifications, and required standards shall not be deemed a waiver of Developer's requirements herein.

e. Right-of-Way: Prior to the County's acceptance of the Roadway Improvements, Developer shall satisfy the Right-of-Way Obligations and cause the applicable floodplain mitigation, as necessary and appropriate, to be conveyed to a Community Development District charged with the operation and maintenance of Onsite Segment A. If applicable, an easement shall be required for drainage purposes into the stormwater system and pond(s) which holds the stormwater caused by the construction of the Roadway Improvements.

f. Construction Requirements: During the construction phases of the Roadway Improvements, Developer shall:

(1) Provide its own on-site inspection and observation by a professional engineer registered in the State of Florida for the purpose of observing and inspecting all construction to ensure it is built according to the plans and specifications (CEI). Such professional engineer shall be approved by the County.

(2) Obtain all necessary Right-of-Way Use Permits from the County.

(3) Be responsible for supervising and inspecting the construction of the Roadway Improvements and shall be responsible for ensuring the accuracy of all reference points, grade lines, right-of-way lines, and field measurements associated with such construction.

(4) Be responsible for full and complete performance of all construction activities required pursuant to this DA. Developer’s contractor shall be responsible for the care and protection of any materials provided or work performed for the Roadway Improvements until the improvements are completed and accepted by the County, which acceptance shall not be unreasonably withheld.

(5) Require testing by an independent laboratory, acceptable to the County in accordance with Pasco County Engineering Services Department's testing specifications for construction of

roads, stormwater drainage, and utilities as applicable. Any failed tests shall be reported to the County Engineer or designee immediately, and all test reports shall be provided on a quarterly basis to the County Engineer or designee.

(6) Provide a certification from a professional engineer registered in the State of Florida which shall certify that all designs, permits, and construction activities for the Roadway Improvements are in substantial conformance with the standards established by the County. Said certification shall conform to the standards in the industry and be in a form acceptable to the County.

(7) Provide to the County copies of all design drawings, as-built drawings, permits and post-construction permit close-outs/satisfactions received for the Roadway Improvements, as applicable, and such information shall become the property of the County upon submission. All plans submitted to the County shall include electronic files compatible with *AutoCADD*.

7. TRANSPORTATION DEVELOPMENT FEES, CREDITS AND REIMBURSEMENTS

a. The Project shall be assessed TDFs in accordance with the Enabling Documents and the County's adopted regulations, subject to the provisions of this DA.

b. Upon the effective date of this DA, County agrees to post, in a separate TDF account, the portion of the TDF from within the MPUD, less the External Improvement Fee portion of the TDFs, paid to the County from within the Project ("**Smith 80 TDF Paid Account**"); provided, however, that the County shall not be required to post in such separate account the TDFs received from within the MPUD once the County has received TDFs that exceed the estimated cost of the Creditable Expenditures (as hereinafter defined), as established by the approved bid provided by Developer for the construction of the Roadway Improvements.

The process for Developer to receive fee credits against the TDF (but which such credits shall not apply to the External Improvement Fee portion of the TDFs) ("**TDF Credits**") for the actual, reasonable amounts spent for the Roadway Improvements and the other fee creditable items as set forth herein and includes the following: actual, reasonable, and eligible amounts spent by Developer for the Roadway Improvements shall include design, permitting and construction costs (including, without limitation, the cost of mass grading, any

subsurface/soil stabilization work, bonding and insurance costs, testing and CEI expenses and services (shall be submitted on an hourly rate basis), and the Drainage and Mitigation Obligations (all such costs and expenses, the "**Creditable Expenditures**"). The Creditable Expenditures shall include any payments to vendors for construction costs of the Roadway Improvements that were made or otherwise incurred before the date this DA is fully executed, provided that such costs are otherwise substantiated by the County in accordance with the other terms and conditions of this DA. TDF Credit-eligible expenditures must be segregated from site related expenditures within the invoicing/schedule of values provided the improvements are designed and/or constructed simultaneously. Notwithstanding any other provision of this Agreement: (a) the Developer shall not be entitled to TDF Credits for the dedication of right-of-way. Unless otherwise approved by the County Administrator or designee, Creditable Expenditures shall not exceed the following:

(1) Bonding – 1.5% of total construction contract price

(2) Insurance - 1% of total construction contract price

(3) Testing - 3% of total construction contract price

(4) CEI – 12 % of total construction contract price

(5) Design & Permitting - 12% of total construction contract price

(6) Construction Management – 5% of total construction contract price

c. Upon completion of design of the Roadway Improvements, Developer shall be eligible to apply for and receive TDF Credits for Creditable Expenditures, but if Developer applies for such TDF Credits for such design and permitting costs prior to the determination of the construction contract price, the final TDF Credits shall be adjusted upon the completion of construction of the Roadway Improvements to ensure that the TDF Credits for the Design and Permitting do not exceed 12% of the total construction contract price as set forth above. Requests for TDF Credits may be submitted to the County at a frequency no greater than monthly and in accordance with the guidance outlined in the County's "Developer Pipeline Project Provisions" document, unless otherwise provided for herein. The County shall establish a credit in an account entitled the "**Smith 80 TDF Credit Account**" for all undisputed Creditable Expenditures within sixty (60) days of submittal. Any disputed

amounts not approved prior to the end of the sixty (60) day period will be carried over to the next submittal for credit or denial. Should any amount be denied for credit, Developer may appeal such decision in a manner consistent with the Enabling Documents or the County's adopted mobility fee regulations. All such requests and invoices shall be submitted to the County within ninety (90) days of final acceptance by the County as applicable, or for amounts under dispute, no later than ninety (90) days after the conclusion of the dispute, unless extended by the County Administrator or designee. The County agrees to place or list the Roadway Improvements in the CIP, CIE, Transportation Element or LRTP to the extent necessary to allow for the TDF Credits provided for herein.

d. Simultaneously with the first two requests for credit issuance, Developer may apply to exchange TDF Credits to be established in the Smith 80 TDF Credit Account for cash reimbursements from the Smith 80 TDF Paid Account. Thereafter, requests to exchange TDF Credits in the Smith 80 TDF Credit Account for cash reimbursements from the Smith 80 TDF Paid Account may be submitted to the County at a frequency of no greater than quarterly. All such exchange requests shall include documentation identifying the amount of the TDFs (excluding the External Improvement Fee portion of the TDFs) Developer believes have been collected by the County since Developer's last exchange request and identifying the corresponding lots, parcels and/or addresses. To the extent that funds exist in the Smith 80 TDF Paid Account, County shall make the cash reimbursement payment to Developer within sixty (60) days of submittal. The cash reimbursement payment to Developer shall be subject to all other requirements of the Prompt Payment Act. All cash reimbursements from the Smith 80 TDF Paid Account shall result in a corresponding decrease in the Smith 80 TDF Credit Account.

e. Developer may sell and assign TDF Credits against the TDF (excluding the External Improvement Fee portion of the TDFs) from the Smith 80 TDF Credit Account to end users anywhere within VOPH and execute credit letters to be presented to the County. Developer may also elect to register its TDF Credits for sale at par value with the VOPH Fee Credit Registry ("FCR"). End users may not use credits for the External Improvement Fee portion of the TDFs. Nothing set forth herein shall prevent Developer from using

or assigning its TDF Credits within the MPUD or elsewhere within VOPH without listing them with the FCR. Resolution 21-087 requires the FCR to process all credit transactions and related payments of VOPH development fees (Transportation Fees, Utility Surcharges, and DAR credits) when a party elects to use the FCR for the sale of TDF Credits. As credits are issued to VOPH developers/builders by the County, or as credit transaction(s)/ transfer(s) occur inside or outside the FCR for projects that are within the borders of VOPH, a copy of said transaction/transfer via letter must be sent to the FCR to prove and track transactions/transfers. Transfers/transactions and payments made to the FCR will be *registered* and disbursed to the appropriate accounts. However, if a transfer/transaction or payment is made independent of the FCR, the transfer/transaction or payment must be validated through the FCR to ensure proper accounting. This does not include the Transportation Fees associated with external roads and the Utility Base Fees. Any private party sales outside of the FCR must be registered and validated with the FCR Administrator, who will then issue a credit certificate validating the private party sale. The purchaser in a private party sale will receive a credit certificate from the FCR indicating the non-registered credits.

f. The County reserves the right to pay out annually, the cash value of any unused, accrued, TDF Credits to Developer and such cash value shall be removed from any credit balance.

8. PERFORMANCE , PAYMENT AND DEFECT GUARANTEES

a. Performance and Payment Guarantees: Prior to commencing construction of the alternative (12' multiuse paths) transportation improvements for Hidden Creek Boulevard for Segment B and Segment C as set forth herein, Developer shall post in favor of the County and provide the County, for its approval, performance and payment guarantee(s) for such improvements as are acceptable to the County to guarantee payment of the developer's obligations as required by law and to guarantee developer's performance of its contractual obligations. The County acknowledges that Developer has already posted the performance and payment guarantee(s) for the transportation and alternative transportation improvements within Segment A. The performance and payment guarantee(s) shall be with a bank, surety, or other financial institution acceptable to the County, which is authorized to do business in the State of Florida, and which has an "A" policyholders

rating and a financial rating of at least Class VII in accordance with the most current Best's Key Rating Guide. The performance and payment guarantee(s) shall be in the amount of 125% of the Construction Contract amount, be in a form acceptable to the County Attorney's Office, and comply with section 255.05, Florida Statutes. Within sixty (60) days of final acceptance of the Roadway Improvements by the County, the County Administrator or designee shall issue a memorandum to release the performance guarantee and accept the defect guarantee required below.

b. Defect Guarantees: Upon completion of the portion of the portion of the Roadway Improvements lying within Segment B and Segment C (the 12' alternative transportation paths) and final acceptance of the same by the County, and upon completion of the portion of the portion of the Roadway Improvements lying within Segment A and final acceptance of the same by the County, Developer shall guarantee to the County that all equipment furnished and work performed for the Roadway Improvements is free of defects in workmanship or materials for a period of three (3) years from their respective acceptance dates, and, that if any part of the construction should fail within this period, it shall be repaired, replaced, and/or restored to satisfactory condition and/or operation at no cost to the County. The performance guarantee(s) for the Roadway Improvements may cover this guarantee, if it remains in place for a period of three (3) years for the respective acceptance dates in an amount equal to fifteen percent 15% of the applicable construction contract amount or Developer may post a separate defect guarantee(s) acceptable to the County. Developer is required to advise the County of the warranty option it has selected prior to the parties' final acceptance of the subject Roadway Improvements. Developer shall be responsible for requesting, in writing, a final inspection from the County's Engineering Inspections Division not before ninety (90) days prior to the termination of the three (3) year defect guarantee period. Upon receipt of the request for final inspection, the Engineering Inspections Division shall notify Developer within ten (10) days of such request, providing a list of defects in workmanship or materials to be remedied by Developer before the expiration of the three (3) year defect guarantee period. Within sixty (60) days of the remedy of any defects in materials or workmanship, or in the case of no defects, but in any

case no sooner than the expiration of the three (3) year defect guarantee period, the County Administrator or designee shall issue a memorandum to release the defect guarantee.

9. INDEMNIFICATION AND INSURANCE

a. Indemnification: Developer shall indemnify and hold harmless the County and its employees and agents from and against all liabilities, claims, suits, demands, damages, losses, and expenses, including, but not limited to, attorneys' fees arising out of or resulting from the performance of the Roadway Improvements, provided that any such liability, claim, suit, demand, damage, loss or any expense: (a) is attributable to bodily injury, sickness, disease or death, or injury to or destruction of tangible property (other than the Roadway Improvements itself), including the loss of use resulting therefrom; and (b) is caused in whole or in part by an act or omission of Developer or anyone directly or indirectly employed by Developer, or anyone for whose acts any of them may be liable.

Developer shall indemnify and hold harmless the County and anyone directly or indirectly employed by the County from and against all claims, suits, demands, damages, losses, and expenses including, but not limited to, attorney's fees, arising out of any infringement of patent rights, copyrights, trademarks, trade dress, or other intellectual property rights held by others in connection with the performance of the Roadway Improvements, and shall defend all such claims in connection with any alleged infringement of such rights.

b. Insurance - Developer's contractor(s):

Prior to the execution of the construction agreement for the Roadway Improvements between Developer and its contractor, the contractor shall provide Developer a certificate of insurance and a true and exact copy of all insurance policies, including additional insured endorsements. Said insurance coverage, and contracts for insurance other than Worker's Compensation and Employer's Liability Policy, shall name the following as additional insureds:

Developer

Highland Homes
3020 S. Florida Ave Ste. 101

Lakeland, FL 33803
With a copy to:

Clarke G. Hobby, Esq.
Hobby & Hobby, P.A.
109 N. Brush St., Suite 250
Tampa, FL 33602

County
Pasco County, Florida
Pasco County Government Center
Attn: County Administrator
8731 Citizens Drive, Suite 310
New Port Richey, FL 34654
Fax: (727) 847-8084

**General Conditions For All Required Policies:**

All insurance shall be provided by responsible companies authorized to transact business in the State of Florida which have an "A" policyholder's rating and a financial rating of at least Class VIII in accordance with the most current Best's Key Rating Guide.

Developer's contractor(s) will provide evidence of insurance coverage as follows:

To Developer:

One (1) true and exact copies of all required insurance policies, including additional insured endorsements, and

One (1) original, executed Certificate of Insurance on the form provided by the County.

To the County:

One (1) true and exact copies of all required insurance policies, including additional insured endorsements, and

Four (4) original, executed Certificate of Insurance on the accord form provided by the County

The Certificate should set forth the original signatures of the authorized representative of the insurance company(ies) identified. The Certificate should also reference the Agreement between Developer and its contractor for the Roadway Improvements.

All polices shall require the insurer to deliver to Developer and the County thirty (30) days written notice prior to any cancellation, intent not to renew or reduction in coverage and ten (10) days written notice of any nonpayment of premium. Such notice shall be delivered by U.S. Mail to the above addresses.

The insurance required herein shall be primary to any insurance or self-insurance program of Developer or the County which is applicable to the work provided.

The County shall have the right to review and approve the provided insurance coverage prior to the execution of the construction agreement or issuance of the Notice to Proceed, whichever is earlier.

Insurance Certificates and Policies provided by Developer’s contractor will provide evidence of insurance coverage in amounts as follows:

The insurance carrier is required to waive its rights of subrogation against Developer and the County as well as their agents and employees.

| | |
|---|---|
| Employer's Liability: | $1,000,000 per accident |
| Commercial General Liability: | $2,000,000 general aggregate |
| Product & Complete Operations: | $2,000,000 general aggregate |
| Bodily Injury (including death): | $1,000,000 per person |

| | |
|---|---|
| | $2,000,000 per occurrence |
| Personal Injury & Advertising Injury: | $500,000 per occurrence |
| Property Damage: | $1,000,000 per occurrence |
| Fire Damage: | $500,000 per any (1) fire |
| Hired & Non-Owned Autos | |
| or Automobile - Owned Bodily | |
| /Personal Injury Property Damage: | $1,000,000 combined single limit |
| Excess/Umbrella Liability: | $3,000,000 per occurrence |
| | $3,000,000 general aggregate |

c. Insurance - Developer's Engineer

Prior to the execution of the agreement for the Roadway Improvements between Developer and its engineer, the engineer shall provide Developer and County evidence of insurance coverage as follows:

| | |
|---|---|
| Professional Errors and | $1,000,000 per occurrence |
| Omissions Liability: | |

Occurrence from professional liability insurance is preferred, however, in the event the engineer is only able to secure claims made professional liability insurance, the engineer shall be obligated in the agreement between Developer and the engineer to maintain insurance in effect with no less limits of liability nor any more restrictive terms and/or conditions for a period of five (5) years from the date of said agreement.

10. GENERAL PROVISIONS

a. Independent Capacity: Developer and any consultants, contractors, or agents are and shall be, in the performance of all work, services, and activities under this DA, independent contractors and not employees, agents, or servants of the County or joint ventures with the County. Developer does not have the power or authority to bind the County in any promise, agreement, or representation other than specifically provided for in this DA. The County shall not be liable to any person, firm, or corporation who contracts with or

provides goods or services to Developer in connection with the Roadway Improvements or for debts or claims accruing to such parties against Developer. There is no contractual relationship expressed or implied between the County and any other person, firm, or corporation supplying any work, labor, services, goods, or materials to Developer as a result of the Roadway Improvements.

b. Termination: The County may terminate this DA upon Developer's failure to comply with the terms and conditions of this DA. The County shall provide Developer with a written Notice of Termination, stating the County's intent to terminate and describing those terms and conditions with which Developer has failed to comply. If Developer has not remedied the failure or initiated good faith efforts to remedy the failure within ninety (90) days after receiving the Notice of Termination, or thereafter is not proceeding with due diligence to remedy the failure, the County may terminate this DA immediately without further notice, and Developer shall not thereafter be entitled to any impact fee credits, reimbursement, or compensation as provided herein. This paragraph is not intended to replace any other legal or equitable remedies available to County under Florida law, but it is in addition thereto. This DA shall automatically terminate upon the full and timely application of all TDF Credits and/or payment of all funds in the Smith 80 TDF Paid Account (if the combination of the same is equal to the TDF Credits having been awarded to Developer pursuant to this DA) to Developer or its designees in accordance herewith, and thereafter, the County agrees to promptly process a formal termination of this DA and to cause the same to be recorded in the Public Records of Pasco County, Florida.

c. Contracts: All construction contracts entered into by Developer for the Roadway Improvements shall be made in accordance with all applicable laws, rules, and regulations; shall be specified by written contract or agreement; and shall be subject to each paragraph set forth in this DA. Developer shall monitor all contracts on a regular basis to ensure contract compliance. Results of monitoring efforts shall be summarized in written reports submitted to the County and supported with documented evidence of follow-up actions taken to correct areas of noncompliance. Developer shall cause the applicable portions of this DA to be included and made a part of any contract for the Roadway Improvements.

d. Law Compliance: Developer and the County will comply with all applicable Federal, State, and local laws, rules, regulations, and guidelines related to performance under this DA. In particular, Developer verifies and affirms that it is in compliance with the 8 USC, Section 1324, prohibiting the employment either directly or by contract, subcontract, or exchange of unauthorized aliens in the United States. The County will consider the employment of unauthorized aliens by Developer or by any contractor or vendor of Developer during the term of the DA a violation of the Immigration and Nationality Act. Such violation shall be cause for unilateral cancellation of this DA by the County.

e. Certification: Developer shall provide certification to the County, under the seal and signature of a registered, professional engineer that the Roadway Improvements have been constructed in accordance with the standards promulgated by the County; the contract documents; and this DA.

f. Notice: Whenever one (1) party gives notice to the other party concerning any of the provisions of this DA, including notice of termination, such notice shall be given by certified mail, return-receipt requested. The said notice shall be deemed given when it is deposited in the U.S. Mail with sufficient postage prepaid (notwithstanding that the return-receipt is not subsequently received). Notices shall be addressed as follows: Clayton Properties Group, Inc. a Tennessee corporation, d/b/a Highland Homes, 3020 S. Florida Ave Ste. 101, Lakeland, FL 33803, with a copy to Clarke G. Hobby, Esq., 109 N. Brush St., Suite 250, Tampa, FL 33602, Pasco County Transportation Engineering Department, 5418 Sunset Boulevard, New Port Richey, FL 34668, with a copy to Pasco County, c/o Assistant County Administrator (Development Services), West Pasco Government Center, 8731 Citizens Drive, Suite 320, New Port Richey, FL 34654, and a copy to David A. Goldstein, Chief Assistant County Attorney, West Pasco Government Center, 8731 Citizens Drive, Suite 340, New Port Richey, FL 34654. These addresses may be changed by giving notice as provided for in this paragraph.

g. Entire Agreement: This DA embodies and constitutes the entire understanding and agreement between the parties with respect to the transactions contemplated herein, and this DA supersedes all prior and contemporaneous agreements, understandings, representations, communications, and

statements, either oral or written; provided, however, that nothing shall relieve Developer of any development approval requirements or conditions previously imposed or authorized to be imposed under the County's LDC or Comprehensive Plan for future permits required by Developer. All exhibits attached hereto are incorporated herein by reference.

h. Modification and Amendment: Neither this DA, nor any portion hereof, may be waived, modified, amended, discharged, nor terminated, except as authorized by law pursuant to an instrument in writing, signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought and then only to the extent set forth in such instrument.

i. Waiver: The failure of any party to this DA to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this DA shall not be construed as a waiver of the violation or breach or of any future violation, breach, or wrongful conduct.

j. Contract Execution: This DA may be executed in several counterparts, each constituting a duplicate original, but all such counterparts shall constitute one (1) and the same agreement.

k. Gender: Whenever the contract hereof shall so require, the singular shall include the plural, the male gender shall include the female gender and the neuter and vice versa.

l. Headings: All article and descriptive headings of paragraphs in this DA are inserted for convenience only and shall not affect the construction or interpretation hereof.

m. Severability: Each provision of this DA and the related MPUD conditions of approval are material to the Board of County Commissioners approval of this DA. Accordingly, the provisions are not severable. In the event any section, sentence, clause, or provision of this DA or the related MPUD conditions of approval are declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this DA and the related MPUD conditions of approval shall be suspended until such time the Board of County Commissioners modifies the DA or the related MPUD conditions of approval to address the illegal or invalid provision; provided however, such determination shall not affect the validity of entitlements that have received preliminary plan, preliminary site plan, plat, construction plan, Building Permit, or CO approval as of the

date the determination is made. Developer-requested amendments to this DA and the related MPUD conditions of approval shall not be considered challenges to this DA or the related MPUD conditions of approval and decisions by the Board of County Commissioners regarding any Developer-requested amendments, or the like, shall not have the effect of suspending this DA or the related MPUD conditions of approval under any circumstances. Notwithstanding the foregoing, if a third party challenges any section, subsection, sentence, clause, or provision of the DA or the related MPUD conditions of approval and the challenged portion of the DA or the related MPUD conditions of approval are subsequently declared illegal or invalid, this DA or the related MPUD conditions of approval 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, Developer shall cooperate with the County to amend this DA or the MPUD conditions of approval to address the portion which has been declared invalid or illegal.

n. Construction: The parties hereby agree that each has played an equal part in the negotiation and drafting of this DA and, in the event any ambiguity should be realized in the construction or interpretation of this DA, the result of such ambiguity shall be equally assumed and realized by each of the parties to this DA.

o. Cancellation: This DA may be canceled by mutual consent of the parties to the DA.

p. Third Party Beneficiaries: Nothing in this DA shall be construed to benefit any person or entity not a party to this DA.

q. Strict Compliance with Laws: Developer agrees that acts to be performed by it in connection with this DA shall be performed in strict conformity with all applicable Federal, State, and local laws, rules, regulations, standards, and guidelines

r. Nondiscrimination: Developer will not discriminate against any employee employed in the performance of this DA or against any applicant for employment because of race, creed, color,

handicap, national origin, or sex. Developer shall insert a similar provision in all contracts for the Roadway Improvements.

s. Signatories Authority: By the execution hereof, the parties covenant that the provisions of this DA have been duly approved and signatories hereto are duly authorized to execute this DA.

t. Right-of-Way Use Permit: Developer shall obtain Right-of-Way Use Permit(s) from the County if and as required by applicable law.

u. Controlling Law: This DA shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this DA shall be in Pasco County, Florida.

v. Successors and Assigns: The terms of this DA shall run with the land and be binding upon Developer and owners and their successors and assigns. Developer and owners may assign this DA and all its rights and obligations hereunder to any person, firm, corporation, or other entity, with the consent of the parties to this DA, which consent should not be unreasonably withheld or delayed, and any such assignee shall be entitled to all the rights and powers of such participation hereunder. Upon any such assignment, such assignee shall succeed to all the rights and obligations of the assignor hereto, and shall, for purposes of specific rights and/or obligations assigned, or otherwise, all purposes hereof, be substituted for such participant. Notwithstanding any other provision of this DA, the County acknowledges and agrees that while Developer shall be primarily responsible for its obligations hereunder, such obligations may be satisfied, in whole or in part, by the performance of the Affiliates (as hereinafter defined) of Developer, its designated successors and assigns or their Affiliates, or any CDD (individually, a “Designated Entity” or collectively, the “Designated Entities”). For purposes of this DA, “Affiliates” shall mean any individuals or entities that directly or indirectly, through one or more intermediaries, controls, are controlled by or are under common control with Developer, its principals or the designated successors or assigns of Developer. The County shall recognize Designated Entities’ payment or performance of any obligations required in this DA or any agreement related to this DA, as payment or performance by Developer. Notwithstanding any other provision of this DA, to the extent the design,

permitting and construction of Roadway Improvements are undertaken or paid for by a Designated Entity other than the Developer (such as a CDD), such Designated Entity shall be entitled to the TDF Credits.

w. Force Majeure: In the event Developer's or County's performance of this DA is prevented or interrupted by consequent act of God, or of the public enemy, or national emergency, or a governmental restriction upon the use or availability of labor or materials, or civil insurrection, riot, racial or civil rights disorders or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, sinkholes, earthquake, or other casualty, disaster, or catastrophe, or judgment, or a restraining order or injunction of any court, Developer or County shall not be liable for such nonperformance, and the time of performance shall be extended for the number of days that the force majeure event prevents or interrupts Developer's or County's performance of this DA as reasonably determined by the other party. This paragraph shall not apply to force majeure events caused by Developer or under Developer's control, or caused by the County or under the County's control, as applicable. In the event that performance by Developer or County of the commitments set forth in this DA shall be interrupted or delayed in connection with acquisition of necessary governmental permits or approvals for the construction of the Roadway Improvements and which interruption or delay is caused through no fault of the party with a delayed performance, then the party with a delayed performance shall submit documentation to the other party regarding such event for review and concurrence. If such documentation shows that such event(s) have taken place, then the party with a delayed performance shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof, provided, however, in no event shall any such extension exceed three (3) months. Any requested extensions beyond such three (3) month period may only be accomplished by an amendment to this DA.

x. Public Records. Developer, its agents, and all contractors performing work under this Agreement, as applicable, shall comply with the requirements of Florida's Public Records Act, Chapter 119, Florida Statutes. To the extent required by Section 119.0701, Florida Statutes, each such party shall (a) keep

and maintain those public records required by the County hereunder to perform the services under this Agreement; (b) upon request from the County's custodian of public records provide the County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for under Florida's Public Records law; (c) ensure that the public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the applicable party does not transfer the records to the County; and (d) upon completion of the Agreement, transfer, at no cost to the County, all public records in possession of such party. Upon transfer, the party shall destroy any duplicate public records that are exempt or confidential and exempt from public records requirements. All records stored electronically must be provided to the County in a format that is compatible with the information technology systems of the County. All documentation produced as part of this Agreement will become the property of the County. This paragraph shall survive the expiration or termination of this Agreement.

IF ANY APPLICABLE PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PARTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT TELEPHONE NUMBER (727) 815-7092, E-MAIL ADDRESS planningandeconomicgrowthdepartment@pascocountyfl.net, WEST PASCO GOVERNMENT CENTER, 8731 CITIZENS DRIVE, SUITE 135, NEW PORT RICHEY, FLORIDA 34654. Under Florida law, a company who fails to provide the public records to the County within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes, and such non-compliance will constitute a breach of the Agreement and may serve as grounds for termination of this Agreement. Such records shall be and remain available at the applicable party's place of business at all reasonable times during the term of this Agreement and for five (5) years after Agreement termination.

**IN WITNESS WHEREOF**, the parties hereto have by their duly authorized representatives executed this DA on the dates set forth below.

**THE COUNTY**:

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

_____
NIKKI ALVAREZ-SOWLES, ESQ., CLERK
AND COMPTROLLER

_____
JACK MARIANO, Chairman

Date: _____

[EXECUTION PAGES OF DEVELOPER TO FOLLOW]

WITNESSES:

**DEVELOPER**:

Clayton Properties Group, Inc. a Tennessee corporation, d/b/a Highland Homes

_____
Print Name:_____

By: _____
Name:_____
Title:_____

_____
Print Name:_____

Dated:_____, 202___

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of 202___, by _____, as _____ of Clayton Properties Group, Inc. a Tennessee corporation, d/b/a Highland Homes, who is personally known to me or who has produced _____ (type of identification) as identification.

Personally Known ☐ OR Produced Identification ☐
Type of Identification Produced:

_____
(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)
My Commission expires:

Affix Notary SEAL

## EXHIBITS

**Exhibit "A"** - Legal Description

**Exhibit "B"** - Depiction of Roadway Improvements

**EXHIBIT “A”**

See attached legal description

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

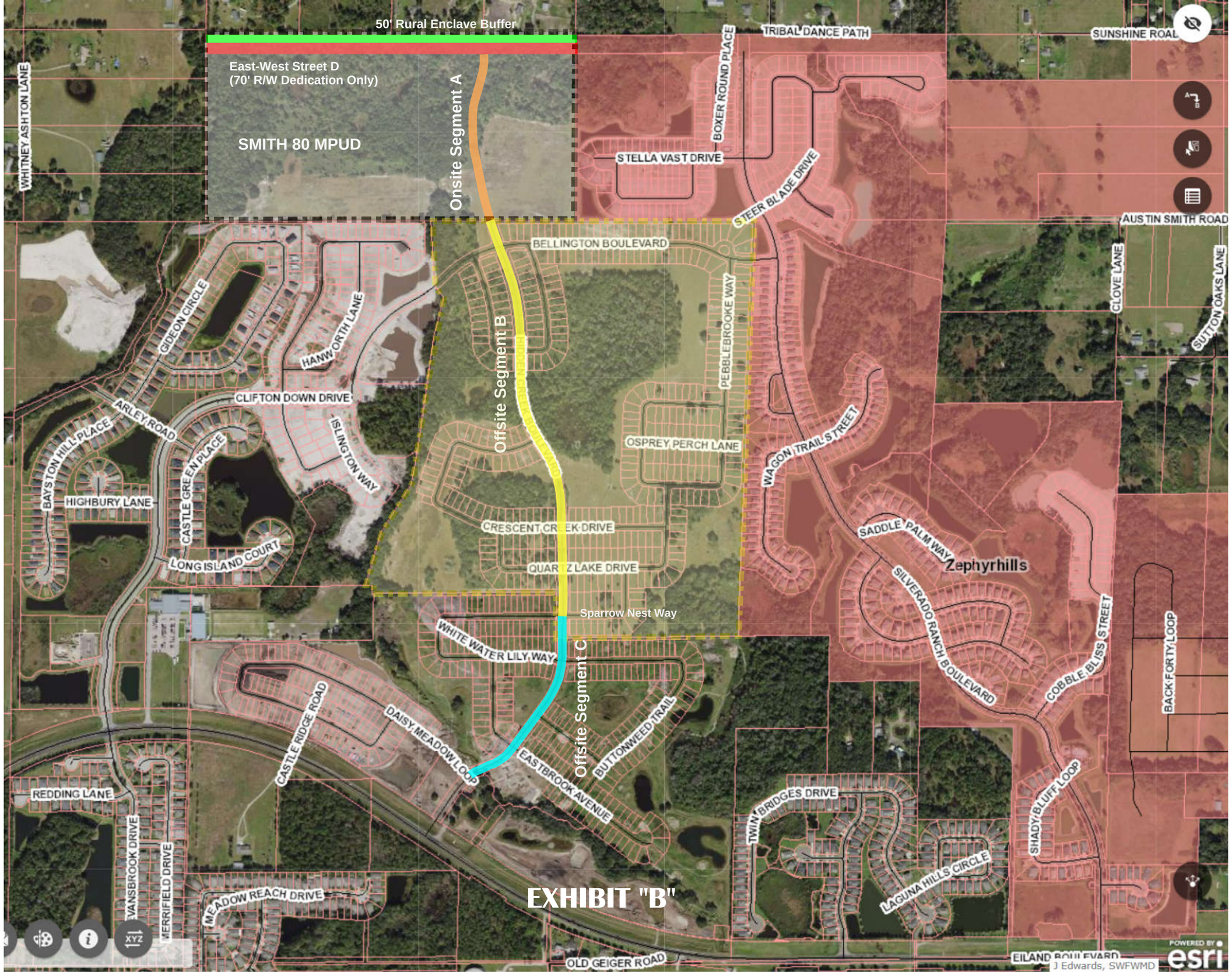
The land referred to herein below is situated in the County of Pasco, State of Florida, and described as follows:

Tracts 101 through 108, inclusive; Tracts 117 through 124, inclusive, Zephyrhills Colony Company Lands, in Section 32, Township 25 South, Range 21 East, Pasco County, Florida, as per plat thereof recorded in Plat Book 1, page 55, Public Records of Pasco County, Florida.

Together with perpetual, non-exclusive easements granted by that Amended and Restated Access, Water, Sanitary Sewer and Utility Easement recorded in Book 6883, Page 360, of the public records of Pasco County, Florida.

**EXHIBIT "B"**

See attached depiction of Roadway Improvements


50' Rural Enclave Buffer
East-West Street D
(70' R/W Dedication Only)
SMITH 80 MPUD
Onsite Segment A
WHITNEY ASHTON LANE
TRIBAL DANCE PATH
SUNSHINE ROAD
BOXER ROUND PLACE
STELLA VAST DRIVE
STEER BLADE DRIVE
AUSTIN SMITH ROAD
BELLINGTON BOULEVARD
CLOVE LANE
SUTTON OAKS LANE
PEBBLEBROOKE WAY
GIDEON CIRCLE
HANWORTH LANE
CLIFTON DOWN DRIVE
ARLEY ROAD
ISLINGTON WAY
Offsite Segment B
HIGHBURY LANE
OSPREY PERCH LANE
WAGON TRAIL STREET
CRESCENT CREEK DRIVE
QUARTZ LAKE DRIVE
SADDLE PALM WAY
Zephyrhills
SILVERADO RANCH BOULEVARD
COBBLE BLISS STREET
BACK FORTY LOOP
Sparrow Nest Way
WHITE WATER LILY WAY
Offsite Segment C
CASTLE RIDGE ROAD
DAISY MEADOW LOOP
BUTTONWEED TRAIL
EASTBROOK AVENUE
REDDING LANE
TWIN BRIDGES DRIVE
SHADY BLUFF LOOP
LAGUNA HILLS CIRCLE
MEADOW REACH DRIVE
LONG ISLAND COURT
OLD GEIGER ROAD
EILAND BOULEVARD
EXHIBIT "B"
POWERED BY esri
J Edwards, SWFWMD

# 60’ ROW 2 LANE UNDIVIDED W/ MULTIPURPOSE PATHS

| Item No. | Description | Unit | Estimated Quantity | Unit Price | Roadway Amount | Multipurpose Lane Amount | Total Amount |
|---|---|---|---|---|---|---|---|
| 1. | Mobilization / General Conditions (10%) | LS | 1 | $55,641.22 | $ 55,641.22 | $ 14,600.00 | $ 70,241.22 |
| 2. | Staked Silt Fence | LF | 2000 | $2.00 | $ 4,000.00 | $ - | $ 4,000.00 |
| 3. | Clearing & Grubbing | AC | 2.3 | $2,500.00 | $ 5,750.00 | $ - | $ 5,750.00 |
| 4. | Earthwork | CY | 14815 | $6.00 | $ 88,890.00 | $ - | $ 88,890.00 |
| 5. | Grass and Mulch | SY | 5334 | $1.50 | $ 8,001.00 | $ - | $ 8,001.00 |
| 6. | Solid Sod | SY | 1334 | $3.25 | $ 4,335.50 | $ - | $ 4,335.50 |
| 7. | 1½" Type FC 12.5 Friction Course | SY | 2667 | $12.85 | $ 34,270.95 | $ - | $ 34,270.95 |
| 8. | 2" Type SP 12.5 Surface Course | SY | 2667 | $12.50 | $ 33,337.50 | $ - | $ 33,337.50 |
| 9. | 8" Crushed Concrete Base Course | SY | 2667 | $19.00 | $ 50,673.00 | $ - | $ 50,673.00 |
| 10. | 12" Stabilized Subgrade | SY | 2667 | $6.00 | $ 16,002.00 | $ - | $ 16,002.00 |
| 11. | 12" Stabilization Under Curb | SY | 667 | $6.75 | $ 4,502.25 | $ - | $ 4,502.25 |
| 12. | Type F Concrete Curb & Gutter | LF | 2000 | $18.50 | $ 37,000.00 | $ - | $ 37,000.00 |
| 13. | 12' Concrete Sidewalk (6" Thick) | SF | 24000 | $6.00 | $ - | $ 144,000.00 | $ 144,000.00 |
| 14. | Signage and Striping | LS | 1 | $13,000.00 | $ 11,000.00 | $ 2,000.00 | $ 13,000.00 |
| 15. | 8" Coarse Aggregate Underdrain | LF | 2000 | $40.00 | $ 80,000.00 | $ - | $ 80,000.00 |
| 16. | Underdrain Cleanout | EA | 14 | $225.00 | $ 3,150.00 | $ - | $ 3,150.00 |
| 17. | Type 6 Curb Inlet | EA | 6 | $4,500.00 | $ 27,000.00 | $ - | $ 27,000.00 |
| 18. | Type J Manhole | EA | 3 | $4,000.00 | $ 12,000.00 | $ - | $ 12,000.00 |
| 19. | Control Structure | EA | 1 | $6,500.00 | $ 6,500.00 | $ - | $ 6,500.00 |
| 20. | 18" RCP | LF | 100 | $40.00 | $ 4,000.00 | $ - | $ 4,000.00 |
| 21. | 36" RCP | LF | 1300 | $90.00 | $ 117,000.00 | $ - | $ 117,000.00 |
| 22. | 36" RCP MES | EA | 3 | $3,000.00 | $ 9,000.00 | $ - | $ 9,000.00 |
| | | | | TOTAL | $ 612,053.42 | $ 160,600.00 | **$ 772,653.42** |

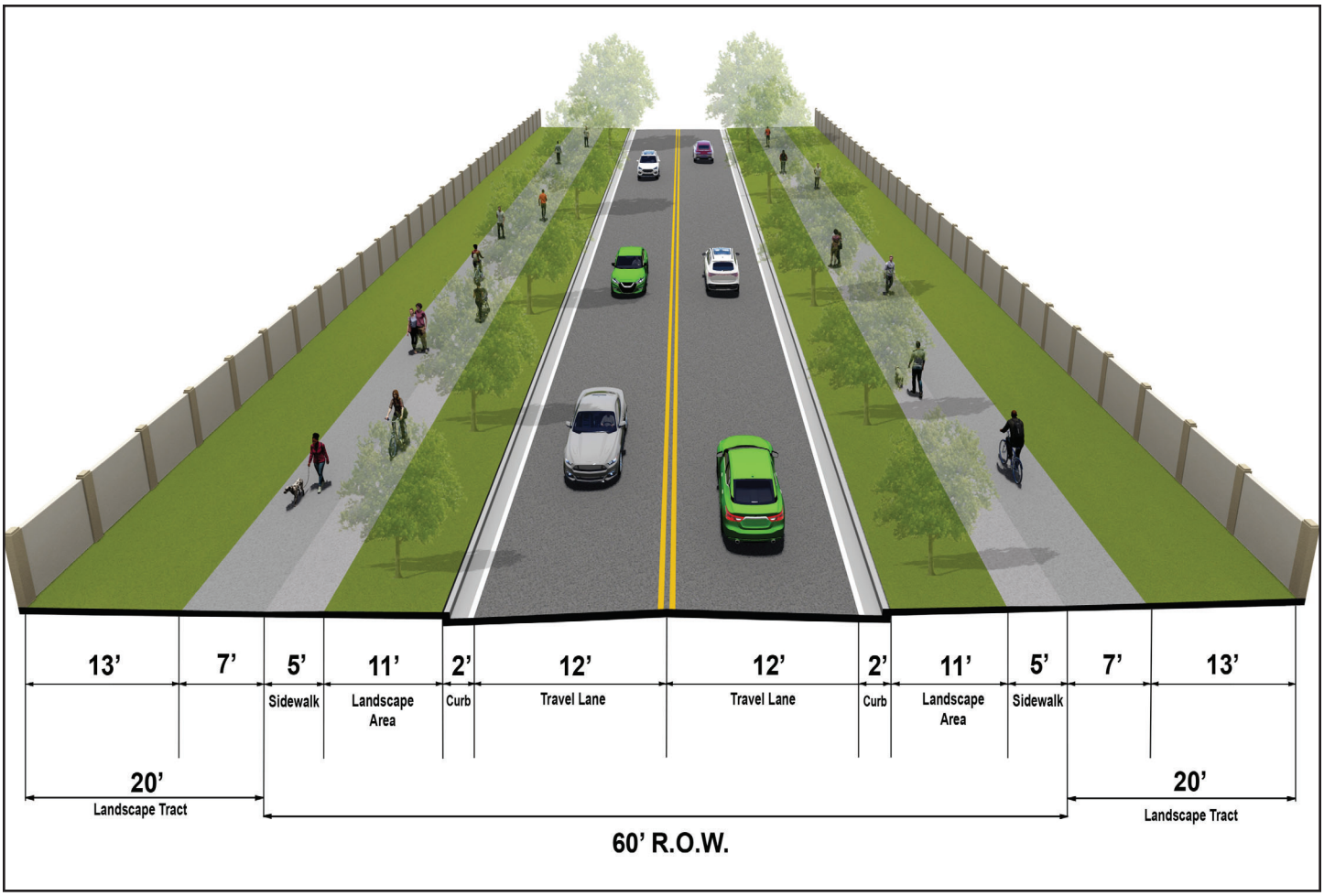
**Assumptions:**

60' ROW 24' Pavement 2-Lane Undivided Roadway (12' Each)
(2) 5' Concrete Sidewalk - (2) 7' Path Connected - 12' Total
Based on 1000 LF of Roadway
Water / Reclaimed / Sewer not included in LF price
4' of Fill Required - Assumes all material from on-site ponds
Curb Inlets spaced every 400' both sides of road
100' Clearing and Fill area to accommodate 20' Landscape Tract on each side
36" RCP for entire length of Roadway/ (2) 100' runs to Pond / 1 100' run from Control Structure

* Street trees within landscape areas of less than 10’ in width, shall include sidewalk root preventative measures, as permitted by Pasco County.

** All sidewalks and multipurpose paths shall meander within the landscape area and utility easement as shown on the typical sections. The locations where sidewalks and multipurpose paths meander outside the dedicated right of way must be covered by a sidewalk maintenance easement.

# 60AA




60’ ROW 2 LANE UNDIVIDED W/ MULTIPURPOSE PATHS

* Street trees within landscape areas of less than 10’ in width, shall include sidewalk root preventative measures, as permitted by Pasco County.

** All sidewalks and multipurpose paths shall meander within the landscape area and utility easement as shown on the typical sections. The locations where sidewalks and multipurpose paths meander outside the dedicated right of way must be covered by a sidewalk maintenance easement.

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

CLARKE G. HOBBY / HOBBY & HOBBY, P.A.
Record Title Holder(s) or Authorized Representative Name(s)

That it is the owner and record title holder or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): SEE ATTACHED EXHIBIT A

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: HIGHLAND HOMES / CLAYTON DEVELOPMENT AGREEMENT

Project Number: PDE25-0193

Request: DEVELOPMENT AGREEMENT

That attached is the following:

____ Proof of publication from the _____ (newspaper name, if applicable).

X Certificate of mailing for the notices, which were mailed on 04/08/2026 (Date).

____ Photos showing the placement of and language on the signage, which was posted on _____ (Date).

FURTHER AFFIANT SAYETH NOT

Clarke G. Hobby

The foregoing instrument was acknowledged before me the 4/8/26 (date), by Clarke G. Hobby (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

DANYETTE RODRIGUEZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-23-2028 STATE OF FLORIDA COMMISSION NUMBER HH 482726

NOTARY PUBLIC

**EXHIBIT "A"**

**PARCEL ID NUMBERS**

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32-25-21-0110-LP100-0000
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32-25-21-0110-0L100-0000

# HOBBY & HOBBY, P.A.

**Attorneys and Counselors at Law**

H. Clyde Hobby (1941-2026)
Clarke G. Hobby
Joseph T. King
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338


## CERTIFICATE OF MAILING

**FOR**

**DEVELOPMENT AGREEMENT (PDE25-0193)**

ABBADI MOHAMED REDA &
CHEIKH ASSIA AIT
6973 TWISTING PNES LOOP
ZEPHYRHILLS, FL 33541

ABBEYWOOD REAL ESTATE LLC
7071 ABBYWOOD LN
ZEPHYRHILLS, FL 33541

ACEVEDO JAYSON CRUZ &
CARRERO CRYSTAL SANTOS
35592 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

ALBALADEJO DIMARY OYOLA &
SANTANA DANIEL
35423 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

ALEXANDER CHARLES A & GUDRUN E
35439 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

ALVARADO BRITTANY A
7255 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

ANDERSON JASON C & CASTILLO
SASHA A
6949 HANWORTH LN
ZEPHYRHILLS, FL 33541-2678

ANDERSON MATHEW JAMES & ALISSA
NICOLE
35558 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

ANIKEWICH RICHARD & ELENA
6921 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

ARAOZ OLGA
2923 JACOB CROSSING LN
HOLIDAY, FL 34691

AX LUKE JAMES
35583 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

BAKER KYLE M & TAYLOR
7224 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

BARNHART JEFFREY R & JANICE ANN
35463 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

BELL GAVIN JARED
7002 TWISTING PNES LOOP
ZEPHYRHILLS, FL 33541

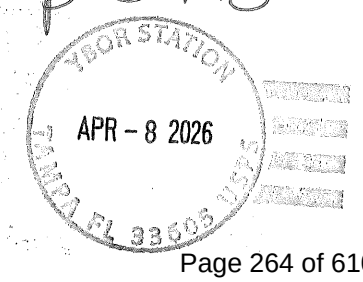
BERMAN TYLER & LETICIA
7093 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2597

BIMBO SARA LEE & WILLIAM JR
6867 GIDEON CIR
ZEPHYRHILLS, FL 33541-2770

BINNS EVROD & SHIRLEY KERRY ANN
PATTERSON
6977 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

BLAISE SUZIE & BELDOR MERVON
6888 GIDEON CIR
ZEPHYRHILLS, FL 33541-2769

18 pcs MB



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ZEPHYRHILLS, FL 33541-9225

BOWEN ADRIANNA
7003 TWISTING PNES LOOP
ZEPHYRHILLS, FL 33541

BRITO NEUDY & ABBATIELLO DANIELLE
6976 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

BROOKS LATRICE
6924 HANWORTH LN
ZEPHYRHILLS, FL 33541-2677

BROWN CALEB J & KATRINA DANIELLE
15790 NATIVE WILLOW DR
MONUMENT, CO 80132

BROWN DARELL L & DAWSON-BROWN DESIRAE
35533 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

BROWN KESI
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ZEPHYRHILLS, FL 33541-2678

BURNETT DIANE M
6990 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

BUZYUKOVA YULIA STANISLAVOVNA
35550 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

CAPOGROSSO LIDO J
6879 GIDEON CIR
ZEPHYRHILLS, FL 33541-2770

CASTACIO ALEXANDER JOSE & SOFIE M E
35519 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

CASTILLO CATALINA
6928 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

CATHEY BETTINA HOPE
35503 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

CEDENO ADRIAN J & SAVANNAH S
6969 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

CENTENO JAMIE MARTINEZ & GARCIA TIARA
35520 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
219 E LIVINGSTON ST
ORLANDO, FL 32801-1508

CHEVERE RAUL JAVIER O & DE OCASIO MARLENY E
35587 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

CHIPPERINI KEVIN M & ROSETTA
6917 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

CLARK BISHOP DENNIS & KYZY MAKMAL MUNARBEK
35542 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

CLAYTON PROPERTIES GROUP INC
3020 S FLORIDA AVE STE 101
LAKELAND, FL 33803-4058

COLONY RANCH ESTATES PROPERTY DONAL GIBBS
7821 HACKAMORE RD
ZEPHYRHILLS, FL 33541-9215

COOK ALESHA
7122 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2598

CRESPO TIFFANY C & NICHOLLE M
32044 GARDEN ALCOVE LOOP
ZEPHYRHILLS, FL 33545-4168

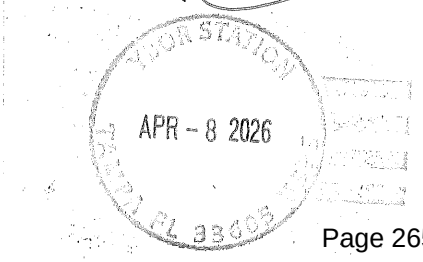
CUNNINGHAM JEFFREY & JAMIE
6932 HANWORTH LANE
ZEPHYRHILLS, FL 33541

DANIELS RASHAUD M
6902 HANWORTH LN
ZEPHYRHILLS, FL 33541-2677

DECOSTA PAUL DOUGLAS JR & EMILY FRANCIS
6968 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

DEFIBAUGH MICHAEL FREDRIC
35534 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

27 MB




UNITED STATES POSTAL SERVICE
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TAMPA, FL
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DEGRO MARIO S &
CARABALLO MICHELLE
6944 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

DELCAMP DALE
6937 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

DIAZ COTTO JANINE MARIE &
RIVERA BURGOS ROVID ELVIN
7250 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

DIAZ LEMUEL STEVEN RIVERA &
FIGUEROA LISA M
6981 TWISTING PNES LOOP
ZEPHYRHILLS, FL 33541

DIAZ LUIS Y CRUZ & CRUZ NATACHA
6944 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

DISANO JOSEPH
6362 SPARKLING WAY
WESLEY CHAPEL, FL 33545-4845

EASTON DOUG & HOLLY
7310 HANDCART RD
ZEPHYRHILLS, FL 33545-5254

ECHEVARRIA WALDEMAR NIGAGLIONI
35567 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

FERNANDEZ REVOCABLE LIVING TRUST
FERNANDEZ DANIEL & AMY TRUSTEES
6880 GIDEON CIR
ZEPHYRHILLS, FL 33541

FLESNER JOY ANN
6975 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

GARCIA JULIO VEGUILLA
35579 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

GHANMI KARIM & RHIMI KHADIJA
6925 GIDEON CIR
ZEPHYRHILLS, FL 33541

GIACOBE JACK
6946 HANWORTH LN
ZEPHYRHILLS, FL 33541-2677

GIBBS TRUST
GIBBS TERRY E & SUSAN J TRUSTEES
7030 WHITNEY ASHTON LN
ZEPHYRHILLS, FL 33545-5257

GONZALEZ BETTY
6961 HANWORTH LN
ZEPHYRHILLS, FL 33541-2678

GONZALEZ BRANDYN M & NICOLE A
6983 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

GONZALEZ GRISEL &
RODRIGUEZ EDWARD VELASQUEZ
35574 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

GORDON MICHAEL ALLEN & MIRIELIS
6936 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

GOYAL PARUL
35502 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

GRANDPIERRE ROSELANDE
35487 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

GRAVES BRENT RYAN &
KATHLEEN FRANCES
7267 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

GRECO DOMINIC BENJAMIN
35595 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

GUALDARRAMA ORLANDO JR
35562 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

GUMULINSKI CHARLES & ASHLEY
7229 HACKAMORE RD
ZEPHYRHILLS, FL 33541-9203

GUZMAN RAFAEL E & MARIA C FLORES
7239 ARTIFACT DR
ZEPHYRHILLS, FL 33541-7783

HAYES ZACHARY
6910 HANWORTH LN
ZEPHYRHILLS, FL 33541-2677

HEMPHILL CHRISTOPHER &
KRYSTINA
7242 HACKAMORE RD
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6896 GIDEON CIR
ZEPHYRHILLS, FL 33541-2769

HERNANDEZ RAFAEL & PIEDRA MILENE & PEREZ RANDY W
35586 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

HERRERA FRANCHESKA MIA & ROBLES VICTOR JR
6887 GIDEON CIR
ZEPHYRHILLS, FL 33541-2770

HILDEBRANDT CHRISTY
35526 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

HORTA JEHOVANI SERRANO & FALERO BEATRIZ MENESES
7255 POMMEL PL
ZEPHYRHILLS, FL 33541-9216

HOYT SEAN K & BRENSINGER TAYLOR MARIE
35575 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

HUE YOLANDA ROBLES & RYAN ALEXANDER
35407 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

HUYNH ANN & NGUYEN TUNG H
6967 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

IVERSON VINCENT & ANDREA
6959 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

JOHNSON RENEE L
6956 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

KERWIN JANE E
7105 ABBYWOOD LN
ZEPHYRHILLS, FL 33541

KINCAID ADAM & SAMANTHA
7031 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2597

KINSEY TARRAH ALYAH & AYALA JARED COLEN
35511 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

KIRK CHRISTOPHER SCOTT & SARA LORRAINE
7079 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2597

KIRSTEN JACOB & KATRINA
7289 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

LAI JIMMY & WANG REBECCA & LAI MEI FEN
4716 CHEVAL BLVD
LUTZ, FL 33558-5350

LAKEMAN DAVID ALLAN II & ERIN NICHOLE
35562 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

LAULETTA BARBARA & WILLIAM
35518 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

LAVILLA LUIS ALBERTO & FERNANDEZ YAILE MARTELL
6994 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

LEWIS SALLY ANN & MCVICKER DALE MICHAEL
35542 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

LINDSAY WHITNEY E
6915 HANWORTH LN
ZEPHYRHILLS, FL 33541-2678

LOMANTO CHRISTOPHER J & CHRISTINA M
6949 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

LONGENECKER DANYLE ELIZABETH & DALTON JAMES
35447 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

LUNA CARLOS
6988 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

M VELEZ MARCOS J & RIVERA ROSARIO M D
6919 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

MADERA-RODRIGUEZ GISELLE & RODIGUEZ WILSON & DAVILA ISABEL
35555 STELLA VAST DR
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35478 BELLINGTON BLVD
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6974 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

MASTROBERARDINO ALEXANDER ANTHONY
6989 ABBYWOOD LN
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MAXWELL NOELLA A & PAUL
6995 TWISTING PINES LOOP
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MCDERMOTT CANDICE
7113 ABBYWOOD LN
ZEPHYRHILLS, FL 33541

MERLO MELISSA A
35561 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

MILE HIGH BORROWER 1 VALUE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

MILLER DANIEL CHRISTOPHER & GRACE
7129 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2599

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7227 POMMEL PLACE
ZEPHYRHILLS, FL 33541

MORRIS WILLIAM ROBERT & BALLISH BROOKE A
35592 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

MOUSA CHRESTINE N & FOUAD MENA ET AL
7019 ABBYWOOD LN
ZEPHYRHILLS, FL 33541

MUNOZ EDUARDO A OLIVER
7080 ABBYWOD LN
ZEPHYRHILLS, FL 33541

NELSON ANNA MARIA & RANDY DWAYNE
35526 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

NELSON LATONIA DENISE & ROBERT SR
6936 GIDEON CIR
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NELSON MARIAN KARLOTA
35574 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

NIEVES EIVORI D & JORGE
6949 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

NIMS ERIC FRANKLIN & MEREDITH
35415 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

NOESKE PAUL JASON
35521 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

OLAWORE DAHDRIAN & OLUWAFEMI A
35551 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

O'NEILL ALEXANDER JR & LINDA MARIE
6958 HANWORTH LN
ZEPHYRHILLS, FL 33541-2677

ORALEE LLC
7263 TALAMORE DR
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7297 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

OSBORN ALEXANDER C & SCHUBEL ASHLEY R
6951 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

PAGAN-SANTANA SABAS
35455 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

PAGE NALINI YVETTE
7063 ABBYWOOD LN
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ZEPHYRHILLS, FL 33541

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PEREZ RUBEN ANTONIO
7039 ABBYWOOD LN
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QUINTANA DESIREE & HEBERT E &
QUINTANA HEBERT E
35452 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

RAMIREZ ERICK & BARBARA
7001 ABBYWOOD LANE
ZEPHYRHILLS, FL 33541

REED ANDRE EUGENE & MARIALLE M
35495 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

REVELS DARREN & MALLORIE
6964 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2594

RIBONS-HORNING LILLIE A
7316 HACKAMORE RD
ZEPHYRHILLS, FL 33541-9204

RICHARDSON TODQUSHIA B
7007 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2597

RIVERA ADALBERTO SANTANA &
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6952 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

RIVERA-JIMENEZ FAVIAN ALBERTO
6903 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

RODRIGUEZ MALLOREY ASHLEY
35548 STELLA VAST DR
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RODRIGUEZ MARC ANTHONY
35566 BELLINGTON BLVD
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ROMAN ANTONIO MIKLO
6989 GIDEON CIR
ZEPHYRHILLS, FL 33541-2588

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CRUZ JACQUELYN E
6920 GIDEON CIR
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7128 ABBYWOOD LN
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4106 INTERLAKE DR
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7051 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2597

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1086 RIVER BIRCH ST
HOLLYWOOD, FL 33019

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7243 TWISTING PINES LOOP
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SANCHEZ LIZZETT KATHIUSKA
7242 TWISTING PINES LOOP
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SANCHEZ MANUEL J RAMIREZ &
GOMEZ MILKA J
35494 BELLINGTON BLVD
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35431 BELLINGTON BLVD
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SCHMIDT RUSSELL L & DONALEE L
6872 GIDEON CIR
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SEEBER RUTHANNE & SMITH KIM
7000 GIDEON CIR
ZEPHYRHILLS, FL 33541-2771

SEFEN LAURENCE AMIN &
HANNA IRINI H
35574 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

SHORT ALLISON & NATHAN &
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35470 BELLINGTON BLVD
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7258 TWISTING PINES LOOP
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STANLEY JARED MICHAEL THOMAS
35548 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

STEVENS MELINDA ANN
35534 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

THIBODEAU RYAN & GREEN-THIBODEAU KATHERINE CHRISTINA
35556 BURMA REED DR
ZEPHYRHILLS, FL 33541-2910

TIRADO JULIO ANTONIO & SINDY
35567 STELLA VAST DR
ZEPHYRHILLS, FL 33541-2914

TOMBLIN LASHELLE P
6961 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

TOMLINSON DEBBRA ANN & LEE ELIZABETH ANN
6937 HANWORTH LN
ZEPHYRHILLS, FL 33541-2678

TORREALBA DESIREE E DE NOBREGA
6986 GIDEON CIR
ZEPHYRHILLS, FL 33541-2587

TORRES MIKE FIGUEROA & BERRIOS BRUNILDA ESQUILDA
7114 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2598

TRUE NORTH PROPERTY OWNER B LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

VALLIN NATHAN & EULIANE JADE
35471 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

VAZQUEZ JANIRE & PAGAN ANTONIO GARCIA
7275 TWISTING PINES LOOP
ZEPHYRHILLS, FL 33541

VIRGA AARON KOLLE
35527 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

WALALI AIDA & BENSMAIL SIMON
7208 WHITNEY ASHTON LN
WESLEY CHAPEL, FL 33545

WALKER RICHARD EARL & ELLERBE WANDA
35479 BELLINGTON BLVD
ZEPHYRHILLS, FL 33541

WHITE BRIAN A & JASMINE V
6935 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2595

WILHELMI TODD R & LORETTA S
7092 ABBYWOOD LN
ZEPHYRHILLS, FL 33541-2596

WILLIAMS SHAYENA K & KENZIE A
35549 STELLA VAST DR
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WILLIAMSON CORY SCOTT
35580 BURMA REED DR
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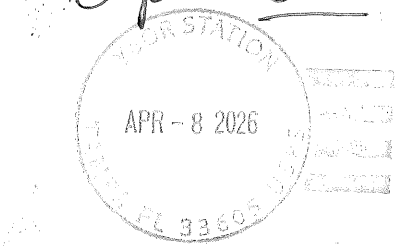

# HOBBY & HOBBY, P.A.

**Attorneys and Counselors at Law**

H. Clyde Hobby (1941-2026)
Clarke G. Hobby
Joseph T. King
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338

Dear Property Owner:

This is to notify you that an application for a Development Agreement (PDE25-0193) between Pasco County and Clayton Properties Group Inc., which sets terms and conditions of development approval for fee credits that Pasco County issues for the construction of certain roadways.

The property subject to this development agreement is located on Hidden Creek Boulevard, 3,500 feet north of Eiland Boulevard, 3,600 feet east of Handcart Road, and west of and abutting the City of Zephyrhills, which contains the parcels numbers shown on Exhibit "A" attached hereto.

Public hearings for the consideration of this application will be held:

| | | | |
|---|---|---|---|
| **Pasadena Hills Planning and Policy Committee Hearing** | **04/15/2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |
| **Pasco County Planning Commission** | **05/07/2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |
| **Pasco County Board of County Commissioners** | **07/14/2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525** | **1:30 p.m.** |

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above-scheduled public hearing dates. For further information, you may call (727) 847-8140.

Information concerning this application will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34654 or anytime on its website, www.pascocountyfl.net. To make an appointment or for further information, you may call (727) 847-8140.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.**

**EXHIBIT "A"**

**PARCEL ID NUMBERS**

32-25-21-0010-10100-0000
32-25-21-0110-LP100-0000
32-25-21-0110-49900-0R10
32-25-21-0110-49900-0A20
32-25-21-0110-0B100-0000
32-25-21-0110-0B200-0000
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COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-033 was published in said newspaper by print in the issues of 04/01/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of **Affiant** _____

Sworn to and subscribed before me this **04/01/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

# NOTICE OF PUBLIC HEARINGS ON DEVELOPMENT AGREEMENT FOR PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasadena Hills Planning and Policy Committee will hold a public hearing **on Wednesday, April 15, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and the Pasco County Planning Commission will hold a public hearing **on Thursday, May 7, 2026, at the Historic Pasco County Courthouse, Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing **on Tuesday, July 14, 2026, at 1:30 p.m., at the Historic Pasco County Courthouse, Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.** The proposed development agreement between Pasco County and Clayton Properties Group Inc. sets for the terms and conditions of development approval with respect to the Local Government Development Agreement for Zoning Amendment PDE25-0193 and will be considered at the stated time or as soon thereafter as possible.

The property subject to this development agreement is located on Hidden Creek Boulevard spanning from the intersection of Hidden Creek Boulevard and Eiland Boulevard to the northern terminus of Hidden Creek Boulevard and contains the following parcels: 05-26-21-0090-49900-0000, 05-26-21-0140-49900-0000 (portion of) and 32-25-21-0110-49900-0A20.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in these hearings virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (727) 847-2411 ext. 4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY PASADENA HILLS POLICY AND PLANNING COMMITTEE

PASCO COUNTY PLANNING COMMISSION

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

PDE26-033



4/01/2026 DB

83357-1

# LOCAL PLANNING AGENCY
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** ALL **FILE NO.:** PDE26-0025 **DATE:** 5/7/2026

**SUBJECT:** An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304 Public Notice Requirements; Section 402.3 Conditional Uses; Section 407.2 Zoning Variances; Section 407.4 Alternative Relief; Section 407.5 Alternative Standards; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 508 AR-5MH Agricultural Mobile Home District; Section 509 E-R Estate-Residential District; Section 510 ER-2 Estate-Residential District; Section 511 R-MH Mobile Home District; Section 512 R-1MH Single-Family/Mobile Home District; Section 513 R-2MH Rural Density Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 518 MF-1 Multiple-Family Medium Density District; Section 519 MF-2 Multiple-Family High Density District; Section 520 MF-3 Multiple-Family High Density District; Creating Section 408 Reasonable Accommodations; Section 530.26 Standards For Community Residential Homes (Large); Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date

**REFERENCES:** All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC 5/7/26 – BCC 1st Reading at NPR 6/16/26 – BCC Adoption at DC 8/11/26

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

## RECOMMENDED AGENCY ACTION:

Accept public comment. Find the proposed amendments consistent with the Comprehensive Plan.

## BACKGROUND:

The proposed ordinance is to provide clarity regarding people with mental and physical disabilities, group homes that serve such individuals under Florida Statutes and other certifications, and the processes by which persons with disabilities may seek relief through reasonable accommodations.

The BCC adopted the restated Pasco County Land Development Code (LDC) on October 18, 2011, by Ordinance No. 11-15. As of April 9, 2026, there have been 83 adopted amendments to the Code.

The Ordinance Development Team (ODT) leads the drafting and review of all potential Land Development Code Amendments. After any necessary research is completed, potential amendments are drafted by members of ODT. The draft amendments are then taken to the LDC Interested Parties and Horizontal Roundtable (HRT) group for review and comment. Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of LDC amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

On March 18, 2026, the proposed amendments were presented to and discussed with the LDC Interested Parties and the HRT.

History of the Ordinance:
These proposed LDC amendments are required to address deficiencies within the LDC. The County is preempted in this area of law by the following federal and state regulations: The Fair Housing Act (42 U.S.C. ss. 3601) (FHA), Americans with Disabilities Act (ADA), and Sections 397.487(15) and 419.001, Florida Statutes. This ordinance will bring the County into compliance with the various requirements of these regulations, specifically in the treatment of individuals with disabilities and the entities that represent them.

Disability is defined by the ADA as any individual that has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such impairment, or is regarded as having such an impairment by others even if the individual does not actually have a disability. Major life activities include but are not limited to movement, general actions such as eating or breathing, cognitive functions such as thinking and concentrating, difficulty with working tasks, or the function of individual organs.

Recent Legislation:
In July 2025, Governor Desantis signed amendments to Section 397.487, F.S. The Statutes now require local municipalities to adopt an ordinance that provides an application and review process for certified recovery residences (CRR). The ordinance must also establish a process for applicants to seek reasonable accommodations from any land use regulation that may prohibit their establishment. The process for reasonable accommodations is required to be consistent with the Fair Housing Act of 1988, 42 U.S.C. ss. 3601. Applications for reasonable accommodations must be reviewed within 60 days of a complete application submission. If a decision is not made during this time, the reasonable accommodation shall be deemed approved by default.

Upon review of the new legislation specific to CRRs, it was determined that the County's regulatory scheme for the disabled was inconsistent with federal and state standards and deficient or non-existent in several areas. Rather than propose only a band-aid fix to comply with the new legislation, an overhaul was undertaken to not only comply with the legislation but to also to treat all similarly situated disabled people equally.

Disabilities, Recovery and Recovery Residences:
**Individuals who are in recovery from addiction are considered to be disabled under the ADA and are protected under the FHA.** In addition to specialized treatment, such individuals require a residential living environment to support their recovery. Recovery residences serve to bridge the gap between treatment facilities and community reintegration of their residents. As defined by Florida Statutes, Certified Recovery Residences are those recovery residences that hold a valid certificate of compliance and are actively managed by a certified recovery residence administrator. The Florida Association for Recovery Residences (FARR) is the certifying agency established by the State of Florida through the Department of Children and Families in accordance with Section 397.487, F.S. The association certifies different levels of recovery residences based on strict standards of compliance supporting long-term recovery and protecting individuals from exploitation.

Community Residential Homes:
As CRRs provide supportive housing for individuals with disabilities, it is appropriate to classify them under the broader category of Community Residential Homes (CRH). Community Residential Homes, commonly known as group homes, offer a relatively permanent living environment that emulates a

biological family. Such homes are an essential component to enable individuals with disabilities to live as normal a life as possible, in the least restrictive setting. As opposed to an institutional setting, the residential nature of a CRH provides opportunity for its residents to practice skills required to live and interact within normal society. CRHs include many types of group homes including at-risk homes, recovery residences, adult daycares, and small assisted living facilities.

Fair Housing Act, Community Residential Homes and Reasonable Accommodations:
**CRHs may be operated by non-profit or for-profit organizations; however, as determined by the FHA and confirmed by relevant case law, for the purposes of zoning, a CRH is a residential use and not a business use.** Furthermore, the FHA specifically invalidates restrictive covenants and regulations that would exclude Community Residential Homes from a residential area. In any case, Community Residential Homes must be treated equally to non-disabled residences.

Under the FHA, local jurisdictions may require additional, rationally based standards for community residences that house a number of residents that exceed the definition of family as adopted by that jurisdiction. The standards, if adopted, are intended to protect the residential character of neighborhoods. Spacing requirements that prevent clustering of similar uses within an area are essential to maintaining both neighborhood character and the ability of individuals with disabilities to live within a normal setting. Additionally, maximums on the number of residents are intended to facilitate a residential environment. The residence may otherwise become institutional as the number of residents increases. Section 419.001, F.S. governs these specific standards, effectively preempting local governments from being more restrictive regarding spacing and the maximum number of residents. While additional standards may be applied, it is incumbent upon the local jurisdiction to provide an avenue for applicants to request reasonable accommodations under the FHA.

The FHA offers further guidance regarding reasonable accommodations for persons with disabilities. Reasonable accommodation requests under the FHA (42 U.S.C. s.s. 3604(f)(3)(B)), are any requested change, exception, or adjustment to local land-use regulations that are necessary for a person with disabilities to have equal opportunity to use and enjoy a dwelling. Such requests must be reviewed solely based on the relationship between an individual's disability and the requested accommodation. While reasonable accommodation requests typically apply to individuals, CRHs may also seek limited reasonable accommodations as necessary to be able to operate appropriately.

Proposed Revisions:
The LDC amendments are meant to satisfy the requirements of the recently adopted Florida Statutes 397.487(15), as well as to put in place regulations previously required to comply with the federal requirements of the Fair Housing Act 42 U.S.C. ss. 3601, Americans with Disabilities Act, and Florida Statutes 419.001. Notable changes include revisions to existing processes for alternative standards and conditional uses specific to CRHs; new and revised definitions for Community Residential Homes; a reasonable accommodations application and process; defining disabilities and other related terms; new processes for the review and approval of reasonable accommodations as related to CRHs, new standards for the approval of CRHs (large), and updates to reflect permitted and conditional uses within zoning districts for CRHs.

The following Sections are amended and stricken as shown in Attachments 1 and 2:

*Section 304 Public Noticing Requirements*

- The addition of a signage noticing requirement for reasonable accommodation applications to Table 304-1.

*Section 402.3 Conditional Use*

- Enhanced standards are added for the review of CRHs (large) as a conditional use in accordance with the new Section 530.26 Standards for Community Residential Homes (Large) and Transitional Community Residences.
- An additional process is added to allow CRHs to concurrently submit reasonable accommodation requests with conditional use applications to reduce the overall processing time. Applicants must agree to waive the 60-day decision period imposed by Florida Statutes. Applicants choosing not to waive the 60-day time period would be required to go through the conditional use process and then upon its completion apply for the reasonable accommodation.
- The Board of County Commissioners and Planning Commission must use the criteria identified in Section 407.5 when hearing reasonable accommodation requests concurrently with a conditional use hearing.

*Section 407.2 Zoning Variances*

- Minor revisions are proposed to remove language that allows disability-related considerations for zoning variances. Disability-related requests for variances by individuals will now be considered under Section 408, Reasonable Accommodations, which is the appropriate relief process pursuant to the FHA.
- Criteria specific to variance requests for CRHs are added to satisfy the requirements for reasonable accommodations pursuant to Section 397.487(15), F.S. These include the review and determination within 60 days of a complete application. If a determination is not made, the request is deemed approved by default.
- Variance requests for CRHs will follow all other existing processes of Section 407.2.

*Section 407.4 Alternative Relief*

- Minor revisions are proposed to indicate that reasonable accommodation requests will be processed in accordance with the newly created Section 408 and not under Section 407.4.

*Section 407.5 Alternative Standards*

- A process specific to CRHs is added to satisfy the requirements for reasonable accommodation requests pursuant to Section 397.487(15), F.S. The process outlines:
    - Additional submittal requirements for the applicant.
    - Requests must receive a written decision within 60 days of a complete application submittal or they are deemed approved by default.
    - The County Administrator or Designee can approve, approve with conditions, or deny the request.

- Specific criteria are added to streamline the approval process for requested deviations from the standards in Section 530.26. For deviations from the spacing requirement in Section 530.26, the County Administrator or Designee must consider if the proposed location for the CRH would interfere with the normalization of existing CRHs or create an institutional atmosphere by clustering on a block face. For deviations from the maximum number of residents in Section 530.26, the applicant must demonstrate a need for additional residents to support the financial or therapeutic viability of the residence.

*Section 408 Reasonable Accommodations*

- A new process is created for reasonable accommodations requests for individuals with disabilities.
- Requests are considered on a case-by-case basis and shall be reviewed solely on the relationship between the disability and the requested accommodation.
- Requests are subject to the same procedural standards added to Section 407.5.
- Specific information regarding an individual's disability may not be requested to review, approve or deny the accommodation. A third-party verification may be requested to help establish that the individual is disabled.
- To provide prompt decision making and privacy, reasonable accommodation requests shall be reviewed by the County Administrator or Designee.

*Section 500 Zoning Districts*

The following uses are proposed to be added to the appropriate zoning districts as follows:

| Zoning District Name | | Proposed Uses | | | |
|---|---|---|---|---|---|
| | | Community Residential Homes (Small) (6 or Less) | Community Residential Homes (Large) (7-14) | Transitional Community Residences (2-14) | Congregate Living Facilities |
| A-C | Agricultural | P | C | C | N |
| AC-1 | Agricultural | P | C | C | N |
| A-R | Agricultural-Residential | P | C | C | N |
| AR-1 | Agricultural-Residential | P | C | C | N |
| AR-5 | Agricultural-Residential | P | C | C | N |
| AR-5MH | Agricultural Mobile Home | P | C | C | N |
| E-R | Estate-Residential | P | C | C | N |
| ER-2 | Estate-Residential | P | C | C | N |
| R-MH | Mobile Home | P | N | N | N |
| R-1MH | Single-Family/Mobile Home | P | C | C | N |
| R-2MH | Rural Density Mobile Home | P | C | C | N |

| | | | | | |
|---|---|---|---|---|---|
| R-1 | Rural Density Residential | P | C | C | N |
| R-2 | Low Density Residential | P | C | C | N |
| R-3 | Medium Density Residential | P | C | C | N |
| R-4 | High Density Residential | P | C | C | N |
| MF-1 | Multiple Family Medium Density | P | P* | P* | C |
| MF-2 | Multiple Family High Density | P | P* | P* | C |
| MF-3 | Multiple Family High Density | P | P* | P* | C |
| P = Permitted by right C = Conditional Use<br>P* = Permitted by right, in compliance with Section 530.26 N = Not permitted | | | | | |

Appropriate zoning districts were determined in consideration of Section 419.001, F.S., which allows Community Residential Homes, by right, in multifamily zoning districts. Furthermore, Community Residential Homes larger than six (6) are subject to the same approval pathways as their non-disabled peers (Group Living Arrangements). Transitional Community Residences (TCR), which serve the same types of residents as CRHs, are considered transitory in nature and are therefore not treated as a family regardless of the number of residents on premise.

*Section 530.26 Standards for Community Residential Homes (Large) and Transitional Community Residences*

- Section 530.26 is created to allow for additional standards to be applied to proposed CRHs and TCRs when permitted by right in multifamily zoning districts.
- A notification provision is added for any CRH or TCR that proposes to establish a home within a multifamily zoning district.
- Additional standards include a 1,000-foot minimum spacing requirement between proposed and existing Community Residential Homes, a maximum of 14 residents, and licensure by State certifying agencies.

*Appendix A - Definitions*

- The following definitions are proposed to be revised: Community Residential Home, Group Living Arrangement, Residential Treatment and Care Facility.

- The following definitions are proposed to be added: Congregate Living Facility, Disability, Reasonable Accommodation, Transitional Community Residence.

Planning, Development, and Economic Growth, County Attorney's Office, and the Code Compliance Department provided input on these proposed amendments.

Comprehensive Plan Consistency Analysis:
The proposed amendments are consistent with the following comprehensive plan policies:

*POLICY HSG 5.1.3: - GROUP HOMES*

Pasco County shall continue to facilitate the establishment of needed group homes for the socially disadvantaged such as, but not limited to, foster care and indigent care.

a. Provide assistance for nonprofit sponsors of group homes.

b. Support the efforts of the Florida Department of Health, Florida Department of Children and Families, and the Florida Department of Elder Affairs to find and develop residential sites for foster care.

c. Permit the development of group homes and foster-care facilities licensed by the State and housing for very-low-, low-, and moderate-income households; the elderly; and handicapped in all residential areas consistent with other objectives and policies of this Comprehensive Plan.

POLICY HSG 5.1.4: - COMMUNITY RESIDENTIAL ALTERNATIVES

Pasco County shall facilitate new and innovative techniques for the development and management of community residential alternatives to institutional housing.

Community Residential Homes are an essential aspect of normalization for people with disabilities. The proposed amendments to the LDC intend to provide clarity and additional processes that facilitate the establishment of such homes. The revision of the existing definition of CRH includes references to state statutes that define differing categories of CRHs, directly supporting the efforts of such agencies as the Department of Children and Families, the Agency for Person with Disabilities, and the Florida Association of Recovery Residences. Furthermore, additional standards and processes are proposed to streamline the establishment of CRHs and the review of reasonable accommodations as required by the FHA. Such standards ensure that neighborhood character is maintained in residential areas and that people with disabilities can fully benefit from a normalized living environment as opposed to an institutional setting. Additionally, the proposal of a new process for reasonable accommodations provides opportunities for individuals with disabilities to request necessary relief to enjoy their dwellings, consistent with the FHA. These provisions reinforce the County's efforts to ensure that CRHs are established in a manner that is consistent with Policy HSG 5.1.3 and 5.1.4 of the Comprehensive Plan.

*POLICY FLU 1.10.1: - COMPATIBILITY REVIEW*
Review all plan amendments, rezoning, special exception, and conditional use applications as necessary for compatibility and appropriate timing. Review shall include:

a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities.

b. Consideration of existing development patterns and approved development in the area.

c. Evaluation of existing proposed and anticipated transitions between land uses.

d. Consideration of environmental and cultural features and community characters.

e. Appropriate timing based on an analysis of availability of adequate public facilities/services, including:

(1) Transportation facilities.

(2) Water and sewer facilities.

(3) Other necessary infrastructure and services.

f. Analysis of consistency with County policies to limit urban sprawl and protect rural neighborhood.

g. Analysis of consistency with applicable specific area plans, corridor plans, redevelopment plans, and market area plans.

All uses within Pasco County are reviewed through a rigorous process that ensures their consistency with the surrounding area. Under current processes, most CRH use applications of seven (7) to 14 individuals are reviewed as a Group Living Arrangement under the conditional use process. Revisions to the definition of CRH provides clarity to this process ensuring that homes for individuals with disabilities are correctly identified and that spacing requirements do not apply to Group Living Arrangements that do not house the disabled. The proposed spacing standard of 1,000 feet and the limit of 14 residents provide additional criteria designed to preserve neighborhood character and prevent the creation of an institutional atmosphere. The addition of these standards allows for criteria in determining consistency with existing development patterns. As such, the proposed revisions in this ordinance are consistent with Policy FLU 1.10.1.

