

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
Jon Moody, P.E.
Matthew Munz, P.E.
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David A. Goldstein, County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and
Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, August 6, 2026 1:30 PM



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

PC Agenda

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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

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

- C1 Annotated Minutes - Planning Commission Meeting - January 22, 2026
 File Number PDE26-1012
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Workshop - April 9, 2026
 File Number PDE26-1013
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - May 7, 2026
 File Number PDE26-1014
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Workshop - May 21, 2026
 File Number PDE26-1015
 Comm. Dist. All
 Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - June 11, 2026
 File Number PDE26-1016
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC6 Conditional Use Request (Continuance) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Private Residential Helicopter Pad in an A-C Agricultural District – Northeast Pasco County – East Side of Bower Road, Approximately .3 miles South of the Intersection of Main Line Road and Bower Road – Containing Approximately 16.79 Acres
 File Number PDE26-CU15
 Comm. Dist. 1
 Recommendation Continuance Requested
- PC7 Zoning Amendment (Consent) - CA Properties Inc./US-41 Townhomes MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District and C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow for the Development of 171 Townhome Units and Associated Infrastructure - Central Pasco County - Located Approximately 450 feet south-east of the Land O Lakes Boulevard and Wisteria Loop Intersection - Containing Approximately 23.67 Acres

File Number PDE26-7933
Comm. Dist. 2
Recommendation Approval with Conditions

PC8 Zoning Amendment (Consent) - Chanzep LLC - Chanzep MPUD Master Planned Unit Development - A Rezoning Petition Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 96 Platted Townhome Units and Associated Infrastructure - Southeast Pasco County - Located South of Chancey Road Approximately 777 Feet East of the Chancey Road and Gall Boulevard Intersection - Containing Approximately 20.42 Acres

File Number PDE26-7866
Comm. Dist. 1
Recommendation Approval with Conditions

Walk-Ons

Adjourn

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

JANUARY 22, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E. – **Absent**

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 1:35 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Nevaeh Wilkes, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent.

Swearing In

Ms. Wilkes swore in those who planned to present testimony.

Proof of Publication

Ms. Wilkes noted the 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.

Chairman Grey reviewed the procedures to be followed and called for public comment.

There was none.

Consent

MR. GIRARDI MOVED approval of the Consent Agenda which included Agenda Items C1, C2, C3, C4, C5, and C6; **MR. MOODY SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

C1	Annotated Minutes - Planning Commission Meeting - March 6, 2025
File Number	PDE26-0313
Comm. Dist.	All
Recommendation	Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Meeting - March 20, 2025
 File Number PDE26-0314
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C3 Annotated Minutes - Planning Commission Meeting - April 3, 2025
 File Number PDE26-0315
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C4 Annotated Minutes - Planning Commission Meeting - April 17, 2025
 File Number PDE26-0316
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C5 Annotated Minutes - Planning Commission Meeting - May 1, 2025
 File Number PDE26-0317
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C6 Annotated Minutes - Planning Commission Meeting - May 15, 2025
 File Number PDE26-0318
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

MR. POOLE MOVED approval to continue Agenda Items PC8, PC10, and PC11 to their respective continuance dates and, sitting as the Local Planning Agency, continued Agenda Items PC7 and PC9 to their respective continuance dates; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. GIRARDI MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC12; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

PC7 Comprehensive Plan Amendment (Continuance) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard. And a Text Amendment Creating Subarea Policy FLU 7.1.89 – SR 52 Heasley; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley.

File Number PDE26-0011

Comm. Dist. 5

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

There was no public comment.

The item was continued to the February 19, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC8 Zoning Amendment (Continuance) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure -West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.

File Number PDE26-7890

Comm. Dist. 5

Recommendation Continuance Requested

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request and a correction on the companion item.

There was no public comment.

The item was continued to the February 19, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC9 Comprehensive Plan Amendment (Continuance) - CPAS25(03) Old Dixie RV Resort PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing From RES-6 (Residential-6 du/ga) to PD (Planned Development) on Approximately 12.56 Acres of Real Property Located on the West Side of Old Dixie Highway Approximately .25 Miles South of the Intersection of Gulf Way and Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.87 – Old Dixie RV Resort PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(87) Old Dixie RV Resort PD.

File Number PDE26-0286

Comm. Dist. 5

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

There was no public comment.

The item was continued to the March 19, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC10 Zoning Amendment (Continuance) - Ground Floor Storage, LLC./Old Dixie RV Resort MPUD Master Planned Unit Development - A Rezoning Request From an R-4 High Density Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of a 52 RV Space Resort and Associated Infrastructure - North West Pasco County - Abutting Old Dixie Highway on the East Side, Approximately 0.56 miles North of the New York Avenue and Old Dixie Highway Intersection - Containing Approximately 12.56 Acres.

File Number PDE26-7895

Comm. Dist. 5

Recommendation Continuance Requested

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

There was no public comment.

The item was continued to the March 19, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC11 Variance Request (Continuance) – LCP Stone Road, LLC. Requests a Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 10 Feet for Existing Buildings, and 30 Feet for New Construction in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – I-1 Light Industrial Park District, Yard Regulations – West Central Pasco County – Located on Stone Road, Approximately 450 Feet East from US Hwy 19 – Containing Approximately 4.184 Acres

File Number PDE26-2112

Comm. Dist. 5

Recommendation Continuance Requested

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

There was no public comment.

The item was continued to a date uncertain.

PC12 Zoning Amendment (Consent) – Daniel De Pasquale and Kevin Singletary/ Massachusetts Avenue – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – West Pasco County – Southwest Corner of the Intersection of Massachusetts Avenue and Keena Street – Containing Approximately 1.03 acres.

File Number PDE26-7899
Comm. Dist. 4
Recommendation Approve

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

P13 Conditional Use Request (Regular) – Bear Creek Group Home/Elevated Youth Services – Conditional Use for a Residential Treatment and Care Facility in an R-4 High Density Residential District – West Market Pasco County – East of Nature Trail Road 990 feet South of the Intersection of SR-52 and Nature Trail – Containing Approximately .16 Acre

File Number PDE26-CU09
Comm. Dist. 5
Recommendation Approval with Conditions

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and spoke regarding the revision that was provided to the Clerk's Office.

Mr. Brian Yunker, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding the Code Enforcement Violations for the Wesley Chapel location.

Mr. Robert Castro, Mr. Syler James Gronert, Ms. Tara Castro, The Honorable Commissioner Seth Weightman, Mr. Terry Tidwell, Ms. Angeli Rodriguez, Mr. Kemwell Fortez, Ms. Christie Zimmer, Ms. Dayna Meyers, and Pastor Jen Kerouac spoke regarding the offer to have a seat on a governing board for the residents of the neighborhood; the ongoing violation under Condition Six; the violations on Lawrence Avenue; the awareness of Code Enforcement; that Mr. Castro had repaved the road; parking; who enforced the Conditions of Approval; the information that was on the Elevated Youth Services' home page; the switch to a profit organization; problematic behavior; studies that were done by colleges; a request to deny the conditional use; the clinical population; Sheriff responses in the last year; incidents that had occurred with individuals from the facility; the Lawrence House conditions; the Bear Creek conditions;

concerns with assaults that would stem from the facilities; that they did not oppose help for vulnerable children; family that they had in the area; the definition of problem sexual behavior; that Lawrence Avenue was a private road; the traffic on Lawrence Avenue; the effect on the resident's livestock; the supervision specified in the Conditions of Approval; that it was not an appropriate location; that Commissioner Weightman stood with the residents on this issue; the court trials that Mr. Tidwell attended; that the neighbors were scared; the conditions that were violated; the group home in Lake Padgett Estates; the employees; the work that Pastor Jen Kerouac had done in foster care; and church members that lived in Bear Creek.

Ms. Amy Tull, Planning, Development and Economic Growth, Ms. Nicole Gladding, the applicant, Chief Chase Daniels, Undersheriff of Community Outreach Operations for the Sheriff's Office, and Mr. Dave Hramika, Pasco Code Compliance, spoke during the discussion.

Discussion was held regarding errors that were found with the proof of publication signage; sign generation; public notice regulation; the standardized sign process; the applicant; whether the applicant wanted to build a duplex; a recommendation to scratch Finding of Fact 14; the number of bedrooms; the police calls that were made; police involvement; the welfare checks; the conditions per the alternative relief; the human trafficking presence; those who were served at the facilities; the clinical program; the partnerships with Elevated Youth Services; the three big stings that had occurred in the last year; the Home for the Holidays operation; occupancy; the need for these services; the work with Bridging Freedom; arrests from the facility; the data that was provided to Staff; the definitions of phone call terms; the comparison to other group homes in Pasco; the violations found in the Conditions of Approval; the enforcement of the rules; the involvement of Code Enforcement; the conversations Mr. Castro had with the County and Code Compliance; the incidents that had occurred with the individuals in the facility; the police reports on Lawrence Avenue; the sources of data quoted by Mr. Gronert; Pastor Jen Kerouac's opinion on the appropriate location for group homes; the driveway; the applicant's awareness of the community's concerns; the paving of the road; the foundation in Sunbiz; the college studies; licensing; the DCF requirements; neighborhood disgruntlement with other Elevated Youth Services' homes; the applicant's relationship with the community; members on the advisory board; the diagnoses within the facility; the elopements; the measures that were taken; fire doors; when the applicant bought the home; whether there was a building permit check; the history of the home; the case history for the Bear Creek Group Home; the complaints that Mr. Hramika had received; appreciation for those who attended; the location of the house; personal experiences of the board members; the revocation and enforcement procedure; the frequency of the advisory meetings; and the law clerk who was in the audience.

MR. MOODY MOVED approval to receive and file documents submitted by Mr. Robert Castro; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED approval to receive and file documents submitted by Mr. Syler James Gronert; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED approval to receive and file documents submitted by Ms. Tara Castro; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED denial of Staff's recommendation; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

Walk-Ons

There was none.

Adjourn

THE BOARD RECESSED AT 2:18 P.M. AND RECONVENED AT 2:32 P.M.

MR. GIRARDI MOVED approval to adjourn; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 4:14 p.m.



PLANNING COMMISSION
REGULAR MEETING
JANUARY 22, 2026

Office of **Niki Alvarez-Sowles, Esq., Clerk & Comptroller**

Prepared by:

Nevaeh Wilkes, Records Clerk II
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
WORKSHOP**

ANNOTATED MINUTES

APRIL 9, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG - **Absent**
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 2:38 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Faircloth, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole who was absent.

Topics for Discussion

PC1 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update - Pasco MOVES (Transportation Element)
File Number PDE26-0622
Comm. Dist. All
Recommendation Presentation Only

Ms. Hayat Mazili, Planning, Development and Economic Growth Department, and Mr. Nick Uhren, County Engineer, used a PowerPoint presentation to review the item.

Discussion was held regarding the documents that had been provided; that the chapter had been divided into two sessions; how State cost shares worked; the proposed interchange at Shady Hills/Caldwell Lane at Suncoast Parkway; land that had been protected and not protected; supporting industrial development; regional connectivity; placeholders that suggested a desired future vision; that the vision could change; feasibility studies; parameters and criteria a property owner who wanted to develop would follow; what would be said to the applicants; how the areas would be identified; center lines drawn on maps; identified widths; the deletions from the map; what would happen when the next County Engineer came in; what would happen if they didn't develop; whether they would be paid for the lost use of their land; mobility fee credits; whether notices would be sent out; narrow corridors; property rights; understanding the need to plan for future transportation; specific projects; needing to think about how they protected lands; the School Board; the legislature; land the School Board owned; realignments; past mistakes that had been made; that there were mechanisms to address the many hypothetical situations; approvals that had been granted; trying to find where they would meet in the middle; trying to reflect and being consistent with approvals already rendered by the County Commission; alternative standard requests; examples of what right-of-way was used for; roads that did not previously exist; looking at things on a case by case basis; moving in the right direction; whether they are willing to give the right-of-way back if it wasn't truly needed; whether other counties did the same thing; fast growing areas; roadway networks; State Legislature; being flexible; personal histories and experience; viewing development as a partnership; creating a thriving community; a map pertaining to a proposed roadway segment in the PowerPoint presentation that was different than the one in their packet; roadway intersections of the proposed segments; the Pinellas County water parcels; Tampa Bay Water; concerns received; existing ranches and country roads; mitigation; interchanges in the area; wetlands; that it was conceptual; feasibility and alignment; obstacles to be overcome; the Caldwell connection; the Bowman connection; a connection at the

Suncoast; concerns with the curvature; potential well contaminants; similar issues with the extension of Ridge Road; going north of the wellfield; land controlled by Tampa Bay Water; following boundaries; development occurring at 52; a regional planning model; a DOT feasibility study; hurricane evacuation routes; planning transportation around current modes of transportation; air taxis; whether planning was taking place; public transportation; policies that would be coming back at the next workshop; urban areas; concerns with empty buses; looking to the future; technology; the FAA; and maps that would be revised.

The item was for information only.

Adjourn

Chairman Grey left the meeting at 3:14 p.m. and returned at 3:17 p.m.

MR. MOODY MOVED approval to adjourn; **MR. MUNZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 3:46 p.m.

PLANNING COMMISSION
WORKSHOP
APRIL 9, 2026



Office of Nikki Alvarez-Sowles, Esq., Clerk & Comptroller

Prepared by: Jessica L Faircloth
Jessica L Faircloth, Records Clerk III
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

MAY 7, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Rep. by Liam Devine

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 1:32 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Faircloth, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Devine. Mr. Munz arrived to the meeting at 1:35 p.m.

Swearing In

Ms. Faircloth swore in those who planned to present testimony.

Proof of Publication

Ms. Faircloth noted the 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.

Chairman Grey reviewed the procedures to be followed and called for public comment.

Ms. Nancy Hazelwood spoke regarding appreciation to the Planning Commission and Staff for their efforts pertaining to a St. Joe Road project at the last meeting and keeping the Northeast Rural area rural.

Consent

There was none.

Public Hearings

MR. PONTLITZ MOVED approval to continue Agenda Item PC2 to its respective continuance date and, sitting as the Local Planning Agency, continued Agenda Item PC1 to its respective continuance date; **MR. MUNZ SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. POOLE MOVED approval of the Public Hearing Consent Agenda which included Agenda Item APC7 and, sitting as the Local Planning Agency, approved Agenda Items PC3, PC4, and PC5; **MR. DEVINE SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

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

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the companion item and the continuance request.

The item was continued to the June 11, 2026 Planning Commission meeting at 1:30 p.m. in Dade City.

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

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the continuance request.

The item was continued to the June 11, 2026 Planning Commission meeting at 1:30 p.m. in Dade City.

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

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

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

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the companion item and the ex partes submitted to the Clerk's Office.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

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

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

- 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

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

Mr. Vasilios Savapoulos, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item.

There was no public comment.

Ms. Elizabeth Blair, County Attorney's Office, and Mr. Nectarios Pittos, Director of Planning Services, spoke during the discussion.

Discussion was held regarding the reasonable accommodations; variances and alternative standards; the proposed and existing zoning districts table; FHA requirements; support and service animals and whether there was a distinction between them; disabilities; how determinations would be made; that it would be on a case by case basis; that the burden of proof would be on the local government; concerns with the burden of proof; what would happen if they said no; grounds for denial; the Code; whether it would be administrative; whether they could require a public hearing;

confidentiality; that it would be appealable to the Planning Commission; the noticing requirements; that the neighbors could also appeal it; concerns with the potential abuse of accommodations; complying with requirements; hypothetical questions; potential examples; litigation; that they wouldn't automatically be entitled to an accommodation; concerns with the decision power lying with one person; a past application for a llama; whether it should be subjected to review by an elected body; wanting to have the public be represented in the process; ADA requirements; frequency of the requests; alternative relief requests; things that should require a variance; wondering who would be the decision maker; how other jurisdictions were processing the requests; when the ADA came into effect; the list of disabilities; who the public would go to if they objected; that objections before the Planning Commission were easier than the appeal process; how would they maintain confidentiality if it went to a public hearing; whether it would be subject to public records requests; that medical information would not have to be uploaded into CivicClerk; that they could summarize the disability they were claiming in the Agenda Memo; medical provider certification; that certain information could be seen by the County Administrator and the rest to be seen by the Planning Commission; wanting to know further details on how the decisions would be made; whether conditions could be attached to the reasonable accommodations; that some questions might be answered by reading certain paragraphs; limitations; whether mailed noticing would be required; a question on what items they would want to come before the Commission; concerns with having no legal definitions; wondering how they were currently dealing with certain cases; things covered by the Code; statutory deadlines; language for the motion; what Staff would need to make clear to the applicants; and potential public records exemptions.

MR. MOODY MOVED approval to amend Section 408 so that the reasonable accommodations decision be made by the Planning Commission with the exception of the disability determination which would be the County Administrator or designee and that the notice of the decision to be changed to both mailed notice and sign notice; **MR. POOLE SECONDED.**

The motion was not called.

MR. MOODY MOVED to amend his previous motion of approval to approval of Staff's recommendation including to amend Section 408 so that the reasonable accommodations decision be made by the Planning Commission with the exception of the disability determination which would be the County Administrator or designee and that the notice of the decision to be changed to both mailed notice and sign notice; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

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 100,000 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

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the companion item and the ex partes submitted to the Clerk's Office.

There was no public comment.

Discussion was held regarding the School District collaborating with the County and developer on the project; the Conditions; looking forward to future discussions; having schools located within residential developments; and an objection that had been received.

The item was approved as part of the Public Hearing Consent Agenda.

Walk-Ons

There were none.

Adjourn

Mr. Munz left the meeting at 2:22 p.m. and returned at 2:23 p.m.

MR. PONTLITZ MOVED approval to adjourn; **MR. DEVINE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 2:57 p.m.

PLANNING COMMISSION
REGULAR MEETING
MAY 7, 2026



Office of Nikki Alvarez-Sowles, Esq., Clerk & Comptroller

Prepared by:

Jessica L Faircloth

Jessica L Faircloth, Records Clerk III
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
WORKSHOP**

ANNOTATED MINUTES

MAY 21, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

10:00 A.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C - **Absent**

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG - **Absent**
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 10:04 a.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole and Mr. Pontlitz who were absent.

Topics for Discussion

- 1 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update
- Pasco INVESTS
File Number PDE26-0758
Comm. Dist. All
Recommendation Presentation Only

Ms. Hayat Mazelli, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item.

Mr. Nectaros Pittos, Director of Planning Services, spoke during the discussion.

Discussion was held regarding level of service standards; Fire Rescue and Libraries; impact fees; the Comp Plan; the Impact Fee Study; adoptions; language concerns and updates; flexibility adjustments; State mandates; the Comp Plan Amendment process; State review involvement; a potential Senate Bill 180 scenario; concurrency standard labeling; the Land Development Code; Policies 1.1.4 and 1.1.6; the Pasco County Stormwater Management Practices Manual; previous revision discussions; the stormwater management rules; over-duplicate review issues; drainage standard requirements; the County Strategic Plan regarding updates; retrofits and redevelopment issues; change of use; INVEST-2 table concerns; emergency shelter site requirements; the accommodation meaning; and the suggestion to continue the workshop.

MR. MOODY MOVED approval to continue the item to July 9, 2026; **MR. DEVINE SECONDED.**

Chairman Grey called on the motion; the motion was unanimous, and the motion carried.

The item was for information only.

- 2 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update
- Pasco PARTNERS (Second Portion).
File Number PDE26-0759
Comm. Dist. All
Recommendation Presentation Only

Ms. Hayat Mazeli, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item.

Mr. David Engel, Director of Planning, Development and Economic Growth, Ms. Amy Tull, Planning, Development and Economic Growth, and Ms. Morgan Dean, County Attorney's Office, spoke during the discussion.

Discussion was held regarding language updates; whether priority consideration had been done before; what the School Board had done; why the provision might have been crafted; the issues with Two Rivers; Palmetto Ridge adjustments; the Legislature looking at School Board properties; language concerns; commitment to buying the property; developers charging the higher rate; approvals; what priority consideration would look like; site sales; pre-and-post development consideration; the intent of expedited reviews; negotiations; offerings; the potential difference between an expedited and standard review; a Land Development Code permitting provision; the expedited process; potentially submitting to prescribed deadlines; a tangibility request; clarification on the policies moved; the consolidated policies; where schools sites would be permitted; the Energy and Marine Center; CON; eliminating educational opportunities; Sea Camp; current and potential zonings; SWFWMD; Kirkland Ranch; conservation; potential partnerships and educational opportunities; a lifelong experience; the AG language; a new CON district proposal; a potential classroom or laboratory for educational purposes; land impacts; the unique ecosystem opportunity; the travel to EMC; areas to explore; replicating EMC; the recommendation; working on criteria; clarification on whether the School Board was governed by the LDC; the Interlocal Agreement; sidewalk connections; school sites; Commissioner Starkey's concerns; connections to existing paved roads; commitment to connections; adjacency; Marlowe's sidewalks; older schools; Cypress Creek High School's sidewalks; roadway improvement; requirements; and the preference for the Interlocal.

Mr. Williams used a PowerPoint presentation to review the Enrollment, New Schools, and Construction Projects from Pasco County Schools.

Discussion was held regarding how and where vouchers could be used; student generation decline; the potential reasons for the decline; net growth changes; growth rate; more choice opportunities; charter schools; the money staying in or leaving the County; and what was done with closed schools.

The item was for information only.

Adjourn

THE COMISSION RECESSED AT 11:32 A.M. AND RECONVENED AT 5:55 P.M. MR. LIAM DEVINE REPRESENTED MR. WILLIAMS.

The meeting adjourned at 6:35 p.m.



PLANNING COMMISSION
WORKSHOP
MAY 21, 2026

Office of **Nikki Alvarez-Solares, Esq., Clerk & Comptroller**

Prepared by:

A handwritten signature in blue ink that reads "Amanda Dobson". The signature is written over a horizontal line.

Amanda Dobson, Records Clerk III
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

JUNE 11, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jon Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Rep. by Mr. Liam Devine

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 1:38 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Meaghan Legnini, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Liam Devine.

Swearing In

Ms. Legnini swore in those who planned to present testimony.

Proof of Publication

Ms. Legnini noted the 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.

Chairman Grey reviewed the procedures to be followed and called for public comment.

Ms. Nancy Hazelwood displayed a picture and spoke regarding night meetings, the number of developments, legal ads, water problems, and her appreciation for the Commission and Staff.

Consent

MR. GIRARDI MOVED approval of the Consent Agenda; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

C1 Annotated Minutes - Planning Commission Meeting and Workshop -
 August 7, 2025
 File Number PDE26-0834
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Meeting - August 21, 2025
 File Number PDE26-0828
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C3 Annotated Minutes - Planning Commission Workshop - August 21, 2025
 File Number PDE26-0829
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C4 Annotated Minutes - Planning Commission Meeting - November 6, 2025
 File Number PDE26-0835
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C5 Annotated Minutes - Planning Commission Workshop - November 6, 2025
 File Number PDE26-0830
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

MR. PONTLITZ MOVED approval to continue Agenda Items PC7 to its respective continuance date, and sitting as the Local Planning Agency, continued Agenda Item PC6 to its respective continuance date; **MR. MUNZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC9; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

PC6 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

The Commission was sitting as the Local Planning Agency.

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request and the companion item.

Discussion was held regarding the date of continuance and that there was no obligation to take public comment.

There was no public comment.

The item was continued to the July 9, 2026 Planning Commission meeting at 1:30 p.m. in Dade City.

PC7 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

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request and the companion item.

There was no public comment.