**Public Hearings History:**

| | Date | Vote: Approve/Deny |
|---|---|---|
| Local Planning Agency | 5/7/26 | Pending |
| Board of County Commissioners - 1st Hearing | 6/16/26 | No Action Required |
| Board of County Commissioners - Adoption Hearing | 8/11/26 | Pending |

**FISCAL IMPACT/COST/REVENUE STATEMENT:**
No Funding Required. A Business Impact Estimate (BIE) was completed for this project in accordance with Section 125.66(3)(a), Florida Statutes, and published on the Pasco County website on April 9, 2026.

**ATTACHMENT(S):**
1. PDE26-0025 – Community Residential Homes LDCA - Draft Ordinance
2. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 304 Redline
3. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 402.3 Redline
4. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 407.2 Redline
5. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 407.4 Redline
6. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 407.5 Redline
7. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 408 Redline

8. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 503 Redline
9. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 504 Redline
10. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 505 Redline
11. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 506 Redline
12. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 507 Redline
13. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 508 Redline
14. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 509 Redline
15. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 510 Redline
16. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 511 Redline
17. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 512 Redline
18. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 513 Redline
19. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 514 Redline
20. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 515 Redline
21. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 516 Redline
22. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 517 Redline
23. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 518 Redline
24. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 519 Redline
25. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 520 Redline
26. PDE26-0025 – Community Residential Homes LDCA - Proposed Ordinance Section 530.26 Redline
27. PDE26-0025 – Community Residential Homes LDCA - Proposed Appendix A Redline
28. PDE26-0025 - Community Residential Homes LDCA Proof of Publication
29. PDE26-0025 - Community Residential Homes LDCA - Business Impact Estimate

**AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 304 PUBLIC NOTICE REQUIREMENTS; SECTION 402.3 CONDITIONAL USES; SECTION 407.2 ZONING VARIANCES; SECTION 407.4 ALTERNATIVE RELIEF; SECTION 407.5 ALTERNATIVE STANDARDS; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 504 AC-1 AGRICULTURAL DISTRICT; SECTION 505 A-R AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 506 AR-1 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 507 AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 508 AR-5MH AGRICULTURAL MOBILE HOME DISTRICT; SECTION 509 E-R ESTATE-RESIDENTIAL DISTRICT; SECTION 510 ER-2 ESTATE-RESIDENTIAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 512 R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT; SECTION 513 R-2MH RURAL DENSITY MOBILE HOME DISTRICT; SECTION 514 R-1 RURAL DENSITY RESIDENTIAL DISTRICT; SECTION 515 R-2 LOW DENSITY RESIDENTIAL DISTRICT; SECTION 516 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; CREATING SECTION 408 REASONABLE ACCOMMODATIONS; SECTION 530.26 STANDARDS FOR COMMUNITY RESIDENTIAL HOMES (LARGE); APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.**

**WHEREAS,** the Board of County Commissioners of Pasco County, Florida, is authorized under Chapters 125, 162, 163, 177, and 380 Florida Statutes, to enact zoning and other land development regulations to protect the health, safety and welfare of the citizens of Pasco County; and

**WHEREAS,** Sections 163.3201, 163.3202, 163.3211 and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Pasco County, Florida, to implement adopted Comprehensive Plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

**WHEREAS,** Section 163.3202, Florida Statutes, provides that certain specified and mandated regulations are to be combined and compiled into a single land development code for the jurisdiction; and

**WHEREAS,** the Board of Commissioners adopted the restated Pasco County Land Development Code on October 18, 2011, by Ord. No. 11-15; and

**WHEREAS,** at the time of the adoption of the restated Land Development Code, the Board of County Commissioners contemplated the need to make amendments addressing issues of implementation and internal consistency; and

**WHEREAS**, on June 25, 2025, Governor Desantis signed Senate Bill 954 into law, requiring local governments to adopt an ordinance for the review and approval Certified Recovery Residences, inclusive of a process for such residences to request reasonable accommodations; and

**WHEREAS,** Section 419.001 (11), *Florida Statutes,* establishes that "siting of Community Residential Homes in areas zoned for single family shall be governed by local zoning ordinances. Nothing in this section prohibits a local government from authorizing the development of Community Residential Homes in areas zoned for single family;" and

**WHEREAS,** Pasco County recognizes that the Fair Housing Act (42 U.S.C. §3601), as amended, provides protections for persons with disabilities; and

**WHEREAS,** the Fair Housing Act does not preempt local zoning laws or preclude the adoption, amendment, or enforcement of zoning regulations by Pasco County pursuant to its local police powers, as long as the zoning regulations are consistent with federal laws, including the Fair Housing Act, as amended, and state laws that comply with the Fair Housing Act; and

**WHEREAS,** the Fair Housing Act does not provide for local land use policies or actions that treat groups of persons with certain disabilities differently than groups of people with other disabilities; and

**WHEREAS**, the Fair Housing Act affords no protections to individuals with or without disabilities who present a direct threat to the persons or property of others, provided however, that determining whether someone poses such a direct threat must be made on an individualized basis, and cannot be based on general assumptions or speculation about the nature of a disability; and

**WHEREAS,** the Local Planning Agency conducted a public hearing on May 7, 2026 and found the proposed amendments consistent with the Pasco County Comprehensive Plan; and

**WHEREAS,** the Board of County Commissioners conducted duly noticed public hearings on June 16, 2026, and August 11, 2026, where the Board of County Commissioners considered all oral and written comments received at public hearings, including staff reports and information received during said public hearings and found the proposed amendments consistent with the Pasco County Comprehensive Plan; and

**WHEREAS,** the citizens of Pasco County were provided with ample opportunity for comment and participation in this amendment process through Horizontal Roundtable and Interested Parties meeting, public meetings and public hearings; and

**WHEREAS,** in exercise of said authority the Board of County Commissioners of Pasco County, Florida, has determined that it is necessary and desirable to amend the restated Pasco County Land Development Code to implement policy direction and to correct internal inconsistencies.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. Authority.**

This ordinance is enacted pursuant to Chapter 125 and 163, Florida Statutes, as amended and under the home rule powers of the County.

**SECTION 2. Legislative Findings of Fact.**

The foregoing Whereas clauses, incorporated herein, are true and correct.

**SECTION 3. Applicability and Effect on Existing Development Approvals.**

The applicability and effect of this amendment shall be as provided for in Sections 103.1 and 103.2 of the restated Land Development Code.

**SECTION 4. Repealer.**

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

**SECTION 5. Amendment.**

The Pasco County Land Development Code is hereby amended as shown and described in Attachment A, Attached hereto and made part hereof.

**SECTION 6. Severability.**

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

**SECTION 7. Effective Date.**

A certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk to the Board by electronic mail within ten (10) days after adoption and shall take effect upon such filing.

**ADOPTED** with a quorum present and voting this 11th day of August, 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

**Attachment A**

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SECTION 304. PUBLIC NOTICE REQUIREMENTS

304.1. **Types of Public Notice**

Forms of notice required for various public hearings may include a mailed notice, published notice provided via a newspaper of general circulation, and posted notice by signs located on the subject property. Neighborhood meetings and neighborhood notices provide additional notice to the public regarding certain types of development applications pursuant to Sections 305 and 306. The public notice requirements for development approval applications are indicated in Table 304-1.

**TABLE 304-1**
**Required Public Notice for Development Approval Applications**

| Application | Mailed | Published | Posted |
|---|---|---|---|
| Administrative Use Permit for the Sale of Alcoholic Beverages ** | | | X |
| Development of Regional Impact (DRI) | X | X | X |
| Development Agreement (DA) | | X | |
| DRI Substantial Amendment (NOPC) | X | X | X |
| DRI Non Substantial Amendment (NOPC) | | X | X |
| DRI Development Order Amendment (no NOPC) | | X | |
| DRI Abandonment | X | X | X |
| DRI Rescission | X | X | X |
| Zoning Amendment* | X | X | X |
| MPUD Substantial Amendment* | X | X | X |
| MPUD Non-Substantial Amendment** | | | X |
| Conditional Use* | X | X | X |
| Special Exception* | X | X | X |
| Minor Land Excavation* | | | |
| Zoning Variance | X | | X |
| Alternative Relief | X | | X |
| Alternative Standards as Specified in Section 407.5.C and D | X | | X |
| Reasonable Accommodations** | | | X |
| Unified Sign Plan | X | X | X |
| Wireless Communication Facility (Tier II) | X | | |
| Appeals (see Section 407.1) | X | X | X |
| Preliminary Site Plan and Substantial Modifications to | X | | |
| Preliminary Development Plan and Substantial Modifications to | X | | |
| Mass Grading and Substantial Modifications to | X | | |
| Vested Rights | X | | X |
| Waiver of Specific Distance of 1,000 Feet for On-Premises Consumption of Alcoholic Beverages | X | | X |
| Comprehensive Plan Map Amendments | X | X | X |
| County-Initiated Comprehensive Plan Map Amendments to CON (Conservation) FLU | | X | |
| County-Initiated Comprehensive Plan Map Amendments (other than CON) | | X | X |

*See Sections 305 and 306 for Neighborhood Meeting and Neighborhood Notice Requirements
**Posted notice to occur within two (2) business days of the final written approval

304.2. **Public Notice**

A. Timing

Where Public Notice is required it shall occur at least thirteen (13) days prior to the hearing.

B. Mailed

Where a mailed notice is required, notice of the date, time, place, and purpose of the public hearings shall also be mailed to those who own property, including entities such as homeowners' associations, local governments, and the District School Board of Pasco County, within 500 feet of the property lines of the land for which the final determination is sought within the RES-3 (Residential 3 du/ga) and higher Future Land Use Classification and within 1,000 feet of the property lines of the land for which the final determination is sought within the AG (Agricultural), AG/R (Agricultural/Residential) and RES-1 (Residential – 1 du/ga) Future Land Use Classifications. In addition, notice shall also be mailed to neighborhoods organizations registered with the County whose members reside within 1,000 feet of the property lines of the land for which the final determination is sought, regardless of whether such organizations own property within such distance. Names and addresses of property owners shall be deemed those appearing on the latest ad valorem tax rolls of Pasco County and the adjacent County, as applicable. For property that is a part of or adjacent to a condominium or manufactured home community, individual owners shall be noticed if located within 500 feet of the project, and for property that is a common tract, appropriate notice shall only need to be sent to the association. The County Administrator or designee may require additional notice to other property owners and neighborhood organizations based upon project design and potential impacts. Where the proposal is internal to an MPUD, the public notice shall be from the boundary line of the proposed internal change, unless the applicant owns all the property to be noticed, then the public notice shall be sent to all property owners within 500 feet which might include properties internal and external to the MPUD. The County Administrator or designee may require additional notice to other property owners and neighborhood organizations based upon project design and potential impacts.

C. Published

In the form required by Sections 50.11, 125.66 and 163.3184, Florida Statutes, as applicable, notice of the date, time, place, and purpose of the public hearing shall be published in a newspaper of general circulation in the County or by other means authorized by state law.

D. Posted

Where the matter being heard involves a specific parcel of land, a sign meeting the specifications in the Development Manual shall be erected on the property, providing notice of the date, time, place, and purpose of the public hearing, in

such a manner as to allow the public to view the same from one (1) or more streets. In the case of landlocked property, the sign shall be erected on the nearest street right-of-way and include notation indicating the general distance and direction to the property for which the approval is sought. In all cases, thenumber of signs to be used shall be left to the discretion of the County Administrator or designee provided that the numbers shall be reasonably calculated to adequately inform the public of the purpose of the public hearing. The applicant shall ensure that the signs are maintained on the land until completion of the final action on the development approval application. The applicant shall ensure the removal of the sign within ten (10) days after final action on the development approval application.

304.3. **Affidavit of Public Notice**

It is the responsibility of the applicant to file the affidavit attesting to notification and provide the supporting documentation no less than seven (7) days prior to the public hearing in the case of development approval applications to be heard before the BCC or PC.

## CHAPTER 400. PERMIT TYPES AND APPLICATIONS

SECTION 402. USE PERMITS

### 402.3. Conditional Uses

A. Intent and Purpose

Conditional Uses may be compatible with the other land uses permitted in a zoning district; but, because of their unique characteristics or potential impacts on the surrounding neighborhood and/or the County as a whole, each application for a Conditional Use will require individual review of its location, design, configuration, operation, and the public need for the particular use at the particular location proposed. Each Conditional Use may require the imposition of individualized conditions to ensure that the use is appropriate at a particular location.

B. Initiation

A Conditional Use may only be requested in zoning districts where the use is identified as a Conditional Use and is consistent with the Future Land Use classification of the subject property. A proposed Conditional Use may be initiated by the property owner or authorized agent.

C. Submittal Requirements

An applicant shall submit required information in the form as specified by the County Administrator or designee.

1. Applicant Information:

   a. Proof of ownership; i.e., copy of deed.

   b. Agent of Record letter, if applicable.

   c. Application fee.

2. The signed and sealed boundary legal descriptions and sketches.

D. Public Hearings Required

The Planning Commission (PC) and the Board of County Commissioners (BCC) shall hold separate public hearings in accordance with the timelines established in Chapter 125.022, Florida Statutes.

E. Notice

Notice of the public hearings shall be provided in accordance with this Code and the provisions of Chapter 125.66, Florida Statutes.

F. Required Standards

All proposed Conditional Uses shall meet all of the following standards:

1. The proposed use shall be consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan elements or applicable portions thereof.

2. The proposed use will not adversely affect or contribute to the deterioration of quality of life or property values in the immediate neighborhood.

3. The proposed use is consistent with the character of the surrounding area, including the existing land use patterns.

4. The proposed use will not create or excessively increase traffic or parking congestion or otherwise affect public safety.

5. The site upon which the proposed use is to be located has suitable drainage, access, ingress and egress, on-site parking, loading areas, refuse collection, and adequate utilities available to service the site.

6. The site upon which the Conditional Use is to be located has, or will have, screening and buffering sufficient to prevent interference with the enjoyment of surrounding properties.

7. Proposed signs and lighting will not create any adverse glare or adversely affect traffic safety, economic value, or cause other significant problems on adjoining or surrounding properties.

8. The proposed Conditional Use will not otherwise adversely affect the health, safety, or welfare of the surrounding community or area.

9. The proposed Conditional Use is in compliance with all specific standards established in this Code for the proposed Conditional Use.

10. Freestanding car wash facilities shall be subject to additional review standards as follows:

    a. A demonstration by the applicant that there is a public need for a freestanding car wash at the particular location proposed.

    b. An inventory of all existing and proposed freestanding car washes located within a 1.5-mile radius of the proposed location. For purposes of this standard, the term “proposed” shall mean any freestanding car wash that has been (i) listed and approved in a MPUD, (ii) approved in a conditional use permit, and (iii) submitted or approved in a preliminary site plan (PSP).

    c. Noise limits appropriate to the surrounding land uses.

    d. A decommissioning or reuse plan should the freestanding car wash cease to be operated.

    e. Appropriate hours of operation for the proposed location.

    ~~f.~~ Enhanced buffering and/or setbacks, including where necessary, conditions that vacuum stations and stall associated air pump equipment may require additional screening from adjacent uses and/or enhanced buffering by use of enclosures to reduce blight and/or noise.

f.

Community Residential Homes (Large) (CRH) and Transitional Community Residences (TCR) shall be subject to additional review standards as follows:

11.

a. The CRH or TCR shall meet additional standards in accordance with Section 530.26.C. of this Code.

b. If a CRH or TCR requests a reasonable accommodation from regulations within this Code, the request may be processed as a zoning variance or alternative standard as part of the Conditional Use. However, the applicant shall voluntarily waive the requirements of 407.2.C.4 or 407.5.C.2 in writing.

Where applicable, the PC and BCC shall consider the criteria set forth in Section 407.2.E for variance requests, Section 407.5.B for general alternative standard requests, and Section 407.5.C for alternative standard requests from Section 530.26 of this Code.

c.

G. Review, Recommendation, and Decision

1. Staff Review and Recommendation

The County Administrator or designee, after consideration of the above required standards, shall present a recommendation to both the PC and BCC. In consideration of the standards, the County Administrator or designee may recommend conditions as appropriate to ensure that the proposed Conditional Use meets the standards set forth above.

2. PC Hearing and Recommendation

a. At the conclusion of the public hearing on an application for a Conditional Use and upon consideration of the competent, substantial evidence presented at the public hearing, if any; the staff recommendation; and the standards of this section, the PC shall vote to recommend approval, approval with conditions, or denial of the application.

b. The recommendation of the PC shall be submitted to the BCC in written form.

c. The recommendation of the PC shall be advisory only and shall not be binding on the BCC.

3. BCC Hearing

a. Upon receipt of the PC recommendation, the BCC shall hold a separate public hearing on the proposed Conditional Use.

b. At the conclusion of the public hearing, after consideration of the staff and PC recommendations, the BCC shall:

(1) Refer the application back to the PC for further study if additional information is required in order to make a final decision;

(2) Deny the application;

(3) Approve the application as presented; or

(4) Approve the application with modified, deleted, or added conditions.

c. If the recommendation of the PC is adverse to the proposed Conditional Use, such Conditional Use shall not become effective, except by an affirmative vote of a majority of the entire membership of the BCC.

d. Approval shall be given in the form of an ordinance or resolution approving the Conditional Use.

e. Approval shall include such conditions as necessary to ensure compliance with the standards of review. Such conditions shall be binding on the applicant and all successors in interest to the applicant. Failure to observe conditions of approval is a violation of this Code.

H. Effect of Final Determination

1. Denial

Whenever the BCC has denied an application for Conditional Use, the PC shall not thereafter:

a. Consider any further application for the same Conditional Use of any part of the same property for a period of twelve (12) months from the date of denial by the BCC.

b. Consider an application for any other kind of Conditional Use of any part of the same property for a period of six (6) months from the date of denial by the BCC.

2. Approval

a. Use Authorized. The holder of a Conditional Use shall be authorized to utilize the site or location of the said use only in the manner specified in the written approval and any conditions recited therein. In addition, the Conditional Use may be subject to further procedural requirements in this Code.

b. Any substantial expansion; alteration in the manner or method of operation of the use which results in an increase in adverse effects on surrounding properties, such as noise, traffic, odor, dust, or increase in acreage; or change in the square footage or acreage utilized for the Conditional Use shall require an amendment to the Conditional Use, which shall be processed and reviewed in the same manner as the original Conditional Use application.

An expansion, alteration, or change of a Conditional Use shall also be deemed to exist where a substantial modification of any of the standards provided for in this Code results from activity associated with the Conditional Use or where substantial change in circumstances or conditions arise including, but not limited to, a change in use from a nonprofit social operation to a commercial operation.

I. Enforcement

Violations of conditions of approval may be addressed by any of the methods available in Section 108 or through revocation of the Conditional Use pursuant to the provisions of this Code, Section 402.4.J, or both.

## 407.2. **Zoning Variances**

### A. General

1. The intent and purpose of this section is to provide limited relief from the requirements of this Code in those cases where strict application of those requirements will create an unnecessary hardship, as distinguished from a mere inconvenience, where the requirements of this Code render the land difficult to use because of some rare and unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested. Except where the Board of County Commissioners (BCC) has specifically delegated variance authority to some other person, body, or entity, or specifically reserved authority to it, the Planning Commission (PC) shall have the authority to hear and issue final determinations on requested variances.

2. Variances may be granted to allow no more than a single lot, parcel, or group of adjoining lots or parcels or signs to depart from the dimensional regulations of this Code regarding the following:

    a. Required yards, buffers, or setbacks;

    b. Maximum lot coverage;

    c. Maximum heights;

    d. Errors of encroachments; and

    e. Lot size.

3. Variances may not be granted for any other purposes. Further, variance requests shall not be granted if such variance:

    a. Allows the expansion or establishment of a use in a zone or district where such use is not permitted by this Code.

    b. Permits the establishment or expansion of an Administrative Permit without the required approval.

    c. Establishes a new nonconforming use or expands an existing nonconforming use, except pursuant to Chapter 1200.

    d. Purports to modify any definition set forth in this Code.

e. Results in an increase in density above that permitted in the applicable zoning districts.

f. Will be inconsistent with the Pasco County Comprehensive Plan.

g. Results in approval of any action which would violate any floodplain management provision of this Code, the National Florida Insurance Program, and/or of the Community Rating System Program.

h. Purports to allow action or use prohibited by this Code or the Pasco County Code of Ordinances.

B. Application

The variance application shall include all written justification, conceptual plans, site plans, and citations to the applicable authority, and other evidence that is necessary for the PC to determine whether the variance should be granted. References to the Comprehensive Plan, this Code, or other legal authority shall include citations to the specific provision(s) or authority supporting the conclusion. Applications for a variance that affect development site conditions shall be accompanied by conceptual or site plans depicting the proposed development site with the requested variance granted and without the requested variance.

Where a variance is necessary to proceed toward preliminary site plan, preliminary development plan- residential, preliminary development plan - nonresidential, or amendment approval, the variance request must be processed prior to the preliminary site plan, preliminary development plan - residential, preliminary development plan - nonresidential, or amendment.

C. Application Review Requirements for Community Residential Homes (Large) and Transitional Community Residence

1. Upon receipt of an application, the County Administrator or designee shall date-stamp the application.

2. Within thirty (30) calendar days after receipt, the County Administrator or designee shall determine whether the application is complete and notify the applicant in writing of the application's completeness. If it is determined that the application is incomplete, the County shall provide written notice to request the additional information required.

3. The applicant shall have thirty (30) calendar days from the date of the written notice to respond to the request for additional information. If the applicant fails to provide the requested additional information within the thirty-day period, a notification shall be issued to inform the applicant that the application is considered withdrawn.

4. Once the application is deemed complete, a final written decision shall be made within sixty (60) days. If a final written decision is not issued within sixty (60) days after receipt of a complete application, the request shall be deemed approved, unless the applicant and County agree jointly, in writing, to a reasonable extension of time.

~~C.~~D. Notice

Notice of the public hearing shall be provided in accordance with this Code, Section 306; however, a mailed notice is only required to be given to the abutting property owners.

~~D.~~E. Criteria for Approval

1. The PC shall grant a zoning variance request when it finds, based on the application submitted and the competent substantial evidence presented at the public hearing, that the variance request complies with all of the following:

   a. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

   b. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application., ~~except that physical handicaps or disability may be considered where relevant to the request.~~

   c. The alleged hardship has not been created by any person presently having an interest in the property or was created as a result of a bona fide error.

   d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

   e. The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

   f. The variance granted is the minimum variance that will make possible the reasonable use of the property.

g. The property cannot be put to a reasonable use which complies fully with the requirements of this Code unless the variance is granted.

h. If applicable, the requested variance satisfies the criteria established in this Code for the requested variance.

In circumstances where a variance is requested for more than one (1) lot or parcel, each lot or parcel shall be required to demonstrate compliance with these standards.

Alternatively, a variance may be issued to correct a bona fide staff error that has been made and has led to construction that does not comply with this Code.

2. In addition to the criteria required in Subsection D.1.a-c above, all of the following shall also be met for the approval of a sign variance:

a. Signs must be compatible with other nearby signs, other elements of street and site furniture and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering.

b. Variance is necessary to relieve practical difficulty and unnecessary hardship, caused by unique physical or topographic circumstances or conditions of design. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

c. The location and placement of the sign will not endanger motorists.

d. The sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance.

e. The sign will not unreasonably, significantly, or materially obstruct views of users of adjacent buildings to side yards, front yards, or to open space.

f. The sign will not negatively impact the visual quality of a public open space used as a public recreation facility, square, plaza, courtyard, or the like.

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g. The sign is compatible with building heights of the existing neighborhood and does not impose a foreign or inharmonious element to an existing skyline.

h. The sign's lighting will not cause hazardous or unsafe driving conditions for motorists.

i. The sign is not a prohibited sign listed in Section 406.1.3 of this Code.

j. The sign is not a billboard or off-site sign.

3. The PC shall disregard conclusory statements that are unsupported by justification or evidence that the requested variance complies with the above criteria, and such statements shall not be considered competent, substantial evidence to support the granting of the variance. If the PC determines that there is a lack of competent, substantial evidence demonstrating compliance with the criteria for approval, the PC shall deny the variance request.

4. In granting any variance, the PC may prescribe appropriate conditions. Violation of such conditions shall be deemed a violation of this Code.

~~E.~~F. Effect of Denial

1. Denial

Whenever the PC has denied an application for a variance, the PC shall not thereafter:

a. Consider any further application for the same variance of any part of the same property for a period of twelve (12) months from the date of denial by the PC.

b. Consider an application for any other kind of variance of any part of the same property for a period of six (6) months from the date of denial by the PC.

~~F.~~G. Appeals

Any person aggrieved by a decision of the PC may appeal to the BCC in accordance with this Code.

**CHAPTER 400.** PERMIT TYPES AND APPLICATIONS

SECTION 407. RELIEF APPLICATIONS

407.4. Alternative Relief

A. The intent of alternative relief is to provide limited relief from the Comprehensive Plan or this Code in those cases where a strict application of these requirements will result in at least one of the following:

1. The prohibition or prevention of compliance with State or Federal law where the Comprehensive Plan or this Code is preempted by such State or Federal law.

2. The property owner is permanently unable to attain the reasonable, investment-backed expectation for the existing use of the real property as a whole.

3. The property owner is permanently unable to attain a vested right to a specific use of the real property with respect to the real property as a whole.

4. The property owner is left with existing or vested uses that are unreasonable such that the property owner permanently will bear a disproportionate share of the burden imposed for the good of the public, which in fairness should be borne by the public at large.

5. The property owner's use of the real property is unreasonably or unfairly burdened.

6. The proposed exaction does not bear a rational nexus to the impacts of the proposed development and/or is not roughly proportional to the impacts of the proposed development.

7. The equal protection or substantive due process rights of a property owner will be violated.

8. The First Amendment rights under the United States and State of Florida Constitutions of the applicant will be violated.

9. The strict application of the Comprehensive Plan or this Code to the property owner will result in a violation of another State or Federal law not referenced above; e.g., the Telecommunications Act, RLUIPA (Religious Land Use and Institutionalized Persons Act of 2000), etc.

~~9.~~10. Appeals of reasonable accommodations as provided for by the Federal Fair Housing Act, shall be pursuant to Section 408 of this Code.

B. Application

Requests for alternative relief shall relate to a development or permit application that has been submitted to the County. The application for alternative relief shall be filed with the County Attorney's Office. An application for alternative relief may not be filed after the statute of limitations has lapsed for the filing of the underlying claim in State or Federal court, and the filing of an application for alternative relief pursuant to this section will not restart the statute of limitations for any claim. An alternative relief application that is not complete may be denied for incompleteness if, upon written notice, the applicant does not provide the requested information within thirty (30) days of the written notice. Unless otherwise approved by the County Attorney or the Planning Commission (PC), an alternative relief application shall be deemed complete when it contains all of the following information:

1. The applicant shall identify all evidence the applicant believes will provide competent substantial evidence supporting the request and demonstrating the loss in substantial fair market value to the real property and/or specifically identify, with supporting facts and analysis, the State or Federal law that is violated by the strict application of the specific Code requirements.

2. A legal description and sketch of the property for which the applicant is seeking alternative relief. If the property is part of a larger project, a legal description and sketch of the larger project shall also be provided.

3. Deeds, contracts, or other documents demonstrating that the applicant is the legal or equitable owner of the property for which the applicant is seeking alternative relief.

4. A description of the existing use of the property.

5. Copies of all development orders, permits, and approvals that are relevant to the alternative relief application.

6. A list of all the witnesses that will present testimony to the PC, including a short summary of the testimony that will be provided by each witness.

7. The legal basis for the alternative relief and copies of all statutory, constitutional, and case law authority, to the extent that the applicant is relying upon such authority to support the alternative relief application.

8. Names, addresses, telephone numbers, fax numbers, and e-mail addresses of the applicant(s) and, if applicable, the applicant’s authorized agent.

9. Upon request by the PC or the County Attorney's Office, a proposed order of the PC.

10. Any additional information required by the alternative relief application form prepared by the County Attorney.

11. An alternative relief application fee as set by resolution of the Board of County Commissioners (BCC).

C. Review Process

1. Notice of the public hearing shall be provided in accordance with this Code, Section 306. The PC is authorized to approve, with or without conditions, the alternative relief requested.

2. The County Attorney or designee shall make a recommendation on all alternative relief applications, which shall be based on the alternative relief application materials, other relevant facts, and applicable law. If the County Attorney's recommendation is based on facts, witnesses, or law not provided by the applicant pursuant to this Section, the County Attorney's recommendation shall identify such facts, witnesses, or law. The alternative relief application and recommendation shall be considered by the PC at a *de novo* public hearing. The PC shall consider the evidence and testimony presented at the public hearing, and the recommendation of the County Attorney in evaluating the alternative relief application. The PC action on the alternative relief application, which may include conducting the public hearing, or continuance of the application shall occur within ninety (90) days of the acceptance of the complete application, unless the applicant requests an extension of such time period and such request is granted by the PC.

D. Appeals and Exhaustion of Administrative Remedies

A denial by the PC of the request for alternative relief shall be in writing and may be appealed in accordance with this Code to the BCC. The appeal shall be held at a public hearing and shall be limited to the record. The BCC's determination of the appeal shall be concluded within four (4) months of the rendering of the PC decision. The exercise of the alternative relief and a subsequent appeal of a PC denial to the BCC as contemplated within this subsection shall be exhausted prior to the County's action being considered final for the purposes of State and Federal claims. The exercise of the alternative relief and a subsequent appeal of a PC denial to the BCC contemplated within this subsection also serves as a required nonjudicial local government administrative appeal contemplated in Section 70.51(10)(a), Florida Statutes. Further, the exhaustion of the alternative relief procedure and a subsequent appeal of the PC denial to the BCC is a lawfully available form of alternative dispute resolution pursuant to Sections 70.001(8) and (11), Florida Statutes.

## 407.5. Alternative Standards

The intent of an alternative standard is to provide design alternatives that meet or exceed the technical or design requirements of this Code or provide relief when no feasible engineering or construction solutions can be applied to satisfy the regulation. The County Administrator or designee is authorized to approve alternative standards with conditions.

A. Requests for alternative standards may be made in conjunction with the filing of a development application. Alternatively, an application may be filed prior to submittal of an application. In that circumstance, sufficient information shall be submitted to permit a reasoned consideration of the request. Prior to filing a request for alternative standards, any applicant should review Section 303.6.C, Modification to Submittal Requirements. Sufficient information must be provided for the administrative official to make a determination.

B. The County Administrator or designee shall consider the following criteria when reviewing an alternative standards request. 1 or 2 shall be met and all of 3, 4, and 5 shall be met:

1. The alternative standard meets or exceeds the intent and purpose of the Code requirement at issue.

2. No feasible engineering or construction solutions can be applied to satisfy the regulation.

3. The alternative standard does not adversely affect compliance with other Code provisions, development order(s), or permit(s).

4. The alternative standard is not in conflict with other mandatory substantive requirements of local, State, or Federal law.

5. The alternative standard is consistent with the applicable provisions of the Comprehensive Plan.

C. For Community Residential Homes (Large) (CRH) and Transitional Community Residences (TCR), alternative standard requests shall be reviewed by the County Administrator or Designee.

1. Additional Application Submittal Requirements

In addition to the application requirements for an alternative standard request, the following shall also be submitted:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number for the location where the accommodation is requested; and

c. A description of the alternative standard being requested and the specific regulation or policy from which relief is sought.

2. Application Review Requirements

a. Upon receipt of an application, the County Administrator or Designee shall date-stamp the application.

b. Within thirty (30) calendar days after receipt, the County Administrator or Designee shall determine whether the application is complete and notify the applicant in writing of the application's completeness. If it is determined that the application is incomplete, the County shall provide written notice to request the additional information required.

c. The applicant shall have thirty (30) calendar days from the date of the written notice to respond to the request for additional information. If the applicant fails to provide the requested additional information within the thirty-day period, a notification shall be issued to inform the applicant that the application is considered withdrawn.

d. Once the application is deemed complete, a final written decision shall be made within sixty (60) days. If a final written decision is not issued within sixty (60) days after receipt of a complete application, the request shall be deemed approved, unless the applicant and County agree jointly, in writing, to a reasonable extension of time.

3. Where a deviation from Section 530.26 is requested, the County Administrator or Designee shall consider the following in their determination:

a. Deviations from the distance requirement set forth in Section 530.26.C.3.

When an applicant seeks to locate the CRH or TRC within 1000 feet of an existing CRH or TRC, the request for an alternative standard shall not be approved unless:

(1) The proposed CRH or TCR will not interfere with the normalization and community integration of the residents of any existing CRH or TCR; and

~~a.~~ The proposed CRH or TCR, in combination with any existing CRH or TCR, will not alter the residential character of the surrounding neighborhood by creating an institutional atmosphere or by creating or intensifying an institutional atmosphere or de facto social service district by clustering CRHs or TCRs on a block face or concentrating them in a neighborhood.

b. Deviations from the occupancy limits set forth in Section 530.26.C.4.

When an applicant seeks to provide housing for more than fourteen (14) unrelated individuals in a CRH or TCR, the request for an alternative standard shall not be approved, unless the Applicant:

(1) Specifies by how many individuals it wishes to exceed fourteen (14) residents, and demonstrates by the greater weight of evidence that housing more than fourteen (14) residents is required to ensure the financial and/or therapeutic viability of the CRH or TCR;

(2) Demonstrates by the greater weight of evidence that the primary function of the proposed CRH or TCR is residential, where any medical treatment is merely incidental to the residential use of the property;

(3) Demonstrates by the greater weight of evidence that the proposed CRH or TCR will emulate a biological family and operate as a functional family rather than as a boarding or rooming house, nursing home, short-term rental, continuing care facility, motel, hotel, treatment center, rehabilitation center, institutional use, or assisted living facility that does not comport with the definition of Community Residential Home, or other non-residential uses; and,

(4) Demonstrates by the greater weight of evidence that the requested number of residents in the proposed CRH or TCR will not interfere with the normalization and community integration of the occupants of any existing CRH or TCR.

c. If the proposed deviation would result in a concentration of CRH or TCR homes that would substantially alter the nature and character of the area or fundamentally alter the local government's zoning scheme.

d. If the proposed use would impose an undue financial or administrative burden on the County.

~~C.~~D. Where deviations from Section 901.1 are requested, the Planning Commission (PC) shall hear the request and consider the following criteria at a public hearing duly noticed pursuant to this Code, Section 304:

1. No feasible engineering or construction solutions can be applied to satisfy the regulation; or

2. The proposed alternative standard will maintain or improve collector/ arterial roadway capacity and travel times without increasing the number or severity of accidents; or

3. Compliance with the regulation will deny reasonable access.

~~D.~~E. For alternative standard requests regarding signs, the PC shall consider the request at a public hearing duly noticed pursuant to this Code, Section 304.

1. Purpose and Intent

The purpose of this section is to provide the circumstances where alternative standards may be approved. Granting a request shall meet or exceed the intent to:

a. Ensure no pole signs or other prohibited sign is erected;

b. Approve signs which are compatible with other nearby signs, other elements of street and site furniture, and with adjacent structures. Compatibility shall be determined by the relationships of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of lettering;

c. Ensure the location and placement of the sign will not endanger motorists;

d. Ensure the sign will not cover or blanket any prominent view of a structure or façade of historical or architectural significance;

e. Ensure the sign will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space;

f. Ensure the sign will not negatively impact the visual quality of a public open space as a public recreation facility, square, plaza, courtyard, and the like; and

g. Ensure the sign's lighting will not cause hazardous or unsafe driving conditions for motorists.

2. Increase in Number of Monument Signs

The intent of this subsection is to provide for allowing an increase from one (1) to two (2) monument signs only when there is a reduction in the overall total sign area on the site. Approval of such a request shall require the PC to affirmatively determine compliance with the following criteria:

a. The request is consistent with the purpose and intent of this section, as stated in Section 407.5.D.1;

b. The subject parcel shall have a total combined linear frontage between 590 and 600 linear feet of frontage.

The combined sign structure area and copy area of both proposed monument signs shall not exceed the total sign structure area and copy area as would be allowed for one (1) monument sign on the subject parcel;

c. The total allowed sign area of all other on-site signage; e.g., wall signs, awnings, etc., shall be reduced by at least thirty-five (35) percent.

3. Increase in Height of a Monument Sign or Size of a Wall Sign

Where an alternative standard is requested to increase the height of a monument sign, or to increase the size of a wall sign, the PC shall affirmatively determine compliance with the following criteria:

a. The request is consistent with the purpose and intent of this section, as stated in Section 407.5.D.1;

b. Granting the request reduces the number of signs on the parcel and/or the number of registered billboards in the unincorporated areas of Pasco County. The request must achieve one or more of the following:

(1) Removal of one or more unconstructed monument signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to erect on the parcel; or

(2) Removal of one or more nonconforming signs on the parcel visible from any right-of-way which the applicant otherwise would have been permitted to retain on the parcel; or

(3) One or more registered billboards from any parcel in unincorporated Pasco County; or

(4) Any combination of the above; and

c. Granting the request reduces the overall sign structure area visible on the parcel from any right-of-way. The total sign structure area which applicant otherwise would have been permitted to erect or retain on the parcel must be reduced by at least thirty-five (35) percent. For the purposes of calculating the allowable sign structure area in this section, the actual size of registered billboards that are proposed to be removed will be used. All other requirements of Section 406.1 of this Code, including but not limited to, copy/sign structure ratios and required architectural features, must be observed for the proposed sign; and

d. Granting the request does not result in excessive sign heights. The maximum height for a sign erected pursuant to this alternative standard may not exceed twenty (20) feet, or thirty (30) feet on controlled access roadways, even where a reduction in overall numbers of signs on the property and a reduction in overall sign structure area is achieved; and

e. Granting the request does not result in the erection of pole signs or any other prohibited structures identified in this Code; and

f. Granting the request meets or exceeds the stated intent and purpose of:

(1) Section 406.1 of this Code; and

(2) This subsection. The specific intent and purpose of this subsection is:

(a) To allow applicants to combine monument sign height allowances (or to combine wall sign size allowances) in exchange for reducing the overall number and size of monument signs (or wall signs) which are, or may be, erected on the property; and

(b) To provide an incentive for property owners to remove nonconfoming signs and registered billboards in return for increased flexibility in the height of monument signs or increased size of wall signs; and

(c) To give flexibility in height and size to allow signs that are proportionate for the property, but not to approve signs of excessive heights or heights that will be inharmonious or incompatible with its surroundings. The sign should be compatible with building heights of the existing neighborhood and should not impose a foreign or inharmonious element to an existing skyline.

g. Granting the request does not require Pasco County to compensate for any signage or registered billboards proposed to be removed. The owner(s) of any sign or registered billboard, and landowner(s) where such sign or registered billboard was erected, must provide a written acknowledge-ment in a form approved by the County Attorney's Office that:

(1) The increased height/size of signage obtained through approval of an alternative standard is just compensation,

and is the sole compensation owing pursuant to Section 70.20, Florida Statutes and under any other legal theory available, for any sign and/or registered billboard removed from the property, or any sign which could have been erected but was not; and

(2) The sign/registered billboard owner and the landowner waive any right to additional compensation under Section 70.20, Florida Statutes, or under any other legal theory available, for any sign and/or registered billboard removed from the property, or which could have been erected but was not; and

(3) If the sign/registered billboard owner and landowner are not the same entity requesting approval of the alternative standard, the applicant for an alternative standard must agree to defend, indemnify, and hold the County harmless for any claim for compensation by other persons, in a form approved by the County Attorney's Office.

~~E.~~F. Denial of Alternative Standards. Any request for an alternative standard which does not meet the criteria above will be denied, and the applicant shall either:

1. Comply with this Code.

2. For those alternative standards heard by the PC pursuant to Section 407.5.C, a denial may be appealed to the Board of County Commissioners pursuant to this Code, Section 407.1.

~~F.~~G. Effect of Denial

Whenever the PC has denied a request for alternative standards, the PC shall not thereafter:

a. Consider any further application for the same alternative standard of any part of the same property for a period of twelve (12) months from the date of denial by the PC.

b. Consider an application for any other kind of alternative standard of any part of the same property for a period of six (6) months from the date of denial by the PC.

## CHAPTER 400. USE PERMITS

### SECTION 408. REASONABLE ACCOMMODATIONS

#### 408.1. Intent and Purpose

A. The intent and purpose of this Section is to establish a process where a person with a disability may request the County for a reasonable accommodation from the standards of this Code. Requests for reasonable accommodations shall be considered individually, based on the nature and extent of the disability and the accommodation requested.

B. A reasonable accommodation process is necessary because in some instances, certain standards of this Code, if strictly applied, would inhibit or prevent the use of a dwelling due to a person's disability. As such, the process outlined in this Section is necessary where a disabled individual or individuals, or a person, entity or group acting on behalf of a disabled individual or individuals ("applicant"), requests a reasonable accommodation and seeks relief from one or more of such standards in order to have an equal opportunity to legally use and enjoy a dwelling.

C. Each request for a reasonable accommodation must be considered on a case-by-case basis, based on an individualized assessment, because the nature and extent of a disability and the surrounding facts and issues will necessarily vary as applicable in each case.

#### 408.2. Applicability

A. The process outlined in this Section is applicable to any disabled individual or individuals, or a person, entity or group acting on behalf of a disabled individual or individuals ("applicant"), who requests a reasonable accommodation and seeks relief from one or more standards of this Code.

B. The granting of a request for a reasonable accommodation shall not be deemed to constitute a rezoning of property, a conditional use, a special exception approval, an alternative standard, a variance, or a site plan. An approval of a reasonable accommodation does not allow any other uses that would otherwise require a rezoning, conditional use, special exception, alternative standard, variance, or any other site plan pursuant to the County Code.

C. Section 407.5.C of this Code, Alternative Standards, functions as the procedure to seek a reasonable accommodation for Community Residential Homes (Large) and Transitional Community Residences, and the provisions set forth herein do not apply to those uses.

#### 408.3. Application Submittal

A. An applicant may submit a request for a reasonable accommodation on his/her own behalf or may be represented at all stages of the application process by a

person designated by the applicant as their authorized agent, attorney, or representative.

B. A request for a reasonable accommodation shall be made by completing a written application on a form provided by the County. The form shall, at a minimum, include sections for:

1. The name and contact information of the applicant or the applicant's authorized representative;

2. The property address and parcel identification number for the location where the accommodation is requested; and

3. A description of the accommodation requested and the specific regulation or policy from which the relief is sought.

C. Should the information provided by the applicant to the County include medical information or records, including records indicating the medical condition, diagnosis, or medical history of the requesting individual, such individual may, at the time of submitting such medical information, request that the County, to the extent allowed by law, treat such medical information as confidential information of the requesting individual.

D. Notice of the administrative determination shall be in accordance with this Code, Section 304.1 Types of Public Notice.

408.4. Review, Criteria for Approval, and Decision

A. Intake and Completeness Review

Upon receipt of an application, the County Administrator or Designee shall date-stamp the application.

1. Within thirty (30) calendar days after receipt, the County Administrator or Designee shall determine whether the application is complete and notify the applicant in writing of the application's completeness. If it is determined that the application is incomplete, the County shall provide written notice to request the additional information required.

2. The applicant shall have thirty (30) calendar days from the date of the written notice to respond to the request for additional information. If the applicant fails to provide the requested additional information within the thirty-day period, a notification shall be issued to inform the applicant that the application is considered withdrawn.

3. Once the application is deemed complete, a final written decision shall be made within sixty (60) days. If a final written decision is not issued within sixty (60) days after receipt of a complete application, the request shall be deemed approved, unless the applicant and County agree jointly, in writing, to a reasonable extension of time.

B. Criteria for Approval

1. The Applicant shall be required to establish that the requesting individual is disabled and protected under the Fair Housing Act (FHA) or American's with Disabilities Act (ADA) by demonstrating that the individual is disabled, as defined in the FHA or the ADA. Although the definition of disability may be subject to judicial interpretation, for purposes of this Section, the Applicant must show:

   a. A physical or mental impairment which substantially limits one or more major life activities;

   b. A record of having such impairment; or

   c. The individual is regarded as having such impairment.

2. In evaluating a request for a reasonable accommodation, the County Administrator or Designee shall consider evidence relating to the following:

   a. Whether the individual, or entity representing those with disabilities, meets the definition of a person (or people) with a disability as defined in this Code;

   b. Whether there is an identifiable relationship, and a rational nexus between the requested accommodation and the disabled party's needs;

   c. Whether a sufficient alternative to the request exists.

   d. Whether granting the request would change the character of the zoning district as compared to a strict application of the Code to the circumstances of the request;

   e. Whether the request, if granted, would impose undue financial or administrative burdens on the County.

3. The County Administrator or Designee is entitled to obtain information that is necessary to evaluate whether a request for reasonable accommodation may be necessary because of a disability. If an individual's disability is obvious, or otherwise known to the County Administrator or Designee, and if the need for the requested accommodation is also readily apparent or known, then the County Administrator or Designee may not request any additional information about the disability or the disability-related need for the accommodation. However, if the disability is known or readily apparent to the County Administrator or Designee, but the need for the accommodation is not readily apparent or known, the County Administrator or Designee may request only information that is

necessary to evaluate the disability-related need for the accommodation.

4. The County Administrator or Designee may not ordinarily inquire as to the nature and severity of a disability. However, the County Administrator or Designee may request reliable, disability-related information that:

   a. Is necessary to verify that the person meets the FHA and ADA's definition of "Disability";

   b. Describes the needed accommodation; and

   c. Shows the relationship between the individual's disability and the need for the requested accommodation.

5. Depending on the individual's circumstances, information verifying that the individual meets the FHA and ADA's definition of Disability can usually be provided by the individual, but also may come from a doctor or medical professional, a peer support group, a non-medical service agency, or a reliable third party who has direct knowledge about the individual's disability. Once the County Administrator or Designee has established that the individual meets the definition of a disabled person, the County should seek only the information necessary to evaluate if the request is needed because of a disability.

C. Decision

1. The County Administrator or Designee shall issue a final written decision on the application. The County Administrator or Designee's decision shall:

   a. Grant the reasonable accommodation request;

   b. Grant a portion of the request and deny the remaining portion;

   c. Grant the request or a portion of the request, subject to conditions; or

   d. Deny the request.

2. A decision denying a request for reasonable accommodation, or a conditional or partial approval, shall state, with specificity, the objective, evidence-based reasons for denial and identify any deficiencies or actions necessary for reconsideration.

3. The final written decision shall be sent to the applicant via e-mail, read receipt requested, to the email address specified by the Applicant on the application form, and shall give notice to the applicant of the right to appeal.

4. A decision on a request for a reasonable accommodation is appealable to the Planning Commission (PC) pursuant to Section 407.1 of this Code. The PC's review of the appeal shall be limited to a consideration of whether the criteria pertaining to a request for a reasonable accommodation were properly and fairly considered and applied, taking into account all laws, ordinances, and judicial or legal precedent or guidance into consideration, and whether sufficient alternatives were evaluated.

408.5. Duration of Reasonable Accommodation; Revocation.

A. A reasonable accommodation shall be personal to the applicant and shall not run with the land, and shall remain in place for only as long as the applicant's need for the accommodation exists or remains, or the applicant resides at the dwelling.

B. It shall be the responsibility of the property owner to remove or correct any nonconforming Code standard authorized by the grant of a request for a reasonable accommodation, once the need for the accommodation ends, and to do so within a reasonable period of time.

Any reasonable accommodation received may be revoked by the County if the applicant or the property upon which the accommodation is granted is found in violation of any provision or condition of the approval granting the reasonable accommodation.

C.

## CHAPTER 500. ZONING STANDARDS

SECTION 503. A-C AGRICULTURAL DISTRICT

503.1. **Purpose**

The purpose of the A-C Agricultural District is to preserve the rural and open character of various lands within the County. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County.

Those uses will be allowed which are compatible with these overall objectives.

503.2. **Permitted Uses**

A. Principal Uses

1. Agriculture, general farming, and horticulture to include animal feedlots; the commercial hatching or raising of poultry; the production of eggs; the raising of hogs; pasturage of animals, such as cattle and horses; citrus groves (as well as other fruits); forestry; plant nurseries; sheds; stables; barns; truck farms; fish hatcheries; fish pools, and other structures devoted to the on-site farm uses.

2. Dwellings. Single-family detached dwellings on individual lots and single-family mobile homes on individual lots, where they are securely anchored as required by the County Building Code.

~~2.~~3. Community Residential Homes (Small).

~~3.~~4. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

~~4.~~5. Public and private parks and playgrounds.

~~5.~~6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

~~6.~~7. Noncommercial recreation facilities including parks, playgrounds, and camps for youths and adults.

~~7.~~8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

~~8.~~9. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

~~9.~~10. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Accessory Dwelling Unit subject to compliance with Section 530.24.

6. Other accessory uses customarily incidental to an allowed principal use.

503.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Gun and archery range clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Parachute drops.

~~F.~~H. Amusement parks.

~~G.~~I. Automobile race tracks.

~~H.~~J. Medical waste disposal facilities.

~~I.~~K. Auction houses.

~~J.~~L. Flea markets.

~~K.~~M. Drive-in theaters.

~~L.~~N. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

~~M.~~O. Sanitary landfills, subject to all local, State, and Federal regulations.

~~N.~~P. Yard trash disposal facilities.

~~O.~~Q. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

~~P.~~R. Sludge, septage, and other waste disposal sites.

~~Q.~~S. Wastewater treatment plants, except when accessory to a development.

~~R.~~T. Fertilizer manufacturing.

~~S.~~U. Saw mills.

~~T.~~V. The sale or consumption of alcoholic beverages in conjunction with the operation of an amusement park and as permitted under County, State, and Federal regulations provided:

1. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.D.6, No such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12th grade public or private school, place of religious worship, or County park as measured from the structure used as a proprietor's place of business to the nearest property line of the pre-k through 12th grade public or private school, place of religious worship, or County park.

2. The sale or consumption of alcoholic beverages complies with conditional use standards set forth in this Code and has been approved by the Board of County Commissioners (BCC) in accordance with the said section.

503.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

503.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Major Home Occupations.

C. Country clubs and golf courses.

D. Day-care centers.

E. Public and private utility facilities to include the following:

1. County, State, or Federal structures and uses.

2. Water pumping plants; transmission lines for gas, electric, and telephones or for broadcasting or communication towers and facilities.

3. Other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

F. Storage and repair facilities for essential public services.

G. Cemeteries, mausoleums, and crematoriums.

H. Animal hospitals or veterinarian clinics and dog kennels.

I. Accessory uses customarily incidental to an allowed special exception use.

J. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas, except as incidental to the above uses.

K. Duplexes.

L. Private schools.

503.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Mobile Homes

1. Minimum lot area: ten (10) acres.

2. Maximum possible gross density: 0.10 (nonfarm) dwelling units per acre, subject to compliance with the Comprehensive Land Use Map Classification.

3. Minimum lot width: 250 feet.

4. Single-family detached dwellings and mobile homes in the A-C Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

503.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifteen (15) percent of the total lot area.

503.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: Fifty (50) Feet

B. Side: Twenty-five (25) Feet

C. Rear: Fifty (50) Feet

D. Single-family detached dwellings and mobile homes in the A-C Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

503.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

503.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

503.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 504. AC-1 AGRICULTURAL DISTRICT

504.1. **Purpose**

The purpose of the AC-1 Agricultural District is to preserve the rural and open character of various lands within the County and to provide for permanent, residential housing in conjunction with agricultural and open space uses. These lands are agricultural lands; sites of vital, natural water resource functions; areas with highly productive, natural plant and animal communities; and areas with valuable topographic and/or subsurface features, all of which are necessary to sustain and enhance the quality of life in the County. Those uses will be allowed which are compatible with these overall objectives.

504.2. **Permitted Uses**

A. Principal Uses

1. Agriculture, general farming, and horticulture to include animal feed lots; the commercial hatching or raising of poultry; the production of eggs; the raising of hogs; pasturage of animals, such as cattle and horses; citrus groves (as well as other fruits); forestry; plant nurseries; sheds; stables; barns; truck farms; fish hatcheries; fish pools, and other structures devoted to the on-site farm uses.

2. Dwellings: Single-family detached dwellings on individual lots.

~~2.~~3. Community Residential Homes (Small).

~~3.~~4. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

~~4.~~5. Public and private parks and playgrounds.

~~5.~~6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

~~6.~~7. Noncommercial recreation facilities including parks, playgrounds, and camps for youths and adults.

~~7.~~8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

~~8.~~9. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

~~9.~~10. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).
2. Private garages and parking areas.
3. Private swimming pools and cabanas in accordance with this Code.
4. Signs in accordance with this Code.
5. Accessory Dwelling Unit subject to compliance with Section 530.24.
6. Other accessory uses customarily incidental to an allowed principal use.

504.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

D. Transitional Community Residences.

~~B.~~

~~C.~~E. Gun and archery clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Parachute drops.

~~F.~~H. Amusement parks.

~~G.~~I. Automobile race tracks.

~~H.~~J. Medical waste disposal facilities.

~~I.~~K. Auction houses.

~~J.~~L. Flea markets.

~~K.~~M. Drive-in theaters.

~~L.~~N. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

~~M.~~O. Sanitary landfills, subject to all local, State, and Federal regulations.

~~N.~~P. Yard trash disposal facilities.

~~O.~~Q. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

~~P.~~R. Sludge, septage, and other waste disposal sites.

~~Q.~~S. Wastewater treatment plants, except when accessory to a development.

~~R.~~T. Fertilizer manufacturing.

~~S.~~U. Saw mills.

504.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

504.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Major Home Occupations.

C. Country clubs and golf courses.

D. Day-care centers.

E. Public and private utility facilities to include the following: County, State, or Federal structures and uses; water pumping plants; transmission lines for gas, electric, and telephones or for broadcasting or communication towers and facilities; and other conforming uses which do not cause an undue nuisance or adversely affect existing structures, uses, and residents.

F. Storage and repair facilities for essential public services.

G. Cemeteries, mausoleums, and crematoriums.

H. Animal hospitals or veterinarian clinics and dog kennels.

I. Accessory uses customarily incidental to an allowed special exception use.

J. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

K. Duplexes.

L. Private schools.

504.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Duplexes

1. Minimum lot area: ten (10) acres.

2. Maximum possible gross density: 0.10 (nonfarm) dwelling units per acre, subject to compliance with the Comprehensive Future Land Use Map classification.

3. Minimum lot width: 250 feet.

4. Single-family detached dwellings in the AC-1 Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned

Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

504.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifteen (15) percent of the total lot area.

504.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

D. Single-family detached dwellings in the AC-1 Agricultural District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

504.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see Chapter 500, Supplemental Regulations.

504.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

504.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 505. A-R AGRICULTURAL-RESIDENTIAL DISTRICT

505.1. **Purpose**

The purpose of the A-R Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate-type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation of rural environments through limiting the intensity of development.

505.2. **Permitted Uses**

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100-foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.

2. General farming pursuits of such extent as to supply the occupant's personal needs.

3. Dwellings. Single-family detached dwellings on individual lots and single-family mobile homes on individual lots, where they are securely anchored as required by the County Building Code.

~~3.~~4. Community Residential Homes (Small).

~~4.~~5. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

~~5.~~6. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

~~6.~~7. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.

~~7.~~8. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.

~~8.~~9. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

~~9.~~10. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

~~10.~~11. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

~~11.~~12. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Accessory Dwelling Unit subject to compliance with Section 530.24.

6. Other accessory uses customarily incidental to an allowed principal use.

505.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Parachute drops.

~~F.~~H. Amusement parks.

~~G.~~I. Automobile race tracks.

~~H.~~J. Medical waste disposal facilities.

~~I.~~K. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

~~J.~~L. Yard trash disposal facilities.

~~K.~~M. Mining and/or reclamation including, but not limited to, mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

~~L.~~N. Wastewater treatment plants, except when accessory to a development.

~~M.~~O. Sludge, septage, and other waste disposal sites.

505.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

505.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Duplexes.

C. Major home occupations.

D. Day-care centers.

E. Public and private rights-of-way for utilities.

F. Public and private substations for utilities.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Animal hospitals or veterinarian clinics and dog kennels.

K. Travel trailer parks and travel trailer or recreational vehicle subdivisions, subject to the requirements set forth in this Code. Park model trailers located on lots within travel trailer and/or recreational vehicle subdivisions or condominiums may be utilized for permanent occupancy.

L. Accessory uses customarily incidental to an allowed special exception use.

M. Farm Feed and Supplies Establishments
The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

N. Private Schools

505.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Mobile Homes

1. Minimum lot area: One (1) Acre

2. Maximum possible gross density: One (1) Dwelling Unit Per Acre

3. Minimum lot width: 125 Feet

4. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

505.7. **Coverage Regulations**.

All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area.

505.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: Fifty (50) Feet

B. Side: Twenty-five (25) Feet

C. Rear: Fifty (50) Feet

D. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

505.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

505.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

505.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 506. AR-1 AGRICULTURAL-RESIDENTIAL

### 506.1. Purpose

The purpose of the AR-1 Agricultural-Residential District is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate type living environment; to curtail urban development in areas which lack facilities, until such time as those facilities are available; and to promote conservation or greenbelting of rural environments through limiting the intensity and types of residential development.

### 506.2. Permitted Uses

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; truck farms; fish pools; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (hogs, horses, cattle, sheep, etc.), shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall be required to maintain a 100-foot separation between dwellings existing on adjacent parcels of land at the time the commercial agricultural activity commenced. However, the required separation shall not be less than fifty (50) feet from any property line.

2. General farming pursuits of such extent as to supply the occupant's personal needs.

3. Dwellings: Single-family detached dwellings on individual lots.

~~3.~~ Community Residential Homes (Small).

4. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre, exclusive of area required for other uses.

7. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre.

8. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches; civic organizations; and schools.

9. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products shall require a minimum lot area of two (2) acres.

10. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

11. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Accessory Dwelling Unit subject to compliance with Section 530.24.

6. Other accessory uses customarily incidental to an allowed principal use.

506.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Parachute drops.

~~F.~~H. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

~~G.~~I. Yard trash disposal facilities.

~~H.~~J. Sludge, septage, and other waste disposal sites.

~~I.~~K. Wastewater treatment plants, except when accessory to a development.

~~J.~~L. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

506.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

506.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Major home occupations.

C. Day-care centers.

D. Public and private rights-of-way for utilities.

E. Public and private substations for utilities.

F. Duplexes.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Animal hospitals or veterinarian clinics and dog kennels.

K. Accessory uses customarily incidental to a permitted special exception use.

L. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.
7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

M. Private schools

506.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings

1. Minimum lot area: one (1) acre.

2. Maximum possible gross density: one (1) dwelling unit per acre.

3. Minimum lot width: 125 feet.

4. Single-family detached dwellings in the AR-1 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

506.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area.

506.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) property lines are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet

B. Side: twenty-five (25) feet

C. Rear: fifty (50) feet

D. Single-family detached dwellings in the AR-1 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

506.9. **Height Regulations**

Building height. Thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

506.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

506.11. **Development Plan**

A development plan shall be submitted in accordance with this Code, Chapter 400.

## CHAPTER 500. ZONING STANDARDS

SECTION 507. AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT

507.1. **Purpose**

The purpose of the AR-5 Agricultural-Residential District is to provide a rural or farm atmosphere in which single-family home ownership may be permitted and where the growing of supplemental food supplies for families will be encouraged.

It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities.

507.2. **Permitted Uses**

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feedlots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.

2. General farming pursuits of such extent as to supply the occupant's personal needs.

3. Dwellings: single-family detached dwellings on individual lots.

~~3.~~4. Community Residential Homes (Small).

~~4.~~5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

~~5.~~6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.

~~6.~~7. Public schools.

~~7.~~8. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

~~8.~~9. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

~~9.~~10. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Public and private rights-of-way for utilities.

5. Accessory Dwelling Unit subject to compliance with Section 530.24.

6. Other accessory uses customarily incidental to an allowed principal use.

507.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Construction and demolition debris dumps, subject to all local, State, and Federal regulations.

~~F.~~H. Yard trash disposal facilities.

~~G.~~I. Sludge, septage, and other waste disposal sites.

~~H.~~J. Wastewater treatment plants, except when accessory to a development.

~~I.~~K. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

507.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

507.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Major home occupations.

C. Day-care centers.

D. Public and private rights-of-way for utilities.

E. Public and private substations for utilities.

F. Duplexes.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches (permanent structures only); and civic organizations.

K. Accessory uses customarily incidental to an allowed special exception use.

L. Farm Feed and Supplies Establishments. The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

M. Private schools.

507.6. **Area, Density, and Lot Width Requirements**

Single-Family Detached Dwellings

A. Minimum lot area: five (5) acres.

B. Maximum possible gross density: one (1) dwelling unit per five (5) acres.

C. Minimum lot frontage width: 200 feet.

D. Single-family detached dwellings in the AR-5 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

507.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

507.8. **Yard Regulations**

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

D. Single-family detached dwellings in the AR-5 Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

507.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

507.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

507.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 508. AR-5MH AGRICULTURAL MOBILE HOME DISTRICT

508.1. **Purpose**

The purpose of the AR-5MH Agricultural Mobile Home District is to provide a rural or farm atmosphere in which single-family mobile home ownership may be allowed on five (5) acre parcels or larger and where the growing of supplemental food supplies for families will be encouraged. It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural areas from urban encroachment and preventing rapid expansion of demands on public facilities.

508.2. **Permitted Uses**

A. Principal Uses

1. Commercial farming and agricultural activities, such as citrus groves (as well as other fruits); forestry; plant nurseries; animal feed lots; hatching and raising of poultry; production of eggs; raising of livestock (horses, cattle, sheep, excluding hogs), shall be permitted and shall require a minimum of five (5) acres. Sheds, stables, barns, and other structures devoted to the on-site agricultural uses shall not be located within 200 feet of residentially zoned property or within fifty (50) feet from any lot line.

2. General farming pursuits of such extent as to supply the occupant's personal needs.

3. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.

~~3.~~4. Community Residential Homes (Small).

~~4.~~5. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

~~5.~~6. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.

~~6.~~7. Public schools.

~~7.~~8. Temporary roadside stands used on a seasonal basis for the sale of fruits, vegetables, and other agriculturally related products.

~~8.~~9. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.

~~9.~~10. Solar Facility

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Public and private rights-of-way for utilities.

5. Other accessory uses customarily incidental to an allowed principal use.

508.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Gun clubs and indoor or outdoor firing and archery ranges, subject to a minimum site area of ten (10) acres.

~~D.~~F. Aircraft and helicopter landing fields, subject to approval by the Federal Aviation Administration and compliance with appropriate State and local laws, provided that no aircraft landing field or helicopter pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~E.~~G. Construction and demolition debris disposal facilities, subject to all local, State, and Federal regulations.

~~F.~~H. Yard trash disposal facilities.

~~G.~~I. Sludge, septage, and other waste disposal sites.

~~H.~~J. Wastewater treatment plants, except when accessory to a development.

~~I.~~K. Mining and/or reclamation including, but not limited to, the mining or extraction of limestone, clay, sand, natural gas, oil, and organic soils, subject to all local, State, and Federal regulations.

508.4. **Performance Standards for Conditional and Special Exception Uses**

All activities shall be in conformance with standards established by the County, State, and Federal government.

508.5. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Major home occupations.

C. Day-care centers.

D. Public and private rights-of-way for utilities.

E. Public and private substations for utilities.

F. Duplexes.

G. Public or private parks, playgrounds, and recreation areas.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Storage and repair facilities for essential services.

J. Public and semipublic buildings and facilities to include the following: County, State, or Federal structures and uses; churches (permanent structures only); and civic organizations.

K. Accessory uses customarily incidental to a permitted special exception use.

L. Farm Feed and Supplies Establishments

The following criteria and requirements shall apply to all farm feed and supplies establishments:

1. Feed—livestock, poultry, and pets.

2. Animal health products.

3. Lawn and garden supplies.

4. Fertilizer, insecticides, and pesticides.

5. Leather goods and tack.

6. Fence posts and supplies to be enclosed in an opaque buffer.

7. No equipment, such as lawn mowers, tractors, and accessories, shall be stored or repaired on this site.

8. There shall be a minimum fifty (50) foot setback from all property lines for the building and storage areas.

M. Private schools.

508.6. **Area, Density, and Lot Width Requirements**

Single-Family Mobile Homes:

A. Minimum lot area: five (5) acres.

B. Maximum possible gross density: one (1) dwelling unit per five (5) acres, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

C. Minimum lot frontage width: 200 feet.

508.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the total lot area.

508.8. **Yard Regulations**

The following minimum building line setbacks measured from the property lines are required in yard areas listed below unless otherwise specified:

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

508.9. **Height Regulations**

Building height: thirty-five (35) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see Chapter 500, Supplemental Regulations.

508.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

508.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 509. E-R ESTATE-RESIDENTIAL DISTRICT

509.1. **Purpose**

The purpose of the E-R Estate-Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the E-R Estate-Residential District to allow the establishment of estate-residential areas, including the raising of livestock and agriculture, on limited acreage for the primary use of the resident.

509.2. **Permitted Uses**

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

2. Community Residential Homes (Small).
~~1.~~

~~2.~~3. General farming pursuits of such extent as to supply the occupant's personal needs.

~~3.~~4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

~~4.~~5. Swine shall be considered, for the purpose of this section, as grazing animals. The number of swine shall not exceed one (1) per acre.

~~5.~~6. Maintaining small animals, birds, and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.

~~6.~~7. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

~~7.~~8. Public schools.

~~8.~~9. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Accessory Dwelling Unit subject to compliance with Section 530.24.

6. Other accessory uses customarily incidental to an allowed principal use.

509.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Market Gardens in accordance with this Code, Section 530.23.

~~D.~~F. Wastewater treatment plants, unless accessory to a development.

509.4. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Duplexes.

C. Major home occupations.

D. Day-care centers.

E. Public and private rights-of-way for utilities.

F. Public and private substations for utilities.

G. Private schools.

H. Public or private parks, playgrounds, and recreation areas.

I. Churches.

J. Sports clubs or activities, such as hunting, fishing, riding, and country clubs, exclusive of outdoor firing ranges. Riding stables shall require a minimum of one (1) acre per three (3) grazing animals.

K. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

L. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

M. Accessory uses customarily incidental to a permitted special exception use.

509.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

509.6. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings

1. Minimum lot area: one (1) acre.

2. Maximum possible gross density: one (1) dwelling unit acre.
3. Minimum lot width: 125 feet.

4. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations. Except where animals or fowl are permitted, there shall be a minimum of a 100-foot separation between dwellings on adjacent property and any stables, feed pens, fowl or bird coops, or other animal shelters. However, the required separation shall in no case be less than fifty (50) feet from any property line.

509.7. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

509.8. **Yard Regulations**

The following minimum building-line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

D. Single-family detached dwellings in the E-R Estate-Residential District are required to meet all of the standards above, except when such units are

developed in a CS-MPUD in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

509.9. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

509.10. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

509.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 510. ER-2 ESTATE-RESIDENTIAL DISTRICT

510.1. **Purpose**

The purpose of the ER-2 Estate-Residential District is to encourage very low density, highly restricted, large lot, estate type developments and to serve as a transitional area between primarily agricultural areas and suburban development.

510.2. **Permitted Uses**

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. General farming and agricultural pursuits of such extent as to supply the occupant's personal needs.

~~3.~~4. Maintaining livestock for the occupant's use or need only, not to exceed three (3) grazing animals per acre minimum.

~~4.~~5. Maintaining small animals and fowl for the occupant's use or need only, not to exceed a ratio of twenty (20) per acre. No roosters shall be permitted.

~~5.~~6. Noncommercial boat slips and piers or private docking facilities with the approval of the various State and/or Federal agencies where mandatory.

~~6.~~7. Public schools.

~~7.~~8. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Public and private rights-of-way for utilities.

6. Accessory Dwelling Unit in accordance with this Code, Section 530.24.
7. Other accessory uses customarily incidental to a permitted principal use.

510.3. **Conditional Uses**

A. Residential Treatment and Care Facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Market Gardens in accordance with this Code, Section 530.23.

~~D.~~F. Wastewater treatment plants, unless accessory to a development.

510.4. **Special Exception Uses**

A. Bed and breakfast, tourist homes.

B. Duplexes.

C. Major home occupations.

D. Day-care centers.

E. Public and private substations for utilities.

F. Public or private parks, playgrounds, and recreation areas.

G. Accessory uses customarily incidental to an allowed special exception use.

H. Private schools.

510.5. **Performance Standards**

All activities shall be in conformance with standards established by the County, State, and Federal government.

510.6. **Area, Density, and Lot Width Requirements**

Single-Family Detached Dwellings

A. Minimum lot area: 2.5 acres.

B. Maximum possible gross density: one (1) dwelling unit per 2.5 acres.

C. Minimum lot frontage width: 200 feet, measured along the front property line or lines contiguous to any street, road, highway, or easement for ingress and egress, however stated.

D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

## 510.7. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

## 510.8. Yard Regulations

The following minimum building line setbacks measured from the right-of-way or edge of ingress/egress easement (where there is no right-of-way) are required in front yard areas. All other yard areas shall be measured from the property line.

A. Front: fifty (50) feet.

B. Side: twenty-five (25) feet.

C. Rear: fifty (50) feet.

D. Single-family detached dwellings in the ER-2 Estate-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD in accordance with this Code, the minimum lot area requirements and lot width requirements shall not apply.

## 510.9. Height Regulations

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exemptions, see this Code, Chapter 500, Supplemental Regulations.

## 510.10. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

## 510.11. Development Plan

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 511. R-MH MOBILE HOME DISTRICT

### 511.1. Purpose

The purpose of an R-MH Mobile Home District is to provide for the development of areas with individual mobile homes within planned mobile home projects, including mobile home parks, condominiums, and subdivisions, for persons desiring the unique environments characteristic of mobile home living. It is the further purpose of this district to ensure the provision of adequate infrastructure facilities and community services necessary for such mobile home development.

### 511.2. Establishment Procedure

A. Mobile home projects developed under single ownership or mobile home condominiums not considered to be a subdivision shall be considered mobile home parks.

B. New or revised mobile home subdivisions or condominium projects, if appropriate, shall be required to comply with all provisions of this Code.

C. Developers of mobile home parks shall file an application using the appropriate zoning amendment form, supplemented with a legal description of the property to be included, and a conceptual sketch plan showing the intended overall development plan.

### 511.3. Permitted Uses

A. Principal Uses

1. Dwellings:

   a. mobile homes, single-family detached modular, or factory built dwellings.

   b. Single-family detached dwellings on individual lots on parcels zoned R-MH prior to December 8, 2020.

2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips, piers, or private, residential docking facilities with the approval of various State and/or local agencies where appropriate.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Management and maintenance offices and private recreational facilities including, but not limited to, golf courses and laundry facilities, provided that:

   a. Such facilities shall be restricted to the use of the occupants and guests.

   b. Such facilities shall be accessible only from a street within the development.

6. Other accessory uses customarily incidental to an allowed principal use.

7. Model mobile homes or mobile home sales offices within a mobile home park or condominium. However, after ninety (90) percent occupancy of the park or condominium, model mobile homes and sales offices shall have one (1) year to convert to residential uses unless extended by the Board of County Commissioners. Rental offices or homes sales offices shall be permitted as an accessory use within a mobile home park.

511.4. **Special Exception Uses**

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

A. Public or private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.

B. Private utility substations, provided there is not storage of trucks or materials on site.

C. Private schools or day-care centers.

D. Public or private parks, playgrounds, and recreation areas.

E. Golf courses open to nonresidents, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

F. Governmental buildings or churches.

G. Professional services, such as medical, dental, legal, and engineering, excluding the parking and storage of commercial vehicles or commercially related equipment.

H. Accessory uses customarily incidental to an allowed special exception use.

## 511.5. Area and Density Requirements

Mobile homes and modular or factory built dwelling units:

A. Minimum site area: ten (10) acres, inclusive of right-of-way dedication by deed, grant, or plat.

B. Minimum lot area: 4,000 square feet.

C. Maximum gross density: 8.8 dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

## 511.6. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than sixty-five (65) percent of the total lot area.

## 511.7. Yard Regulations

A. The minimum building line setbacks, measured from the front, side or rear property lines, are required in yard areas listed below within a mobile home subdivision, condominium, or park, unless otherwise specified:

1. Front (within subdivisions): twenty (20) feet from right-of-way.

2. Front (within rental parks or condominiums): A setback of fifteen (15) feet in width from the edge of pavement of all private streets and all property lines of parcels of different uses, except for public streets, shall be provided and maintained. Such setbacks from property lines of parcels of different uses shall not be considered to be part of an abutting mobile home space nor shall the said setback be used as part of the recreation area.

3. A side and rear setback of five (5) feet in width, measured from the property lines of individual lots, shall be provided and maintained.

B. Development of recreational and open space areas shall be in accordance with the requirements established in this Code; however, in no case shall any part of such recreation and open space areas be less than 10,000 square feet.

## 511.8. Height Regulations

Single-family detached dwellings, single-family detached modular, and factory built dwellings: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height.

Mobile and manufactured homes: fifteen (15) feet maximum.

For exceptions, see this Code, Chapter 500, Supplemental Regulations.

511.9. **Streets and Roads**

Roadways or streets within a mobile home park or condominium shall be private, but the following requirements shall apply:

A. Internal collector streets shall be thirty (30) feet in width, with a minimum of twenty-four (24) feet of paved surface.

B. Internal local streets shall be twenty-five (25) feet in width, with a minimum of twenty (20) feet of paved surface. Roadways or streets within a mobile home park subdivision may be private, but shall comply with the requirements of this Code.

511.10. **Existing Parks and Subdivisions**

Those mobile home parks or subdivisions approved at the time of adoption of this Code shall be zoned in accordance with the above criteria as practicable as possible provided; however, that such parks or subdivisions may be completed and operated in accordance with plans for development as previously approved.

511.11. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

511.12. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

511.13. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 512. R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT

### 512.1. Purpose

The purpose of the R-1MH Single-Family/Mobile Home District is to provide for the continued development of a mixed pattern of conventional residences and mobile homes, situated on individual lots, in established areas.

### 512.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots and single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where appropriate.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 901.5 of this Code.

6. Accessory Dwelling Unit in accordance with this Code, Section 530.24.

7. Other accessory uses customarily incidental to an allowed principal use.

### 512.3. Conditional Uses

A. Market Gardens in accordance with this Code, Section 530.23.

B. Residential treatment and care facilities.

C. Group Living Arrangement.

D. Community Residential Homes (Large).

~~C.~~E. Transitional Community Residences.

512.4. **Special Exception Uses**

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

A. Duplexes.

B. Day-care centers.

C. Public or private rights-of-way for utilities.

D. Public and private substations for utilities.

E. Private schools.

F. Public or private parks, playgrounds, and recreation areas.

G. Churches.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

J. Accessory uses customarily incidental to an allowed special exception use.

512.5. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings, Mobile Homes, and Duplexes

1. Minimum lot area: 20,000 square feet.

2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (four (4) dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.

3. Minimum lot width: 100 feet.

4. Minimum lot depth: 150 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

512.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

512.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

512.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

512.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

512.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

512.11. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

512.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 513. R-2MH RURAL DENSITY MOBILE HOME DISTRICT

### 513.1. Purpose

The purpose of the R-2MH Rural Density Mobile Home District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-2MH Rural Density Mobile Home District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

### 513.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family mobile homes on individual lots where they are securely anchored as required by the County Building Code.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips, piers, or private docking facilities with the approval of various State and/or Federal agencies where mandatory.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens and Community Farms in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Other accessory uses customarily incidental to a permitted principal use.

### 513.3. Conditional Uses

A. Market Gardens in accordance with this Code, Section 530.23.

B. Residential treatment and care facilities.

C. Group Living Arrangement.

D. Community Residential Homes (Large).

~~C.~~E. Transitional Community Residences.

513.4. **Special Exception Uses**

All structures used for special exception uses must meet the State building construction standards set forth in Chapter 553, Florida Statutes.

A. Day-care centers.

B. Public or private rights-of-way for utilities.

C. Public and private substations for utilities.

D. Private schools.

E. Public or private parks, playgrounds, and recreation areas.

F. Churches.

G. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

H. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

I. Accessory uses customarily incidental to an allowed special exception use.

513.5. **Area, Density, and Lot Width Requirements**

A. Mobile Homes

1. Minimum lot area: 20,000 square feet.

2. Maximum possible gross density: 2.2 dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map designation.

3. Minimum lot width: 100 feet.

4. Minimum lot depth: 150 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

513.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

513.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: thirty (30) feet.

513.8. **Height Regulations**

Building height: sixteen (16) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

513.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

513.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

513.11. **Development Plan**

A development plan that substantially conforms with the conceptual sketch plan shall be submitted in accordance with this Code.

513.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 514. R-1 RURAL DENSITY RESIDENTIAL DISTRICT

### 514.1. Purpose

The purpose of the R-1 Rural Density Residential District is to serve as a transitional area between primarily agricultural areas and suburban development. Further, it is the purpose of the R-1 Rural Density Residential District to allow for the development of low density planned unit developments of sufficient size to function as neighborhood units, with all services and facilities necessary to this development form being supplied.

### 514.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private or community swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Accessory Dwelling Units in accordance with this Code, Section 530.24.

7. Other accessory uses customarily incidental to an allowed principal use.

### 514.3. Conditional Uses

A. Residential treatment and care facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Wastewater treatment plants, except when accessory to a development.

~~D.~~F. Market Gardens in accordance with this Code, Section 530.23.

514.4. **Special Exception Uses**

A. Duplexes.

B. Major home occupations.

C. Public or private rights-of-way for utilities.

D. Public and private substations for utilities.

E. Private schools and day-care centers.

F. Public or private parks, playgrounds, and recreation areas.

G. Churches.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

J. Accessory uses customarily incidental to an allowed special exception use.

514.5. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Duplexes

1. Minimum lot area: 20,000 square feet.

2. Maximum possible gross density: 2.2 dwelling units per acre, except duplexes (4.4 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.

3. Minimum lot width: 100 feet.

4. Minimum lot depth: 150 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

514.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than thirty-five (35) percent of the total lot area.

514.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: thirty (30) feet.

B. Side: fifteen (15) feet.

C. Rear: twenty-five (25) feet.

514.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

514.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

514.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

514.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 515. R-2 LOW DENSITY RESIDENTIAL DISTRICT

### 515.1. Purpose

The purpose of the R-2 Low Density Residential District is to provide for the orderly expansion of low density residential development in those areas where public services are most readily available and to exclude uses not compatible with such low density residential development.

Further, it is the purpose of the R-2 Low Density Residential District to provide areas for planned unit developments at densities and in a manner compatible with the low density residential development.

### 515.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Accessory Dwelling Unit in accordance with this Code, Section 530.24.

7. Other accessory uses customarily incidental to an allowed principal use.

### 515.3. Conditional Uses

A. Residential treatment and care facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Wastewater treatment plants, except when accessory to a development.

~~D.~~F. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

515.4. **Special Exception Uses**

A. Duplexes.

B. Major home occupations.

C. Public and private utilities, electrical, gas, telephone, water or sewage, and railroad rights-of-way.

D. Public and private utility substations, provided there will be no storage of trucks or materials on the site.

E. Private schools and day-care centers.

F. Public or private parks, playgrounds, and recreation and recreation centers, and structures used for civic and homeowners' associations.

G. Churches.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

J. Accessory uses customarily incidental to an allowed special exception use.

515.5. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Duplexes

1. Minimum lot area: 9,500 square feet.

2. Maximum possible gross density, 4.6 dwelling units per acre, except duplexes (9.2 dwelling units per acre), subject to compliance with the Comprehensive Future Land Use Map classification.

3. Minimum lot width: 80 feet.

4. Minimum lot depth: 100 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

515.6. **Coverage Regulations**

Principal structures and accessory structures shall not cover more than sixty-five (65) percent of the total lot area.

515.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: twenty-five (25) feet.

B. Side: ten (10) feet.

C. Rear: twenty-five (25) feet.

515.8. **Height Regulations**

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

515.9. **On-Site Parking Regulations**

On-site parking shall be provided in accordance with this Code.

515.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

515.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 516. R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT

### 516.1. Purpose

The purpose of the R-3 Medium Density Residential District is to provide for the orderly development of existing and proposed medium density residential areas, where adequate public service and transportation facilities are or will be available, and to exclude those uses not compatible with such development.

Further, it is the purpose of the R-3 Medium Density Residential District to provide areas for planned unit development at densities and in a manner compatible with the medium density residential development.

### 516.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Accessory Dwelling Unit in accordance with this Code, Section 530.24.

7. Other accessory uses customarily incidental to an allowed principal use.

### 516.3. Conditional Uses

A. Residential treatment and care facilities.

B. Group Living Arrangement.

C. Community Residential Homes (Large).

~~B.~~D. Transitional Community Residences.

~~C.~~E. Wastewater treatment plants, except when accessory to a development.

~~D.~~F. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

516.4. **Special Exception Uses**

A. Duplexes.

B. Major home occupations.

C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.

D. Public or private substations for utilities, provided there will be no storage of trucks or materials on the site.

E. Private schools and day-care centers.

F. Public or private parks, playgrounds, and recreation centers, and structures used for civic and homeowners' associations.

G. Churches.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

J. Accessory uses customarily incidental to an allowed special exception use.

516.5. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Duplexes

1. Minimum lot area: 7,500 square feet.

2. Maximum possible gross density, 5.8 dwelling units per acre, except duplexes (11.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.

3. Minimum lot width: seventy-five (75) feet.

4. Minimum lot depth: 100 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

## 516.6. Coverage Regulations

Principal structures and accessory structures shall not cover more than sixty-five (65) percent of the total lot area.

## 516.7. Yard Regulations

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: twenty (20) feet.

B. Side: 8.5 feet, each side, for single-family.

C. Rear: fifteen (15) feet.

## 516.8. Height Regulations

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

## 516.9. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

## 516.10. Performance Standards for Conditional Uses and Special Exceptions

All activities shall be in conformance with standards established by the County, State, and Federal government.

## 516.11. Development Plan

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 517. R-4 HIGH DENSITY RESIDENTIAL DISTRICT

### 517.1. Purpose

The purpose of the R-4 High Density Residential District is to encourage the orderly development and preservation of higher density residential environments and to provide areas in which economies of high density residential development may be achieved without sacrificing the individualized nature of the single-family residence.

### 517.2. Permitted Uses

A. Principal Uses

1. Dwellings: single-family detached dwellings on individual lots.

~~1.~~2. Community Residential Homes (Small).

~~2.~~3. Noncommercial boat slips and piers or private docking facilities with the approval of various State and/or Federal agencies where mandatory.

~~3.~~4. Public schools.

~~4.~~5. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Accessory Dwelling Unit in accordance with this Code, Section 530.24.

7. Other accessory uses customarily incidental to a permitted principal use.

### 517.3. Conditional Uses

A. Parking areas to serve the neighborhood such as, but not limited to:

1. Additional parking for civic clubs.

2. Parking for parks, playgrounds, and recreation areas.

B. Residential treatment and care facilities.

C. Group Living Arrangement.

D. Community Residential Homes (Large).

~~C.~~E. Transitional Community Residences.

~~D.~~F. Wastewater treatment plants, except when accessory to a development.

~~E.~~G. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

517.4. **Special Exception Uses**

A. Duplexes.

B. Major home occupations.

C. Public and private utilities: electrical, gas, telephone, water or sewage, and railroad rights-of-way.

D. Public or private utility substations, provided there will be no storage of trucks or materials on site.

E. Private schools and day-care centers.

F. Churches.

G. Public or private parks, playgrounds, recreation centers, and structures used for civic and homeowners' associations.

H. Golf courses, provided the clubhouse and other structures are located over 150 feet from an abutting lot or parcel.

I. Cemeteries twenty (20) acres or more in size, provided graves are over fifty (50) feet from an abutting lot or parcel.

J. Governmental buildings.

K. Accessory uses customarily incidental to a permitted special exception use.

L. Mortuaries and funeral homes, excluding crematoriums.

M. Professional services, such as medical, dental, legal, and engineering, excluding the storage or parking of heavy equipment.

517.5. **Area, Density, and Lot Width Requirements**

A. Single-Family Detached Dwellings and Duplexes

1. Minimum lot area: 6,000 square feet.

2. Maximum possible gross density, 7.3 dwelling units per acre, except duplexes (14.6 dwelling units per acre), subject to compliance with the Comprehensive Plan Future Land Use Map classification.

3. Minimum lot width: sixty (60) feet.

4. Minimum lot depth: 100 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard and coverage regulations.

## 517.6. Coverage Regulations

Principal structures and accessory structures shall not cover more than sixty-five (65) percent of the total lot area.

## 517.7. Yard Regulations

A. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

1. Front: twenty (20) feet.

2. Side: 7.5 feet, each side.

3. Rear: fifteen (15) feet.

B. Front setbacks shall be subject to this Code, if applicable.

C. For subdivisions developed after December 8, 2020, side setbacks may be reduced to no less than five (5) feet subject to compliance with Section 902.2.K.2.b. Side entry walkways or sidewalks which project into the five (5) foot side setback and/or five (5) foot drainage easement shall be prohibited.

## 517.8. Height Regulations

Building height: forty-five (45) feet maximum; however, no dwelling shall be less than ten (10) feet in height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

## 517.9. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

517.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

517.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 518. MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT

### 518.1. Purpose

The purpose of the MF-1 Multiple-Family Medium Density District is to provide for medium density family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

### 518.2. Permitted Uses

A. Principal Uses

1. Multiple-family dwellings.

2. Group Living Arrangement

3. Community Residential Homes (Small).

4. Community Residential Homes (Large) subject to compliance with Section 530.26.

~~2.~~5. Transitional Community Residences subject to compliance with Section 530.26.

~~3.~~6. Public schools.

~~4.~~7. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Signs in accordance with this Code.

5. Neighborhood Parks as required by Section 905.1 of this Code.

6. Other accessory uses customarily incidental to an allowed principal use.

518.3. **Conditional Uses**

A. Residential treatment and care facilities.

~~A.~~B. Congregate Living Facilities.

~~B.~~C. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~C.~~D. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

518.4. **Special Exception Uses**

A. Public and private utility rights-of-way.

B. Public or private utility substations.

C. Private schools and day-care centers.

D. Marinas, subject to siting criteria set forth in the County Comprehensive Plan.

E. Public and private parks, playgrounds, and recreation centers.

F. Churches.

G. Golf courses.

H. Cemeteries.

I. Hospitals, clinics, governmental buildings, and private clubhouses.

J. Professional services, such as medical, dental, legal, and engineering, excluding the storage and parking of heavy equipment.

K. Hotels, motels, condos, bed and breakfasts, and tourist homes.

L. Accessory uses customarily incidental to an allowed special exception use.

518.5. **Area, Density, and Lot Width Requirements**

A. Two-Family or Duplex Dwellings

1. Minimum lot area: 9,000 square feet per two unit structure.

2. Minimum lot width: eighty (80) feet.

3. Minimum lot depth: 100 feet.

B. Other Multiple-Family

1. Minimum lot area: 15,000 square feet.

2. Minimum lot width: 100 feet.

3. Minimum lot depth: 100 feet.

C. All Other Uses Including Townhouses

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

D. Maximum Possible Gross Density

Twelve (12) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

## 518.6. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than forty (40) percent of the total lot area.

## 518.7. Yard Regulations

A. Two-family, triplex, quadruplex, multiple-family, townhouses, and all nonresidential uses:

1. The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

a. Front: twenty (20) feet.

b. Side: ten (10) feet.

c. Rear: fifteen (15) feet.

B. All structures shall be separated by not less than fifteen (15) feet.

## 518.8. Height Regulations

Building height: forty-five (45) feet maximum, except in an Urban Service Area where there is no maximum building height. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

## 518.9. On-Site Parking Regulations

On-site parking shall be provided in accordance with this Code.

518.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

518.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

518.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 519. MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

519.1. **Purpose**

The purpose of the MF-2 Multiple-Family High Density District is to provide for high density multiple-family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

519.2. **Permitted Uses**

A. Principal Uses

1. Multiple-family dwellings.

2. Group Living Arrangement.

3. Community Residential Homes (Small).

4. Community Residential Homes (Large) subject to compliance with Section 530.26.

~~2.~~ Transitional Community Residences subject to compliance with Section 530.26.

5.

~~3.~~6. Public schools.

~~4.~~7. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Retail and commercial services to serve primarily the needs of the occupants which are permitted uses under the C 1 Neighborhood Commercial District.

3. Private garages and parking areas.

4. Private swimming pools and cabanas in accordance with this Code.

5. Signs in accordance with this Code.

6. Neighborhood Parks as required by Section 905.1 of this Code.

7. Other accessory uses customarily incidental to an allowed principal use.

519.3. **Conditional Uses**

A. Residential treatment and care facilities.

~~A.~~B. Congregate Living Facilities.

~~B.~~C. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~C.~~D. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

519.4. **Special Exception Uses**

A. Public and private utility rights-of-way.

B. Public or private utility substations.

C. Private schools and day-care centers.

D. Public and private parks, playgrounds, and recreation centers.

E. Churches.

F. Golf courses.

G. Cemeteries.

H. Hospitals, clinics, governmental buildings, and private clubhouses.

I. Professional services.

J. Accessory uses customarily incidental to an allowed special exception use.

K. Marinas, in conjunction with multiple-family use and subject to siting criteria set forth in the Comprehensive Plan.

L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

519.5. **Area, Density, and Lot Width Requirements**

A. Multiple-Family Structures

1. Minimum lot area: 20,000 square feet.

2. Minimum lot width: 125 feet.

3. Minimum lot depth: 125 feet.

B. All Other Uses. No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

C. Maximum Possible Gross Density: Eighteen (18) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

519.6. **Coverage Regulations**

All buildings, including accessory buildings, shall not cover more than fifty-five (55) percent of the total lot area.

519.7. **Yard Regulations**

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: twenty (20) feet.

B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.

C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

519.8. **Building Height Regulations**

The maximum building height shall not exceed forty-five (45) feet, except where a special exception has been granted or except in an Urban Service Area where there is no maximum building height. However, in no case shall the maximum height exceed 120 feet. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

519.9. **On-Site Parking Regulations**

On-site parking spaces shall be provided in accordance with this Code.

519.10. **Performance Standards for Conditional Uses and Special Exceptions**

All activities shall be in conformance with standards established by the County, State, and Federal government.

519.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

519.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 520. MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT

520.1. **Purpose**

The purpose of the MF-3 Multiple-Family High Density District is to provide for high density multiple-family residential areas with adequate open areas where it is desirable to encourage such type of development.

Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

520.2. **Permitted Uses**

A. Principal Uses

1. Multiple-family dwellings.

2. Group Living Arrangement.

3. Community Residential Homes (Small).

4. Community Residential Homes (Large) subject to compliance with Section 530.26.

5. Transitional Community Residences subject to compliance with Section 530.26.

~~2.~~

~~3.~~6. Public schools.

~~4.~~7. Community Gardens in accordance with this Code, Section 530.23.

B. Accessory Uses

1. Minor home occupations (unless a special exception per Section 530.21.1.D.5).

2. Private garages and parking areas.

3. Private swimming pools and cabanas in accordance with this Code.

4. Retail and commercial services commercial to serve primarily the needs of the occupants which are permitted uses under the C-1 Neighborhood Commercial District.

5. Signs in accordance with this Code.

6. Neighborhood Parks as required by Section 905.1 of this Code.

7. Other accessory uses customarily incidental to an allowed principal use.

520.3. **Conditional Uses**

A. Residential treatment and care facilities.

~~A.~~B. Congregate Living Facilities.

~~B.~~C. Helicopter landing pads, provided that no such landing pad be located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools.

~~C.~~D. Market Gardens and Community Farms in accordance with this Code, Section 530.23.

520.4. **Special Exception Uses**

A. Public and private utility rights-of-way.

B. Public or private utility substations.

C. Private schools and day-care centers.

D. Public and private parks, playgrounds, and recreation centers.

E. Churches.

F. Golf courses.

G. Cemeteries.

H. Hospitals, clinics, restoriums, governmental buildings, and private clubhouses.

I. Professional services.

J. Accessory uses customarily incidental to a permitted special exception use.

K. Marinas, in conjunction with multiple-family use and subject to marina siting criteria set forth in the Comprehensive Plan.

L. Hotels, motels, condos, bed and breakfasts, and tourist homes.

520.5. **Area, Density, and Lot Width Requirements**

A. Multiple-Family Structures

1. Minimum lot area: 20,000 square feet.

2. Minimum lot width: 125 feet.

3. Minimum lot depth: 125 feet.

B. All Other Uses

No minimum lot areas are required, subject to meeting minimum yard, coverage, and on-site parking regulations.

C. Maximum Possible Gross Density

Twenty-four (24) dwelling units per acre, subject to compliance with the Comprehensive Plan Future Land Use Map classification.

## 520.6. Coverage Regulations

All buildings, including accessory buildings, shall not cover more than fifty-five (55) percent of the total lot area.

## 520.7. Yard Regulations

The following minimum building line setbacks, measured from the property lines, are required in yard areas listed below unless otherwise specified:

A. Front: twenty (20) feet.

B. Side: fifteen (15) feet, each side, plus five (5) feet for each additional story above three (3) stories.

C. Rear: fifteen (15) feet, plus five (5) feet for each additional story above three (3) stories.

## 520.8. Building Height Regulations

The maximum building height shall not exceed sixty-five (65) feet, except where a special exception has been granted or except in an Urban Service Area where there is no maximum building height. However, in no case shall the maximum height exceed 120 feet in non-Urban Service Areas. For exceptions, see this Code, Chapter 500, Supplemental Regulations.

## 520.9. On-Site Parking Regulations

On-site parking spaces shall be provided in accordance with this Code.

## 520.10. Performance Standards for Conditional Uses and Special Exceptions

All activities shall be in conformance with standards established by the County, State, and Federal government.

520.11. **Development Plan**

A development plan shall be submitted in accordance with this Code.

520.12. **Neighborhood Park(s)**

Neighborhood park(s) shall be provided and maintained in the same manner as a subdivision, pursuant to this Code.

## CHAPTER 500. ZONING STANDARDS

SECTION 530. SUPPLEMENTAL REGULATIONS

530.26. Standards for Community Residential Homes (Large) and Transitional Community Residences

A. Intent and Purpose

It is the intent and purpose of this section to provide standards and processes for the review and approval of Community Residential Homes (Large) (CRH) and Transitional Community Residences (TCR) when permitted by right within a specific zoning district.

B. Notification Requirement

In accordance with Section 419.001(3)(a). F.S., when a sponsoring agency for a CRH or TCR intends to occupy a site within a multifamily zoning district, the agency shall notify the County Administrator or designee in writing, including the following in the proposed development plan:

1. Specific address of the site;

2. Licensing category and state statute that covers such licensure;

3. The number of proposed residents on site, including staff;

4. A statement indicating the licensing status of the CRH or TCR and how the home meets applicable licensing criteria for the safe care and supervision of the clients in the home; and

5. The most recently published data compiled from the licensing entity that identifies all CRHs or TCRs within Pasco County.

~~B.~~C. Required Standards

1. The proposed CRH or TCR or their operator has been issued or has applied for:

a. The license or certification that the State of Florida requires to operate the proposed CRH or TCR; or

b. Provisional certification from the Florida Association of Recovery Residences and then permanent certification within one hundred eighty (180) calendar days of the date on which provisional certification was granted; or

c. A "conditional" Oxford House Charter within thirty (30) calendar days of the date on which the first individual occupies the Oxford House and a "permanent" Oxford House Charter within one hundred eighty (180) calendar days after the "conditional" charter was issued.

~~1.~~2. When the State of Florida does not offer a license or certification for the type of CRH or TCR proposed and the population it would serve, the Applicant shall demonstrate by the greater weight of evidence that:

a. The proposed CRH or TCR will be operated in a manner effectively similar to that of a licensed or certified CRH or TCR;

b. Staff who reside and/or work in the CRH or TCR will be adequately trained, in accordance with standards typically required by licensing or State certification for a CRH or TCR;

c. The CRH or TCR will emulate a biological family and be operated to achieve normalization and community integration; and,

d. The rules and practices governing how the CRH or TCR operates will protect the residents from abuse, exploitation, fraud, theft, neglect, insufficient support, use of illegal drugs or alcohol, and misuse of prescription medications.

3. CRHs or TCRs shall not be located within one thousand feet (1000) of an existing CRH or TCR.

4. A maximum of 14 individuals shall be allowed to occupy a CRH or TCR.

~~C.~~D. Review and Approval

1. Upon review of the proposed development plan and the standards above, the County Administrator or designee shall determine if the CRH or TCR is an approved use in accordance with Sections 518, 519, or 520 of this Code before making a decision for approval.

2. The County Administrator or designee may deny the siting of a CRH or TCR for the following reasons:

a. The proposed use does not conform with the existing zoning regulations within the multifamily zoning districts;

~~a.~~b. The proposed use does not meet applicable licensing criteria established and determined by the appropriate licensing entity; or

c. The proposed use would result in such a concentration of CRHs or TCRs in the area in proximity to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of 1,000 feet of another existing CRH or TCR in a multifamily zone shall be an overconcentration of such homes that substantially alters the nature and character of the area. A home that is located within a radius of 500 feet of an area of single-family zoning substantially alters the nature and character of the area.

3. If the proposed use is not approved or denied within 60 days of notification to the County, the site shall be approved and the applicant may establish the CRH or TCR at the selected site.

*Community Residential Home.*

~~1.~~ *Large*. A dwelling unit authorized by the appropriate agency or entity ~~licensed~~ to serve residents who are clients of the following:

(1) Community Residential Home licensed under Chapter 419, Florida Statutes, as amended;

(2) Assisted living facility for the elderly or other people with disabilities licensed under Section 429.02(5), Florida Statutes, as amended;

(3) Adult family-care home licensed under Section 429.60, Florida Statutes, as amended; (4) Intermediate care facility for people with developmental disabilities licensed under Section 400.960, Florida Statutes, as amended;

(5) Housing licensed under Chapter 394, Florida Statutes, as amended;

(6) Recovery Residences certified under Chapter 397, Florida Statutes, as amended, currently administered by the Florida Association of Recovery Residences, where residency is characteristically at least one (1) year; and

(7) Oxford House or other similar, self-governed, long-term housing for people in recovery from substance use disorder, and with no limit on tenancy in practice or in its charter or rules.

~~Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration~~ These dwelling units ~~which~~ provide~~s~~ a living environment for seven (7) to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

~~2.~~ *Small.* Homes of six (6) or fewer residents that comply with the certification requirements for Large Community Residential Homes ~~otherwise meet the definition of a community residential home~~ shall be deemed a single-family ~~unit~~ dwelling and a noncommercial, residential use ~~for the purpose of local laws and ordinances~~in single-family or multiple family zoning districts. ~~Homes of six (6) or fewer residents that otherwise meet the definition of a community residential home shall be allowed in single-family or multiple-family zoning without approval by the local government, provided that such homes shall not be located within a radius of 1,000 feet of another existing such home with six (6) or fewer residents. Such homes with six (6) or fewer residents shall not be required to comply with the notification provisions of this section, provided that the sponsoring agency or the department notifies the local government at the time of home occupancy that the home is licensed by the department.~~

~~*Community residential home, large.* A dwelling unit licensed to serve clients of the Florida Department of Children and Families (FDCF) that provides a living environment for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.~~

~~*Community residential home, small.* A dwelling unit licensed to serve clients of the FDCF that provides a living environment for six (6) or fewer unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.~~

*Congregate Living Facility*. A temporary group living arrangement for people without disabilities, too large to emulate family, in which normalization and/or community integration are not integral elements of the facility. These can be an alternative to incarceration for people who pose a direct threat to the health or safety of others. A Congregate Living Facility is not a Community Residential Home, not a Group Living Arrangement, not a Transitional Community Residence, and is not a Residential Treatment and Care Facility.

*Disability*. A physical or mental impairment that substantially limits one (1) or more of an individual's major life activities, impairs an individual's ability to live independently, having a record of such an impairment, or being regarded as having such an impairment as defined in the Fair Housing Act and Americans with Disabilities Act. People with disabilities do not include individuals who are currently using alcohol, illegal drugs, or using legal drugs to which they are addicted, nor individuals who constitute a direct threat to the health and safety of others. People with disabilities include, but are not limited to:

(1) An elderly person with disabilities as defined in Section 429.65(9), Florida Statutes, as amended.

(2) A person with physical disabilities as defined in Section 760.22(3)(a), Florida Statutes, as amended.

(3) A person with developmentally disabled disabilities as defined in Section 393.063(11), Florida Statutes, as amended.

(4) A person with mental illness as defined in Section 394.455(29), Florida Statutes, as amended.

(5) A person in recovery from a substance use disorder, also known as a drug and/or alcohol addiction, as defined in Section 397.311(38), Florida Statutes, as amended.

*Family.* Shall mean one (1) or more persons living together on a non-transient basis as a single, housekeeping unit in a dwelling unit, which group is comprised of:

A. A natural family of one (1) or more persons who are all related to each other by law, blood, marriage or adoption.

B. Two (2) or more persons so related (the natural family) and not more than six (6) persons who are not so related.

C. A group of not more than six (6) persons who are not so related.

For purposes of this definition, related by blood, marriage, or adoption shall mean father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandparent, great grandparent, grandchild, great grandchild, step grandparent, step great grandparent, step grandchild, or step great grandchild.

*Group Living Arrangement (GLA).* A facility or dwelling that provides a living environment for a group that does not constitute a Family, as defined by this Code, of more than six (6) unrelated individuals.~~, which may or may not include such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents.~~ GLA shall include, but not be limited to,~~ rooming or boarding homes; clubs;~~ fraternities; monasteries; convents;~~ homes for the physically, developmentally, or mentally disabled;~~ homes for abused ~~children or spouses~~adults; ~~runaway shelters; foster-care facilities;~~ dormitoriesy, student housing;~~ halfway house;~~ or other similar arrangements of unrelated persons not normally employing skilled or licensed health practitioners. GLA shall not include Congregate Living Facilities, Residential Treatment and Care Facilities, or Independent Living Facilities.

*Residential Treatment And Care Facilities*. Any non-governmentally owned and operated facility, whether operated for profit or not, which undertakes through its ownership or management to provide for a period exceeding twenty-four (24) hours, housing and food services, personal services, and physical or mental health-care services for a group of persons who do not constitute a Family and who require such services. Where consistent with this definition, Residential Treatment And Care Facilities shall include, but not be limited to, adult congregate-living facilities, skilled nursing facilities, convalescent homes, centers for drug treatment and rehabilitation, and other similar facilities, all of which normally employ the services of skilled and licensed health practitioners. Residential Treatment And Care Facilities shall not include Independent Living Facilities, Group Living Arrangements, or Congregate Living Facilities.

*Reasonable accommodation.* As used in this Code, a change, exception, or adjustment to a provision of this Code that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling.

*Transitional Community Residence.* A community residence that provides a relatively temporary living arrangement for two (2) to 14 unrelated people with disabilities with a limit on length of tenancy, typically less than six (6) months, which may be measured in weeks as determined either

in practice or by the rules, charter, or other governing document of the transitional community residence. Typical uses can include, but are not limited to, the following uses:

(1) Halfway houses for people with disabilities that emulate a family, including, but not limited to, people with mental illness, substance use disorder, or physical disabilities;

(2) Community Residential Homes licensed under Chapter 419, Florida Statutes, as amended;

(3) Housing licensed under Chapter 394, Florida Statutes, as amended, with only outpatient treatment;

(4) Recovery Residences certified under Chapter 397, Florida Statutes, as amended, currently administered by the Florida Association of Recovery Residences, where residency is typically less than one (1) year;

(5) The separate community housing component for people with substance use disorder who may be undergoing detoxification or treatment at another location such as a day or night residential treatment center licensed under Section 397.311, Florida Statutes, as amended.

**85741**

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-035 was published in said newspaper by print in the issues of 04/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **04/22/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

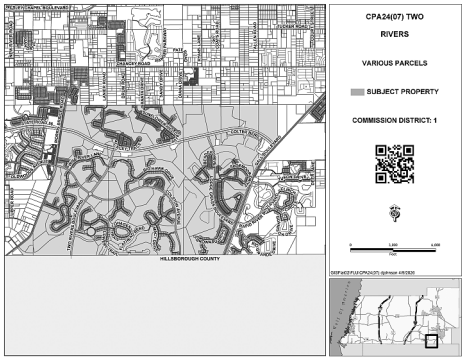
JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

# NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.11 TWO RIVERS; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPA24(07) CPAL Two Rivers]




On Thursday, May 7, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency, will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, June 2, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a transmittal public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, August 11, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

# NOTICE OF AMENDMENTS TO THE LAND DEVELOPMENT CODE FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

**AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 304 PUBLIC NOTICE REQUIREMENTS; SECTION 402.3 CONDITIONAL USES; SECTION 407.2 ZONING VARIANCES; SECTION 407.4 ALTERNATIVE RELIEF; SECTION 407.5 ALTERNATIVE STANDARDS; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 504 AC-1 AGRICULTURAL DISTRICT; SECTION 505 A-R AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 506 AR-1 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 507 AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 508 AR-5MH AGRICULTURAL MOBILE HOME DISTRICT; SECTION 509 E-R ESTATE-RESIDENTIAL DISTRICT; SECTION 510 ER-2 ESTATE-RESIDENTIAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 512 R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT; SECTION 513 R-2MH RURAL DENSITY MOBILE HOME DISTRICT; SECTION 514 R-1 RURAL DENSITY RESIDENTIAL DISTRICT; SECTION 515 R-2 LOW DENSITY RESIDENTIAL DISTRICT; SECTION 516 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; CREATING SECTION 408 REASONABLE ACCOMMODATIONS; SECTION 530.26 STANDARDS FOR COMMUNITY RESIDENTIAL HOMES (LARGE); APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.**

On Thursday May 7, 2026, at 1:30 p.m., the Pasco County Planning Commission convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, June 16, 2026, at 1:30 p.m. the Pasco County Board of County Commissioners will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

On Tuesday, August 11, 2026, at 1:30 p.m. the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-035

DATE

# Business Impact Estimate

**Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 9th day of April, 2026:**

**Proposed ordinance's title/reference:**

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 304 PUBLIC NOTICE REQUIREMENTS; SECTION 402.3 CONDITIONAL USES; SECTION 407.2 ZONING VARIANCES; SECTION 407.4 ALTERNATIVE RELIEF; SECTION 407.5 ALTERNATIVE STANDARDS; SECTION 503 A-C AGRICULTURAL DISTRICT; SECTION 504 AC-1 AGRICULTURAL DISTRICT; SECTION 505 A-R AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 506 AR-1 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 507 AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT; SECTION 508 AR-5MH AGRICULTURAL MOBILE HOME DISTRICT; SECTION 509 E-R ESTATE-RESIDENTIAL DISTRICT; SECTION 510 ER-2 ESTATE-RESIDENTIAL DISTRICT; SECTION 511 R-MH MOBILE HOME DISTRICT; SECTION 512 R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT; SECTION 513 R-2MH RURAL DENSITY MOBILE HOME DISTRICT; SECTION 514 R-1 RURAL DENSITY RESIDENTIAL DISTRICT; SECTION 515 R-2 LOW DENSITY RESIDENTIAL DISTRICT; SECTION 516 R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT; SECTION 517 R-4 HIGH DENSITY RESIDENTIAL DISTRICT; SECTION 518 MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT; SECTION 519 MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; SECTION 520 MF-3 MULTIPLE-FAMILY HIGH DENSITY DISTRICT; CREATING SECTION 408 REASONABLE ACCOMMODATIONS; SECTION 530.26 STANDARDS FOR COMMUNITY RESIDENTIAL HOMES (LARGE); APPENDIX A DEFINITIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER; PROVIDING FOR SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

**1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):**

The proposed ordinance provides clarity within the Land Development Code (LDC) regarding individuals with mental and physical disabilities, including those residing in community residential homes and transitional community residences, that serve such individuals under Florida Statutes. Additionally, the proposed ordinance updates the processes by which persons with disabilities may seek relief from LDC provisions. The amendments are meant to satisfy the requirements of the recently adopted Florida Statutes 397.487(15), as well as comply with the federal requirements of the Fair Housing Act of 1988 and the American with Disabilities Act. Notable changes include revisions to existing processes for alternative standards and conditional uses specific to community residential homes and transitional community residences, new processes for the review and approval of reasonable accommodations, new standards for the approval of community residential homes (large) and transitional community residences, and updates to reflect permitted and conditional uses within zoning districts for such residences.

**2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in Pasco County, if any:**

(a) An estimate of direct compliance costs that businesses may reasonably incur;

New standards include a 1000-foot minimum distance between existing and proposed community residential homes, licensure/certification requirements, and a maximum number of residents. The licensure/certification requirement is a potential compliance cost for recovery residence, which were previously able to operate in Pasco County without certification from State agencies.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

A fee of $200.00 is proposed for reasonable accommodation applications paid for by the individual with disabilities or the residence owner/operator in which they reside.

It is anticipated that the review associated with the reasonable accommodation will be similar to existing relief processes. The fees that are applicable to alternative standard and conditional use applications will remain unchanged.

(c) An estimate of Pasco County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

To date, the County has received a limited number of reasonable accommodation requests. The County does not anticipate that the proposed ordinance will trigger additional requests. As such, it is estimated that there will be limited revenue from the $200.00 fee. This fee is meant cover regulatory costs for the County to facilitate the review of the request by staff.

**3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:**

As existing fees for approval and relief processes in the LDC remain unchanged, it is not anticipated that a business will be significantly impacted by the proposed ordinance. The new $200 fee associated with a reasonable accommodation is proposed for individuals with disabilities who are requesting accommodations from the LDC and will not directly impact businesses. It is possible that businesses may indirectly be affected if residents of the community residential home are unable to pay the individual reasonable accommodation fee when such requests are necessary. It is not possible to estimate the number of business that would be subject to these impacts.

# PLANNING COMMISSION
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 1 **FILE NO.:** PDE26-7877 **DATE:** 5/7/2026

**SUBJECT:** Zoning Amendment Substantial Modification (Consent) - Palmetto Ridge MPUD – Palmetto Ridge Cattle Company LLC, EPG Palmetto Ridge Holding LLC, – Rezoning Request from an MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 2,800 Residential Dwelling Units and 100,0000 Square Feet of Commercial Uses and Associated Infrastructure on Approximately 3,536 Acres Located in North Central Pasco County on the North Side of State Road 52 approximately .5 miles East of the Intersection of State Road 52 and Ehren Cutoff

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioner (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 4/2/26 continued - PC at DC 5/7/26

**THRU:** David Allen, Assistant County Administrator

**FROM:** David Engel, Director Planning, Development and Economic Growth

**RECOMMENDED COMMITTEE ACTION:**

Recommend approval to the Board of County Commissioners (BCC) of the proposed Substantial Modification to the MPUD with conditions.

**BACKGROUND:**

**PROJECT OVERVIEW**

Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD Master Planned Unit Development; Section 522 – MPUD Zoning District.

Proposed is a substantial modification to the Palmetto Ridge MPUD Master Planned Unit Development to increase the existing entitlements of the Palmetto Ridge MPUD from 2,500 to 2,800 residential dwelling units for 300 executive residential lots and to increase the non-residential entitlements by 50,000 square feet, totaling 100,000 square feet of commercial uses (per C-1 Neighborhood Commercial District, and PO-2 Professional Office District permitted uses). The Palmetto Ridge MPUD contains portions of three Vision Roadways "AA", "AB" (north-south vision roads), and "AD"(east-west vision road). Vision Roads "AA" and "AB" are 124 feet in width with a 12-foot multi-use path on the west side of the road with a five (5)-foot sidewalk on the east side of the road. The applicant will be building a portion of both of these vision roads. Vision Roadways "AA" and "AB" will continue south of State Road 52 into the Central Pasco Employment Village (CPEV). Vision Road "AD" is located on the northern portion of the MPUD and will be 70 feet in width with a 12-foot multi-use path on the south and east sides, which will span from east of I-75 and will continue west to eventually connect to Ehren Cutoff, where it will meet State Road 52. Furthermore, PDE coordinated with the applicant to provide safe pedestrian crossing locations to facilitate pedestrian access from the multi-use path to the school site located on Vision Roadway "AB". The applicant is also proposing to realign Vision Road "AD" due to engineering constraints, which will shift the vision road north and will decrease the Preservation Area north of the vision road by approximately 25 acres. The current Preservation Area encompasses approximately 2,000 acres. The realignment will result in the total preservation area equaling 1,975 acres.

The applicant agreed to include the applicable conditions from PM-26. Additionally, PDE and the applicant agreed to incorporate non-residential design standards to accomplish better overall design, orientation, and appearance for non-residential uses.

There is a companion Comprehensive Plan Amendment, CPA25(01) Palmetto Ridge CPA, to amend the existing Subarea Policy (POLICY FLU 7.1.34: Palmetto Ridge) to add 300 single family residential units, add 50,000 square feet of retail/office, and identify the use of a public safety site(s) and a school(s).

The applicant is also seeking the following variations from the LDC:

LDC Section 901.6.D.11- Street Access to Adjoining Property — The applicant requests not to provide an interconnect to north of Vision Road "AD" (114 Future ROW), as north of Vision Road "AD" is the wetland conservation area/ Preservation Area, which makes an interconnect to the north not feasible.

STAFF VARIATION REQUEST(S) ANALYSIS:

LDC Section 901.6.D.11- Street Access to Adjoining Property — PDE has identified that to the north of Vision Road "AD" is the wetland conservation area/ Preservation Area, which pursuant to Condition of Approval (COA) number 16, is planned to be utilized only for passive/active recreation. Given the public/recreation purpose of the wetland conservation area, PDE is amenable to granting relief to the variation requested.

This agenda memo was prepared by: Robert Irving, Planner II, AICP, CNU-A

**SITE DETAILS**

The project is located in the North Market Area, on the north side of State Road 52, approximately .5 miles east of the intersection of State Road 52 and Ehren Cutoff (Parcel ID Nos.: 02-25-19-0000-00300-0000; 03-25-19-0000-00100-0000; 0010; 04-25-19-0000-00100-0000; 0010; 09-25-19-0000-00100-0000; 10-25-19-0000-00100-0000; 0010; 11-25-19-0000-00200-0000; 00300-0000; 32-24-19-0000-00200-0000; 33-24-19-0000-00100-0000; 0010; 0020; 34-24-19-0000-00100-0000; 0010; 35-24-19-0000-00200-0000).

| | |
|---|---|
| Commission District: | The Honorable Ron Oakley |
| Project Name: | Palmetto Ridge MPUD |
| Applicants' Name(s) : | Palmetto Ridge Cattle Company, LLC<br>EPG Palmetto Ridge Holding, LLC |
| Current Zoning District: | MPUD |
| Proposed Zoning District: | MPUD |
| Future Land Use (FLU) Classification: | PD ( Planned Development) |
| Water/Sewage: | Pasco/Pasco |
| Flood Zone: | A, AE, X |
| Requested Entitlements: | 2,800 Residential Units<br>100,000 Square Feet of Commercial |

| | |
|---|---|
| Roads/Access: | State Road 52 (Public) |

**MPUD SURROUNDING CONDITIONS ANALYSIS**

Within a square mile of the subject site, there are multiple MPUDs:

Rural Transition Area MPUDs:

*4G Ranch West MPUD (RZ-7661)*

The 4G Ranch West MPUD is located just west of the Palmetto Ridge MPUD and was approved on 7/11/23 for a maximum development of 1,500 single-family residential units. None of the entitlements have been utilized at this point. (Density: 1.36 Dwelling Units/Gross Acre)

*Faircloth MPUD (RZ-7565)*

The Faircloth MPUD is located on the north side of State Road 52, directly east of the Palmetto Ridge MPUD, and was approved on 6/21/22 for a maximum development of 380 single-family residential units. Currently, there is site plan approval and construction underway for 338 residential units. (Density 2.02 Dwelling Units/Gross Acre). The Faircloth MPUD is situated at the shared boundaries of the Rural Transition Area (Rural Area 2) on the west side of Bellamy Brothers Boulevard, the Urban Service Area on the east side of Bellamy Brothers Boulevard, and the suburban area south of S.R. 52. This MPUD therefore transitions from urban, to suburban, to rural resulting in a slightly higher density than 2 Dwelling Units/Gross Acre in the Rural Transition Area as a result of the higher densities in the Urban Service Area to the east, and the lower densities in the Northeast Pasco County Rural Area (Rural Area 1) just north of Vision Road AD.

Central Pasco Employment Village MPUDs:

*Kokolakis West MPUD (RZ-7597)*

The Kokolakis West MPUD is located south of the Palmetto Ridge MPUD on the south side of State Road 52 and was approved on 9/3/24 for a maximum development of 222 single-family residential units, 168,799 square feet of support commercial uses, and 125,000 square feet of corporate business park/target industry/light industry. None of the entitlements have been utilized at this point.

*Swope MPUD (RZ-7542)*

The Swope MPUD is located south of the Palmetto Ridge MPUD just east of the Kokolakis MPUD and was approved on 5/3/22 for a maximum development of 1,072 single-family residential units, 336 multi-family units, and 116,882 support commercial uses. Currently, the first phase of residential development is under review for 29 single-family detached units and 119 townhome units.

*Eagle II Industrial EC-MPUD (RZ-7585)*

The Eagle II Industrial EC-MPUD is located southeast of the Palmetto Ridge MPUD and was approved on 8/24/22 for a maximum development of 2,000,000 square feet of corporate business park/target business/light industry and 150,000 square feet of support commercial/office uses. None of the entitlements have been utilized at this point.

*Eagle I Industrial EC-MPUD (RZ-7420)*

The Eagle I Industrial EC-MPUD is located southeast of the Palmetto Ridge MPUD just east of the Eagle II EC-MPUD, and was approved on 8/15/22 for maximum development of 517,220 square feet of industrial uses on parcel 1 and 700,000 square feet of industrial uses on parcel 2. Currently, parcel 1 has site plan approval and is under construction for 517,220 square feet of warehouse distribution.

| MPUD Name | Approved Entitlements |
|---|---|
| Fort King Ranch MPUD | • 1,278 single-family residential units<br>• 50,000 square feet of nonresidential entitlements |
| 4G Ranch West MPUD | • 1,500 single-family residential units |
| Kokolakis West MPUD | • 222 single-family residential units<br>• 168,799 square feet of support commercial uses<br>• 125,000 square feet of corporate business park/target industry/light industry |
| Swope MPUD | • 1,072 single-family residential units<br>• 336 multi-family units<br>• 116,882 support commercial uses |
| Eagle II Industrial EC-MPUD | • 2,000,000 square feet of corporate business park/target business/light industry<br>• 150,000 square feet of support commercial/office uses |
| Eagle I Industrial EC-MPUD | • 517,220 square feet of industrial uses on parcel 1<br>• 700,000 square feet of industrial uses on parcel 2 |
| Faircloth MPUD | • 380 single-family residential units |

| **SURROUNDING ZONING AND LAND USES** | | | |
|---|---|---|---|
| | Zoning District | Future Land Use (FLU) | Existing Use |
| North | A-C Agricultural District | AG (Agricultural) | Vacant |
| South | A-C Agricultural District, MPUD | EC (Employment Center) | Vacant, State Road 52 |

| | | | |
|---|---|---|---|
| East | A-C Agricultural District | AG (Agricultural), RES-1 (Residential-1 Du/Ga) | Vacant, Single-Family Residential |
| West | A-C Agricultural District | AG (Agricultural) | Vacant |

**PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS**

On February 19, 1991, the Board of County Commissioners (BCC) approved a rezoning from an A-C Agricultural Zoning District to an MPUD (Master Planned Unit Development) for the Fort King Ranch MPUD for a tract comprised of 5,561.62 acres to allow 1,158 single-family lots (Rezoning Petition No.4386).

On September 18, 2001, the BCC approved a substantial modification to the Fort King Ranch MPUD which increased the density from the original 1,158 dwelling units to a total of 1,328 dwelling units (Rezoning Petition No. 5773).

On November 29, 2016, the BCC approved a substantial modification to the Fort King MPUD to allow a total of 1,278 single-family residential (attached/detached) and 50,000 square feet of retail/commercial on 3,535.2 acres, m.o.l.

On August 24, 2022, the BCC approved a rezoning request from an MPUD (Fort King) to an MPUD to change the name of the MPUD (Palmetto Ridge), to allow for a maximum development of 2,500 single-family residential units, 50,000 square feet of commercial uses, 49 acres for a potential school site, and 5 acres for a potential public safety site and 2,000 acres of open space/recreation on approximately 3,535 acres.

**FINDING OF FACT**

1. The Palmetto Ridge MPUD was approved by the BCC on 8/24/22 and is currently approved for a maximum development of 2,500 single-family residential units, 50,000 square feet of commercial uses, 49 acres for a potential school site, 5 acres for a potential public safety site, and 2,000 acres of preservation space on approximately 3,535 acres. Currently, there is site plan approval for 1,423 residential dwelling units. The proposed substantial modification will result in a total of 2,800 single-family residential units and 100,000 square feet of commercial uses, a potential school site, a potential public safety site, and 1,975 acres of preservation space.
2. Vision Roads "AD" is proposed to be a 114-foot right-of-way (ROW) running east-west through the northern portion of the MPUD as depicted on the Master Plan. There are two north-south vision roads that connect from State Road 52 north to the future "AD" roadway and these will be 124 feet in width, containing a five (5) foot multi-use path on the east side of the ROW and a 12-foot multi-use path on the west side. The two north-south roads will eventually continue south of State Road 52 into Central Pasco Employment Village (CPEV). The Kokolakis MPUD and the Swope MPUD will be constructing the portions of Vision Roadways' "AA" and "AB" south of State Road 52 connecting to Vision Roadway "S" (east-west vision road).
3. The applicant worked with PDE to include a condition of approval to include a safe pedestrian crossing for school access which is depicted on the master plan.
4. The applicant agreed to include the applicable PM-26 conditions of approval.
5. This proposal includes the standard Live Local provision in condition number 75.

6. There is a companion Comprehensive Plan Amendment, CPA25(01) Palmetto Ridge CPA, to amend the existing Subarea Policy (POLICY FLU 7.1.34: Palmetto Ridge) to add the 300 single family residential units, add 50,000 square feet of retail/office, and identify the use of a Fire Station/EMS and the use of a K-8 School.
7. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment and the BCC finds, in the particular case, that the proposed variation(s) meet(s) or exceed(s) the intent of the Code. The Planning, Development and Economic Growth Department (PDE) has reviewed the requested variation(s) and finds that they meet the intent of the LDC as noted.
8. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

**PRELIMINARY FEASIBILITY ANALYSIS**

A preliminary feasibility analysis was conducted by the PDE. The following assessments/comments/conditions are derived from the various County departments and other agencies.

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRA): The PDE Transportation Planner concluded based on the analysis submitted, the roadway segments within the study area should operate at an acceptable level of service.
2. Pasco County Utilities (PCU): PCU concluded that MPUD approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting. Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer's expense per Pasco County Code Chapter 110 – Utilities.
3. Pasco Sheriff's Office (PSO): The PSO issued no comments on the proposed substantial modification to the MPUD.
4. Fire: Fire Services had no concerns about the proposed substantial modification to the MPUD.
5. Emergency Management: The Emergency Management department had no concern about the proposed substantial modification to the MPUD.
6. School District: The Pasco County School District provided the following comments: this development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development. The proposed development will generate an estimated 1,115 students.
7. Parks, Recreation, and Natural Resources (PRNR): The PRNR supports the proposed rezoning with the conditions that have been included

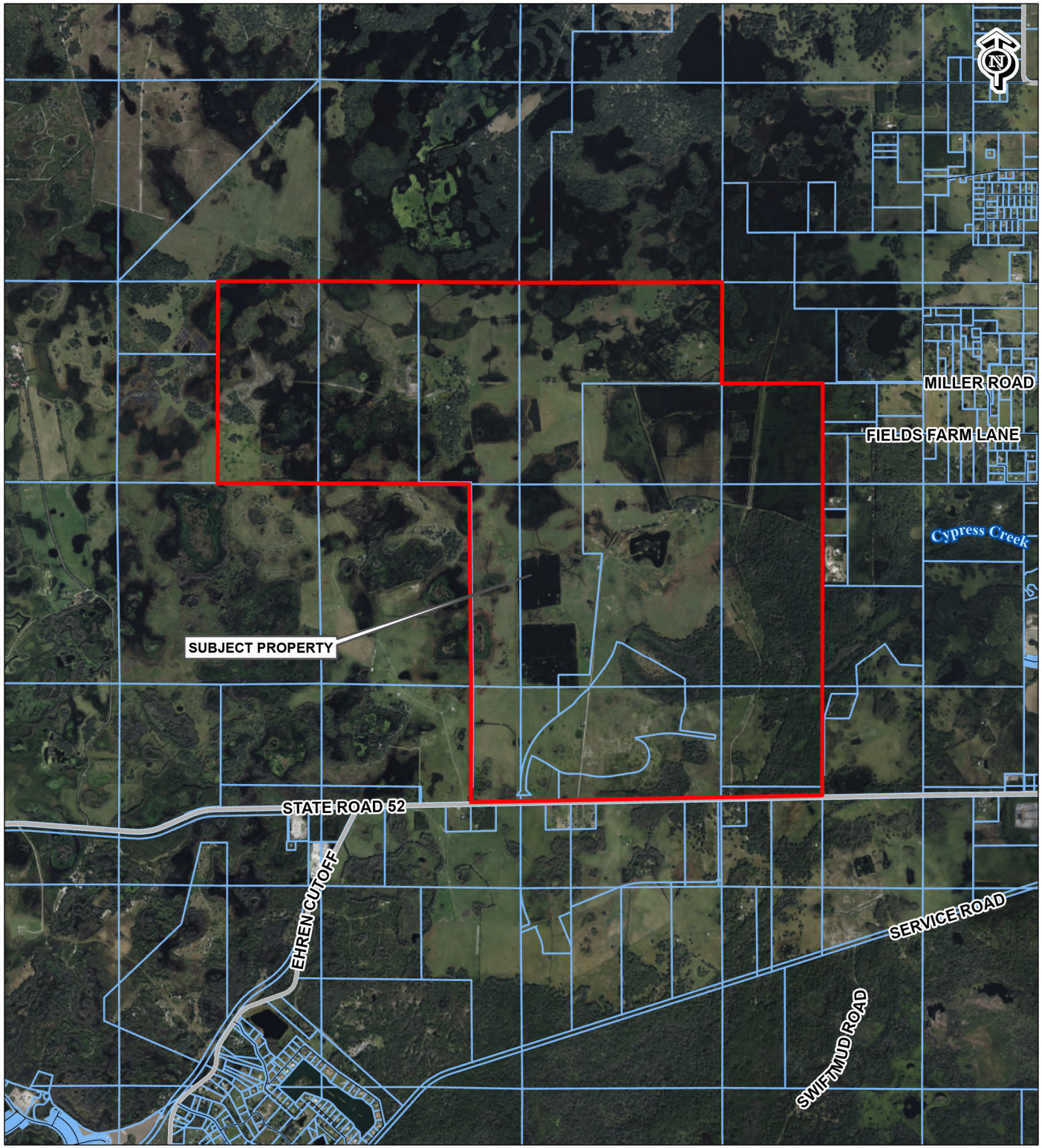
**FISCAL IMPACT/COST/REVENUE STATEMENT:**

Not applicable

**REQUEST:**

**ATTACHMENT(S):**

1. PDE26-7877: Visuals
2. PDE26-7877: Exhibit A, B, and C
3. PDE26-7877: Timing and Phasing
4. PDE26-7877: School Impact Analysis
5. PDE26-7877: Proof of Publication
6. PDE26-7877: Affadvit of Notice




# RZ-7877
# MPUD TO MPUD

**02-25-19-0000-00300-0000**
**ET AL**

**PALMETTO RIDGE CATTLE CO LLC ET AL/**
**PALMETTO RIDGE MPUD**
**PO BOX 658**
**FLORAL CITY, FL 34436**

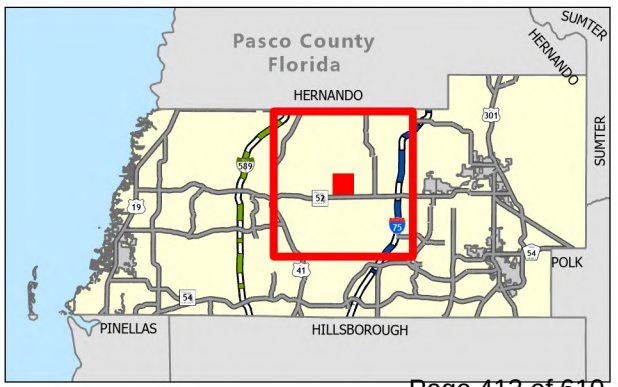
**PHYSICAL ADDRESS:**
**N SIDE OF SR 52, APPROX.**
**1.25 MI W OF BELLAMY BROS BLVD**

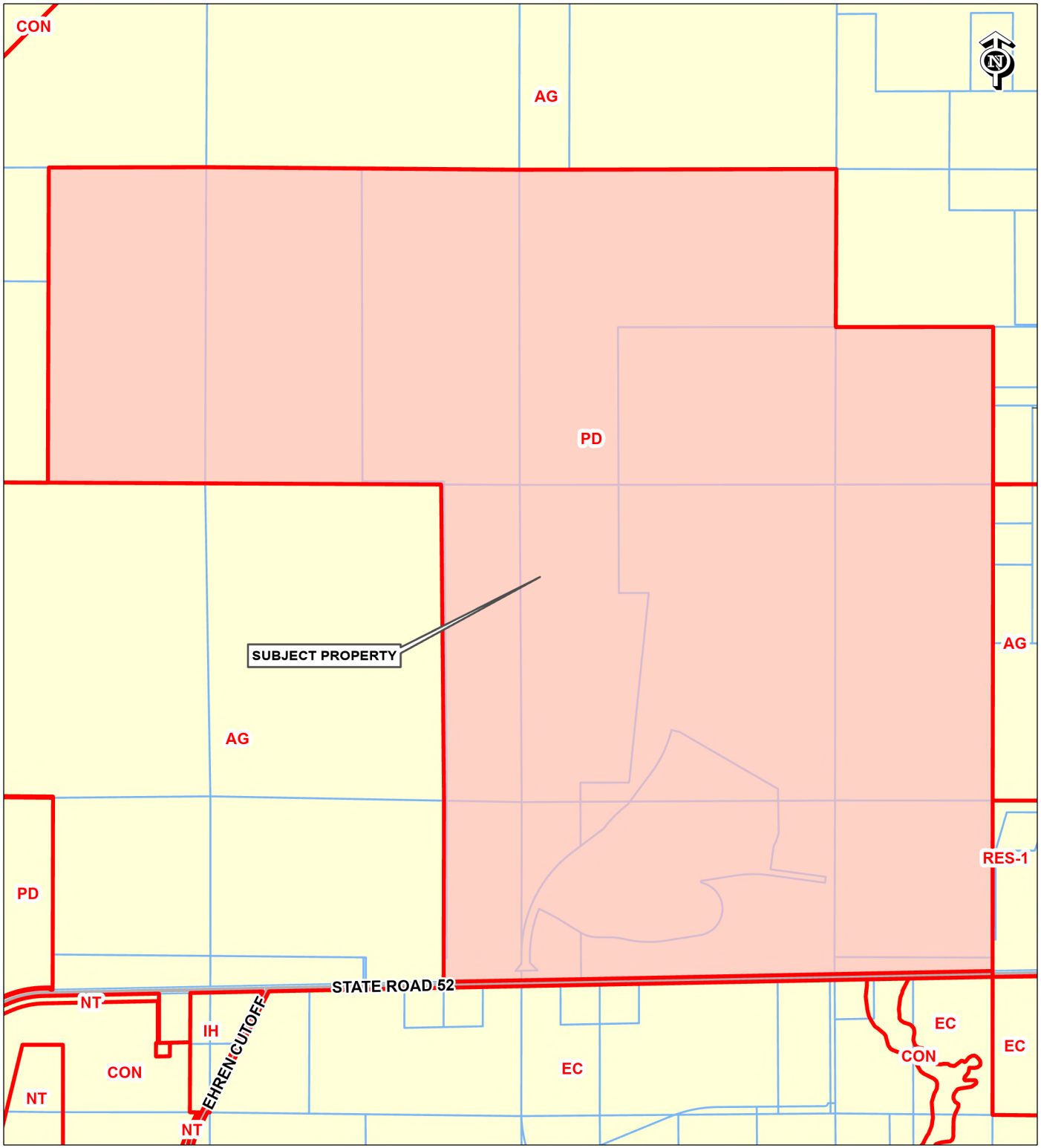
**TAZ-41**
**COMMISSION DISTRICT: 1**

**SUBJECT PROPERTY**

0 3,000 6,000
Feet

C:\Users\jhelmrich\AppData\Local\Temp\ArcGISProTemp3708\Untitled\Untitled.aprx Template_AERIAL jhelmrich 3/4/2025






# RZ-7877
# MPUD TO MPUD

**02-25-19-0000-00300-0000**
**ET AL**

**PALMETTO RIDGE CATTLE CO LLC ET AL/**
**PALMETTO RIDGE MPUD**
**PO BOX 658**
**FLORAL CITY, FL 34436**

**PHYSICAL ADDRESS:**
**N SIDE OF SR 52, APPROX.**
**1.25 MI W OF BELLAMY BROS BLVD**

**TAZ-41**
**COMMISSION DISTRICT: 1**

**SUBJECT PROPERTY**
**FUTURE LAND USE 2025**

0 2,000 4,000
Feet

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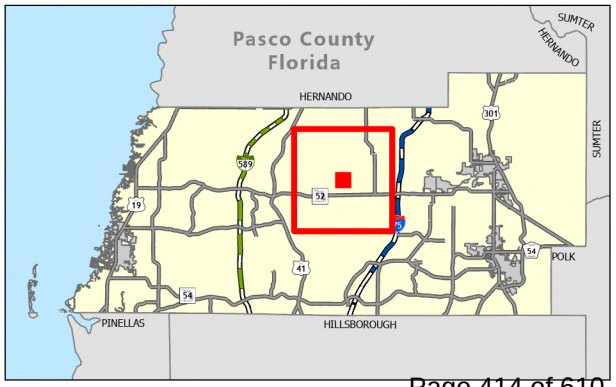

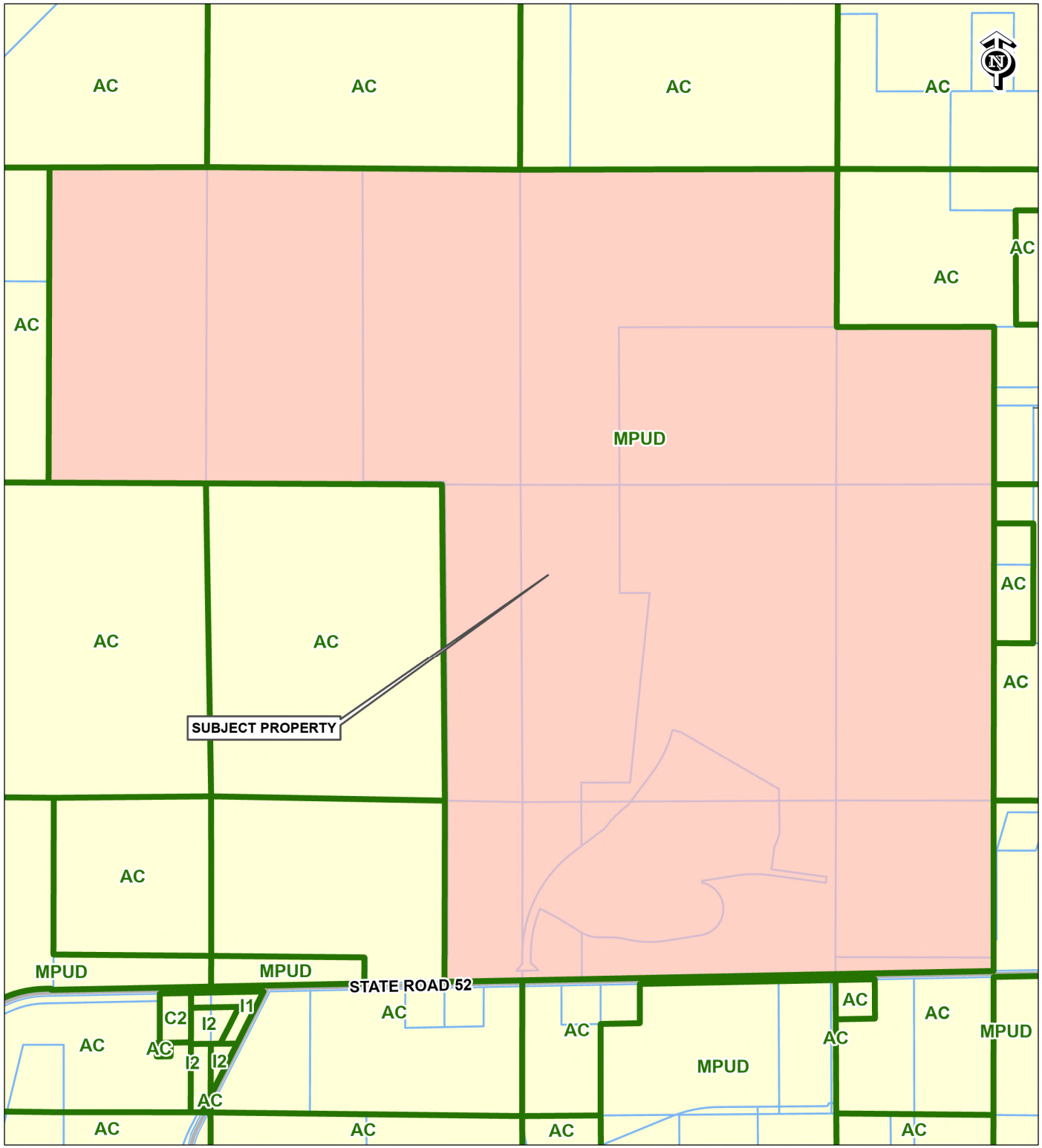


# RZ-7877
# MPUD TO MPUD

**02-25-19-0000-00300-0000**
**ET AL**

**PALMETTO RIDGE CATTLE CO LLC ET AL/**
**PALMETTO RIDGE MPUD**
**PO BOX 658**
**FLORAL CITY, FL 34436**

**PHYSICAL ADDRESS:**
**N SIDE OF SR 52, APPROX.**
**1.25 MI W OF BELLAMY BROS BLVD**

**TAZ-41**
**COMMISSION DISTRICT: 1**

**SUBJECT PROPERTY**
**EXISTING ZONING**

0 2,000 4,000
Feet

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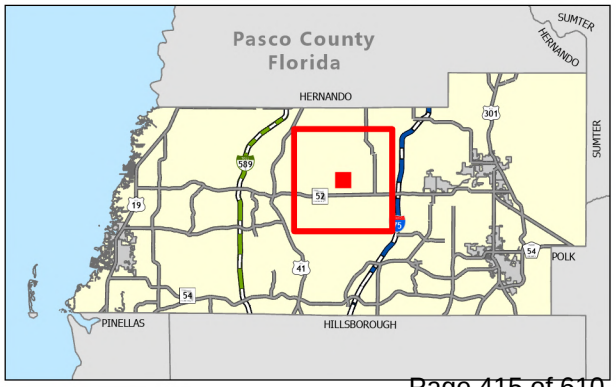


# EXHIBIT A

# LEGAL DESCRIPTION

Schedule B-II - Exceptions

Items 1 through 9: **Not a matter of survey.**

Item 10: Perpetual Easement in favor of Southwest Florida Water Management District recorded February 14, 1979 in Official Records Book 991, Page 1316 of the Public Records of Pasco County, Florida. **(Affects Subject Property Shown Hereon)**

Item 11: Rights and Easement in favor of Pasco County, Florida as granted by Exclusive Utility Easement recorded December 14, 2011, in Official Records Book 8633, Page 3204. **(Affects Subject Property Shown Hereon)**

Item 12: Rights and Easement in favor of Pasco County, Florida as granted by Temporary Construction Easement recorded December 14, 2011, in Official Records Book 8633, Page 3208. **(NOTE: Term of Easement was for 24 months after date; however, no termination was filed of record as stipulated)**

Item 13: Subject to the outstanding interests, if any, as to Oil, Gas and Mineral rights, as reflected in the instruments recorded as follows: **(Affects Subject Parcel-Plotted Hereon) SEE SHEET 3**

Official Records Book 535, Page 516;
Official Records Book 573, Page 65;
Official Records Book 573, Page 69;
Official Records Book 573, Page 72;
Official Records Book 581, Page 544;
Official Records Book 597, Page 443;
Official Records Book 623, Page 361;
Official Records Book 623, Page 460;
Official Records Book 631, Page 359;
Official Records Book 655, Page 95;
Official Records Book 655, Page 100;
Official Records Book 655, Page 105;
Official Records Book 707, Page 593;
Official Records Book 707, Page 598;
Official Records Book 757, Page 610;
Official Records Book 759, Page 1293;
Official Records Book 770, Page 885;
Official Records Book 820, Page 99;
Official Records Book 835, Page 32;
Official Records Book 851, Page 777;
Official Records Book 861, Page 1522;
Official Records Book 867, Page 1625;
Official Records Book 868, Page 1288;
Official Records Book 868, Page 1290;
Official Records Book 869, Page 1771;
Official Records Book 871, Page 510;
Official Records Book 871, Page 512;
Official Records Book 890, Page 494;
Official Records Book 998, Page 1483;
Official Records Book 1013, Page 1966;
Official Records Book 1126, Page 88;
Official Records Book 1192, Page 967;
Official Records Book 1335, Page 1545;
Official Records Book 1362, Page 621;
Official Records Book 1364, Page 914;
Official Records Book 1381, Page 1284;
Official Records Book 1386, Page 1295;
Official Records Book 1459, Page 1125;
Official Records Book 1464, Page 700;
Official Records Book 1639, Page 1453;
Official Records Book 1748, Page 1974;
Official Records Book 1808, Page 1998;
Official Records Book 1809, Page 1;
Official Records Book 1876, Page 627;
Official Records Book 1884, Page 1198;
Official Records Book 1936, Page 1242;
Official Records Book 2028, Page 417;
Official Records Book 3132, Page 1610;
Official Records Book 3167, Page 1952;
Official Records Book 3257, Page 1458;
Official Records Book 4348, Page 241;
Official Records Book 4348, Page 243;
Official Records Book 4348, Page 245;
Official Records Book 4348, Page 247;
Official Records Book 4348, Page 249;
Official Records Book 4348, Page 251;
Official Records Book 4348, Page 253;
Official Records Book 4348, Page 255;
Official Records Book 4348, Page 257;
Official Records Book 4348, Page 259;
Official Records Book 4348, Page 261;
Official Records Book 4348, Page 263;
Official Records Book 4348, Page 265;
Official Records Book 4348, Page 267;
Official Records Book 4348, Page 269;
Official Records Book 4348, Page 271;
Official Records Book 4348, Page 273;
Official Records Book 4348, Page 275;
Official Records Book 4348, Page 277;
Official Records Book 6401, Page 35;
Official Records Book 7349, Page 1774;
Official Records Book 7582, Page 1551;
Official Records Book 7582, Page 1557;
Official Records Book 7980, Page 1923;
Official Records Book 8032, Page 667;
Official Records Book 8118, Page 1503;
Official Records Book 8118, Page 1506;
Official Records Book 8131, Page 1568;
Official Records Book 8149, Page 1703;
Official Records Book 8153, Page 976;
Official Records Book 8322, Page 162;
Official Records Book 8322, Page 164;
Official Records Book 8401, Page 153;
Official Records Book 8539, Page 1313;
Official Records Book 8626, Page 2209;
Official Records Book 9094, Page 2401;
Official Records Book 9274, Page 305;
Official Records Book 9274, Page 324;
Official Records Book 9274, Page 343;
Official Records Book 9488, Page 1611;
Official Records Book 9606, Page 3341; and
Official Records Book 9940, Page 3667

all in the Public Records of Pasco County, Florida. No determination has been made as to the current record owner for the interest expected herein.

**SURVEYOR'S NOTES:**

1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Old Republic National Title Insurance Company Commitment for Title Insurance, File Number: 18124753 LWW with an effective date of September 4, 2019, and issued by Skelton, Willis & Wallace, LLP.

2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.

3) Bearings shown hereon are based on the North Right-of-Way Line of State Road 52, having a Grid bearing of S.88°52'25"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

4) This survey is intended to be displayed at 1" = 1000" (Sheets 2-3) & 1" = 400' (Sheets 4-7) or smaller.

5) All dimensions, unless otherwise noted, are survey dimensions.

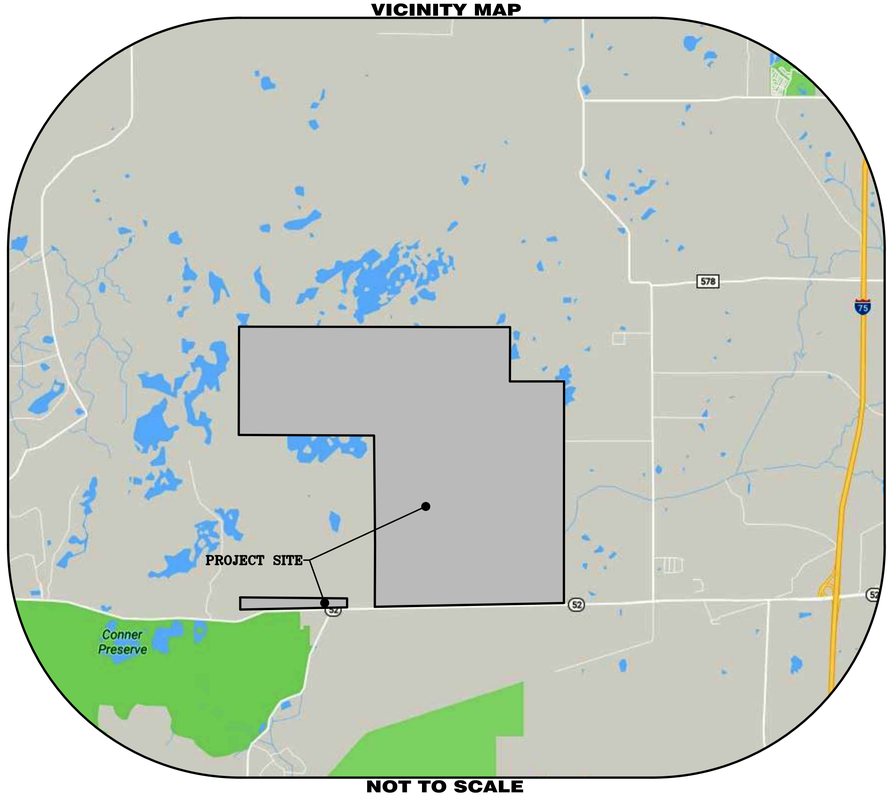
6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.

7) The subject parcel lies in Flood Zones "A", "AE" and "X", according to Flood Insurance Rate Maps, Map No. 12101C0232F, 12101C0233F & 1210C0234F for Pasco County, Community No. 120230, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).

8) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

9) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.

## VICINITY MAP




NOT TO SCALE

## Sheet Index


| | |
|---|---|
| 1 | Cover Sheet, Certification, Vicinity Map and Legal Description |
| 2 | Overall Boundary Survey |
| 3 | Map of Mineral Rights |
| 4-7 | Occupation Location |


CERTIFICATION:

To: FENCO ACQUISITIONS, LLC, a Florida limited liability company
Old Republic National Title Insurance Company
Fort King Ranch
Skelton, Willis & Wallace, LLP
SECRET PROMISE, LTD., a Florida limited partnership

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items **1, 3, 4, 5, 7(a), 8, 11 and 13** of Table A thereof. The field work was completed on January 25, 2019.

GEOPOINT SURVEYING, INC.

Joseph G. Rager
Florida Professional Surveyor and Mapper # 7205

Description:

Parcel One:

Begin at the NW corner of the NE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida, run thence North 89° 39' 02" East, 1324.63 feet along the North line of said NE 1/4 of SE 1/4 of Section 33 to the NW corner of the SW 1/4 of Section 34, Township 24 South, Range 19 East; thence South 89° 55' 59" East, 1658.20 feet along the North line of SW 1/4 of said Section 34 to a point, thence South 0°09'31" East, 4472.75 feet to a point; thence North 89° 50' 29" East, 502.60 feet, to a point; thence South 05°55' 05" West, 3223.13 feet to a point; thence South 89° 50' 29" West, 821.40 feet to a point; thence South 0°09' 31" East, 3311.57 feet to a point on the Northerly R/W line of State Road No. 52; thence South 88° 50' 11"West, 1232.80 feet along said Northerly R/W line of State Road No. 52, thence South 88° 47' 41" West, 1082.38 feet along said Northerly R/W line of State Road No. 52 to a point; thence North 0° 00' 27" West, 397.46 feet to the SW corner of SE 1/4 of NE 1/4 of Section 9, Township 25 South, Range 19 East; continue thence North 0° 00' 27" West, 2655.41 feet along the West line of the East 1/2 of the NE 1/4 of said Section 9, to the SW corner of the SE 1/4 of SE 1/4 of Section 4, Township 25 South, Range 19 East; thence North 0° 18' 27" West, 2662.09 feet along the West line of the East 1/2 of the SE 1/4 of said Section 4, to the SW corner of the SE 1/4 of NE 1/4 of Section 4; thence North 0° 14' 27" West, 2662.08 feet along the West line of the East 1/2 of the NE 1/4 of said Section 4, to SW corner of the SE 1/4 of SE 1/4 of Section 33, Township 24 South, Range 19 East; thence North 0° 16' 27" West, 2655.81 feet along the West line of the East 1/2 of SE 1/4 of said Section 33 to the Point of Beginning, Pasco County, Florida.

Parcel Two:

The East 1/2 of Section 33, LESS AND EXCEPT the East 1/2 of the SE 1/4; and the North 1/2 of Section 34, all in Twp. 24 South, Rge. 19 E., Pasco County, Florida.

LESS THE FOLLOWING PARCEL OF LAND:

The West 50 feet of the East 1/2 of the NE 1/4 of Section 9, Township 25 South, Range 19 East and the West 50 feet of the East 1/2 of the SE 1/4 of Section 4, Township 25 South, Range 19 East, and the West 50 feet of the East 1/2 of the NE 1/4 of said Section 4, and the South 50 feet of the West 50 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East and the South 50 feet of the SW 1/4 of the SE 1/4 of said Section 33, Township 24 South, Range 19 East, Pasco County, Florida.

Parcel Three:

Begin at the Southeast corner of the NW 1/4 of Section 11, Township 25 South, Range 19 East, Pasco County, Florida; run thence North 89° 43' 36" West, 2662. 72 feet along the South line of said NW 1/4 of Section 11 to the Northeast corner of the SE 1/4 of Section 10, Township 25 South, Range 19 East, thence South 0° 19' 08" East, 287.25 feet along the East line of said SE 1/4 of Section 10 to a point on the Northerly R/W line of State Road No. 52, thence South 88° 50' 11" West, 4284.09 feet along said Northerly R/W of State Road No. 52 to a point, thence North 0° 06' 11" West, 3263.30 feet to a point, thence North 89° 51' 53" East, 821.20 feet to a point, thence North 5° 58' 41" East, 3225.40 feet to a point, thence South 89° 58' 12" West, 501.96 feet to a point, thence North 0° 07' 05" West, 4518.62 feet to a point on the North line of the S 1/2 of Section 34, Township 24 South, Range 19 East, thence South 89° 49' 57" East, 3656.18 feet along the North line of the South 1/2 of said Section 34 to the Northwest comer of the SW 1/4 of Section 35, Township 24 South, Range 19 East, thence North 89° 52' 34" East, 2649.53 feet along the North line of the SW 1/4 of said Section 35, thence South 0° 01' 49" East, 2646.09 feet along the East line of the SW 1/4 of said Section 35 to the Northeast corner of the NW 1/4 of Section 2, Township 25 South, Range 19 East; thence South 0° 01'08" West, 2669.08 feet along the East line of the NW 1/4 of said Section 2 to the Northeast corner of the SW 1/4 of said Section 2, thence South 0° 04' 40 West, 2665.40 feet along the East line of the SW 1/4 of said Section 2 to the Northeast corner of the NW 1/4 of Section 11, Township 25 South, Range 19 East, thence South 0° 02' 14" East, 2644.37 feet along the East line of the NW 1/4 of said Section 11 to the Point of Beginning.

Parcel Four:

The East 30.09 feet of the NE 1/4 of the SW 1/4 of Section 11, Township 25 South, Range 19 East, insofar as this strip of land lies North of the road R/W line of State Highway 52 in Pasco County, Florida.

Parcel Identification Numbers:
02-25-19-0000-00300-0000,
03-25-19-0000-00100-0010,
04-25-19-0000-00100-0010,
09-25-19-0000-00100-0010,
10-25-19-0000-00100-0000,
11-25-19-0000-00200-0000,
33-24-19-0000-00100-0020,
34-24-19-0000-00100-0000,
34-24-19-0000-00100-0010 and
35-24-19-0000-00200-0000

AND ALSO

The East 1/2 of Section 32 and the West 1/2 of Section 33, Township 24 South, Range 19 East Pasco County, Florida.
Parcel Identification Numbers: 33-24-19-0000-00100-0000 and 32-24-19-0000-00200-0000

That portion of the Southwest 1/4, less the East 30 feet thereof, in Section 11, Township 25 South, Range 19 East, Pasco County, Florida, lying North of State Road No 52.
Parcel Identification Number: 11-25-19-0000-00300-0000

AND ALSO

All that part of the Southeast 1/4 of Section 8, Township 25 South, Range 19 East, Pasco County, Florida, lying North of the right-of-way on State Road No. 52.

AND ALSO

All that part of the Southwest 1/4 of Section 9, Township 25 South, Range 19 East, Pasco County, Florida, lying North of the right-of-way on State Road No. 52: LESS AND EXCEPT the East 40.00 feet thereof.
Parcel Identification Numbers: 08-25-19-0000-00100-0010 and 09-25-19-0000-00400-0000

AND

Parcel Identification Number: 33-24-19-0000-00100-0010
Parcel A:

The South 50 feet of the SW 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida and the South 50 feet of the West 50 feet of the SE 1/4 of the SE 1/4 of Section 33, Township 24 South, Range 19 East, Pasco County, Florida;

AND

Parcel Identification Number: 04-25-19-0000-00100-0000
Parcel B:

The West 50 feet of the East 1/4 of Section 4, Township 25 South, Range 19 East, Pasco County, Florida;

AND

Parcel Identification Number: 09-25-19-0000-00100-0000
Parcel C:

The West 50 feet of the East 1/2 of the NE 1/4 of Section 9, Township 25 South, Range 19 East, Pasco County, Florida.