The item was continued to the July 9, 2026 Planning Commission meeting at 1:30 p.m. in Dade City.

PC8 Zoning Amendment (Consent) – Mitras Family Extended LLC/Mitras Project – Change in Zoning from an A-R Agricultural-Residential District to an R-4 High Density Residential District – West Central Pasco County – West side of Kent Grove Drive, approximately one mile north of State Road 52 – Containing Approximately 40.96 Acres

File Number PDE26-7901

Comm. Dist. 5

Recommendation Approve

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

Mr. Joseph Reinhold, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Mr. Clarke Hobby, Hobby & Hobby P.A., spoke regarding the passing and legacy of Mr. Chris Williams' father, market areas, a ULI study, a low density project, Future Land Use, landscaping, buffers, rural areas, and Kenton Road problems.

Mr. Cody McBride, Mr. Timmy Helwick, Ms. Julia Bartunek, Ms. Jan Brown, Ms. Christie Zimmer, Ms. Mckala Krauss, and Ms. Nancy Hazelwood spoke regarding environmental impacts; Ryals Branch; drainage; wildlife; surrounding communities; infrastructure; Kent Grove Drive, community meetings; flooding; dirt roads; rural communities; Florida State Statutes; high density zoning; impacts of concrete development; wetlands; stormwater treatment; Cotee River; watersheds; flood plains; and emotional connections to the environment.

Mr. David Engel, Director of Planning, Development and Economic Development, Mr. Jordan Schrader, Engineer for the applicant, and Mr. Barret Doe, Public Works Department, spoke during the discussion.

Discussion was held regarding meeting start times; waived statutes; site plans; a Euclidean Zoning request; the Land Development Code; Native American land; high density; putting trust in developers; property rights; Talavera lots; Future Land Use density; road improvements; Kent Grove Drive; right-of-way versus easement; utilities; road access; pressure issues in Talavera; wetlands; Ryals Branch; Cotee River; watersheds; flood plains; dirt roads; emotional connections; other projects in the area; continuing the project; R-4 zoning; and Public Works.

MR. MOODY MOVED approval to continue the item.

The motion died due to a lack of a second.

MR. GIRARDI MOVED approval of Staff's recommendation; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Devine absent from the vote.

PC9 Zoning Amendment (Consent) – 52 & BELLAMY INVESTMENT GROUP LLC / Bellamy Parcel Rezoning – Change in Zoning from a I-1 Light Industrial Park District to a C-2 General Commercial District – Central Pasco County – Southeast Corner of the Intersection of State Road 52 and Bellamy Brothers Boulevard – Containing Approximately 1.51 Acres
File Number PDE26-7927
Comm. Dist. 2
Recommendation Approve

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda.

PC10 Conditional Use Request (Consent) – Saint Joe Ranch LLC & BB Agritourism LLC – Conditional Use Permit to Combine Two Previously Approved Conditional Use Permits (CU12-07 & CU19-01) Into One Unified Conditional Use Permit for an Amusement Park in an A-C Agricultural District – North Central Pasco County – Approximately 840 Feet East of the Intersection of St. Joe Road and Bellamy Brothers Boulevard - Containing Approximately 118 acres.
File Number PDE26-CU01
Comm. Dist. 1
Recommendation Approval with Conditions

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

Mr. Girardi spoke regarding his abstention from the item due to a conflict of interest.

Later in the meeting the Commission returned to the item.

Mr. Joseph Reinhold, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding ex parte for Agenda Items PC8, PC10, and PC11; a cell tower; and a 2COP alcoholic beverage permit associated with an amusement park.

Mr. Clarke Hobby, representative for the applicant, spoke regarding the amusement park project, the properties, the events, a zipline area, complications with the east and the west side of the property, traffic patterns, the nature of the site, parking, hours of operation, that it was good for the community, the employees, and rooms booked.

Ms. Christie Zimmer and Ms. Nancy Hazelwood spoke regarding the combination of Agenda Items PC10 and PC11; the light show; and the Northeast Rural Plan.

Ms. Amy Tull, Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the hours of operation and why Agenda Items PC10 and PC11 were two separate applications.

MR. PONTLITZ MOVED approval of Staff's recommendation; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Girardi abstaining from the vote due to a conflict of interest.

PC11 Conditional Use Request (Consent) – Saint Joe Ranch LLC & BB Agritourism LLC – Conditional Use Permit for the Sale and Consumption of Alcoholic Beverages (4COP): Beer, Wine, and Liquor for On Premises Consumption Only in Conjunction with an Amusement Park in an A-C Agricultural District – North Central Pasco County – Approximately 840ft East of the intersection of St. Joe Road & Bellamy Brothers Boulevard - Containing Approximately 118 acres.

File Number PDE26-CU13

Comm. Dist. 1

Recommendation Approval with Conditions

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

Mr. Girardi spoke regarding his abstention from the item due to a conflict of interest.

Mr. Joseph Reinhold, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Mr. Clarke Hobby, representative for the applicant, displayed a map and spoke regarding alcohol permits, that they had been operating for 12 years, that there were no driving offenses, liability issues, distributors, liquor, and Florida Cracker Kitchen.

Ms. Christie Zimmer and Ms. Nancy Hazelwood spoke regarding alcohol sale and consumption across both parcels; that this was an intensification of alcohol authorization; liquor licensing; the Agricultural-Residential area; the Staff report; safety concerns; impacts; the need for a family friendly environment; the hours of alcohol sales in other amusement parks; Northeast rural skies; a policy; a certification process for those who serve alcohol; Busch Gardens; Disney World; and signage.

Mr. Benjamin Nagengast, the Applicant, and Mr. Hobby spoke during the discussion.

Discussion was held regarding whether the hours of sales are the same; the hours for sales at Busch Gardens; Disney World; transportation for intoxicated individuals; the Staff report; traffic; neighbors in the area; letters of no objection; and Universal.

MR. PONTLITZ MOVED approval of Staff's recommendation; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Girardi abstaining from the vote due to a conflict of interest.

P12 Conditional Use (Regular) – Raymond R. Bohannon, Jr. and Patricia A. Bohannon/Two Rivers Preserve Communication Tower/ Verizon – 125-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Tower (WCF) in an A-R Agricultural-Residential District – South East Pasco County – On the West Side of Lanier Road Approximately 1,300 Feet South of Chancey Road
File Number PDE26-CU03
Comm. Dist. 1
Recommendation Approval with Conditions

Ms. Amy Tull, Planning, Development and Economic Growth, read the item into the record and used a PowerPoint presentation to review the item.

Mr. James Johnston, representative for the applicant, spoke regarding oak trees.

Discussion was held regarding the oak trees; the number of antennae arrays on the tower; and the piece of the parcel that was controlled.

MR. POOLE MOVED approval of Staff's recommendation; **MR. MUNZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

- P13 An Ordinance by the Pasco County Board of County Commissioners Establishing a Temporary Moratorium on the Submission and Acceptance of Applications for Building Permits, Site Plans, Development Orders, Development Agreements, Special Exception Uses, Conditional Uses, Rezoning, and Comprehensive Plan Amendments Related to Data Centers, Large-Scale Data Centers and Other Large Load Customers Within Unincorporated Pasco County; Providing for Authority; Legislative Findings of Fact; Temporary Moratorium Imposed; Duration of Temporary Moratorium; Severability; and an Effective Date.

File Number PDE26-0777

Comm. Dist. ALL

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Vasilios Savopoulos, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding the additional public comments that were submitted to the Clerk.

Mr. Ryan Broome, Ms. Jamie Thornton, Ms. Marilyn Holleran, President of the Pasco Chapter of the Democratic Environmental Caucus of Florida, Ms. Doris Carroll, Vice-President of the Pasco Chapter of the Democratic Environmental Caucus of Florida, Mr. David Hammond, Mr. Walter McBride, Ms. Christie Zimmer, Ms. Chris Shaver, Mr. David Applin, Ms. Cindy Skarda, Ms. Judith Johnson, Ms. Anita Stewart, Mr. Michael Pultorak, Ms. Julia Bartunek, Mr. Richard Smith, Ms. Stephanie Vazquez, Ms. Dawn Hinrichs, Mr. Richard Sommerville, Mr. Darrell Pennington, Ms. Ava Larkin, Mr. Timothy Hellwig, Ms. Robin Gibson, Ms. Christine Rowland, Mr. Matt Grimes, Ms. Magdalene Zapp, Ms. Cindi Buckel, and Ms. Katie Wood spoke regarding opposition to data centers; land use; infrastructure; economic impacts; noise; environmental impacts; taxes; the moratorium; other Countries; studies; developers; consequences; energy sources; development; impacts to water, the aquifer, the Gulf of America, and wells; impacted communities; property values; conditions of approval; managing their growth; regulations that limit their impact; AI; research needed; the drought; sinkholes; health impacts; impacts to wildlife and livestock; the tourist industry; the need for data centers; the language in the moratorium; technology; the Shady Hills incinerator; public hearings; the Florida Building Code; impact fees; benefits to residents; impacts to rural areas; limit on kilowatts; mass extinction; grow house raids; permitting; variances; enforcement; SIMD chips; 52; NDAs; warehouses; data center facilities; referendums; effects on other businesses; consumer protections; natural gas; noise impacts; and the research and data collection process.

Mr. David Miltenberger spoke regarding his vacant site in the Double Branch Complex, his proposed data center, the zoning, inventions and technologies, his family, other data centers, water, tax revenue, the moratorium, substations, and restrictions.

Mr. David Engel, Planning, Development and Economic Growth Director, Mr. Nectarios Pittos, Planning Services Director, and Ms. Amandla Hill, Planning, Development and Economic Growth, spoke during the discussion

Discussion was held regarding language in the Florida Statutes; definition of a data center; difference between a data center and a large-scale data center; water; the request by Staff to endorse the temporary moratorium; language in a recent Senate Bill; exceptions; the statement of necessity; the Speros Moffit project; data processing centers; conversations that were held with utilities and potential users; megawatts; the process that would be used to acquire data to regulate data centers; the Land Development Code and the Comprehensive Plan; stakeholders; the number of data centers currently in Pasco County; that there were no active applications for data centers; potential impacts to the School District; that the moratorium would exclude server rooms; the distinction; PM-35; that existing server rooms would not be affected; power; burdens on citizens; the intent to minimize unintended consequences; the qualifier that it be located internal to a building; AI; excess power; noise; emissions; the intent to create regulations; potential modifications to the language; the model of data centers; statement of necessity in the body of the moratorium in the policy memorandum; the process by which they could allow things which could be beneficial to the community; the intent of the exclusion; that the Legislation allows you to permanently ban them; that case law suggests you could not do a moratorium longer than 12 months; that it was on permits as well; existing warehouses; electrical service; a cap on incidental uses; the Zoning Code; incidental and accessory uses; the State's study; excessive usages; the intent; Mr. David Miltenberger's proposed project; water use; the documents received and filed by Mr. David Miltenberger; power use; uses for his site; the State's definition; impacts of capped megawatt percents; WREC; fiber companies; tax revenue; that data centers were not permitted in Pasco County and Mr. David Miltenberger did not have the zoning; a meeting with Mr. David Miltenberger and the Pasco Economic Development Council; employees; that this was not a de facto zoning hearing for Mr. David Miltenberger's project; that Mr. David Miltenberger's understanding that it was zoned correctly; light-industrial zoning classification; cooling architecture; technology being developed; enforcement; SIMD chips; nondisclosure language in the Statute; confidentiality requests through the Pasco EDC; that they did not have any NDAs on file with anyone; the length of the moratorium; that they are needed; impacts; what needed to be considered; mitigation for when they became outdated; whether the language would be changed; industrial; the recommendation that the Board look at performance standards and that Staff needs to do research before getting to the Board; manufacturing facilities; advertising issues; the Ordinance before the Commission; effectiveness of the moratorium; that it gave them the opportunity to do the research necessary so that they could quantify these items; and the language that would be amended.

MR. MOODY MOVED approval to receive and file documents submitted by Mr. David Miltenberger; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. POOLE MOVED approval of Staff's recommendation with removing the phrase located internal to a building; **MR. MUNZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

Addendum

APC14 Development Agreement (Consent) – Kenton Road Commercial
Development Agreement — Kenton Road Commercial LLC - A
Development Agreement For the Kenton Road Commercial MPUD to
Design, Permit, and Construct Kenton Road from Elam Road to Overpass
Road as a Two-Lane Road Inclusive of Intersection Improvements in
Exchange for Cash Reimbursement Within Connected City Located in
Central Pasco County
File Number PDE26-0706
Comm. Dist. 1
Recommendation Approve

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

Later in the meeting, the Commission returned to the item.

Mr. Nectarios Pittos, Planning Services Director, used a PowerPoint presentation to review the item.

Ms. Barbara Wilhite, representative for the applicant, spoke regarding that the County asked her client to develop, construct, and do the development agreement.

There was no public comment.

Discussion was held regarding the development agreement that constructed the improvements; the Kenton Commercial MPUD and the Kenton MPUD projects; a development agreement for a different segment of the same road; the backup obligation to build this segment; and an exhibit presented.

MR. PONTLITZ MOVED approval of Staff's recommendation; **MR. POOLE SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Devine absent from the vote.

Walk-Ons

There was none.

Adjourn

THE COMMISSION RECESSED AT 4:50 P.M. AND RECONVENED AT 4:59 P.M. MR. MOODY ARRIVED TO THE MEETING AT 5:01 P.M.

Chairman Grey left the meeting at 3:38 p.m. and returned to the meeting at 3:41 p.m.

Mr. Devine left the meeting at 4:19 p.m. and returned to the meeting at 4:23 p.m.

Mr. Devine left the meeting at 5:07 p.m. and returned at 5:17 p.m.

Mr. Devine left the meeting at 5:21 p.m. and did not return.

Chairman Grey left the meeting at 5:55 p.m. and returned to the meeting at 6:03 p.m.

Mr. Poole left the meeting at 6:32 p.m. and returned to the meeting at 6:34 p.m.

The meeting adjourned at 6:42 p.m.



PLANNING COMMISSION
REGULAR MEETING
JUNE 11, 2026

Office of Nikki Alvarez-Soules, Esq., Clerk & Comptroller

Prepared by:

Sierra Lemay
Sierra Lemay, Records Clerk I
Board Records Division

Prepared by:

Dragan Danny Pomorisac
Dragan Danny Pomorisac, Records Clerk I
Board Records Division

Prepared by:

Meaghan Legnini
Meaghan Legnini, Operations Lead
Board Records Division

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1

FILE NO.: PDE26-CU15

DATE: 8/6/2026

SUBJECT: Conditional Use Request (Continuance) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Private Residential Helicopter Pad in an A-C Agricultural District – Northeast Pasco County – East Side of Bower Road, Approximately .3 miles South of the Intersection of Main Line Road and Bower Road – Containing Approximately 16.79 Acres

REFERENCES: All Board of County Commissioners BCC and Planning Commission PC public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 08/06/2026 - BCC at DC 09/9/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue the item to the 9/3/2026 Planning Commission Meeting at 1:30 pm or soon thereafter, as the same may be heard in Dade City.

BACKGROUND:

Petition No. CU26-15, in the name of Steel Residential Helicopter Landing Pad, a Conditional Use for a personal residential helicopter pad in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 505.3.D. The parcel of land is located in northeast Pasco County on the east side of Bower Road, approximately .3 miles south of the intersection of Main Line Road and Bower Road (Parcel I.D. No.: 35 23 21 0000 00200 0010) containing approximately 16.79 acres.

The subject site is located in the North Market Area within Pasco County Rural Area (Rural Area 1).

The lead planner for this project and author of this memo is: Gianna German.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential
EAST	A-C Agricultural District	CON (Conservation)	Conservation Lands/ SWFMD Owned
SOUTH	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential
WEST	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

REQUEST:

Not Applicable.

ATTACHMENT(S):

1. PDE26-CU15 Public Notice
2. PDE26-CU15 Applicant Affidavit

Not Applicable.

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 PDE26-050 was published in said newspaper by print in the issues of 07/22/26 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.

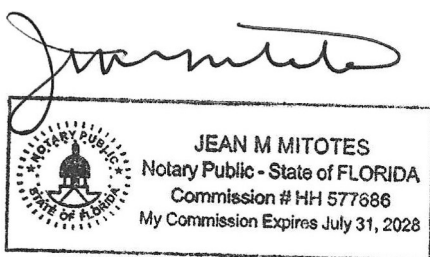
Signature of Affiant


Sworn to and subscribed before me this **07/22/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING ON REZONINGS FOR PROPERTIES LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing **on Thursday, August 6, 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 Wednesday, September 9, 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. Thunder Developments LLC/Emmaus Commons (RZ-7922) petition for a rezoning from an A-R Agricultural-Residential District to a C-2 General Commercial District for a parcel located on the northwest corner of intersection of Emmaus Cemetery Road and County Road 52, (aka 10-25-20-0000-01500-0000).
2. CA Properties Inc/US-41 Townhomes MPUD (RZ-7933) a petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located east of Land O Lakes Boulevard, approximately 450 feet southeast of the Land O Lakes Boulevard and Wisteria Loop intersection, (aka 02-26-18-0050-00000-0130 and 02-26-18-0050-00000-0060).
3. Jacob P Steel & Malia Ingrao/Steel Residential Helicopter Pad (CU26-15) petition for a conditional use for a helicopter landing pad in an A-C Agricultural District. The parcel of land is located on the east side of Bower Road, approximately .3 miles south of the intersection of Main Line Road and Bower Road (aka 35-23-21-0000-00200-0010).

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

July 22, 2026

97165

July 10th 2026

Dear Neighbor

This letter is to inform you that our application for a **Conditional Use Permit** (CU26-06) to allow a private helicopter landing pad on our property has advanced to the next stage of the Pasco County review process. As part of this process, the County will consider our application at two public hearings, which you are welcome to attend should you wish to learn more about the proposal or provide comments.

Jake & Malia Steel, 19708 Bower Rd, Dade City Florida 33523
Parcel ID: **35-23-21-0000-00200-0010**

The proposed Conditional Use would allow the occasional operation of a privately owned helicopter from our property for personal transportation. The landing area is proposed on our approximately 17-acre agricultural property and has been designed to maximize separation from neighboring residences while meeting applicable county and FAA requirements.

Public hearings regarding this application will be held as follows:

Planning Commission

Date: August 6, 2026

Time: 1:30 p.m.

Location:

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

Board of County Commissioners

Date: September 9, 2026

Time: 1:30 p.m.

Location:

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

These public hearings provide an opportunity for anyone wishing to learn more about the proposal or offer comments regarding the application.

If you would like to review the application materials or have questions regarding the project, please contact:

Gianna German

Pasco County Planning & Development Department

Phone: 727-380-3512

Email: ggerman@pascocountyfl.net

Sincerely,

Jacob & Malia Steel

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Postage \$0.82

Total Postage and Fees \$6.37

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19602 BOWER RD
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Postage \$0.82

Total Postage and Fees \$6.37

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DONNA SCHNEIDER
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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
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☐ Adult Signature Restricted Delivery	\$0.00	

Postage \$0.82

Total Postage and Fees \$6.37

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19945 BOWER RD
City, State, ZIP+4®
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Extra Services & Fees (check box, add fee as appropriate)

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Postage	\$0.82
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Total Postage and Fees	
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\$6.37

Sent To Johnathan Sumner

Street and Apt. No., or PO Box No.

19831 BOWER RD

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AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Jacob & Malia Steel

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): 35-23-21-0000-00200-0010

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: Private Helicopter Landing Area

Project Number: CU26-06

Request: Conditional Use approval for a private helicopter landing area.

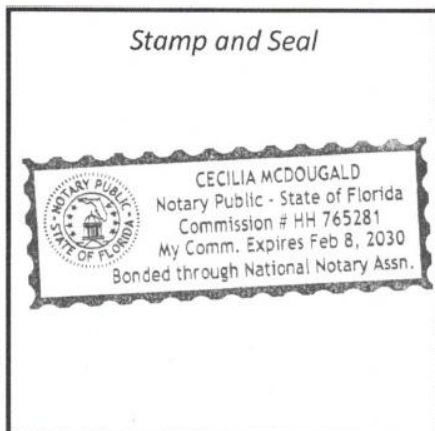
That attached is the following:

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

7 Certificate of mailing for the notices, which were mailed on 07/14/2026.
(date)

1 Photos showing the placement of and language on the signage, which was posted on 07/16/2026.
(date)

**STATE OF FLORIDA
COUNTY OF PASCO**



The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this July 24, 2026, by Jacob Steel and Malia Steel who is personally known to me or who has produced FL Driver License as identification.

Notary Signature: Cecilia McDougald

Name Printed: Cecilia McDougald

PUBLIC HEARINGS



App. No. CU26-06

Project Type: CONDITIONAL USE

**Proposal for a private helicopter landing pad for
occasional/recreational use**

Planning Commission

08/06/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

09/09/26

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



COMMISSION DISTRICT: 2

FILE NO.: PDE26-7933

DATE: 8/6/2026

SUBJECT: Zoning Amendment (Consent) - CA Properties Inc./US-41 Townhomes MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District and C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow for the Development of 171 Townhome Units and Associated Infrastructure - Central Pasco County - Located Approximately 450 feet south-east of the Land O Lakes Boulevard and Wisteria Loop Intersection - Containing Approximately 23.67 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 8/6/2026 - BCC at DC 9/9/2026

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 Zoning Amendment request 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 zoning amendment in the name of the US-41 Townhomes MPUD, which is a rezoning request from an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to allow for the maximum development of 171 platted townhomes units on approximately 23.67 acres, equating to a gross density of 7.2 units per acre. The subject parcel where residences are proposed retains a RES-9 (Residential-9 du/ga) Future Land Use designation which enables the proposed density.

This site was originally within the Caliente Resorts MPUD, labeled as Phases V & VI, entitled for 387 single-family and multiple-family dwelling units. However, PDP/PSP submittals were not submitted prior to the expiration of Phases V & VI of the Caliente Resorts MPUD therefore necessitating a rezoning action of the subject property.

As directed by the MPUD Master Plan and Binding Concept Plan exhibits, development of the proposed 171 platted townhome units will conform to a blend of front-loaded and rear-loaded townhome product types. The Binding Concept Plan illustrates a blend of townhome product types showing 52 front-loaded townhome units and 119 rear-loaded townhome units. Further, the orientation of the townhome units provides access to the central recreation/open space for residents.

The pedestrian network contemplated by development of this site will facilitate internal mobility of residents in addition to connecting to the existing, external, pedestrian facilities along Land O Lakes Boulevard (US-41).

The US-41 Townhomes MPUD proposes one parcel. The proposed uses for said parcel are as follows:

Parcel 1: 171 Platted Townhome Units.

The applicant is also seeking the following variation from the LDC:

Variation No. 1 - **LDC Section 901.6.D.11** - *Continuation of Existing Street Pattern and Street Access to Adjoining Property*, from **LDC Section 901**, *Infrastructure Standards*, and any other applicable section of the LDC.

Variation No. 1 - Applicant requests a variation from LDC section 901, *Infrastructure Standards*, specifically 901.6.D.11, *Continuation of Existing Street Pattern and Street Access to Adjoining Property*, so as to not provide a vehicular connection north, south, or east of the subject property as part of the proposed development. The northern-most onsite acreage of the project is an extensive Category 1 wetland system, which prevents a vehicular connection. The immediate southern acreages contain existing residences, wherein an emergency access is proposed on Absher Drive. Lastly, the eastern acreages contain existing residences, namely, the gated Caliente Resorts MPUD.