PROJECT: FORT KING RANCH
PHASE: FORT KING RANCH, EAST / BOUNDARY SURVEY
DRAWN: LAT | DATE: 01/25/19 | CHECKED BY: JGR
P.CHIEF: AN | FIELD BOOK: ----------
DATA FILE: FORT KING RANCH.txt

REVISIONS

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|
| 9-9-19 | Revised Title Commitment | DJR |

SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Joseph G. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7205

DATE OF LAST FIELD SURVEY: January 25, 2019

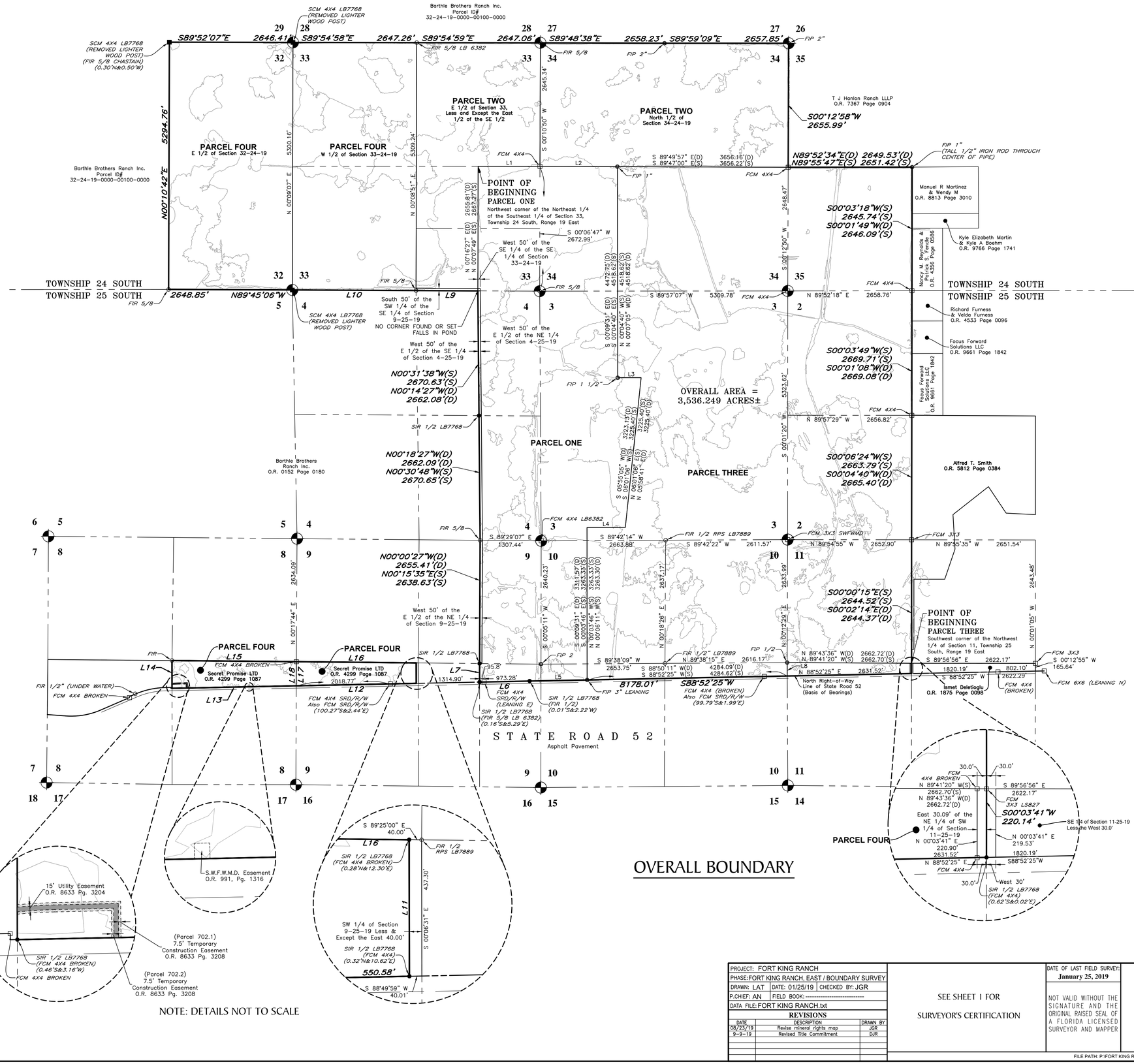
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/NSPS LAND TITLE SURVEY
Boundary Survey
PREPARED FOR
FENCO ACQUISITIONS, LLC
LOCATED IN
Sections 32, 33, 34 & 35, Township 24 S., Range 19 E.
Sections 2, 3, 4, 8, 9, 10, & 11, Township 25 S., Range 19 E.
Pasco County, Florida


GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768


SHEET NUMBER: 01 of 07

FILE PATH: P:\FORT KING RANCH\SURVEY\FORT KING-BS-SHTS 1-3 (REV 09-09-19).DWG PLOTTED BY: DEZTINY ROQUE ON: 9/9/2019 12:13 PM LAST SAVED BY: DEZTINYR ON: 9/9/2019 11:46 AM




## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
| (D) | Deed Dimension |
| O.R. | Official Records Book |
| Pg(s). | Page(s) |
| SIR | Set 1/2" Iron Rod LB7768 |
| FIP | Found Iron Pipe |
| FIR | Found Iron Rod |
| FCM | Found Concrete Monument |
| SCM | Set Concrete Monument |
| FLW | Found Lighter Wood Post |
| RCP | Reinforced Concrete Pipe |
| MES | Mitered End Section |
| Conc. | Concrete |
| CP | Concrete Post |
| | Sign |
| MB | Mail Box |
| | Service Power Pole |
| | Abandoned Utility Pole |
| | Guy Anchor |
| FJB | Fiber Optic Junction Box |
| | Buried Fiber Optic Warning Marker |
| OU | Overhead Utility Lines |

### LINE DATA TABLE

| NO. | BEARING | LENGTH |
|---|---|---|
| L1(S) | S 89°58'04" E | 1322.77' |
| L1(D) | N 89°39'02" E | 1324.63' |
| L2(S) | S 89°47'00" E | 1658.20' |
| L2(D) | S 89°55'59" E | 1658.20' |
| L3(S) | S 89°59'23" E | 501.96' |
| L3(D) | N 89°50'29" E | 502.60' |
| L3(S) | N 89°59'23" W | 501.96' |
| L3(D) | S 89°58'12" W | 501.96' |
| L4(S) | S 89°54'18" W | 821.20' |
| L4(D) | S 89°50'29" W | 821.40' |
| L4(S) | N 89°54'18" E | 821.20' |
| L4(D) | N 89°51'53" E | 821.20' |
| L5(S) | S 88°52'25" W | 1231.86' |
| L5(D) | S 88°52'25" W | 1232.80' |

### LINE DATA TABLE

| NO. | BEARING | LENGTH |
|---|---|---|
| L6(S) | S 88°49'59" W | 1071.31' |
| L6(D) | S 88°47'41" W | 1082.38' |
| L7(S) | N 00°00'46" W | 397.15' |
| L7(D) | N 00°00'27" W | 397.46' |
| L8(S) | S 00°16'53" E | 286.93' |
| L8(D) | S 00°19'08" E | 287.25' |
| L9(D) | S 89°43'11" E | 1323.57' |
| L10(D) | S 89°43'11" E | 2647.66' |
| L12(D) | S 88°49'59" W | 2569.35' |
| L13(D) | S 88°49'59" W | 2660.37' |
| L14(D) | N 00°02'57" W | 594.78' |
| L15(D) | S 89°29'30" E | 2662.58' |
| L16(D) | S 89°25'00" E | 2565.97' |
| L17(D) | S 00°14'17" W | 516.98' |
| L18(D) | S 00°14'17" W | 516.98' |

| | | |
|---|---|---|
| PROJECT: FORT KING RANCH | | |
| PHASE: FORT KING RANCH, EAST / BOUNDARY SURVEY | | |
| DRAWN: LAT | DATE: 01/25/19 | CHECKED BY: JGR |
| P.CHIEF: AN | FIELD BOOK: ---------- | |
| DATA FILE: FORT KING RANCH.txt | | |

**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|
| 08/23/19 | Revise mineral rights map | JGR |
| 9-9-19 | Revised Title Commitment | DJR |

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY: **January 25, 2019**

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

# ALTA/NSPS LAND TITLE SURVEY

Boundary Survey

PREPARED FOR

FENCO ACQUISITIONS, LLC

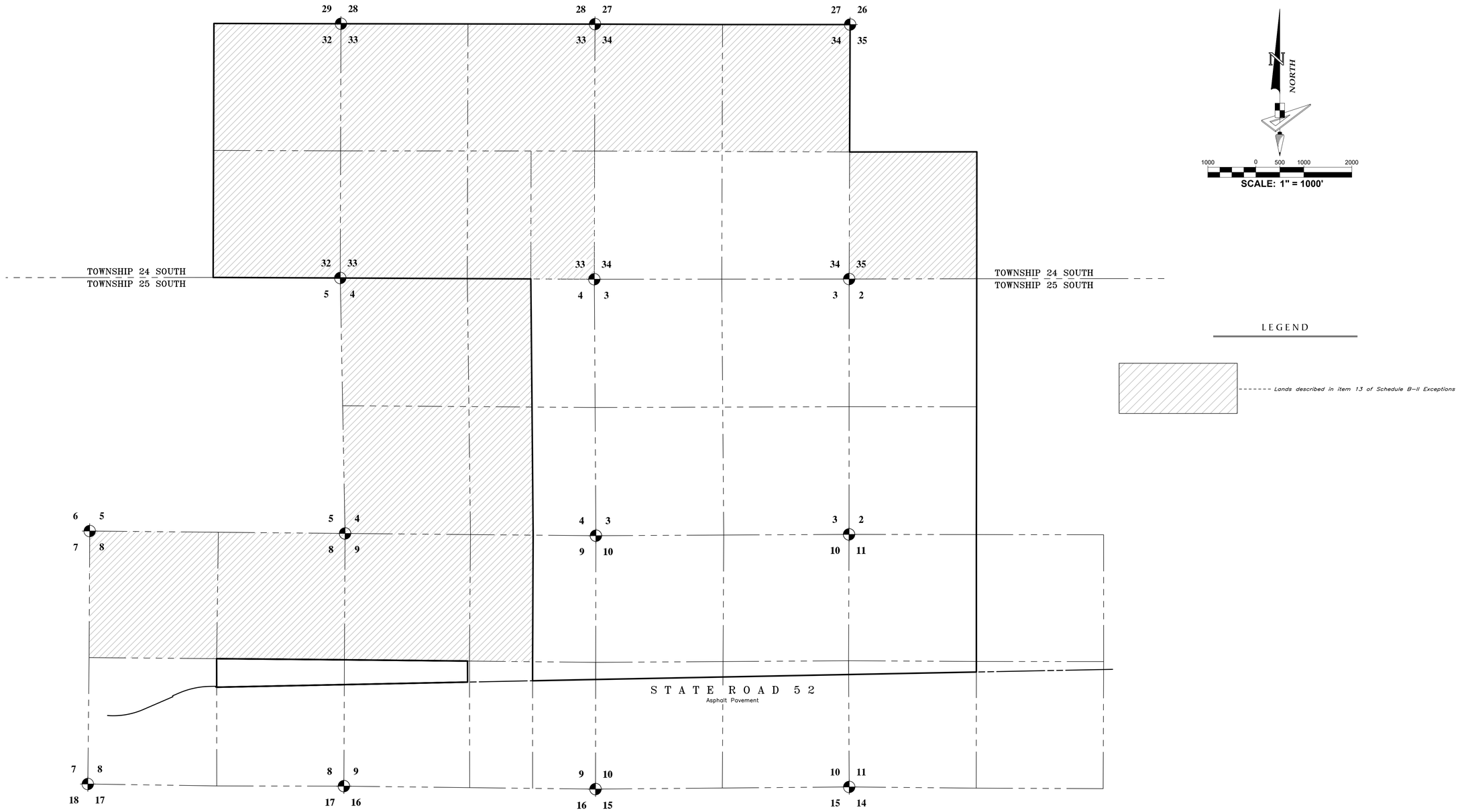
LOCATED IN

Sections 32, 33, 34 & 35, Township 24 S., Range 19 E.
Sections 2, 3, 4, 8, 9, 10, & 11, Township 25 S., Range 19 E.
Pasco County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: **02** of **07**

FILE PATH: P:\FORT KING RANCH\SURVEY\FORT KING-BS-SHTS 1-3 (REV 09-09-19).DWG PLOTTED BY: DEZTINYR ON: 9/9/2019 12:13 PM LAST SAVED BY: DEZTINYR ON: 9/9/2019 11:46 AM







LEGEND

Lands described in item 13 of Schedule B–II Exceptions

# MAP OF MINERAL RIGHTS

| | |
|---|---|
| PROJECT: | FORT KING RANCH |
| PHASE: | FORT KING RANCH, EAST / BOUNDARY SURVEY |
| DRAWN: LAT | DATE: 01/25/19 CHECKED BY: JGR |
| P.CHIEF: AN | FIELD BOOK: ---------- |
| DATA FILE: | FORT KING RANCH.txt |

**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|
| 08/23/19 | Revise mineral rights map | JGR |
| 9-9-19 | Revised Title Commitment | DJR |

SEE SHEET 1 FOR

SURVEYOR'S CERTIFICATION

DATE OF LAST FIELD SURVEY: **January 25, 2019**

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

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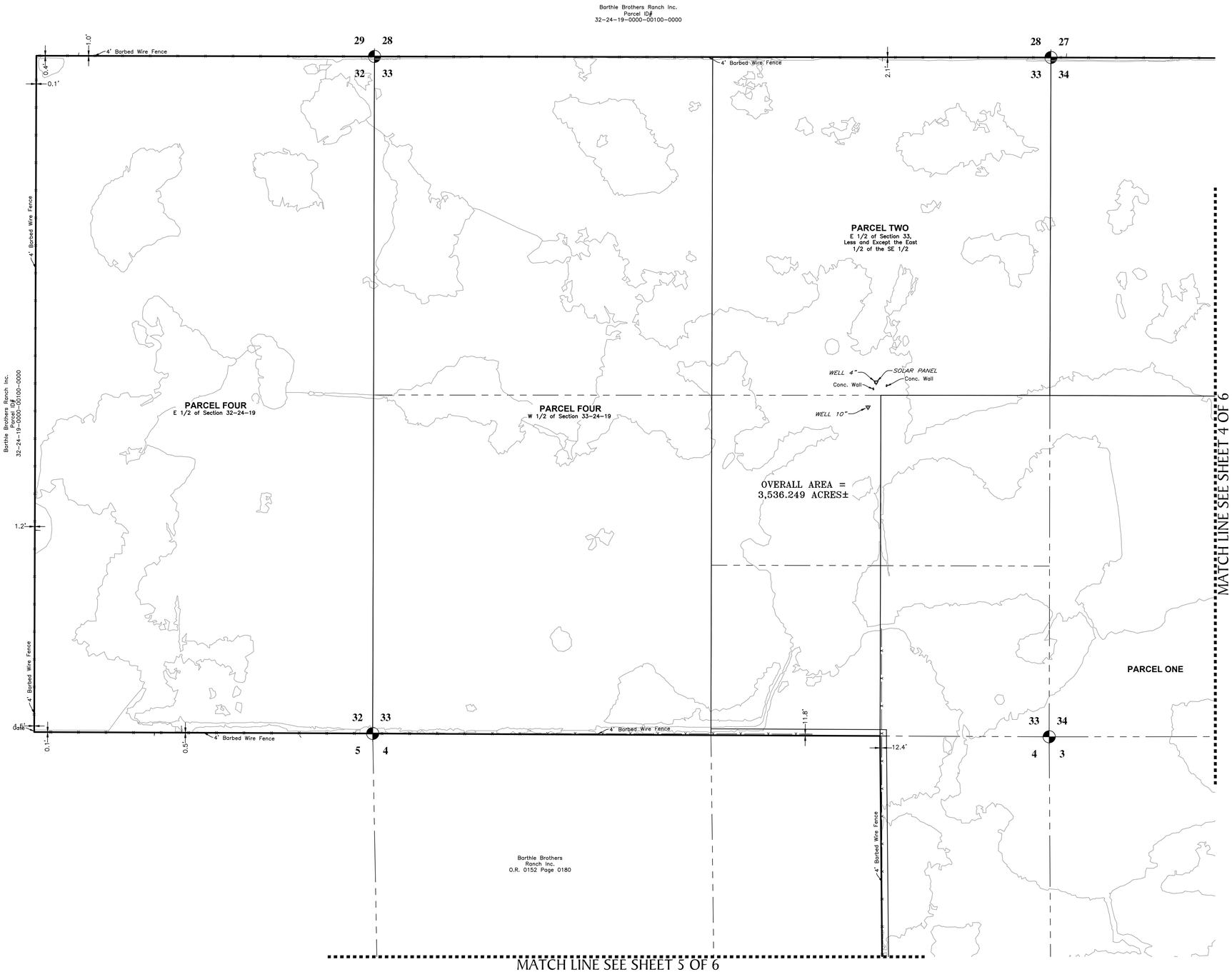
SHEET NUMBER: **03** of **07**

FILE PATH: P:\FORT KING RANCH\SURVEY\FORT KING-BS-SHTS 1-3.DWG PLOTTED BY: JOE RAGER ON: 9/10/2019 10:52 AM LAST SAVED BY: DEZTINYR ON: 9/9/2019 12:20 PM




NORTH

400 0 300 400 800

SCALE: 1" = 400'

## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
| (D) | Deed Dimension |
| O.R. | Official Records Book |
| Pg(s). | Page(s) |
| SIR | Set 1/2" Iron Rod LB7768 |
| FIP | Found Iron Pipe |
| FIR | Found Iron Rod |
| FCM | Found Concrete Monument |
| FLW | Found Lighter Wood Post |
| RCP | Reinforced Concrete Pipe |
| MES | Mitered End Section |
| Conc. | Concrete |
| CP | Concrete Post |
| | Sign |
| MB | Mail Box |
| | Service Power Pole |
| | Abandoned Utility Pole |
| | Guy Anchor |
| FJB | Fiber Optic Junction Box |
| | Buried Fiber Optic Warning Marker |
| OU | Overhead Utility Lines |

PROJECT: FORT KING RANCH
PHASE: FORT KING RANCH, EAST / BOUNDARY SURVEY
DRAWN: LAT | DATE: 01/25/19 | CHECKED BY: DAW
P.CHIEF: AN | FIELD BOOK: ----------
DATA FILE: FORT KING RANCH.txt

REVISIONS

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|

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SURVEYOR'S CERTIFICATION

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SHEET NUMBER: 04 of 07

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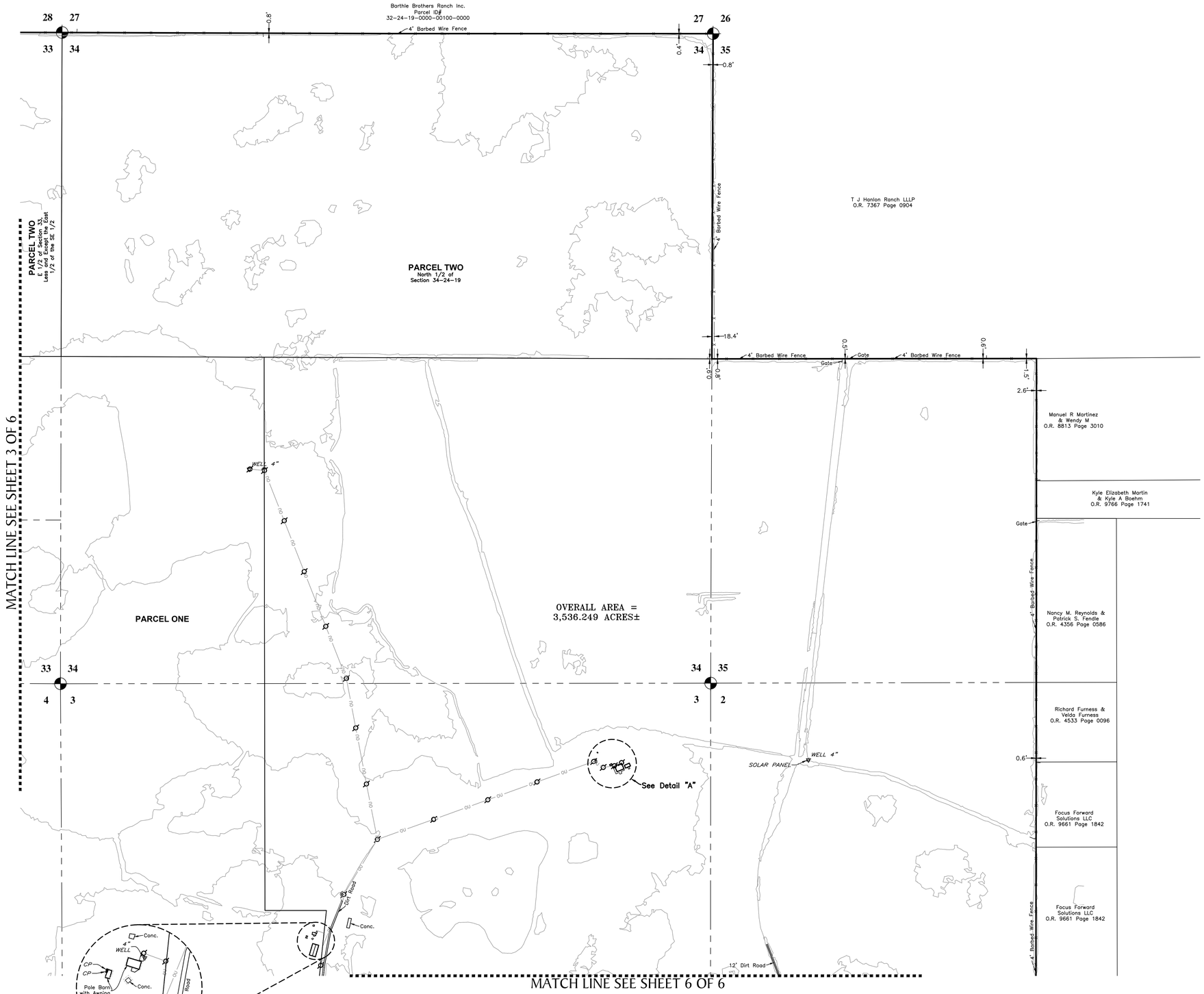


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|---|---|---|
| PROJECT: FORT KING RANCH | | |
| PHASE: FORT KING RANCH, EAST / BOUNDARY SURVEY | | |
| DRAWN: LAT | DATE: 01/25/19 \| CHECKED BY: DAW | |
| P.CHIEF: AN | FIELD BOOK: ---------- | |
| DATA FILE: FORT KING RANCH.txt | | |

**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
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SEE SHEET 1 FOR

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SHEET NUMBER: **05** of **07**

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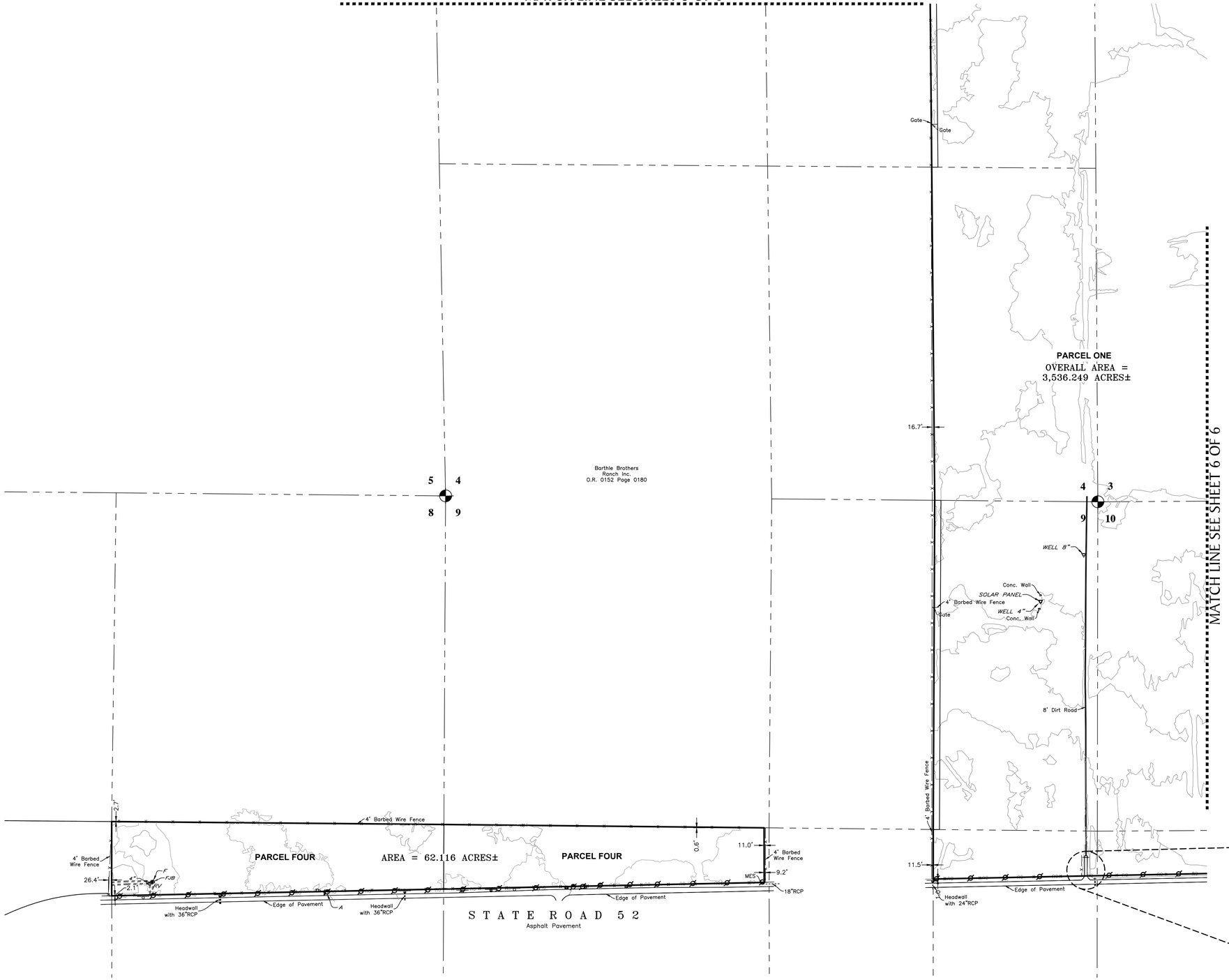
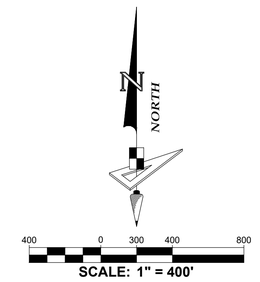
MATCH LINE SEE SHEET 3 OF 6




## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
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| O.R. | Official Records Book |
| Pg(s). | Page(s) |
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| FCM | Found Concrete Monument |
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| RCP | Reinforced Concrete Pipe |
| MES | Mitered End Section |
| Conc. | Concrete |
| CP | Concrete Post |
| | Sign |
| MB | Mail Box |
| | Service Power Pole |
| | Abandoned Utility Pole |
| | Guy Anchor |
| FJB | Fiber Optic Junction Box |
| | Buried Fiber Optic Warning Marker |
| OU | Overhead Utility Lines |

| | | |
|---|---|---|
| PROJECT: FORT KING RANCH | | |
| PHASE: FORT KING RANCH, EAST / BOUNDARY SURVEY | | |
| DRAWN: LAT | DATE: 01/25/19 | CHECKED BY: DAW |
| P.CHIEF: AN | FIELD BOOK: ---------- | |
| DATA FILE: FORT KING RANCH.txt | | |

**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|
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SHEET NUMBER: **06** of **07**

FILE PATH: P:\FORT KING RANCH\SURVEY\FORT KING-BS-SHTS 3-6.DWG PLOTTED BY: PIERSON MONETTI ON: 2/7/2019 1:57 PM LAST SAVED BY: PIERSONM ON: 2/7/2019 1:56 PM

MATCH LINE SEE SHEET 4 OF 6

MATCH LINE SEE SHEET 5 OF 6

Focus Forward Solutions LLC O.R. 9661 Page 1842

Alfred T. Smith O.R. 5812 Page 0384

Ismet Deletioglu O.R. 1875 Page 0098

4' Barbed Wire Fence

12' Dirt Road

Dirt Road

Conc.

4" WELL

CP

CP

Pole Barn with Awning

Pole Barn with Roof Overhang

Conc.

Conc.

Dirt Road

Existing Building

Sidewalk (Typ.)

Existing Building

Brick

Conc. with Roof Overhang

Conc.

4" WELL

Dirt Road

**PARCEL THREE**
OVERALL AREA =
3,536.249 ACRES±

3 2
10 11

WELL 4"
SOLAR PANEL

See Detail "B"

Edge of Pavement

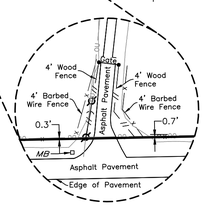
12' Dirt Road

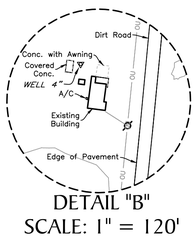
**PARCEL FOUR**

Headwall
Guard Rail
Guard Rail
4' Barbed Wire Fence
MB
MB
0.8'
Dirt Drive
MB
Conc. Bridge
Edge of Pavement 0.1

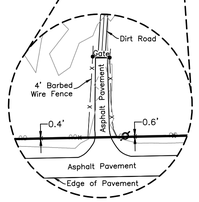
4' Barbed Wire Fence
Edge of Pavement
Headwall with 36"RCP

STATE ROAD 52
Asphalt Pavement




DETAIL "B"
SCALE: 1" = 120'




NORTH

400 0 300 400 800

SCALE: 1" = 400'

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**REVISIONS**

| DATE | DESCRIPTION | DRAWN BY |
|---|---|---|
| | | |

SEE SHEET 1 FOR SURVEYOR'S CERTIFICATION

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SHEET NUMBER: **07** of **07**

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# EXHIBIT B

# CONDITIONS OF APPROVAL

# PALMETTO RIDGE MASTER PLANNED UNIT DEVELOPMENT (F.K.A. FORT KING RANCH MPUD)
# CONDITIONS OF APPROVAL REZONING PETITION NO. 7877, AMENDING REZONING PETITION NO. 7563, ORIGINAL REZONING PETITION NO. 5773

## Master Development Plans

1. Development shall be in accordance with the application, plans, and information submitted January 2025, July 2025 and August 2025; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein. The original MPUD Master Planned Unit Development (MPUD) conditions of approval and Master Development Plan, Rezoning Petition No. 5773 as approved by the Pasco County Board of County Commissioners (BCC) on September 18, 2001, and subsequent amendments (Rezoning Petition No. 7157 and Rezoning Petition No. 7563) approved on November 29, 2016 and August 24, 2022, are hereby superseded and fully restated by Rezoning Petition No. 7877.

## Environmental

2. If, during construction activities, any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and/or federal guidelines can be demonstrated.

3. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard. If additional gopher tortoise burrows are discovered after submittal of the documents required by this condition, then an additional survey, relocation permit, and accepted after action report will be required prior to issuance of the site development placard, unless the applicant can demonstrate that the additional gopher tortoise burrows will be excluded in accordance with the FFWCC guidelines. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. A copy of the relocation permit and accepted after action report shall be provided.

4. Suitable nest cavities for the Southeastern American Kestrel were observed within the project area. All suitable nest cavities shall be surveyed for kestrel activity during the breeding season (March 1 to July 31). All potential nesting cavities shall be identified, recorded, and clearly identified in the field. The applicant shall abide by current FFWCC permitting guidelines and provide documentation from FFWCC that they are in conformance with the guidelines prior to issuance of the site development placard.

5. Suitable foraging habitat for the Southeastern American Kestrel was observed within the project area. The FFWCC survey window is April through August. The applicant shall abide by current FFWCC permitting guidelines, conduct required surveys according to these guidelines, and provide documentation from FFWCC that they are in conformance with the guidelines prior to issuance of site development placard.

6. If construction activities are to occur between January 1 and July 1, the applicant/applicable developer or parcel developer shall submit a breeding season survey for the Florida Sandhill Crane conducted in accordance with FFWCC survey guidelines. A report shall be provided to FFWCC and Pasco County for review and consideration of approval prior to issuance of the site development placard. If nests are found, mitigation measures shall be completed in cooperation with the FFWCC and the County.

7. If construction activities are to occur between March and August, the applicant/applicable developer or parcel developer shall submit a breeding season survey for nesting wading bird species conducted in accordance with FFWCC survey guidelines. A report shall be provided to FFWCC and Pasco County for review and consideration of approval prior to issuance of the site development placard. If nests are found, mitigation measures shall be completed in cooperation with the FFWCC and the County.

8. The applicant/applicable developer or parcel developer shall submit a burrowing owl survey in accordance with FFWCC survey guidelines. A report shall be provided to FFWCC and Pasco County for review and consideration of approval prior to issuance of site development placard. If potential burrows and habitat are found, mitigation measures shall be completed in cooperation with the FFWCC and the County.

9. The wetland categories are conceptual and will be finalized at the time of the SWFWMD approval of the wetland jurisdictional lines. The SWFWMD-approved wetlands boundary survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first. Any proposed wetland impacts depicted on the MPUD Plan are conceptual.

10. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to Pasco County project record prior to issuance of site development placard.

11. The upland buffer line shall be clearly field demarcated prior to any construction activities. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project.

**Open Space/Buffering**

12. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s)

shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space (except for the open space required by condition 16, which may be owned otherwise), drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Except for the open space designated in Condition No. 16 below, all recreation areas and neighborhood parks shall be conveyed to the association as well, but only to the CDD if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the developer, the association or the CDD that funded such improvements as applicable. The designated "Open Space" area required by Condition No. 16 below, shall be governed by Condition No. 16 rather than this Condition No. 12.

13. Except as to the neighborhood parks that have already received PDP/PSP approval, the neighborhood parks as depicted on the master plan have not been reviewed or approved for consistency with the Land Development Code (LDC), Section 905.1, Neighborhood Parks.

14. Prior to the first PDP/PSP submittal, the developer may submit a master park plan for review and approval by the Planning, Development and Economic Growth Department (PDE) which provides an alternative form of neighborhood parks from the LDC, as amended, subject to approval of alternative standards, where applicable.

15. Prior to the first PDP/PSP submittal, the developer may submit a master landscape/ buffer plan for all major internal roads and S.R. 52 for review and approval by the PDE which provides an alternative method of landscaping from the LDC, as amended, subject to approval of alternative standards, where applicable. However, such alternative method or alternative standards shall not allow for deviations from the requirements of condition 17.

16. The open space to the north of the Vision Road "AD", approximately 1,975 acres, as depicted on the approved master plan (the "Preservation Area"), shall be utilized only for the following uses: passive recreation, active recreation (such active uses other than hiking, camping, non-motorized boating, or equestrian activities shall not exceed ten percent of the Preservation Area), parks and natural resource-based recreation, wetland creation/mitigation, floodplain compensation, trails (hiking and equestrian), non-motorized boating, primitive camping, equestrian facilities utilizing Best Management Practices, cattle grazing, silviculture and agricultural activities, and other like activities approved by the County Administrator or designee. All wetland buffers within the Preservation Area shall be adhered to and be in compliance with Section 805.5 of the LDC. The Preservation Area as regulated by this Condition No. 16 is deemed to meet the requirements of LDC Section 805.6, because (i) no residential or non- residential building development is allowed within the Preservation Area and (ii) with respect to any of the limited uses authorized in this Condition No. 16, the Preservation Area shall be preserved in perpetuity

through the use of an irrevocable open space or conservation easement or restrictive covenant that transfers all remaining development rights (except for the permitted uses set forth above) to the residential development portion of the MPUD, extinguishes all development rights (except for the permitted uses set forth above) within the Preservation Area, and provides for a recorded conservation easement and/or restrictive covenants consistent with the permitted uses set forth above. Either the fee interest in the land, or the conservation easement, may be conveyed to a qualified governmental entity or a qualified non-profit, charitable or other conservation entity, in the fee owner's sole discretion; provided, however, the open space land shall continue to be subject to the use restrictions in this condition, and Pasco County shall be designated as a third-party beneficiary with the right to enforce the use restrictions in this condition. The applicant/developer shall provide a draft of the document to the Planning, Development and Economic Growth Department for review and approval prior to the first preliminary development plan approval. Prior to issuance of the first hard copy site development permit proof of recording of the document shall be provided to Pasco County.

17. Requirements for the buffering of Single-Family Detached and Single Family Attached units along S.R. 52. If single-family attached or detached products are proposed along S.R. 52 within one hundred (100) feet of the nearest edge of ROW, the following increased buffering requirements apply:

    a. A minimum 15-foot-wide buffer in which an eight (8) foot high wall is installed on the innermost landscape buffer line. Trees and shrubs a minimum of three (3) feet in height will be installed on the outside of the wall, adjacent to S.R. 52, per Type B buffer standards. Irrigation pipes and drainage facilities and other utility easements may be installed in the landscape area. In addition, the Developer shall provide recorded written disclosures to all residential units with lots within 100 feet of S.R. 52 (a) that they are purchasing a residence that may receive noise, visual or olfactory impacts from vehicles or construction equipment on S.R. 52, and this noise, visual or olfactory impact may increase over time as traffic volumes on S.R. 52 increase, or as S.R. 52 may be widened, expanded, or elevated and (b) other than the buffer required by these MPUD conditions, no sound-wall or other form of noise, visual or olfactory impact mitigation will be provided by the Developer, the County or FDOT. The Developer shall provide a copy of the written disclosure to the County concurrent with the associated record plat.

    b. A continuous row of shrubs will be placed along the single-family portion of the S.R. 52 buffer adjacent to S.R. 52.

    c. Along the single-family portion of S.R. 52 buffer, trees shall be spaced in a manner that the canopy at maturity presents as continuous, with not more than the spacing between trees sufficient to allow for proper mature growth dependent on tree type.

    The foregoing buffer requirements shall not apply to any non-residential use areas, including any fire/EMS site, school site, stormwater pond, flood plain compensation area, or wetland that is adjacent to or within 100 feet of the S.R. 52 right-of-way.

18. The developer/builder shall provide the appropriate number of trees per lot pursuant to Table 905.2-C located in the LDC, Section 905.2.D.1.a. If the developer/builder is unable to provide the appropriate number of trees on the lot due to easement(s) or other constraints

as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established by resolution of the BCC (Resolution 08- 284, as amended).

**Transportation/Timing & Phasing Analysis**

19. The Timing and Phasing Analysis submitted by the applicant and approved by the County assumes the following land uses: 2,600 single family dwelling units, 300 townhome dwelling units, 100,000 square feet of retail, a five (5) acre fire/EMS station, and a 2,000-student K-8 school. Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated Timing and Phasing Analysis by the owner/developer for such portion of the MPUD utilizing a methodology approved by the County. The PC, BCC, or County Administrator or designee, may impose additional conditions on the applicant or developer based on the updated County-approved Timing and Phasing Analysis.

20. The entire project must be platted, or if platting is not required, all building permits must be issued prior to the expiration of this MPUD, which is December 31, 2035, or an updated Timing and Phasing Analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated Timing and Phasing Analysis may be imposed by the County.

**Access Management & Required Roadway Improvements**

21. The access points shown on the master plan are conceptual only. Permanent placements of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose additional conditions on the applicant/developer.

22. At each PDP/PSP approval, the County Engineer, or designee, may also require site-specific internal improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

23. The Applicant has submitted an Access Management Analysis for Phase I (2-lane SR 52) and Buildout (4-lane SR 52) of the project pursuant to this MPUD approval. The requirements set forth herein are based upon the approved traffic studies. In the event the MPUD access locations to S.R. 52 set forth in the approved studies are proposed to change by the Developer, then at each subsequent PDP/PSP approval, the County Engineer, or designee, may also require additional site-specific intersection improvements and/or external access connections in accordance with the LDC and Access Management Standards as amended.

24. All roads that will be used to access public-purpose sites (but excluding the Preservation Area required by condition number 16), such as public school, park, library, and fire rescue

sites (as determined by the School Board, Parks and Recreation Department, Libraries Services Department, Fire Rescue Department, or the Planning Commission (PC), as applicable) shall be public roadways and constructed in accordance with applicable County/Florida Department of Transportation (FDOT) design, construction, and signage standards; e.g., Chapter 316, Florida Statutes, and *Manual of Uniform Traffic Control Devices* standards. Such roadways shall be deeded in fee simple to the County or the FDOT, as applicable, prior to or concurrent with the first record plat containing such roadways or where no record plat is required, prior to or concurrent with the issuance of the first Certificate of Occupancy (CO) for a building utilizing such roadways.

25. Unless otherwise determined at the time of PSP/PDP review, access to any commercial out-parcels shall be provided from internal drives or parking areas.

26. The project access points to SR 52 at Roadway "A" and Roadway "B" (as designated on the MPUD Plan) are approved, subject to final design plans and permitting requirements, and subject to the following specific access management conditions:

    a. The initial main project entrance shall be at SR 52 and the westernmost North-South Collector (Designated Roadway "B" on the MPUD Plan and a/k/a Vision Road "AA") as generally depicted on the MPUD Plan.

    b. The Developer shall construct (or guarantee through a County approved performance guarantee) Roadway "B" as a four-lane collector roadway from S.R. 52 north a distance of 4,200 lineal feet, to provide development access via Roadway "B" to S.R. 52 prior to the first residential plat approval within the MPUD, which will allow for platting of up to 1,200 residential units within the MPUD (such 1200 units shall be "Phase 1" of the MPUD). Such segment of Roadway "B" may be constructed on an incremental basis as required to serve each separate development pod.

    c. The site access improvements required for the project with SR 52 as a two (2) lane road are as follows:

        Roadway B

        (1) Addition of an eastbound left-turn lane 505' in length; and

        (2) Addition of a westbound right-turn lane 405' in length; and

        (3) Signalization of the SR 52/Roadway "B" intersection, if warranted (see No. 26.d.(3), below).

        Such intersection improvements shall be completed (or guaranteed through a FDOT approved performance guarantee) prior to the first residential plat providing access from Roadway B, unless the 4-lane improvements to S.R. 52 have been constructed prior to such plat approval.

Roadway A

The site access improvements required for the project with SR 52 as a two (2) lane road are as follows:

(1) Addition of an eastbound left-turn lane 505' in length; and

(2) Addition of a westbound right-turn lane 405' in length; and

(3) Signalization of the SR 52/Roadway "A" intersection if warranted (see No. 26.d.(3), below).

Such intersection improvements shall be completed (or guaranteed through a FDOT approved performance guarantee) prior to the first residential plat providing access from Roadway A, unless the 4-lane improvements to SR52 have been constructed prior to such plat approval.

d. The site access improvements with the new 4-lane configuration for S.R. 52 are as follows:

(1) The S.R. 52/Roadway "B" intersection shall include dual eastbound left-turn lanes 880' in length and a westbound right-turn lane 955' in length; and

(2) The S.R. 52/Roadway "A" intersection (also denoted on the MPUD Plan) shall include dual eastbound left-turn lanes 805' in length and a westbound right-turn lane 955' in length.

If the foregoing site access improvements are not completed by FDOT as part of its 4-laning project, the same shall be completed (or guaranteed through a FDOT-approved performance guarantee) prior to the first residential plat after FDOT's completion of such 4-lane improvements to SR 52.

(3) The S.R. 52/Roadway "B" intersection and the S.R. 52/Roadway "A" intersection each shall be signalized when warranted, subject and pursuant to plans approved by FDOT. For each intersection, the Developer shall perform the signal warrant studies when the MPUD has 400 platted residential units accessing through that intersection, or sooner if required by the County Engineer. If such signalization is not warranted and has not occurred by the time of final plat recordation for the MPUD, the Developer shall be required to pay its proportionate share for such future signalization, which may be up to 100% of the cost of the signal.

(4) Roadway "A" (a/k/a Vision Road "AB") shall be constructed as a 2-lane collector from S.R. 52 within the MPUD to provide a second access point for the MPUD to S.R. 52, which construction shall be on an incremental basis as necessary to provide access to each development pod in accordance with the LDC access management requirements. Similarly, Roadway "B" (beyond the 4-lane segment, above) and the other internal subdivision collectors shall be constructed with two lanes in segments on an incremental basis as required to meet the LDC access management

requirements. The extent of the required internal collector roadway network to serve the MPUD through buildout is depicted on the MPUD Plan.

**Dedication of Right-of-Way**

27. Street connections and rights-of-way to adjoining areas, to the east and west of the MPUD, shall be provided to give access to such areas and/or to provide for proper traffic circulation as determined necessary at the time of PDP approval. Arterial or collector roadways that are required to ensure adequate traffic flow to and through the land are to remain public and shall not be gated. Local streets (not designated as County arterials, County collectors or subdivision collectors) may be private and may be gated.

28. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessway, dedication and maintenance shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.

29. Prior to the approval of the first PDP/PSP the applicant/developer shall coordinate with FDOT regarding the required right-of-way along SR 52 and provide PDE with documentation from FDOT identifying the required right-of-way along SR 52 (if any).

30. Subject to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer(s) shall convey, at no cost to the County, the following amount of right-of-way:

    a. Vision Road "AD" – a total of 114 feet of right-of-way.

    b. MPUD Roadway "B" (a/k/a Vision Road "AA") – a total of 124 feet of right-of-way.

    c. MPUD roadway "A" (a/kl/a Vision Road "AB") – a total of 124 feet of right-of-way.

    (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

    In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Vision Road "AD", Vision Road "AA", and Vision Road "AB" within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Vision Road "AD", Vision Road "AA",

and Vision Road "AB", and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition. Any or all of such developer- provided roadway drainage and/or mitigation areas may be co-located and/or comingled with development project drainage or mitigation areas.

31. If the Applicant/Developer provides co-located and/or comingled stormwater pond(s) for the MPUD and future construction Vision Roadways, the CDD(s) and/or HOA(s) shall be responsible for maintenance of such improvements in perpetuity. Prior to or concurrent with the conveyance of the property, the Applicant/Developer shall record an access easement over the stormwater pond area benefiting the County and the County shall have the ability, but not the obligation, to access the pond area for maintenance, if necessary.

32. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v*. *California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v*. *City of Tigard*, 512 U.S 374 (1994), the applicant/owner, and successors and assigns (a), agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC, and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

33. Required roadways shall be constructed, or guaranteed through a County approved performance guarantee, on an incremental basis concurrent with the plat approval (or construction plan approval where no plat is required) for the associated parcel (village) containing or necessitating that portion of roadway needed to serve the parcel (villages) of the development.

34. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial site such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.

35. If the adjacent property to the east or west of this MPUD has an approved, current PDP/PSP or is built-out, then prior to PDP/PSP submittal for this MPUD development, the developer(s) shall supply evidence that they have coordinated with the developer(s) and

engineer(s)/surveyor(s) of such adjoining parcel(s) to identify and provide the location of the required interconnecting roadway. The following information shall be shown on all PDPs/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines. No interconnections are required to the north due to the Preservation Area.

36. Prior to the first PDP/PSP submittal, the developer(s) may submit a Master Roadway Plan (MRP) to the Planning, Development and Economic Growth Department for review and approval. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for Vision Road "AD", Vision Road "AA," Vision Road "AB," as set forth in this MPUD. The plan shall also demonstrate compliance with the County's collector and arterial design and spacing standards of the LDC, Section 901.1, Transportation-Corridor Spacing. The County shall reserve the right to require specific dates or deadlines for completion of construction for any portion of these roads and intersections.

37. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available or planned at the time of preliminary plan/preliminary site plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDE for review and approval prior to or concurrent with the PDP/PSP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP/PSP submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

38. The developer may submit an overall pedestrian/bike path plan to the Planning, Development and Economic Growth Department for approval prior to approval of the first PDP/PSP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the PDE, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.

39. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted

by the County for maintenance), multi-use trails, and other non-vehicular pathways within the rights-of-way of any roadways within the MPUD shall not be the maintenance responsibility of the County.

40. Street lighting shall be required throughout the MPUD pursuant to LDC Section 901.11, subject to any relief that may be provided by the LDC.

41. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

    a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.

    b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

**Utilities/Drainage/Water Service/Wastewater Disposal**

42. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:

    a. Trunk sewer lines and lift stations.

    b. Main potable water lines and non-potable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

    d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

    e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

43. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.

44. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

45. The owner/developer acknowledges off-site utility improvements shall be required to connect to the County potable and wastewater system(s).

46. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:

    a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/ owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.

    b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer/owner shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

**Stormwater**

47. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

48. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.

49. The developer acknowledges that the HOA or CDD documents shall include language to prevent individual lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA and/or CDD documents shall be provided to Pasco County for review and approval at the time of plat review.

50. All pass-through drainage shall have an access easement over it. This easement shall be to Pasco County granting the County the right, but not the obligation, to access and maintain.

**Land Use**

51. The residential dimensional standards for the 300 Executive Lots, as depicted on the MPUD Plan, are as follows:

    a. Single-Family Detached Front Access

        (1) Minimum Lot Width of 65 feet

(2) Minimum Lot Depth of 120 feet

(3) Minimum Front-Yard Primary Structure Setback of 18 feet*; Minimum Front-Yard Garage Setback of 23 feet

(4) Minimum Side-Yard Setback of 7.5 feet

(5) Minimum Rear-Yard Setback of 15 feet; Minimum Rear-Yard Accessory Building Setback of 5 feet

(6) Maximum Total Lot Coverage of 80 percent

(7) Maximum Height of 35 feet

* On corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.

b. The landscape buffers are to be located within tracts and cannot be counted toward the minimum setback requirements. The applicable side- or rear-yard setbacks shall be measured from the landscape buffer tract line.

c. Street Tree Planting and/or Front-Yard Tree Planting and Landscaping:

(1) Each residential lot shall have a minimum of two trees on or in front of the lot, one of which may be in the side or back yard and one of which must be in the front of the home but may be either a street tree (in front of the lot) or a lot tree (in the lot front yard).

(2) To allow additional room for trees and landscaping, utility easements will be allowed under sidewalks, such that 5' of the utility easement is under the sidewalk (ROW), and 5' is on the lot.

52. Conditions 53-71 below describe the dimensional standards and additional requirements for the 2,500 residential units that were previously approved with Rezoning 7563 (and do NOT include the 300 Executive Lots), with the exception of the townhome dimensional standards and conditions below which have been updated/added to comply with PM-26.

53. The minimum residential dimensional standards are as follows; any residential dimensional standards which exceed these minimum standards shall be allowed:

a. Single-Family Detached Alley Access

(1) Minimum Lot Width of 28 feet

(2) Minimum Lot Depth of 100 feet

(3) Minimum Front-Yard Setback of 10 feet*

(4) Minimum Side-Yard Setback of 5 feet**

(5) Minimum Rear-Yard Depth of 4 feet

(6) Maximum Total Lot Coverage of 80 percent

(7) Maximum Height of 35 feet

b. Single-Family Detached Front Access

(1) Minimum Lot Width of 28 feet

(2) Minimum Lot Depth of 100 feet

(3) Minimum Front-Yard Setback of 20 feet (25 feet from garage front)*

(4) Minimum Side-Yard Setback of 5 feet**

(5) Minimum Rear-Yard Depth of 15 feet

(6) Maximum Total Lot Coverage of 80 percent

(7) Maximum Height of 35 feet

c. Single-Family Attached Triplex Front Access

(1) Minimum Lot Width of 28 feet

(2) Minimum Lot Depth of 100 feet

(3) Minimum Front-Yard Setback of 20 feet (25 feet from garage front)*

(4) Minimum Side-Yard Setback of 0 feet for internal lot, 5 feet for end lots**

(5) Minimum Rear-Yard Depth of 10 feet

(6) Maximum Total Lot Coverage of 80 percent

(7) Maximum Height of 35 feet

d. Single-Family Attached Triplex Alley Access

(1) Minimum Lot Width of 28 feet

(2) Minimum Lot Depth of 100 feet

(3) Minimum Front-Yard Setback of 10 feet* (as measured from the alley) / 20 feet from other rights-of-way

(4) Minimum Side-Yard Setback of 0 feet for internal lot, 5 feet for end lots**

(5) Minimum Rear-Yard Depth of 5 feet

(6) Maximum Total Lot Coverage of 80 percent

(7) Maximum Height of 35 feet

e. Single-Family Attached Townhomes Front Access

(1) Minimum Lot Width of 18 feet

(2) Minimum Lot Depth of 70 feet

(3) Minimum Front-Yard Setback of 18 feet (23 feet from garage front)

(4) Minimum Side-Yard Setback of 0 feet for internal lot, 7.5 feet for end lots (15 feet between buildings)

(5) Minimum Rear-Yard Setback of 10 feet

(6) Maximum Total Lot Coverage of 95 percent

(7) Maximum Height of 45 feet

f. Single-Family Attached Townhomes Alley Access

(1) Minimum Lot Width of 18 feet

(2) Minimum Lot Depth of 70 feet

(3) Minimum Front-Yard Setback of 10 feet

(4) Minimum Side-Yard Setback of 0 feet for internal lot, 7.5 feet for end lots (15 feet between buildings)

(5) Minimum Rear-Yard Setback of 5 feet

(6) Maximum Total Lot Coverage of 95 percent

(7) Maximum Height of 45 feet

* On corner lots where there is more than one front, one front-yard setback may be reduced to 10 feet.

**Side-yard setbacks may be reduced to a minimum of 5 feet subject to compliance with LDC Section 902.2.K.2.b.

54. When 40-foot wide or smaller single-family detached lots account for more than 50% of the residential units in a development (the "Threshold"), any 40-foot wide single-family detached lots that exceed the Threshold shall be rear-loaded (no driveways in the front of the houses). Any other single-family detached lots in the development shall be at least 50-feet wide.

55. 100% of any MPUD's single-family residential lots may be 40-feet wide or smaller, if such lots are all rear-loaded. In addition, any rear-loaded lots with alleys shall qualify for the Traditional Neighborhood Design (TND) rate in the County's mobility fee schedule without needing to meet TND code requirements. Flexibility shall be given for alley-loaded or rear-loaded development.

56. Townhome buildings shall be limited to 3-8 units per building.

57. Rear-loaded townhomes shall be designed with garages located off an alley or similar access drive in the rear of the home.

58. Townhome products may have zero (0) foot side setback with a 15-foot minimum distance between buildings.

59. For townhomes, the 23-foot front setback is measured from the back of the sidewalk to the garage and the setback to the body of the building shall be 18 feet.

60. Driveway width shall be a maximum of two (2) feet wider, in total, than the garage door width.

61. Townhome products using typical townhome neighborhood design with individual driveways to accommodate parking for each townhome unit shall be platted.

62. Townhome products with one-car garages shall be one-car driveways.

63. Townhomes shall be platted.

64. Street Tree Planting and/or Front-Yard Tree Planting:

    a. If the project proposes street trees, the street trees shall be placed such that there is at least one tree in front of each single family detached lot.

    b. If the project proposes street trees, the remaining required lot trees may be placed in the back.

    c. If the project does not propose street trees, then front yard plantings shall be provided as follows:

        (1) Each front-loaded single family detached lot shall have a minimum of one lot tree in the front yard.

        (2) The following are the minimum landscape requirements that shall be included for front-loaded townhomes:

| Landscape/Greenspace Table | | | |
|---|---|---|---|
| Townhomes Per Building | Min Green Space Sq. Ft. | Min Shade Trees | Min Landscaped Beds % of Greenspace |
| 3 | 800 | 2 | 15% |
| 4 | 900 | 2 | 15% |
| 5 | 1,050 | 3 | 15% |
| 6 | 1,200 | 3 | 15% |
| 7 | 1,350 | 4 | 15% |
| 8 | 1,500 | 4 | 15% |
| | | | |
| * Greenspace calculated from the face of the building to the back of curb, inclusive of the area in front of the building face in the side yard. | | | |
| **Utility boxes, light fixtures and similar facilities are allowed in the Greenspace without penalty. | | | |

Any lot/street trees required by the table above will be a shade tree or palm tree (at a ratio of three (3) palms to every-one (1) shade tree). Front yard lot/street trees in a townhome block may not be substituted with understory or ornamental trees (including queen palms or crepe myrtles).

65. Architectural Design Standards are as follows:

a. Monotony Control:
Single-family detached houses shall be required to address the following requirements to avoid architectural monotony:

(1) A proposed home shall have three different architectural features (as defined below) from the two houses on either side of it that face the same street.

(2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).

(3) The rear of a proposed home shall differ in appearance (as set forth in section b.(2) below) from the houses directly adjacent to it when facing another road.

b. Architectural Features:
To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of three (3) architectural features

shall differ on all lots smaller than 50-feet wide.

(1) These features shall include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.) porches, porticos, dormers, location of garage (left, right or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters etc., and color or material of rooftops (e.g., shingles, tiles etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.

(2) For the rear of homes that back-up to or face a street (i.e., local, collector, or arterial), the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

(3) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

66. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.

67. Architectural Features for Townhomes

Each townhome building with 3-8 units shall have three (3) different architectural features from the following list:

a. Varying roof styles (hip, Gable, Boston Hip)

b. Arrangement of window openings

c. Window grids

d. Siding types (lap, board and batten, brick, and stone, etc.)

e. Accent lap siding at gables (faux louvers)

f. Raiser stucco banding

g. Hardee board banding (or similar material type)

h. Decorative shutters

i. Decorative brackets

j. Stucco cornices (headers) at windows, doors, garage doors

k. Decorative coach lights

l. Building forward design (building chassis 3 foot to 5 foot in front of garage)

A two or more-story townhome building shall not be entirely stucco on the front façade of the townhome. Said non-stucco front façade shall wrap two (2) feet around the corner of the sides. Sides of buildings that front/face public spaces (such as along mews, parks, linear parks, streets, etc.) shall include trim for windows or openings on said side façade. If said side façade has first and second story stucco veneer, a differentiating color band is required to distinguish between the first and second stories.

68. Architectural features and monotony control on triplexes and townhomes to be based on the building, not individual residential unit.

69. The applicant/developer has committed to, and is hereby requiring, the foregoing architectural and monotony controls, notwithstanding any potential contrary requirements in Section 163.3202(5)(a), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer pursuant to Section 163.3202(5)(c), Florida Statutes, and not a requirement of the County, to the extent that Section 163.3202(5)(a), Florida Statutes, prevents the County from applying or enforcing architectural or monotony controls in this MPUD.

70. Where the landscape buffers are located within easements for residential or multiple-family developments, the applicable minimum side or rear yard shall be increased by the width of the required/provided buffer easement, or the applicable side- or rear-yard setback, as set forth above shall be measured from the landscape buffer easement or tract line.

71. For single-family attached products, the developer may utilize one model center per product type which can exceed the ten percent maximum (but in no case exceed fifteen percent) allowed model center lots per the LDC.

72. Recreation-center development standards shall utilize the same setbacks as the surrounding development.

73. The total aggregate number of dwelling units for this MPUD development shall not exceed 2,800, unless the Land Use Equivalency Matrix (LUEM) is utilized per condition 86 below. Lot sizes may vary provided the requirements of Conditions 51-53 are met.

74. The Non-Residential dimensional standards for the 100,000 square feet, as depicted on the MPUD Plan, are as follows, unless more stringent dimensional standards are prescribed in condition 75 below:

a. Minimum Lot Width of 0 feet

b. Minimum Lot Depth of 0 feet

c. Minimum Front Setback to Parking of 5 feet; Minimum Front Setback to Public R/W of 10 feet

d. Minimum Side Setback to another Structure of 5 feet; Minimum Side Setback to

Parking of 5 feet; Minimum Side Setback to Public R/W of 0 feet

e. Minimum Rear Setback to Parking of 5 feet; Minimum Rear Setback to Public R/W of 0 feet

f. Maximum Total Lot Coverage of 100 percent

g. Maximum Height of 65 feet

75. Commercial Uses shall include all permitted uses set forth in the C-1 General Commercial Zoning District in effect at the time of adoption of this MPUD. Approved Office uses shall include, without limitation, all permitted and special exception uses as set forth in the PO-2 Professional Office District of the LDC in effect at the time of adoption of this MPUD.

a. Notwithstanding the foregoing, the following Commercial uses shall be prohibited within the Commercial/Retail area:

(1) New or pre-owned vehicle sales or leasing within outdoor vehicle storage/displays; however, new, or pre-owned vehicle sales or leasing is specifically permitted if all vehicle displays, and storage are located completely indoors.

(2) Stand-alone lawn mower or small equipment sales or repairs, lawn mower or small equipment sales area specifically permitted if owned and operated by a Big Box user in conjunction with its primary use.

(3) Mortuaries, funeral homes, or crematoriums.

(4) Stand-alone pottery, propane; septic tank, or sod sales; such uses are specially permitted if owned and operated by a Big Bix user in conjunction with its primary use.

(5) Outdoor shooting or archery ranges.

(6) Solar power collection facility.

(7) Automobile towing, collection, or storage facility.

b. For the purposes of the foregoing requirements, a “Big Box user” shall mean a user subject to Section 1102 of the LDC pursuant to the applicability provision of Section 1102.2 of the LDC.

c. For purposes of clarification, self-storage is an allowable Commercial/Retail use, but self-storage shall not be permitted within 100’ of the edge of SR 52 right-of-way. Any self-storage facilities facing S.R. 52 shall carry architectural and/or landscaping features to add visual interest. Any self-storage facility shall either be (a) as Multi-use building as defined in Section 1105.E of the LDC or (b) screened from S.R. 52 by another commercial or mixed-use building. Architectural

renderings shall be provided of each elevation with any applicable PSP/PDP that includes a self-storage facility, and such renderings and site plan shall demonstrate compliance with this condition and meet or exceed the other applicable requirements of Sections 1105 and 905.2 of the LDC.

d. The following conditions shall apply to any gas station/convenience store developed within the MPUD:

(1) The maximum size of the convenience store shall be 7,500 square feet.

(2) A gas station may not exceed sixteen (16) pump stations.

(3) Any canopies shall run parallel to S.R. 52.

(4) Any gas station/convenience store shall have at least three (3) different architectural features from the following list:

(a) Varying roof styles (hip, Gable, Boston Hip)

(b) Arrangement of window openings

(c) Window grids

(d) Siding types (lap, board and batten, brick, and stone, etc.)

(e) Accent lap siding at gables (faux louvers)

(f) Raised stucco banding

(g) Hardee board banding (or similar material type)

(h) Decorative shutters

(i) Decorative brackets

(j) Stucco cornices (headers) at windows or doors

(k) Decorative coach lights.

e. The following conditions apply to any freestanding carwash developed within the MPUD in addition to the other applicable requirements of Section 1106 of the LDC, including, without limitation, the screening and architectural requirements thereof:

(1) Any such freestanding car wash shall be not more than one and one-half acres and setback at least 40’ from the S.R. 52 right-of-way or screened from S.R. 52 by another commercial or mixed-use building and (ii) 35’ from Vision Road A/B.

f. No parking or loading areas shall be permitted between Vision Road “AB” (otherwise called Roadway A on the MPUD Master Plan) and the first building on the west side of Vision Road “AB” (0’ setback along Vision Road “AB” is expressly permitted). Street connections, sidewalks, bike and pedestrian paths are expressly allowed in the subject area.

76. The maximum floor area for the Commercial/Office portion of this MPUD shall not exceed 100,000 square feet of gross floor area, including any commercial out-parcels. The Commercial/Office entitlements may not be exchanged for residential units.

77. The approved 100,000 square feet of retail entitlements (and minimum five (5) acres designated for retail use) may not be utilized or exchanged for residential land uses.

78. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.

79. This MPUD contains land areas that could be construed as being zoned for commercial, house of worship, or mixed-use, and that have been specifically reserved in the MPUD for such uses to ensure that the project provides the benefits of mixed-use development, including but not limited to, adequate employment generation and internal capture of vehicular trips. In addition, this MPUD contains a buildout date that is beyond the expiration date of Section 125.01055(7), Florida Statues (October 1, 2033), and any areas of this MPUD with commercial or mixed-use zoning are permitted to develop with such uses beyond the expiration date of Section 125.01055(7), Florida Statutes. Accordingly, the applicant/developer has committed to, and is hereby requiring, that the permitted uses for such commercial, house of worship, or mixed-use areas shall remain those uses required by these MPUD conditions of approval, notwithstanding any potential contrary requirements in Section 125.0155(7), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer, and not a requirement of the County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

    The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such exemption for any portion of the development authorized by this approval.

80. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

81. The developer may designate, on the Master Development Plan, a site or sites which do not exceed a total of five (5) acres to be used for boat and/or recreational vehicle storage. The site(s) must obtain PSP approval prior to development and be owned by the mandatory homeowners'/property owners'/ condominium owners'/merchants' association or CDD.

82. Interim silvicultural and/or agricultural activities, including the existing or other winery operations, shall be permitted until commencement of development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed with subsequent approval, pursuant to the County's Miscellaneous Permit process for temporary events.

**Public Safety Site**

Potential Conveyance of Land

83. The developer shall reserve (and convey to the County when applicable), land for a public safety site (fire station) for a period of three (3) years after issuance of the first site development permit within this MPUD (the "Site Reservation Deadline"), and at the location generally depicted on the approved master plan subject to the following:

a. The site shall contain at least the following minimum net buildable acreage necessary to meet the needs of the anticipated fire station: three (3) contiguous acres if the stormwater is constructed and maintained by the developer off-site; five (5) contiguous acres if the stormwater is to be constructed and maintained by the County on-site. Wetlands, required buffers around wetland areas, and jurisdictional buffers shall not be eligible to be counted toward the required acreage for the foregoing conveyances. Ditches, rivers, or other water bodies that would preclude development shall also not be eligible to be counted toward the required acreage for the foregoing conveyances.

b. The public safety site shall be conveyed to the County within 180 days of the County's request, which request must occur no later than the Site Reservation Deadline set forth above. Prior to such conveyance deadline, the Developer shall provide the County with a legal description, sketch, and all other conveyance documents, in a form acceptable to the Real Estate Division to be free and clear of all liens, exempt from boundaries of all special districts, and exempt from all covenants and deed restrictions.

c. The developer shall provide a written reminder notice of the Site Reservation Deadline to the Fire Chief, with a copy to the Pasco County Sheriff and Planning, Development and Economic Growth Director, no earlier than one (1) year, and no later than six (6) months, prior to the Site Reservation Deadline. If the developer fails to timely provide the prior written notice, the three (3) year deadline shall be automatically extended by the number of days that such notice was not timely provided.

d. In the event the County elects to acquire the public safety site, the fair market value (to be paid in cash and/or fee credits) shall be subject to a Development or Conveyance Agreement to be mutually agreed upon by the parties prior to the expiration of the Site Reservation Deadline.

Infrastructure

e. If the County acquires the public safety site, the Developer shall provide all off-site infrastructure as applicable to the public safety site, concurrent with the

Developer's site development of the adjacent development area, including but not limited to access roads, sidewalks, intersection improvements, stormwater drainage and utilities (including but not limited to potable water, sewer, electric, coaxial cable, optical fiber cable, and telephone) in accordance with the LDC, and where applicable, the Utility Services Plan, to the proposed entrance to the public safety site; all such connections shall be brought to the physical boundaries of such site such that no additional jack-and-bore work will be required under any access roads. The County shall provide the Developer a minimum six (6) month written notice regarding commencement of construction, provided that the Developer previously has commenced site development of the project. In the event the County elects to construct its facilities on the public safety site prior to the Developer's commencement of site development for the project, then in such event the Developer shall cooperate with the County to provide both temporary and permanent access and utilities easements, and temporary construction access easements, to the boundaries of the public safety site. Notwithstanding the foregoing, the obligation to provide the infrastructure to the public safety site shall remain the obligation of the Developer concurrent with its site development of the project, if the County has not first elected to construct same, and the County shall have no responsibility to provide such infrastructure.

Impact Fee Credits

f. The developer shall be compensated in cash or impact fee credits, or a combination thereof, for the land conveyance as mutually agreed between the County and the Developer in a subsequent Development or Conveyance Agreement. Any impact fee credits to be awarded shall be eligible for credit against the land and facility (based upon the site-related improvements pursuant to Condition No. 83.e. above) portion of the Fire Combat and Rescue Service Impact Fees, Section 1302.6 of the LDC for such conveyance, subject to the terms of the subsequent Development or Conveyance Agreement. As required by law, the valuation for the land shall be at fair market value based upon the upland acreage actually conveyed to the County, plus the actual reasonable cost of construction of any infrastructure built or site work performed solely to serve the public safety site at the request of the County, as more fully set forth in the subsequent Development or Conveyance Agreement. Any Fire Combat and Rescue Service Impact Fees paid for all development within the MPUD prior to conveyance of the land to the County shall be segregated and earmarked for potential reimbursement to the Developer once the land conveyance is made and any applicable impact fee credit amounts are determined; however, such Fire Combat and Rescue Service Impact Fees may be released to the County's general Fire Combat and Rescue Service Impact Fee accounts (i.e. no longer segregated or earmarked) if the County fails to request the public safety site by the Site Reservation Deadline.

**Education Facilities**

Payment of Impact Fees

84. The developer shall pay any applicable school impact fees for the impacts of the residential component of the MPUD to the District School Board of Pasco County (School Board) in accordance with the terms of Section 1302.3 of the LDC.

School Concurrency

85. The developer shall be required to comply with all applicable provisions of the adopted School Concurrency regulations in Section 1301 of the LDC, as may be amended from time to time.

Potential Conveyance of Land

86. The developer shall reserve (and convey as set forth in this condition) land for a school site, for a period of five (5) years after the date of BCC approval of this Substantial Modification to the MPUD (RZ-7877) (the "Site Reservation Deadline") and as generally depicted on the approved MPUD Plan, subject to the following:

a. The School Site will contain up to forty-two (42) acres (as such facilities need is determined by the School District) of developable uplands to provide flexibility as to potential school types based on future need at this geographic location. The specific location, size (up to 42 upland acres), and configuration may be approved by the School District without the necessity for a substantial modification application if the site is relocated or reconfigured by the Developer with the School District's consent. Wetlands, required buffers around wetland areas, and jurisdictional buffers shall not be eligible to be counted toward the required acreages for the foregoing conveyances. Ditches, rivers, or other water bodies that would preclude development shall also not be eligible to be counted toward the required acreage(s) for the foregoing conveyances.

b. The School Site shall be conveyed to the School District upon written request ("Site Acquisition Notice") for the site by the School District prior to the Site Reservation Deadline, above. The Developer shall provide the School District with a legal description, sketch, and all other conveyance documents, as required by the School District for such School Site, within one-hundred eighty (180) days after notice of such required conveyance. All conveyances shall be in a form acceptable to the School District, be free and clear of all liens, be exempt from boundaries of all special districts, and be exempt from all covenants and deed restrictions.

c. The Developer shall provide the following off-site infrastructure for the school site concurrent with its site development for the project: Vision Road AB from S.R. 52 to the School Site, including the sidewalks or multi-use paths required for it as part of its approved cross section, and the following utilities based on specifications that comply with the applicable LDC requirements within 10 feet of the School Site within the right-of-way for Vision Road AB or easements running alongside the same (a) potable water; (b) sewer; (c) electric; and (d) conduit for coaxial cable, optical fiber cable, and telephone; all such connections shall be located such that no additional jack-and-bore work will be required under Vision Road AB or any other to reach the School Site. . The School District shall provide the Developer a minimum six (6) month written notice regarding commencement of construction, provided that the Developer previously has commenced site development of the project. In the event the School District elects to proceed prior to the Developer's commencement of any development of the project, then in such event the Developer shall cooperate with the School District to provide both temporary and permanent utilities and access easements,

and temporary construction access, to the boundaries of the school site. Notwithstanding the foregoing, the obligation to provide the infrastructure to the school site shall remain the obligation of the Developer and/or School District, and the County shall have no responsibility to provide such infrastructure.

d. Applicant/developer shall install at no cost to the School Board the installation of safe road/street crossing (including school safety flashers) on the north-south roadway adjacent to the School Site within 12 months of the County issuing PDP/PSP approval for the construction of a school on the School Site, but in no event later than a certificate of occupancy has been issued for the first building on the School Site. Applicant/developer shall be relieved of the obligation to make any such contribution if the School District fails to acquire the School Site prior to the Site Reservation Deadline.

e. Access to the School site shall be consistent with the study prepared by Volkert and Associates, Inc. "*School Related Traffic Impact Study – Traffic Related Guidelines to Assist with School Site Selection for Public Schools in Pasco County"* dated October 1, 2008.

f. Landscape buffers shall be provided along all County collector roadways in accordance with the Land Development Code as amended.

g. If a roadway conveyance or if the School Site conveyance creates a strip of land between the proposed access roads and the School Site, the developer shall be required to adjust or provide additional conveyances as requested by and at no cost to the School Board.

h. To the extent necessary, the School Board shall provide all necessary consents, easements, approvals, or other permit applications requested by the developer that are necessary for the developer to provide roadway, potable water, sewer, and drainage facilities required by this condition.

i. If the Site Acquisition Notice is provided, the School District shall pay fair market value to the Developer for the School Site as required by Section 163.31801, F.S. The compensation may be in the form of a cash purchase or the issuance of school impact fee credits, subject to the mutual agreement of the School District and the Developer in either case, but in any event, any school impact fee credits provided to the Developer shall be eligible for use against both the school (land) and school (facilities) portion of the school impact fees based upon the site-related improvements developer has agreed to make above, and such credits may be used Countywide. Should the Site Acquisition Notice be provided beyond the first three (3) years of the site reservation period, then compensation shall be in the form of cash unless otherwise mutually agreed to by the Developer and the School District. Developer and the School District will attempt to agree upon the fair market value of the School Site within Sixty (60) days after delivery of the Site Acquisition Notice from the School District to Developer that the School District has elected to purchase/acquire the School Site. If Developer and the School District are unable to agree upon the fair market value for the School Site during such period, then the determination of the fair market value of the School Site shall be determined based on the average of two appraisals of the subject parcel(s) based on the

highest and best use of the land as of the date of the Site Acquisition Notice. One appraiser shall be chosen by the applicant/developer that owns the subject property, and the other appraiser shall be chosen by the School District. If the two appraised values differ by an amount greater than twenty percent (20%) of the lowest appraisal, then Developer and the School District shall jointly obtain a third appraisal, by an appraiser acceptable to both parties based on an appraisal methodology and instructions acceptable to both parties, and in absence of an agreement between the parties on the property value for the School Site, the two highest appraisals will be averaged to arrive at the compensation amount. All appraisals shall conform to the Uniform Standards of Professional Appraisal Practice and shall be performed by licensed appraisers in the State of Florida with expertise in the valuation of vacant land. The School District and the Developer have agreed that, in the event the mutually agreed compensation for the School Site is in the form of school impact fee credits (in whole or in part), then the Developer may provide certain site development infrastructure work for the initial phase of the School Site (such as land clearing, storm water pond excavation and construction, potential wetland mitigation and/or wetland/flood plain compensation) concurrent with Developer's site development of one of its MPUD phases (the "School Site Work"); all of the design, engineering, permitting, bond and construction costs incurred pursuant to separate bid breakout(s) for the School Site Work shall be added to the amount to be compensated to the Developer for the School Site acquisition (in addition to the agreed land valuation), and, as noted above, all of the school impact fee credits awarded by the School District then can be used by the Developer against both School (Land) and School (Facility) impact fees for any project within Pasco County.

j. Any request(s) by the Developer to change any of the Developer's deadlines pursuant to this section must be approved by the School District and the Planning Commission or Board of County Commissioners no later than one (1) year in advance of the deadline.

k. In the event the School District does not provide the Site Acquisition Notice by the School Site Reservation Deadline, then the Developer may convert the School Site to a charter school, private school, other educational facilities, places of worship, all PO-2 uses to include principal, conditional uses, and special exceptions, or neighborhood park, and any combination thereof (no Substantial Amendment or Non-Substantial Amendment to the MPUD shall be required). Nothing in this MPUD shall preclude the Developer from locating a charter school, private school, or other educations facilities within the MPUD on parcels other than the School Site.

**Procedures**

87. ~~The proposed development contains two archaeological sites that are potentially eligible for listing in the National Register of Historic Places (NRHP), site 8PA2883 and 8PA2890 as further identified in Map K, attached. If the site cannot be avoided by future development or ground disturbing activities, the developer shall provide the County with a Phase II testing level archaeologic survey prior to or concurrent with the approval of the~~

~~construction plan associated with either site. The County may add conditions to the construction plan approval for the preservation/investigation of the sites. The school site shall not be located on or adjacent to these sites~~. **[COMPLETED August 2023]**

88. The applicant/developer understands that, should any LDC Variation Requests be approved with the approval of this MPUD (see Condition(s) No. 27 and 35), any proposed modification thereto shall constitute a modification to the MPUD.

89. The applicant/developer shall ensure that the HOA required to be established under this MPUD incorporates the minimum tree and architectural requirements in Conditions 17, 18, 51.c, and 64-68 into the HOA covenants, conditions, and restrictions and shall ensure that the HOA is the primary enforcement entity for the tree requirements after the MPUD entitlements have received a final inspection or Certificate of Occupancy, and the only enforcement entity for the architectural requirements. If the County becomes aware of violations of Conditions 17, 18, 51.c, or 64-68, the County reserves the right to hold the developer (until the turnover to the HOA) and/or the HOA responsible for violations of the foregoing requirements. This condition shall not be construed as any attempt by the County to enforce architectural requirements in this MPUD; rather, the condition is intended to ensure that the developer and HOA honor their commitment to privately impose such requirements pursuant to Section 163.3203(5)(c), Florida Statutes.

90. On-street Parking: The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or vehicles at any time, whether or not emergency services have been requested. This condition, and the applicable HOA or CDD regulations, do not preclude the County from also enforcing applicable LDC or Code of Ordinance provisions relating to on-street parking or obstruction of roadways. In addition to the other requirements of this condition, the HOA or CDD required to be established under this MPUD shall include provisions which limit parking to one side of each street within the MPUD (in those areas where on-street parking is allowed at all pursuant to the LDC) so as to avoid the obstruction of on-site roadways. The foregoing parking limitation does not prevent the developer from providing dedicated parking stalls on both sides of a street outside the travel lane.

91. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD shall be included in all sales contracts for residential and nonresidential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.

92. Unless required elsewhere within the conditions of approval, all conveyances shall occur

at record plat or the issuance of the first CO where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and shall be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

93. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.

94. Unless otherwise approved by the Fire Marshall, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshall, or designee has received such a petition.

95. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease and the total maximum entitlements is not increased as approved for the MPUD. A PSP must also be approved for each multiple-family (non-fee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.

96. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.

97. If a PDP/PSP for the entire MPUD is not submitted and approved prior to December 31, 2035 (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.

98. An extension of time limit for approval as identified above, other than pursuant to a statutory or countywide regulation, shall be processed as a substantial modification approval by the BCC.

99. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the Planning, Development and Economic Growth Department after the BCC action.

100. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

101. The portion of the MPUD as to the 300 Executive Lots shall not be effective until the corresponding PD (Planned Development) Land Use Classification change is effective.

PALMETTO RIDGE MPUD RZ-7877

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

_____ _____

Date Signature

_____

Print Name

_____

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____

NOTARY

# EXHIBIT C

# MASTER PLAN

## Applicant:

**EPG1, LLC**
111 S. Armenia Avenue
Suite 201
Tampa, Florida, 33609

## Legal Counsel / Agent:

**Hobby & Hobby, PA**
109 N Brush St, Suite 250
Tampa, FL 33602
(813) 223-3338
Attn: Clarke Hobby, Esq.

## Transportation Consultant:

**Lincks & Associates**
5023 W Laurel St
Tampa, Fl 33607
Phone: (813) 289-0039
Attn: Steven Henry, P.E.

## Engineer /Planner:

**Heidt Design, LLC**
5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Phone: (813) 253-5311
Attn: Boyan V. Pargov. P.E.
Christie Barreiro, AICP

NOTES:

1. All access points are conceptual.
2. Water and wastewater utilities will be provided by Pasco County Utilities.
3. Utility design will be provided with the Construction Plans.
4. The project will meet or exceed LDC buffer and setback requirements unless otherwise noted in the COAs. Details will be shown at the PDP/PSP stage.
5. Neighborhood Parks will follow Pasco LDC and/or MPUD conditions of approval. Details will be shown at the PDP/PSP stage.
6. Phasing will be determined at the PDP/PSP stage.

POST-DEVELOPMENT WETLAND SUMMARY

| WETLAND SUMMARY | |
|---|---|
| **PROPOSED** | **AC.** |
| CATEGORY I WETLANDS | 842.4 |
| CATEGORY II WETLANDS | 290.1 |
| CATEGORY III WETLANDS | 61.4 |
| **TOTAL PROPOSED WETLANDS** | **1193.9** |

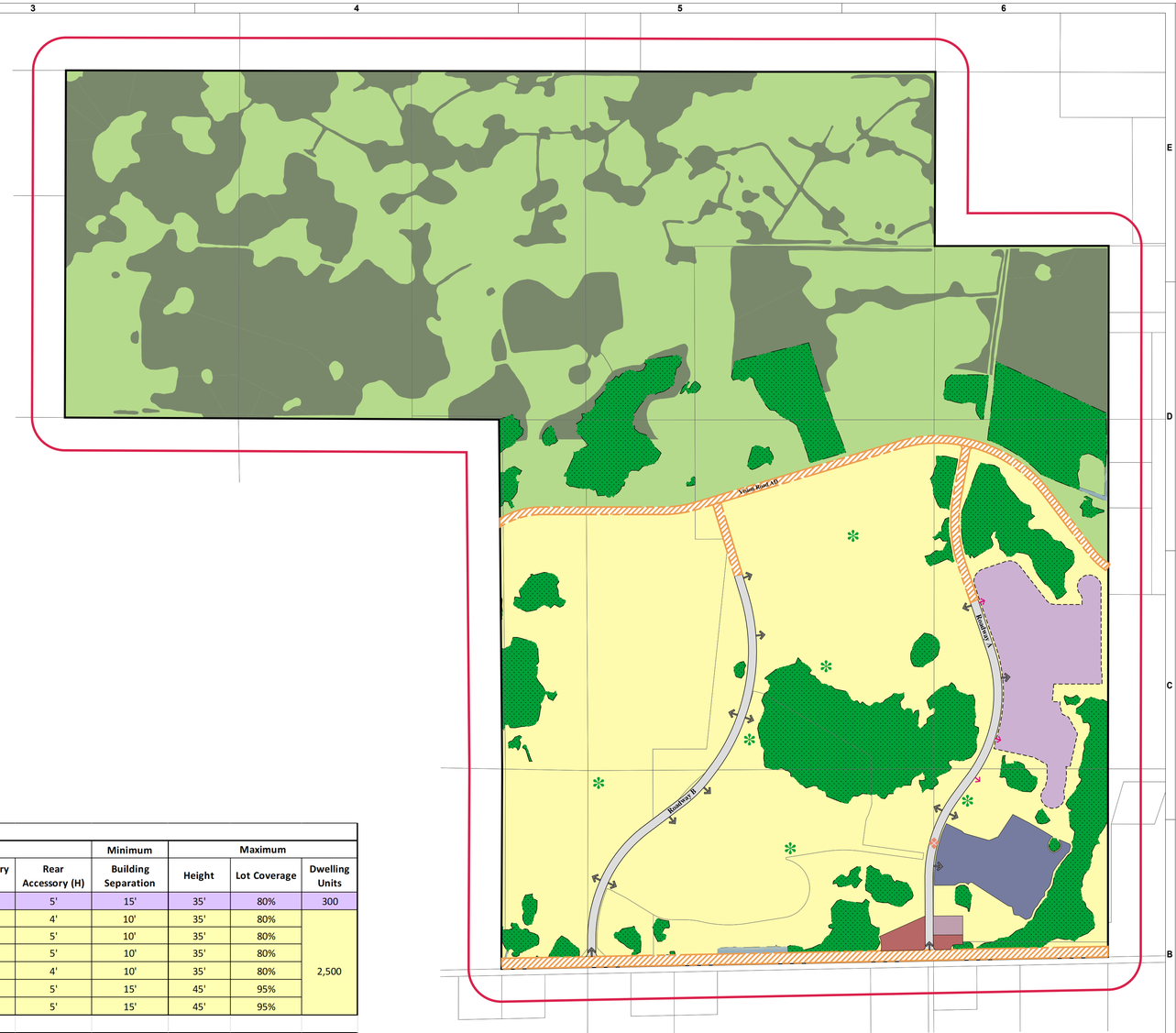
| OTHER SURFACE WATERS SUMMARY | |
|---|---|
| **PROPOSED** | **AC.** |
| CATEGORY I OSW | 6.0 |
| CATEGORY II OSW | 0.0 |
| CATEGORY III OSW | 0.0 |
| **TOTAL PROPOSED OSW** | **6.0** |

**NOTE: Wetland delineation, impacts, & post-development wetlands are conceptual & non-binding. Final wetland areas shall be determined at the time of PSP/CP.**

| | |
|---|---|
| TOTAL SITE ACREAGE | 3536.3 |
| EST. POST-DEVELOPMENT WETLAND & OSW ACREAGE | 1199.9 |
| EST. REMAINING UPLAND ACREAGE | 2336.4 |
| PROPOSED UNITS | 2,800 |
| OVERALL GROSS DENSITY | 0.79 |
| OVERALL NET DENSITY | 1.20 |

## L E G E N D

- Property Boundary +/- 3536.25 Ac.
- 500' Property Boundary Offset
- Parcel Line
- 2,500 Previously Approved Residential Units
- 300 Executive Lots
- Commercial
- Potential Fire Station
- Potential School Site
- Surveyed Wetlands
- Estimated Wetlands
- Other Surface Waters
- Preservation Area
- ROW to be Constructed
- ROW to be Dedicated
- Access Point
- Emergency/ Resident Only Access
- Conceptual Neighborhood Park and/or Amenity Center location subject to relocation per LDC Section 905.1
- Safe Pedestrian Crossing for School Access (location subject to change based on final school location; not required if school is not constructed)




**TYPICAL RESIDENTIAL LOT STANDARDS**

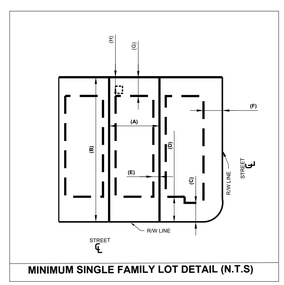
| | Minimum Lot Dimensions | | | Minimum Setbacks | | | | | | Minimum | Maximum | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Lot Type** | **Lot Width (A)** | | **Lot Depth (B)** | **Front Primary (C)** | **Front Garage (D)** | **Side (E)** | **Front Corner (F)** | **Rear Primary (G)** | **Rear Accessory (H)** | **Building Separation** | **Height** | **Lot Coverage** | **Dwelling Units** |
| Executive SF Detached Front Access | 65' | | 120' | 18' | 23' | 7.5' | 15' | 15' | 5' | 15' | 35' | 80% | 300 |
| SF Detached Rear Access | 28' | | 100' | 10' | N/A | 5' | 10' | 4' | 4' | 10' | 35' | 80% | |
| SF Detached Front Access | 28' | | 100' | 20' | 25' | 5' | 10' | 15' | 5' | 10' | 35' | 80% | |
| SF Attached Triplex Front Access | 28' | | 100' | 20' | 25' | 0'/5' | 10' | 10' | 5' | 10' | 35' | 80% | |
| SF Attached Triplex Rear Access | 28' | | 100' | 10'/20' | N/A | 0'/5' | 10' | 4' | 4' | 10' | 35' | 80% | 2,500 |
| Townhome Front Access | 18' | | 70' | 18' | 23' | 0'/7.5' | 15' | 10' | 5' | 15' | 45' | 95% | |
| Townhome Rear Access | 18' | | 70' | 10' | N/A | 0'/7.5' | 15' | 5' | 5' | 15' | 45' | 95% | |

Note: See Conditions of Approval for detailed information regarding entitlments and requirements.

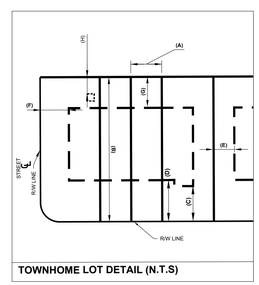
**NON-RESIDENTIAL LOT STANDARDS**

| | Minimum Lot Dimensions | | Maximum Lot Dimensions | Minimum Setbacks | | | | | | | Maximum | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Product Type** | **Lot Width** | **Lot Depth** | **Lot Area (Acreage)** | **Front (Structure to Parking)** | **Front (Structure to Public R/W)** | **Side (Structure to Structure)** | **Side (Structure to Parking)** | **Side (Structure to Public R/W)** | **Rear (Structure to Parking)** | **Rear (Structure to Public R/W)** | **Building Height** | **Lot Coverage** | **Building Square Footage** |
| Non-Residential (1) | N/A | N/A | N/A | 5' | 10'<br>0' from Vision Road AB | 5' | 5' | 0' | 5' | 0' | 65' | 100% | |
| Self-Storage | N/A | N/A | N/A | | 100' | | | 100' | | 100' | | | 100,000 |
| Freestanding Car Wash | | | 1.5 | | 40' from SR 52<br>35' from Vision Road AB | | | 40' from SR 52<br>35' from Vision Road AB | | 40' from SR 52<br>35' from Vision Road AB | | | |

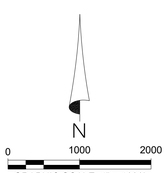
Notes: See Conditions of Approval for detailed information regarding entitlements and requirements.
(1) Non-residential shall apply to all structures, including mixed use structures, that serve other than strictly residential use.




MINIMUM SINGLE FAMILY LOT DETAIL (N.T.S)




TOWNHOME LOT DETAIL (N.T.S)





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PALMETTO RIDGE
MPUD PLAN SET

MPUD PLAN

PREPARED FOR: EISENHOWER PROPERTY GROUP

| | DATE | DESCRIPTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | DATE | DESCRIPTION |
|---|---|---|
| 6 | 04/22/2026 | TABLE UPDATE |
| 5 | 01/23/2026 | CHANGES PER COUNTY COMMENTS |
| 4 | 10/08/2025 | CHANGES PER COUNTY COMMENTS |
| 3 | 08/28/2025 | CHANGES PER COUNTY COMMENTS |
| 2 | 07/10/2025 | CHANGES PER COUNTY COMMENTS |
| 1 | 12/04/2024 | MPUD SET |

PROJECT NO: EPG-PR-1075
FILE: MPUD COVER SHEET- PR
DESIGN BY: SM
DRAWN BY: SM


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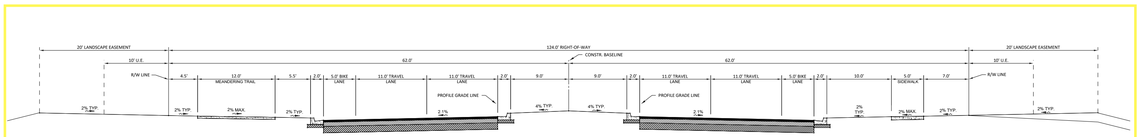
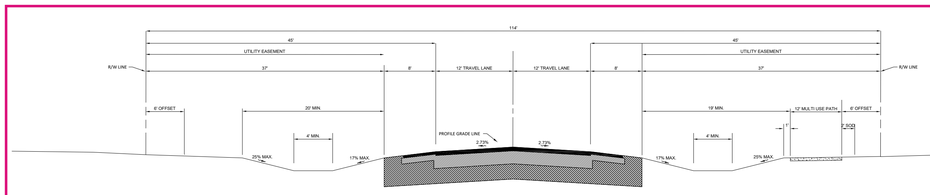
**1 of 3**

## LEGEND

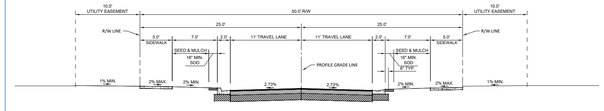
- VISION ROADWAY "AD" (114' ROW)
- COLLECTOR ROAD "A" & "B" (124' ROW)
- INTERNAL ROADS (50' ROW)
- SR52 DEDICATION (FUTURE ROW 260')
- SAFE PEDESTRIAN CROSSING FOR SCHOOL ACCESS



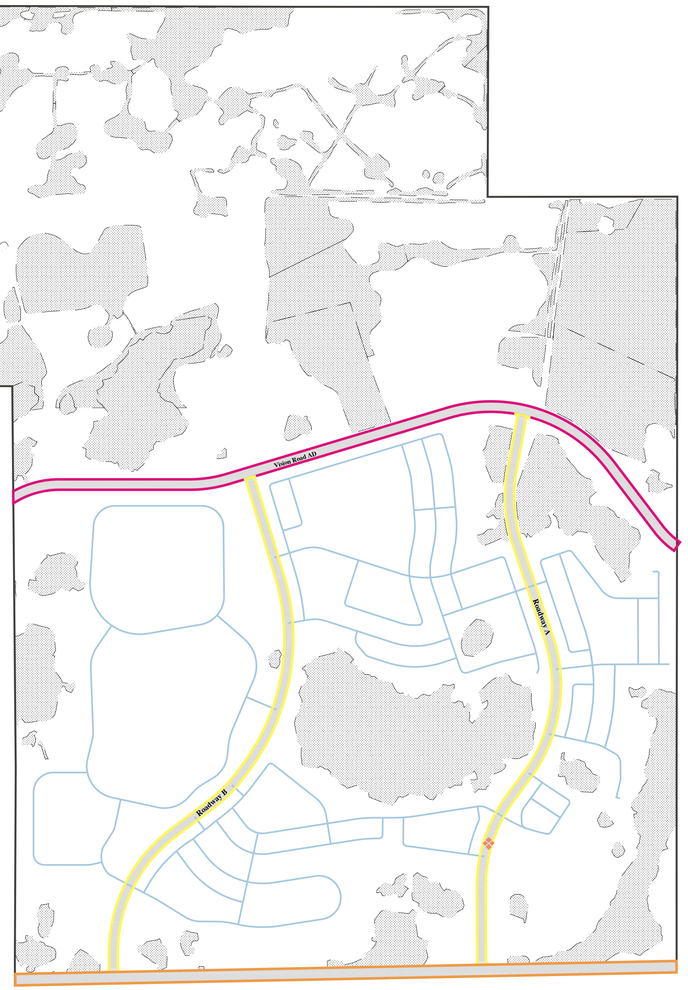

N/S COLLECTOR ROADS "A" AND "B" (EAST & WEST)
124' R/W, 4-11' LANES
DESIGN SPEED 35 M.P.H.
POSTED SPEED 30 M.P.H.




VISION ROAD "AD"
TWO LANE UNDIVIDED
RURAL COLLECTOR
114' R/W, 2-12' LANES
DESIGN SPEED 35 M.P.H.
POSTED SPEED 30 M.P.H.




INTERNAL ROADS
50' R/W, 2-11' LANES
DESIGN SPEED 20 M.P.H.
POSTED SPEED 20 M.P.H.




The GMP is based on the Conceptual Yield Plan and may very in terms of internal roadways alignments and specific access point locations. The GMP illustrates interconnected street networks and multiple future access points to the site. Micro-mobility options are provided through the multi-use paths and sidewalks in the MPUD which are included in the Typical Roadway Sections set forth on page 2 of the MPUD Master Plan, but such roadways are subject to the varying internal roadway alignments as noted above.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PALMETTO RIDGE
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GMP & ROADWAY TYPICALS

PREPARED FOR: EISENHOWER PROPERTY GROUP

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|---|---|---|
| 4 | 10/08/2025 | CHANGES PER COUNTY COMMENTS |
| 3 | 08/29/2025 | CHANGES PER COUNTY COMMENTS |
| 2 | 07/10/2025 | CHANGES PER COUNTY COMMENTS |
| 1 | 12/04/2024 | MPUD SET |
| | DATE | DESCRIPTION |

PROJECT NO: EPG-PR-1075
FILE: MPUD SHEET 2- PR
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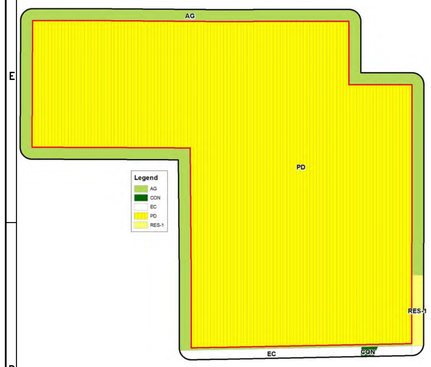
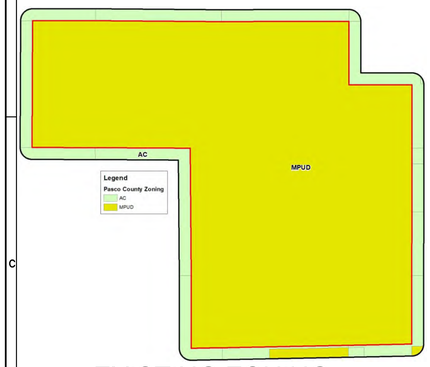
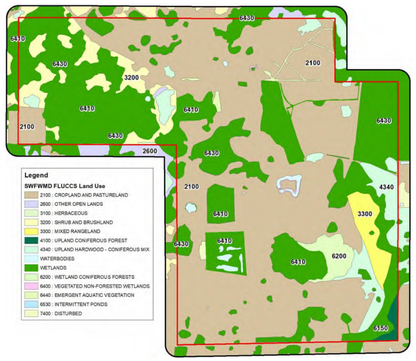
## FUTURE LAND USE



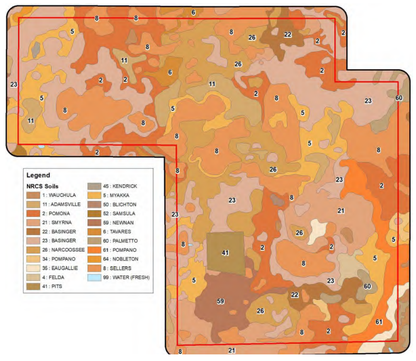

## EXISTING ZONING

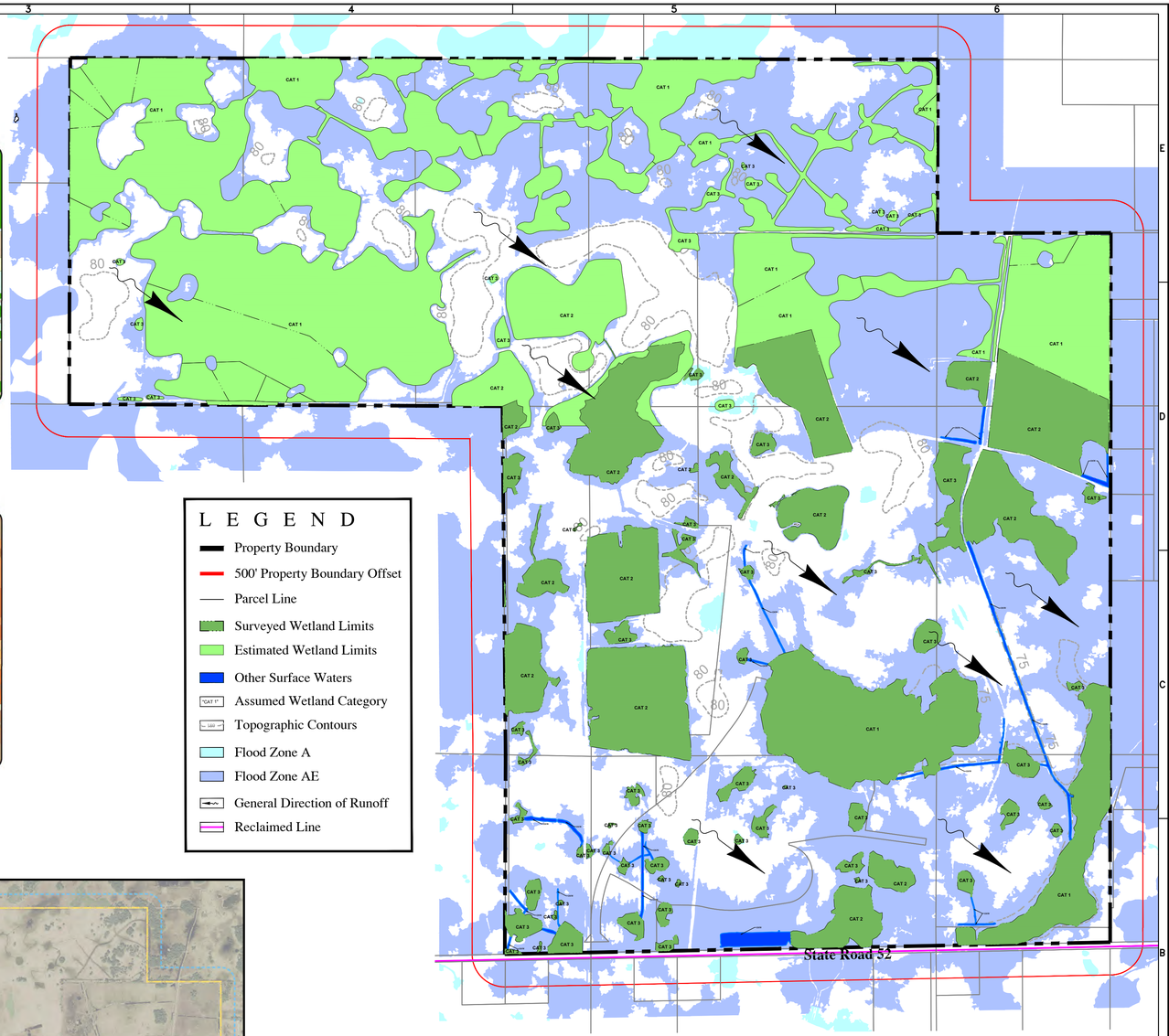



## EXISTING LAND USE (FLUCCS)



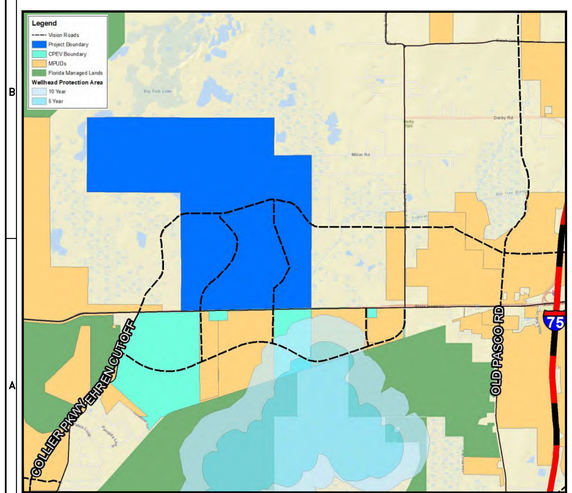

## EXISTING SOILS



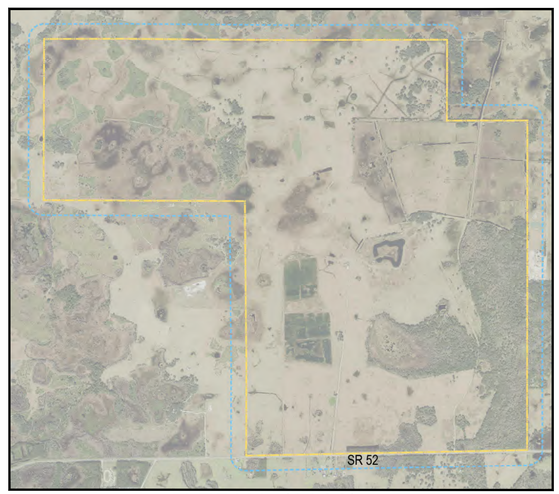




## LEGEND

- Property Boundary
- 500' Property Boundary Offset
- Parcel Line
- Surveyed Wetland Limits
- Estimated Wetland Limits
- Other Surface Waters
- "CAT I" Assumed Wetland Category
- Topographic Contours
- Flood Zone A
- Flood Zone AE
- General Direction of Runoff
- Reclaimed Line




## VICINITY MAP (N.T.S)




## AERIAL (2023)

NOTES:

1. No existing easement(s) locations shown on boundary survey prepared by Simmons & Beall, Inc.
2. The wetlands in the general area proposed for development were surveyed by Bio-Tech Consulting on 8/14/2024. All other wetlands shown are conceptual and are within the preservation area.
3. Approximate distance to the nearest connection points for utilities:
   - Water: 6,600 LF
   - Reclaimed: 0 LF
   - Sewage: 6,600 LF

(LF= Linear Feet)

| Parcel IDs |
|---|
| 32-24-19-0000-00200-0000 |
| 33-24-19-0000-00100-0000 |
| 33-24-19-0000-00100-0010 |
| 33-24-19-0000-00100-0020 |
| 35-24-19-0000-00200-0000 |
| 34-24-19-0000-00100-0010 |
| 34-24-19-0000-00100-0000 |
| 02-25-19-0000-00300-0000 |
| 11-25-19-0000-00300-0000 |
| 11-25-19-0000-00200-0000 |
| 03-25-19-0000-00100-0000 |
| 03-25-19-0000-00100-0010 |
| 10-25-19-0000-00100-0020 |
| 10-25-19-0000-00100-0012 |
| 04-25-19-0000-00100-0010 |
| 04-25-19-0000-00100-0000 |
| 09-25-19-0000-00100-0010 |
| 09-25-19-0000-00100-0000 |
| 03-25-19-0000-00100-0011 |
| 10-25-19-0000-00100-0011 |
| 10-25-19-0000-00100-0000 |
| 10-25-19-0000-00100-0010 |

PRE-DEVELOPMENT WETLAND SUMMARY

| WETLAND SUMMARY | |
|---|---|
| **EXISTING** | **AC.** |
| CATEGORY I WETLANDS | 842.4 |
| CATEGORY II WETLANDS | 409.2 |
| CATEGORY III WETLANDS | 94.5 |
| **TOTAL EXISTING WETLANDS** | **1346.1** |

| OTHER SURFACE WATERS SUMMARY | |
|---|---|
| **EXISTING** | **AC.** |
| CATEGORY I OSW | 16.0 |
| CATEGORY II OSW | 0.0 |
| CATEGORY III OSW | 0.0 |
| **TOTAL EXISTING OSW** | **16.0** |

**NOTE: Wetland delineation are conceptual & non-binding. Final wetland areas shall be determined at the time of PSP/CP.**

N

0 1000 2000

GRAPHIC SCALE: 1" = 1000'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PALMETTO RIDGE
MPUD PLAN SET

EXISTING SITE CONDITIONS

PREPARED FOR: EISENHOWER PROPERTY GROUP

| NO. | DATE | DESCRIPTION |
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| 3 | 08/29/2025 | CHANGES PER COUNTY COMMENTS |
| 2 | 07/10/2025 | CHANGES PER COUNTY COMMENTS |
| 1 | 12/04/2024 | MPUD SET |

| | |
|---|---|
| PROJECT NO: | EPG-PR-1075 |
| FILE: | MPUD SHEET 3 - PR |
| DESIGN BY: | SM |
| DRAWN BY: | SM |

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R:\PALMETTO RIDGE\MASTER PLAN\COMMUNITY PLANNING\ZONING\CAD\2024 ZONINGMPUD SHEET 3 - PR.DWG 4-7\03 2025\10\08 10:18 AM SAM.MIRZA


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**EXHIBIT 1**

**LUEM**

# EXHIBIT A

## Palmetto Ridge

LAND USE EQUIVALENCY MATRIX

4/23/2026

| CONVERSION FROM/TO: | Single Family (DU) | Townhomes (DU) | Office (KSF) |
|---|---|---|---|
| Townhome (DU) | 0.7179 | - | - |
| Single Family (DU) | - | 1.3930 | - |
| Elementary School (Students) | - | - | 0.1111 |

(1) Source - ITE Trip Generation Manual, 11th Edition PM Peak hour Gross Trips

(2) Trip Rates

| | |
|---|---|
| Single Family | 0.8173/DU |
| Townhome | 0.5867/DU |
| Elementary School | 0.1600/Student |
| Office | 1.4400/KSF |

(3) Example: Townhome to Single Family

1 DU= 1 x 0.7179 =0.7179 Single Family

(4) For land uses not specifically identified a trip equivalency analysis will be required

| (5) | Minimum (DU's) | Maximum (DU's) |
|---|---|---|
| Townhome | 0 | 300 |
| Single Family | 2,300 | 2,800 |

# *TIMING AND PHASING ANALYSIS*

## *PALMETTO RIDGE*

*Prepared For*

*EISENHOWER PROPERTY GROUP*

*Prepared By*

LINCKS & ASSOCIATES
A TMC Company

# TIMING AND PHASING ANALYSIS

## PALMETTO RIDGE

Prepared For

EISENHOWER PROPERTY GROUP

Prepared By

LINCKS & ASSOCIATES, LLC
A TMC Company
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

January, 2025

Project No. 20078_F6

ali atefi

Digitally signed by ali atefi
Date: 2025.01.28 09:39:54 -05'00'

Ali Atefi, P.E.
Florida Registration Number 43854
5023 West Laurel Street
Tampa, Florida 33607

This item has been electronically signed and sealed by Ali Altefi, P.E. on the time and date stamp using the digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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# INTRODUCTION

The purpose of this report is to provide the Timing and Phasing Analysis in conjunction with the rezoning of the property located north of SR 52 and west of Bellamy Brothers Boulevard in Pasco County, as shown in Figure 1.

The subject property is currently zoned MPUD for the following land uses:

- Single Family – 2,500 Dwelling Units
- Retail – 50,000 Square Feet
- Fire / EMS Station – 5 Acres
- Elementary School – 762 Students

The MPUD is proposed to be modified to allow the following land uses:

- Single Family – 2,600 Dwelling Units
- Townhomes – 300 Dwelling Units
- Retail – 100,000 Square Feet
- Fire/EMS Station – 10,000 Square Feet
- Elementary School – 2,000 Students

In addition, the traffic from the proposed projects identified below was included in the analysis:

- Kokolakis MPUD – 155 Single Family Dwelling Units
  – 67 Townhomes
  – 168,799 Square Feet of Retail

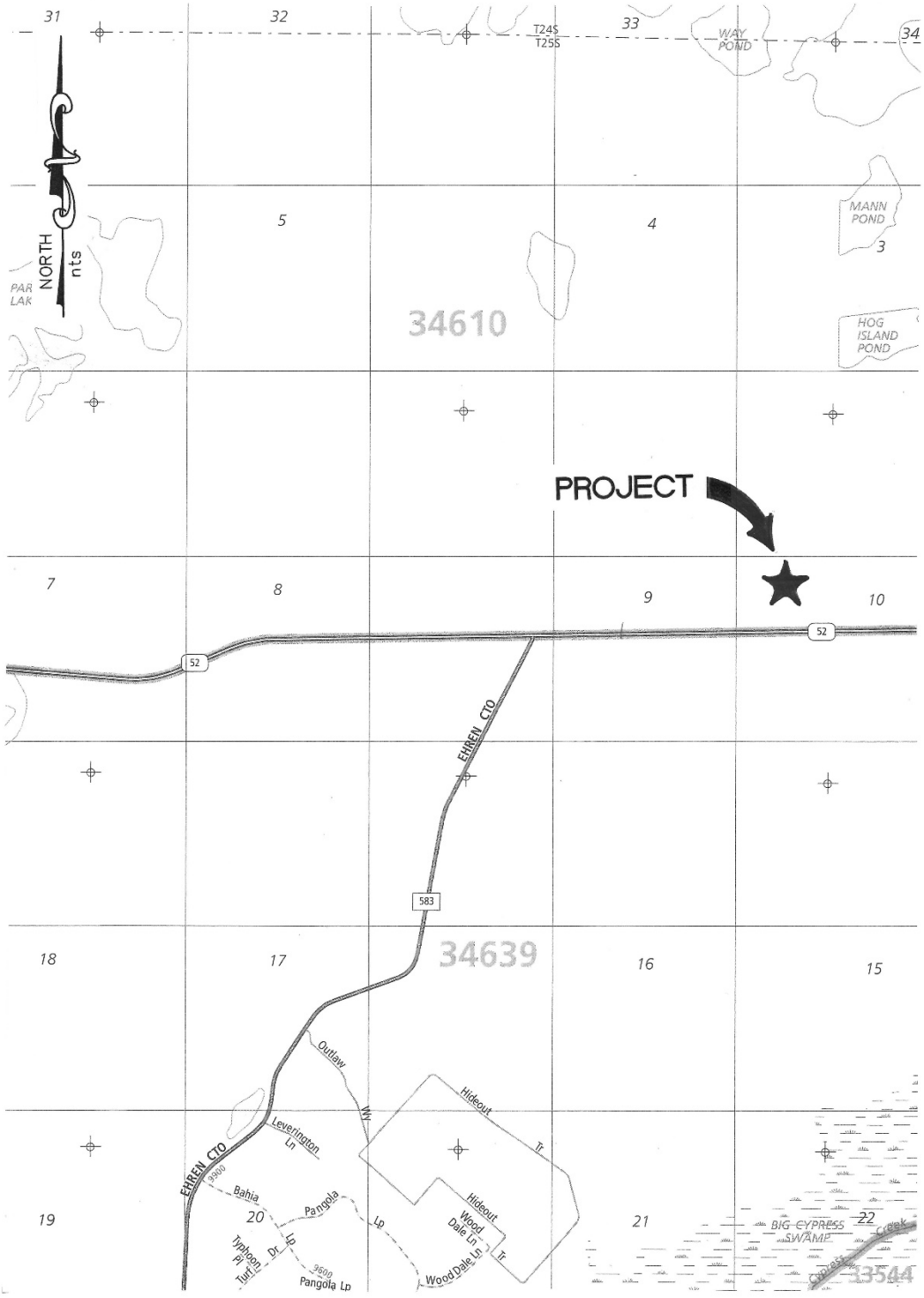



**FIGURE 1**
PROJECT LOCATION

– 60,883 Square Feet of Light Industrial

- Swope MPUD – 953 Single Family Dwelling Units

  – 119 Townhomes

  – 600 Multi Family Dwelling Units

  – 120,982 Suare Feet of Retail

Figure 2 illustrates the roadway network to serve the project.

The Timing and Phasing Analysis were conducted in accordance with the approved Methodology Statement provided in the appendix of this report.

## ESTIMATED PROJECT AVERAGE DAILY TRAFFIC

The trip rates utilized in this report were obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021 as its database. Based on these trip rates, it is estimated the proposed project would generate/attract 36,497 daily trip ends at buildout.

Given the development is to consist of residential, retail and school land uses at buildout, there exists the potential for trips to originate at one land use within the development and have a destination at another land use within development – internal capture. The determination of the internal capture between the residential, retail and industrial land uses was based on the methodology outlined in the ITE Trip Generation Handbook, 3rd Edition (NCHRP 684). The calculation for school internal capture was based on the student generation rates provided by Pasco County School Board, as shown in Table A-1 and included in the Appendix.

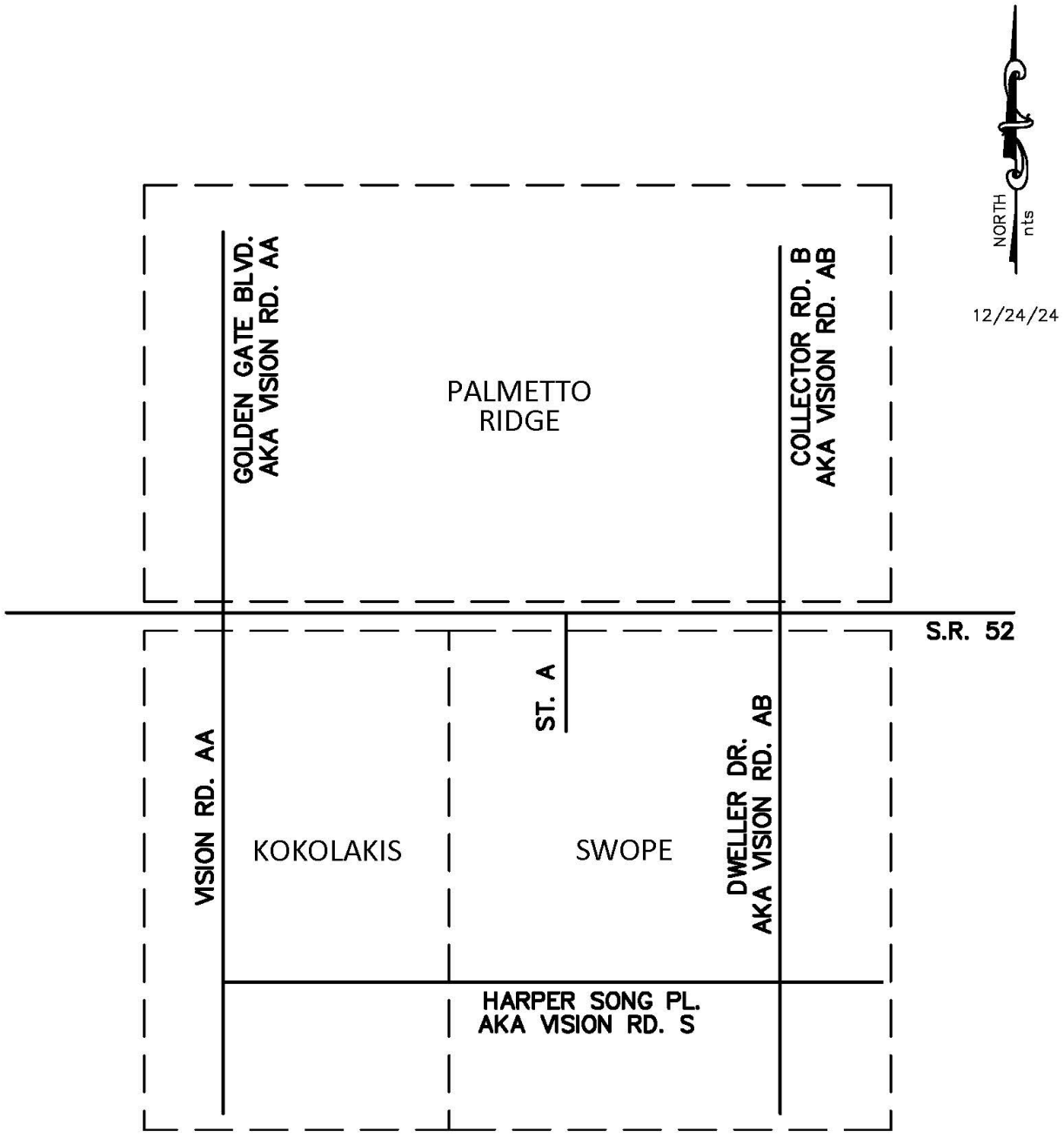



**FIGURE 2**
**ROADWAY NETWORK**

Studies contained in the ITE Trip Generation Manual, 11th Edition, indicate that a percentage of the retail trip ends already exist on the adjacent roadways – passerby capture. Therefore, the proposed land uses are estimated to generate/attract approximately 31,274 new external daily trip ends at buildout, as shown in Table 1.

ESTIMATED PROJECT AM PEAK HOUR TRAFFIC

Again based on the trip generation rates contained in the Institute of Transportation Engineers (ITE) Trip General Manual 11th Edition, 2021, it is estimated the proposed land uses would generate/attract 3,433 trip ends with 1,418 inbound and 2,015 outbound, as shown in Table 2.

Given the project is to consist of residential, retail and school land uses, there is potential for trips to originate at one land use within the development and have a destination at another land use within the development – internal capture. The internal capture rates utilized in this report were based on the data contained in the ITE Trip Generation Handbook, 3rd Edition (NCHRP 684). The calculation for school internal capture was based on the student generation rates provided by Pasco County School Board, as shown in Table A-2 and included in the Appendix.

In addition, studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trip ends already exist on the adjacent roadways – passerby capture. Therefore, the proposed land uses are estimated to generate/attract approximately 2,728 new external AM peak hour trip ends, 1,049 inbound and 1,679 outbound at buildout, as shown in Table 2.

TABLE 1

DAILY TRIP GENERATION

| Type | Land Use | ITE LUC | Size | Daily Trip Ends (1) | Internal Capture (2) | Passerby Trip Ends (3) | New Daily Trip Ends |
|---|---|---|---|---|---|---|---|
| Non-Exempt | Single Family | 210 | 2,600 SF | 20,216 | 806 | 0 | 19,410 |
| Non-Exempt | Townhomes | 215 | 300 DU's | 2,236 | 89 | 0 | 2,147 |
| Non-Exempt | Retail | 821 | 100,000 SF | 9,449 | 37 | 2,874 | 6,328 |
| Exempt | EMS/Fire Station | 575 | 10,000 SF | 56 (4) | 0 | 0 | 56 |
| Exempt | Elementary School | 520 | 2,000 Students | 4,540 | 1,117 | 0 | 3,423 |
| | | | Total | 36,497 | 2,349 | 2,874 | 31,274 |

(1) Source - ITE Trip Generation Manual, 11th Edition.

(2) Source - ITE Trip Generation Handbook, 3rd Edition.
- School Internal Capture - See Table A-1

(3) Source - ITE Trip Generation Handbook, 11th Edition.
- Passerby Trip Ends
  (9,449 - 337) x 0.40 = 3,645
  Passerby trips should not exceed 10% of the adjacent street traffic, therefore the passerby trips were reduced to equal 2,630.
  28,744 (a) x 0.1 = 2,874 < 3,645
  (a) Based on PM peak hour background traffic on SR 52, 2.96% growth rate, K = 0.09.

(4) Based on PM peak hour and K = 0.09.

TABLE 2

AM PEAK HOUR PROJECT TRAFFIC

| Type | Land Use | ITE LUC | Size | AM Peak Hour Trip Ends (1) | | | Internal Trip Ends (2) | | | Passerby Capture (3) | | | New AM Peak Hour Trip Ends | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Non-Exempt | Single Family | 210 | 2,600 SF | 361 | 1,084 | 1,445 | 83 | 100 | 183 | 0 | 0 | 0 | 278 | 984 | 1,262 |
| Non-Exempt | Townhomes | 215 | 300 DU's | 38 | 112 | 150 | 9 | 10 | 19 | 0 | 0 | 0 | 29 | 102 | 131 |
| Non-Exempt | Retail | 821 | 100,000 SF | 219 | 134 | 353 | 12 | 8 | 20 | 83 | 50 | 133 | 124 | 76 | 200 |
| Exempt | EMS/Fire Station | 575 | 10,000 SF | 1 | 4 | 5 (4) | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 5 |
| Exempt | Elementary School | 520 | 2,000 Students | 799 | 681 | 1,480 | 182 | 168 | 350 | 0 | 0 | 0 | 617 | 513 | 1,130 |
| | | | Total | 1,418 | 2,015 | 3,433 | 286 | 286 | 572 | 83 | 50 | 133 | 1,049 | 1,679 | 2,728 |

(1) Source - ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source - ITE Trip Generation Handbook, 3rd Edition. (NCHRP 684)
- School Internal Capture - See Table A-2

(3) Source - ITE Trip Generation Manual, 11th Edition.
- Passerby Trip Ends - 40%
  In - (110-13) x 0.34 = 33
  Out - (134 - 8) x 0.40 = 50
  Passerby trips should not exceed 10% of the adjacent street traffic.
  2,052 (a) x 0.1 = 205 > 133
  (a) Based on AM peak hour background traffic on SR 52.

(4) Based on PM peak hour.

## ESTIMATED PROJECT PM PEAK HOUR TRAFFIC

Again, based on the ITE Trip Generation Manual, 11th Edition data, the proposed land uses would generate/attract 3,512 trip ends with 2,016 inbound and 1,496 outbound, as shown in Table 3.

Given the development is to consist of residential, retail, and school land uses at buildout, there is potential for trips to originate at one land use within the development and have a destination at another land use within the development—internal capture. The internal capture was based on the data contained in the ITE Trip Generation Handbook, 3rd Edition (NCHRP 684). The calculation for school internal capture was based on the student generation rates provided by Pasco County School Board, as shown in Table A-3 and included in the Appendix.

In addition, studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trips already exist on the adjacent roadways - passerby capture.

Therefore, the proposed land uses are estimated to generate/attract approximately 2,813 new external PM peak hour trip ends with 1,659 inbound and 1,154 outbound, as shown in Table 3.

## PROJECT TRAFFIC DISTRIBUTION

The distribution of the project traffic was estimated based on existing travel patterns and existing development in the vicinity of the project per approved Methodology statement

TABLE 3

PM PEAK HOUR PROJECT TRAFFIC

| Type | Land Use | ITE LUC | Size | PM Peak Hour Trip Ends (1) | | | Internal Trip Ends (2) | | | Passerby Capture (3) | | | New PM Peak Hour Trip Ends | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Non-Exempt | Single Family | 210 | 2,600 SF | 1,339 | 786 | 2,125 | 131 | 56 | 187 | 0 | 0 | 0 | 1,208 | 730 | 1,938 |
| Non-Exempt | Townhomes | 215 | 300 DU's | 104 | 72 | 176 | 10 | 5 | 15 | 0 | 0 | 0 | 94 | 67 | 161 |
| Non-Exempt | Retail | 821 | 100,000 SF | 425 | 461 | 886 | 43 | 120 | 163 | 137 | 122 | 259 | 245 | 219 | 464 |
| Exempt | EMS/Fire Station | 575 | 10,000 SF | 1 | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 5 |
| Exempt | Elementary School | 520 | 2,000 Students | 147 | 173 | 320 | 36 | 39 | 75 | 0 | 0 | 0 | 111 | 134 | 245 |
| | | | Total | 2,016 | 1,496 | 3,512 | 220 | 220 | 440 | 137 | 122 | 259 | 1,659 | 1,154 | 2,813 |

(1) Source - ITE Trip Generation Manual, 11th Edition, 2021.

(2) Source - ITE Trip Generation Handbook, 3rd Edition. (NCHRP 684)
- School Internal Capture - See Table A-2

(3) Source - ITE Trip Generation Manual, 11th Edition.
- Passerby Trip Ends - 40%
  In - (425 - 43) x 0.40 = 153
  Out - (461 - 120) x 0.40 = 136
  Passerby trips should not exceed 10% of the adjacent street traffic, therefore the passerby trips were reducted to equal 259.
  2,587 (a) x 0.1 = 259 < 289
  (a) Based on PM peak hour background traffic on SR 52.

and provided in Figure 3.

Figure 4 illustrates the assignment of the project traffic for PM peak hour.

## ANALYSIS PERIOD

The analysis will be limited to the PM peak hour.

## STUDY AREA

The study area includes the following roadway segments and intersections:

- Roadway Segments:
    - SR 52 from Ehren Cutoff to Old Pasco Road
- Intersections
    - SR 52 and Old Pasco Road
    - SR 52 and Bellamy Brothers Boulevard
    - SR 52 and Ehren Cutoff

## BUILDOUT YEAR

The buildout year for the project is anticipated to be 2035.

## BUDGETED/PLANNED IMPROVEMENTS

As stated previously, the site is located north of SR 52 and west of Bellamy Brothers

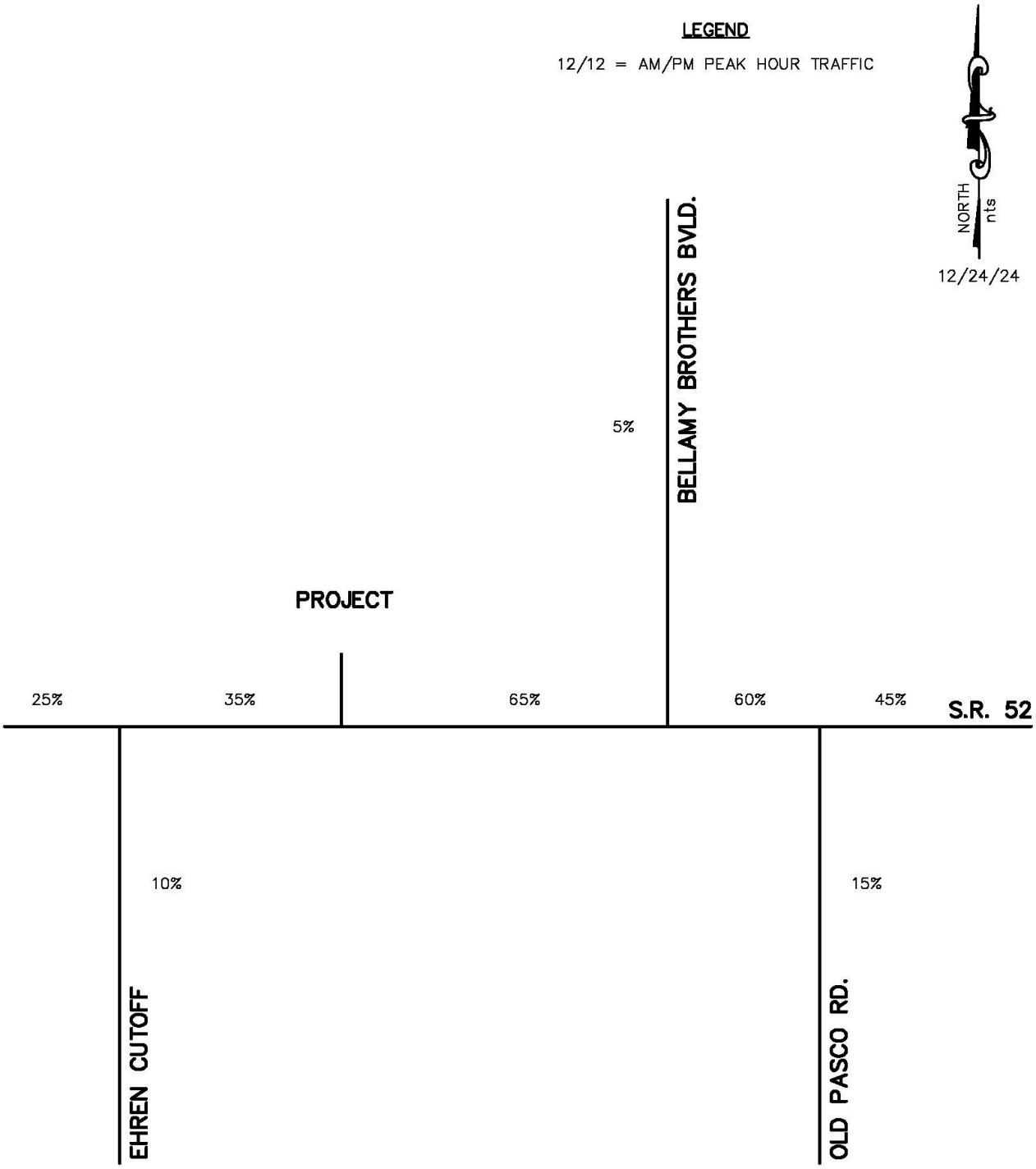



**FIGURE 3**
**PROJECT TRAFFIC DISTRIBUTION**

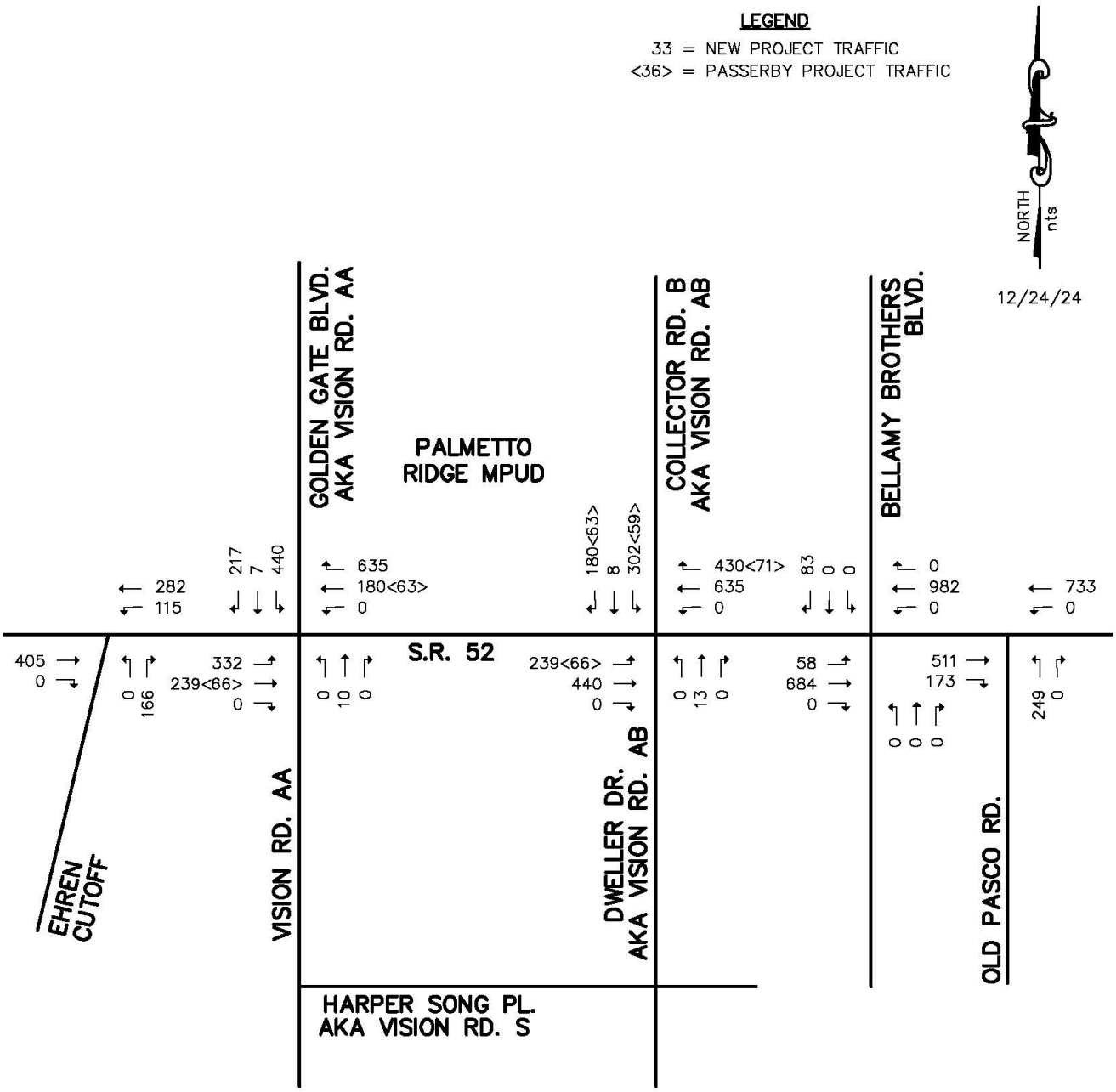



**FIGURE 4**
**PM PEAK HOUR**
**PROJECT TRAFFIC**

Boulevard. SR 52 is a two (2) lane undivided roadway in the vicinity of the project. According to FDOT Work Program, SR 52 is budgeted for construction to be widened to four (4) lanes in fiscal year 2028.

The developer is proposing to construct the following roadways:

- Golden Gate Boulevard (AKA Vision Roadway AA) from SR 52 to the north as a four (4) lane divided roadway which will align with the Vision Roadway AA to the south of SR 52.

- Collector Road B (AKA Vision Roadway AB) from SR 52 to the north as a four (4) lane divided roadway which will align with the Dweller Drive (AKA Vision Roadway AB) to the south of SR 52.

The developer of Kokolakis is proposing to construct the following roadways:

- Vision Roadway AA from Harper Song Place (AKA Vision Roadway S) to SR 52 as a two / four (2/4) lane divided roadway.

- Harper Song Place (AKA Vision Roadway S) from Vision Roadway AA to the Boundary of Swope MPUD as a two / four (2/4) lane roadway.

The developer of Swope MPUD is proposing to construct the following roadways:

- Dweller Drive (AKA Vision Roadway AB) from SR 52 to Harper Song Place (AKA Vision Roadway S) as a two/ four (2/4) lane divided roadway.

- Harper Song Place (AKA Vision Roadway S) from Dweller Drive (AKA Vision

Roadway AB) to the Boundary of Swope MPUD as a two (2) lane roadway.

## BACKGROUND TRAFFIC

The following methodology was utilized to estimate the background traffic:

1. PM (4:00-6:00) peak hour turning movement counts were conducted at the following intersections:

    - SR 52 and Old Pasco Road
    - SR 52 and Bellamy Brothers Boulevard
    - SR 52 and Old Pasco Road

Figure 5 illustrates the existing traffic volumes.

2. The counts were adjusted to peak season based on the FDOT Peak Season Adjustment Factors for Pasco County.

Figure 6 illustrates the peak season traffic.

3. Based on FDOT historical traffic counts, the calculated growth rate was 2.96% Table A-4 in the Appendix provides the calculation.

4. A growth rate of 2.96% was used for all intersections within the study area except for project accesses where a 14.64% growth rate was utilized by adding the project traffic plus the Swope and Kokolakis MPUD traffic to the peak season traffic, as shown in Table A-5. Figure A-1 illustrates the Swope MPUD project traffic for PM peak hours, and Figure A-2 illustrates the Kokolakis MPUD traffic for PM peak hours.

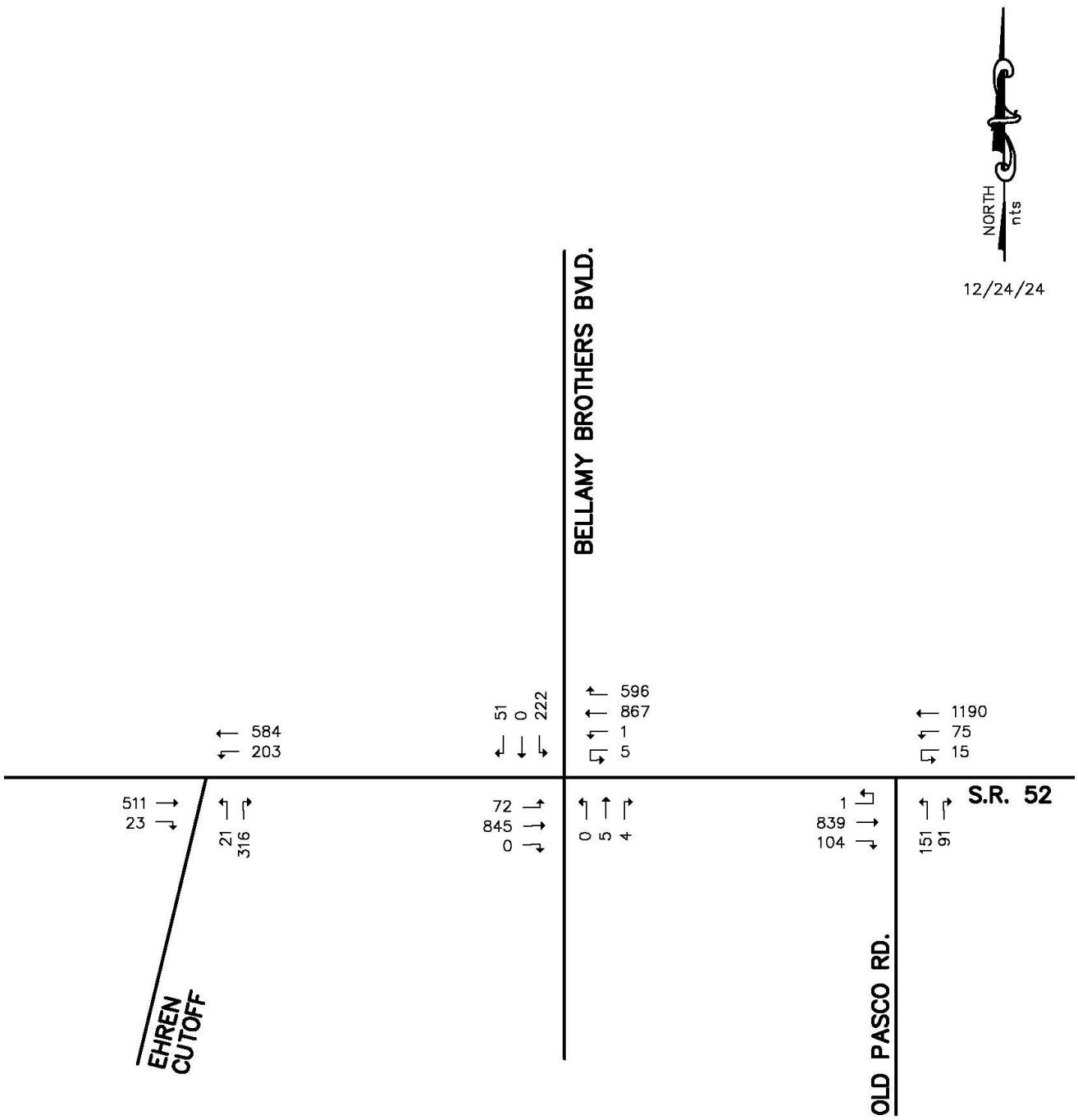



**FIGURE 5**
**PM PEAK HOUR**
**EXISTING TRAFFIC**

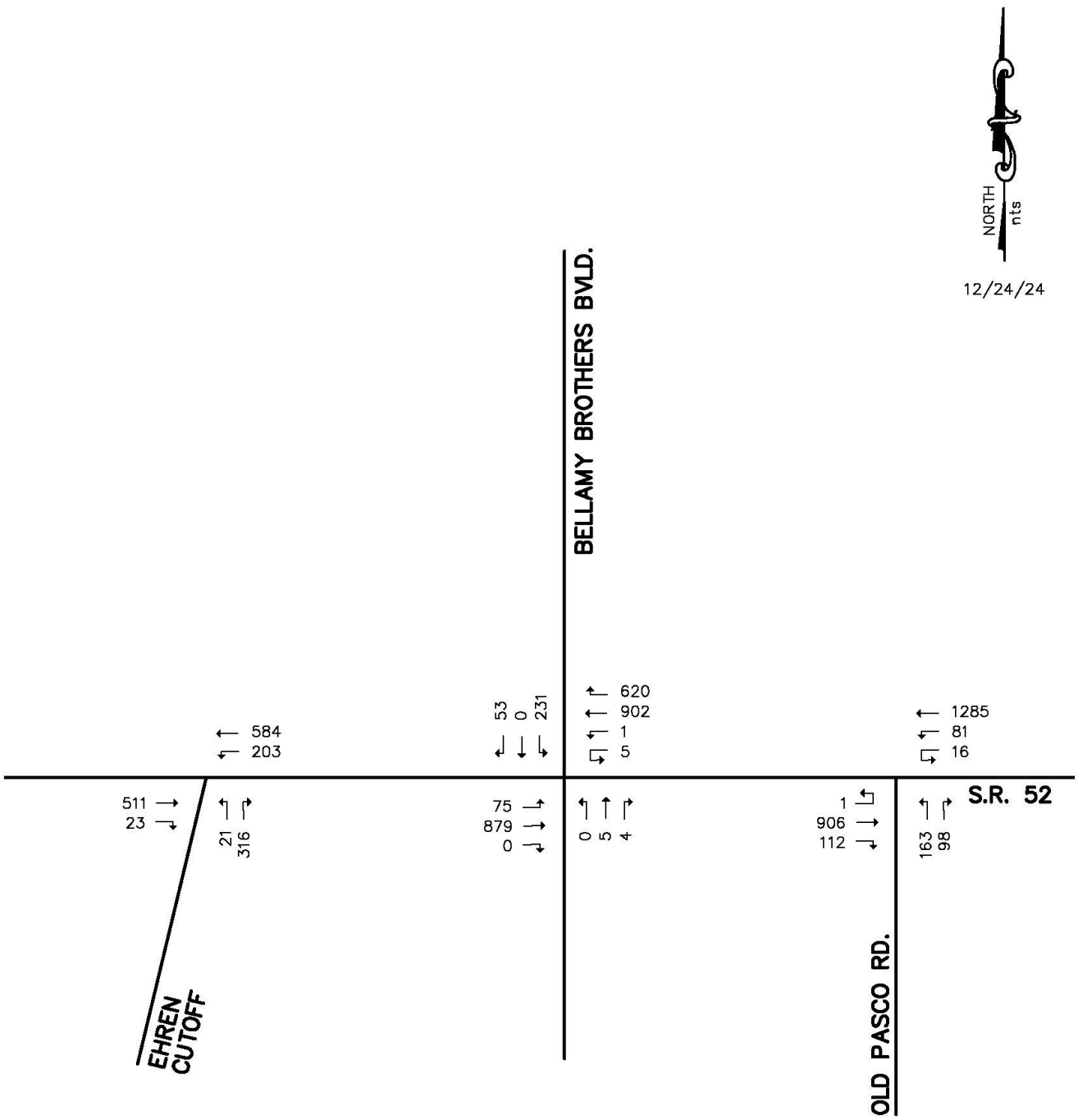



**FIGURE 6**
**PM PEAK HOUR**
**PEAK SEASON TRAFFIC**

Figure 7 illustrates the 2035 PM peak hour background traffic and Figure 8 illustrates the 2035 background plus project traffic for PM peak hours.

## INTERSECTION ANALYSIS

The following intersections were analyzed during the PM peak hour:

- SR 52 and Old Pasco Road
- SR 52 and Bellamy Brothers Boulevard
- SR 52 and Ehren Cutoff

The analysis was performed utilizing the methodology described in Chapters 18 and 19, Signalized and Unsignalized intersections of the Transportation Research Board (TRB) Special Report, the Highway Capacity Manual, 6th Edition. The results are discussed in the following paragraphs:

### SR 52 and Old Pasco Road

This intersection is currently signalized. Based on signalized intersection analysis, all movements at this intersection are expected to operate within the adopted V/C and delay criteria with 2035 background traffic and with the 2035 background plus project traffic and existing geometry, as shown in Table 4.

### SR 52 and Bellamy Brothers Boulevard

This intersection is currently signalized. The results of the signalized intersection analysis with existing and budgeted geometry are shown in Table 4. Table 5 presents the results with the addition of southbound dual left turn lanes. As shown in Table 5, all movements within the intersection should operate within adopted V/C and delay criteria.

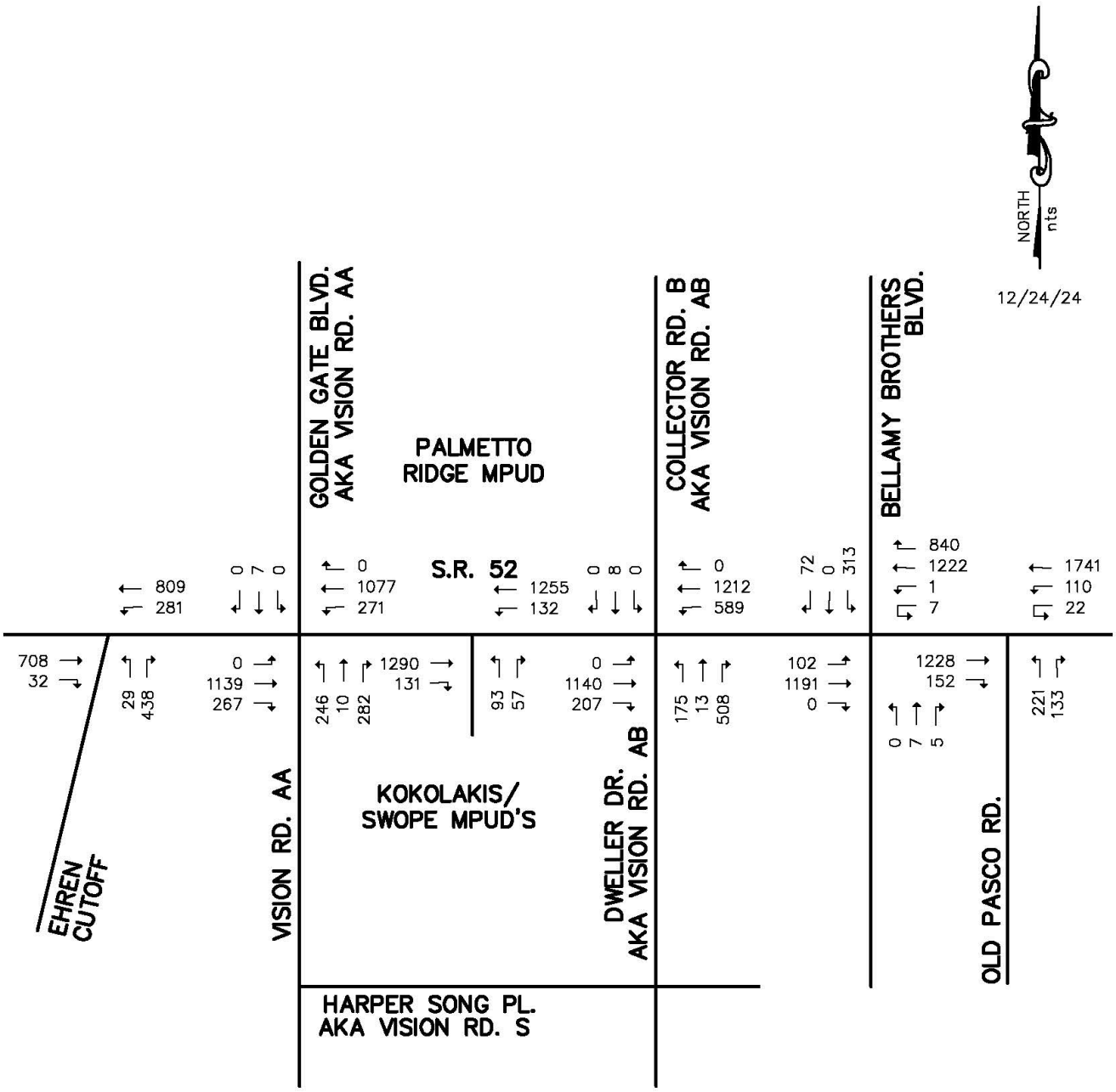



**FIGURE 7**
**PM PEAK HOUR**
**2035 BACKGROUND TRAFFIC**

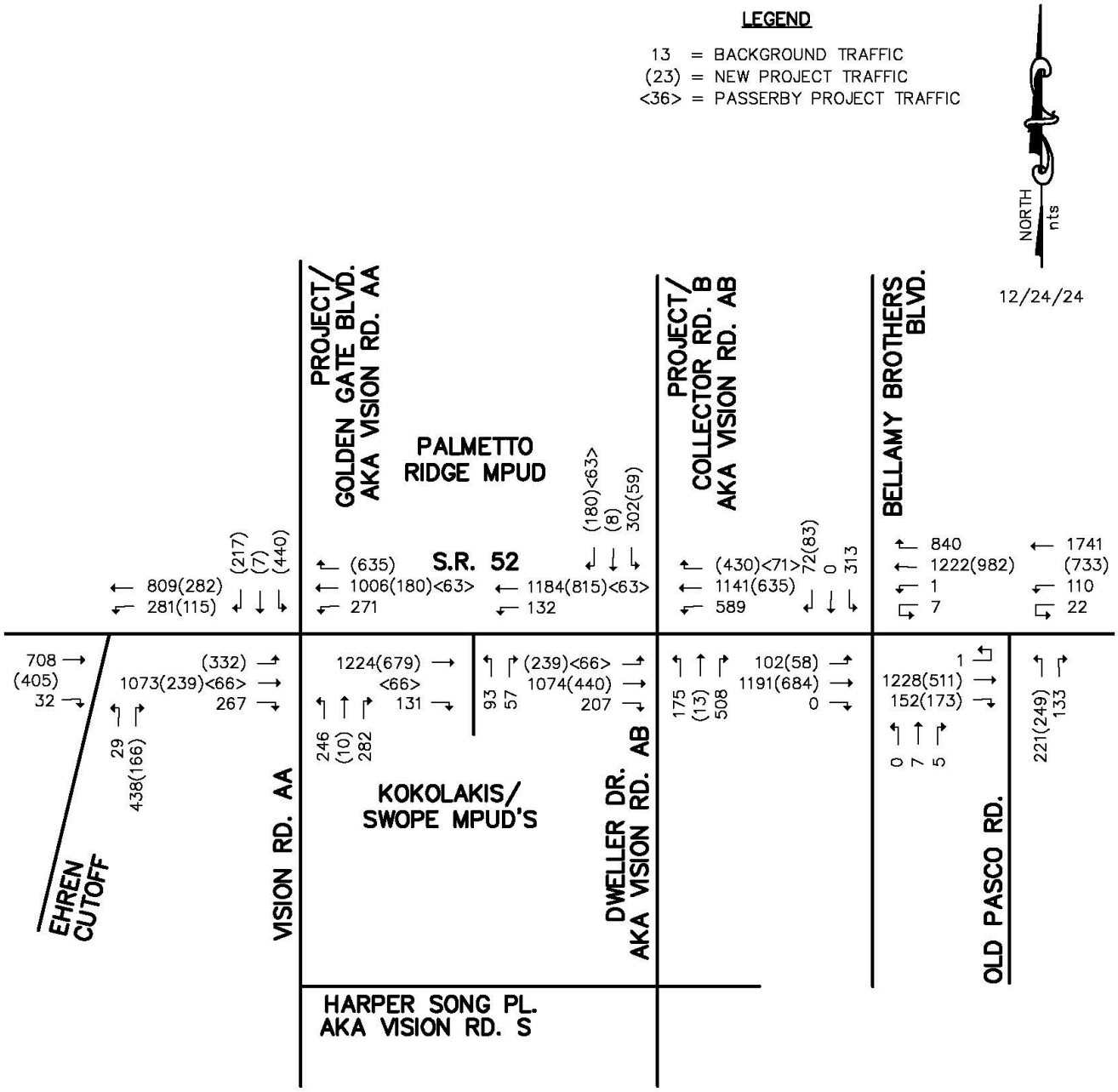



**FIGURE 8**
**PM PEAK HOUR**
**2035 BACKGROUND PLUS**
**PROJECT TRAFFIC**

TABLE 4

ESTIMATED INTERSECTION LEVEL OF SERVICE
PM PEAK HOUR (BUDGETED GEOMETRY)

| | | | Background Traffic | | | | | | Background Plus Project Traffic | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Left | | Through | | Right | | Left | | Through | | Right | |
| Intersection | Control Type | Movement | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C |
| SR 52 and | Signal | EB | 9.0 | 0.01 | 16.0 | 0.62 | 16.0 | 0.62 | 10.0 | 0.02 | 31.0 | 0.93 | 31.0 | 0.93 |
| Old Pasco Road | | WB | 91.0 | 0.76 | 10.7 | 0.67 | - | - | 91.0 | 0.76 | 25.3 | 0.95 | - | - |
| | | NB | 56.6 | 0.43 | - | - | 11.3 | 0.38 | 80.1 | 0.91 | - | - | 18.7 | 0.40 |
| SR 52 and | Signal | EB | 18.0 | 0.42 | 19.0 | 0.51 | 19.0 | 0.51 | 162.9 | 1.10 | 30.1 | 0.81 | 30.1 | 0.81 |
| Bellamy Brothers Blvd | | WB | 20.5 | 0.04 | 29.5 | 0.59 | 3.9 | 0.66 | 29.0 | 0.13 | 99.2 | 1.11 | 5.1 | 0.68 |
| | | NB | 41.4 | 0.03 | 41.4 | 0.03 | 41.4 | 0.03 | 41.4 | 0.03 | 41.4 | 0.03 | 41.4 | 0.03 |
| | | SB | 105.1 | 0.97 | 105.1 | 0.97 | 105.1 | 0.97 | 144.1 | 1.13 | 144.1 | 1.13 | 144.1 | 1.13 |
| SR 52 and | TWSC | WB | 11.3 | 0.33 | * | * | - | - | 22.6 | 0.67 | * | * | - | - |
| Ehren Cutoff | | NB | 41.0 | 0.87 | - | - | 41.0 | 0.87 | 404 | 1.82 | * | * | 404 | 1.82 |

* Free flow movement, therefore the delay and V/C was not calculated.

TABLE 5

ESTIMATED INTERSECTION LEVEL OF SERVICE
PM PEAK HOUR (BUDGETED AND REQUIRED IMPROVEMENTS)

| | | | Background Traffic | | | | | | Background Plus Project Traffic | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Left | | Through | | Right | | Left | | Through | | Right | |
| Intersection | Control Type | Movement | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C | Delay | V/C |
| SR 52 and | Signal | EB | 7.9 | 0.33 | 7.3 | 0.43 | 7.3 | 0.43 | 105.0 | 0.94 | 11.2 | 0.68 | 11.2 | 0.68 |
| Bellamy Brothers Blvd | | WB | 10.8 | 0.03 | 13.8 | 0.50 | 2.9 | 0.62 | 14.0 | 0.07 | 34.9 | 0.94 | 4.3 | 0.65 |
| | | NB | 66.5 | 0.17 | 66.5 | 0.17 | 66.5 | 0.17 | 66.5 | 0.17 | 66.5 | 0.17 | 66.5 | 0.17 |
| | | SB | 107.6 | 0.92 | 1.2 | 0.20 | 1.2 | 0.20 | 107.6 | 0.92 | 26.7 | 0.51 | 26.7 | 0.51 |
| SR 52 and | Signal | EB | - | - | 33.6 | 0.50 | 33.6 | 0.50 | - | - | 51.7 | 0.87 | 51.7 | 0.87 |
| Ehren Cutoff | | WB | 76.4 | 0.82 | 11.2 | 0.35 | - | - | 82.6 | 0.92 | 12.8 | 0.47 | - | - |
| | | NB | 10.4 | 0.65 | - | - | 10.4 | 0.65 | 27.60 | 0.87 | - | - | 27.6 | 0.87 |

SR 52 and Ehren Cutoff

This intersection is currently unsignalized. The results of the unsignalized intersection analysis with the budgeted geometry is presented in Table 4. Table 5 presents the results with the addition of a signal. As shown in Table 5, all movements within the intersection should operate within the adopted V/C and delay criteria.

## LINK ANALYSIS

Link analysis was conducted for SR 52 from Ehren Cutoff to Old Pasco Road with the 2035 background traffic and with the addition of the project traffic. The analysis was conducted utilizing the FDOT Generalized Capacity Tables and SYNCHRO Program and assumed the widening of SR 52 to four (4) lanes.

Based on the detailed arterial analysis utilizing SYNCHRO Software, all segments of SR 52 within the study area should operate within the adopted level of service with 2035 background plus project traffic, as shown in Table 6.

## CONCLUSION

Based on the Timing and Phasing Analysis, all roadway segments and intersections should operate within the adopted Level of Service with the 2035 background plus project traffic, and with the budgeted improvements of SR 52 to four (4) lanes. In addition, the following improvements were required at the intersections to meet the adopted V/C and delay criteria.

- Southbound dual left turn lanes at the intersection of SR 52 and Bellamy Brothers Boulevard

TABLE 6

LINK CAPACITY ANALYSIS
PM PEAK HOUR
(BUDGETED GEOMETRY)

| Segment | From | To | Lanes | LOS Std | 2035 Background Plus Project Traffic (2) | LOS (3) EB | LOS (3) WB |
|---|---|---|---|---|---|---|---|
| SR 52 | Ehren Cutoff | Project Access/Golden Gate Blvd | 4D | D | 3,464 | B | A |
| | Project Access/Golden Gate Blvd | Project Access/Collector Rd B | 4D | D | 4,181 | C | C |
| | Project Access/Collector Rd B | Bellamy Brothers Blvd | 4D | D | 4,901 | A | B |
| | Bellamy Brothers Blvd | Old Pasco Road | 4D | D | 5,117 | B | D |

1) Based on FDOT Generalized Capacity Tables.
2) See Figure 8 of this report
3) Based on SYNCHRO analysis.

- Signalize Ehren Cutoff and SR 52 intersection

APPENDIX

MPUD PLAN

APPROVED METHODOLOGY

# NEEDS ASSESSMENT METHODOLOGY
# TIMING AND PHASING METHODOLOGY
# ACCESS MANAGEMENT METHODOLOGY

Meeting Date: 9/25/24
Draft Submitted: 9/25/24
Final Approved: _____

**Project Name:** Palmetto Ridge
**Accela Number:** T&P-2024-00081
SSRRA-2024-00229
**Land Use Action:** Amend existing PD entitlements
**Zoning Action:** Amend existing MPUD

Needs Assessment

1) Exemption Status
   a. The existing Future Land Use Designation for the property is PD.
   b. The developer proposes to amend the Comprehensive Plan to increase the PD entitlements.