Given these constraints, PDE is amenable to the request as it accomplishes the intent of LDC Section 901.6.D.11 as vehicular connections north, south, or east are not feasible.

This agenda memo was prepared by Kurt Siverson, Planner II.

SITE DETAILS

The project is located in the Central Market Area within Central Pasco County, abutting east of Land O Lakes Boulevard, situated approximately 450 feet south-east of the Land O Lakes Boulevard and Wisteria Loop intersection (Parcel ID No's 02-26-18-0050-00000-0130, 02-26-18-0050-00000-0060).

Commission District:	The Honorable Commissioner Seth Weightman
Project Name:	US 41 Townhomes MPUD
Applicants' Name(s):	CA Properties Inc.
Current Zoning District:	MPUD Master Planned Unit Development (Caliente Resorts MPUD)
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	RES-9 (Residential-9 du/ga), RES-3 (Residential-3 du/ga) for the access way only
Water/Sewage	Pasco/Pasco
Flood Zone:	A, AE, X
Requested Entitlements:	171 Platted Townhome Units

Road/Access:	Land O Lakes Boulevard (FDOT, Arterial)
--------------	---

MPUD SURROUNDING CONDITIONS ANALYSIS

The proposed MPUD rezoning is compatible with the immediate development pattern of the surrounding area, characterized by residential communities of Townhome and single-family detached units, adjacent to non-residential development patterns along Land O Lakes Boulevard.

Within a 1-mile radius of the US-41 Townhomes MPUD, multiple MPUD approvals characterize the area, most notably:

- Wilderness Lake Preserve MPUD: (North) Approved by the BCC on 12/16/03 (RZ-6124) for a maximum development of 987 single-family detached and multi-family dwelling units, 157,240 square feet of retail, and 26,000 square feet of office.
- Groves MPUD: (North) Approved by the BCC on 10/26/04 (RZ-6250) for a maximum development of 755 single-family detached/attached dwelling units.
- Little Lake Thomas MPUD: (South) Approved by the BCC on 12/29/21 (PDD22-0154), for a maximum development of 218 single-family attached (townhome) units.
- Caliente Resorts MPUD: (East) Approved by the BCC 9/9/09 (RZ-6877), for a maximum entitlement of 728 single-family detached units, multi-family units, recreational vehicle subdivision, and 130,000 square-feet of commercial uses.
- Hagman MPUD: (West) Approved by the BCC on 1/22/19 (PDD19-7337) for a maximum development of 130 Single-Family detached units.
- Clarke Property MPUD: (West) Approved by the BCC on 12/7/21 (PDD22-7570) for a maximum development of 410 single-family detached/attached dwelling units.

SURROUNDING ZONING AND LAND USES

	Zoning District	Future Land Use (FLU)	Existing Use
North	MPUD Master Planned Unit Development District (Wilderness Lake Preserve MPUD aka Bay Lake)	RES-3 (Residential-3 du/ga)	Wetlands, residences.
South	C-1 Neighborhood Commercial District, C-2 General Commercial District, C-3 Commercial/Light Manufacturing District, R-MH Mobile Home District	RES-3 (Residential-3 du/ga)	Non-residential users, residences.
East	MPUD Master Planned Unit Development District (Caliente Resorts MPUD)	RES-9 (Residential-9 du/ga)	Residences.
West	C-1 Neighborhood Commercial District, C-2 General Commercial District, C-3 Commercial/Light Manufacturing District, R-MH Mobile Home District	COM (Commercial), RES-3 (Residential-3 du/ga)	Non-residential users.

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

The subject site was included within the Caliente Resorts MPUD acreage on September 9th, 2009 by Rezoning Petition RZ-6877. The Caliente Resorts MPUD was approved for a total entitlement of 728 single-family detached units, multi-family units, recreational vehicle subdivision, and 130,000 square-feet of Commercial uses.

The subject site currently maintains the Caliente MPUD zoning district, labeled as Phases V & VI, entitled for 387 single-family and multiple-family dwelling units. The Caliente MPUD entitlements for this site, however, have since expired. As such, the expiration necessitates the rezoning of the site

into a standalone MPUD for the proposed development.

FINDINGS OF FACT

1. Proposed is a zoning amendment seeking the maximum development of 171 platted townhome units. Development shall substantially conform to Exhibit 1: "Binding Concept Plan."
2. The US-41 Townhomes MPUD is located within the Central Market Area, Central Pasco County, Commission District 2.
3. The subject site is primarily undeveloped aside from a single residence on one parcel.
4. A voluntary prohibition of Live Local developmental incentives has been incorporated within the Conditions of Approval.
5. 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 meets or exceeds the intent of the Code. The Planning, Development, & Economic Growth Department (PDE) has reviewed the requested variation and finds it meets the intent of the LDC as noted.
6. 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

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): The roadway segments impacted by this project operate within the Land Development Code's acceptable levels of service. Site access improvements will be required at the time of site plan submittal after coordination with FDOT. US-41 is a state-maintained standard roadway.
2. Pasco County Utilities (PCU): The Utilities Department had no objection to the proposal.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments.
4. Fire: The Fire Services Department had no objection to the proposal.
5. Emergency Management: The Emergency Management Department had no objection to the proposal.
6. School Board: All schools that are impacted by the estimated 69 students generated by this development will have sufficient capacity.
7. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department provided comments which have been incorporated within the Conditions of Approval.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required of this action.

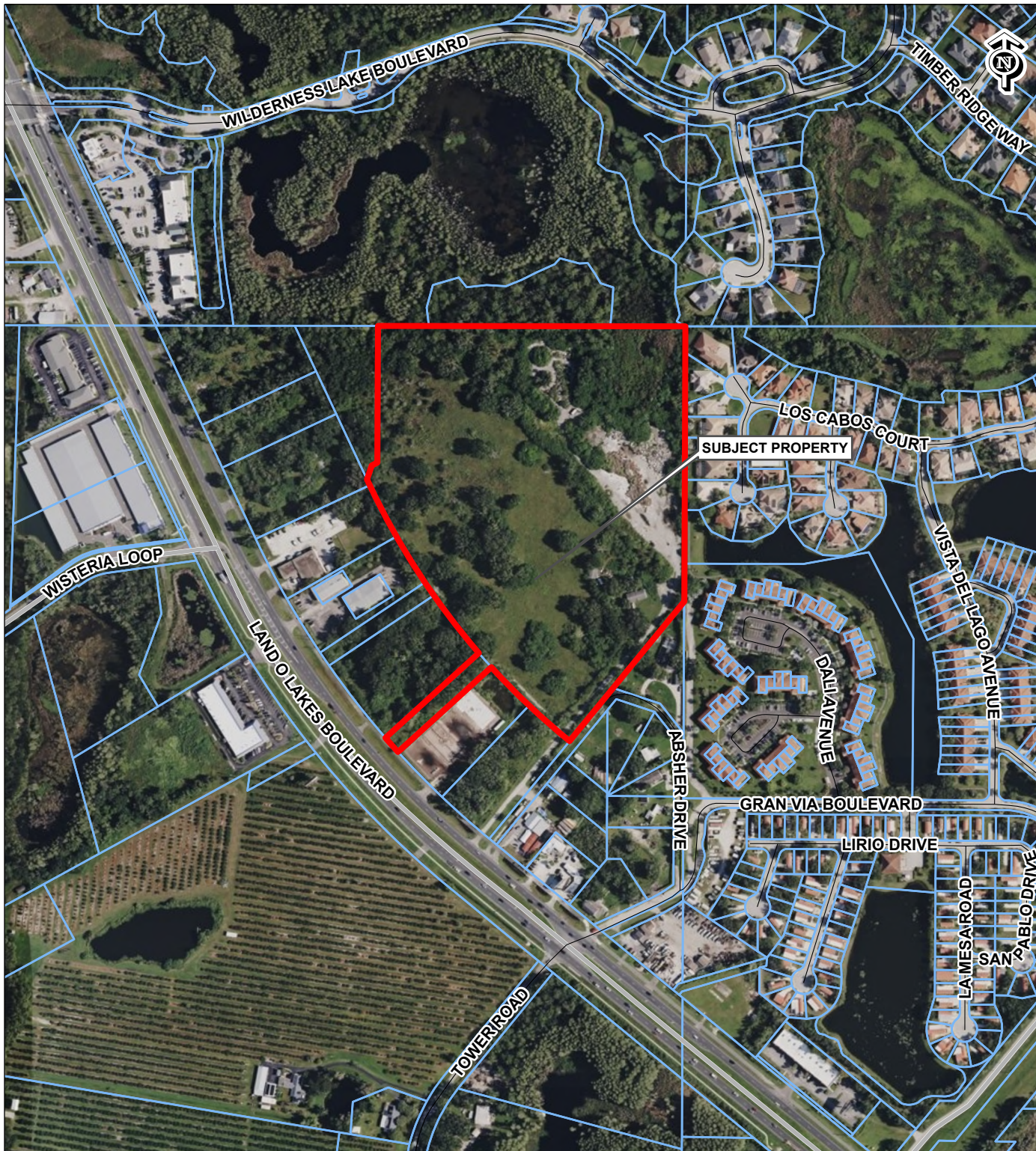
REQUEST:

ATTACHMENT(S):

1. PDE26-7933: Visuals
2. PDE26-7933: Exhibits A, B, C

3. PDE26-7933: Exhibit 1: Binding Concept Plan
4. PDE26-7933: Timing & Phasing Analysis
5. PDE26-7933: School Impact Analysis
6. PDE26-7933: Proof of Notification
7. PDE26-7933: Proof of Publication

cc:



RZ-7933 **EXPIRED MPUD TO MPUD**

02-26-18-0050-00000-0130
 02-26-18-0050-00000-0060
 (PORTION OF)

CA PROPERTIES INC/ US 41
TOWNHOMES MPUD
16332 EMERALD COVE DR
LUTZ, FL 33549

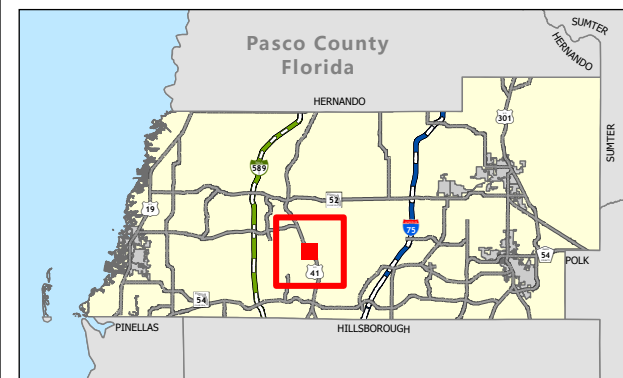
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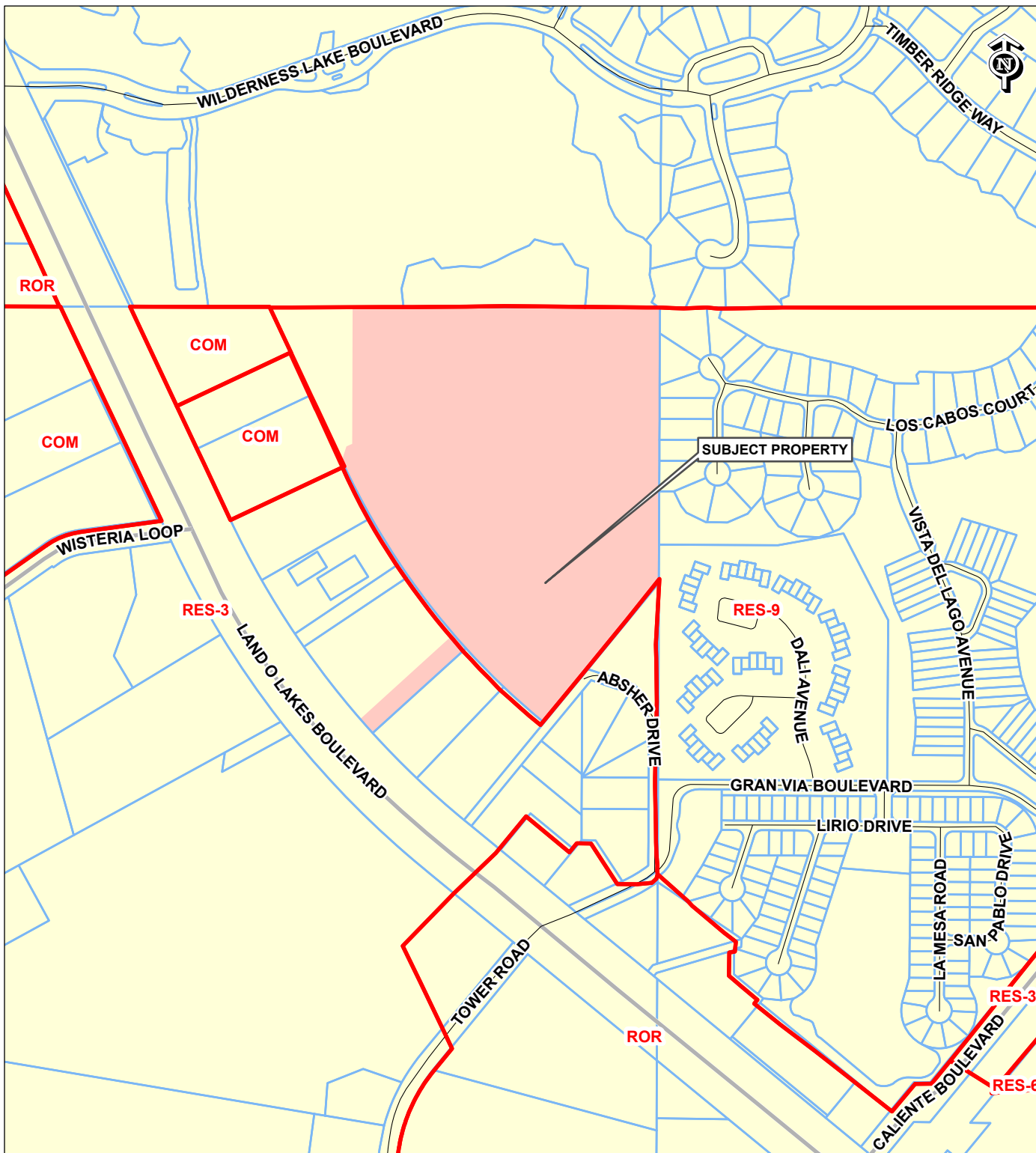
TAZ-225
COMMISSION DISTRICT: 2

SUBJECT PROPERTY



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RZ-7933 EXPIRED MPUD TO MPUD

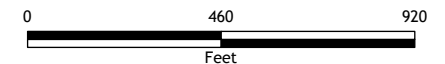
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LUTZ, FL 33549

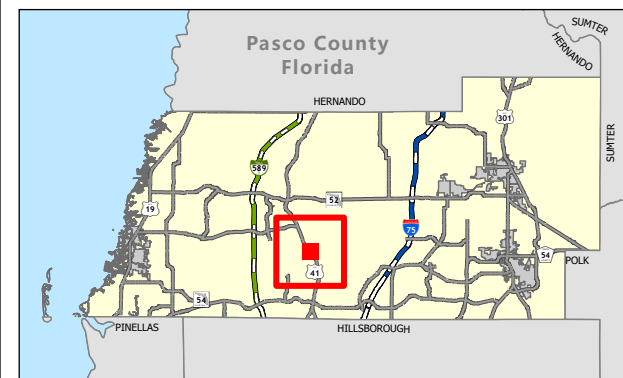
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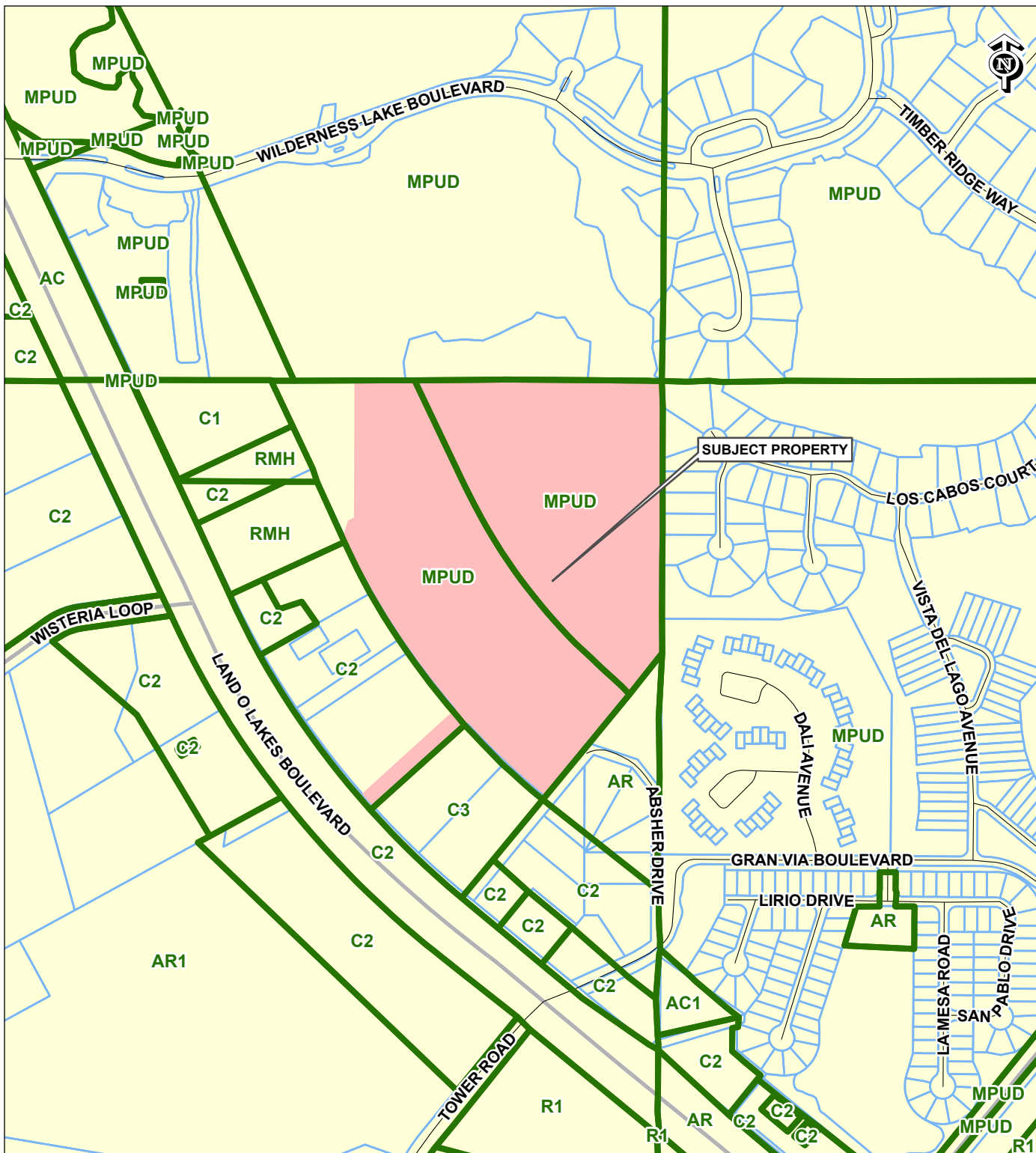
TAZ-225
COMMISSION DISTRICT: 2

 SUBJECT PROPERTY
 FUTURE LAND USE 2025



GISFiat02\LocationMaps\Zoning\RZ-7933
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RZ-7933 **EXPIRED MPUD TO MPUD**

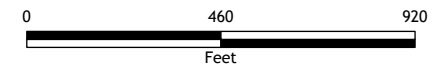
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 (PORTION OF)

**CA PROPERTIES INC/ US 41
 TOWNHOMES MPUD
 16332 EMERALD COVE DR
 LUTZ, FL 33549**

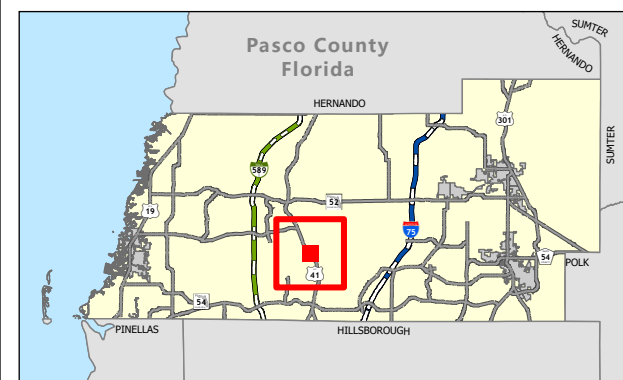
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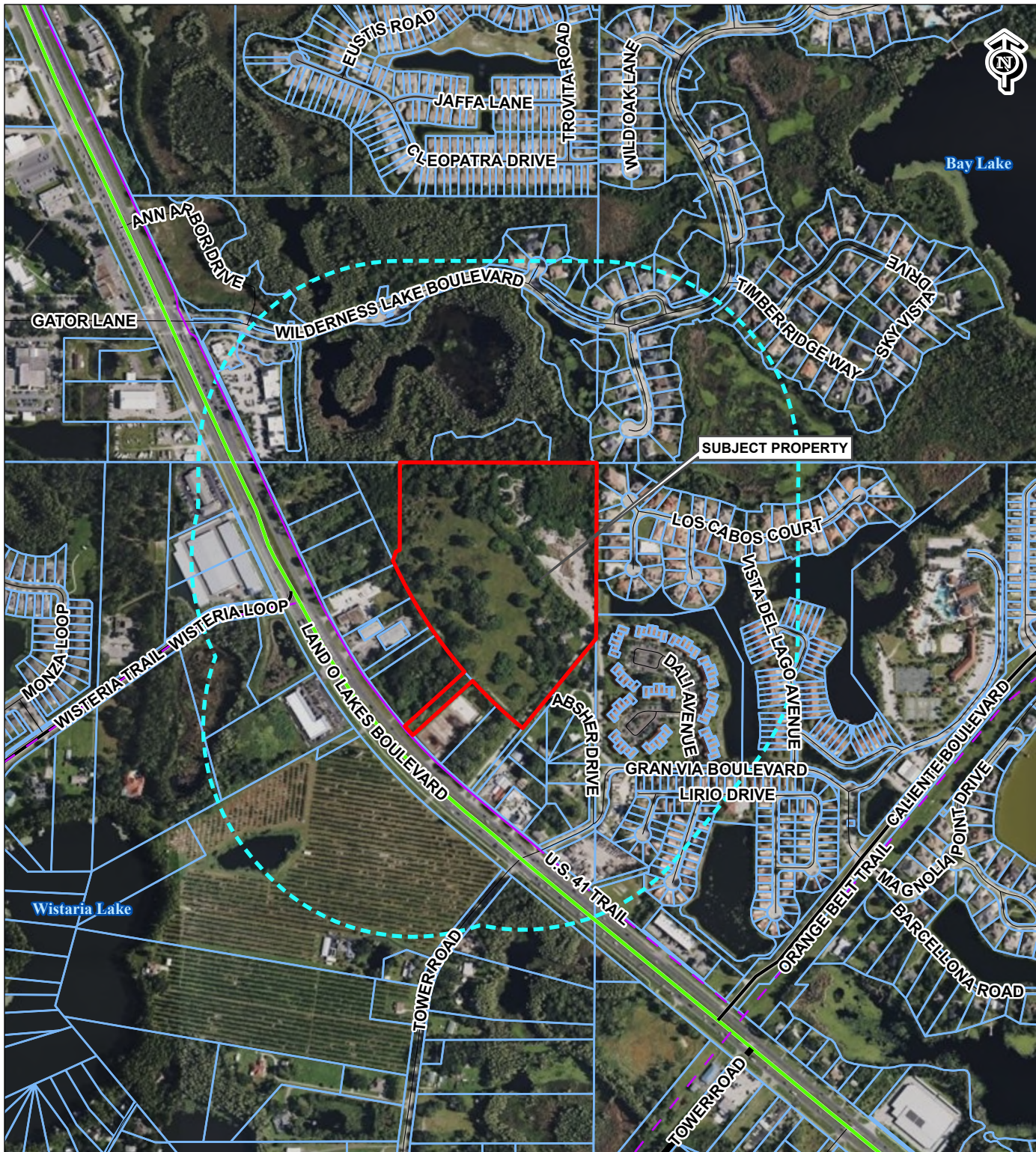
**TAZ-225
 COMMISSION DISTRICT: 2**