2) Site Parameters
   a. The existing PD Plan allows the following entitlements:
      - 2,500 Single Family Dwelling Units
      - 50,000 Square Feet of Retail
      - 5 Acre Fire/EMS Station
      - 762 students Elementary School

   b. The Future Land Use Plan is proposed to be amended to allow the following entitlements:
      - 2,600 Single Family Dwelling Units
      - 300 Townhome Dwelling Units
      - 100,000 Square Feet of Retail
      - 5 Acre Fire/EMS Station
      - 2,000 students K-8 School

3) Study Area
   a. The study area will include SR 52 from Ehren Cutoff to Old Pasco Road

4) 2045 Volumes
   a. The 2045 volumes contained in the Pasco County Cost Affordable Level of Service Report will be utilized.

5) Development Traffic
   a. The trip generation for the land uses permitted by the existing Future Land Use Plan and the proposed Future Land Use Plan will be calculated based on trip generation rates contained in ITE Trip Generation Manual, 11th Edition.

   b. The net increase in the project traffic due to the proposed amendment will be calculated.

6) Distribution
   a. The distribution of the net increase in project traffic will be based on the percentage shown in Figure 1.

7) Analysis
   a. PM Peak Hour generalized link analysis will be conducted for the roadway segments within the study area for the project.
   b. The net increase in traffic due to the proposed amendment will be added to the 2045 volumes. The analysis will identify any additional improvements required due to additional traffic.

Timing and Phasing Analysis

1) Exemption status:
   a. The property is currently zoned MPUD.
   b. The Developer proposes to amend the existing MPUD.
   c. The applicant has elected not to have the County complete this analysis. As a result, all hearing dates have been waived.

2) Site Parameters:
   a. *Description of Land Uses* –
      1. Developer proposes to amend the existing MPUD to allow the following entitlements:

| Status | Land Use | Size |
|---|---|---|
| Non-Exempt | Single Family | 2,600 DU's |
| Non-Exempt | Townhomes | 300 DU's |
| Non-Exempt | Retail | 100,000 SF |
| Exempt | Fire/EMS Site | 5 AC |
| Exempt | K-8 School | 2,000 Students |

   b. *Site Location* – West of Bellamy Brothers Boulevard and North of SR 52.
   c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2035.
   d. Interim Uses Generating Traffic – N/A

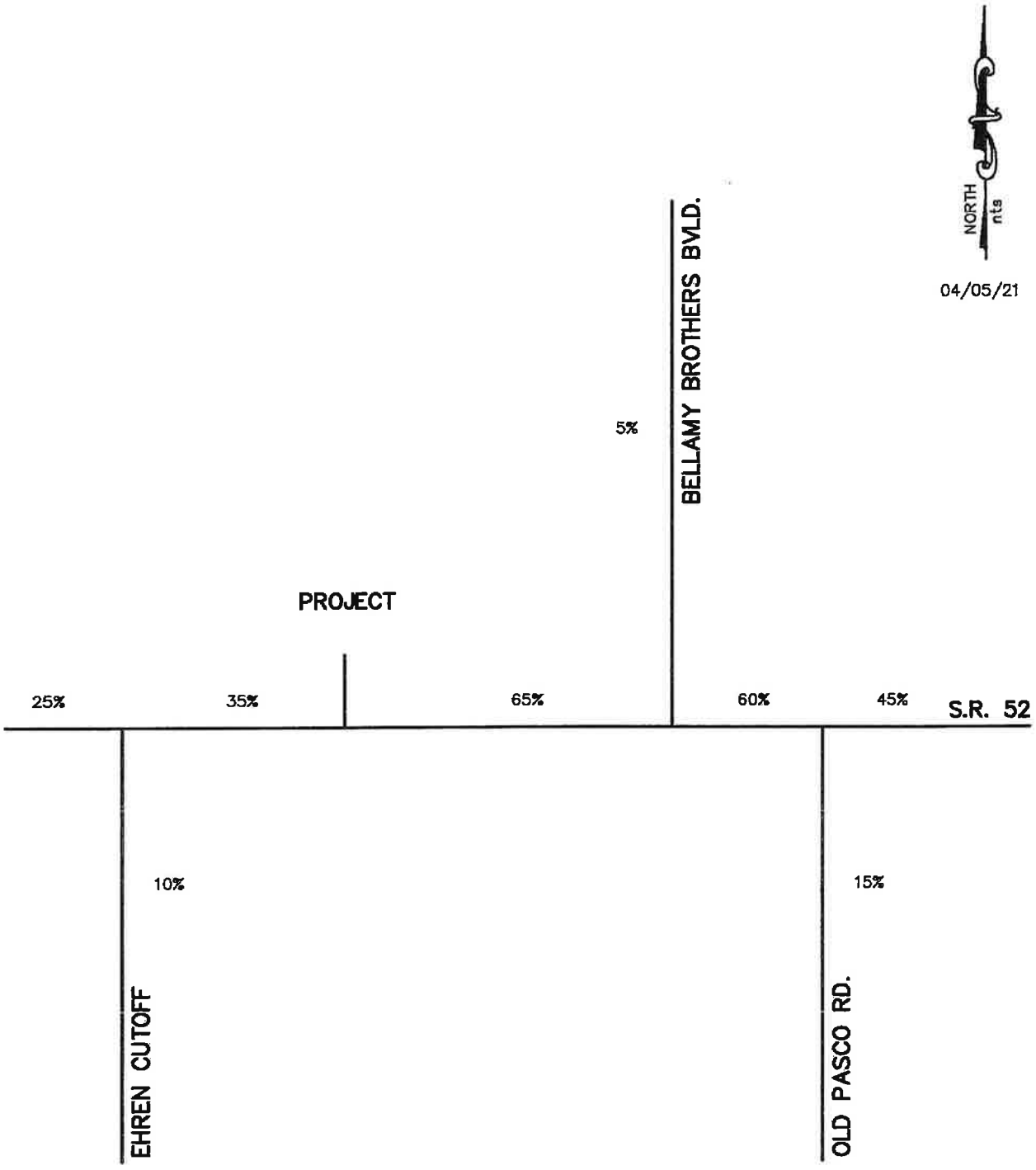



**FIGURE 1**
**PROJECT TRAFFIC**
**DISTRIBUTION**

3) Study Area:
    a. The study area will include SR 52 from Ehren Cutoff to Old Pasco Road and the following intersections:
        - SR 52 and Ehren Cutoff
        - SR 52 and Bellamy Brothers Boulevard
        - SR 52 and Old Pasco Road

4) Traffic Counts:
    a. Traffic counts shall be conducted within two (2) years from the date of the methodology meeting and shall occur during the PM peak hour (4:00 PM to 6:00 PM) along the roadways within the study network and for the following intersections:
        - SR 52 and Ehren Cutoff
        - SR 52 and Bellamy Brothers Boulevard
        - SR 52 and Old Pasco Road

5) Trip Generation:
    a. The trip generation will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, 2021.

6) Background Growth Procedure:
    a. The background traffic to be utilized in the analysis will be calculated as follows:
        i. PM peak hour turning movement counts will be conducted at the intersections within the study network.
        ii. The existing counts will be adjusted to peak season based on the FDOT Seasonal Adjustment Factors.
        iii. The peak season volumes will be adjusted to the build out year based on a 2% per year growth rate, which includes exempt trips.

7) Distribution and Assignment:
    a. The distribution of the project traffic will be based on the percentage shown in Figure 1.

8) Analysis:
    a. FDOT Generalized Capacities, Artplan and/or SYNCHRO will be used to complete the Timing & Phasing portion of the analysis.
    b. Existing G/C ratios will be based on the Pasco County/DOT timing sheets.
    c. The improvements required to meet the adopted level of service identified in the comprehensive plan for the purpose of CIP development for each roadway within the study network will be identified for informational purposes only.

Access Management Analysis:

An Access Management Analysis will be conducted for the intersection of SR 52 and project accesses.

The analysis will be based on the parameters outlined in the Timing & Phasing Analysis, except for the following:

a. The analysis shall include exempt and non-exempt project traffic for both the AM and PM peak hour.
b. The signalized project accesses will be evaluated utilizing SYNCHRO model/software.
c. The unsignalized project accesses will be evaluated using the HCS and/or SYNCHRO model/software.
d. The required length of the turn lanes at the project accesses will be determined.

*The current version of Transportation Analysis Guidelines will be used for parameters not specifically mentioned here.*

ITE – TRIP GENERATION MANUAL, 11TH EDITION

## PERIOD SETTING

| | | | |
|---|---|---|---|
| **Analysis Name :** | New Analysis | | |
| **Project Name :** | Palmetto Ridge | **No :** | |
| **Date:** | 10/2/2024 | **City:** | |
| **State/Province:** | | **Zip/Postal Code:** | |
| **Country:** | | **Client Name:** | |
| **Analyst's Name:** | | **Edition:** | Trip Generation Manual, 11th Ed |

| Land Use | Independent Variable | Size | Time Period | Method | Entry | Exit | Total |
|---|---|---|---|---|---|---|---|
| 210 - Single-Family Detached Housing (General Urban/Suburban) | Dwelling Units | 2600 | Weekday | Best Fit (LOG)<br>Ln(T) = 0.92Ln(X) +2.68 | 10108<br>50% | 10108<br>50% | 20216 |
| 215 - Single-Family Attached Housing (General Urban/Suburban) | Dwelling Units | 300 | Weekday | Best Fit (LIN)<br>T = 7.62 (X)+-50.48 | 1118<br>50% | 1118<br>50% | 2236 |
| 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban) | 1000 Sq. Ft. GLA | 100 | Weekday | Average<br>94.49 | 4725<br>50% | 4724<br>50% | 9449 |
| 575 - Fire and Rescue Station (General Urban/Suburban) | 1000 Sq. Ft. GFA | 10 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average<br>0.48 | 1(1)<br>20% | 4(1)<br>80% | 5(1) |
| 520 - Elementary School (General Urban/Suburban) | Students | 2000(0) | Weekday | Average<br>2.27 | 2270<br>50% | 2270<br>50% | 4540 |

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

The time periods do not match.

## TRAFFIC REDUCTIONS

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 0 % | 10108 | 0 % | 10108 |
| 215 - Single-Family Attached Housing | 0 % | 1118 | 0 % | 1118 |
| 821 - Shopping Plaza (40-150k) | 0 % | 4725 | 0 % | 4724 |
| 575 - Fire and Rescue Station | 0 % | 1 | 0 % | 4 |
| 520 - Elementary School | 0 % | 2270 | 0 % | 2270 |

## INTERNAL TRIPS

**210 - Single-Family Detached Housing**

**Exit** 10108 Demand Exit: 0 % (0)

**Entry** 10108 Demand Entry: 0 % (0)

**210 - Single-Family Detached Housing**

**Exit** 10108 Demand Exit: 0 % (0)

**Entry** 10108 Demand Entry: 0 % (0)

**210 - Single-Family Detached Housing**

**Exit** 10108 Demand Exit: 0 % (0)

**Entry** 10108 Demand Entry: 0 % (0)

**210 - Single-Family Detached Housing**

**Exit** 10108 Demand Exit: 0 % (0)

**Entry** 10108 Demand Entry: 0 % (0)

**215 - Single-Family Attached Housing**

**Exit** 1118 Demand Exit: 0 % (0)

**Entry** 1118 Demand Entry: 0 % (0)

**215 - Single-Family Attached Housing**

**Exit** 1118 Demand Exit: 0 % (0)

**Entry** 1118 Demand Entry: 0 % (0)

**215 - Single-Family Attached Housing**

**Exit** 1118 Demand Exit: 0 % (0)

**Entry** 1118 Demand Entry: 0 % (0)

**821 - Shopping Plaza (40-150k)**

**Exit** 4724 Demand Exit: 0 % (0)

**Entry** 4725 Demand Entry: 0 % (0)

**821 - Shopping Plaza (40-150k)**

**Exit** 4724 Demand Exit: 0 % (0)

**Entry** 4725 Demand Entry: 0 % (0)

**575 - Fire and Rescue Station**

**Exit** 4 Demand Exit: 0 % (0)

Balanced: 0

**215 - Single-Family Attached Housing**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 1118

Balanced: 0 Demand Exit: 0 % (0) **Exit** 1118

**821 - Shopping Plaza (40-150k)**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 4725

Balanced: 0 Demand Exit: 0 % (0) **Exit** 4724

**575 - Fire and Rescue Station**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**520 - Elementary School**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 2270

Balanced: 0 Demand Exit: 0 % (0) **Exit** 2270

**821 - Shopping Plaza (40-150k)**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 4725

Balanced: 0 Demand Exit: 0 % (0) **Exit** 4724

**575 - Fire and Rescue Station**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**520 - Elementary School**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 2270

Balanced: 0 Demand Exit: 0 % (0) **Exit** 2270

**575 - Fire and Rescue Station**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**520 - Elementary School**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 2270

Balanced: 0 Demand Exit: 0 % (0) **Exit** 2270

**520 - Elementary School**

Balanced: 0 Demand Entry: 0 % (0) **Entry** 2270

Entry 1 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 2270

**210 - Single-Family Detached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| Entry | 10108 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 10108 (100%) |
| Exit | 10108 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 10108 (100%) |
| Total | 20216 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 20216 (100%) |

**215 - Single-Family Attached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| Entry | 1118 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1118 (100%) |
| Exit | 1118 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1118 (100%) |
| Total | 2236 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2236 (100%) |

**821 - Shopping Plaza (40-150k)**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| Entry | 4725 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4725 (100%) |
| Exit | 4724 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4724 (100%) |
| Total | 9449 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 9449 (100%) |

**575 - Fire and Rescue Station**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 520 - Elementary School | Total | |
| Entry | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) |
| Exit | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4 (100%) |
| Total | 5 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 5 (100%) |

**520 - Elementary School**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | Total | |
| Entry | 2270 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2270 (100%) |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 2270 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2270 (100%) |
| **Total** | 4540 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4540 (100%) |

## EXTERNAL TRIPS

| Land Use | External Trips | Pass-by% | Pass-by Trips | Non-pass-by Trips |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 20216 | 0 | 0 | 20216 |
| 215 - Single-Family Attached Housing | 2236 | 0 | 0 | 2236 |
| 821 - Shopping Plaza (40-150k) | 9449 | 0 | 0 | 9449 |
| 575 - Fire and Rescue Station | 5 | 0 | 0 | 5 |
| 520 - Elementary School | 4540 | 0 | 0 | 4540 |

## ITE DEVIATION DETAILS

**Weekday**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

520 - Elementary School (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 575 - Fire and Rescue Station (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

**Total Entering** 18222

| | |
|---|---|
| **Total Exiting** | 18224 |
| **Total Entering Reduction** | 0 |
| **Total Exiting Reduction** | 0 |
| **Total Entering Internal Capture Reduction** | 0 |
| **Total Exiting Internal Capture Reduction** | 0 |
| **Total Entering Pass-by Reduction** | 0 |
| **Total Exiting Pass-by Reduction** | 0 |
| **Total Entering Non-Pass-by Trips** | 18222 |
| **Total Exiting Non-Pass-by Trips** | 18224 |

## PERIOD SETTING

| | | | |
|---|---|---|---|
| **Analysis Name :** | New Analysis | | |
| **Project Name :** | Palmetto Ridge | **No :** | |
| **Date:** | 10/2/2024 | **City:** | |
| **State/Province:** | | **Zip/Postal Code:** | |
| **Country:** | | **Client Name:** | |
| **Analyst's Name:** | | **Edition:** | Trip Generation Manual, 11th Ed |

| Land Use | Independent Variable | Size | Time Period | Method | Entry | Exit | Total |
|---|---|---|---|---|---|---|---|
| 210 - Single-Family Detached Housing (General Urban/Suburban) | Dwelling Units | 2600 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. | Best Fit (LOG) Ln(T) = 0.91Ln(X) +0.12 | 361 25% | 1084 75% | 1445 |
| 215 - Single-Family Attached Housing (General Urban/Suburban) | Dwelling Units | 300 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. | Best Fit (LIN) T = 0.52 (X)+-5.7 | 38 25% | 112 75% | 150 |
| 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban) | 1000 Sq. Ft. GLA | 100 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. | Average 3.53 | 219 62% | 134 38% | 353 |
| 575 - Fire and Rescue Station (General Urban/Suburban) | 1000 Sq. Ft. GFA | 10 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.48 | 1(1) 20% | 4(1) 80% | 5(1) |
| 520 - Elementary School (General Urban/Suburban) | Students | 2000(0) | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. | Average 0.74 | 799 54% | 681 46% | 1480 |

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

The time periods do not match.

## TRAFFIC REDUCTIONS

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 0 % | 361 | 0 % | 1084 |
| 215 - Single-Family Attached Housing | 0 % | 38 | 0 % | 112 |
| 821 - Shopping Plaza (40-150k) | 0 % | 219 | 0 % | 134 |
| 575 - Fire and Rescue Station | 0 % | 1 | 0 % | 4 |

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 520 - Elementary School | 0 % | 799 | 0 % | 681 |

## INTERNAL TRIPS

**210 - Single-Family Detached Housing**

**Exit** 1084 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 38

**Entry** 361 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 112

**210 - Single-Family Detached Housing**

**Exit** 1084 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 219

**Entry** 361 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 134

**210 - Single-Family Detached Housing**

**Exit** 1084 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

**Entry** 361 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**210 - Single-Family Detached Housing**

**Exit** 1084 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 799

**Entry** 361 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 681

**215 - Single-Family Attached Housing**

**Exit** 112 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 219

**Entry** 38 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 134

**215 - Single-Family Attached Housing**

**Exit** 112 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

**Entry** 38 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**215 - Single-Family Attached Housing**

**Exit** 112 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 799

**Entry** 38 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 681

**821 - Shopping Plaza (40-150k)**

**Exit** 134 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 1

**Entry** 219 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 4

**821 - Shopping Plaza (40-150k)** **520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 134 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 799 |
| **Entry** | 219 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 681 |

**575 - Fire and Rescue Station** **520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 4 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 799 |
| **Entry** | 1 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 681 |

**210 - Single-Family Detached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 361 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 361 (100%) |
| **Exit** | 1084 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1084 (100%) |
| **Total** | 1445 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1445 (100%) |

**215 - Single-Family Attached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 38 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 38 (100%) |
| **Exit** | 112 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 112 (100%) |
| **Total** | 150 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 150 (100%) |

**821 - Shopping Plaza (40-150k)**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 219 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 219 (100%) |
| **Exit** | 134 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 134 (100%) |
| **Total** | 353 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 353 (100%) |

**575 - Fire and Rescue Station**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 520 - Elementary School | Total | |
| **Entry** | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) |
| **Exit** | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4 (100%) |
| **Total** | 5 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 5 (100%) |

**520 - Elementary School**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family | 215 - Single-Family | 821 - Shopping | 575 - Fire and Rescue | Total | |

| | | Detached Housing | Attached Housing | Plaza (40-150k) | Station | | |
|---|---|---|---|---|---|---|---|
| **Entry** | 799 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 799 (100%) |
| **Exit** | 681 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 681 (100%) |
| **Total** | 1480 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1480 (100%) |

## EXTERNAL TRIPS

| Land Use | External Trips | Pass-by% | Pass-by Trips | Non-pass-by Trips |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 1445 | 0 | 0 | 1445 |
| 215 - Single-Family Attached Housing | 150 | 0 | 0 | 150 |
| 821 - Shopping Plaza (40-150k) | 353 | 0 | 0 | 353 |
| 575 - Fire and Rescue Station | 5 | 0 | 0 | 5 |
| 520 - Elementary School | 1480 | 0 | 0 | 1480 |

## ITE DEVIATION DETAILS

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

520 - Elementary School (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 575 - Fire and Rescue Station (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

| | |
|---|---|
| **Total Entering** | 1418 |
| **Total Exiting** | 2015 |
| **Total Entering Reduction** | 0 |
| **Total Exiting Reduction** | 0 |
| **Total Entering Internal Capture Reduction** | 0 |
| **Total Exiting Internal Capture Reduction** | 0 |
| **Total Entering Pass-by Reduction** | 0 |
| **Total Exiting Pass-by Reduction** | 0 |
| **Total Entering Non-Pass-by Trips** | 1418 |
| **Total Exiting Non-Pass-by Trips** | 2015 |

## PERIOD SETTING

| | | | |
|---|---|---|---|
| **Analysis Name :** | New Analysis | | |
| **Project Name :** | Palmetto Ridge | **No :** | |
| **Date:** | 10/2/2024 | **City:** | |
| **State/Province:** | | **Zip/Postal Code:** | |
| **Country:** | | **Client Name:** | |
| **Analyst's Name:** | | **Edition:** | Trip Generation Manual, 11th Ed |

| Land Use | Independent Variable | Size | Time Period | Method | Entry | Exit | Total |
|---|---|---|---|---|---|---|---|
| 210 - Single-Family Detached Housing (General Urban/Suburban) | Dwelling Units | 2600 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LOG) Ln(T) = 0.94Ln(X) +0.27 | 1339 63% | 786 37% | 2125 |
| 215 - Single-Family Attached Housing (General Urban/Suburban) | Dwelling Units | 300 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LIN) T = 0.6 (X)+-3.93 | 104 59% | 72 41% | 176 |
| 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban) | 1000 Sq. Ft. GLA | 100 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Best Fit (LIN) T = 7.67 (X)+118.86 | 425 48% | 461 52% | 886 |
| 575 - Fire and Rescue Station (General Urban/Suburban) | 1000 Sq. Ft. GFA | 10 | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.48 | 1(1) 20% | 4(1) 80% | 5(1) |
| 520 - Elementary School (General Urban/Suburban) | Students | 2000(0) | Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. | Average 0.16 | 147 46% | 173 54% | 320 |

(0) indicates size out of range.
(1) indicates small sample size, use carefully.

## TRAFFIC REDUCTIONS

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 0 % | 1339 | 0 % | 786 |
| 215 - Single-Family Attached Housing | 0 % | 104 | 0 % | 72 |
| 821 - Shopping Plaza (40-150k) | 0 % | 425 | 0 % | 461 |
| 575 - Fire and Rescue Station | 0 % | 1 | 0 % | 4 |

| Land Use | Entry Reduction | Adjusted Entry | Exit Reduction | Adjusted Exit |
|---|---|---|---|---|
| 520 - Elementary School | 0 % | 147 | 0 % | 173 |

## INTERNAL TRIPS

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0)

**Entry** 1339 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**215 - Single-Family Attached Housing**

Demand Entry: 0 % (0) **Entry** 104

Demand Exit: 0 % (0) **Exit** 72

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0)

**Entry** 1339 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**821 - Shopping Plaza (40-150k)**

Demand Entry: 0 % (0) **Entry** 425

Demand Exit: 0 % (0) **Exit** 461

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0)

**Entry** 1339 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1

Demand Exit: 0 % (0) **Exit** 4

**210 - Single-Family Detached Housing**

**Exit** 786 Demand Exit: 0 % (0)

**Entry** 1339 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 147

Demand Exit: 0 % (0) **Exit** 173

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0)

**Entry** 104 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**821 - Shopping Plaza (40-150k)**

Demand Entry: 0 % (0) **Entry** 425

Demand Exit: 0 % (0) **Exit** 461

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0)

**Entry** 104 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1

Demand Exit: 0 % (0) **Exit** 4

**215 - Single-Family Attached Housing**

**Exit** 72 Demand Exit: 0 % (0)

**Entry** 104 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**520 - Elementary School**

Demand Entry: 0 % (0) **Entry** 147

Demand Exit: 0 % (0) **Exit** 173

**821 - Shopping Plaza (40-150k)**

**Exit** 461 Demand Exit: 0 % (0)

**Entry** 425 Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

**575 - Fire and Rescue Station**

Demand Entry: 0 % (0) **Entry** 1

Demand Exit: 0 % (0) **Exit** 4

**821 - Shopping Plaza (40-150k)**

**520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 461 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 147 |
| **Entry** | 425 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 173 |

**575 - Fire and Rescue Station** **520 - Elementary School**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Exit** | 4 | Demand Exit: 0 % (0) | Balanced: 0 | Demand Entry: 0 % (0) | **Entry** | 147 |
| **Entry** | 1 | Demand Entry: 0 % (0) | Balanced: 0 | Demand Exit: 0 % (0) | **Exit** | 173 |

**210 - Single-Family Detached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 1339 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1339 (100%) |
| **Exit** | 786 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 786 (100%) |
| **Total** | 2125 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 2125 (100%) |

**215 - Single-Family Attached Housing**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 821 - Shopping Plaza (40-150k) | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 104 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 104 (100%) |
| **Exit** | 72 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 72 (100%) |
| **Total** | 176 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 176 (100%) |

**821 - Shopping Plaza (40-150k)**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 575 - Fire and Rescue Station | 520 - Elementary School | Total | |
| **Entry** | 425 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 425 (100%) |
| **Exit** | 461 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 461 (100%) |
| **Total** | 886 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 886 (100%) |

**575 - Fire and Rescue Station**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family Detached Housing | 215 - Single-Family Attached Housing | 821 - Shopping Plaza (40-150k) | 520 - Elementary School | Total | |
| **Entry** | 1 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 1 (100%) |
| **Exit** | 4 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 4 (100%) |
| **Total** | 5 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 5 (100%) |

**520 - Elementary School**

| | Total Trips | Internal Trips | | | | | External Trips |
|---|---|---|---|---|---|---|---|
| | | 210 - Single-Family | 215 - Single-Family | 821 - Shopping | 575 - Fire and Rescue | Total | |

| | | Detached Housing | Attached Housing | Plaza (40-150k) | Station | | |
|---|---|---|---|---|---|---|---|
| **Entry** | 147 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 147 (100%) |
| **Exit** | 173 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 173 (100%) |
| **Total** | 320 (100%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 0 (0%) | 320 (100%) |

## EXTERNAL TRIPS

| Land Use | External Trips | Pass-by% | Pass-by Trips | Non-pass-by Trips |
|---|---|---|---|---|
| 210 - Single-Family Detached Housing | 2125 | 0 | 0 | 2125 |
| 215 - Single-Family Attached Housing | 176 | 0 | 0 | 176 |
| 821 - Shopping Plaza (40-150k) | 886 | 0 | 0 | 886 |
| 575 - Fire and Rescue Station | 5 | 0 | 0 | 5 |
| 520 - Elementary School | 320 | 0 | 0 | 320 |

## ITE DEVIATION DETAILS

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

215 - Single-Family Attached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

575 - Fire and Rescue Station (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

520 - Elementary School (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

| | |
|---|---|
| **Total Entering** | 2016 |
| **Total Exiting** | 1496 |
| **Total Entering Reduction** | 0 |

| | |
|---|---|
| **Total Exiting Reduction** | 0 |
| **Total Entering Internal Capture Reduction** | 0 |
| **Total Exiting Internal Capture Reduction** | 0 |
| **Total Entering Pass-by Reduction** | 0 |
| **Total Exiting Pass-by Reduction** | 0 |
| **Total Entering Non-Pass-by Trips** | 2016 |
| **Total Exiting Non-Pass-by Trips** | 1496 |

INTERNAL CAPTURE

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|---|---|---|
| **Project Name:** | | **Organization:** | |
| **Project Location:** | | **Performed By:** | |
| **Scenario Description:** | | **Date:** | |
| **Analysis Year:** | Phase 2-2035 | **Checked By:** | |
| **Analysis Period:** | Daily | **Date:** | |

**Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

| Land Use | Development Data (*For Information Only*) | | | Estimated **Vehicle-Trips**[3] | | |
|---|---|---|---|---|---|---|
| | ITE LUCs[1] | Quantity | Units | Total | Entering | Exiting |
| Office | | | | 0 | | |
| Retail | 821 | 100,000 | FT2 | 9,449 | 4,724 | 4,725 |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 210,215 | 2,900 | DU | 22,452 | 11,226 | 11,226 |
| Hotel | | | | 0 | | |
| All Other Land Uses[2] | | | | 0 | | |
| | | | | 31,901 | 15,950 | 15,951 |

**Table 2-A: Mode Split and Vehicle Occupancy Estimates**

| Land Use | Entering Trips | | | Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ.[4] | % Transit | % Non-Motorized | Veh. Occ.[4] | % Transit | % Non-Motorized |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses[2] | | | | | | |

**Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

**Table 4-A: Internal Person-Trip Origin-Destination Matrix***

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 225 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 112 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 5-A: Computations Summary**

| | Total | Entering | Exiting |
|---|---|---|---|
| All Person-Trips | 31,901 | 15,950 | 15,951 |
| Internal Capture Percentage | 2% | 2% | 2% |
| | | | |
| External Vehicle-Trips[5] | 31,227 | 15,613 | 15,614 |
| External Transit-Trips[6] | 0 | 0 | 0 |
| External Non-Motorized Trips[6] | 0 | 0 | 0 |

**Table 6-A: Internal Trip Capture Percentages by Land Use**

| Land Use | Entering Trips | Exiting Trips |
|---|---|---|
| Office | N/A | N/A |
| Retail | 2% | 5% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 2% | 1% |
| Hotel | N/A | N/A |

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

| Project Name: | 0 |
|---|---|
| Analysis Period: | Daily |

**Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-A (D): Entering Trips | | | Table 7-A (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.00 | 4724 | 4724 | 1.00 | 4725 | 4725 |
| Restaurant | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.00 | 11226 | 11226 | 1.00 | 11226 | 11226 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 1370 | | 614 | 0 | 662 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 225 | 112 | 2245 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 1512 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 225 | 0 |
| Restaurant | 0 | 378 | | 0 | 561 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 803 | 0 | 0 | | 0 |
| Hotel | 0 | 189 | 0 | 0 | 0 | |

**Table 9-A (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 112 | 4612 | 4724 | 4612 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 225 | 11001 | 11226 | 11001 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9-A (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 225 | 4500 | 4725 | 4500 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 112 | 11114 | 11226 | 11114 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|---|---|---|
| **Project Name:** | | **Organization:** | |
| **Project Location:** | | **Performed By:** | |
| **Scenario Description:** | | **Date:** | |
| **Analysis Year:** | Phase 2-2035 | **Checked By:** | |
| **Analysis Period:** | AM | **Date:** | |

**Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

| Land Use | Development Data (*For Information Only*) | | | Estimated Vehicle-Trips[3] | | |
|---|---|---|---|---|---|---|
| | ITE LUCs[1] | Quantity | Units | Total | Entering | Exiting |
| Office | | | | 0 | | |
| Retail | 821 | 100,000 | FT2 | 353 | 219 | 134 |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 210,215 | 2,900 | DU | 1,595 | 399 | 1,196 |
| Hotel | | | | 0 | | |
| All Other Land Uses[2] | | | | 0 | | |
| | | | | 1,948 | 618 | 1,330 |

**Table 2-A: Mode Split and Vehicle Occupancy Estimates**

| Land Use | Entering Trips | | | Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ.[4] | % Transit | % Non-Motorized | Veh. Occ.[4] | % Transit | % Non-Motorized |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses[2] | | | | | | |

**Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

**Table 4-A: Internal Person-Trip Origin-Destination Matrix***

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 8 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 12 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 5-A: Computations Summary**

| | Total | Entering | Exiting |
|---|---|---|---|
| All Person-Trips | 1,948 | 618 | 1,330 |
| Internal Capture Percentage | 2% | 3% | 2% |
| | | | |
| External Vehicle-Trips[5] | 1,908 | 598 | 1,310 |
| External Transit-Trips[6] | 0 | 0 | 0 |
| External Non-Motorized Trips[6] | 0 | 0 | 0 |

**Table 6-A: Internal Trip Capture Percentages by Land Use**

| Land Use | Entering Trips | Exiting Trips |
|---|---|---|
| Office | N/A | N/A |
| Retail | 5% | 6% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 2% | 1% |
| Hotel | N/A | N/A |

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

| Project Name: | 0 |
|---|---|
| Analysis Period: | AM Street Peak Hour |

**Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-A (D): Entering Trips | | | Table 7-A (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.00 | 219 | 219 | 1.00 | 134 | 134 |
| Restaurant | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.00 | 399 | 399 | 1.00 | 1196 | 1196 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 39 | | 17 | 0 | 19 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 24 | 12 | 239 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 70 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 8 | 0 |
| Restaurant | 0 | 18 | | 0 | 20 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 37 | 0 | 0 | | 0 |
| Hotel | 0 | 9 | 0 | 0 | 0 | |

**Table 9-A (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 12 | 207 | 219 | 207 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 8 | 391 | 399 | 391 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9-A (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 8 | 126 | 134 | 126 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 12 | 1184 | 1196 | 1184 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

| NCHRP 684 Internal Trip Capture Estimation Tool | | | |
|---|---|---|---|
| **Project Name:** | | **Organization:** | |
| **Project Location:** | | **Performed By:** | |
| **Scenario Description:** | | **Date:** | |
| **Analysis Year:** | Phase 2-2035 | **Checked By:** | |
| **Analysis Period:** | **PM Street Peak Hour** | **Date:** | |

**Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)**

| Land Use | Development Data (*For Information Only*) | | | Estimated Vehicle-Trips[3] | | |
|---|---|---|---|---|---|---|
| | ITE LUCs[1] | Quantity | Units | Total | Entering | Exiting |
| Office | | | | 0 | | |
| Retail | 821 | 100,000 | FT2 | 886 | 425 | 461 |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | 0 | | |
| Residential | 210,215 | 2,900 | DU | 2,301 | 1,443 | 858 |
| Hotel | | | | 0 | | |
| All Other Land Uses[2] | | | | 0 | | |
| | | | | 3,187 | 1,868 | 1,319 |

**Table 2-P: Mode Split and Vehicle Occupancy Estimates**

| Land Use | Entering Trips | | | Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ.[4] | % Transit | % Non-Motorized | Veh. Occ.[4] | % Transit | % Non-Motorized |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |
| All Other Land Uses[2] | | | | | | |

**Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | | | | | |
| Retail | | | | | | |
| Restaurant | | | | | | |
| Cinema/Entertainment | | | | | | |
| Residential | | | | | | |
| Hotel | | | | | | |

**Table 4-P: Internal Person-Trip Origin-Destination Matrix***

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 0 | | 0 | 0 | 120 | 0 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 0 | 43 | 0 | 0 | | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 5-P: Computations Summary**

| | Total | Entering | Exiting |
|---|---|---|---|
| All Person-Trips | 3,187 | 1,868 | 1,319 |
| Internal Capture Percentage | 10% | 9% | 12% |
| | | | |
| External Vehicle-Trips[5] | 2,861 | 1,705 | 1,156 |
| External Transit-Trips[6] | 0 | 0 | 0 |
| External Non-Motorized Trips[6] | 0 | 0 | 0 |

**Table 6-P: Internal Trip Capture Percentages by Land Use**

| Land Use | Entering Trips | Exiting Trips |
|---|---|---|
| Office | N/A | N/A |
| Retail | 10% | 26% |
| Restaurant | N/A | N/A |
| Cinema/Entertainment | N/A | N/A |
| Residential | 8% | 5% |
| Hotel | N/A | N/A |

[1]Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

[2]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

[3]Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

[4]Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be

[5]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

[6]Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

| | |
|---|---|
| **Project Name:** | 0 |
| **Analysis Period:** | **PM Street Peak Hour** |

**Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends**

| Land Use | Table 7-P (D): Entering Trips | | | Table 7-P (O): Exiting Trips | | |
|---|---|---|---|---|---|---|
| | Veh. Occ. | Vehicle-Trips | Person-Trips* | Veh. Occ. | Vehicle-Trips | Person-Trips* |
| Office | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Retail | 1.00 | 425 | 425 | 1.00 | 461 | 461 |
| Restaurant | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Cinema/Entertainment | 1.00 | 0 | 0 | 1.00 | 0 | 0 |
| Residential | 1.00 | 1443 | 1443 | 1.00 | 858 | 858 |
| Hotel | 1.00 | 0 | 0 | 1.00 | 0 | 0 |

**Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 0 | 0 | 0 | 0 | 0 |
| Retail | 9 | | 134 | 18 | 120 | 23 |
| Restaurant | 0 | 0 | | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | | 0 | 0 |
| Residential | 34 | 360 | 180 | 0 | | 26 |
| Hotel | 0 | 0 | 0 | 0 | 0 | |

**Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)**

| Origin (From) | Destination (To) | | | | | |
|---|---|---|---|---|---|---|
| | Office | Retail | Restaurant | Cinema/Entertainment | Residential | Hotel |
| Office | | 34 | 0 | 0 | 58 | 0 |
| Retail | 0 | | 0 | 0 | 664 | 0 |
| Restaurant | 0 | 213 | | 0 | 231 | 0 |
| Cinema/Entertainment | 0 | 17 | 0 | | 58 | 0 |
| Residential | 0 | 43 | 0 | 0 | | 0 |
| Hotel | 0 | 9 | 0 | 0 | 0 | |

**Table 9-P (D): Internal and External Trips Summary (Entering Trips)**

| Destination Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 43 | 382 | 425 | 382 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 120 | 1323 | 1443 | 1323 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 9-P (O): Internal and External Trips Summary (Exiting Trips)**

| Origin Land Use | Person-Trip Estimates | | | External Trips by Mode* | | |
|---|---|---|---|---|---|---|
| | Internal | External | Total | Vehicles[1] | Transit[2] | Non-Motorized[2] |
| Office | 0 | 0 | 0 | 0 | 0 | 0 |
| Retail | 120 | 341 | 461 | 341 | 0 | 0 |
| Restaurant | 0 | 0 | 0 | 0 | 0 | 0 |
| Cinema/Entertainment | 0 | 0 | 0 | 0 | 0 | 0 |
| Residential | 43 | 815 | 858 | 815 | 0 | 0 |
| Hotel | 0 | 0 | 0 | 0 | 0 | 0 |
| All Other Land Uses[3] | 0 | 0 | 0 | 0 | 0 | 0 |

[1]Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

[2]Person-Trips

[3]Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

# Table A-1
## Daily Internal School Trips

| Proposed Entitlements | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Student Impacts** | | **Student Generation Rates** | | | **Students Generated** | | | |
| **Housing Unit Type** | **# Units** | **Elementary School** | **Middle School** | **High School** | **Elementary School** | **Middle School** | **High School** | **Totals** |
| **Single Family Detached** | 2,600 | 0.18 | 0.095 | 0.123 | 468 | 247 | 320 | 1035 |
| **Single Family Attached** | 300 | 0.077 | 0.037 | 0.047 | 24 | 12 | 15 | 51 |
| **Multi-Family** | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| **Mobile Home** | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| **Totals** | 2,900 | | | | 492 | 259 | 335 | 1086 |

Internal Capture for School Trips:
Elementary School students =492/2000=24.60%
Total Internal School Trips = 0.2460*4540=1117
Residential internal trips to/from School =1117/2= 558

# Table A-2
# AM School internal Trips

| Proposed Entitlements | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Student Impacts | | Student Generation Rates | | | Students Generated | | | |
| Housing Unit Type | # Units | Elementary School | Middle School | High School | Elementary School | Middle School | High School | Totals |
| Single Family Detached | 2,600 | 0.18 | 0.095 | 0.123 | 468 | 247 | 320 | 1035 |
| Single Family Attached | 300 | 0.077 | 0.037 | 0.047 | 24 | 12 | 15 | 51 |
| Multi-Family | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| Totals | 2,900 | | | | 492 | 259 | 335 | 1086 |

Internal Capture for School Trips:
Elementary School Students =492/2000=24.60%

Total School Internal Trips — In= 799*0.2460=197- Further adjusted to 182 for Balancing Purposes
Out=681*0.2460=168

Residential interal Trips to/From School — In=168/2= 84
out=197/2=98

# Table A-3
## PM School internal Trips

| Proposed Entitlements | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Student Impacts | | Student Generation Rates | | | Students Generated | | | |
| Housing Unit Type | # Units | Elementary School | Middle School | High School | Elementary School | Middle School | High School | Totals |
| Single Family Detached | 2,600 | 0.18 | 0.095 | 0.123 | 468 | 247 | 320 | 1035 |
| Single Family Attached | 300 | 0.077 | 0.037 | 0.047 | 24 | 12 | 15 | 51 |
| Multi-Family | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| Totals | 2,900 | | | | 492 | 259 | 335 | 1086 |

Internal Capture for School Trips:
Elementary School Students =492/2000=24.60%

| | |
|---|---|
| Total School Internal Trips | In= 147*0.2460=36 |
| | Out=173*0.2470=42-Further adjusted to 39 for balancing purposes |
| Residential interal Trips to/From School | In=42/2= 21 |
| | Out=36/2=18 |

PASSERBY CAPTURE

## Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

| | |
|---|---|
| Land Use Code | 821 |
| Land Use | Shopping Plaza (40 - 150k) |
| Setting | General Urban/Suburban |
| Time Period | Weekday PM Peak Period |
| # Data Sites | 15 |
| Average Pass-By Rate | 40% |

Pass-By Characteristics for Individual Sites

| GLA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 45 | Florida | 1992 | 844 | 56 | 24 | 20 | 44 | — | 30 |
| 50 | Florida | 1992 | 555 | 41 | 41 | 18 | 59 | — | 30 |
| 52 | Florida | 1995 | 665 | 42 | 33 | 25 | 58 | — | 30 |
| 53 | Florida | 1993 | 162 | 59 | — | — | 41 | — | 30 |
| 57.23 | Kentucky | 1993 | 247 | 31 | 53 | 16 | 69 | 2659 | 34 |
| 60 | Florida | 1995 | 1583 | 40 | 38 | 22 | 60 | — | 30 |
| 69.4 | Kentucky | 1993 | 109 | 25 | 42 | 33 | 75 | 1559 | 34 |
| 77 | Florida | 1992 | 365 | 46 | — | — | 54 | — | 30 |
| 78 | Florida | 1991 | 702 | 55 | 23 | 22 | 45 | — | 30 |
| 82 | Florida | 1992 | 336 | 34 | — | — | 66 | — | 30 |
| 92.857 | Kentucky | 1993 | 133 | 22 | 50 | 28 | 78 | 3555 | 34 |
| 100.888 | Kentucky | 1993 | 281 | 28 | 50 | 22 | 72 | 2111 | 34 |
| 121.54 | Kentucky | 1993 | 210 | 53 | 30 | 17 | 47 | 2636 | 34 |
| 144 | New Jersey | 1990 | 176 | 32 | 44 | 24 | 68 | — | 24 |
| 146.8 | Kentucky | 1993 | — | 36 | 39 | 25 | 64 | — | 34 |
| | | | | | | | | | |

FDOT FIVE YEAR WORK PROGRAM

# Five Year Work Program

| Selection Criteria | |
|---|---|
| **District 07**<br>**Pasco County**<br>**Fiscal Years:**2025; 2026; 2027; 2028; 2029; | **2025-2029 AD**<br>**Type of Work:**ADD LANES & RECONSTRUCT |

**Optional Search Items:**

Type of Work: ADD LANES & RECONSTRUCT

Transportation System: (All Transportation Systems)

Strategic Intermodal System (SIS): (All SIS and Non SIS Projects)

Only Funds in Fiscal Years: ☑ 2025 ☑ 2026 ☑ 2027 ☑ 2028 ☑ 2029

Search for Description:

Search for Item Number: -

Submit | Reset

Detail Item Report of Selected Records.

| Description | Type of Work |
|---|---|
| SR 52 (SCHRADER HWY) FROM W OF SUNCOAST PKWY TO E OF US 41 (SR 45) | ADD LANES & RECONSTRUC |
| SR 52/SCHRADER HWY FM EHREN CUTOFF TO W OF CR 581/BELLAMY BR | ADD LANES & RECONSTRUC |
| SR 52/SCHRADER HWY FROM E OF US 41 (SR 45) TO EHREN CUTOFF | ADD LANES & RECONSTRUC |
| US 301 (SR 39) FM S OF CR 54/EILAND BLVD TO N OF KOSSIK RD | ADD LANES & RECONSTRUC |
| US 301 (SR 41/GALL) FROM SR 39 TO S OF CR 54 | ADD LANES & RECONSTRUC |
| US 301 FROM S OF US 98 TO HERNANDO COUNTY LINE | ADD LANES & RECONSTRUC |
| US 301/SR 41/GALL FROM S OF SR 56 TO S OF SR 39/PAUL BUCHMAN | ADD LANES & RECONSTRUC |
| US 41 (SR 45) FROM N OF CONNERTON BLVD TO S OF SR 52 | ADD LANES & RECONSTRUC |
| US 98 FROM US 301 SOUTH TO US 301 NORTH | ADD LANES & RECONSTRUC |
| US 98/SR 35/SR 700 FROM POLK CO LINE/CR54 TO US 301/SR 35/SR 39/SR 700 | ADD LANES & RECONSTRUC |
| US 98/SR 700 FROM S OF OLD LAKELAND HWY TO US 301/SR 35/SR 39/SR 700 | ADD LANES & RECONSTRUC |

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida

View Contact Information for Office of Work Program and Budget

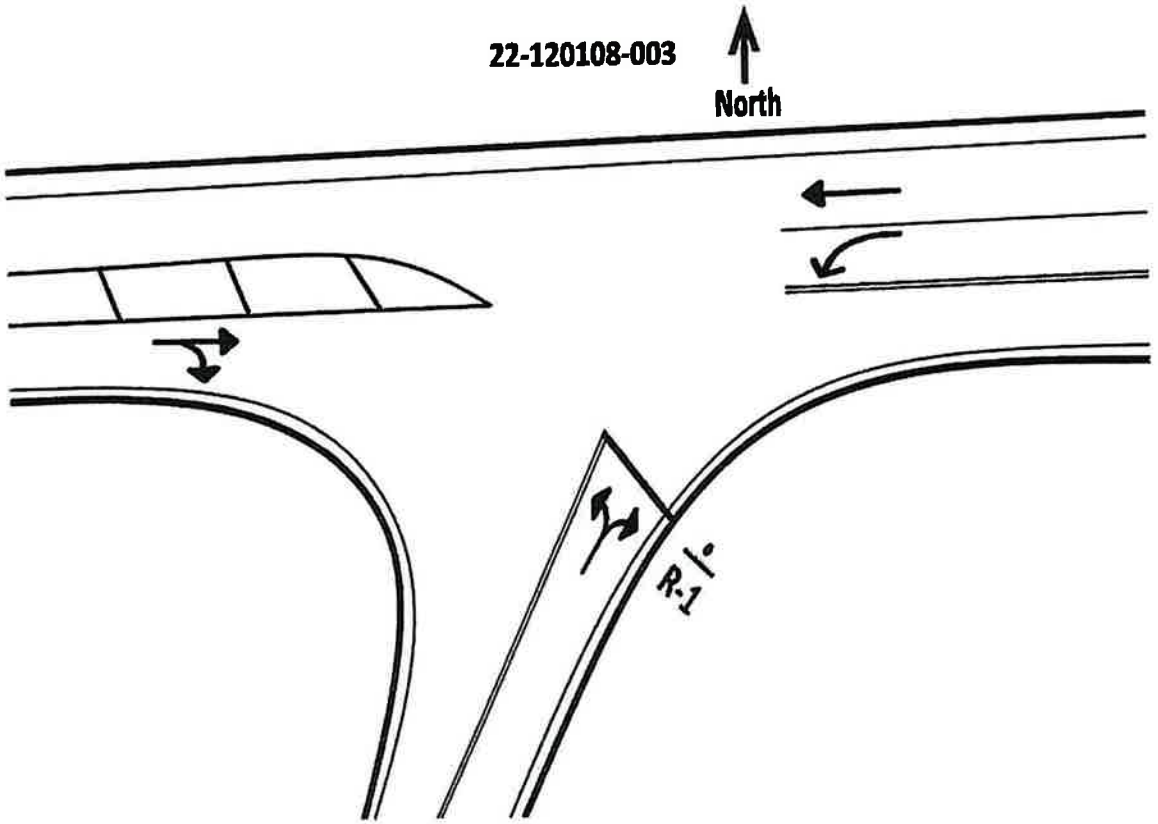
**Application Home:** Work Program
**Office Home:** Office of Work Program and Budget

TRAFFIC COUNTS

National Data & Surveying Services

| | |
|---|---|
| Site Code: | **22-120108-003** |
| Date: | **03/23/2022** |
| Weather: | **Sunny** |
| City: | **Land O' Lakes** |
| County: | **Pasco** |
| Count Times: | **07:00 - 9:00** |
| | **16:00 - 18:00** |
| Control: | **1-Way Stop(NB)** |

N↑ | N/S Street: **CR 583/Ehren Cutoff** | Speed: **45 MPH**




E/W Street: **SR 52**

Speed: **45 MPH**

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** CR 583/Ehren Cutoff & SR 52
**City:** Land O' Lakes
**Control:** 1-Way Stop(NB)

**Project ID:** 22-120108-003
**Date:** 3/23/2022

## Data - Total

| NS/EW Streets: | CR 583/Ehren Cutoff | | | | CR 583/Ehren Cutoff | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 4 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 148 | 4 | 0 | 50 | 115 | 0 | 0 | 362 |
| 7:15 AM | 9 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 142 | 14 | 0 | 45 | 140 | 0 | 0 | 399 |
| 7:30 AM | 4 | 0 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 133 | 6 | 0 | 61 | 109 | 0 | 0 | 356 |
| 7:45 AM | 6 | 0 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 131 | 12 | 0 | 38 | 103 | 0 | 0 | 332 |
| 8:00 AM | 2 | 0 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 121 | 3 | 0 | 46 | 97 | 0 | 0 | 315 |
| 8:15 AM | 2 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 98 | 5 | 0 | 42 | 120 | 0 | 0 | 308 |
| 8:30 AM | 3 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 125 | 15 | 0 | 30 | 142 | 0 | 0 | 353 |
| 8:45 AM | 6 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 119 | 10 | 0 | 37 | 85 | 0 | 0 | 295 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 36 | 0 | 338 | 0 | 0 | 0 | 0 | 0 | 0 | 1017 | 69 | 0 | 349 | 911 | 0 | 0 | 2720 |
| **APPROACH %'s :** | 9.63% | 0.00% | 90.37% | 0.00% | | | | | 0.00% | 93.65% | 6.35% | 0.00% | 27.70% | 72.30% | 0.00% | 0.00% | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL 1449 |
| **PEAK HR VOL :** | 23 | 0 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 554 | 36 | 0 | 194 | 467 | 0 | 0 | |
| **PEAK HR FACTOR :** | 0.639 | 0.000 | 0.893 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.936 | 0.643 | 0.000 | 0.795 | 0.834 | 0.000 | 0.000 | 0.908 |
| | | 0.853 | | | | | | | | 0.946 | | | | 0.893 | | | |

| NS/EW Streets: | CR 583/Ehren Cutoff | | | | CR 583/Ehren Cutoff | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 5 | 0 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 142 | 5 | 0 | 40 | 146 | 0 | 0 | 402 |
| 4:15 PM | 2 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 124 | 6 | 0 | 57 | 145 | 0 | 0 | 402 |
| 4:30 PM | 2 | 0 | 81 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 3 | 0 | 51 | 141 | 0 | 0 | 406 |
| 4:45 PM | 7 | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 129 | 6 | 0 | 53 | 170 | 0 | 0 | 438 |
| 5:00 PM | 9 | 0 | 76 | 0 | 0 | 0 | 0 | 0 | 0 | 133 | 9 | 0 | 43 | 118 | 0 | 0 | 388 |
| 5:15 PM | 3 | 0 | 86 | 0 | 0 | 0 | 0 | 0 | 0 | 121 | 5 | 0 | 56 | 155 | 0 | 0 | 426 |
| 5:30 PM | 2 | 0 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 131 | 5 | 0 | 58 | 123 | 0 | 0 | 385 |
| 5:45 PM | 2 | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 5 | 0 | 52 | 122 | 0 | 0 | 361 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 32 | 0 | 566 | 0 | 0 | 0 | 0 | 0 | 0 | 1036 | 44 | 0 | 410 | 1120 | 0 | 0 | 3208 |
| **APPROACH %'s :** | 5.35% | 0.00% | 94.65% | 0.00% | | | | | 0.00% | 95.93% | 4.07% | 0.00% | 26.80% | 73.20% | 0.00% | 0.00% | |
| **PEAK HR :** | 04:30 PM - 05:30 PM | | | | | | | | | | | | | | | | TOTAL 1658 |
| **PEAK HR VOL :** | 21 | 0 | 316 | 0 | 0 | 0 | 0 | 0 | 0 | 511 | 23 | 0 | 203 | 584 | 0 | 0 | |
| **PEAK HR FACTOR :** | 0.583 | 0.000 | 0.919 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.961 | 0.639 | 0.000 | 0.906 | 0.859 | 0.000 | 0.000 | 0.946 |
| | | 0.947 | | | | | | | | 0.940 | | | | 0.882 | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** CR 583/Ehren Cutoff & SR 52
**City:** Land O' Lakes
**Control:** 1-Way Stop(NB)

**Project ID:** 22-120108-003
**Date:** 3/23/2022

## Data - Cars

| NS/EW Streets: | CR 583/Ehren Cutoff | | | | CR 583/Ehren Cutoff | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 4 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 130 | 4 | 0 | 41 | 94 | 0 | 0 | 307 |
| 7:15 AM | 9 | 0 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | 13 | 0 | 41 | 118 | 0 | 0 | 349 |
| 7:30 AM | 4 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | 5 | 0 | 58 | 90 | 0 | 0 | 316 |
| 7:45 AM | 4 | 0 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 115 | 8 | 0 | 34 | 79 | 0 | 0 | 279 |
| 8:00 AM | 2 | 0 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 104 | 3 | 0 | 35 | 77 | 0 | 0 | 262 |
| 8:15 AM | 2 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 77 | 5 | 0 | 36 | 97 | 0 | 0 | 249 |
| 8:30 AM | 3 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 105 | 15 | 0 | 28 | 114 | 0 | 0 | 302 |
| 8:45 AM | 5 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 104 | 9 | 0 | 35 | 70 | 0 | 0 | 258 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 33 | 0 | 301 | 0 | 0 | 0 | 0 | 0 | 0 | 879 | 62 | 0 | 308 | 739 | 0 | 0 | 2322 |
| **APPROACH %'s :** | 9.88% | 0.00% | 90.12% | 0.00% | | | | | 0.00% | 93.41% | 6.59% | 0.00% | 29.42% | 70.58% | 0.00% | 0.00% | |
| **PEAK HR :** | **07:00 AM - 08:00 AM** | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 21 | 0 | 156 | 0 | 0 | 0 | 0 | 0 | 0 | 489 | 30 | 0 | 174 | 381 | 0 | 0 | 1251 |
| **PEAK HR FACTOR :** | 0.583 | 0.000 | 0.848 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.940 | 0.577 | 0.000 | 0.750 | 0.807 | 0.000 | 0.000 | 0.896 |
| | | | 0.805 | | | | | | | 0.961 | | | | 0.873 | | | |

| **PM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 3 | 0 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 5 | 0 | 37 | 121 | 0 | 0 | 358 |
| 4:15 PM | 2 | 0 | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 110 | 5 | 0 | 55 | 124 | 0 | 0 | 362 |
| 4:30 PM | 2 | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 0 | 119 | 3 | 0 | 46 | 130 | 0 | 0 | 371 |
| 4:45 PM | 7 | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 114 | 6 | 0 | 52 | 156 | 0 | 0 | 400 |
| 5:00 PM | 9 | 0 | 72 | 0 | 0 | 0 | 0 | 0 | 0 | 121 | 9 | 0 | 42 | 108 | 0 | 0 | 361 |
| 5:15 PM | 3 | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 | 111 | 4 | 0 | 53 | 139 | 0 | 0 | 392 |
| 5:30 PM | 1 | 0 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 124 | 5 | 0 | 54 | 118 | 0 | 0 | 366 |
| 5:45 PM | 2 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 112 | 5 | 0 | 51 | 116 | 0 | 0 | 336 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 29 | 0 | 534 | 0 | 0 | 0 | 0 | 0 | 0 | 939 | 42 | 0 | 390 | 1012 | 0 | 0 | 2946 |
| **APPROACH %'s :** | 5.15% | 0.00% | 94.85% | 0.00% | | | | | 0.00% | 95.72% | 4.28% | 0.00% | 27.82% | 72.18% | 0.00% | 0.00% | |
| **PEAK HR :** | **04:30 PM - 05:30 PM** | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 21 | 0 | 290 | 0 | 0 | 0 | 0 | 0 | 0 | 465 | 22 | 0 | 193 | 533 | 0 | 0 | 1524 |
| **PEAK HR FACTOR :** | 0.583 | 0.000 | 0.884 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.961 | 0.611 | 0.000 | 0.910 | 0.854 | 0.000 | 0.000 | 0.953 |
| | | | 0.915 | | | | | | | 0.937 | | | | 0.873 | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** CR 583/Ehren Cutoff & SR 52
**City:** Land O' Lakes
**Control:** 1-Way Stop(NB)

**Project ID:** 22-120108-003
**Date:** 3/23/2022

## Data - HT

| NS/EW Streets: | CR 583/Ehren Cutoff | | | | CR 583/Ehren Cutoff | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 9 | 21 | 0 | 0 | 55 |
| 7:15 AM | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 1 | 0 | 4 | 22 | 0 | 0 | 50 |
| 7:30 AM | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 1 | 0 | 3 | 19 | 0 | 0 | 40 |
| 7:45 AM | 2 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 4 | 0 | 4 | 24 | 0 | 0 | 53 |
| 8:00 AM | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 11 | 20 | 0 | 0 | 53 |
| 8:15 AM | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 6 | 23 | 0 | 0 | 59 |
| 8:30 AM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 2 | 28 | 0 | 0 | 51 |
| 8:45 AM | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 2 | 15 | 0 | 0 | 37 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 3 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 138 | 7 | 0 | 41 | 172 | 0 | 0 | 398 |
| **APPROACH %'s :** | 7.50% | 0.00% | 92.50% | 0.00% | | | | | 0.00% | 95.17% | 4.83% | 0.00% | 19.25% | 80.75% | 0.00% | 0.00% | |
| **PEAK HR :** | **07:00 AM - 08:00 AM** | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 2 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 6 | 0 | 20 | 86 | 0 | 0 | 198 |
| **PEAK HR FACTOR :** | 0.250 | 0.000 | 0.679 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.813 | 0.375 | 0.000 | 0.556 | 0.896 | 0.000 | 0.000 | 0.900 |
| | | | 0.750 | | | | | | | 0.845 | | | | 0.883 | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 3 | 25 | 0 | 0 | 44 |
| 4:15 PM | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 1 | 0 | 2 | 21 | 0 | 0 | 40 |
| 4:30 PM | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 5 | 11 | 0 | 0 | 35 |
| 4:45 PM | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 1 | 14 | 0 | 0 | 38 |
| 5:00 PM | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 1 | 10 | 0 | 0 | 27 |
| 5:15 PM | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 1 | 0 | 3 | 16 | 0 | 0 | 34 |
| 5:30 PM | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 4 | 5 | 0 | 0 | 19 |
| 5:45 PM | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 1 | 6 | 0 | 0 | 25 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 3 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 97 | 2 | 0 | 20 | 108 | 0 | 0 | 262 |
| **APPROACH %'s :** | 8.57% | 0.00% | 91.43% | 0.00% | | | | | 0.00% | 97.98% | 2.02% | 0.00% | 15.63% | 84.38% | 0.00% | 0.00% | |
| **PEAK HR :** | **04:30 PM - 05:30 PM** | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 1 | 0 | 10 | 51 | 0 | 0 | 134 |
| **PEAK HR FACTOR :** | 0.000 | 0.000 | 0.650 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.767 | 0.250 | 0.000 | 0.500 | 0.797 | 0.000 | 0.000 | 0.882 |
| | | | 0.650 | | | | | | | 0.783 | | | | 0.803 | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** CR 583/Ehren Cutoff & SR 52
**City:** Land O' Lakes
**Control:** 1-Way Stop(NB)

**Project ID:** 22-120108-003
**Date:** 3/23/2022

## Data - Bikes

| NS/EW Streets: | CR 583/Ehren Cutoff | | | | CR 583/Ehren Cutoff | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **APPROACH %'s :** | | | | | | | | | | | | | | | | | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **APPROACH %'s :** | | | | | | | | | | | | | | | | | |
| **PEAK HR :** | 04:30 PM - 05:30 PM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** CR 583/Ehren Cutoff & SR 52
**City:** Land O' Lakes

**Project ID:** 22-120108-003
**Date:** 3/23/2022

## Data - Pedestrians (Crosswalks)

| NS/EW Streets: | CR 583/Ehren Cutoff | | CR 583/Ehren Cutoff | | SR 52 | | SR 52 | | |
|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **APPROACH %'s :** | | | | | | | | | |
| **PEAK HR :** | **07:00 AM - 08:00 AM** | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | | | | | | | | | |

| PM | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | |
|---|---|---|---|---|---|---|---|---|---|
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **APPROACH %'s :** | | | | | | | | | |
| **PEAK HR :** | **04:30 PM - 05:30 PM** | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | | | | | | | | | |

Prepared by National Data & Surveying Services

# CR 583/Ehren Cutoff & SR 52

## Peak Hour Turning Movement Count

**ID:** 22-120108-003
**City:** Land O' Lakes

**Day:** Wednesday
**Date:** 3/23/2022

**PEAK HOURS**
07:00 AM - 08:00 AM
NONE
04:30 PM - 05:30 PM

**COUNT PERIODS**
7:00 AM - 09:00 AM
NONE
4:00 PM - 06:00 PM

**CONTROL**
1-Way Stop(NB)

| | AM | NOON | PM |
|---|---|---|---|
| TEV | 1449 | 0 | 1658 |
| PHF | 0.91 | NOON | 0.95 |

### CR 583/Ehren Cutoff — SOUTHBOUND

| | | | | | | |
|---|---|---|---|---|---|---|
| AM | 0 | 0 | 0 | 0 | 0 | AM |
| NOON | 0 | 0 | 0 | 0 | 0 | NOON |
| PM | 0 | 0 | 0 | 0 | 0 | PM |

### SR 52 — EASTBOUND

| AM | NOON | PM | |
|---|---|---|---|
| 490 | 0 | 605 | ⇦ |
| 0 | 0 | 0 | ↶ 0 |
| 0 | 0 | 0 | ↱ 0 |
| 554 | 0 | 511 | → 0 |
| 36 | 0 | 23 | ↴ 0 |
| AM | NOON | PM | |

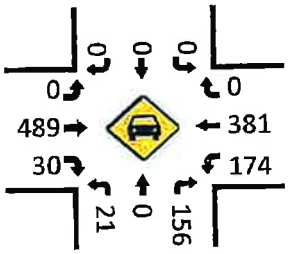
### SR 52 — WESTBOUND

| PM | NOON | AM | |
|---|---|---|---|
| 0 | 0 | 0 | 0 ↰ |
| 584 | 0 | 467 | 0 ← |
| 203 | 0 | 194 | 0 ↰ |
| 0 | 0 | 0 | 0 ↰ |
| 827 | 0 | 729 | ⇨ |
| PM | NOON | AM | |

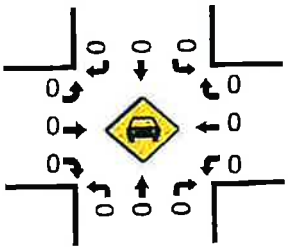
### CR 583/Ehren Cutoff — NORTHBOUND

| | | | | | | |
|---|---|---|---|---|---|---|
| PM | 226 | 0 | 21 | 0 | 316 | PM |
| NOON | 0 | 0 | 0 | 0 | 0 | NOON |
| AM | 230 | 0 | 23 | 0 | 175 | AM |

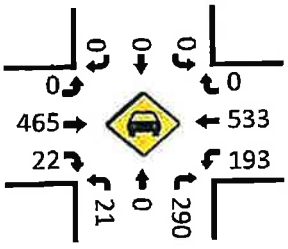
**Cars (AM)**



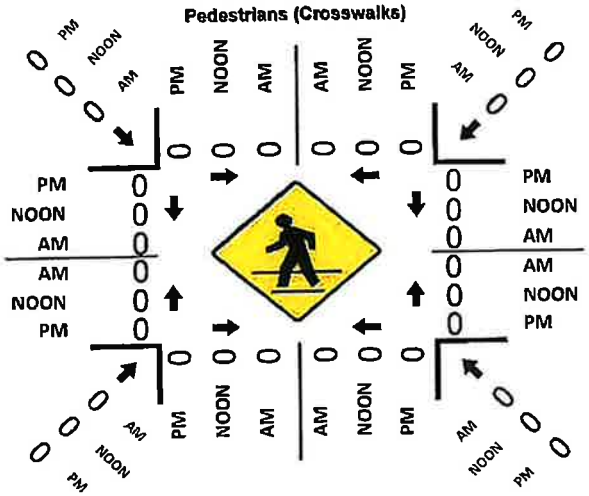

**Cars (NOON)**



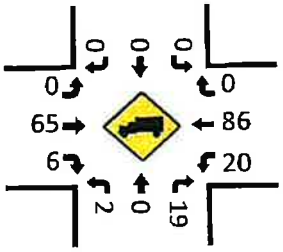

**Cars (PM)**



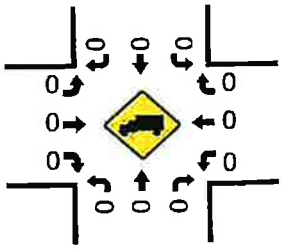

**Pedestrians (Crosswalks)**



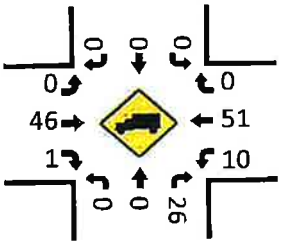

**HT (AM)**




**HT (NOON)**



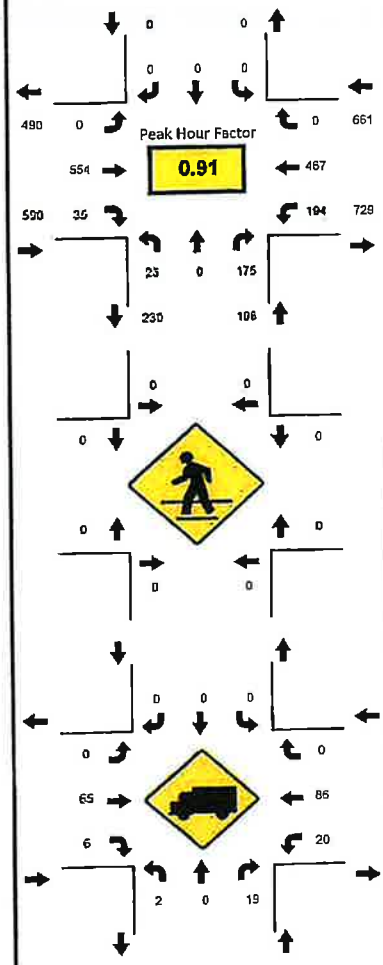

**HT (PM)**



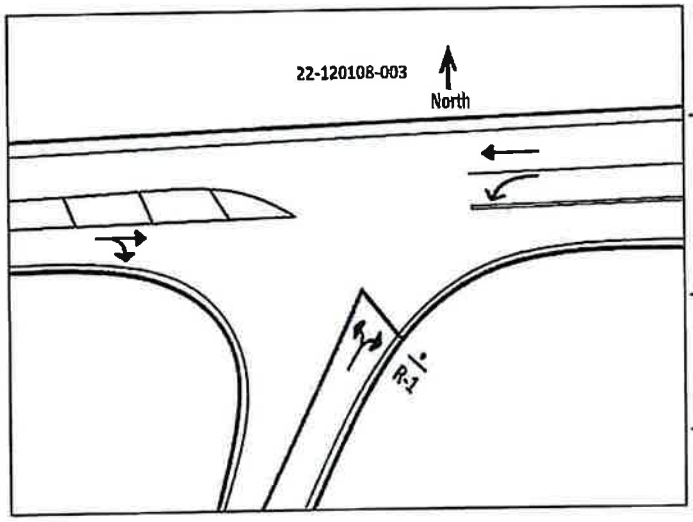
LOCATION: CR 583/Ehren Cutoff & SR 52
CITY/STATE: Land O' Lakes, FL

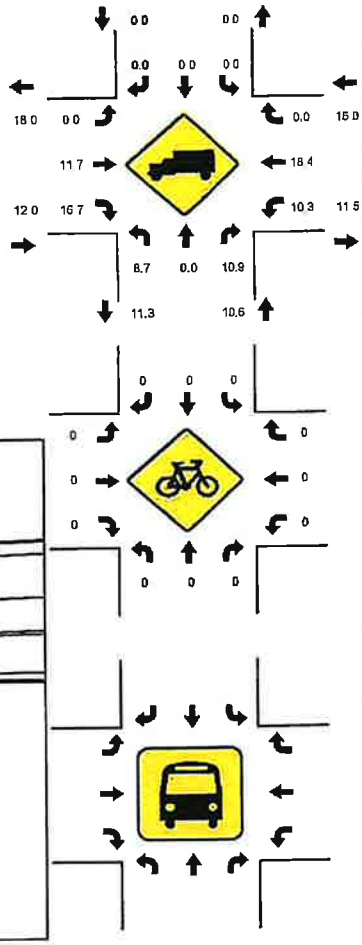
PROJECT ID: 22-120108-003
DATE: Wed, Mar 23, 2022

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM




National Data & Surveying Services



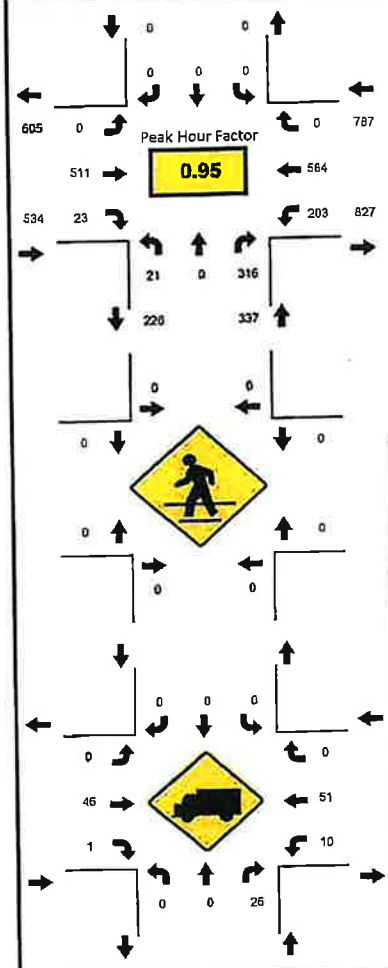



| 15-Min Count Period Beginning At | CR 583/Ehren Cutoff Northbound | | | | | CR 583/Ehren Cutoff Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 7:00 AM | 4 | 0 | 41 | 0 | | 0 | 0 | 0 | 0 | | 0 | 148 | 4 | 0 | | 50 | 115 | 0 | 0 | | 362 | 1449 |
| 7:15 AM | 9 | 0 | 49 | 0 | | 0 | 0 | 0 | 0 | | 0 | 142 | 14 | 0 | | 45 | 140 | 0 | 0 | | 399 | 1402 |
| 7:30 AM | 4 | 0 | 43 | 0 | | 0 | 0 | 0 | 0 | | 0 | 133 | 6 | 0 | | 61 | 109 | 0 | 0 | | 356 | 1311 |
| 7:45 AM | 6 | 0 | 42 | 0 | | 0 | 0 | 0 | 0 | | 0 | 131 | 12 | 0 | | 38 | 103 | 0 | 0 | | 332 | 1308 |
| 8:00 AM | 2 | 0 | 46 | 0 | | 0 | 0 | 0 | 0 | | 0 | 121 | 3 | 0 | | 46 | 97 | 0 | 0 | | 315 | 1271 |
| 8:15 AM | 2 | 0 | 41 | 0 | | 0 | 0 | 0 | 0 | | 0 | 98 | 5 | 0 | | 42 | 120 | 0 | 0 | | 308 | 956 |
| 8:30 AM | 3 | 0 | 38 | 0 | | 0 | 0 | 0 | 0 | | 0 | 125 | 15 | 0 | | 30 | 142 | 0 | 0 | | 353 | 648 |
| 8:45 AM | 6 | 0 | 38 | 0 | | 0 | 0 | 0 | 0 | | 0 | 119 | 10 | 0 | | 37 | 85 | 0 | 0 | | 295 | 295 |
| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 36 | 0 | 196 | 0 | | 0 | 0 | 0 | 0 | | 0 | 592 | 56 | 0 | | 244 | 560 | 0 | 0 | | 1684 | |
| Heavy Trucks | 8 | 0 | 28 | 0 | | 0 | 0 | 0 | 0 | | 0 | 80 | 16 | 0 | | 36 | 96 | 0 | 0 | | 264 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

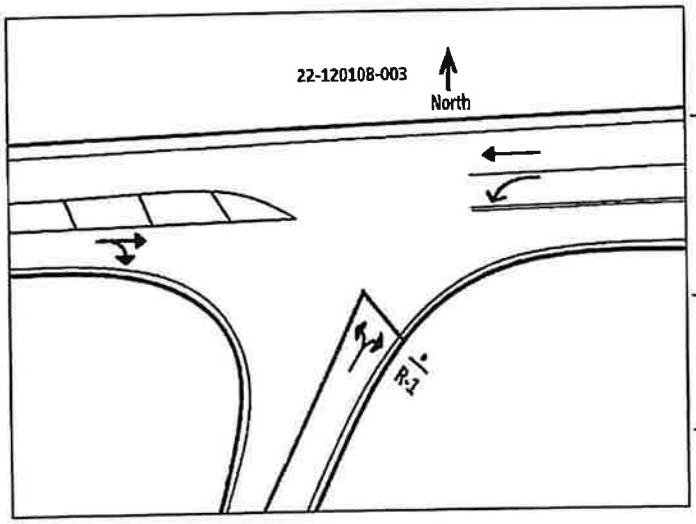
LOCATION: CR 583/Ehren Cutoff & SR 52
CITY/STATE: Land O' Lakes, FL

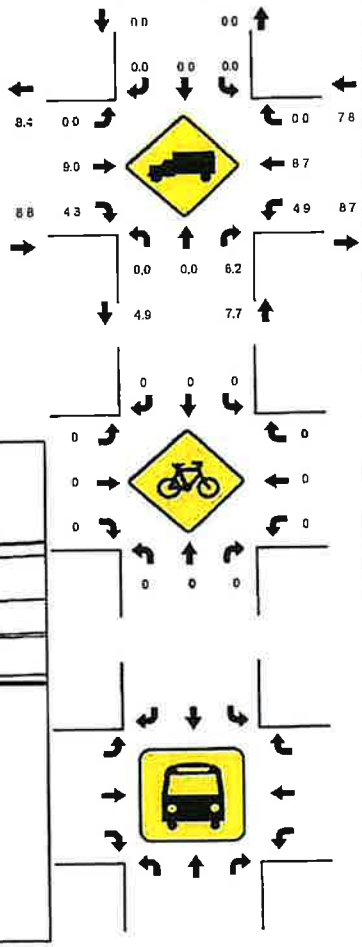
PROJECT ID: 22-120108-003
DATE: Wed, Mar 23, 2022

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:45 PM - 05:00 PM




National Data & Surveying Services



| 15-Min Count Period Beginning At | CR 583/Ehren Cutoff Northbound | | | | | CR 583/Ehren Cutoff Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 4:00 PM | 5 | 0 | 64 | 0 | | 0 | 0 | 0 | 0 | | 0 | 142 | 5 | 0 | | 40 | 146 | 0 | 0 | | 402 | 1648 |
| 4:15 PM | 2 | 0 | 68 | 0 | | 0 | 0 | 0 | 0 | | 0 | 124 | 6 | 0 | | 57 | 145 | 0 | 0 | | 402 | 1634 |
| 4:30 PM | 2 | 0 | 81 | 0 | | 0 | 0 | 0 | 0 | | 0 | 128 | 3 | 0 | | 51 | 141 | 0 | 0 | | 406 | 1658 |
| 4:45 PM | 7 | 0 | 73 | 0 | | 0 | 0 | 0 | 0 | | 0 | 129 | 6 | 0 | | 53 | 170 | 0 | 0 | | 438 | 1637 |
| 5:00 PM | 9 | 0 | 76 | 0 | | 0 | 0 | 0 | 0 | | 0 | 133 | 9 | 0 | | 43 | 118 | 0 | 0 | | 388 | 1560 |
| 5:15 PM | 3 | 0 | 66 | 0 | | 0 | 0 | 0 | 0 | | 0 | 121 | 5 | 0 | | 56 | 155 | 0 | 0 | | 426 | 1172 |
| 5:30 PM | 2 | 0 | 66 | 0 | | 0 | 0 | 0 | 0 | | 0 | 131 | 5 | 0 | | 58 | 123 | 0 | 0 | | 385 | 746 |
| 5:45 PM | 2 | 0 | 52 | 0 | | 0 | 0 | 0 | 0 | | 0 | 128 | 5 | 0 | | 52 | 122 | 0 | 0 | | 361 | 361 |
| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 36 | 0 | 344 | 0 | | 0 | 0 | 0 | 0 | | 0 | 532 | 36 | 0 | | 224 | 680 | 0 | 0 | | 1852 | |
| Heavy Trucks | 0 | 0 | 40 | 0 | | 0 | 0 | 0 | 0 | | 0 | 60 | 4 | 0 | | 20 | 64 | 0 | 0 | | 188 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