SUBJECT PROPERTY
 EXISTING ZONING



GISFiat02\LocationMaps\Zoning\RZ-7933
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RZ-7933 EXPIRED MPUD TO MPUD

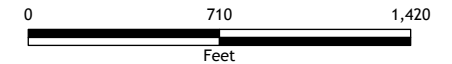
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(PORTION OF)

CA PROPERTIES INC/ US 41
TOWNHOMES MPUD
16332 EMERALD COVE DR
LUTZ, FL 33549

PHYSICAL ADDRESS:
EAST OF LAND O LAKES
BLVD, APPROX. 890' NW OF THE
INTERSECTION OF CARRIKER RD

TAZ-225
COMMISSION DISTRICT: 2

- 1000ft Buffer
- Conceptual Trails / Planned
- Existing Trails
- Existing Arterial
- Existing Collector
- Vision Collector



GIS\at02\LocationMaps\Zoning\RZ-7933
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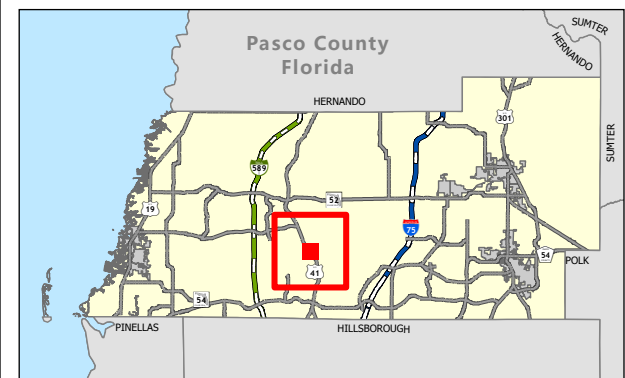


EXHIBIT A
LEGAL DESCRIPTION

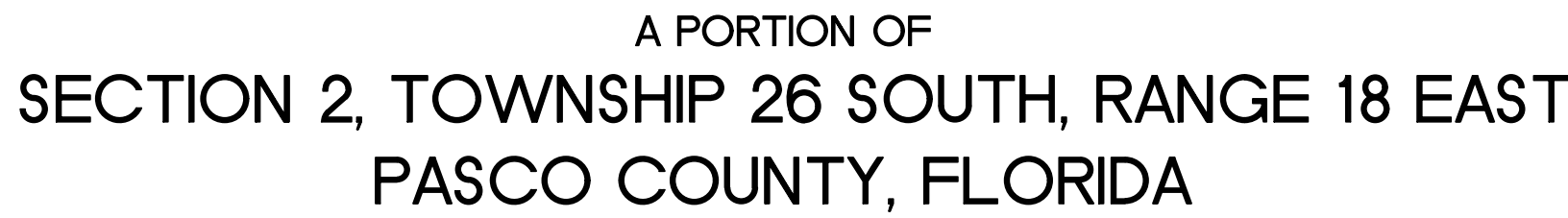


EXHIBIT B

CONDITIONS OF APPROVAL

**US-41 TOWNHOMES MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. RZ-7933**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted in May, 2026; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.
2. Development shall substantially conform to the conceptual plan attached as Exhibit “1” (“Binding Concept Plan”). Notwithstanding the foregoing, the Binding Concept Plan has not been through the permitting process, and as such, is subject to variations as may be required by the various permitting authorities having jurisdiction. Such variations shall not require a non-substantial and/or substantial modification to this MPUD. The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required. Increases in lot sizes and/or decreases in the number of lots depicted on the Binding Concept Plan shall be deemed to be in substantial conformance with this Binding Concept Plan.

Environmental

3. 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 federal guidelines can be demonstrated.
4. 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.

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 to 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 site development placard. If nests are found, appropriate avoidance and/or mitigation measures shall be completed in cooperation with the FFWCC and the County.
7. 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.
8. The SWFWMD-approved wetland boundary survey shall be submitted with the Preliminary Development Plan. Any proposed wetland impacts depicted on the MPUD Plan are conceptual.
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 wetland boundary survey shall be submitted with the Preliminary Development Plan. 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 the Pasco County project record prior to issuance of site development placard.

Open Space/Buffering

11. Landscape buffers shall be constructed as depicted on the Binding Concept Plan.
12. Except for those neighborhood park attributes depicted on the Binding Concept Plan, specific review and approval of the Land Development Code (LDC), Section 905.1, Neighborhood Parks, will be conducted at PDPs submittal. At the time of the PDPs submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with current LDC 905.1, unless an alternative standard(s) is requested and approved.

13. Applicant/developer shall comply with the County's tree ordinance, Ordinance No. 26-08 and Resolution No. 26-182, both as may be amended.
14. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) 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(s) (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 all open space, 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. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) 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 association or the CDD that funded such improvements as applicable.

Transportation/Circulation

15. The submitted Timing and Phasing Analysis assumes the following land uses: 171 townhomes ("Approved Land Use"). The lands within the US 41 Townhomes MPUD may be developed for the Approved Land Use without any requirements for an additional timing and phasing analysis through the expiration date of the MPUD as set forth in Condition 49. Any development of land use(s) that generate(s) greater traffic impacts than the Approved Land Use may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The Planning Commission (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. Compliance with the conditions of approval and payment of mobility fees and other generally applicable taxes and assessments, fully mitigates the external transportation impacts of the Approved Land Use through the expiration date of the MPUD as set forth in Condition 49, except any required external site-access improvements which shall be the developer's sole obligation.

Access Management

16. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PDP and shall meet established access-management criteria.

Based on the corresponding PDP, County Administrator, or designee, may impose access management conditions on the applicant/developer.

17. At each PDP approval, the County Engineer, or designee, may also require site- specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.
18. Developer has provided a Substandard Road Application for US 41. There are no substandard road impacts to US 41 from the Approved Land Uses that require mitigation by Developer. Developer shall not be responsible for any improvements to US41 or any proportionate share payment for any improvements to US 41, other than payment of mobility fees, access-related improvements, which shall be the Developer's obligation. Developer has not provided a Substandard Road Application for Absher Drive since there shall be no functional access to Absher Drive. Any improvements to Absher Drive for emergency access shall be determined at the time of PDP review.

Dedication of Right-of-Way

19. Access connections and rights-of-way to adjoining properties shall be as depicted on the MPUD Master Plan. The exact locations will be determined during PDP review.
20. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, 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.
21. No right-of-way for US-41 is required to be conveyed pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality) (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

Design/Construction Specifications

22. Approval of the US-41 Townhomes MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).
23. 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 sites 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.

24. 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 development 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 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 submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary 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.
25. All sidewalks, bike paths, multi-use trails, and other non-vehicular pathways within the US-41 Townhomes MPUD shall not be the maintenance responsibility of the County.
26. Street lighting is required throughout the MPUD pursuant to LDC Section 901.11

Utilities/Water Service/Wastewater Disposal

27. 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 for 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.
- 28. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
- 29. 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.
- 30. 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(s)/owner(s) 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

31. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.
32. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
33. All passthrough drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not the obligation to access and maintain.
34. 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.
35. 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.

Land Use

36. The townhomes shall be platted.
37. Land Use maximums shall be in accordance with the following Permitted Use and Development Limits Table as shown in Table 1 below.

Table 1

Development Category	Totals*
Townhomes (du)	171

*The maximum density 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.

38. Residential Dimensional/Development Standards shall be as follows.
 - a. The Residential Dimensional Standards and Minimum Lot Detail shall be as depicted on the MPUD Master Plan.
 - 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 setback shall be measured from the landscape buffer easement or tract line.
 - c. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
 - d. Additional Development Standards.
 - i. Townhome products shall be limited to 2-8 units per building and no more than two stories.

- ii. Driveway width shall be a maximum of two (2) feet wider, in total, than the garage door width.
- vi. Townhome products with one-car garages shall have one-car driveways.
- vii. There shall be .25 visitor parking spaces per townhome, regardless of spaces provided on the lot, which shall be located outside of the garage and driveway.

e. Architectural Features.

- i. Each townhome building with 2-8 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) Raised 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)
- ii. 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 to 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 facade. 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.
- iii. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.
- iv. Architectural features and monotony control on townhome buildings to be based on the building, not individual residential unit.

f. Trees/Landscaping.

- i. Minimum tree/landscape requirements for front-loaded townhomes:

Landscaping/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,

***Minimum shade trees shall be located in the front yard and/or street.

- ii. Any front yard 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).
 - iii. 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. Additionally, water main and sanitary lines may be installed under streets or sidewalks in townhome development ROWs.
- g. Street Type Standards. Unless an alternative standard is approved at the time of Preliminary Development Plan review, the following standards shall apply:
 - i. Minimum 50-foot right-of-way (ROW)
 - ii. Twenty-two (22) feet of urban pavement width (dual 11-foot drive lanes)
 - iii. Five (5) foot sidewalks on either side of the street
 - iv. Seven (7) feet of sod/tree strip on either side of the street between the sidewalk and the street
 - v. Two (2) foot curbs (vertical or mountable in design, e.g. Type A, D, F, Miami, etc.)
- 39. 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.
- 40. 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 an exemption for any portion of the development authorized by this approval.

41. 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.
42. Interim silvicultural and/or agricultural activities shall be permitted until commencement of development for that portion of the proposed development.

Procedures

43. The applicable parcel developer(s) shall ensure that the HOA required to be established under this MPUD incorporates the minimum tree and architectural requirements in Conditions Nos. 13, 38.e, 38.f, and 39, as applicable, into the HOA covenants, conditions, and restrictions and shall ensure that the HOA is the primary enforcement entity for the tree requirements in such townhome residential phase(s), as applicable, 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 13, 38.e, 38.f, and 39, 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 163.3202(5)(c), Florida Statutes.
44. On-Street Parking: For platted units, the applicable 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 applicable HOA or CDD 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 such HOA or CDD to adopt and enforce specific regulations which empower the applicable HOA or CDD Board 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 developer from providing dedicated parking stalls on both sides of a street outside the travel lane.
45. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat 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 be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

46. 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. Notwithstanding, an alternative standard(s) from LDC section, 905.1, Neighborhood Parks, may be requested and approved and shall not require a modification to this MPUD.
47. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.
47. A PDP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval.
48. PDP 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 Development Plan, acreage of the site, total number of units which have received PDP approval, and/or construction plan/construction site plan approval.
49. If a PDP for the entire MPUD is not submitted by December 31, 2031 or six (6) years from the last substantial modification approval (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 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, including an updated Timing and Phasing Analysis as required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.
50. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
51. 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 PDE after the BCC action.
52. 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.

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

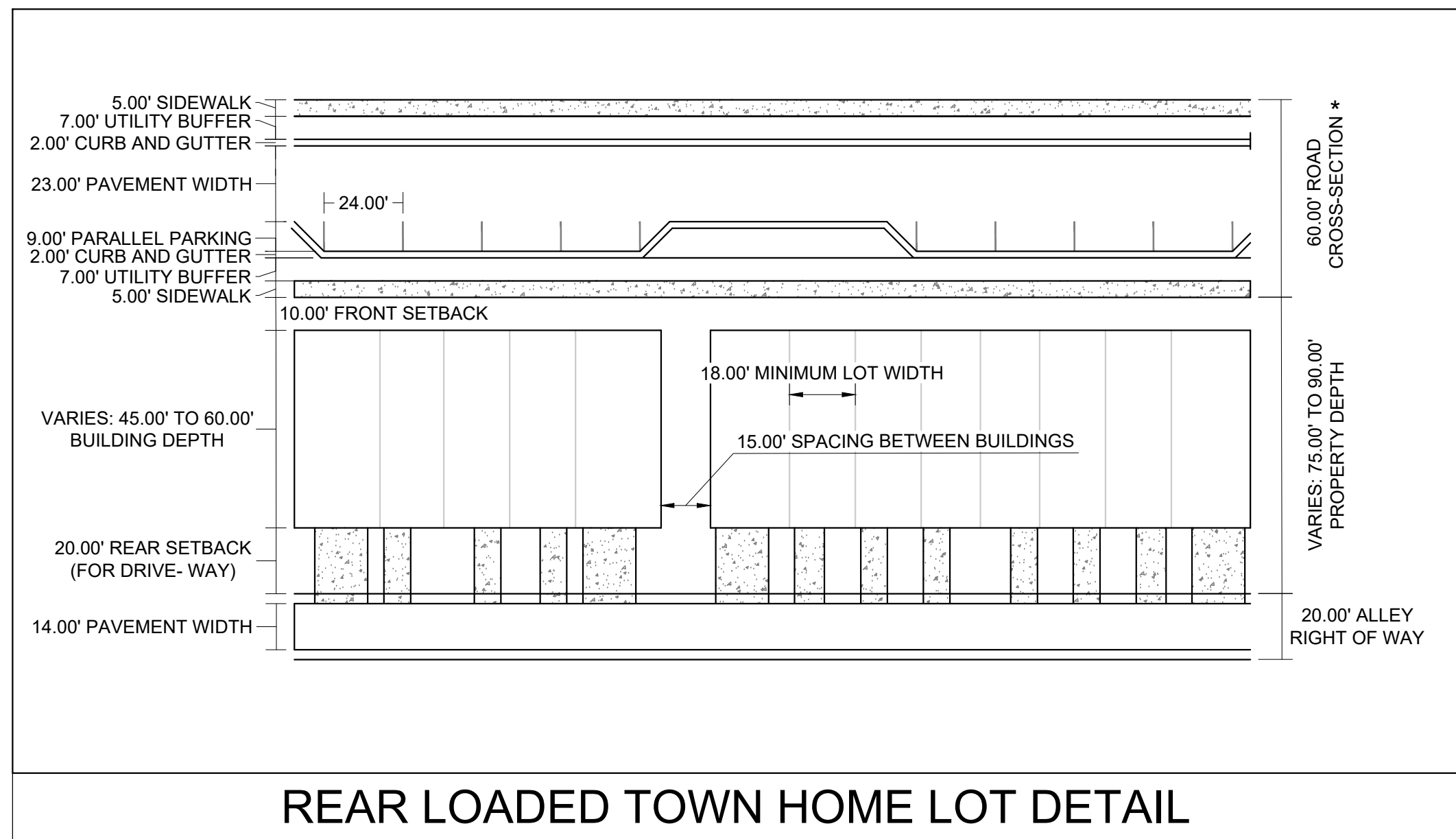
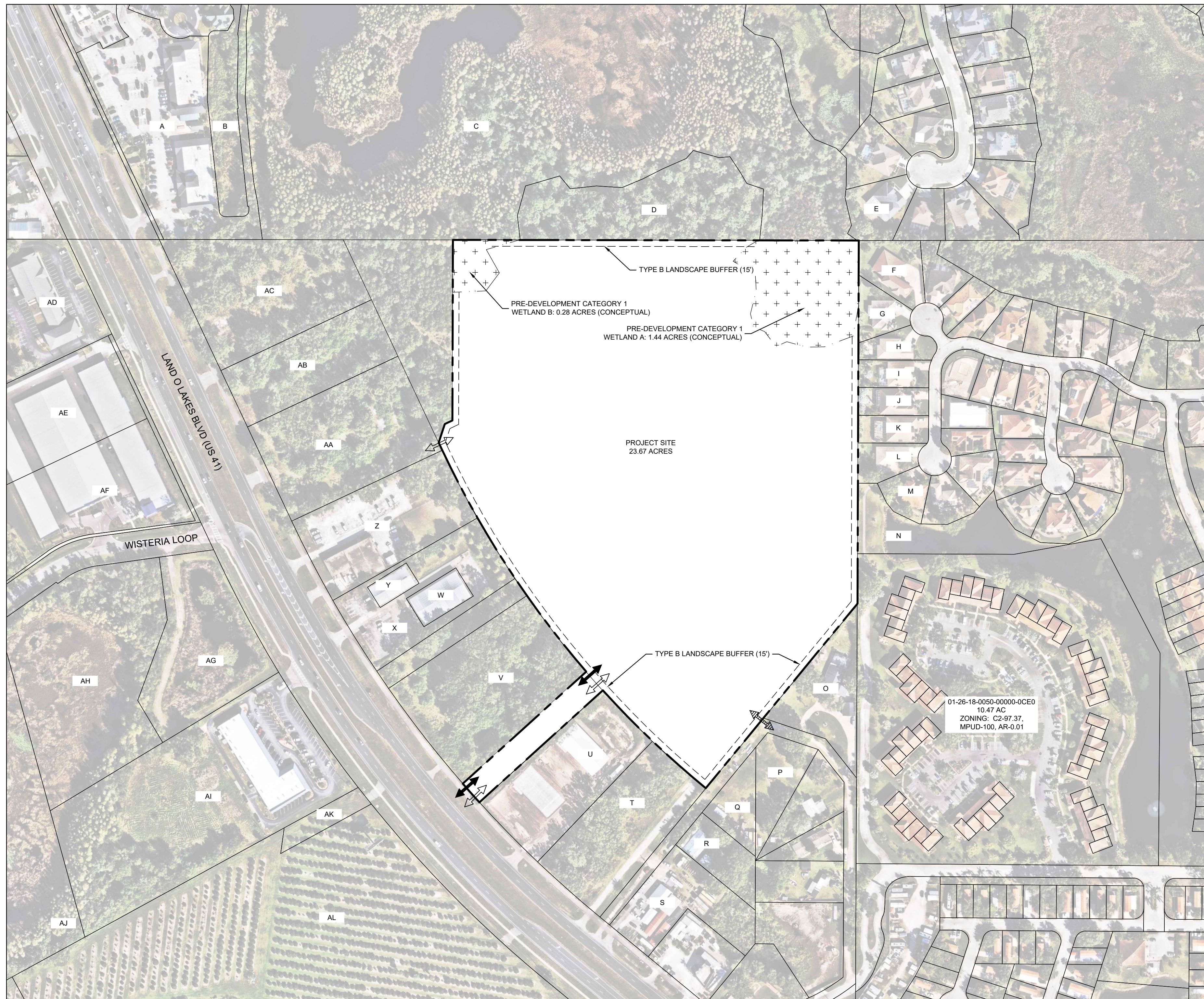
STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, 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.

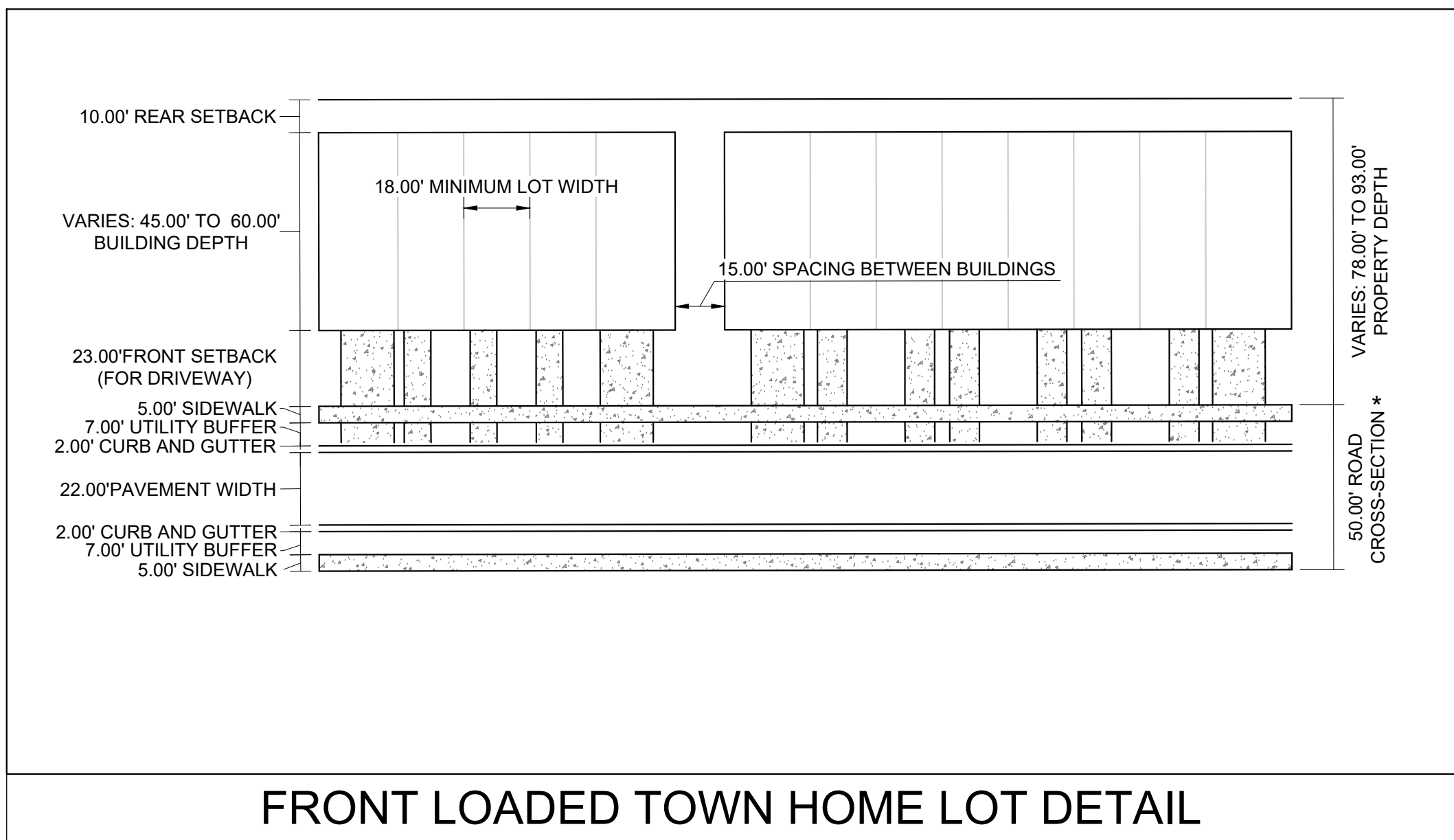
Seal:

NOTARY

EXHIBIT C
MASTER PLAN



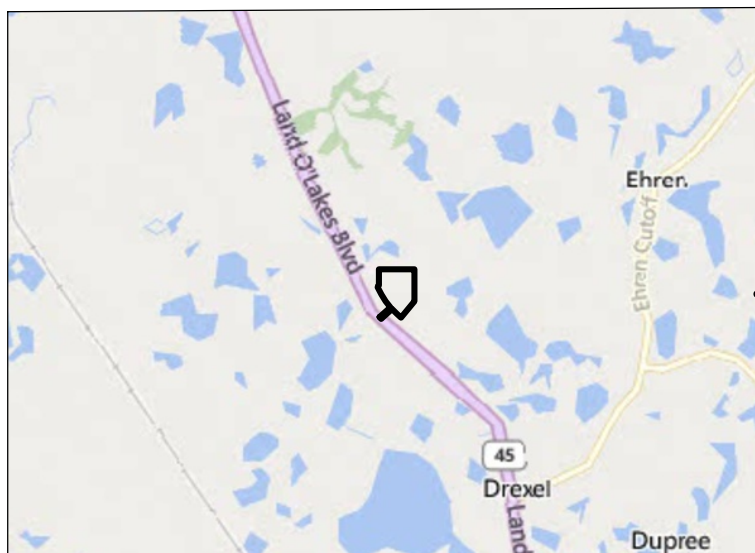
* 50' Minimum road cross-section unless an alternative standard is approved at the time of Preliminary Development Plan review



* 50' Minimum road cross-section unless an alternative standard is approved at the time of Preliminary Development Plan review

PROJECT DATA TABLE	
PARCEL ID	02-26-18-0050-00000-0130 (PORTION) 02-26-18-0050-00000-0060 (PORTION)
PROJECT SITE AREA	23.67 ACRES +/-
DEVELOPABLE AREA	21.95 ACRES +/-
PRE-DEVELOPMENT WETLAND AREA (CONCEPTUAL)	1.72 ACRES +/-
EXISTING LAND USE	VACANT
EXISTING ZONING	MPUD-99.76, AR-0.24
ZONING	MPUD
EXISTING FLU	RES-3, RES-9

LAND USE TABLE	
RESIDENTIAL SINGLE FAMILY ATTACHED	
TOTAL UNITS	171
REAR LOADED	MIN. 65% OF UNITS
FRONT LOADED	MAX 35% OF UNITS
AMENITY / GREENSPACE AREA	1 ACRE FOR 26 UNITS TO 100 UNITS + 0.01 ACRE PER UNIT OVER 100
LOT WIDTH	MINIMUM: 18.00'
LOT DEPTH	MINIMUM: 75.00'



VICINITY MAP (N.T.S.)

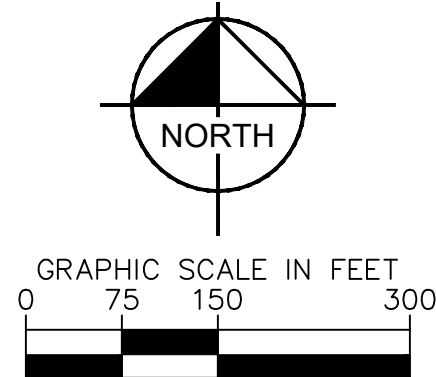
SECTION 02, TOWNSHIP 26S, RANGE 18E,
PASCO COUNTY, FLORIDA

DESCRIPTION: (derived from title commitment)
--

A parcel of land lying within Section 2, Township 26 South, range 18 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of said section 2, also being the Northeast corner of said LOT 13 of drexel subdivision as recorded in plat book 3, page 157, of the public records of Pasco county, Florida; thence N.89°54'38"W, along the North boundary of the Northeast 1/4 of said section 2, a distance of 975.69 feet; thence S.00°11'36"W, a distance of 434.00 feet; thence S.64°32'08"W, a distance of 20.17 feet; thence S.18°12'31"W, a distance of 47.00 feet to the Southwesterly boundary line of LOT 13; thence along said Southwesterly boundary line, S.25°12'46"E, a distance of 21.44 feet to a non-tangent point of curvature; thence Southeasterly 635.97 feet along the arc of a curve to the left, said curve having a radius of 2,344.93 feet, a central angle of 15°32'22", and a chord bearing and distance of S.33°01'18"E, 634.03 feet; thence along a line non-tangent to said curve, S.47°43'59"W, a distance of 400.38 feet to the Easterly right-of-way of state road no. 41, to a non-tangent point of curvature; thence Southeasterly 60.01 feet along the arc of a curve to the left, said curve having a radius of 2,744.93 feet, a central angle of 01°15'09", and a chord bearing and distance of S.41°37'52"E, 60.00 feet; thence along a line non-tangent to said curve, N.47°43'59"E, a distance of 400.28 feet, to the Southwesterly boundary line of LOT 13, to a non-tangent point of curvature; thence Southeasterly 341.84 feet along the arc of a curve to the left, said curve having a radius of 2,344.93 feet, a central angle of 08°21'09", and a chord bearing and distance of S.46°37'40"E, 341.53 feet to the most Southerly corner of said LOT 13; thence along a line non-tangent to said curve and along the most Southerly line of said LOT 13, N.39°24'37"E, a distance of 573.98 feet, to the East boundary of the Northeast 1/4 of said section 2 also being the East boundary line of said LOT 13; thence N.00°11'36"E, a distance of 872.80 feet to the POINT OF BEGINNING.

Containing 23.67 acres, more or less.



LEGEND

-
- MPUD PROPERTY LINE
- EXISTING PARCEL LINES
- LANDSCAPE BUFFER
- VEHICLE ACCESS
- EMERGENCY ACCESS (APPROXIMATE LOCATION)
- PEDESTRIAN CROSS ACCESS (APPROXIMATE LOCATION)
- EXISTING WETLAND

PARCEL INFORMATION

A.	ID: 35-25-18-0040-002000-0010 ZONING: MPUD-100 FLU RES-3-100	T.	ID: 02-26-18-0050-0000-0040 ZONING: C-39.44, MU-39.44, C2-2.45, AR-08 FLU RES-3-96.96, RES-9-3.04 ID: 02-26-18-0050-0000-0050 ZONING: C-39.97, MPUD-3.03 FLU RES-3-96.97, RES-9-3.03
B.	ID: 35-25-18-0040-000000-0P10 ZONING: MPUD-100 FLU RES-3-100	U.	ID: 02-26-18-0050-0000-0060 ZONING: C-29.56, MPUD-2.62, C3-82 FLU RES-3-97.38, RES-9-2.62
C.	ID: 35-25-18-0040-000000-00K0 ZONING: MPUD-100 FLU RES-3-99.98, RES-9-0.02	V.	ID: 02-26-18-0050-0000-0080 ZONING: C-21.00 FLU RES-3-100
D.	ID: 35-25-18-0040-000000-0L90 ZONING: MPUD-100 FLU RES-3-98.61, RES-9-1.39	W.	ID: 02-26-18-0050-0000-0092 ZONING: C-21.00 FLU RES-3-100
E.	ID: 35-25-18-0010-00CC00-0010 ZONING: MPUD-100 FLU RES-3-100	X.	ID: 02-26-18-0050-0000-0080 ZONING: C-49.00, MPUD-3.00 FLU RES-3-96.8, RES-9-3.2
F.	ID: 01-26-18-0040-003000-0280 ZONING: MPUD-100 FLU RES-9-83.83, RES-3-1.17	Y.	ID: 02-26-18-0050-0000-0081 ZONING: C-21.00 FLU RES-3-100
G.	ID: 01-26-18-0040-003000-0270 ZONING: MPUD-100 FLU RES-9-100	Z.	ID: 02-26-18-0050-0000-0090 ZONING: C-97.37, RES-2.62, RMH-0.56 FLU RES-9-97.37, RES-9-2.62
H.	ID: 01-26-18-0040-003000-0260 ZONING: MPUD-100 FLU RES-9-100	AA.	ID: 02-26-18-0050-0000-0100 ZONING: RMH-98.38, MPUD-1.4, C2-0.22 FLU RES-9-98.38, RES-1.4
I.	ID: 01-26-18-0040-003000-0250 ZONING: MPUD-100 FLU RES-9-100	AB.	ID: 02-26-18-0050-0000-0110 ZONING: RMH-63.4, C2-36.6 FLU RES-3-98.96, RES-9-1.04
J.	ID: 01-26-18-0040-003000-0240 ZONING: MPUD-100 FLU RES-9-100	AC.	ID: 02-26-18-0050-0000-0120 ZONING: C-21.00 FLU COM-100
K.	ID: 01-26-18-0040-003000-0230 ZONING: MPUD-100 FLU RES-9-100	AD.	ID: 02-26-18-0020-014000-0030 ZONING: C-21.00 FLU COM-100
L.	ID: 01-26-18-0040-003000-0220 ZONING: MPUD-100 FLU RES-9-100	AE.	ID: 02-26-18-0020-014000-0050 ZONING: C-21.00 FLU COM-100
M.	ID: 01-26-18-0040-003000-0210 ZONING: MPUD-100 FLU RES-9-100	AF.	ID: 02-26-18-0020-014000-0060 ZONING: C-21.00 FLU COM-100
N.	ID: 01-26-18-0040-000000-00N0 ZONING: MPUD-100 FLU RES-9-100	AG.	ID: 02-26-18-0020-014000-013A ZONING: C-26.5, AR1-14.1 FLU RES-3-100
O.	ZONING: AR-94.73, MPUD-5.22 FLU RES-3-94.73, RES-9-5.22 ID: 02-26-18-0050-0000-0037 ZONING: AR-96.77, C2-3.23 FLU RES-3-100	AH.	ID: 02-26-18-0020-014000-013B ZONING: AR1-76.28, C2-23.72 FLU RES-3-100
Q.	ID: 02-26-18-0050-0000-0031 ZONING: AR-65.4, C2-34.6 FLU RES-3-100	AI.	ID: 02-26-18-0020-014000-0020 ZONING: AR1-63.13, C2-36.87 FLU RES-3-100
R.	ID: 02-26-18-0050-0000-0024 ZONING: C-21.00 FLU RES-3-100	AJ.	ID: 02-26-18-0020-014000-0010 ZONING: AR1-100 FLU RES-3-100
S.	ID: 02-26-18-0050-0000-0023 ZONING: C-21.00 FLU RES-3-98.24, ROR-1.76	AK.	ID: 02-26-18-0020-015000-0020 ZONING: C2-89.99 FLU RES-3-100
		AL.	ID: 02-26-18-0020-016000-0010 ZONING: AR1-75.19, C2-26.81 FLU RES-3-94.48, ROR-5.92

GENERAL NOTES

1. THERE ARE NO WELLHEADS OR WELLHEAD AREAS WITHIN THE PROJECT OR WITHIN 1000 FEET OF THE PROPERTY.
2. THERE ARE NO ECOLOGICAL CORRIDORS/CRITICAL LINKAGES WITHIN THE SITE.
3. THERE ARE NO PROJECT MAJOR FACILITIES, INCLUDING SCHOOL SITES AND FIRE STATION SITES, WITHIN THE PROJECT.
4. PORTIONS OF THE PROPERTY ARE WITHIN FEMA FLOOD ZONES A AND AE AS DEMONSTRATED ON THE FEMA FLOOD ZONE EXHIBIT.
5. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR ANY PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS.
6. POTABLE WATER SUPPLY: POTABLE WATER WILL BE PROVIDED BY PASCO COUNTY UTILITIES. FIRE SERVICE TO BE PROVIDED BY PASCO COUNTY. ELECTRICAL SERVICE TO BE PROVIDED BY DUKE ENERGY.
7. LAND USE: APPLICANTS SHALL COMPLY WITH THE BINDING MPUD CONCEPT - EXHIBIT 1.
8. UNLESS AN ALTERNATIVE STANDARD IS APPROVED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN(PDP), PARKS WITHIN THE DEVELOPMENT WILL COMPLY WITH LDC STANDARDS. PARK LOCATIONS AND SIZES SHALL BE DETERMINED DURING PDP.
9. EXISTING AND PROPOSED ACCESS POINTS, FACILITIES AND SERVICES MAINTAINED BY A PROPERTY HOME OWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.
10. ALL EXTERNAL ACCESS POINT LOCATIONS, TYPES OF EXTERNAL ACCESS POINTS, AND TYPES OF EXTERNAL ACCESS POINTS SHALL BE IDENTIFIED ON THE MASTER PLAN AND APPROVED CONCURRENTLY. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT COMPLY WITH LDC REQUIREMENTS SHALL BE REVIEWED AND APPROVED BY THE COUNTY ADMINISTRATOR. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT VARY FROM THE LDC REQUIREMENTS SHALL REQUIRE THE APPROPRIATE ALTERNATIVE STANDARDS OR VARIANCE REQUEST AND BE REVIEWED AND APPROVED IN ACCORDANCE WITH THE LDC.
11. TRANSPORTATION NETWORK AND ACCESS POINTS: ONE (1) PRIMARY ACCESS POINT TO US HIGHWAY 41.
12. THERE ARE APPROXIMATELY 1.72 ACRES OF CONCEPTUAL CATEGORY 1 WETLANDS WITHIN THE SITE BOUNDARY. THE WETLANDS HAVE NOT BEEN REVIEWED AND/OR APPROVED BY SWFMD AND ARE THEREFORE SUBJECT TO CHANGE.

PROJECT TEAM

OWNER/APPLICANT:

CA PROPERTIES INC
16332 EMERALD COVE DRIVE
LUTZ, FL 33549

SURVEYOR:

D.C. JOHNSON & ASSOCIATES, INC
119111 S. CURLEY STREET
SAN ANTONIO, FL 33576
PHONE: (352)588-2768

TRANSPORATION:

TRAFFIC & MOBILITY CONSULTANTS, LLC
988 WOODCOCK ROAD
ORLANDO, FL 32803
PHONE: (813) 559-9596

LANDUSE ATTORNEY:

BARBARA WILHITE, P.A.
6327 GRAND BLVD
NEW PORT RICHEY, FL 34652
PHONE: (727) 942-0733

CIVIL ENGINEER:

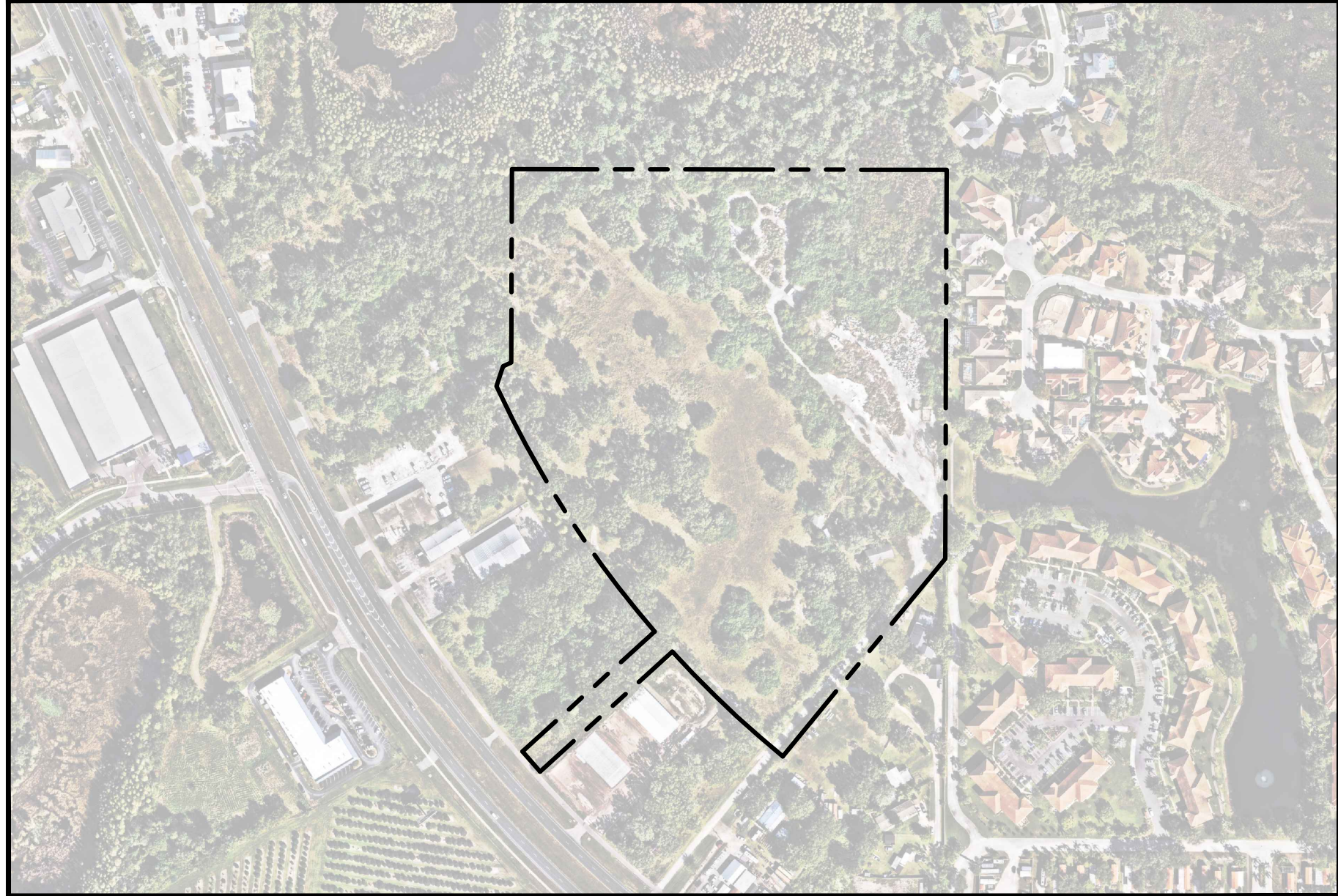
KIMLEY-HORN AND ASSOCIATES, INC.
201 N. FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE: (813) 299-1680

PHONE: (813) 299-1680

[illegible]

Drawing name: C:\ACC\ACCDocs\Kinley-Horn\Project Files\CADD\Work\References\1TB - 248269002 - EXHIBIT.dwg Model May 15, 2026 10:10pm by: Ryan W. Clark

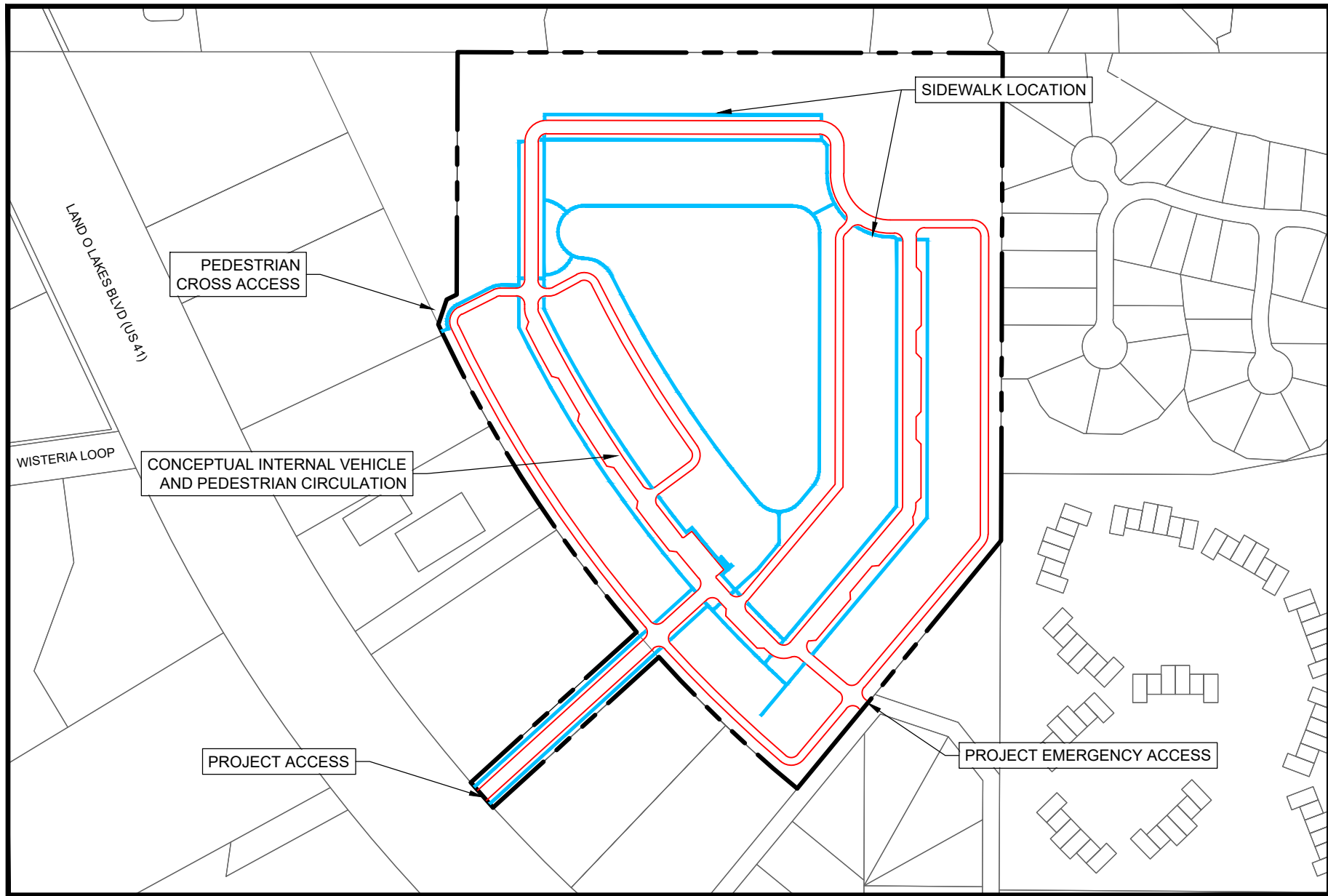
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



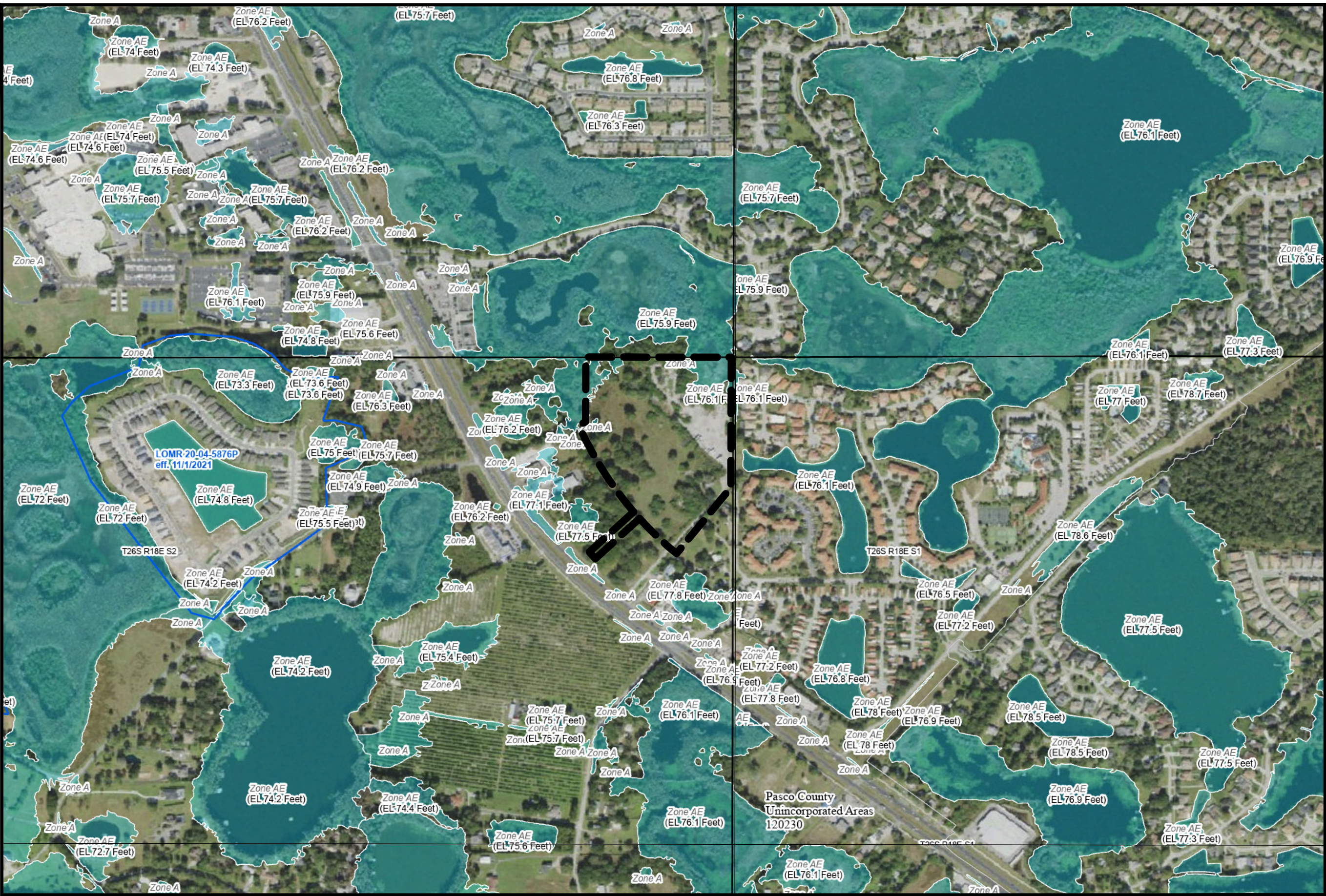
AERIAL SITE EXHIBIT
N.T.S.