National Data & Surveying Services

# Intersection Turning Movement Count

**Location:** Bellamy Brothers Blvd/CR 581 & SR 52
**City:** San Antonio
**Control:** Signalized

**Project ID:** 23-120550-001
**Date:** 12/13/2023

## Data - Total

| NS/EW Streets: | Bellamy Brothers Blvd/CR 581 | | | | Bellamy Brothers Blvd/CR 581 | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 0 | 1 | 0 | 0 | 100 | 0 | 14 | 0 | 12 | 174 | 0 | 0 | 1 | 153 | 39 | 1 | 495 |
| 7:15 AM | 0 | 0 | 1 | 0 | 129 | 1 | 16 | 0 | 9 | 212 | 0 | 0 | 3 | 147 | 56 | 0 | 574 |
| 7:30 AM | 0 | 0 | 1 | 0 | 139 | 1 | 18 | 0 | 12 | 179 | 1 | 1 | 1 | 136 | 38 | 0 | 527 |
| 7:45 AM | 2 | 1 | 1 | 0 | 106 | 0 | 9 | 0 | 9 | 199 | 1 | 0 | 0 | 177 | 71 | 2 | 578 |
| 8:00 AM | 0 | 0 | 1 | 0 | 120 | 0 | 13 | 0 | 3 | 149 | 0 | 0 | 3 | 163 | 45 | 1 | 498 |
| 8:15 AM | 0 | 0 | 3 | 0 | 95 | 0 | 13 | 0 | 6 | 186 | 0 | 0 | 1 | 155 | 56 | 1 | 516 |
| 8:30 AM | 0 | 0 | 2 | 0 | 84 | 0 | 14 | 0 | 6 | 206 | 1 | 0 | 0 | 159 | 43 | 2 | 517 |
| 8:45 AM | 0 | 0 | 1 | 0 | 96 | 1 | 5 | 0 | 7 | 158 | 1 | 0 | 1 | 121 | 45 | 0 | 436 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| TOTAL VOLUMES : | 2 | 2 | 10 | 0 | 869 | 3 | 102 | 0 | 64 | 1463 | 4 | 1 | 10 | 1211 | 393 | 7 | 4141 |
| APPROACH %'s : | 14.29% | 14.29% | 71.43% | 0.00% | 89.22% | 0.31% | 10.47% | 0.00% | 4.18% | 95.50% | 0.26% | 0.07% | 0.62% | 74.71% | 24.24% | 0.43% | |
| PEAK HR : | 07:15 AM - 08:15 AM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL : | 2 | 1 | 4 | 0 | 494 | 2 | 56 | 0 | 33 | 739 | 2 | 1 | 7 | 623 | 210 | 3 | 2177 |
| PEAK HR FACTOR : | 0.250 | 0.250 | 1.000 | 0.000 | 0.888 | 0.500 | 0.778 | 0.000 | 0.688 | 0.871 | 0.500 | 0.250 | 0.583 | 0.880 | 0.739 | 0.375 | 0.942 |
| | 0.438 | | | | 0.873 | | | | 0.877 | | | | 0.843 | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 0 | 0 | 4 | 0 | 51 | 0 | 14 | 0 | 18 | 186 | 0 | 0 | 4 | 207 | 145 | 0 | 629 |
| 4:15 PM | 1 | 2 | 6 | 0 | 67 | 0 | 15 | 0 | 19 | 183 | 0 | 0 | 2 | 191 | 133 | 0 | 619 |
| 4:30 PM | 0 | 3 | 2 | 0 | 62 | 0 | 10 | 0 | 17 | 215 | 0 | 0 | 0 | 228 | 141 | 3 | 681 |
| 4:45 PM | 0 | 0 | 2 | 0 | 66 | 0 | 18 | 0 | 12 | 191 | 0 | 0 | 1 | 228 | 144 | 2 | 664 |
| 5:00 PM | 0 | 2 | 0 | 0 | 58 | 0 | 13 | 0 | 20 | 230 | 0 | 0 | 0 | 198 | 145 | 0 | 666 |
| 5:15 PM | 0 | 0 | 0 | 0 | 36 | 0 | 10 | 0 | 23 | 209 | 0 | 0 | 0 | 213 | 166 | 0 | 657 |
| 5:30 PM | 0 | 0 | 0 | 0 | 88 | 0 | 10 | 0 | 19 | 173 | 0 | 0 | 0 | 183 | 129 | 1 | 603 |
| 5:45 PM | 1 | 0 | 0 | 0 | 69 | 0 | 6 | 0 | 17 | 181 | 0 | 0 | 0 | 145 | 126 | 0 | 545 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| TOTAL VOLUMES : | 2 | 7 | 14 | 0 | 497 | 0 | 96 | 0 | 145 | 1568 | 0 | 0 | 7 | 1593 | 1129 | 6 | 5064 |
| APPROACH %'s : | 8.70% | 30.43% | 60.87% | 0.00% | 83.81% | 0.00% | 16.19% | 0.00% | 8.46% | 91.54% | 0.00% | 0.00% | 0.26% | 58.24% | 41.28% | 0.22% | |
| PEAK HR : | 04:30 PM - 05:30 PM | | | | | | | | | | | | | | | | TOTAL |
| PEAK HR VOL : | 0 | 5 | 4 | 0 | 222 | 0 | 51 | 0 | 72 | 845 | 0 | 0 | 1 | 867 | 596 | 5 | 2668 |
| PEAK HR FACTOR : | 0.000 | 0.417 | 0.500 | 0.000 | 0.841 | 0.000 | 0.708 | 0.000 | 0.783 | 0.918 | 0.000 | 0.000 | 0.250 | 0.951 | 0.898 | 0.417 | 0.979 |
| | 0.450 | | | | 0.813 | | | | 0.917 | | | | 0.969 | | | | |

National Data & Surveying Services

# Intersection Turning Movement Count

**Location:** Bellamy Brothers Blvd/CR 581 & SR 52
**City:** San Antonio
**Control:** Signalized

**Project ID:** 23-120550-001
**Date:** 12/13/2023

## Data - HT

| NS/EW Streets: | Bellamy Brothers Blvd/CR 581 | | | | Bellamy Brothers Blvd/CR 581 | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| AM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 0 | 0 | 0 | 0 | 4 | 0 | 1 | 0 | 0 | 21 | 0 | 0 | 1 | 25 | 5 | 0 | 57 |
| 7:15 AM | 0 | 0 | 1 | 0 | 10 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 2 | 17 | 5 | 0 | 57 |
| 7:30 AM | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 22 | 3 | 0 | 42 |
| 7:45 AM | 0 | 1 | 1 | 0 | 10 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 0 | 32 | 9 | 0 | 75 |
| 8:00 AM | 0 | 0 | 0 | 0 | 11 | 0 | 2 | 0 | 0 | 30 | 0 | 0 | 1 | 21 | 5 | 1 | 71 |
| 8:15 AM | 0 | 0 | 2 | 0 | 7 | 0 | 0 | 0 | 2 | 28 | 0 | 0 | 0 | 20 | 3 | 0 | 62 |
| 8:30 AM | 0 | 0 | 0 | 0 | 6 | 0 | 5 | 0 | 0 | 30 | 0 | 0 | 0 | 24 | 1 | 1 | 67 |
| 8:45 AM | 0 | 0 | 0 | 0 | 2 | 1 | 1 | 0 | 0 | 24 | 0 | 0 | 1 | 17 | 3 | 0 | 49 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| TOTAL VOLUMES : | 0 | 1 | 4 | 0 | 54 | 1 | 9 | 0 | 2 | 190 | 0 | 0 | 5 | 178 | 34 | 2 | 480 |
| APPROACH %'s : | 0.00% | 20.00% | 80.00% | 0.00% | 84.38% | 1.56% | 14.06% | 0.00% | 1.04% | 98.96% | 0.00% | 0.00% | 2.28% | 81.28% | 15.53% | 0.91% | |
| PEAK HR : | 07:15 AM - 08:15 AM | | | | | | | | | | | | | | | | TOTAL 245 |
| PEAK HR VOL : | 0 | 1 | 2 | 0 | 35 | 0 | 2 | 0 | 0 | 87 | 0 | 0 | 3 | 92 | 22 | 1 | |
| PEAK HR FACTOR : | 0.000 | 0.250 | 0.500 | 0.000 | 0.795 | 0.000 | 0.250 | 0.000 | 0.000 | 0.725 | 0.000 | 0.000 | 0.375 | 0.719 | 0.611 | 0.250 | 0.817 |
| | | 0.375 | | | | 0.712 | | | | 0.725 | | | | 0.720 | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 1 | 22 | 5 | 0 | 49 |
| 4:15 PM | 0 | 0 | 1 | 0 | 3 | 0 | 1 | 0 | 2 | 13 | 0 | 0 | 2 | 24 | 9 | 0 | 55 |
| 4:30 PM | 0 | 1 | 1 | 0 | 6 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 16 | 10 | 0 | 46 |
| 4:45 PM | 0 | 0 | 0 | 0 | 5 | 0 | 2 | 0 | 2 | 15 | 0 | 0 | 0 | 20 | 6 | 0 | 50 |
| 5:00 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 15 | 0 | 0 | 0 | 17 | 3 | 0 | 38 |
| 5:15 PM | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 14 | 6 | 0 | 45 |
| 5:30 PM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 15 | 0 | 0 | 0 | 14 | 2 | 1 | 35 |
| 5:45 PM | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 10 | 0 | 0 | 0 | 11 | 5 | 0 | 30 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| TOTAL VOLUMES : | 1 | 1 | 5 | 0 | 23 | 0 | 4 | 0 | 8 | 118 | 0 | 0 | 3 | 138 | 46 | 1 | 348 |
| APPROACH %'s : | 14.29% | 14.29% | 71.43% | 0.00% | 85.19% | 0.00% | 14.81% | 0.00% | 6.35% | 93.65% | 0.00% | 0.00% | 1.60% | 73.40% | 24.47% | 0.53% | |
| PEAK HR : | 04:30 PM - 05:30 PM | | | | | | | | | | | | | | | | TOTAL 179 |
| PEAK HR VOL : | 0 | 1 | 1 | 0 | 16 | 0 | 3 | 0 | 3 | 63 | 0 | 0 | 0 | 67 | 25 | 0 | |
| PEAK HR FACTOR : | 0.000 | 0.250 | 0.250 | 0.000 | 0.667 | 0.000 | 0.375 | 0.000 | 0.375 | 0.750 | 0.000 | 0.000 | 0.000 | 0.838 | 0.625 | 0.000 | 0.895 |
| | | 0.250 | | | | 0.679 | | | | 0.786 | | | | 0.885 | | | |

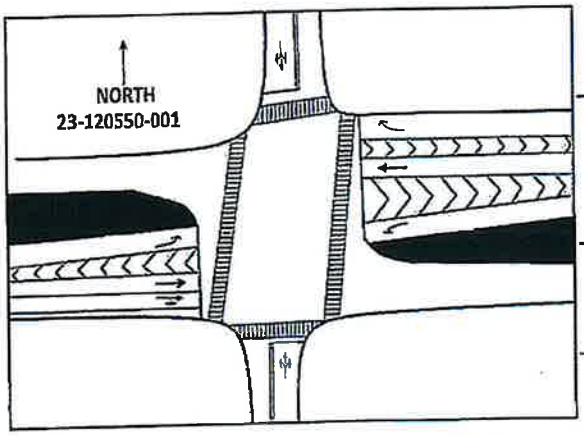
LOCATION: Bellamy Brothers Blvd/CR 581 & SR 52
CITY/STATE: San Antonio, FL

PROJECT ID: 23-120550-001
DATE: Wed, Dec 13, 2023

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:45 AM - 08:00 AM

Peak Hour Factor
0.94

National Data & Surveying Services

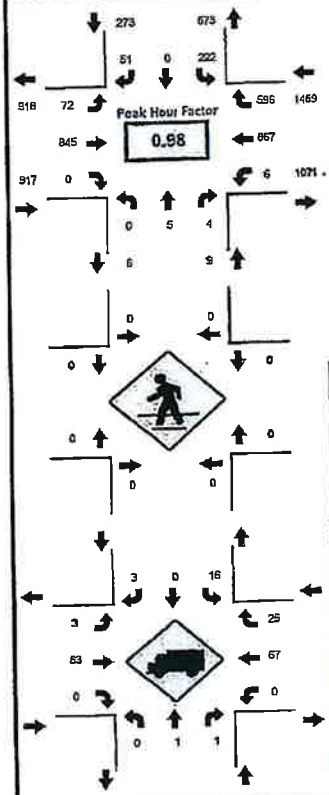


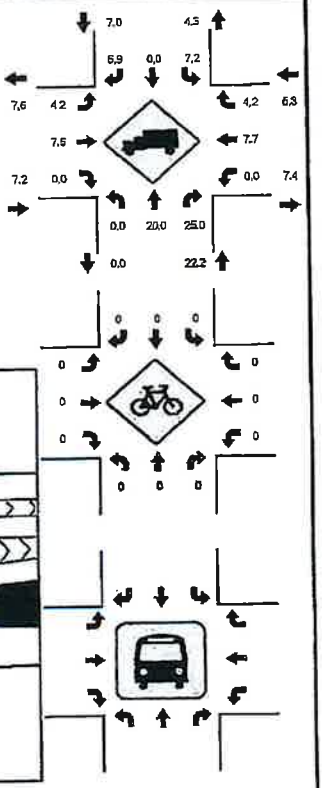

| 15-Min Count Period Beginning At | Bellamy Brothers Blvd/CR 581 Northbound | | | | | Bellamy Brothers Blvd/CR 581 Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 7:00 AM | 0 | 1 | 0 | 0 | | 100 | 0 | 14 | 0 | | 12 | 174 | 0 | 0 | | 1 | 153 | 39 | 1 | | 495 | 2174 |
| 7:15 AM | 0 | 0 | 1 | 0 | | 129 | 1 | 16 | 0 | | 9 | 212 | 0 | 0 | | 3 | 147 | 56 | 0 | | 574 | 2177 |
| 7:30 AM | 0 | 0 | 1 | 0 | | 139 | 1 | 18 | 0 | | 12 | 179 | 1 | 1 | | 1 | 136 | 38 | 0 | | 527 | 2119 |
| 7:45 AM | 2 | 1 | 1 | 0 | | 108 | 0 | 9 | 0 | | 9 | 199 | 1 | 0 | | 0 | 177 | 71 | 2 | | 576 | 2109 |
| 8:00 AM | 0 | 0 | 1 | 0 | | 120 | 0 | 13 | 0 | | 3 | 149 | 0 | 0 | | 3 | 163 | 45 | 1 | | 498 | 1967 |
| 8:15 AM | 0 | 0 | 3 | 0 | | 95 | 0 | 13 | 0 | | 6 | 186 | 0 | 0 | | 1 | 155 | 56 | 1 | | 516 | 1469 |
| 8:30 AM | 0 | 0 | 2 | 0 | | 94 | 0 | 14 | 0 | | 6 | 206 | 1 | 0 | | 0 | 159 | 43 | 2 | | 517 | 953 |
| 8:45 AM | 0 | 0 | 1 | 0 | | 96 | 1 | 5 | 0 | | 7 | 158 | 1 | 0 | | 1 | 121 | 45 | 0 | | 436 | 436 |
| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 8 | 4 | 4 | 0 | | 556 | 4 | 72 | 0 | | 48 | 848 | 4 | 4 | | 12 | 708 | 284 | 8 | | 2564 | |
| Heavy Trucks | 0 | 4 | 4 | 0 | | 44 | 0 | 8 | 0 | | 0 | 120 | 0 | 0 | | 8 | 128 | 36 | 4 | | 352 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

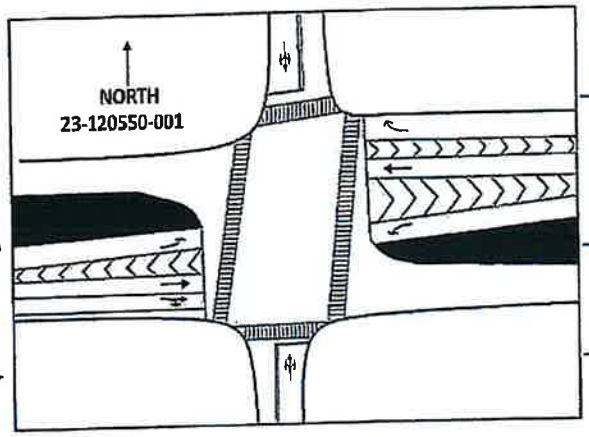
LOCATION: Bellamy Brothers Blvd/CR 581 & SR 52
CITY/STATE: San Antonio, FL

PROJECT ID: 23-120550-001
DATE: Wed, Dec 13, 2023

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM




| 15-Min Count Period Beginning At | Bellamy Brothers Blvd/CR 581 Northbound | | | | | Bellamy Brothers Blvd/CR 581 Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 4:00 PM | 0 | 0 | 4 | 0 | | 51 | 0 | 14 | 0 | | 18 | 186 | 0 | 0 | | 4 | 207 | 145 | 0 | | 626 | 2593 |
| 4:15 PM | 1 | 2 | 6 | 0 | | 67 | 0 | 15 | 0 | | 19 | 183 | 0 | 0 | | 2 | 191 | 133 | 0 | | 619 | 2630 |
| 4:30 PM | 0 | 3 | 2 | 0 | | 62 | 0 | 10 | 0 | | 17 | 215 | 0 | 0 | | 0 | 228 | 141 | 3 | | 681 | 2668 |
| 4:45 PM | 0 | 0 | 2 | 0 | | 66 | 0 | 18 | 0 | | 12 | 191 | 0 | 0 | | 1 | 226 | 144 | 2 | | 664 | 2590 |
| 5:00 PM | 0 | 2 | 0 | 0 | | 58 | 0 | 13 | 0 | | 20 | 230 | 0 | 0 | | 0 | 198 | 145 | 0 | | 665 | 2471 |
| 5:15 PM | 0 | 0 | 0 | 0 | | 36 | 0 | 10 | 0 | | 23 | 209 | 0 | 0 | | 0 | 213 | 166 | 0 | | 657 | 1805 |
| 5:30 PM | 0 | 0 | 0 | 0 | | 36 | 0 | 10 | 0 | | 19 | 173 | 0 | 0 | | 0 | 183 | 129 | 1 | | 608 | 1148 |
| 5:45 PM | 1 | 0 | 0 | 0 | | 69 | 0 | 6 | 0 | | 17 | 161 | 0 | 0 | | 0 | 145 | 126 | 0 | | 545 | 545 |
| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 0 | 12 | 8 | 0 | | 264 | 0 | 72 | 0 | | 92 | 920 | 0 | 0 | | 4 | 912 | 664 | 12 | | 2560 | |
| Heavy Trucks | 0 | 4 | 4 | 0 | | 24 | 0 | 8 | 0 | | 8 | 84 | 0 | 0 | | 0 | 80 | 40 | 0 | | 252 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

National Data & Surveying Services

N↑ | N/S Street: **Old Pasco Rd** | Speed: **45 MPH**

E/W Street: **SR 52** | Speed: **45 MPH**

Site Code: **23-120348-002**

Date: **08/23/2023**

Weather: **Sunny**

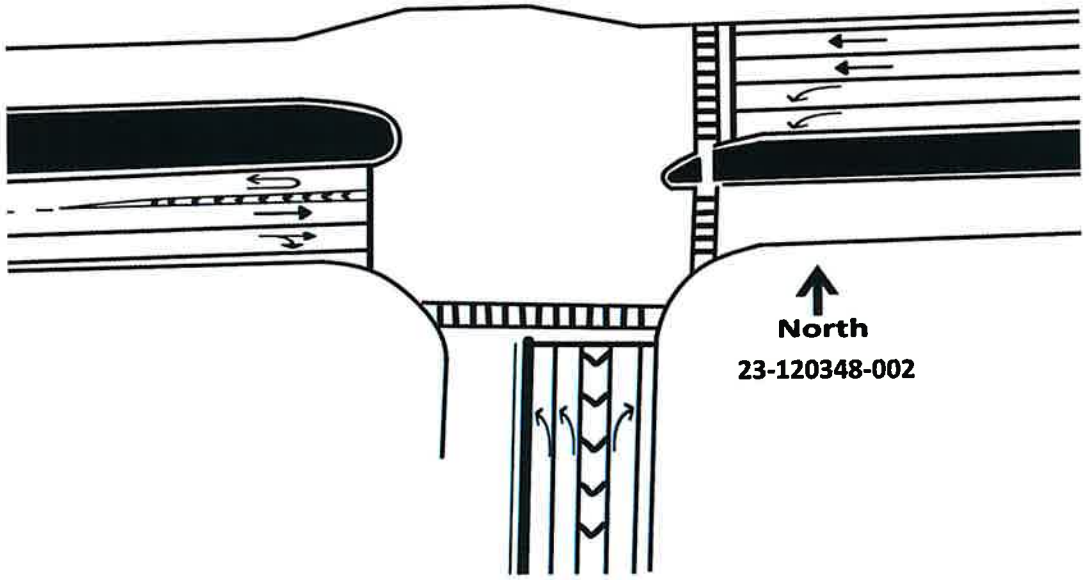
City: **Wesley Chapel**

County: **Pasco**

Count Times: **07:00 - 09:00**

**16:00 - 18:00**

Control: **Signalized**




SIGNAL TIMING

| PHASES | 1 | 2 | 3 |
|---|---|---|---|
| NL | 00:15 | 00:14 | 00:15 |
| WL/WT | 00:30 | 00:23 | - |
| ET/WT | 01:16 | 00:32 | 00:45 |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** Old Pasco Rd & SR 52
**City:** Wesley Chapel
**Control:** Signalized

**Project ID:** 23-120348-002
**Date:** 8/23/2023

## Data - Total

| NS/EW Streets: | Old Pasco Rd | | | | Old Pasco Rd | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 21 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 299 | 27 | 0 | 14 | 226 | 0 | 2 | 618 |
| 7:15 AM | 20 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 270 | 27 | 0 | 24 | 196 | 0 | 2 | 552 |
| 7:30 AM | 13 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 308 | 37 | 2 | 15 | 199 | 0 | 0 | 592 |
| 7:45 AM | 21 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 266 | 34 | 0 | 27 | 158 | 0 | 0 | 521 |
| 8:00 AM | 14 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 270 | 17 | 1 | 14 | 160 | 0 | 0 | 495 |
| 8:15 AM | 10 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 261 | 27 | 1 | 18 | 181 | 0 | 0 | 508 |
| 8:30 AM | 11 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 241 | 38 | 0 | 16 | 165 | 0 | 0 | 481 |
| 8:45 AM | 19 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 230 | 33 | 1 | 9 | 149 | 0 | 0 | 451 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 129 | 0 | 124 | 0 | 0 | 0 | 0 | 0 | 0 | 2145 | 240 | 5 | 137 | 1434 | 0 | 4 | 4218 |
| **APPROACH %'s :** | 50.99% | 0.00% | 49.01% | 0.00% | | | | | 0.00% | 89.75% | 10.04% | 0.21% | 8.70% | 91.05% | 0.00% | 0.25% | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 75 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 1143 | 125 | 2 | 80 | 779 | 0 | 4 | 2283 |
| **PEAK HR FACTOR :** | 0.893 | 0.000 | 0.647 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.928 | 0.845 | 0.250 | 0.741 | 0.862 | 0.000 | 0.500 | 0.924 |
| | 0.750 | | | | | | | | 0.915 | | | | 0.892 | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 22 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 26 | 0 | 22 | 317 | 0 | 1 | 626 |
| 4:15 PM | 33 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 198 | 26 | 0 | 16 | 288 | 0 | 2 | 591 |
| 4:30 PM | 34 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | 24 | 0 | 13 | 274 | 0 | 1 | 576 |
| 4:45 PM | 43 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 22 | 0 | 17 | 289 | 0 | 3 | 612 |
| 5:00 PM | 32 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 195 | 31 | 1 | 14 | 260 | 0 | 6 | 559 |
| 5:15 PM | 35 | 0 | 26 | 1 | 0 | 0 | 0 | 0 | 0 | 225 | 33 | 0 | 18 | 322 | 0 | 3 | 663 |
| 5:30 PM | 39 | 0 | 28 | 1 | 0 | 0 | 0 | 0 | 0 | 198 | 18 | 0 | 26 | 319 | 0 | 3 | 632 |
| 5:45 PM | 38 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 221 | 27 | 0 | 17 | 283 | 0 | 4 | 610 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 276 | 0 | 176 | 2 | 0 | 0 | 0 | 0 | 0 | 1689 | 207 | 1 | 143 | 2352 | 0 | 23 | 4869 |
| **APPROACH %'s :** | 60.79% | 0.00% | 38.77% | 0.44% | | | | | 0.00% | 89.04% | 10.91% | 0.05% | 5.68% | 93.41% | 0.00% | 0.91% | |
| **PEAK HR :** | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 149 | 0 | 91 | 2 | 0 | 0 | 0 | 0 | 0 | 839 | 104 | 1 | 75 | 1190 | 0 | 15 | 2466 |
| **PEAK HR FACTOR :** | 0.866 | 0.000 | 0.813 | 0.500 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.932 | 0.788 | 0.250 | 0.721 | 0.924 | 0.000 | 0.625 | 0.930 |
| | 0.890 | | | | | | | | 0.915 | | | | 0.920 | | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** Old Pasco Rd & SR 52
**City:** Wesley Chapel
**Control:** Signalized

**Project ID:** 23-120348-002
**Date:** 8/23/2023

## Data - Cars

| NS/EW Streets: | Old Pasco Rd | | | | Old Pasco Rd | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 20 | 0 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 277 | 24 | 0 | 14 | 205 | 0 | 2 | 571 |
| 7:15 AM | 18 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 237 | 23 | 0 | 23 | 168 | 0 | 2 | 484 |
| 7:30 AM | 12 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 274 | 29 | 2 | 14 | 160 | 0 | 0 | 509 |
| 7:45 AM | 21 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 236 | 32 | 0 | 21 | 131 | 0 | 0 | 454 |
| 8:00 AM | 10 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 251 | 14 | 1 | 12 | 134 | 0 | 0 | 440 |
| 8:15 AM | 9 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 223 | 26 | 0 | 16 | 148 | 0 | 0 | 431 |
| 8:30 AM | 9 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 213 | 31 | 0 | 12 | 127 | 0 | 0 | 402 |
| 8:45 AM | 15 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 197 | 30 | 1 | 8 | 113 | 0 | 0 | 374 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 114 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 1908 | 209 | 4 | 120 | 1186 | 0 | 4 | 3665 |
| **APPROACH %'s :** | 48.72% | 0.00% | 51.28% | 0.00% | | | | | 0.00% | 89.96% | 9.85% | 0.19% | 9.16% | 90.53% | 0.00% | 0.31% | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 71 | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 1024 | 108 | 2 | 72 | 664 | 0 | 4 | 2018 |
| **PEAK HR FACTOR :** | 0.845 | 0.000 | 0.629 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.924 | 0.844 | 0.250 | 0.783 | 0.810 | 0.000 | 0.500 | 0.884 |
| | 0.735 | | | | | | | | 0.930 | | | | 0.837 | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 21 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 193 | 26 | 0 | 21 | 287 | 0 | 0 | 565 |
| 4:15 PM | 31 | 0 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 173 | 25 | 0 | 15 | 260 | 0 | 1 | 526 |
| 4:30 PM | 34 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 195 | 23 | 0 | 13 | 252 | 0 | 1 | 536 |
| 4:45 PM | 40 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 212 | 22 | 0 | 17 | 262 | 0 | 1 | 570 |
| 5:00 PM | 29 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 182 | 31 | 1 | 14 | 248 | 0 | 6 | 529 |
| 5:15 PM | 31 | 0 | 26 | 1 | 0 | 0 | 0 | 0 | 0 | 211 | 32 | 0 | 16 | 305 | 0 | 3 | 525 |
| 5:30 PM | 38 | 0 | 28 | 1 | 0 | 0 | 0 | 0 | 0 | 177 | 17 | 0 | 24 | 301 | 0 | 2 | 588 |
| 5:45 PM | 36 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 207 | 27 | 0 | 16 | 276 | 0 | 4 | 586 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 260 | 0 | 164 | 2 | 0 | 0 | 0 | 0 | 0 | 1550 | 203 | 1 | 136 | 2191 | 0 | 18 | 4525 |
| **APPROACH %'s :** | 61.03% | 0.00% | 38.50% | 0.47% | | | | | 0.00% | 88.37% | 11.57% | 0.06% | 5.80% | 93.43% | 0.00% | 0.77% | |
| **PEAK HR :** | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 138 | 0 | 88 | 2 | 0 | 0 | 0 | 0 | 0 | 782 | 102 | 1 | 71 | 1116 | 0 | 12 | 2312 |
| **PEAK HR FACTOR :** | 0.863 | 0.000 | 0.786 | 0.500 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.922 | 0.797 | 0.250 | 0.740 | 0.915 | 0.000 | 0.500 | 0.925 |
| | 0.851 | | | | | | | | 0.910 | | | | 0.917 | | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** Old Pasco Rd & SR 52
**City:** Wesley Chapel
**Control:** Signalized

**Project ID:** 23-120348-002
**Date:** 8/23/2023

## Data - HT

| NS/EW Streets: | Old Pasco Rd | | | | Old Pasco Rd | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 3 | 0 | 0 | 21 | 0 | 0 | 47 |
| 7:15 AM | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 4 | 0 | 1 | 28 | 0 | 0 | 68 |
| 7:30 AM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 8 | 0 | 1 | 39 | 0 | 0 | 83 |
| 7:45 AM | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 2 | 0 | 6 | 27 | 0 | 0 | 67 |
| 8:00 AM | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 3 | 0 | 2 | 26 | 0 | 0 | 55 |
| 8:15 AM | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 1 | 1 | 2 | 33 | 0 | 0 | 77 |
| 8:30 AM | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 7 | 0 | 4 | 38 | 0 | 0 | 79 |
| 8:45 AM | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 3 | 0 | 1 | 36 | 0 | 0 | 77 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 15 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 237 | 31 | 1 | 17 | 248 | 0 | 0 | 553 |
| **APPROACH %'s :** | 78.95% | 0.00% | 21.05% | 0.00% | | | | | 0.00% | 88.10% | 11.52% | 0.37% | 6.42% | 93.58% | 0.00% | 0.00% | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 119 | 17 | 0 | 8 | 115 | 0 | 0 | 265 |
| **PEAK HR FACTOR :** | 0.500 | 0.000 | 0.250 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.875 | 0.531 | 0.000 | 0.333 | 0.737 | 0.000 | 0.000 | 0.798 |
| | 0.750 | | | | | | | | 0.810 | | | | 0.769 | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | 1 | 30 | 0 | 1 | 61 |
| 4:15 PM | 2 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 1 | 0 | 1 | 28 | 0 | 1 | 65 |
| 4:30 PM | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 0 | 22 | 0 | 0 | 40 |
| 4:45 PM | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 27 | 0 | 2 | 42 |
| 5:00 PM | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 12 | 0 | 0 | 30 |
| 5:15 PM | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 1 | 0 | 2 | 17 | 0 | 0 | 38 |
| 5:30 PM | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 1 | 0 | 2 | 18 | 0 | 1 | 44 |
| 5:45 PM | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 1 | 7 | 0 | 0 | 24 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 16 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 139 | 4 | 0 | 7 | 161 | 0 | 5 | 344 |
| **APPROACH %'s :** | 57.14% | 0.00% | 42.86% | 0.00% | | | | | 0.00% | 97.20% | 2.80% | 0.00% | 4.05% | 93.06% | 0.00% | 2.89% | |
| **PEAK HR :** | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 11 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | 2 | 0 | 4 | 74 | 0 | 3 | 154 |
| **PEAK HR FACTOR :** | 0.688 | 0.000 | 0.375 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.679 | 0.500 | 0.000 | 0.500 | 0.685 | 0.000 | 0.375 | 0.875 |
| | 0.700 | | | | | | | | 0.670 | | | | 0.698 | | | | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** Old Pasco Rd & SR 52
**City:** Wesley Chapel
**Control:** Signalized

**Project ID:** 23-120348-002
**Date:** 8/23/2023

## Data - Bikes

| NS/EW Streets: | Old Pasco Rd | | | | Old Pasco Rd | | | | SR 52 | | | | SR 52 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| **APPROACH %'s :** | | | | | | | | | 0.00% | 0.00% | 100.00% | 0.00% | | | | | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| **PEAK HR FACTOR :** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.250 |
| | | | | | | | | | 0.250 | | | | | | | | |

| PM | NORTHBOUND | | | | SOUTHBOUND | | | | EASTBOUND | | | | WESTBOUND | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 0 NL | 0 NT | 0 NR | 0 NU | 0 SL | 0 ST | 0 SR | 0 SU | 0 EL | 0 ET | 0 ER | 0 EU | 0 WL | 0 WT | 0 WR | 0 WU | TOTAL |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NL | NT | NR | NU | SL | ST | SR | SU | EL | ET | ER | EU | WL | WT | WR | WU | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| **APPROACH %'s :** | | | | | | | | | | | | | 0.00% | 100.00% | 0.00% | 0.00% | |
| **PEAK HR :** | 04:45 PM - 05:45 PM | | | | | | | | | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | |

# National Data & Surveying Services Intersection Turning Movement Count

**Location:** Old Pasco Rd & SR 52
**City:** Wesley Chapel

**Project ID:** 23-120348-002
**Date:** 8/23/2023

## Data - Pedestrians (Crosswalks)

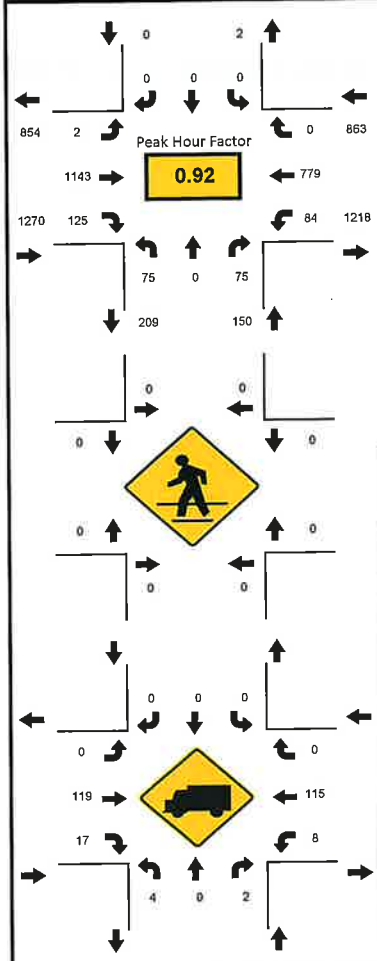
| NS/EW Streets: | Old Pasco Rd | | Old Pasco Rd | | SR 52 | | SR 52 | | |
|---|---|---|---|---|---|---|---|---|---|
| **AM** | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **APPROACH %'s :** | | | | | | | | | |
| **PEAK HR :** | 07:00 AM - 08:00 AM | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | | | | | | | | | |

| PM | NORTH LEG | | SOUTH LEG | | EAST LEG | | WEST LEG | | |
|---|---|---|---|---|---|---|---|---|---|
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| 4:00 PM | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | EB | WB | EB | WB | NB | SB | NB | SB | TOTAL |
| **TOTAL VOLUMES :** | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| **APPROACH %'s :** | | | 100.00% | 0.00% | | | | | |
| **PEAK HR :** | 04:45 PM - 05:45 PM | | | | | | | | TOTAL |
| **PEAK HR VOL :** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **PEAK HR FACTOR :** | | | | | | | | | |

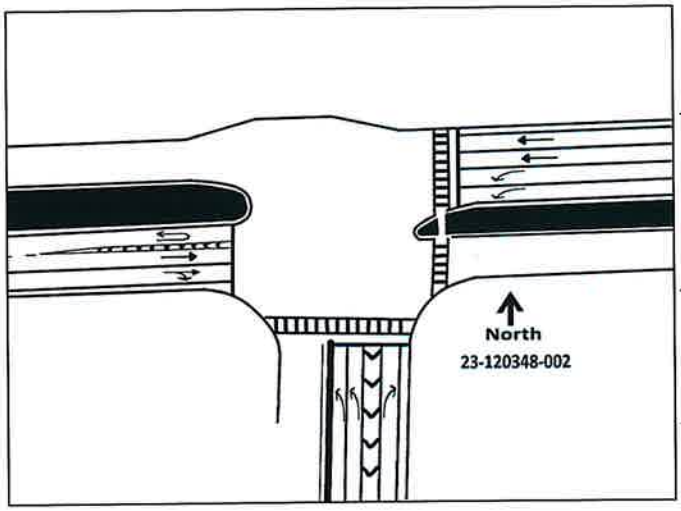
**LOCATION:** Old Pasco Rd & SR 52
**CITY/STATE:** Wesley Chapel, FL

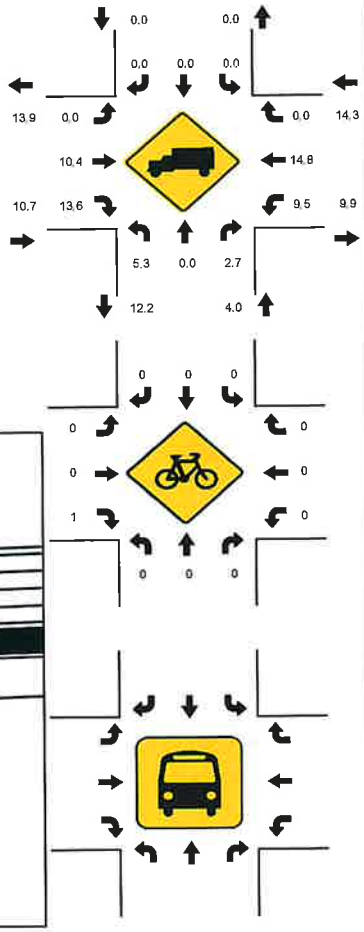
**PROJECT ID:** 23-120348-002
**DATE:** Wed, Aug 23, 2023

**Peak-Hour: 07:00 AM - 08:00 AM**
**Peak 15-Minute: 07:00 AM - 07:15 AM**




National Data & Surveying Services



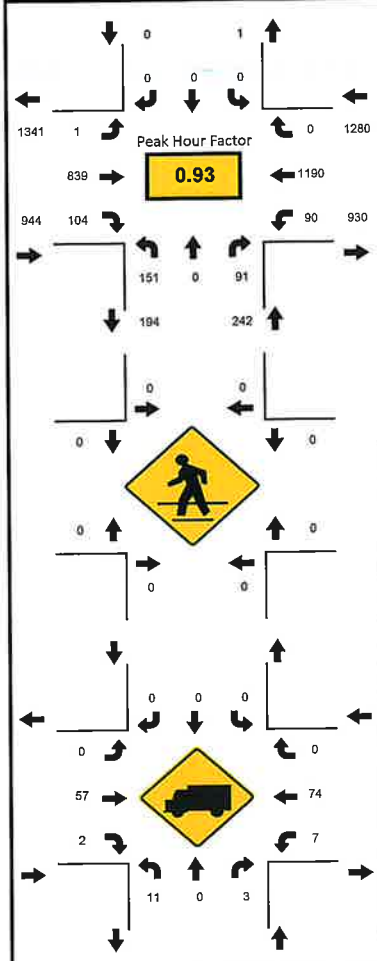



| 15-Min Count Period Beginning At | Old Pasco Rd Northbound | | | | | Old Pasco Rd Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 7:00 AM | 21 | 0 | 29 | 0 | | 0 | 0 | 0 | 0 | | 0 | 299 | 27 | 0 | | 14 | 226 | 0 | 2 | | 618 | 2283 |
| 7:15 AM | 20 | 0 | 13 | 0 | | 0 | 0 | 0 | 0 | | 0 | 270 | 27 | 0 | | 24 | 196 | 0 | 2 | | 552 | 2160 |
| 7:30 AM | 13 | 0 | 18 | 0 | | 0 | 0 | 0 | 0 | | 0 | 308 | 37 | 2 | | 15 | 199 | 0 | 0 | | 592 | 2116 |
| 7:45 AM | 21 | 0 | 15 | 0 | | 0 | 0 | 0 | 0 | | 0 | 266 | 34 | 0 | | 27 | 158 | 0 | 0 | | 521 | 2005 |
| 8:00 AM | 14 | 0 | 19 | 0 | | 0 | 0 | 0 | 0 | | 0 | 270 | 17 | 1 | | 14 | 160 | 0 | 0 | | 495 | 1935 |
| 8:15 AM | 10 | 0 | 10 | 0 | | 0 | 0 | 0 | 0 | | 0 | 261 | 27 | 1 | | 18 | 181 | 0 | 0 | | 508 | 1440 |
| 8:30 AM | 11 | 0 | 10 | 0 | | 0 | 0 | 0 | 0 | | 0 | 241 | 38 | 0 | | 16 | 165 | 0 | 0 | | 481 | 932 |
| 8:45 AM | 19 | 0 | 10 | 0 | | 0 | 0 | 0 | 0 | | 0 | 230 | 33 | 1 | | 9 | 149 | 0 | 0 | | 451 | 451 |
| **Peak 15-Min Flowrates** | **Northbound** | | | | | **Southbound** | | | | | **Eastbound** | | | | | **Westbound** | | | | | **Total** | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 84 | 0 | 116 | 0 | | 0 | 0 | 0 | 0 | | 0 | 1232 | 148 | 8 | | 108 | 904 | 0 | 8 | | 2608 | |
| Heavy Trucks | 8 | 0 | 8 | 0 | | 0 | 0 | 0 | 0 | | 0 | 136 | 32 | 0 | | 24 | 156 | 0 | 0 | | 364 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 4 | 0 | | 0 | 0 | 0 | 0 | | 4 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

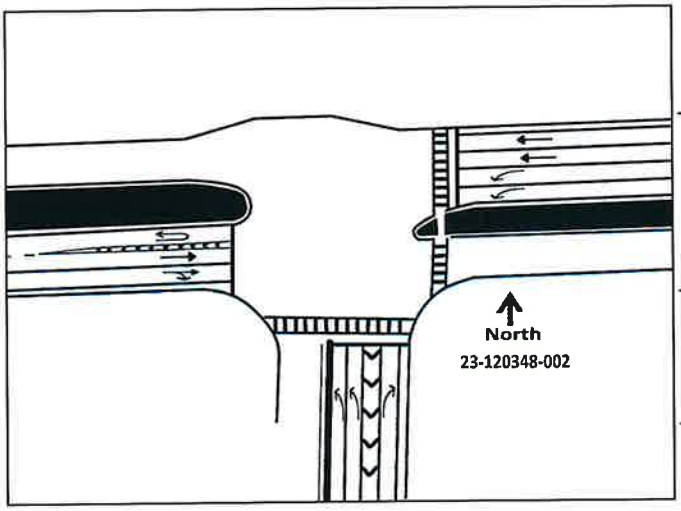
**LOCATION:** Old Pasco Rd & SR 52
**CITY/STATE:** Wesley Chapel, FL

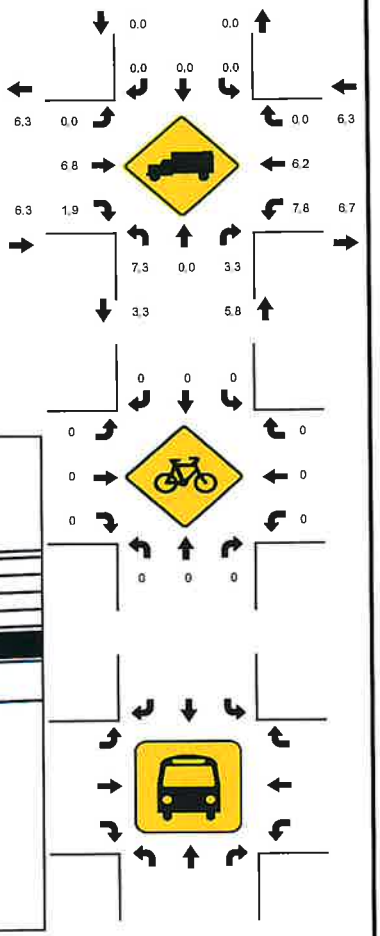
**PROJECT ID:** 23-120348-002
**DATE:** Wed, Aug 23, 2023

**Peak-Hour: 04:45 PM - 05:45 PM**
**Peak 15-Minute: 05:15 PM - 05:30 PM**




National Data & Surveying Services



| 15-Min Count Period Beginning At | Old Pasco Rd Northbound | | | | | Old Pasco Rd Southbound | | | | | SR 52 Eastbound | | | | | SR 52 Westbound | | | | | Total | Hourly Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| 4:00 PM | 22 | 0 | 17 | 0 | | 0 | 0 | 0 | 0 | | 0 | 221 | 26 | 0 | | 22 | 317 | 0 | 1 | | 626 | 2405 |
| 4:15 PM | 33 | 0 | 28 | 0 | | 0 | 0 | 0 | 0 | | 0 | 198 | 26 | 0 | | 16 | 288 | 0 | 2 | | 591 | 2338 |
| 4:30 PM | 34 | 0 | 20 | 0 | | 0 | 0 | 0 | 0 | | 0 | 210 | 24 | 0 | | 13 | 274 | 0 | 1 | | 576 | 2410 |
| 4:45 PM | 43 | 0 | 17 | 0 | | 0 | 0 | 0 | 0 | | 0 | 221 | 22 | 0 | | 17 | 289 | 0 | 3 | | 612 | 2466 |
| 5:00 PM | 32 | 0 | 20 | 0 | | 0 | 0 | 0 | 0 | | 0 | 195 | 31 | 1 | | 14 | 260 | 0 | 6 | | 559 | 2464 |
| 5:15 PM | 35 | 0 | 26 | 1 | | 0 | 0 | 0 | 0 | | 0 | 225 | 33 | 0 | | 18 | 322 | 0 | 3 | | 663 | 1905 |
| 5:30 PM | 39 | 0 | 28 | 1 | | 0 | 0 | 0 | 0 | | 0 | 198 | 18 | 0 | | 26 | 319 | 0 | 3 | | 632 | 1242 |
| 5:45 PM | 38 | 0 | 20 | 0 | | 0 | 0 | 0 | 0 | | 0 | 221 | 27 | 0 | | 17 | 283 | 0 | 4 | | 610 | 610 |
| **Peak 15-Min Flowrates** | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total | |
| | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | Left | Thru | Rgt | U | R* | | |
| All Vehicles | 172 | 0 | 112 | 4 | | 0 | 0 | 0 | 0 | | 0 | 900 | 132 | 4 | | 104 | 1288 | 0 | 24 | | 2740 | |
| Heavy Trucks | 16 | 0 | 8 | 0 | | 0 | 0 | 0 | 0 | | 0 | 84 | 4 | 0 | | 8 | 108 | 0 | 8 | | 228 | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 | |
| Bicycles | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 | 0 | 0 | | 0 | |
| Buses | | | | | | | | | | | | | | | | | | | | | | |
| Stopped Buses | | | | | | | | | | | | | | | | | | | | | | |

Prepared by National Data & Surveying Services

# Old Pasco Rd & SR 52

## Peak Hour Turning Movement Count

**ID:** 23-120348-002
**City:** Wesley Chapel

**Day:** Wednesday
**Date:** 8/23/2023

**PEAK HOURS**

| | |
|---|---|
| AM | 07:00 AM - 08:00 AM |
| NOON | NONE |
| PM | 04:45 PM - 05:45 PM |

**COUNT PERIODS**

| | |
|---|---|
| AM | 7:00 AM - 09:00 AM |
| NOON | NONE |
| PM | 4:00 PM - 06:00 PM |

### SOUTHBOUND (Old Pasco Rd)

| | | | | | | |
|---|---|---|---|---|---|---|
| AM | 0 | 0 | 0 | 0 | 0 | AM |
| NOON | 0 | 0 | 0 | 0 | 0 | NOON |
| PM | 0 | 0 | 0 | 0 | 0 | PM |

### EASTBOUND (SR 52)

| AM | NOON | PM | |
|---|---|---|---|
| 856 | 0 | 1340 | ⇦ |
| 2 | 0 | 1 | ↶ 0 |
| 0 | 0 | 0 | ↱ 0 |
| 1143 | 0 | 839 | → 0 |
| 125 | 0 | 104 | ↷ 0 |
| AM | NOON | PM | |

### WESTBOUND (SR 52)

| PM | NOON | AM | |
|---|---|---|---|
| 0 | 0 | 0 | ↶ 0 |
| 1190 | 0 | 779 | ← 0 |
| 75 | 0 | 80 | ↰ 0 |
| 15 | 0 | 4 | ↷ 0 |
| 945 | 0 | 1222 | ⇨ |
| PM | NOON | AM | |

### CONTROL

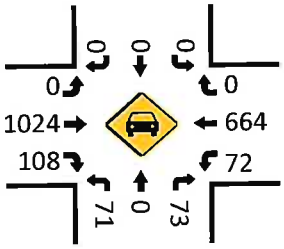
Signalized

| | | | |
|---|---|---|---|
| TEV | 2283 AM | 0 NOON | 2466 PM |
| PHF | 0.92 | | 0.93 |

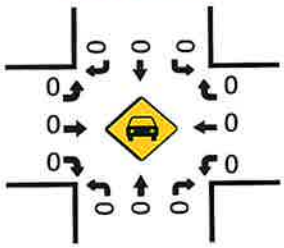
### NORTHBOUND (Old Pasco Rd)

| | | | | | | |
|---|---|---|---|---|---|---|
| PM | 181 | 2 | 149 | 0 | 91 | PM |
| NOON | 0 | 0 | 0 | 0 | 0 | NOON |
| AM | 205 | 0 | 75 | 0 | 75 | AM |

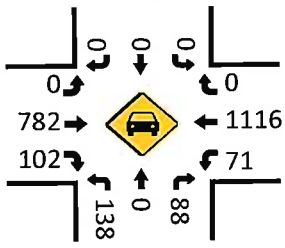
### Cars (AM)



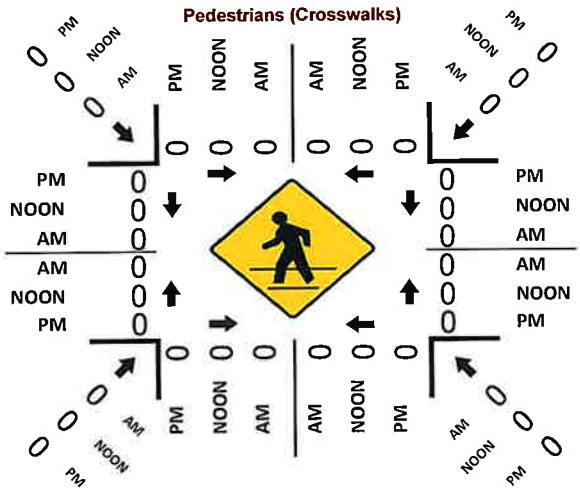

### Cars (NOON)



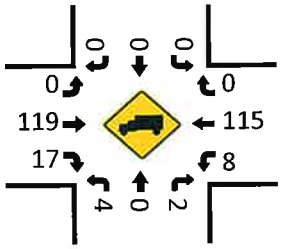

### Cars (PM)



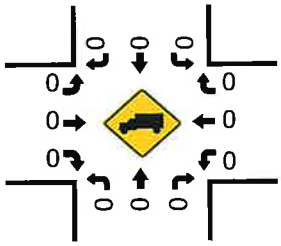

### Pedestrians (Crosswalks)



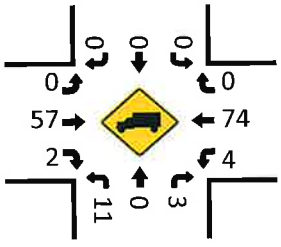

### HT (AM)




### HT (NOON)




### HT (PM)



FDOT PEAK SEASON ADJUSTMENT FACTORS

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1400 PASCO COUNTYWIDE

MOCF: 0.97

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2023 - 01/07/2023 | 1.01 | 1.04 |
| 2 | 01/08/2023 - 01/14/2023 | 1.01 | 1.04 |
| 3 | 01/15/2023 - 01/21/2023 | 1.02 | 1.05 |
| 4 | 01/22/2023 - 01/28/2023 | 1.01 | 1.04 |
| 5 | 01/29/2023 - 02/04/2023 | 1.00 | 1.03 |
| * 6 | 02/05/2023 - 02/11/2023 | 0.98 | 1.01 |
| * 7 | 02/12/2023 - 02/18/2023 | 0.97 | 1.00 |
| * 8 | 02/19/2023 - 02/25/2023 | 0.97 | 1.00 |
| * 9 | 02/26/2023 - 03/04/2023 | 0.96 | 0.99 |
| *10 | 03/05/2023 - 03/11/2023 | 0.96 | 0.99 |
| *11 | 03/12/2023 - 03/18/2023 | 0.95 | 0.98 |
| *12 | 03/19/2023 - 03/25/2023 | 0.95 | 0.98 |
| *13 | 03/26/2023 - 04/01/2023 | 0.96 | 0.99 |
| *14 | 04/02/2023 - 04/08/2023 | 0.96 | 0.99 |
| *15 | 04/09/2023 - 04/15/2023 | 0.97 | 1.00 |
| *16 | 04/16/2023 - 04/22/2023 | 0.97 | 1.00 |
| *17 | 04/23/2023 - 04/29/2023 | 0.98 | 1.01 |
| *18 | 04/30/2023 - 05/06/2023 | 0.98 | 1.01 |
| 19 | 05/07/2023 - 05/13/2023 | 0.99 | 1.02 |
| 20 | 05/14/2023 - 05/20/2023 | 1.00 | 1.03 |
| 21 | 05/21/2023 - 05/27/2023 | 1.00 | 1.03 |
| 22 | 05/28/2023 - 06/03/2023 | 1.01 | 1.04 |
| 23 | 06/04/2023 - 06/10/2023 | 1.01 | 1.04 |
| 24 | 06/11/2023 - 06/17/2023 | 1.02 | 1.05 |
| 25 | 06/18/2023 - 06/24/2023 | 1.02 | 1.05 |
| 26 | 06/25/2023 - 07/01/2023 | 1.03 | 1.06 |
| 27 | 07/02/2023 - 07/08/2023 | 1.03 | 1.06 |
| 28 | 07/09/2023 - 07/15/2023 | 1.03 | 1.06 |
| 29 | 07/16/2023 - 07/22/2023 | 1.04 | 1.07 |
| 30 | 07/23/2023 - 07/29/2023 | 1.04 | 1.07 |
| 31 | 07/30/2023 - 08/05/2023 | 1.05 | 1.08 |
| 32 | 08/06/2023 - 08/12/2023 | 1.05 | 1.08 |
| 33 | 08/13/2023 - 08/19/2023 | 1.05 | 1.08 |
| 34 | 08/20/2023 - 08/26/2023 | 1.05 | 1.08 |
| 35 | 08/27/2023 - 09/02/2023 | 1.04 | 1.07 |
| 36 | 09/03/2023 - 09/09/2023 | 1.03 | 1.06 |
| 37 | 09/10/2023 - 09/16/2023 | 1.03 | 1.06 |
| 38 | 09/17/2023 - 09/23/2023 | 1.02 | 1.05 |
| 39 | 09/24/2023 - 09/30/2023 | 1.02 | 1.05 |
| 40 | 10/01/2023 - 10/07/2023 | 1.01 | 1.04 |
| 41 | 10/08/2023 - 10/14/2023 | 1.01 | 1.04 |
| 42 | 10/15/2023 - 10/21/2023 | 1.01 | 1.04 |
| 43 | 10/22/2023 - 10/28/2023 | 1.00 | 1.03 |
| 44 | 10/29/2023 - 11/04/2023 | 1.00 | 1.03 |
| 45 | 11/05/2023 - 11/11/2023 | 0.99 | 1.02 |
| 46 | 11/12/2023 - 11/18/2023 | 0.98 | 1.01 |
| 47 | 11/19/2023 - 11/25/2023 | 0.99 | 1.02 |
| 48 | 11/26/2023 - 12/02/2023 | 1.00 | 1.03 |
| 49 | 12/03/2023 - 12/09/2023 | 1.00 | 1.03 |
| 50 | 12/10/2023 - 12/16/2023 | 1.01 | 1.04 |
| 51 | 12/17/2023 - 12/23/2023 | 1.01 | 1.04 |
| 52 | 12/24/2023 - 12/30/2023 | 1.02 | 1.05 |
| 53 | 12/31/2023 - 12/31/2023 | 1.02 | 1.05 |

* PEAK SEASON

09-MAR-2024 18:41:42 830UPD 7_1400_PKSEASON.TXT

FDOT HISTORICAL GROWTH RATE CALCULATIONS

TABLE A-4

FDOT HISTORICAL GROWTH RATE

| Count Location | Count 2023 | Count 2016 | Growth Rate |
|---|---|---|---|
| SR 52 west of CR 581 | 18,200 | 14,900 | |
| SR 52 east of US 41 | 15,600 | 13,100 | |
| Total | 33,800 | 28,000 | 2.96% |

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

DUNTY: 14 - PASCO

ITE: 5120 - SR 52, W OF CR 581/BELLAMY BROTHERS RD

| EAR | AADT | DIRECTION 1 | | DIRECTION 2 | | *K FACTOR | D FACTOR | T FACTOR |
|---|---|---|---|---|---|---|---|---|
| 023 | 18200 C | E | 9400 | W | 8800 | 9.50 | 55.80 | 14.10 |
| 022 | 16400 F | E | 8300 | W | 8100 | 9.50 | 55.10 | 14.10 |
| 021 | 16200 C | E | 8200 | W | 8000 | 9.50 | 54.60 | 14.20 |
| 020 | 15800 C | E | 7900 | W | 7900 | 9.50 | 55.40 | 14.20 |
| 019 | 17000 E | | | | | 9.50 | 56.20 | 13.50 |
| 018 | 16100 S | E | 8100 | W | 8000 | 9.50 | 57.10 | 18.10 |
| 017 | 15700 F | E | 7900 | W | 7800 | 9.50 | 57.30 | 18.10 |
| 016 | 14900 C | E | 7500 | W | 7400 | 9.00 | 57.90 | 18.10 |
| 015 | 13800 F | E | 6900 | W | 6900 | 9.00 | 57.90 | 13.70 |
| 014 | 13400 C | E | 6700 | W | 6700 | 9.00 | 56.10 | 10.90 |
| 013 | 13000 C | E | 6500 | W | 6500 | 9.00 | 60.00 | 10.70 |
| 012 | 12500 C | E | 6300 | W | 6200 | 9.00 | 59.00 | 9.30 |
| 011 | 12000 C | E | 6100 | W | 5900 | 9.00 | 58.20 | 10.60 |
| 010 | 13000 C | E | 6600 | W | 6400 | 9.07 | 58.18 | 8.80 |
| 009 | 13000 C | E | 6500 | W | 6500 | 9.17 | 58.07 | 7.20 |
| 008 | 12600 C | E | 6300 | W | 6300 | 9.52 | 56.97 | 9.50 |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

)UNTY: 14 - PASCO

ITE: 0006 - SR 52, EAST OF SR 45/US 41

| EAR | AADT | DIRECTION 1 | | DIRECTION 2 | | *K FACTOR | D FACTOR | T FACTOR |
|---|---|---|---|---|---|---|---|---|
| )23 | 15600 S | E | 7800 | W | 7800 | 9.00 | 55.80 | 20.20 |
| )22 | 14800 F | E | 7400 | W | 7400 | 9.00 | 55.10 | 20.20 |
| )21 | 14600 C | E | 7300 | W | 7300 | 9.00 | 54.60 | 20.20 |
| )20 | 13700 C | E | 6900 | W | 6800 | 9.00 | 55.40 | 19.90 |
| )19 | 15100 F | E | 7700 | W | 7400 | 9.00 | 56.20 | 17.30 |
| )18 | 14700 C | E | 7500 | W | 7200 | 9.00 | 57.10 | 17.30 |
| )17 | 13700 F | E | 6800 | W | 6900 | 9.00 | 57.30 | 19.60 |
| )16 | 13100 C | E | 6500 | W | 6600 | 9.00 | 57.90 | 19.60 |
| )15 | 12400 C | E | 6200 | W | 6200 | 9.00 | 57.90 | 16.20 |
| )14 | 11200 C | E | 5600 | W | 5600 | 9.00 | 56.10 | 16.20 |
| )13 | 10900 C | E | 5400 | W | 5500 | 9.00 | 60.00 | 16.90 |
| )12 | 10700 C | E | 5300 | W | 5400 | 9.00 | 59.00 | 15.40 |
| )11 | 10500 C | E | 5300 | W | 5200 | 9.00 | 58.20 | 15.00 |
| )10 | 11500 C | E | 5800 | W | 5700 | 9.07 | 58.18 | 14.80 |
| )09 | 10900 C | E | 5500 | W | 5400 | 9.17 | 58.07 | 12.30 |
| )08 | 11200 C | E | 5700 | W | 5500 | 9.52 | 56.97 | 17.20 |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

GRPWTH RATE CALCULATION
TABLE A-5

TABLE A-5
GROWTH RATE COMPARISON
(PM PEAK HOUR)

| Location | Peak Season Traffic - 2023 (1) | Palmetto Ridge Project Traffic Buildout (2) | Swope Project Traffic - Buildout (3) | Kokolakis Project Traffic - Buildout (3) | 2035 Traffic Peak Season Plus Swope Plus Kokolakis Plus Palmetto Ridge | Growth Rate |
|---|---|---|---|---|---|---|
| SR52 east of Swope Eastern Access | 1,909 | 1,807 | 922 | 625 | 5,263 | 14.64% |

(1) See Figure 6
(2) See Figure 4
(3) See Figures A-1 and A-2

SWOPE PROJECT TRAFFIC

TABLE 3

PM PEAK HOUR TRIP GENERATION

| Scenario | Land Use | ITE LUC | Size | PM Peak Hour Trip Ends (1) | | | Internal Trip Ends (2) | | | Passerby Capture (3) | | | New PM Peak Hour Trip Ends | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Phase I | Single Family | 210 | 345 DU's | 189 | 111 | 300 | 33 | 11 | 44 (4) | 0 | 0 | 0 | 156 | 100 | 256 |
| | Townhomes | 215 | 119 DU's | 40 | 27 | 67 | 8 | 3 | 11 (4) | 0 | 0 | 0 | 32 | 24 | 56 |
| | | | Sub-Total | 229 | 138 | 367 | 41 | 14 | 55 | 0 | 0 | 0 | 188 | 124 | 312 |
| Phase II | Single Family | 210 | 608 DU's | 332 | 195 | 527 | 71 | 25 | 96 | 0 | 0 | 0 | 261 | 170 | 431 |
| | Multi-Family | 221 | 600 DU's | 143 | 91 | 234 | 29 | 11 | 40 | 0 | 0 | 0 | 114 | 80 | 194 |
| | Retail | 821 | 120,982 SF | 503 | 544 | 1047 | 50 | 141 | 191 | 181 | 161 | 342 | 272 | 242 | 514 |
| | | | Sub-Total | 978 | 830 | 1,808 | 150 | 177 | 327 | 181 | 161 | 342 | 647 | 492 | 1,139 |
| | | | Total | 1,207 | 968 | 2,175 | 191 | 191 | 382 | 181 | 161 | 342 | 835 | 616 | 1,451 |

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) Source: ITE Trip Generation Handbook, 3rd Edition. (NCHRP 684)
(3) Source: ITE Trip Generation Manual, 11th Edition.
- Passerby Rate - 40%
  In - (503-50) x 0.40 = 181
  Out - (544-141) x 0.40 = 161
- Passerby trips should not exceed 10% of the adjacent street traffic
  4,031(a) x 0.1 = 403 > 342
  (a) Based on PM peak hour background traffic on SR 52, see Figure 10.

(4) Internal Capture was calculated based on Phase I and II of the project.

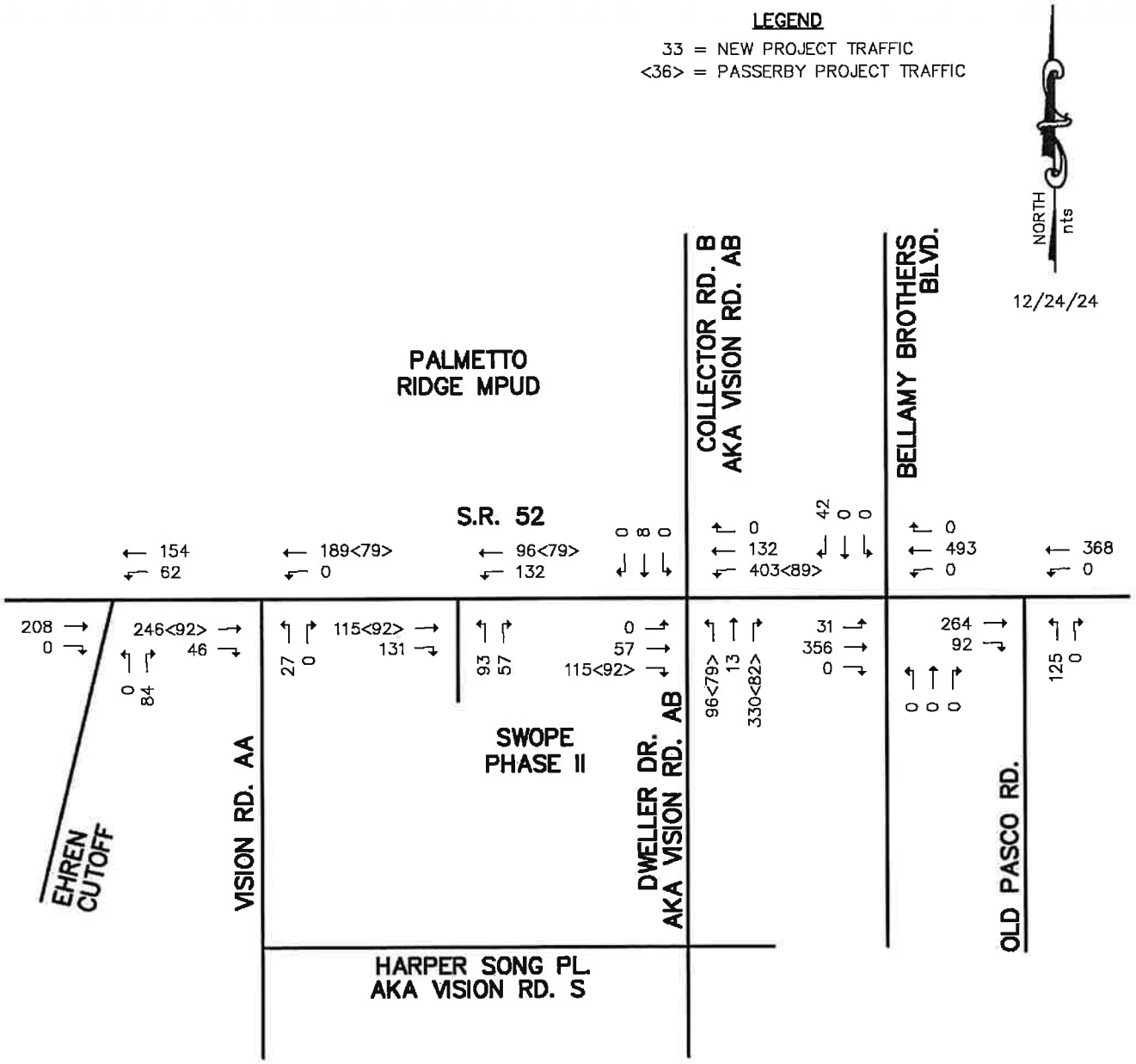



**FIGURE A-1**
SWOPE
PM PEAK HOUR
PROJECT TRAFFIC

LINCKS & ASSOCIATES, A TMC Company

KOKOLAKIS PROJECT TRAFFIC

TABLE 3

PM PEAK HOUR PROJECT TRAFFIC
(PHASE II)

| Land Use | ITE LUC | Size | PM Peak Hour Trip Ends (1) | | | Internal Trip Ends (2) | | | Passerby Capture (3) | | | New PM Peak Hour Trip Ends | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total | In | Out | Total | In | Out | Total |
| Single Family | 210 | 155 DU's | 95 | 55 | 150 | 43 | 24 | 67 | 0 | 0 | 0 | 52 | 31 | 83 |
| Townhomes | 215 | 67 DU's | 21 | 15 | 36 | 10 | 7 | 17 | 0 | 0 | 0 | 11 | 8 | 19 |
| Retail | 821 | 70,332 SF | 316 | 342 | 658 | 20 | 31 | 51 | 118 | 124 | 242 | 178 | 187 | 365 |
| Retail | 821 | 98,467 SF | 250 | 261 | 511 | 14 | 23 | 37 | 0 | 0 | 0 | 236 | 238 | 474 |
| Industrial | 110 | 60,883 SF | 4 | 24 | 28 | 3 | 5 | 8 | 0 | 0 | 0 | 1 | 19 | 20 |
| | | Total | 686 | 697 | 1,383 | 90 | 90 | 180 | 118 | 124 | 242 | 478 | 483 | 961 |

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.
(2) Source: ITE Trip Generation Handbook, 3rd Edition. (NCHRP 684)
(3) Source: ITE Trip Generation Manual, 11th Edition.

- Retail Passerby Rate - 40%

  70,332 SF

  In - (316-20) x 0.40 = 118

  Out - (342-31) x 0.40 = 124

- Passerby trips should not exceed 10% of the adjacent street traffic

  2,587(a) x 0.1 = 259 > 242

  (a) Based on PM peak hour background traffic on SR 52, 2.96% growth rate.