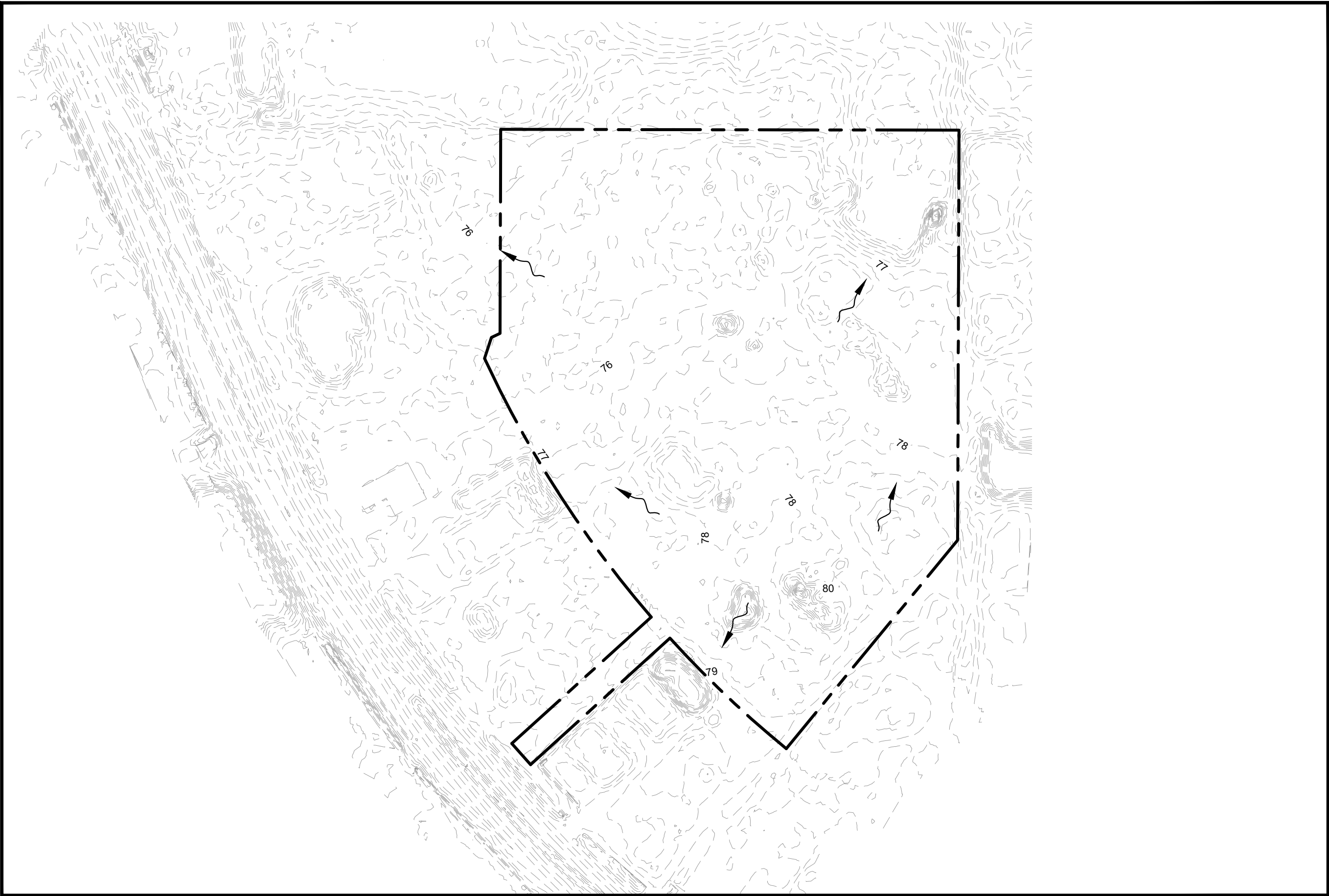
SOIL MAP
N.T.S.



GENERAL MOBILITY PLAN
N.T.S.

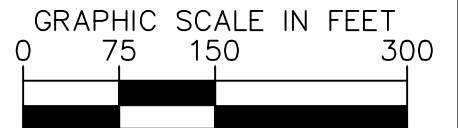
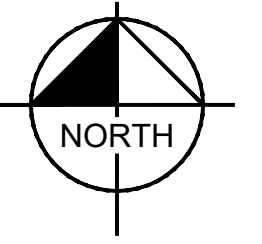
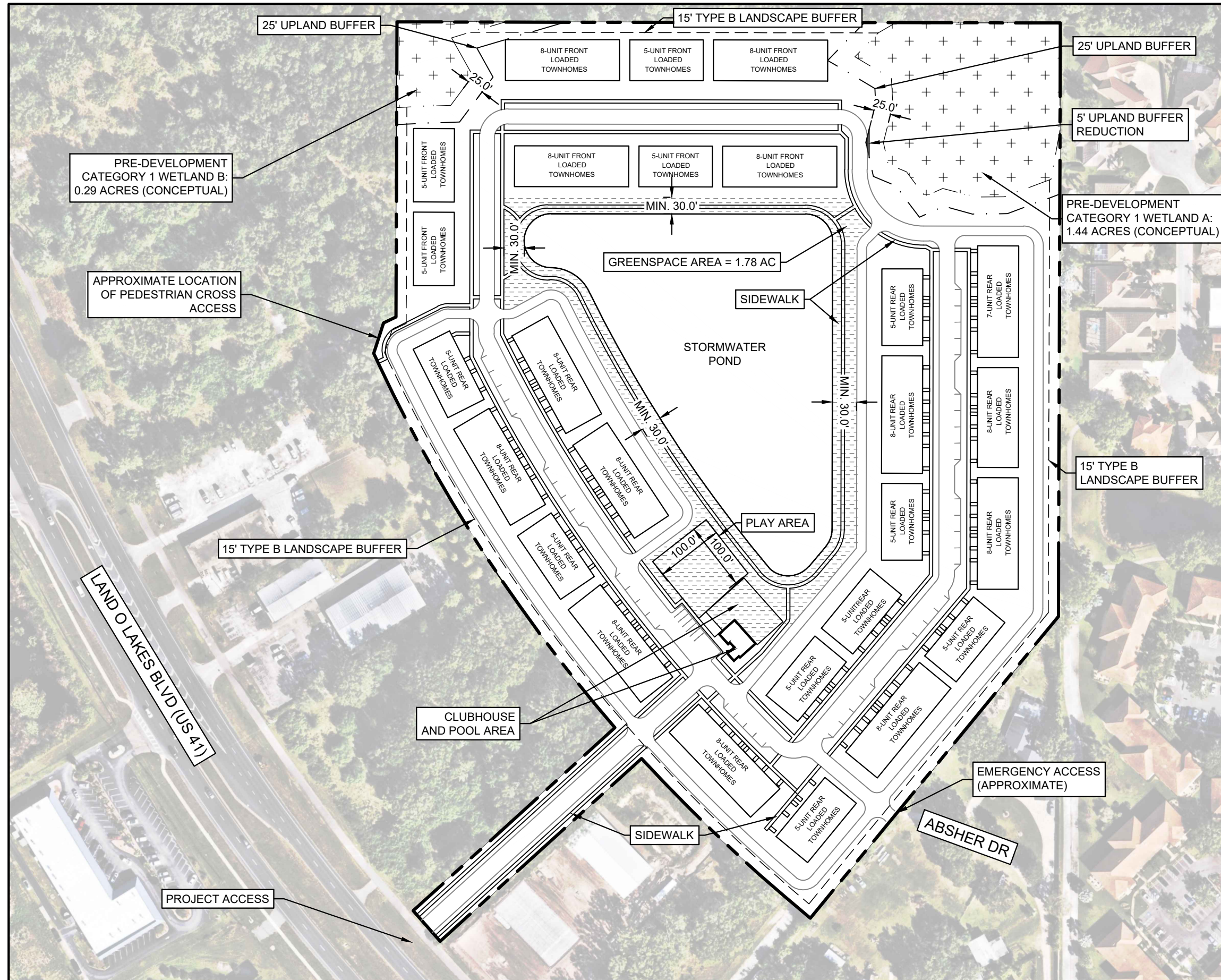


FEMA MAP
N.T.S.



EXISTING TOPOGRAPHIC MAP
N.T.S.

DATE 05/15/2025		PROJECT NO. 248269002		SHEET NUMBER 2 OF 2	
US41 TOWN HOMES		MPUD MASTER PLAN		FLORIDA	
PASCO COUNTY		DESIGN ENGINEER MATTHEW R. FEMAL, P.E.		FL LICENSE NUMBER 68397	
		SCALE AS NOTED		DESIGNED BY RWC	
				DRAWN BY RWC	
				CHECKED BY WRF	
				REVISIONS	
				No.	
				DATE	
				Kimley»Horn	
				© 2026 KIMLEY-HORN AND ASSOCIATES, INC. 201 NORTH FRANKLIN AVE., TAMPA, FL 33602 WWW.KIMLEY-HORN.COM PHONE 813-902-4466 REGISTRY NO. 35108	



LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- PRE-DEVELOPMENT WETLANDS (CONCEPTUAL)
- APPROXIMATE GREENSPACE AREA

GENERAL NOTES

1. MODIFICATION TO THE LOCATION(S) OF SITE INFRASTRUCTURE TO COMPLY WITH PERMITTING REQUIREMENTS SHALL NOT BE CONSIDERED A SUBSTANTIAL MODIFICATION TO THE US-41 TOWN HOMES MPUD BINDING CONCEPT PLAN.
2. INCREASES IN LOT SIZES AND/OR DECREASES IN THE NUMBER OF LOTS SHALL BE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS BINDING CONCEPT PLAN.

US-41 TOWN HOMES

PASCO COUNTY, FLORIDA

BINDING MPUD CONCEPT PLAN

05/15/2025 - CONTACT MATTHEW FEMAL, P.E. (813) 635-5526

RangeWater US 41 Townhomes

Project № 25941.02.04

April, 2026

Timing and Phasing Analysis

Pasco County
Florida

Prepared for:

RangeWater Real Estate, LLC

Prepared by:



988 Woodcock Road, Suite 200
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, CA-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: RangeWater US 41 Townhomes

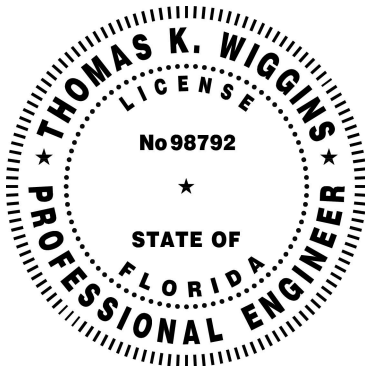
LOCATION: Pasco County, Florida

CLIENT: RangeWater Real Estate, LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

Digitally signed by Thomas
K Wiggins

Date: 2026.04.10 14:02:54
-04'00'



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

A handwritten signature in blue ink that reads "Thomas Wiggins".

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
988 WOODCOCK ROAD, SUITE 200
ORLANDO, FLORIDA 32803
CERTIFICATE OF AUTHORIZATION CA-30024
THOMAS WIGGINS, P.E. No 98792

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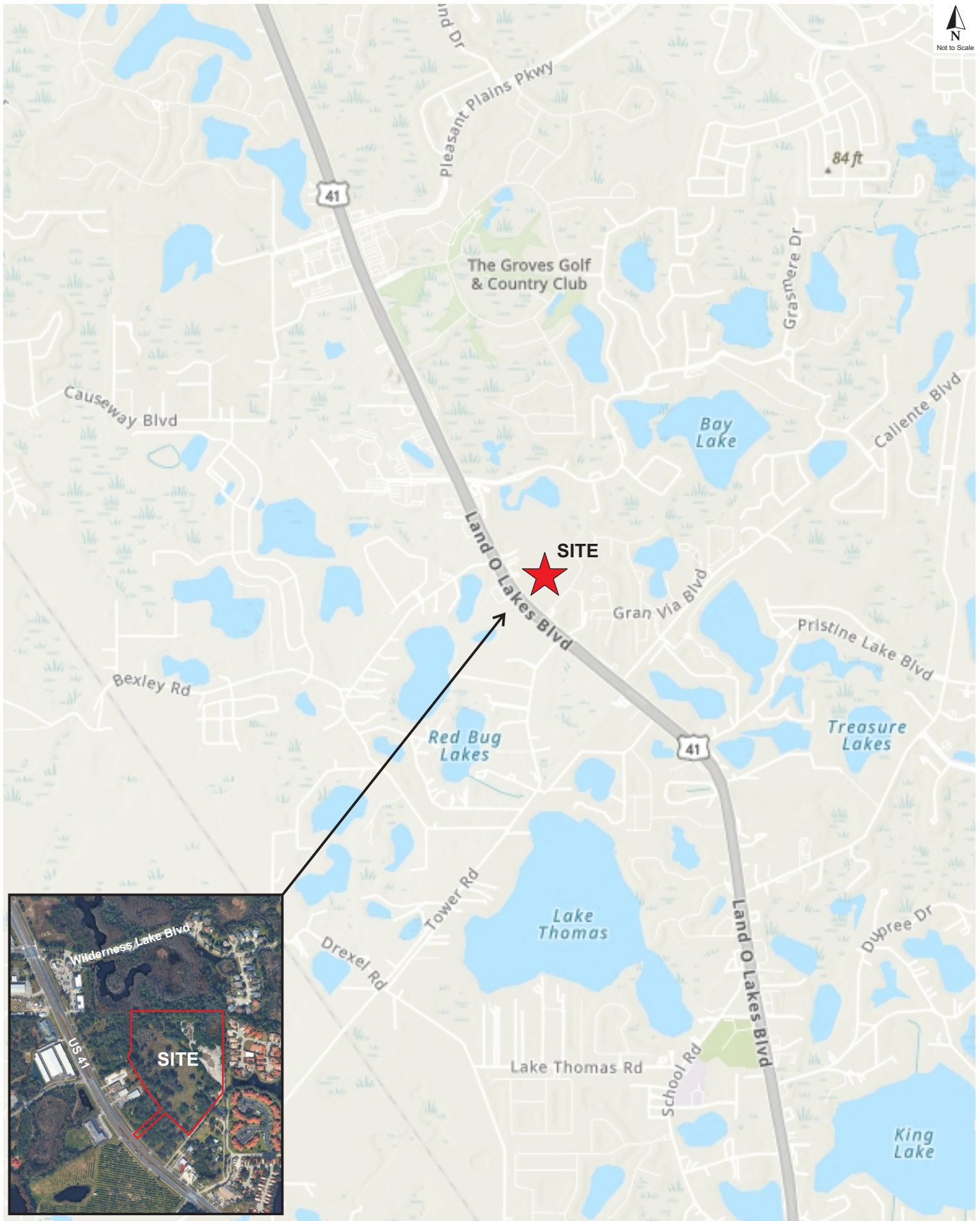
1.0 INTRODUCTION

This analysis was prepared in support of the RangeWater US 41 Townhomes development. The project is a residential use development that includes 171 Townhomes. The project's anticipated buildout date is 2031.

The site is located south of Wilderness Lake Boulevard and east of US 41, in Pasco County, Florida. **Figure 1** depicts the site location and the surrounding transportation network. A site plan depicting the site layout, land uses, and access points is included in **Appendix A**.

Access to the site is proposed to be served via one (1) right-in-right-out access driveway on US 41. In addition, an emergency only access driveway will be available on Ashber Drive, southeast on the property.

Information used in this analysis includes data collected by Traffic & Mobility Consultants, information provided by the project team, and/or other data and information obtained from Pasco County, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT).



2.0 PROJECT TRAFFIC

2.1 Trip Generation

The trips generated by the proposed development were projected using data published in the ITE *Trip Generation Manual, 12th Edition*. Trip generation rates and/or equations published for the land use were applied to the proposed development program to determine the total trips generated by the project

The trip generation calculations are summarized in **Table 1** and detailed information is included in **Appendix B**.

Table 1
Trip Generation Summary

ITE Code	Land Use	Size	Daily		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
215	Townhomes	171 DU	6.55	1,120	0.50	86	21	65	0.52	90	51	39

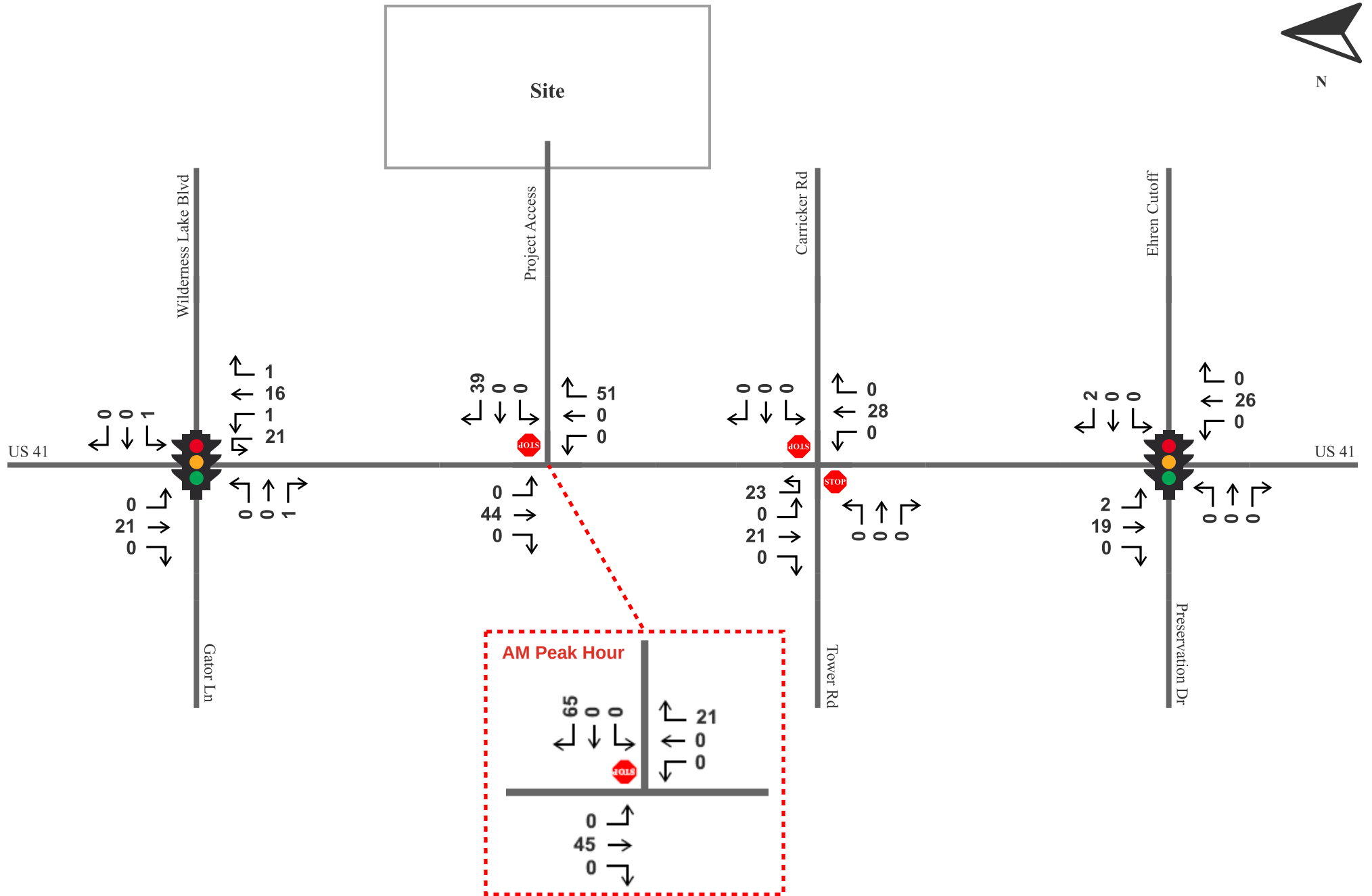
ITE Trip Generation Manual 12th Edition

2.2 Trip Distribution

The distribution of the project traffic was estimated based on the development patterns and existing traffic in the vicinity of the project, which is as follows:

- 40% to and from the north (via US 41)
- 50% to and from the south (via US 41)
- 7.5% to and from the east (via Wilderness Lake Boulevard and Ehren Cutoff)
- 2.5% to and from the west (via Gator Lane)

The assignments of the PM peak hour project trips are illustrated in **Figure 2**. An inset within the figure shows the associated AM peak hour project traffic at the access driveway.



3.0 STUDY AREA

In accordance with the approved methodology statement for the project, the study area includes the following roadway and intersections listed below.

Roadway Segment:

- US 41 from Wilderness Lake Boulevard to Ehren Cutoff

Intersections:

- US 41 and Wilderness Lake Boulevard (Signalized)
- US 41 and Carricker Road (Two-Way Stop Control)
- US 41 and Ehren Cutoff (Signalized)
- US 41 and Project Access (Right-In-Right-Out)

4.0 TRANSPORTATION IMPROVEMENTS

Transportation improvement programs published by Pasco County and the FDOT Work Program were reviewed to identify any planned or programmed transportation improvements that may influence the project's study area. A study for the Bud Bexley Parkway extension was completed in Summer 2025; however, according to the *Transportation Improvement Program (TIP) 2025–2029* from the Pasco County *Metropolitan Planning Organization (MPO)*, the project is not currently listed for funding. Therefore, it was not included in the analysis. Supporting information is provided in **Appendix C**.

5.0 TRAFFIC PROJECTIONS

5.1 Projected Roadway Volumes

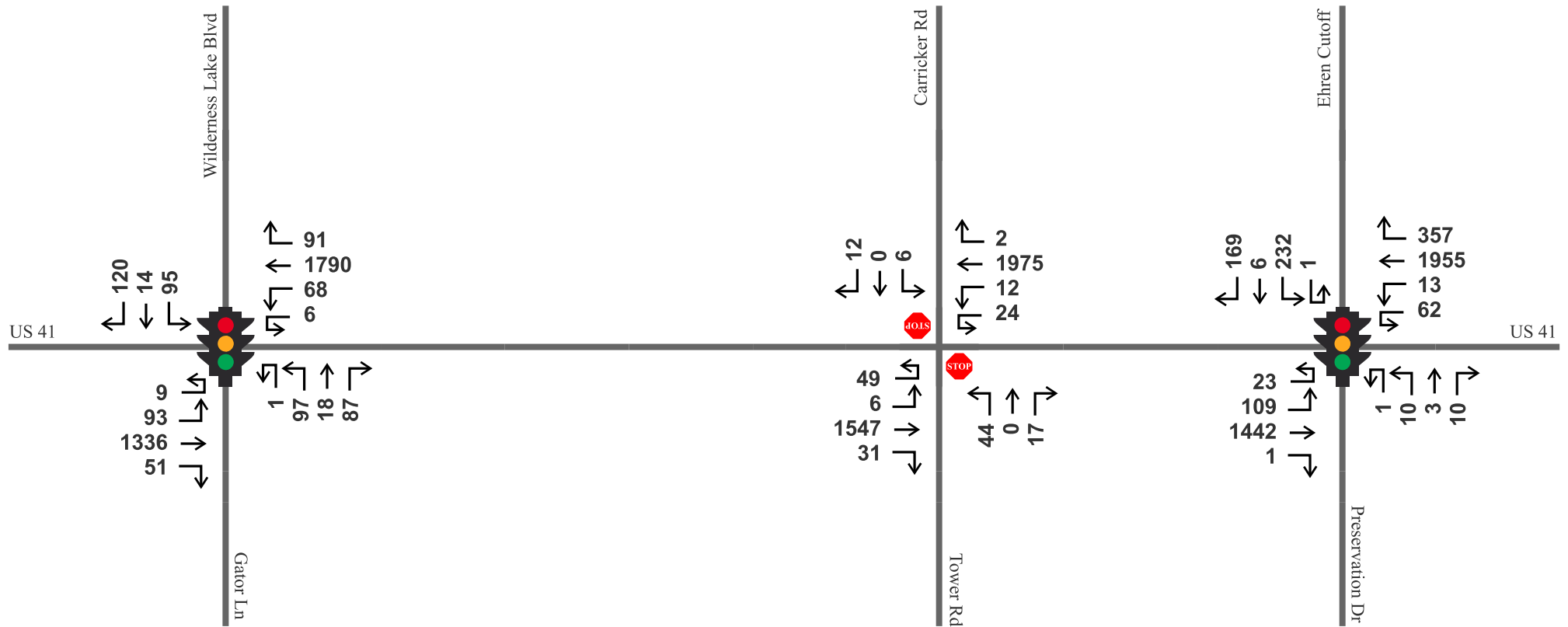
Existing roadway segment information was obtained through collected turning movement counts at the study intersections. Projected background traffic in the buildout year 2031 was calculated using historical traffic data and applied through FDOT's Trends Analysis Tool. The calculated segment-specific growth rates were compared to a minimum annual growth rate of 2 percent, and the higher of the two values was applied. Supporting growth rate calculations are provided in **Appendix D**.

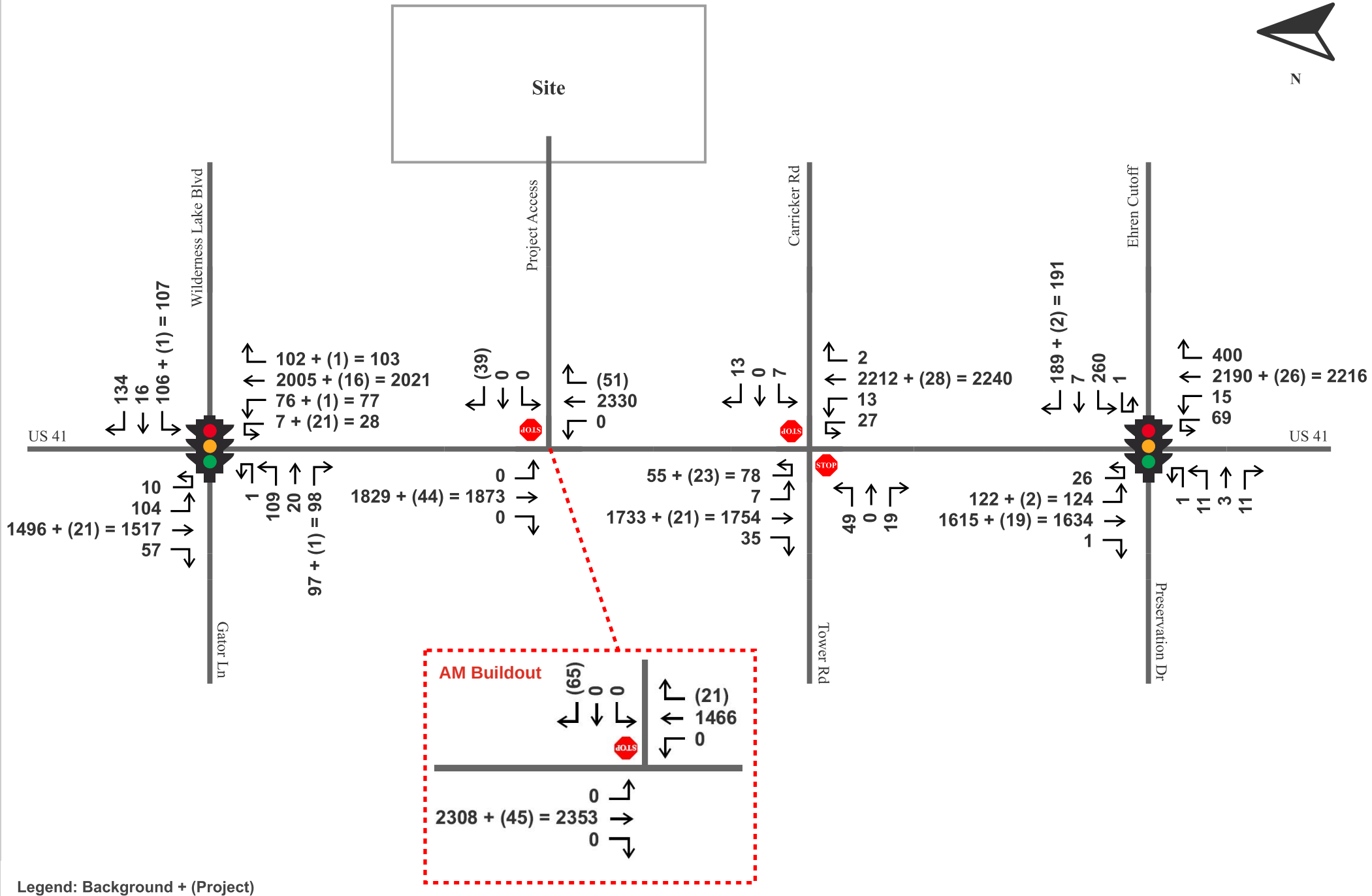
5.2 Projected Intersection Volumes

Raw turning movement counts for the PM peak hour were obtained at the study intersections on November 18, 2025. Raw counts were used to derive through movement vehicle volumes at the proposed project driveway. The counts were reviewed using seasonal factors from *FDOT Traffic Online*, and no seasonal adjustment was applied (seasonal factor = 1.0). The resulting PM peak hour volumes are summarized in **Figure 3**.

Signal timing sheets at the existing study intersections were also collected. The raw turning movement counts, existing signal timing sheets and seasonal factor information are provided in **Appendix E**.

Projected background intersection volumes in the buildout year 2031 were calculated by applying the corresponding growth rates on the adjacent roadway segments to the existing turning movement volumes at the study intersections. The total projected intersection volumes include background traffic and project trips, which are calculated based on the project's trip generation and assignment at each intersection. Detailed intersection volume calculations are provided in **Appendix F** and the resulting buildout volumes (background plus project traffic) are illustrated in **Figure 4**.





6.0 CAPACITY ANALYSIS

6.1 Projected Roadway Capacity

The total projected volumes on the roadway segments include background traffic and project trips, which are calculated based on the project's trip generation and distribution pattern. The total projected traffic volumes by roadway segment are presented in **Table 2**.

Table 2
PM Peak Hour Capacity Analysis

Roadway	From	To	Dir	V/C Standard	Lanes	Peak Hour Capacity (1)	2031 Background Traffic (2)	V/C	2031 Buildout Traffic (2)	V/C
US 41	Wilderness Lake Blvd	Project Access	NB	1.0	4 LD	1,805	2,330	1.29	2,381	1.32
			SB	1.0		1,805	1,829	1.01	1,873	1.04
US 41	Project Access	Ehren Cutoff	NB	1.0	4 LD	1,805	2,416	1.34	2,444	1.35
			SB	1.0		1,805	1,856	1.03	1,909	1.06

(1) Source: FDOT 2023 Generalized Service Volumes

(2) See Figure 4 of this report

As shown in Table 2, segments of US 41 are projected to exceed a V/C ratio of 1.0. As a result, a detailed arterial analysis was conducted for the study segments based on Synchro's Arterial Analysis. **Table 2A** summarizes the analysis results

Table 2A
PM Peak Hour Link Analysis

Roadway	From	To	Dir	LOS Std (V/C)	Lanes	2031 Background Traffic LOS (1)	2031 Buildout Traffic LOS (1)
US 41	Wilderness Lake Blvd	Ehren Cutoff	NB	1.0	4 LD	B	B
			SB	1.0		B	B

(1) Based on Synchro Arterial Analysis, LOS E is approximately equivalent to V/C = 1.0.

Based on the results, all segments are projected to operate at an adequate LOS at project buildout. Supporting information is provided in **Appendix G**.

6.2 Projected Intersection Capacity

The study intersections were analyzed in accordance with the methods of the Highway Capacity Manual (HCM) as applied in the Synchro analytical tool for the PM peak hour. The analysis results for background and buildout conditions are summarized in **Table 3**. Additionally, the project driveway was analyzed for both the AM and PM peak hours. The results indicate the following:

- **US 41 and Carricker Road:** The eastbound left-turn movement is projected to operate above the allowable v/c ratio; however, the project does not contribute traffic to this movement. Additionally, Pasco County has conducted a route study evaluating the extension of Bud Bexley Parkway from Sunlake Boulevard to US 41. Based on the findings of the route study (provided in Appendix C), the proposed alignment alternatives are anticipated to improve traffic patterns for this movement.
- **US 41 and Ehren Cutoff:** The intersection is projected to operate above the allowable v/c ratio for the westbound and northbound approaches under background conditions. Signal timing adjustments were applied to the background condition using a split side street configuration allowing the eastbound and westbound approaches to operate individually. With the adjusted signal timings the intersection is projected to operate within the allowable v/c criteria and is expected to continue to do so under buildout conditions.

Applicable HCM worksheets and future signal timings are provided in **Appendix H**.

Table 3
Intersection Analysis

Int #	Major	Minor	Control		App	Mvmt	Background		Background Mitigated		Buildout	
							v/c	delay	v/c	delay	v/c	delay
1	US 41	Wilderness Lakes Blvd	Signal	PM	EB	Left	0.71	105.9	(x)	(x)	0.73	102.6
						Thru	0.12	100.1	(x)	(x)	0.10	94.6
						Right	0.48	105.6	(x)	(x)	0.55	102.4
					WB	Left	0.51	99.1	(x)	(x)	0.45	92.8
						Thru	0.88	131.8	(x)	(x)	0.92	143.0
						Right	0.88	131.8	(x)	(x)	0.92	143.0
					NB	Left	0.74	123.6	(x)	(x)	0.78	122.7
						Thru	0.93	45.9	(x)	(x)	0.97	57.1
						Right	--	--	(x)	(x)	--	--
					SB	Left	0.89	141.1	(x)	(x)	0.89	141.1
						Thru	0.65	23.0	(x)	(x)	0.69	28.2
						Right	--	--	(x)	(x)	--	--
2	US 41	Carricker Road	TWSC	PM	EB	L/T/R	1.62	>300	(x)	(x)	2.30	>300
					WB	L/T/R	*	*	(x)	(x)	*	*
					NB	Left	0.14	19.0	(x)	(x)	0.15	19.3
						Thru	--	--	(x)	(x)	--	--
						Right	--	--	(x)	(x)	--	--
					SB	Left	0.32	30.7	(x)	(x)	0.45	37.2
						Thru	--	--	(x)	(x)	--	--
						Right	--	--	(x)	(x)	--	--
					3	US 41	Ehren Cutoff	Signal	PM	EB	Left	0.31
Thru	0.31	60.7	0.19	65.6							0.19	65.6
Right	0.02	35.3	0.13	65.1							0.13	65.1
WB	Left	6.00	>300	0.96						101.4	0.96	101.7
	Thru	6.00	>300	0.96						101.4	0.96	101.7
	Right	0.27	38.9	0.56						56.7	0.57	57.0
NB	Left	0.43	26.3	0.37						18.5	0.38	18.7
	Thru	1.07	85.9	0.94						41.8	0.95	43.2
	Right	1.11	106.7	0.97						55.4	0.98	58.1
SB	Left	0.87	70.1	0.93						92.0	0.95	98.8
	Thru	0.65	30.4	0.59						22.4	0.60	22.6
	Right	0.65	31.1	0.59						22.8	0.60	23.0
4	US 41	Project Access	TWSC	AM	WB	Right	(x)	(x)	(x)	(x)	0.22	19.2
					NB	Thru	(x)	(x)	(x)	(x)	--	--
						Right	(x)	(x)	(x)	(x)	--	--
					SB	Thru	(x)	(x)	(x)	(x)	--	--
						Right	(x)	(x)	(x)	(x)	--	--
				PM	WB	Right	(x)	(x)	(x)	(x)	0.28	37.2
					NB	Thru	(x)	(x)	(x)	(x)	--	--
						Right	(x)	(x)	(x)	(x)	--	--
					SB	Thru	(x)	(x)	(x)	(x)	--	--
					Right	(x)	(x)	(x)	(x)	--	--	

(x) Not evaluated

-- Free flow conditions

*Not displayed by Synchro's HCM 7th TWSC analysis

7.0 ACCESS MANAGEMENT

The recommendations included in this report are based on a review of the site and the proposed site plan. The methodology utilized to determine the need for a right turn lane was based on Section 901.3 of Pasco County Land Development Code. The following paragraph provides a summary of the evaluation for the project access. Additional information is provided in **Appendix I**.

US 41 and Project Access

This driveway is proposed to have a right-in-right-out access to US 41, a 55 mile per hour (mph) posted speed limit roadway. Based on projected traffic volumes, a northbound right-turn lane is warranted. Therefore, according to FDOT Design Manual Exhibit 212-1, and Section 901.3 of Pasco County Land Development Code, a 405-foot northbound right-turn lane is recommended.

8.0 STUDY CONCLUSIONS

This analysis was prepared in support of the RangeWater US 41 Townhomes development. The project is a residential use development that includes 171 Townhomes with an anticipated buildout date of 2031.

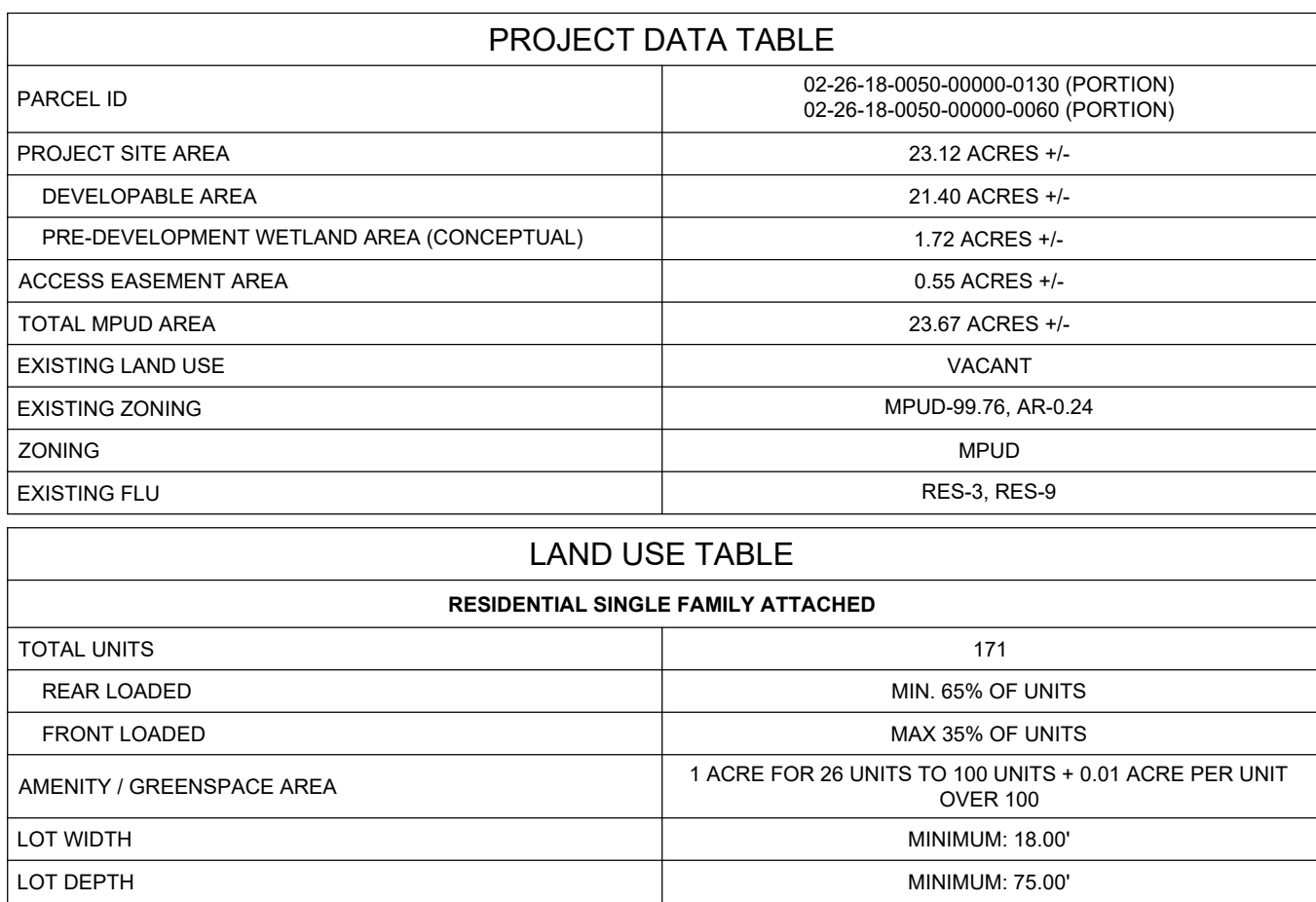
The analysis includes a determination of trip generation, roadway and intersection capacities, operations and turn lane requirements at the proposed access driveways. The results of the traffic analysis are summarized as follows:

Summary of Findings

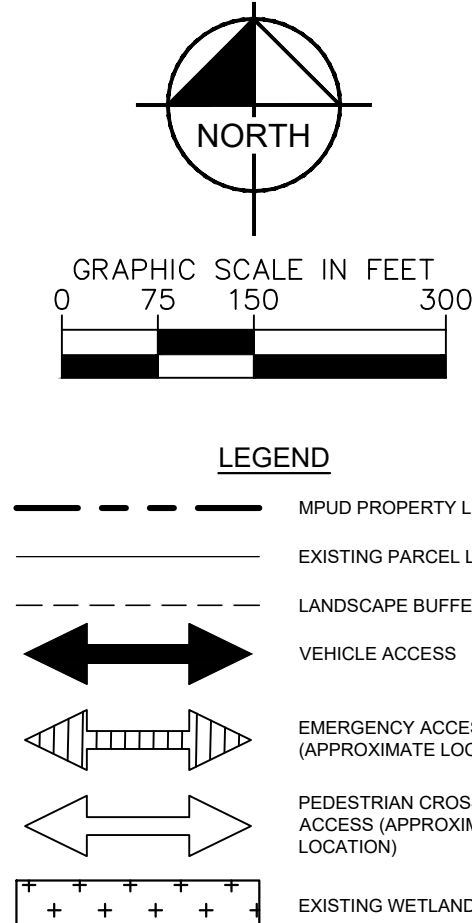
- The proposed development is projected to generate 1,120 daily trips, of which 86 trips occur during the AM peak hour, and 90 trips occur during the PM peak hour.
- A review of roadway capacity reveals the proposed development is not projected to adversely impact the segment of Wilderness Lake Boulevard to Ehren Cutoff based on Synchro's Arterial Analysis.
- A review of the study intersection capacities reveal the following:
 - US 41 and Carricker Road: The eastbound left movement exceeds the allowable v/c ratio under background conditions, with no contribution from the project. Anticipated improvements to the Bud Bexley Parkway corridor are expected to improve traffic patterns for this movement.
 - US 41 and Ehren Cutoff: The intersection exceeds allowable thresholds under background conditions; however, with signal timing adjustments and a split side street configuration, it is projected to operate within acceptable limits under both background and buildout conditions.
- Turn lane analysis indicates that at project access along US 41, a 405-foot northbound right-turn lane is warranted based on projected volumes.

APPENDICES

Appendix A
Site Plan



For a POINT OF BEGINNING commence at the Northeast corner of said section 2, also being the Northeast corner of said LOT 13 of drexel subdivision as recorded in plat book C, page 157, of the public records of Pasco county, Florida; thence N.89°54'38"W. along the North boundary of the Northeast 1/4 of said section 2, a distance of 975.69 feet; thence S.00°11'36"W., a distance of 434.00 feet; thence S.64°32'08"W., a distance of 20.11 feet; thence S.18°12'31"W., a distance of 47.00 feet to the Southwesterly boundary line of LOT 13; thence along said Southwesterly boundary line, S.25°12'46"E., a distance of 21.44 feet to a non-tangent point of curvature; thence Southeasterly 63.97 feet along the arc of a curve to the left, said curve having a radius of 2,344.93 feet, a central angle of 15°32'22", and a chord bearing and distance of S.33°01'18"E., 63.03 feet; thence along a line non-tangent to said curve, S.47°43'59"W., a distance of 400.38 feet to the Easterly right-of-way of state road no. 41, to a non-tangent point of curvature; thence Southeasterly 60.01 feet along the arc of a curve to the left, said curve having a radius of 2,744.93 feet, a central angle of 01°15'09", and a chord bearing and distance of S.41°37'52"E., 60.00 feet; thence along a line non-tangent to said curve, N.47°43'59"E., a distance of 400.28 feet, to the Southwesterly boundary line of LOT 13, to a non-tangent point of curvature; thence Southeasterly 341.84 feet along the arc of a curve to the left, said curve having a radius of 2,344.93 feet, a central angle of 08°21'09", and a chord bearing and distance of S.46°37'40"E., 341.53 feet to the most Southerly corner of said LOT 13; thence along a line non-tangent to said curve and along the most Southerly line of said LOT 13, N.39°24'37"E., a distance of 573.98 feet, to the Eastern boundary of the Northeast 1/4 of said section 2 also being the East boundary line of said LOT 13; thence N.00°11'36"E., a distance of 872.80 feet to the POINT OF BEGINNING.