LINCKS & ASSOCIATES, LLC

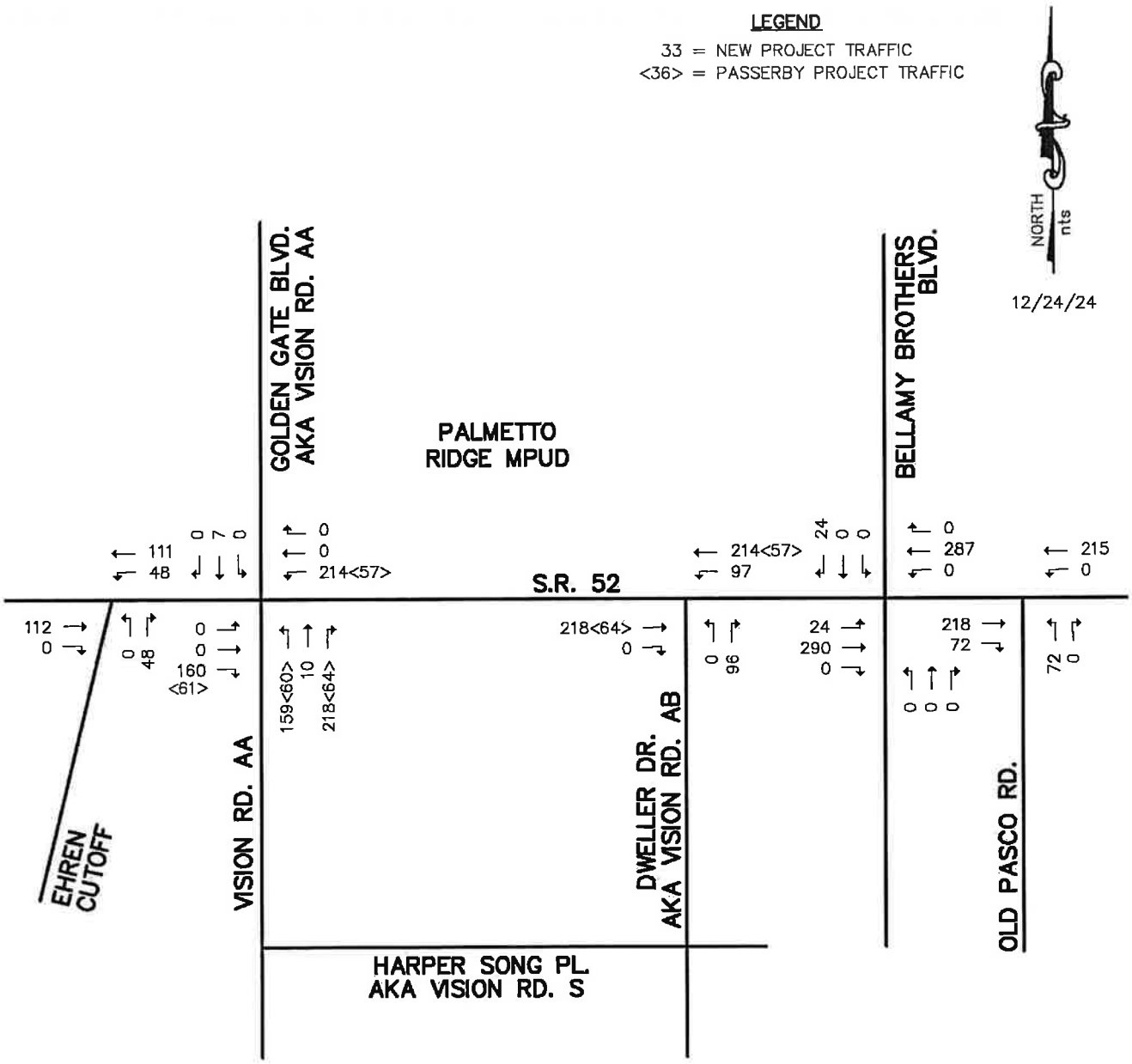



**FIGURE A–2**
**KOKOLAKIS**
**PM PEAK HOUR**
**PROJECT TRAFFIC**

LINCKS & ASSOCIATES, A TMC Company

TABLE A-5
GROWTH RATE COMPARISON
(PM PEAK HOUR)

| Location | Peak Season Traffic - 2023 (1) | Palmetto Ridge Project Traffic Buildout (2) | Swope Project Traffic - Buildout (3) | Kokolakis Project Traffic - Buildout (3) | 2035 Traffic Peak Season Plus Swope Plus Kokolakis Plus Palmetto Ridge | Growth Rate |
|---|---|---|---|---|---|---|
| SR52 east of Swope Eastern Access | 1,909 | 1,807 | 922 | 625 | 5,263 | 14.64% |

(1) See Figure 6
(2) See Figure 4
(3) See Figures A-1 and A-2

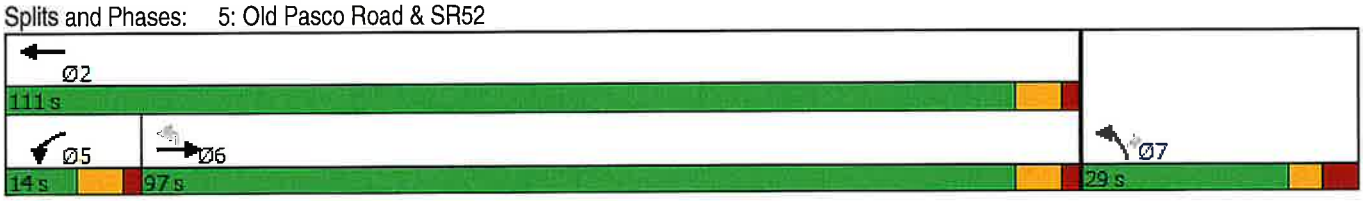
INTERSECTION ANALYSIS
BUDGETED GEOMETRY

| Lane Group | EBU | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Volume (vph) | 1 | 1228 | 152 | 132 | 1741 | 221 | 133 |
| Future Volume (vph) | 1 | 1228 | 152 | 132 | 1741 | 221 | 133 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 215 | | 0 | 324 | | 0 | 0 |
| Storage Lanes | 1 | | 0 | 2 | | 2 | 1 |
| Taper Length (ft) | 25 | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 0.97 | 0.95 | 0.97 | 1.00 |
| Frt | | 0.983 | | | | | 0.850 |
| Flt Protected | 0.950 | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1770 | 3479 | 0 | 3433 | 3539 | 3433 | 1583 |
| Flt Permitted | 0.108 | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 201 | 3479 | 0 | 3433 | 3539 | 3433 | 1583 |
| Right Turn on Red | | | Yes | | | | Yes |
| Satd. Flow (RTOR) | | 19 | | | | | 134 |
| Link Speed (mph) | | 55 | | | 45 | 30 | |
| Link Distance (ft) | | 5010 | | | 2360 | 618 | |
| Travel Time (s) | | 62.1 | | | 35.8 | 14.0 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 1 | 1240 | 154 | 133 | 1759 | 223 | 134 |
| Shared Lane Traffic (%) | | | | | | | |
| Lane Group Flow (vph) | 1 | 1394 | 0 | 133 | 1759 | 223 | 134 |
| Enter Blocked Intersection | No | No | No | No | No | No | No |
| Lane Alignment | R NA | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | | 24 | | | 24 | 24 | |
| Link Offset(ft) | | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 9 | | 9 | 15 | | 15 | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 |
| Detector Template | Left | Thru | | Left | Thru | Left | Right |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex |
| Detector 1 Channel | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 2 Position(ft) | | 94 | | | 94 | | |
| Detector 2 Size(ft) | | 6 | | | 6 | | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | |
| Detector 2 Channel | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | |
| Turn Type | Perm | NA | | Prot | NA | Prot | Perm |
| Protected Phases | | 6 | | 5 | 2 | 7 | |
| Permitted Phases | 6 | | | | | | 7 |

| Lane Group | EBU | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|---|
| Detector Phase | 6 | 6 | | 5 | 2 | 7 | 7 |
| Switch Phase | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 26.7 | 26.7 | | 11.8 | 26.7 | 25.6 | 25.6 |
| Total Split (s) | 97.0 | 97.0 | | 14.0 | 111.0 | 29.0 | 29.0 |
| Total Split (%) | 69.3% | 69.3% | | 10.0% | 79.3% | 20.7% | 20.7% |
| Maximum Green (s) | 90.2 | 90.2 | | 7.2 | 104.2 | 21.4 | 21.4 |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 3.7 | 3.7 |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 3.9 | 3.9 |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 7.6 | 7.6 |
| Lead/Lag | Lag | Lag | | Lead | | | |
| Lead-Lag Optimize? | Yes | Yes | | Yes | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 |
| Recall Mode | Max | Max | | None | Max | Max | Max |
| Walk Time (s) | 7.0 | 7.0 | | | 7.0 | 7.0 | 7.0 |
| Flash Dont Walk (s) | 11.0 | 11.0 | | | 11.0 | 11.0 | 11.0 |
| Pedestrian Calls (#/hr) | 0 | 0 | | | 0 | 0 | 0 |
| Act Effct Green (s) | 90.2 | 90.2 | | 7.2 | 104.2 | 21.4 | 21.4 |
| Actuated g/C Ratio | 0.64 | 0.64 | | 0.05 | 0.74 | 0.15 | 0.15 |
| v/c Ratio | 0.01 | 0.62 | | 0.76 | 0.67 | 0.43 | 0.38 |
| Control Delay | 9.0 | 16.0 | | 91.0 | 10.7 | 56.6 | 11.3 |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 9.0 | 16.0 | | 91.0 | 10.7 | 56.6 | 11.3 |
| LOS | A | B | | F | B | E | B |
| Approach Delay | | 16.0 | | | 16.3 | 39.6 | |
| Approach LOS | | B | | | B | D | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 140 | | | |
| Actuated Cycle Length: 140 | | | |
| Natural Cycle: 80 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.76 | | | |
| Intersection Signal Delay: 18.5 | | Intersection LOS: B | |
| Intersection Capacity Utilization 74.8% | | ICU Level of Service D | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 5: Old Pasco Road & SR52

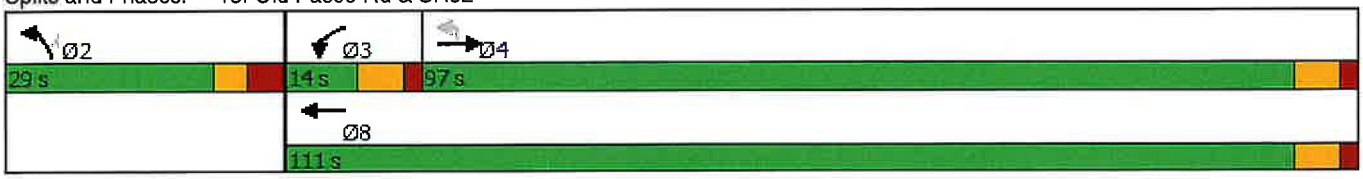


| Lane Group | EBU | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Volume (vph) | 1 | 1739 | 325 | 132 | 2474 | 470 | 133 |
| Future Volume (vph) | 1 | 1739 | 325 | 132 | 2474 | 470 | 133 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 215 | | 0 | 324 | | 0 | 0 |
| Storage Lanes | 1 | | 0 | 2 | | 2 | 1 |
| Taper Length (ft) | 25 | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 0.97 | 0.95 | 0.97 | 1.00 |
| Frt | | 0.976 | | | | | 0.850 |
| Flt Protected | 0.950 | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1770 | 3454 | 0 | 3433 | 3539 | 3433 | 1583 |
| Flt Permitted | 0.044 | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 82 | 3454 | 0 | 3433 | 3539 | 3433 | 1583 |
| Right Turn on Red | | | Yes | | | | Yes |
| Satd. Flow (RTOR) | | 31 | | | | | 106 |
| Link Speed (mph) | | 55 | | | 55 | 30 | |
| Link Distance (ft) | | 6700 | | | 1541 | 1110 | |
| Travel Time (s) | | 83.1 | | | 19.1 | 25.2 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 1 | 1757 | 328 | 133 | 2499 | 475 | 134 |
| Shared Lane Traffic (%) | | | | | | | |
| Lane Group Flow (vph) | 1 | 2085 | 0 | 133 | 2499 | 475 | 134 |
| Enter Blocked Intersection | No | No | No | No | No | No | No |
| Lane Alignment | R NA | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | | 24 | | | 24 | 24 | |
| Link Offset(ft) | | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 9 | | 9 | 15 | | 15 | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 |
| Detector Template | Left | Thru | | Left | Thru | Left | Right |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex |
| Detector 1 Channel | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Detector 2 Position(ft) | | 94 | | | 94 | | |
| Detector 2 Size(ft) | | 6 | | | 6 | | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | |
| Detector 2 Channel | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | |
| Turn Type | Perm | NA | | Prot | NA | Prot | Perm |
| Protected Phases | | 4 | | 3 | 8 | 2 | |
| Permitted Phases | 4 | | | | | | 2 |

| Lane Group | EBU | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|---|
| Detector Phase | 4 | 4 | | 3 | 8 | 2 | 2 |
| Switch Phase | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 |
| Minimum Split (s) | 24.8 | 24.8 | | 11.8 | 14.0 | 25.6 | 25.6 |
| Total Split (s) | 97.0 | 97.0 | | 14.0 | 111.0 | 29.0 | 29.0 |
| Total Split (%) | 69.3% | 69.3% | | 10.0% | 79.3% | 20.7% | 20.7% |
| Maximum Green (s) | 90.2 | 90.2 | | 7.2 | 104.2 | 21.4 | 21.4 |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 3.7 | 3.7 |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 3.9 | 3.9 |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 7.6 | 7.6 |
| Lead/Lag | Lag | Lag | | Lead | | | |
| Lead-Lag Optimize? | Yes | Yes | | Yes | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 |
| Recall Mode | Max | Max | | None | Max | Max | Max |
| Act Effct Green (s) | 90.2 | 90.2 | | 7.2 | 104.2 | 21.4 | 21.4 |
| Actuated g/C Ratio | 0.64 | 0.64 | | 0.05 | 0.74 | 0.15 | 0.15 |
| v/c Ratio | 0.02 | 0.93 | | 0.76 | 0.95 | 0.91 | 0.40 |
| Control Delay | 10.0 | 31.0 | | 91.0 | 25.3 | 80.1 | 18.7 |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 |
| Total Delay | 10.0 | 31.0 | | 91.0 | 25.3 | 80.1 | 18.7 |
| LOS | A | C | | F | C | F | B |
| Approach Delay | | 31.0 | | | 28.6 | 66.6 | |
| Approach LOS | | C | | | C | E | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 140 | | | |
| Actuated Cycle Length: 140 | | | |
| Natural Cycle: 110 | | | |
| Control Type: Semi Act-Uncoord | | | |
| Maximum v/c Ratio: 0.95 | | | |
| Intersection Signal Delay: 33.9 | | Intersection LOS: C | |
| Intersection Capacity Utilization 93.8% | | ICU Level of Service F | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 13: Old Pasco Rd & SR52

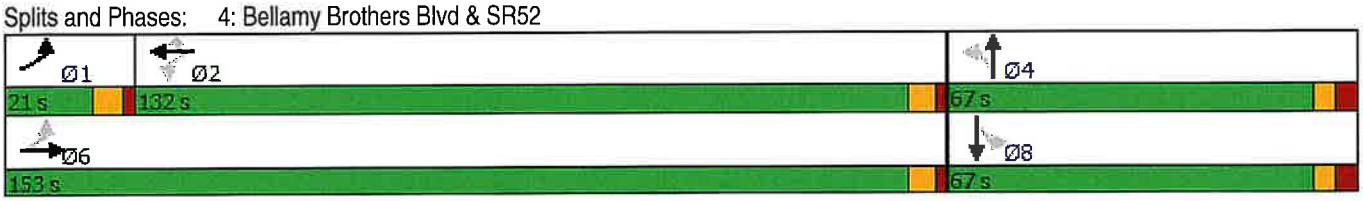


| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 102 | 1191 | 0 | 8 | 1222 | 840 | 0 | 7 | 5 | 313 | 0 | 72 |
| Future Volume (vph) | 102 | 1191 | 0 | 8 | 1222 | 840 | 0 | 7 | 5 | 313 | 0 | 72 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 647 | | 0 | 585 | | 704 | 0 | | 0 | 0 | | 0 |
| Storage Lanes | 1 | | 0 | 1 | | 1 | 0 | | 0 | 0 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | | | | 0.850 | | 0.944 | | | 0.975 | |
| Flt Protected | 0.950 | | | 0.950 | | | | | | | 0.961 | |
| Satd. Flow (prot) | 1770 | 3539 | 0 | 1770 | 3539 | 1583 | 0 | 1758 | 0 | 0 | 1745 | 0 |
| Flt Permitted | 0.144 | | | 0.206 | | | | | | | 0.758 | |
| Satd. Flow (perm) | 268 | 3539 | 0 | 384 | 3539 | 1583 | 0 | 1758 | 0 | 0 | 1377 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | | | | 848 | | 5 | | | 53 | |
| Link Speed (mph) | | 55 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 740 | | | 3350 | | | 290 | | | 537 | |
| Travel Time (s) | | 9.2 | | | 41.5 | | | 6.6 | | | 12.2 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 103 | 1203 | 0 | 8 | 1234 | 848 | 0 | 7 | 5 | 316 | 0 | 73 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 103 | 1203 | 0 | 8 | 1234 | 848 | 0 | 12 | 0 | 0 | 389 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 0 | | | 0 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | | | | | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | | Perm | NA | Perm | | NA | | Perm | NA | |
| Protected Phases | 1 | 6 | | | 2 | | | 4 | | | 8 | |
| Permitted Phases | 6 | | | 2 | | 2 | 4 | | | 8 | | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Detector Phase | 1 | 6 | | 2 | 2 | 2 | 4 | 4 | | 8 | 8 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 11.8 | 20.0 | | 20.0 | 20.0 | 20.0 | 21.0 | 21.0 | | 21.0 | 21.0 | |
| Total Split (s) | 21.0 | 153.0 | | 132.0 | 132.0 | 132.0 | 67.0 | 67.0 | | 67.0 | 67.0 | |
| Total Split (%) | 9.5% | 69.5% | | 60.0% | 60.0% | 60.0% | 30.5% | 30.5% | | 30.5% | 30.5% | |
| Maximum Green (s) | 14.2 | 146.2 | | 125.2 | 125.2 | 125.2 | 59.4 | 59.4 | | 59.4 | 59.4 | |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 4.8 | 3.7 | 3.7 | | 3.7 | 3.7 | |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 2.0 | 3.9 | 3.9 | | 3.9 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | | 0.0 | |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 6.8 | | 7.6 | | | 7.6 | |
| Lead/Lag | Lead | | | Lag | Lag | Lag | | | | | | |
| Lead-Lag Optimize? | Yes | | | Yes | Yes | Yes | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | Max | | Max | Max | Max | None | None | | None | None | |
| Act Effct Green (s) | 146.2 | 146.2 | | 129.5 | 129.5 | 129.5 | | 57.2 | | | 57.2 | |
| Actuated g/C Ratio | 0.67 | 0.67 | | 0.59 | 0.59 | 0.59 | | 0.26 | | | 0.26 | |
| v/c Ratio | 0.42 | 0.51 | | 0.04 | 0.59 | 0.66 | | 0.03 | | | 0.97 | |
| Control Delay | 18.0 | 19.0 | | 20.5 | 29.5 | 3.9 | | 41.4 | | | 105.1 | |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | | 0.0 | |
| Total Delay | 18.0 | 19.0 | | 20.5 | 29.5 | 3.9 | | 41.4 | | | 105.1 | |
| LOS | B | B | | C | C | A | | D | | | F | |
| Approach Delay | | 18.9 | | | 19.0 | | | 41.4 | | | 105.1 | |
| Approach LOS | | B | | | B | | | D | | | F | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 220 | | | |
| Actuated Cycle Length: 217.8 | | | |
| Natural Cycle: 70 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.97 | | | |
| Intersection Signal Delay: 27.9 | | Intersection LOS: C | |
| Intersection Capacity Utilization 85.5% | | ICU Level of Service E | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 4: Bellamy Brothers Blvd & SR52

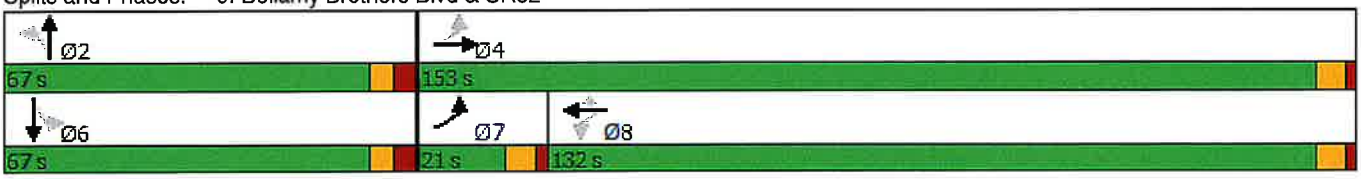


| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 160 | 1875 | 0 | 8 | 2204 | 840 | 0 | 7 | 5 | 313 | 0 | 155 |
| Future Volume (vph) | 160 | 1875 | 0 | 8 | 2204 | 840 | 0 | 7 | 5 | 313 | 0 | 155 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 647 | | 0 | 585 | | 704 | 0 | | 0 | 0 | | 0 |
| Storage Lanes | 1 | | 0 | 1 | | 1 | 0 | | 0 | 0 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | | | | 0.850 | | 0.944 | | | 0.955 | |
| Flt Protected | 0.950 | | | 0.950 | | | | | | | 0.968 | |
| Satd. Flow (prot) | 1770 | 3539 | 0 | 1770 | 3539 | 1583 | 0 | 1758 | 0 | 0 | 1722 | 0 |
| Flt Permitted | 0.030 | | | 0.057 | | | | | | | 0.792 | |
| Satd. Flow (perm) | 56 | 3539 | 0 | 106 | 3539 | 1583 | 0 | 1758 | 0 | 0 | 1409 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | | | | 801 | | 5 | | | 53 | |
| Link Speed (mph) | | 55 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 6381 | | | 6700 | | | 1106 | | | 960 | |
| Travel Time (s) | | 79.1 | | | 83.1 | | | 25.1 | | | 21.8 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 162 | 1894 | 0 | 8 | 2226 | 848 | 0 | 7 | 5 | 316 | 0 | 157 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 162 | 1894 | 0 | 8 | 2226 | 848 | 0 | 12 | 0 | 0 | 473 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 0 | | | 0 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | | | | | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | | Perm | NA | Perm | | NA | | Perm | NA | |
| Protected Phases | 7 | 4 | | | 8 | | | 2 | | | 6 | |
| Permitted Phases | 4 | | | 8 | | 8 | 2 | | | 6 | | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Detector Phase | 7 | 4 | | 8 | 8 | 8 | 2 | 2 | | 6 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 11.8 | 20.0 | | 20.0 | 20.0 | 20.0 | 21.0 | 21.0 | | 21.0 | 21.0 | |
| Total Split (s) | 21.0 | 153.0 | | 132.0 | 132.0 | 132.0 | 67.0 | 67.0 | | 67.0 | 67.0 | |
| Total Split (%) | 9.5% | 69.5% | | 60.0% | 60.0% | 60.0% | 30.5% | 30.5% | | 30.5% | 30.5% | |
| Maximum Green (s) | 14.2 | 146.2 | | 125.2 | 125.2 | 125.2 | 59.4 | 59.4 | | 59.4 | 59.4 | |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 4.8 | 3.7 | 3.7 | | 3.7 | 3.7 | |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 2.0 | 3.9 | 3.9 | | 3.9 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | | 0.0 | |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 6.8 | | 7.6 | | | 7.6 | |
| Lead/Lag | Lead | | | Lag | Lag | Lag | | | | | | |
| Lead-Lag Optimize? | Yes | | | Yes | Yes | Yes | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | Max | | Max | Max | Max | None | None | | None | None | |
| Act Effct Green (s) | 146.2 | 146.2 | | 125.2 | 125.2 | 125.2 | | 59.4 | | | 59.4 | |
| Actuated g/C Ratio | 0.66 | 0.66 | | 0.57 | 0.57 | 0.57 | | 0.27 | | | 0.27 | |
| v/c Ratio | 1.10 | 0.81 | | 0.13 | 1.11 | 0.68 | | 0.03 | | | 1.13 | |
| Control Delay | 162.9 | 30.1 | | 29.0 | 99.2 | 5.1 | | 41.4 | | | 144.1 | |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | | 0.0 | |
| Total Delay | 162.9 | 30.1 | | 29.0 | 99.2 | 5.1 | | 41.4 | | | 144.1 | |
| LOS | F | C | | C | F | A | | D | | | F | |
| Approach Delay | | 40.6 | | | 73.2 | | | 41.4 | | | 144.1 | |
| Approach LOS | | D | | | E | | | D | | | F | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 220 | | | |
| Actuated Cycle Length: 220 | | | |
| Natural Cycle: 150 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 1.13 | | | |
| Intersection Signal Delay: 67.1 | | Intersection LOS: E | |
| Intersection Capacity Utilization 120.9% | | ICU Level of Service H | |
| Analysis Period (min) 15 | | | |

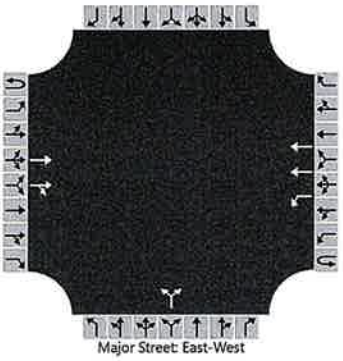
Splits and Phases: 9: Bellamy Brothers Blvd & SR52



# HCS Two-Way Stop-Control Report

| General Information | | Site Information | |
|---|---|---|---|
| Analyst | | Intersection | |
| Agency/Co. | | Jurisdiction | |
| Date Performed | 5/22/2020 | East/West Street | SR 52 |
| Analysis Year | 2035 | North/South Street | Ehren cutoff |
| Time Analyzed | PM Peak | Peak Hour Factor | 0.99 |
| Intersection Orientation | East-West | Analysis Time Period (hrs) | 0.25 |
| Project Description | Background-Budgeted Geometry | | |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 1 | 2 | 0 | | 0 | 1 | 0 | | 0 | 0 | 0 |
| Configuration | | | T | TR | | L | T | | | | LR | | | | | |
| Volume (veh/h) | | | 708 | 32 | 0 | 281 | 809 | | | 29 | | 438 | | | | |
| Percent Heavy Vehicles (%) | | | | | 3 | 3 | | | | 3 | | 3 | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | 0 | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 2 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 4.1 | | | | 7.5 | | 6.9 | | | | |
| Critical Headway (sec) | | | | | | 4.16 | | | | 6.86 | | 6.96 | | | | |
| Base Follow-Up Headway (sec) | | | | | | 2.2 | | | | 3.5 | | 3.3 | | | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | | | 3.53 | | 3.33 | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 284 | | | | | 472 | | | | | |
| Capacity, c (veh/h) | | | | | | 850 | | | | | 543 | | | | | |
| v/c Ratio | | | | | | 0.33 | | | | | 0.87 | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 1.5 | | | | | 9.6 | | | | | |
| 95% Queue Length, $Q_{95}$ (ft) | | | | | | 38.4 | | | | | 245.8 | | | | | |
| Control Delay (s/veh) | | | | | | 11.3 | | | | | 41.0 | | | | | |
| Level of Service (LOS) | | | | | | B | | | | | E | | | | | |
| Approach Delay (s/veh) | | | | | 2.9 | | | | 41.0 | | | | | | | |
| Approach LOS | | | | | A | | | | E | | | | | | | |

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# HCS Two-Way Stop-Control Report

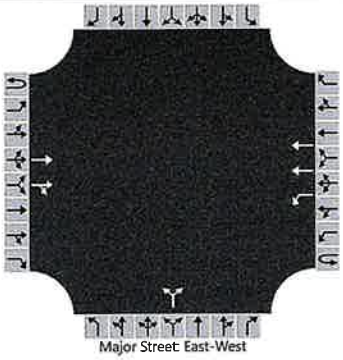
## General Information

| | |
|---|---|
| Analyst | |
| Agency/Co. | |
| Date Performed | 5/22/2020 |
| Analysis Year | 2035 |
| Time Analyzed | PM Peak |
| Intersection Orientation | East-West |
| Project Description | Background Plus Project-Budgeted Geometry |

## Site Information

| | |
|---|---|
| Intersection | |
| Jurisdiction | |
| East/West Street | SR 52 |
| North/South Street | Ehren cutoff |
| Peak Hour Factor | 0.99 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 1 | 2 | 0 | | 0 | 1 | 0 | | 0 | 0 | 0 |
| Configuration | | | T | TR | | L | T | | | | LR | | | | | |
| Volume (veh/h) | | | 1113 | 32 | 0 | 396 | 1091 | | | 29 | | 604 | | | | |
| Percent Heavy Vehicles (%) | | | | | 3 | 3 | | | | 3 | | 3 | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | 0 | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Left Only | | | | | | | | 2 | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 4.1 | | | | 7.5 | | 6.9 | | | | |
| Critical Headway (sec) | | | | | | 4.16 | | | | 6.86 | | 6.96 | | | | |
| Base Follow-Up Headway (sec) | | | | | | 2.2 | | | | 3.5 | | 3.3 | | | | |
| Follow-Up Headway (sec) | | | | | | 2.23 | | | | 3.53 | | 3.33 | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 400 | | | | | 639 | | | | | |
| Capacity, c (veh/h) | | | | | | 594 | | | | | 352 | | | | | |
| v/c Ratio | | | | | | 0.67 | | | | | 1.82 | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 5.1 | | | | | 41.7 | | | | | |
| 95% Queue Length, $Q_{95}$ (ft) | | | | | | 130.6 | | | | | 1067.5 | | | | | |
| Control Delay (s/veh) | | | | | | 22.6 | | | | | 404.4 | | | | | |
| Level of Service (LOS) | | | | | | C | | | | | F | | | | | |
| Approach Delay (s/veh) | | | | | 6.0 | | | | 404.4 | | | | | | | |
| Approach LOS | | | | | A | | | | F | | | | | | | |

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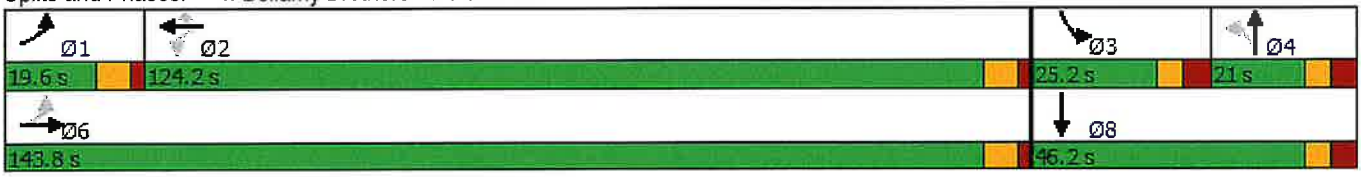
INTERSECTION ANALYSIS
BUDGETED AND REQUIRED IMPROVEMENTS

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 102 | 1191 | 0 | 8 | 1222 | 840 | 0 | 7 | 5 | 313 | 0 | 72 |
| Future Volume (vph) | 102 | 1191 | 0 | 8 | 1222 | 840 | 0 | 7 | 5 | 313 | 0 | 72 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 647 | | 0 | 585 | | 704 | 0 | | 0 | 0 | | 0 |
| Storage Lanes | 1 | | 0 | 1 | | 1 | 0 | | 0 | 2 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 1.00 | 0.97 | 1.00 | 1.00 |
| Frt | | | | | | 0.850 | | 0.944 | | | 0.850 | |
| Flt Protected | 0.950 | | | 0.950 | | | | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 3539 | 0 | 1770 | 3539 | 1583 | 0 | 1758 | 0 | 3433 | 1583 | 0 |
| Flt Permitted | 0.170 | | | 0.231 | | | | | | 0.950 | | |
| Satd. Flow (perm) | 317 | 3539 | 0 | 430 | 3539 | 1583 | 0 | 1758 | 0 | 3433 | 1583 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | | | | 848 | | 5 | | | 176 | |
| Link Speed (mph) | | 55 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 740 | | | 3350 | | | 290 | | | 537 | |
| Travel Time (s) | | 9.2 | | | 41.5 | | | 6.6 | | | 12.2 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 103 | 1203 | 0 | 8 | 1234 | 848 | 0 | 7 | 5 | 316 | 0 | 73 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 103 | 1203 | 0 | 8 | 1234 | 848 | 0 | 12 | 0 | 316 | 73 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 24 | | | 24 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | | | | | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | | Perm | NA | Perm | | NA | | Prot | NA | |
| Protected Phases | 1 | 6 | | | 2 | | | 4 | | 3 | 8 | |
| Permitted Phases | 6 | | | 2 | | 2 | 4 | | | | | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Detector Phase | 1 | 6 | | 2 | 2 | 2 | 4 | 4 | | 3 | 8 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 11.8 | 20.0 | | 20.0 | 20.0 | 20.0 | 21.0 | 21.0 | | 12.6 | 21.0 | |
| Total Split (s) | 19.6 | 143.8 | | 124.2 | 124.2 | 124.2 | 21.0 | 21.0 | | 25.2 | 46.2 | |
| Total Split (%) | 10.3% | 75.7% | | 65.4% | 65.4% | 65.4% | 11.1% | 11.1% | | 13.3% | 24.3% | |
| Maximum Green (s) | 12.8 | 137.0 | | 117.4 | 117.4 | 117.4 | 13.4 | 13.4 | | 17.6 | 38.6 | |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 4.8 | 3.7 | 3.7 | | 3.7 | 3.7 | |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 2.0 | 3.9 | 3.9 | | 3.9 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 6.8 | | 7.6 | | 7.6 | 7.6 | |
| Lead/Lag | Lead | | | Lag | Lag | Lag | Lag | Lag | | Lead | | |
| Lead-Lag Optimize? | Yes | | | Yes | Yes | Yes | Yes | Yes | | Yes | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | Max | | Max | Max | Max | None | None | | None | None | |
| Act Effct Green (s) | 137.3 | 137.3 | | 122.5 | 122.5 | 122.5 | | 6.4 | | 17.6 | 23.4 | |
| Actuated g/C Ratio | 0.78 | 0.78 | | 0.70 | 0.70 | 0.70 | | 0.04 | | 0.10 | 0.13 | |
| v/c Ratio | 0.33 | 0.43 | | 0.03 | 0.50 | 0.62 | | 0.17 | | 0.92 | 0.20 | |
| Control Delay | 7.9 | 7.3 | | 10.8 | 13.8 | 2.9 | | 66.5 | | 107.6 | 1.2 | |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 7.9 | 7.3 | | 10.8 | 13.8 | 2.9 | | 66.5 | | 107.6 | 1.2 | |
| LOS | A | A | | B | B | A | | E | | F | A | |
| Approach Delay | | 7.3 | | | 9.4 | | | 66.5 | | | 87.6 | |
| Approach LOS | | A | | | A | | | E | | | F | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 190 | | | |
| Actuated Cycle Length: 175.1 | | | |
| Natural Cycle: 90 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.92 | | | |
| Intersection Signal Delay: 16.9 | | Intersection LOS: B | |
| Intersection Capacity Utilization 79.5% | | ICU Level of Service D | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 4: Bellamy Brothers Blvd & SR52

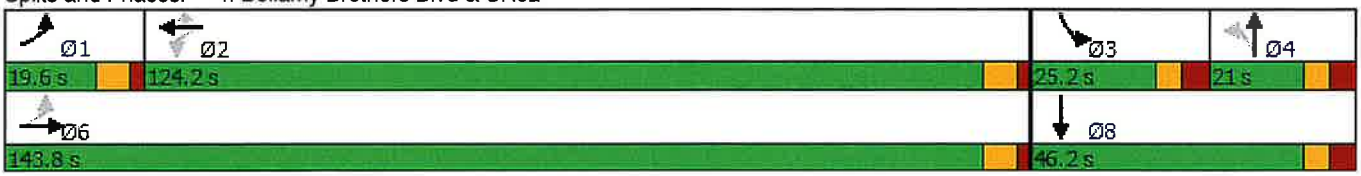


| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 160 | 1875 | 0 | 8 | 2204 | 840 | 0 | 7 | 5 | 313 | 0 | 155 |
| Future Volume (vph) | 160 | 1875 | 0 | 8 | 2204 | 840 | 0 | 7 | 5 | 313 | 0 | 155 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 647 | | 0 | 585 | | 704 | 0 | | 0 | 0 | | 0 |
| Storage Lanes | 1 | | 0 | 1 | | 1 | 0 | | 0 | 2 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 25 | | |
| Lane Util. Factor | 1.00 | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 | 1.00 | 1.00 | 0.97 | 1.00 | 1.00 |
| Frt | | | | | | 0.850 | | 0.944 | | | 0.850 | |
| Flt Protected | 0.950 | | | 0.950 | | | | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 3539 | 0 | 1770 | 3539 | 1583 | 0 | 1758 | 0 | 3433 | 1583 | 0 |
| Flt Permitted | 0.032 | | | 0.090 | | | | | | 0.950 | | |
| Satd. Flow (perm) | 60 | 3539 | 0 | 168 | 3539 | 1583 | 0 | 1758 | 0 | 3433 | 1583 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | | | | 761 | | 5 | | | 114 | |
| Link Speed (mph) | | 55 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 740 | | | 3350 | | | 290 | | | 537 | |
| Travel Time (s) | | 9.2 | | | 41.5 | | | 6.6 | | | 12.2 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 162 | 1894 | 0 | 8 | 2226 | 848 | 0 | 7 | 5 | 316 | 0 | 157 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 162 | 1894 | 0 | 8 | 2226 | 848 | 0 | 12 | 0 | 316 | 157 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 24 | | | 24 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 16 | | | 16 | | | 16 | | | 16 | |
| Two way Left Turn Lane | | | | | | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | | Perm | NA | Perm | | NA | | Prot | NA | |
| Protected Phases | 1 | 6 | | | 2 | | | 4 | | 3 | 8 | |
| Permitted Phases | 6 | | | 2 | | 2 | 4 | | | | | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Detector Phase | 1 | 6 | | 2 | 2 | 2 | 4 | 4 | | 3 | 8 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 5.0 | 5.0 | | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | | 5.0 | 5.0 | |
| Minimum Split (s) | 11.8 | 20.0 | | 20.0 | 20.0 | 20.0 | 21.0 | 21.0 | | 12.6 | 21.0 | |
| Total Split (s) | 19.6 | 143.8 | | 124.2 | 124.2 | 124.2 | 21.0 | 21.0 | | 25.2 | 46.2 | |
| Total Split (%) | 10.3% | 75.7% | | 65.4% | 65.4% | 65.4% | 11.1% | 11.1% | | 13.3% | 24.3% | |
| Maximum Green (s) | 12.8 | 137.0 | | 117.4 | 117.4 | 117.4 | 13.4 | 13.4 | | 17.6 | 38.6 | |
| Yellow Time (s) | 4.8 | 4.8 | | 4.8 | 4.8 | 4.8 | 3.7 | 3.7 | | 3.7 | 3.7 | |
| All-Red Time (s) | 2.0 | 2.0 | | 2.0 | 2.0 | 2.0 | 3.9 | 3.9 | | 3.9 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.8 | 6.8 | | 6.8 | 6.8 | 6.8 | | 7.6 | | 7.6 | 7.6 | |
| Lead/Lag | Lead | | | Lag | Lag | Lag | Lag | Lag | | Lead | | |
| Lead-Lag Optimize? | Yes | | | Yes | Yes | Yes | Yes | Yes | | Yes | | |
| Vehicle Extension (s) | 3.0 | 3.0 | | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | Max | | Max | Max | Max | None | None | | None | None | |
| Act Effct Green (s) | 137.3 | 137.3 | | 117.6 | 117.6 | 117.6 | | 6.4 | | 17.6 | 23.4 | |
| Actuated g/C Ratio | 0.78 | 0.78 | | 0.67 | 0.67 | 0.67 | | 0.04 | | 0.10 | 0.13 | |
| v/c Ratio | 0.94 | 0.68 | | 0.07 | 0.94 | 0.65 | | 0.17 | | 0.92 | 0.51 | |
| Control Delay | 105.0 | 11.2 | | 14.0 | 34.9 | 4.3 | | 66.5 | | 107.6 | 26.7 | |
| Queue Delay | 0.0 | 0.0 | | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 105.0 | 11.2 | | 14.0 | 34.9 | 4.3 | | 66.5 | | 107.6 | 26.7 | |
| LOS | F | B | | B | C | A | | E | | F | C | |
| Approach Delay | | 18.6 | | | 26.4 | | | 66.5 | | | 80.7 | |
| Approach LOS | | B | | | C | | | E | | | F | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 190 | | | |
| Actuated Cycle Length: 175.1 | | | |
| Natural Cycle: 150 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.94 | | | |
| Intersection Signal Delay: 28.2 | | Intersection LOS: C | |
| Intersection Capacity Utilization 103.1% | | ICU Level of Service G | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 4: Bellamy Brothers Blvd & SR52

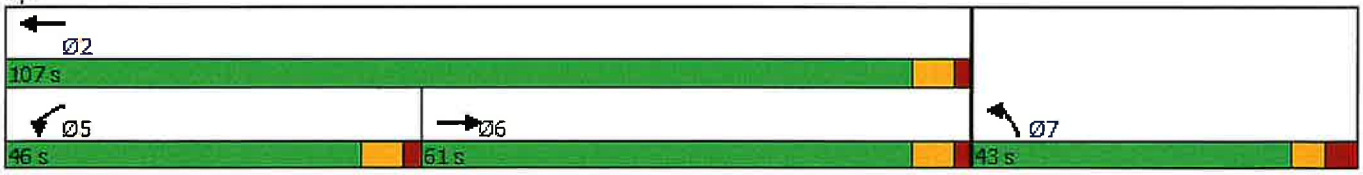


| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 708 | 32 | 281 | 809 | 29 | 438 |
| Future Volume (vph) | 708 | 32 | 281 | 809 | 29 | 438 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 0 | 324 | | 0 | 0 |
| Storage Lanes | | 0 | 1 | | 1 | 0 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 |
| Frt | 0.994 | | | | 0.873 | |
| Flt Protected | | | 0.950 | | 0.997 | |
| Satd. Flow (prot) | 3518 | 0 | 1770 | 3539 | 1621 | 0 |
| Flt Permitted | | | 0.950 | | 0.997 | |
| Satd. Flow (perm) | 3518 | 0 | 1770 | 3539 | 1621 | 0 |
| Right Turn on Red | | Yes | | | | Yes |
| Satd. Flow (RTOR) | 3 | | | | 442 | |
| Link Speed (mph) | 55 | | | 45 | 30 | |
| Link Distance (ft) | 5010 | | | 2360 | 618 | |
| Travel Time (s) | 62.1 | | | 35.8 | 14.0 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 715 | 32 | 284 | 817 | 29 | 442 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 747 | 0 | 284 | 817 | 471 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Number of Detectors | 2 | | 1 | 2 | 1 | |
| Detector Template | Thru | | Left | Thru | Left | |
| Leading Detector (ft) | 100 | | 20 | 100 | 20 | |
| Trailing Detector (ft) | 0 | | 0 | 0 | 0 | |
| Detector 1 Position(ft) | 0 | | 0 | 0 | 0 | |
| Detector 1 Size(ft) | 6 | | 20 | 6 | 20 | |
| Detector 1 Type | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | |
| Detector 1 Extend (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 2 Position(ft) | 94 | | | 94 | | |
| Detector 2 Size(ft) | 6 | | | 6 | | |
| Detector 2 Type | Cl+Ex | | | Cl+Ex | | |
| Detector 2 Channel | | | | | | |
| Detector 2 Extend (s) | 0.0 | | | 0.0 | | |
| Turn Type | NA | | Prot | NA | Prot | |
| Protected Phases | 6 | | 5 | 2 | 7 | |
| Permitted Phases | | | | | | |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Detector Phase | 6 | | 5 | 2 | 7 | |
| Switch Phase | | | | | | |
| Minimum Initial (s) | 5.0 | | 5.0 | 5.0 | 5.0 | |
| Minimum Split (s) | 26.7 | | 11.8 | 26.7 | 25.6 | |
| Total Split (s) | 61.0 | | 46.0 | 107.0 | 43.0 | |
| Total Split (%) | 40.7% | | 30.7% | 71.3% | 28.7% | |
| Maximum Green (s) | 54.2 | | 39.2 | 100.2 | 35.4 | |
| Yellow Time (s) | 4.8 | | 4.8 | 4.8 | 3.7 | |
| All-Red Time (s) | 2.0 | | 2.0 | 2.0 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.8 | | 6.8 | 6.8 | 7.6 | |
| Lead/Lag | Lag | | Lead | | | |
| Lead-Lag Optimize? | Yes | | Yes | | | |
| Vehicle Extension (s) | 3.0 | | 3.0 | 3.0 | 3.0 | |
| Recall Mode | Max | | None | Max | Max | |
| Walk Time (s) | 7.0 | | | 7.0 | 7.0 | |
| Flash Dont Walk (s) | 11.0 | | | 11.0 | 11.0 | |
| Pedestrian Calls (#/hr) | 0 | | | 0 | 0 | |
| Act Effct Green (s) | 64.1 | | 29.3 | 100.2 | 35.4 | |
| Actuated g/C Ratio | 0.43 | | 0.20 | 0.67 | 0.24 | |
| v/c Ratio | 0.50 | | 0.82 | 0.35 | 0.65 | |
| Control Delay | 33.6 | | 76.4 | 11.2 | 10.4 | |
| Queue Delay | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Total Delay | 33.6 | | 76.4 | 11.2 | 10.4 | |
| LOS | C | | E | B | B | |
| Approach Delay | 33.6 | | | 28.0 | 10.4 | |
| Approach LOS | C | | | C | B | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 150 | | | |
| Actuated Cycle Length: 150 | | | |
| Natural Cycle: 70 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.82 | | | |
| Intersection Signal Delay: 26.2 | | Intersection LOS: C | |
| Intersection Capacity Utilization 82.5% | | ICU Level of Service E | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 5: Ehren Cutoff & SR52

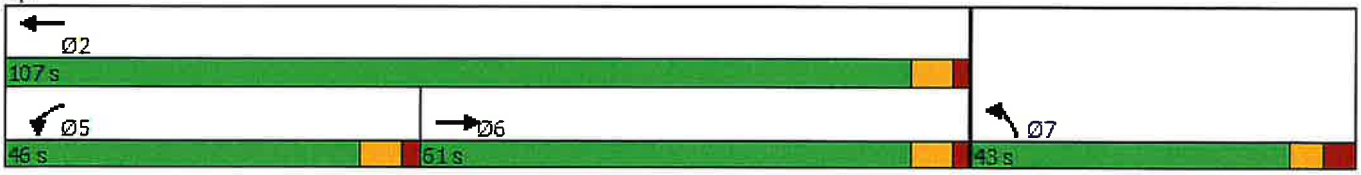


| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 1113 | 32 | 396 | 1091 | 29 | 604 |
| Future Volume (vph) | 1113 | 32 | 396 | 1091 | 29 | 604 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 0 | 324 | | 0 | 0 |
| Storage Lanes | | 0 | 1 | | 1 | 0 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 0.95 | 0.95 | 1.00 | 0.95 | 1.00 | 1.00 |
| Frt | 0.996 | | | | 0.871 | |
| Flt Protected | | | 0.950 | | 0.998 | |
| Satd. Flow (prot) | 3525 | 0 | 1770 | 3539 | 1619 | 0 |
| Flt Permitted | | | 0.950 | | 0.998 | |
| Satd. Flow (perm) | 3525 | 0 | 1770 | 3539 | 1619 | 0 |
| Right Turn on Red | | Yes | | | | Yes |
| Satd. Flow (RTOR) | 2 | | | | 467 | |
| Link Speed (mph) | 55 | | | 45 | 30 | |
| Link Distance (ft) | 5010 | | | 2360 | 618 | |
| Travel Time (s) | 62.1 | | | 35.8 | 14.0 | |
| Peak Hour Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Adj. Flow (vph) | 1124 | 32 | 400 | 1102 | 29 | 610 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 1156 | 0 | 400 | 1102 | 639 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Number of Detectors | 2 | | 1 | 2 | 1 | |
| Detector Template | Thru | | Left | Thru | Left | |
| Leading Detector (ft) | 100 | | 20 | 100 | 20 | |
| Trailing Detector (ft) | 0 | | 0 | 0 | 0 | |
| Detector 1 Position(ft) | 0 | | 0 | 0 | 0 | |
| Detector 1 Size(ft) | 6 | | 20 | 6 | 20 | |
| Detector 1 Type | Cl+Ex | | Cl+Ex | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | |
| Detector 1 Extend (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Detector 2 Position(ft) | 94 | | | 94 | | |
| Detector 2 Size(ft) | 6 | | | 6 | | |
| Detector 2 Type | Cl+Ex | | | Cl+Ex | | |
| Detector 2 Channel | | | | | | |
| Detector 2 Extend (s) | 0.0 | | | 0.0 | | |
| Turn Type | NA | | Prot | NA | Prot | |
| Protected Phases | 6 | | 5 | 2 | 7 | |
| Permitted Phases | | | | | | |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Detector Phase | 6 | | 5 | 2 | 7 | |
| Switch Phase | | | | | | |
| Minimum Initial (s) | 5.0 | | 5.0 | 5.0 | 5.0 | |
| Minimum Split (s) | 26.7 | | 11.8 | 26.7 | 25.6 | |
| Total Split (s) | 61.0 | | 46.0 | 107.0 | 43.0 | |
| Total Split (%) | 40.7% | | 30.7% | 71.3% | 28.7% | |
| Maximum Green (s) | 54.2 | | 39.2 | 100.2 | 35.4 | |
| Yellow Time (s) | 4.8 | | 4.8 | 4.8 | 3.7 | |
| All-Red Time (s) | 2.0 | | 2.0 | 2.0 | 3.9 | |
| Lost Time Adjust (s) | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.8 | | 6.8 | 6.8 | 7.6 | |
| Lead/Lag | Lag | | Lead | | | |
| Lead-Lag Optimize? | Yes | | Yes | | | |
| Vehicle Extension (s) | 3.0 | | 3.0 | 3.0 | 3.0 | |
| Recall Mode | Max | | None | Max | Max | |
| Walk Time (s) | 7.0 | | | 7.0 | 7.0 | |
| Flash Dont Walk (s) | 11.0 | | | 11.0 | 11.0 | |
| Pedestrian Calls (#/hr) | 0 | | | 0 | 0 | |
| Act Effct Green (s) | 56.7 | | 36.7 | 100.2 | 35.4 | |
| Actuated g/C Ratio | 0.38 | | 0.24 | 0.67 | 0.24 | |
| v/c Ratio | 0.87 | | 0.92 | 0.47 | 0.87 | |
| Control Delay | 51.7 | | 82.6 | 12.8 | 27.6 | |
| Queue Delay | 0.0 | | 0.0 | 0.0 | 0.0 | |
| Total Delay | 51.7 | | 82.6 | 12.8 | 27.6 | |
| LOS | D | | F | B | C | |
| Approach Delay | 51.7 | | | 31.4 | 27.6 | |
| Approach LOS | D | | | C | C | |

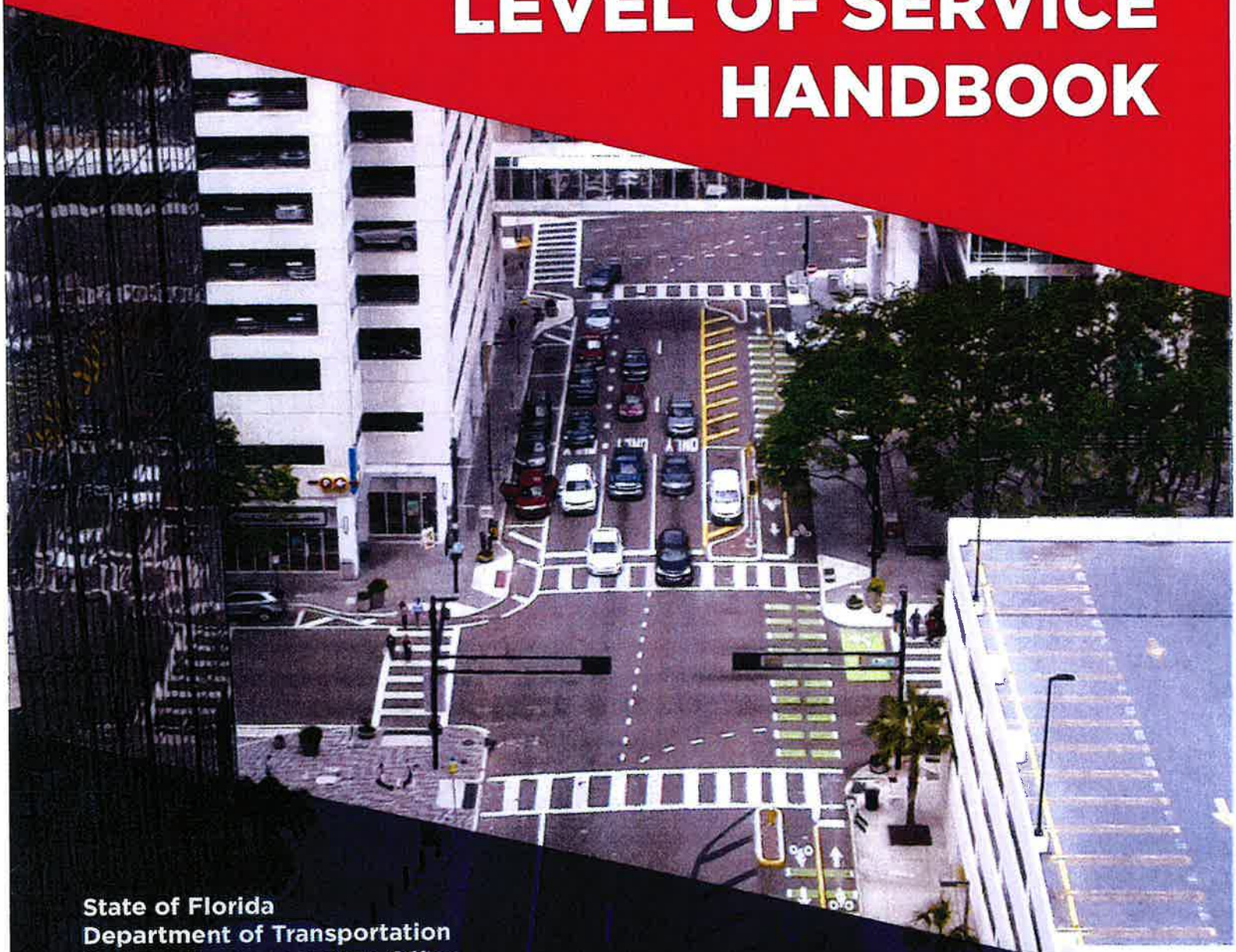
| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 150 | | | |
| Actuated Cycle Length: 150 | | | |
| Natural Cycle: 90 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.92 | | | |
| Intersection Signal Delay: 37.8 | | Intersection LOS: D | |
| Intersection Capacity Utilization 110.4% | | ICU Level of Service H | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 5: Ehren Cutoff & SR52



FDOT GENERALIZED CAPACITY TABLES

# 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



**State of Florida**
**Department of Transportation**
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

# Appendix B: Florida's Generalized Service Volume Tables

# Limited Access

## Freeway Generalized Service Volume Tables

### (Core Urbanized)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,400 | 3,170 | 3,970 | 4,150 |
| 3 Lane | 3,390 | 4,600 | 5,810 | 6,130 |
| 4 Lane | 4,340 | 6,060 | 7,700 | 8,170 |
| 5 Lane | 5,480 | 7,450 | 9,680 | 10,390 |
| 6 Lane | 6,630 | 9,220 | 11,520 | 12,760 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,360 | 5,760 | 7,220 | 7,550 |
| 6 Lane | 6,160 | 8,360 | 10,560 | 11,150 |
| 8 Lane | 7,890 | 11,020 | 14,000 | 14,850 |
| 10 Lane | 9,960 | 13,550 | 17,600 | 18,890 |
| 12 Lane | 12,050 | 16,760 | 20,950 | 23,200 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 51,300 | 67,800 | 84,900 | 88,800 |
| 6 Lane | 72,500 | 98,400 | 124,200 | 131,200 |
| 8 Lane | 92,800 | 129,600 | 164,700 | 174,700 |
| 10 Lane | 117,200 | 159,400 | 207,100 | 222,200 |
| 12 Lane | 141,800 | 197,200 | 246,500 | 272,900 |

### (Urbanized)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,500 | 3,300 | 4,070 | 4,240 |
| 3 Lane | 3,570 | 4,900 | 6,080 | 6,360 |
| 4 Lane | 4,720 | 6,500 | 8,090 | 8,490 |
| 5 Lane | 5,790 | 8,020 | 10,020 | 10,610 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,550 | 6,000 | 7,400 | 7,710 |
| 6 Lane | 6,490 | 8,910 | 11,050 | 11,560 |
| 8 Lane | 8,580 | 11,820 | 14,710 | 15,440 |
| 10 Lane | 10,530 | 14,580 | 18,220 | 19,290 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 50,600 | 66,700 | 82,200 | 85,700 |
| 6 Lane | 72,100 | 99,000 | 122,800 | 128,400 |
| 8 Lane | 95,300 | 131,300 | 163,400 | 171,600 |
| 10 Lane | 117,000 | 162,000 | 202,400 | 214,300 |

### (Transitioning)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,430 | 3,180 | 3,790 | 3,910 |
| 3 Lane | 3,520 | 4,670 | 5,610 | 5,870 |
| 4 Lane | 4,630 | 6,170 | 7,440 | 7,830 |
| 5 Lane | 5,690 | 7,640 | 9,220 | 9,800 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 4,420 | 5,780 | 6,890 | 7,110 |
| 6 Lane | 6,400 | 8,490 | 10,200 | 10,670 |
| 8 Lane | 8,420 | 11,220 | 13,530 | 14,240 |
| 10 Lane | 10,350 | 13,890 | 16,760 | 17,820 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 45,100 | 59,000 | 70,300 | 72,600 |
| 6 Lane | 65,300 | 86,600 | 104,100 | 108,900 |
| 8 Lane | 85,900 | 114,500 | 138,100 | 145,300 |
| 10 Lane | 105,600 | 141,700 | 171,000 | 181,800 |

### (Rural)

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 2,010 | 2,770 | 3,270 | 3,650 |
| 3 Lane | 2,820 | 3,990 | 4,770 | 5,470 |
| 4 Lane | 3,630 | 5,220 | 6,260 | 7,300 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 3,650 | 5,040 | 5,950 | 6,640 |
| 6 Lane | 5,130 | 7,250 | 8,670 | 9,950 |
| 8 Lane | 6,600 | 9,490 | 11,380 | 13,270 |

| | B | C | D | E |
|---|---|---|---|---|
| 4 Lane | 34,800 | 48,000 | 56,700 | 63,200 |
| 6 Lane | 48,900 | 69,000 | 82,600 | 94,800 |
| 8 Lane | 62,900 | 90,400 | 108,400 | 126,400 |

**Adjustment Factors**

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# Limited Access

Freeway Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | Core Urbanized | Urbanized | Transitioning | Rural |
|---|---|---|---|---|
| Number of Lanes (one direction) | 2-6 | 2.5 | 2-5 | 2-4 |
| Posted Speed (mph) | 65 | 70 | 70 | 70 |
| Auxiliary Lanes | No | No | No | No |
| Lane Width (feet) | 12 | 12 | 12 | 12 |
| Total Ramp Density (ramps/mile) | 1.33 | 2.67 | 0.50 | 0.17 |
| Facility Length (miles) | 3 | 3 | 6 | 18 |
| Terrain | Level | Level | Level | Level |

### Traffic Characteristics

| | Core Urbanized | Urbanized | Transitioning | Rural |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.085 | 0.090 | 0.098 | 0.105 |
| Directional Distribution Factor (D) | 0.55 | 0.55 | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.95 | 0.95 | 0.92 | 0.88 |
| Base Free Flow Speed (mph) | 70 | 75 | 75 | 75 |
| Heavy Vehicle Percent (%) | 4% | 4% | 9% | 12% |
| Speed Adjustment Factor (SAF) | 0.975 | 0.975 | 0.975 | 0.975 |
| Capacity Adjustment Factor (CAF) | 0.968 | 0.968 | 0.968 | 0.968 |

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables

(C1-Natural & C2-Rural)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | 240 | 430 | 730 | 1,490 |
| 2 Lane | 1,670 | 2,390 | 2,910 | 3,340 |
| 3 Lane | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 440 | 780 | 1,330 | 2,710 |
| 4 Lane | 3,040 | 4,350 | 5,290 | 6,070 |
| 6 Lane | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 4,600 | 8,200 | 14,000 | 28,500 |
| 4 Lane | 32,000 | 45,800 | 55,700 | 63,900 |
| 6 Lane | 48,000 | 68,300 | 83,700 | 95,900 |

**Adjustment Factors**

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | C1 | C2 |
|---|---|---|
| Number of Lanes (one direction) | 1 | 2-3 |
| Posted Speed (mph) | 55 | 55 |
| Base Free Flow Speed (mph) | 60 | 60 |
| Median Type | Undivided | Divided |
| Shoulder Width (feet) | 3 | 6 |
| Lane Width (feet) | 12 | 12 |
| % No Passing Zone | 20% | |
| Access-Point Density (access/mile) | 2 | 2 |
| Terrain | Level | Level |

### Traffic Characteristics

| | C1 | C2 |
|---|---|---|
| Planning Analysis Hour Factor (K) | 0.095 | 0.095 |
| Directional Distribution Factor (D) | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.88 | 0.88 |
| Heavy Vehicle Percent (%) | 5% | 10% |
| Speed Adjustment Factor (SAF) | 0.975 | 0.975 |
| Capacity Adjustment Factor (CAF) | 0.968 | 0.968 |

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 760 | 1,070 | ** |
| 2 Lane | * | 1,520 | 1,810 | ** |
| 3 Lane | * | 2,360 | 2,680 | ** |
| 4 Lane | * | 3,170 | 3,180 | ** |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,380 | 1,950 | ** |
| 4 Lane | * | 2,760 | 3,290 | ** |
| 6 Lane | * | 4,290 | 4,870 | ** |
| 8 Lane | * | 5,760 | 5,780 | ** |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 15,300 | 21,700 | ** |
| 4 Lane | * | 30,700 | 36,600 | ** |
| 6 Lane | * | 47,700 | 54,100 | ** |
| 8 Lane | * | 64,000 | 64,200 | ** |

(C3R-Suburban Residential)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 970 | 1,110 | ** |
| 2 Lane | * | 1,700 | 1,850 | ** |
| 3 Lane | * | 2,620 | 2,730 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,760 | 2,020 | ** |
| 4 Lane | * | 3,090 | 3,360 | ** |
| 6 Lane | * | 4,760 | 4,960 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 19,600 | 22,400 | ** |
| 4 Lane | * | 34,300 | 37,300 | ** |
| 6 Lane | * | 52,900 | 55,100 | ** |

**Adjustment Factors**

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | C3C | C3R |
|---|---|---|
| Number of Lanes (one direction) | 1-4 | 1-3 |
| Posted Speed (mph) | 45 | 45 |
| Facility Length (miles) | 3.98 | 2.57 |

### Traffic Characteristics

| | C3C | | C3R | |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.09 | | 0.09 | |
| Directional Distribution Factor (D) | 0.55 | | 0.55 | |
| Peak Hour Factor (PHF) | 0.95 | | 0.92 | |
| Base Saturation Flow Rate | 1,950 | | 1,950 | |
| Heavy Vehicle Percent (%) | 4 | | 4 | |
| Lane Width | 12 | | 12 | |
| Median Type | Non Restrictive (1 lane) | Restrictive (2,3,4 lanes) | Non Restrictive (1 lane) | Restrictive (2,3 lanes) |
| Roadway Edge Type | Curbed | | Flush | |
| On-Street Parking | None | | None | |

### Control Characteristics

| | C3C | | C3R |
|---|---|---|---|
| Cycle Length | 160 | | 190 |
| Major Street Through g/c | 0.5 (1,2,3 lanes) | 0.45 (4 lanes) | 0.5 |
| Yellow Change Interval | 5.1 | | 5.1 |
| Red Change Interval | 2 | | 2 |
| Number of Signals | 10 | | 5 |

# C2T, C4, C5, & C6

## Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

### Peak Hour Directional

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 720 | 940 | ** |
| 2 Lane | * | 1,140 | 1,640 | ** |
| 3 Lane | * | 2,120 | 2,510 | ** |

### Peak Hour Two-Way

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,310 | 1,710 | ** |
| 4 Lane | * | 2,070 | 2,980 | ** |
| 6 Lane | * | 3,850 | 4,560 | ** |

### AADT

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 13,800 | 18,000 | ** |
| 4 Lane | * | 21,800 | 31,400 | ** |
| 6 Lane | * | 40,500 | 48,000 | ** |

(C4-Urban General)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 870 | 1,190 |
| 2 Lane | * | 1,210 | 1,790 | 2,020 |
| 3 Lane | * | 2,210 | 2,810 | 2,990 |
| 4 Lane | * | 2,590 | 3,310 | 3,510 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,580 | 2,160 |
| 4 Lane | * | 2,200 | 3,250 | 3,670 |
| 6 Lane | * | 4,020 | 5,110 | 5,440 |
| 8 Lane | * | 4,710 | 6,020 | 6,380 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 17,600 | 24,000 |
| 4 Lane | * | 24,400 | 36,100 | 40,800 |
| 6 Lane | * | 44,700 | 56,800 | 60,400 |
| 8 Lane | * | 52,300 | 66,900 | 70,900 |

(C5-Urban Center)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | * | 690 | 1,080 |
| 2 Lane | * | 1,290 | 1,900 | 2,130 |
| 3 Lane | * | 1,410 | 2,670 | 3,110 |
| 4 Lane | * | 2,910 | 3,560 | 3,640 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 1,250 | 1,960 |
| 4 Lane | * | 2,350 | 3,450 | 3,870 |
| 6 Lane | * | 2,560 | 4,850 | 5,650 |
| 8 Lane | * | 5,290 | 6,470 | 6,620 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | * | 13,900 | 21,800 |
| 4 Lane | * | 26,100 | 38,300 | 43,000 |
| 6 Lane | * | 28,400 | 53,900 | 62,800 |
| 8 Lane | * | 58,800 | 71,900 | 73,600 |

(C6-Urban Core)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | *** | 790 | 1,030 |
| 2 Lane | * | *** | 1,490 | 1,920 |
| 3 Lane | * | *** | 2,730 | 2,940 |
| 4 Lane | * | *** | 3,250 | 3,490 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 1,440 | 1,870 |
| 4 Lane | * | *** | 2,710 | 3,490 |
| 6 Lane | * | *** | 4,960 | 5,350 |
| 8 Lane | * | *** | 5,910 | 6,350 |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | *** | 16,000 | 20,800 |
| 4 Lane | * | *** | 30,100 | 38,800 |
| 6 Lane | * | *** | 55,100 | 59,400 |
| 8 Lane | * | *** | 65,700 | 70,600 |

### Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

## Input Parameters

### Roadway Characteristics

| | C2T | C4 | C5 | C6 |
|---|---|---|---|---|
| Number of Lanes (one direction) | 1-3 | 1-4 | 1-4 | 1-4 |
| Posted Speed (mph) | 40 | 45 | 35 | 30 |
| Facility Length (miles) | 0.78 | 1.83 | 1.18 | 0.74 |
| Number of Signals | 4 | 9 | 9 | 7 |

### Traffic Characteristics

| | C2T | C4 | C5 | C6 |
|---|---|---|---|---|
| Planning Analysis Hour Factor (K) | 0.095 | 0.09 | 0.09 | 0.09 |
| Directional Distribution Factor (D) | 0.55 | 0.55 | 0.55 | 0.55 |
| Peak Hour Factor (PHF) | 0.92 | 0.95 | 0.95 | 0.95 |
| Base Saturation Flow Rate | 1,700 | 1,950 | 1,950 | 1,950 |
| Heavy Vehicle Percent (%) | 5 | 3 | 2 | 2 |
| Lane Width | 11 | 11 | 10 | 10 |
| Median Type | Non Restrictive | Non Restrictive | Non Restrictive | Non Restrictive |
| Roadway Edge Type | Curb | Curb | Curb | Curb |
| On-Street Parking | 50% | 100% | 100% | 100% |

### Signal Characteristics

| | C2T | C4 | | C5 | | C6 | |
|---|---|---|---|---|---|---|---|
| Cycle Length | 90 | 170 | | 150 | | 120 | |
| Major Street Through g/c | 0.47 | 0.52 (1,2,3 lanes) | 0.47 (4 lanes) | 0.55 (1,2,3 lanes) | 0.48 (4 lanes) | 0.52 (1,2,3 lanes) | 0.46 (4 lanes) |
| Yellow Change Interval | 4.4 | 4.8 | | 4 | | 3.7 | |
| Red Change Interval | 2 | 2 | | 2 | | 2 | |

SYNCHRO ARTERIAL ANALYSIS

## Arterial Level of Service: EB SR52

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Proj/Golden Gate Blv | I | 55 | 79.3 | 40.7 | 120.0 | 1.21 | 36.4 | B |
| Proj/Collector Rd B | I | 55 | 64.4 | 60.9 | 125.3 | 0.98 | 28.3 | C |
| Bellamy Brothers Blv | I | 55 | 115.8 | 30.1 | 145.9 | 1.77 | 43.7 | A |
| Old Pasco Rd | I | 55 | 83.1 | 31.0 | 114.1 | 1.27 | 40.0 | B |
| Total | I | | 342.6 | 162.7 | 505.3 | 5.23 | 37.3 | B |

## Arterial Level of Service: WB SR52

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Bellamy Brothers Blv | I | 55 | 83.1 | 99.2 | 182.3 | 1.27 | 25.1 | D |
| Proj/Collector Rd B | I | 55 | 115.8 | 47.7 | 163.5 | 1.77 | 39.0 | B |
| Proj/Golden Gate Blv | I | 55 | 64.4 | 64.1 | 128.5 | 0.98 | 27.6 | C |
| Ehren Cutoff | I | 55 | 79.3 | 12.8 | 92.1 | 1.21 | 47.4 | A |
| Total | I | | 342.6 | 223.8 | 566.4 | 5.23 | 33.3 | C |

Pasco County Schools
Dr. John Legg, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

# School Impact Analysis

| | | |
|---|---|---|
| **Project Name** | Palmetto Ridge MPUD (Revised) | 17-Dec-24 |
| **Project Location** | North side of State Road 52, 1.3 miles west of Bellamy Brothers Boulevard | |
| **Parcel ID Numbers** | multiple parcel IDs on file (3535.77 acres) | |
| **Property Owner/Developer** | Eisenhower Property Group | |
| **Applicant** | Christie Barreiro | |

This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.

## Proposed Entitlements

| Student Impacts | | Student Generation Rates | | | Students Generated | | | |
|---|---|---|---|---|---|---|---|---|
| Housing Unit Type | # Units | Elementary School | Middle School | High School | Elementary School | Middle School | High School | Totals |
| Single Family Detached | 2,800 | 0.18 | 0.095 | 0.123 | 504 | 266 | 345 | 1115 |
| Single Family Attached | 0 | 0.077 | 0.037 | 0.047 | 0 | 0 | 0 | 0 |
| Multi-Family | 0 | 0.115 | 0.052 | 0.068 | 0 | 0 | 0 | 0 |
| Mobile Home | 0 | 0.12 | 0.055 | 0.071 | 0 | 0 | 0 | 0 |
| **Totals** | 2,800 | | | | 504 | 266 | 345 | 1115 |

| School Impacts* School | School Capacity | 2024-25 Current Enrollment | Percent of Capacity | Enrollment with Proposed Development | Percent of Capacity with Proposed Development |
|---|---|---|---|---|---|
| San Antonio | 776 | 682 | 88% | 1,186 | 153% |
| Pasco Middle | 881 | 803 | 91% | 1,069 | 121% |
| Pasco High | 1,525 | 1,502 | 98% | 1,847 | 121% |

*School attendance boundaries are subject to change and could affect schools listed above.

82532

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PD26-031 was published in said newspaper by print in the issues of 03/25/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **03/25/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARING**
**ON A REZONING FOR A PROPERTY**
**LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, April 9, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, July 14, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. Palmetto Ridge Cattle Co LLC Et Al/Palmetto Ridge MPUD (RZ-7877) petition for a rezoning from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District for parcels located north side of State Road 52, approximately one and one-quarter mile west of Bellamy Brothers Boulevard (aka 02-26-19-0000-00300-0000 et al).

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit http://mypasco.net/meetingagendas.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (727) 847-2411 ext. 4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit http://mypasco.net/meetingagendas.

**If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.**

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-031

March 25, 2026 82532-1

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Christie Barreiro, AICP
Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): See List

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: Palmetto Ridge CPAL / MPUD

Project Number: CPAL25(01) (COMPPL-2025-00003) / RZ-7877 (MPUD-2025-00004)

Request: Substantial Modification requesting 2,800 residential units and 100,000 square feet of non-residential uses

That attached is the following:

N/A Proof of publication from the _____ (newspaper name, if applicable).

X Certificate of mailing for the notices, which were mailed on 03/26/2026 (Date).

X Photos showing the placement of and language on the signage, which was posted on 03/27/2026 (Date).

FURTHER AFFIANT SAYETH NOT

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me me by means of ☒ physical presence or ☐ online notarization, this March 30 , 2026 (date) by Christie Barreiro, AICP (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

LISA WHEAT
Notary Public
State of Florida
Comm# HH702414
Expires 7/24/2029

Lisa Wheat
NOTARY PUBLIC

| Parcel ID | Approximate Parcel Acreage | Owner | Address | City, State, ZIP |
|---|---|---|---|---|
| 03-25-19-0000-00100-0010 | 935.33 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 03-25-19-0000-00100-0011 | 37.76 | EPG PALMETTO RIDGE HOLDING LLC | 111 S ARMENIA AVE STE 201 | TAMPA, FL 33609 |
| 04-25-19-0000-00100-0000 | 6.12 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 04-25-19-0000-00100-0010 | 155.11 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 09-25-19-0000-00100-0000 | 3.04 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 09-25-19-0000-00100-0010 | 87.64 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0000 | 29.24 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0010 | 138.39 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0011 | 7.52 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 10-25-19-0000-00100-0012 | 163.38 | EPG PALMETTO RIDGE HOLDING LLC | 111 S ARMENIA AVE STE 201 | TAMPA, FL 33609 |
| 10-25-19-0000-00100-0020 | 19.83 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 11-25-19-0000-00200-0000 | 160.92 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 11-25-19-0000-00300-0000 | 15.67 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 32-24-19-0000-00200-0000 | 322.71 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0000 | 1.58 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0010 | 320.86 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 33-24-19-0000-00100-0020 | 320.94 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 34-24-19-0000-00100-0000 | 425.58 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 34-24-19-0000-00100-0010 | 222.31 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| 35-24-19-0000-00200-0000 | 161.30 | PALMETTO RIDGE CATTLE CO LLC | PO BOX 658 | FLORAL CITY, FL 34436 |
| | 3,535.22 | | | |

March 27, 2026

HEIDT DESIGN
P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Dear Property Owner,

This is to notify you that Heidt Design, on behalf of Palmetto Ridge Cattle Co LLC, filed a Comprehensive Plan Amendment (CPA25(01) Palmetto Ridge CPAL), from Planned Development (PD) with Subarea Policies to Planned Development (PD) with Subarea Policies, on 1/22/2025 and a companion Rezoning (RZ-7877), from Master Planned Unit Development (MPUD) with Conditions of Approval to Master Planned Unit Development (MPUD) with Conditions of Approval, on 1/28/2025 for the property known as Palmetto Ridge. The property is approximately 3,535 acres and is located on the north side of SR 52 and between Ehren Cutoff and Bellamy Brothers Road. The requests are for approval of 2,800 residential units and 100,000 sq. ft. of non-residential uses.

Public hearings for the consideration of these applications will be held:

| | | | |
|---|---|---|---|
| **Planning Commission / Local Planning Agency<br>CPA25(01)<br>*RZ-7877*** | **April 9th, 2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525<br>Or by Hybrid Virtual Meeting** | **1:30 PM** |
| **Board of County Commissioners<br>CPA25(01)<br>Transmittal** | **May 5th, 2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525<br>Or by Hybrid Virtual Meeting** | **1:30 PM** |
| **Board of County Commissioners<br>CPA25(01) Adoption<br>*RZ-7877*** | **July 14th, 2026** | **Historic Pasco County Courthouse<br>2nd Floor, Board Room<br>37918 Meridian Avenue<br>Dade City, FL 33525<br>Or by Hybrid Virtual Meeting** | **1:30 PM** |

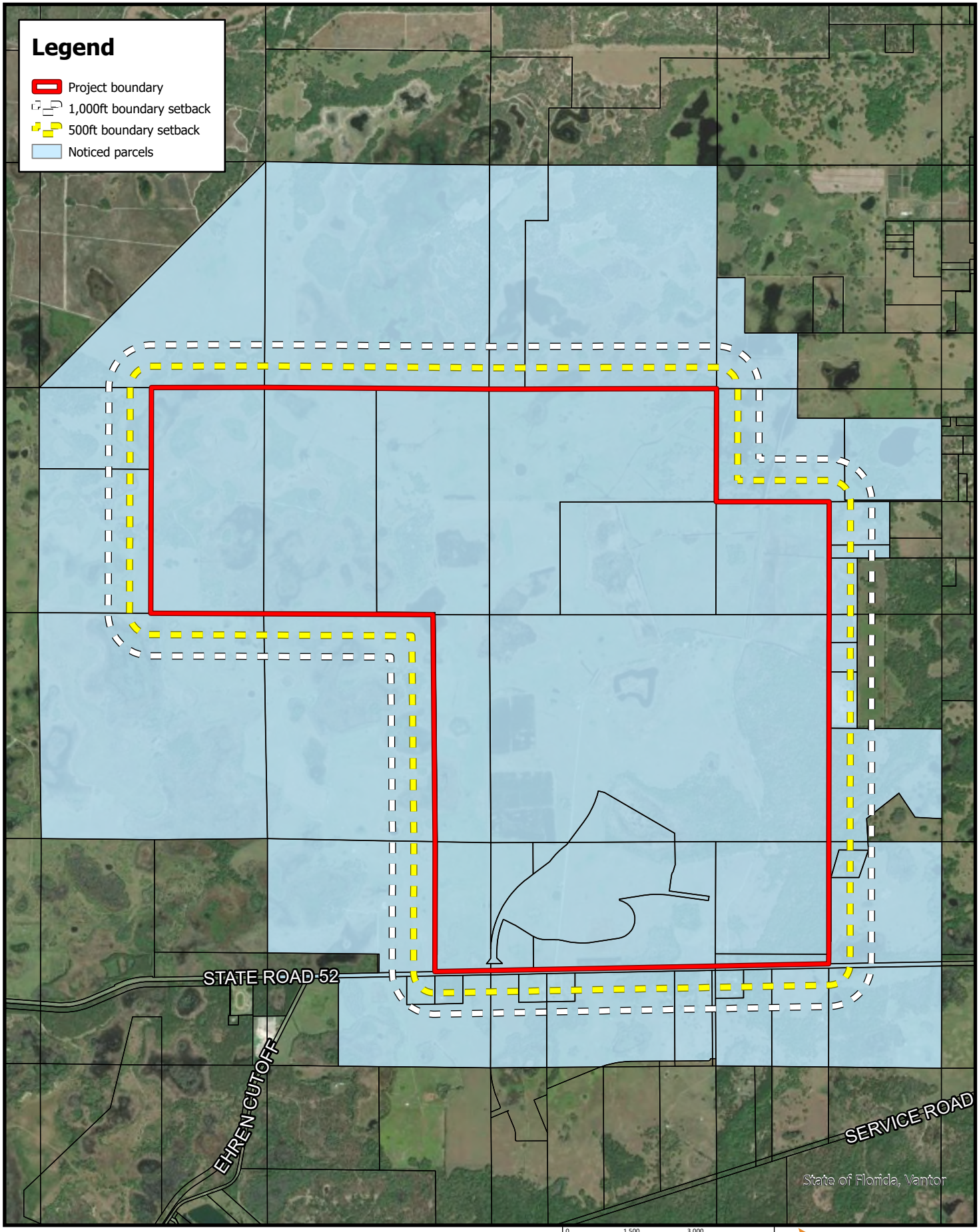
All applications will be considered at the stated time or as soon thereafter as is practical.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For any virtual meeting, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above-scheduled public hearing dates. If you desire any additional information concerning this application, please contact the Pasco County Planning, Development, and Economic Growth Department at (727) 847-8140.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8300 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.




# Palmetto Ridge

Mailing Notice

Pasco County

0 1,500 3,000 Feet

N

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Imagery: Esri 2026
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LAND O LAKES, FL 34638-3549

FIND OUT FARMS LLC
26548 FIELDS FARM LN
DADE CITY, FL 33525

~~FOCUS FORWARD SOLUTIONS LLC~~
~~3947 BROAD PORCH RUN~~
~~LAND O LAKES, FL 34638-3549~~

INDEL VENTURES LLC
6482 SUMMERS NOOK DR
NEW ALBANY, OH 43054

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~EPG PALMETTO RIDGE HOLDING LLC~~
~~111 S ARMENIA AVE STE 201~~
~~TAMPA, FL 33609~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~GRAND BAR RANCH LLC~~
~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

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~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

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~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~GRAND BAR RANCH LLC~~
~~17231 BELLAMY BROTHERS BLVD~~
~~DADE CITY, FL 33523-6115~~

ELIRPA CORPORATION &
FAMILY LIMITED PARTNERSHIP LTD
17932 CACHET ISLE DR
TAMPA, FL 33647-2702

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278

JIMMIE V & JENNIE F APRILE FAMILY LTD &
ELIRPA CORP
17932 CACHET ISLE DR
TAMPA, FL 33647

~~FL DEPT OF TRANSPORTATION~~
~~11201 MCKINLEY DR~~
~~TAMPA, FL 33612-6456~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

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~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
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TAMPA, FL 33609

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

SR 52 LIMITED PARTNERSHIP
202 E CENTER ST
TARPON SPRINGS, FL 34689-4360

VALDES EDEL
25224 SR 52
LAND O' LAKES, FL 34639

TRUST NO 102519 & VENERABLE CORPORATE
301 W PLATT ST NO 657
TAMPA, FL 33606

JEN HOLDCO 24 LLC
680 FIFTH AVE 25TH FL
NEW YORK, NY 10019

EQUITY TRUST COMPANY
1700 E ELLICOTT ST
TAMPA, FL 33610

SWOPE 535419 INC
1234 E 5TH AVE
TAMPA, FL 33605-4904

~~FL DEPT OF TRANSPORTATION~~
~~11201 MCKINLEY DR~~
~~TAMPA, FL 33612-6456~~

DELETIOGLU MARY & DELETIOGLU ABRAHAM
2581 1/2 N CLARK ST
CHICAGO, IL 60614-1717

~~INDEL VENTURES LLC~~
~~6482 SUMMERS NOOK DR~~
~~NEW ALBANY, OH 43054~~

SMITH ROBERT E & MONICA J
26507 STATE ROAD 52
SAN ANTONIO, FL 33576-7989

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

~~D & D RANCH OF PASCO LLC~~
~~15438 N FLORIDA AVE SUITE 102~~
~~TAMPA, FL 33613~~

VALDEZ DENNIS A & BONNIE L
26034 STATE ROAD 52
LAND O LAKES, FL 34639-7186

D & D RANCH OF PASCO LLC
15438 N FLORIDA AVE SUITE 102
TAMPA, FL 33613

3KS FAMILY LLLP
PO BOX 16966
TAMPA, FL 33687

FL DEPT OF TRANSPORTATION
11201 MCKINLEY DR
TAMPA, FL 33612-6456

T J HANLON RANCH LLLP
2527 W SUNSET DR
TAMPA, FL 33629-5338

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~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

DILLARD CATTLE COMPANY LLC
15995 BELLAMY BROTHERS BOULEVARD
DADE CITY, FL 32523

~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

GRAND BAR RANCH LLC
17231 BELLAMY BROTHERS BLVD
DADE CITY, FL 33523-6115

~~DILLARD CATTLE COMPANY LLC~~
~~15995 BELLAMY BROTHERS BOULEVARD~~
~~DADE CITY, FL 32523~~

PALMETTO RIDGE CATTLE CO LLC
PO BOX 658
FLORAL CITY, FL 34436

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~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

HOLLOWAY FAMILY TRUST
9638 EHREN CUTOFF
LAND O LAKES, FL 34639

~~T J HANLON RANCH LLLP~~
~~2527 W SUNSET DR~~
~~TAMPA, FL 33629-5338~~

~~PALMETTO RIDGE CATTLE CO LLC~~
~~PO BOX 658~~
~~FLORAL CITY, FL 34436~~

MARTINEZ MANUEL R & WENDY M
28138 MILLER RD
DADE CITY, FL 33525-7777

ERICKSON TOMAS A & GISELLE LORAINE
26733 FIELDS FARM LANE
DADE CITY, FL 33525

REYNOLDS NANCY M &
1505 ECKLES DR
TAMPA, FL 33612-5161

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MAR 26 2026
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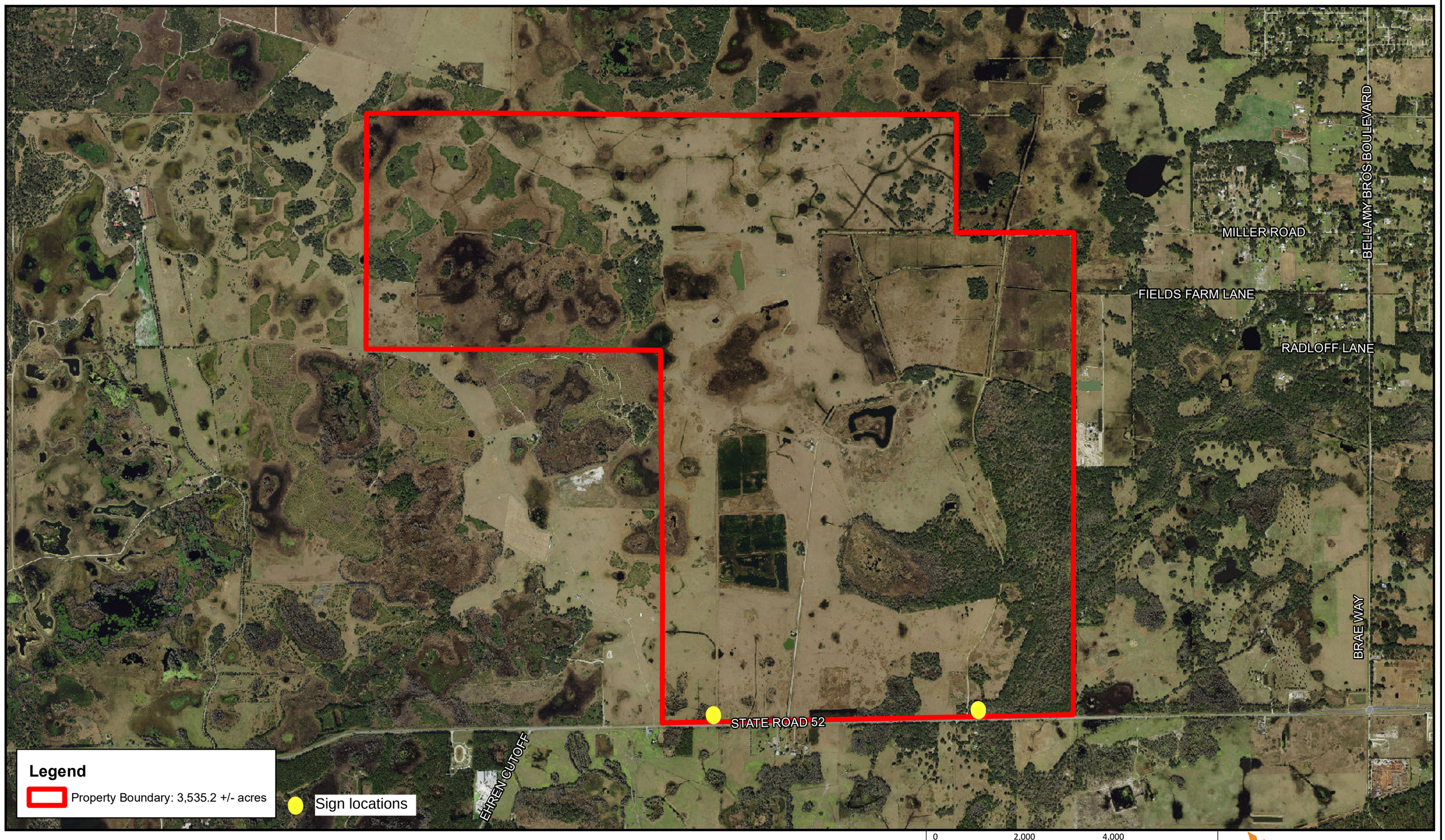
8

Greta D. Peterson




# Palmetto Ridge

## Aerial

Pasco County

0 2,000 4,000 Feet

N

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Imagery: FDOT 2024
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# Palmetto Ridge MPUD, signs posted 3/27/2026

Eastern signs

Western signs