A.	ID: 35-25-18-0040-00200-0100 ZONING: MPUD-100 FLU RES-3-100	T.	ID: 02-26-18-0050-00000-0040 ZONING: C3-94.44, MPUD-3-04, C2-45, AR-08
B.	ID: 35-25-18-0040-00000-0P10 ZONING: MPUD-100 FLU RES-3-100	U.	FLU RES-3-96.96, RES-3-9.04 ID: 02-26-18-0050-00000-0050 ZONING: C3-96.97, MPUD-3-03
C.	ID: 35-25-18-0040-00000-00K0 ZONING: MPUD-100 FLU RES-3-99.98, RES-9-0.2	V.	FLU RES-3-96.97, RES-3-9.03 ID: 02-26-18-0050-00000-0080 ZONING: C2-96.98, MPUD-2-62, C3-0.82
D.	ID: 35-25-18-0040-00000-0L90 ZONING: MPUD-100 FLU RES-3-98.61, RES-9-1.39	W.	FLU RES-3-97.38, RES-9-2.62 ID: 02-26-18-0050-00000-0090 ZONING: C2-100 FLU RES-3-100
E.	ID: 36-25-18-0010-00C00-0100 ZONING: MPUD-100 FLU RES-3-100	X.	ID: 02-26-18-0050-00000-0080 ZONING: C2-96.8, MPUD-3.2 FLU RES-3-96.8, RES-9-3.2
F.	ID: 01-26-18-0040-00300-0280 ZONING: MPUD-100 FLU RES-3-98.63, RES-3-1.17	Y.	ID: 02-26-18-0050-00000-0081 ZONING: C2-100 FLU RES-3-100
G.	ID: 01-26-18-0040-00300-0270 ZONING: MPUD-100 FLU RES-3-100	Z.	ID: 02-26-18-0050-00000-0090 ZONING: C2-97.37, RES-2-9.08, RMH-9.56
H.	ID: 01-26-18-0040-00300-0260 ZONING: MPUD-100 FLU RES-3-100	AA.	ID: 02-26-18-0050-00000-0100 ZONING: RMH-98.38, MPUD-1.4, C2-0.22
I.	ID: 01-26-18-0040-00300-0250 ZONING: MPUD-100 FLU RES-3-100	AB.	FLU RES-3-98.5, RES-3-1.04 ID: 02-26-18-0050-00000-0110 ZONING: RMH-63.4, C2-36.6
J.	ID: 01-26-18-0040-00300-0240 ZONING: MPUD-100 FLU RES-3-100	AC.	FLU RES-3-98.96, RES-3-1.04 ID: 02-26-18-0050-00000-0120 ZONING: C1-100 FLU COM-100
K.	ID: 01-26-18-0040-00300-0230 ZONING: MPUD-100 FLU RES-3-100	AD.	ID: 02-26-18-0020-01400-0030 ZONING: C2-100 FLU COM-100
L.	ID: 01-26-18-0040-00300-0220 ZONING: MPUD-100 FLU RES-3-100	AE.	ID: 02-26-18-0020-01400-0050 ZONING: C2-100 FLU COM-100
M.	ID: 01-26-18-0040-00300-0210 ZONING: MPUD-100 FLU RES-3-100	AF.	ID: 02-26-18-0020-01400-0060 ZONING: C2-100 FLU COM-100
N.	ID: 01-26-18-0040-00000-00N0 ZONING: MPUD-100 FLU RES-3-100	AG.	ID: 02-26-18-0020-01400-013A ZONING: C2-95.9, ART-1-4.1 FLU RES-3-100
O.	ID: 02-26-18-0050-00000-0033 ZONING: AR-94.73, MPUD-5.27 FLU RES-3-94.73, RES-5.27 P.27	AH.	ID: 02-26-18-0020-01400-013B ZONING: ART-76.28, C2-23.72 FLU RES-3-100
P.	ID: 02-26-18-0050-00000-0034 ZONING: AR-96.77, C2-23.23 FLU RES-3-100	AI.	ID: 02-26-18-0020-01400-0020 ZONING: ART-63.13, C2-36.87 FLU RES-3-100
Q.	ID: 02-26-18-0050-00000-0031 ZONING: AR-94.5, C2-34.6 FLU RES-3-100	AJ.	ID: 02-26-18-0020-01400-0010 ZONING: ART-100 FLU RES-3-100
R.	ID: 02-26-18-0050-00000-0024 ZONING: C2-100 FLU RES-3-100	AK.	ID: 02-26-18-0020-01550-0020 ZONING: C2-99.99 FLU RES-3-100
S.	ID: 02-26-18-0050-00000-0023 ZONING: C2-100 FLU RES-3-98.24, ROR-1.76	AL.	ID: 02-26-18-0020-01600-0010 ZONING: ART-79.19, C2-20.81 FLU RES-3-94.48, ROR-5.52

1. THERE ARE NO WELLHEADS OR WELLHEAD AREAS WITHIN THE PROJECT OR WITHIN 1000 FEET OF THE PROPERTY.
2. THERE ARE NO ECOLOGICAL CORRIDORS/CRITICAL LINKAGES WITHIN THE SITE.
3. THERE ARE NO PROPOSED MAJOR FACILITIES, INCLUDING SCHOOL SITES AND FIRE STATION SITES, WITHIN THE PROJECT.
4. THE ZONING MAP AND PARCELS ARE WITHIN FEMA FLOOD ZONES A AND AE AS DEMONSTRATED ON THE FEMA FLOOD ZONE EXHIBIT.
5. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR ANY PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS.
6. POTENTIAL WATER AND SEWER SERVICE: UTILITIES, INCLUDING WATER AND SEWER UTILITIES, FIRE SERVICE TO BE PROVIDED BY PASCO COUNTY. ELECTRICAL SERVICE TO BE PROVIDED BY DUCK ENERGY.
7. LANDOWNER OFFERS SHALL COMPLY WITH THE BINDING MPUD CONCEPT - EXHIBIT 1.
8. UNLESS AN ALTERNATIVE STANDARD IS APPROVED AT TIME OF PRELIMINARY DEVELOPMENT PLAN(PDP), PARKS WITHIN THE DEVELOPMENT WILL COMPLY WITH LDC STANDARDS. PARK LANDS AND SITES SHALL BE MAINTAINED TO MEET THE LDC STANDARDS.
9. ALL COMMON AREAS AND FACILITIES SHALL BE MAINTAINED BY A PROPERTY/HOME OWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.
10. ALL EXTERNAL ACCESS POINT LOCATIONS, TYPES OF EXTERNAL ACCESS POINTS, AND SPACES OF EXTERNAL ACCESS POINTS SHALL BE THE MPUD MASTERS PLAN AREA APPROVED CONCURRENTLY. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT COMPLY WITH LDC REQUIREMENTS SHALL BE REVIEWED AND APPROVED BY THE COUNTY ADMINISTRATOR. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT VARY FROM THE LDC REQUIREMENTS SHALL REQUIRE THE APPROPRIATE ALTERNATIVE STANDARDS OR VARIANCE REQUEST AND BE REVIEWED AND APPROVED IN ACCORDANCE WITH THE LDC STANDARDS.
11. THE TRANSPORTATION NETWORK AND ACCESS POINTS: ONE (1) PRIMARY ACCESS POINT TO US HIGHWAY 41.
12. THERE ARE APPROXIMATELY 1.72 ACRES OF CONCEPTUAL CATEGORY 1 WETLANDS WITHIN THE PROJECT BOUNDARY. THE WETLAND LINES SHOWN HAVE NOT BEEN REVIEWED AND/OR APPROVED BY SWMDM AND ARE THEREFORE SUBJECT TO CHANGE.

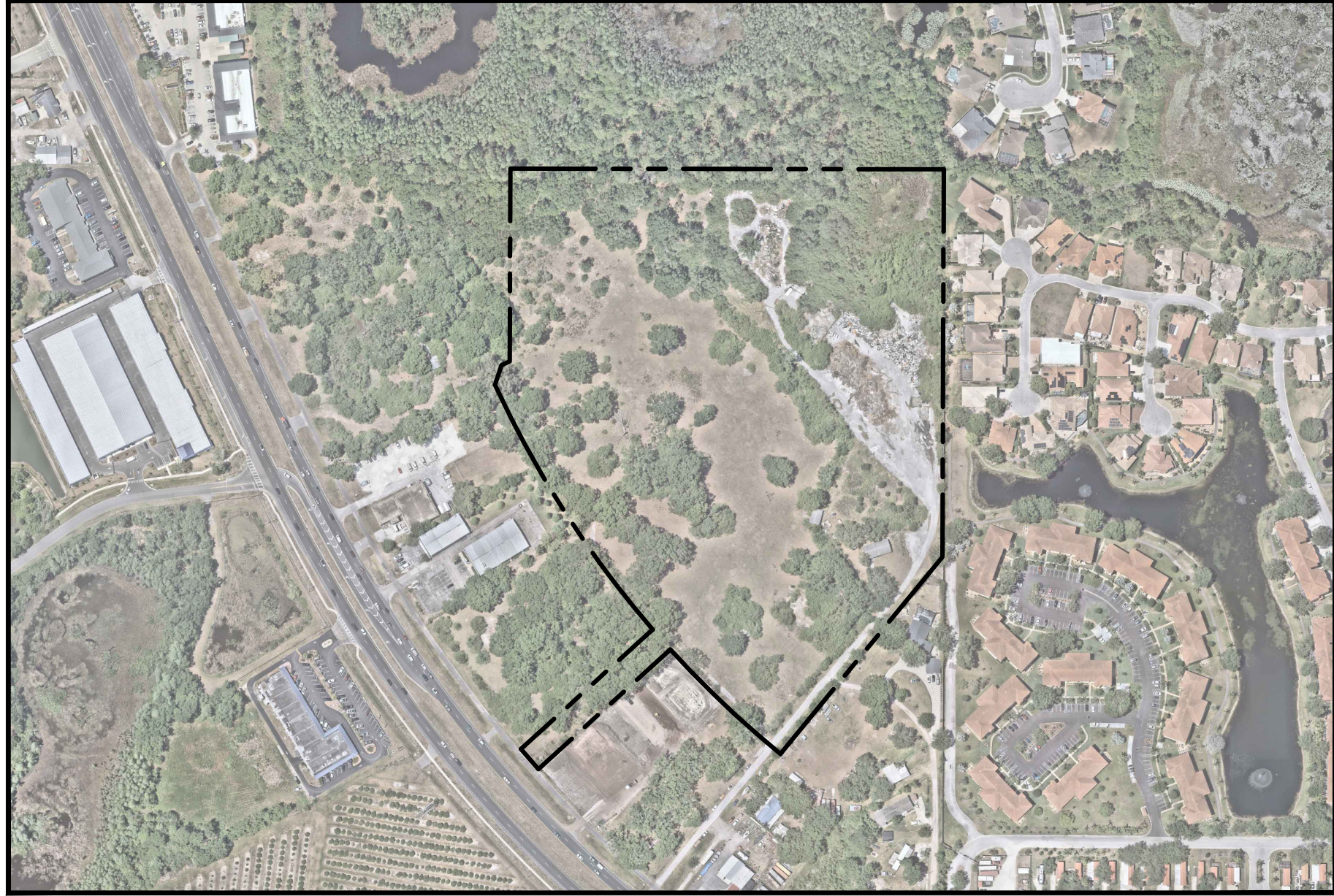
KIMLEY-HORN AND ASSOCIATES, INC.
201 N. FRANKLIN STREET, SUITE 1400
TAMPA, FL 33602
PHONE: (813) 299-1680

TRAFFIC & MOBILITY CONSULTANTS, LLC
988 WOODCOCK ROAD
ORLANDO, FL 32803
PHONE: (813) 559-9596

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Drawing name: C:\ACC\ACCDocs\Kinley-Horn\Project Files\CADD\Work\References\xtb - 248269002 - EXHIBIT.dwg Model Feb 09, 2025 1:49pm by: Ryan W. Clark

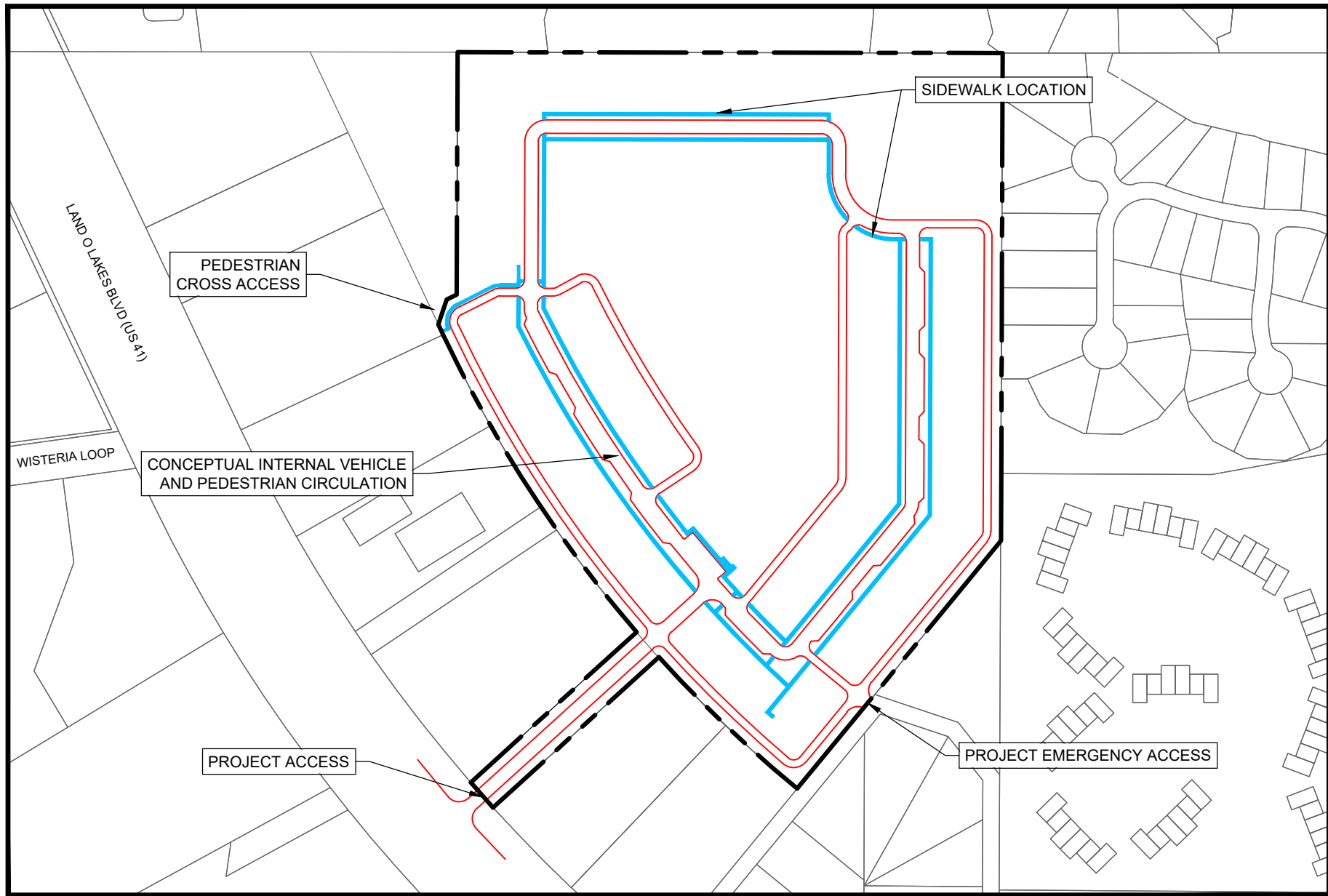
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AERIAL SITE EXHIBIT
N.T.S.



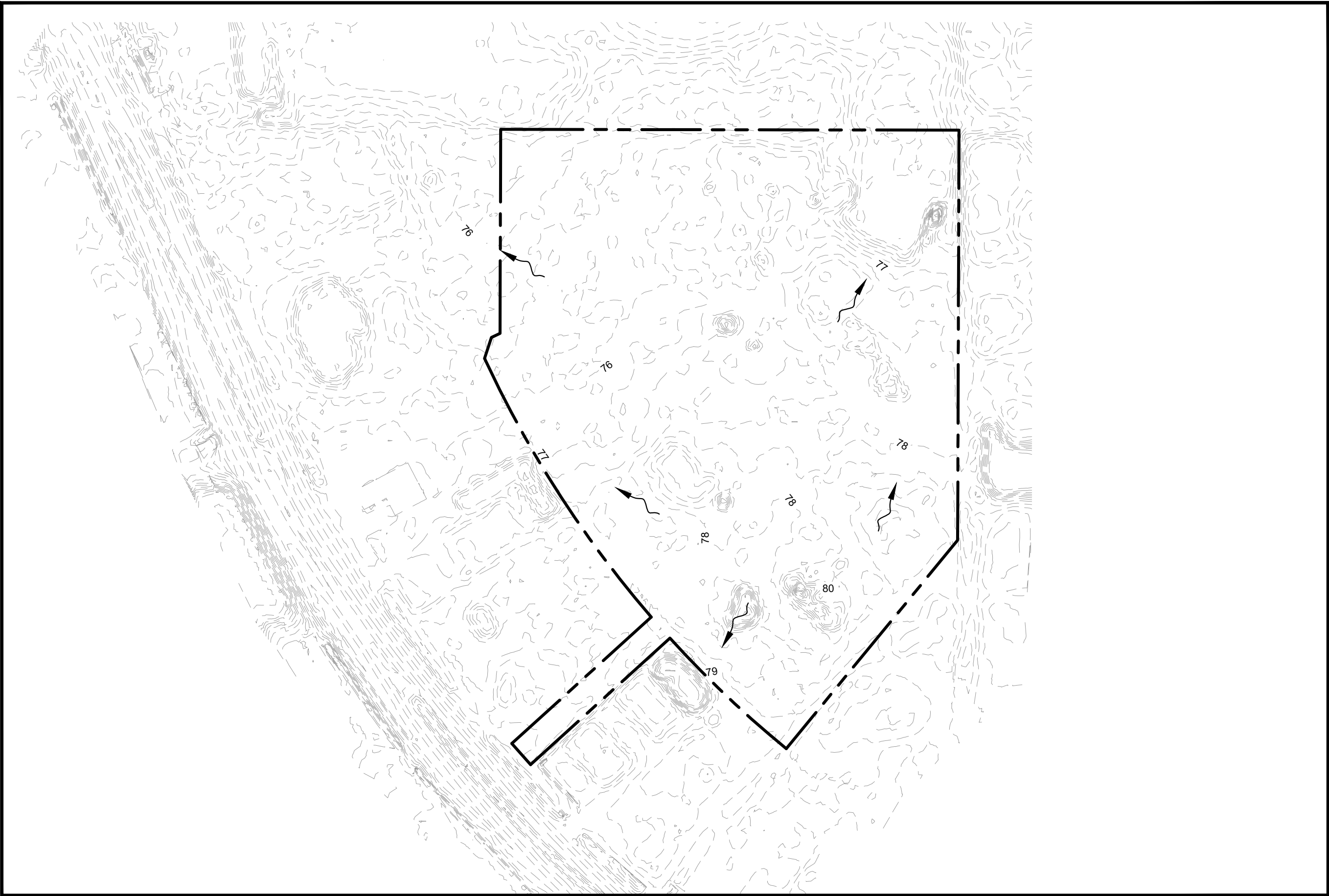
SOIL MAP
N.T.S.



GENERAL MOBILITY PLAN
N.T.S.



FEMA MAP
N.T.S.



EXISTING TOPOGRAPHIC MAP
N.T.S.

US41 TOWN HOMES		MPUD MASTER PLAN		PASCAGO COUNTY		FLORIDA	
DATE 12/17/2025		PROJECT NO. 248269002		SHEET NUMBER 2 OF 2		DESIGN ENGINEER MATTHEW R. FEMAL, P.E.	
FL LICENSE NUMBER 68397		RWC		RWC		RWC	
CHECKED BY WRF		AS NOTED		DESIGNED BY RWC		DRAWN BY RWC	
REVISIONS		No.		DATE		Kimley»Horn	
© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 201 NORTH FRANKLIN AVE., TAMPA, FL 33602 WWW.KIMLEY-HORN.COM PHONE 813-902-6466 REGISTRY NO. 35108							

Appendix B
Trip Generation Information

Single-Family Attached Housing (215)

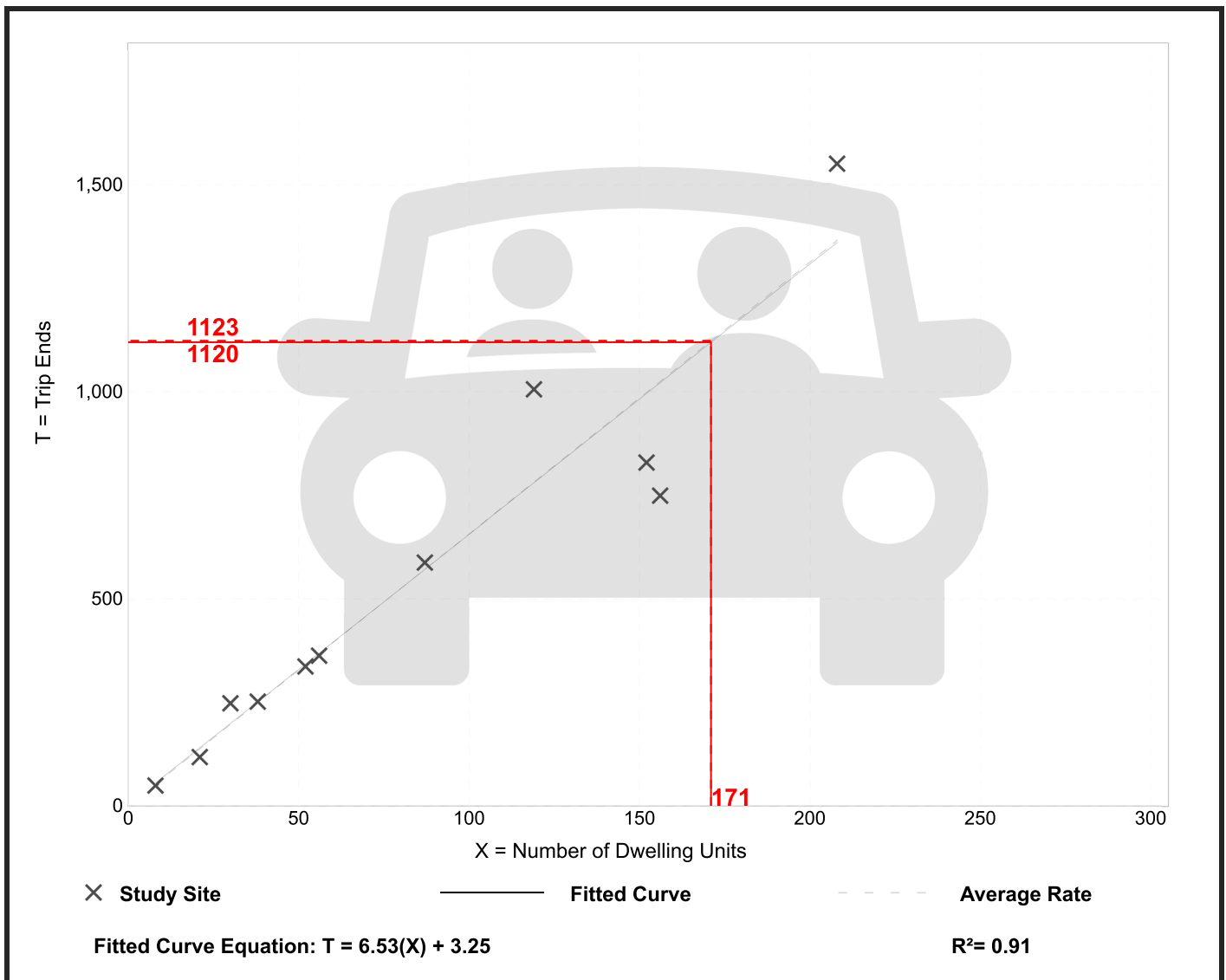
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 26

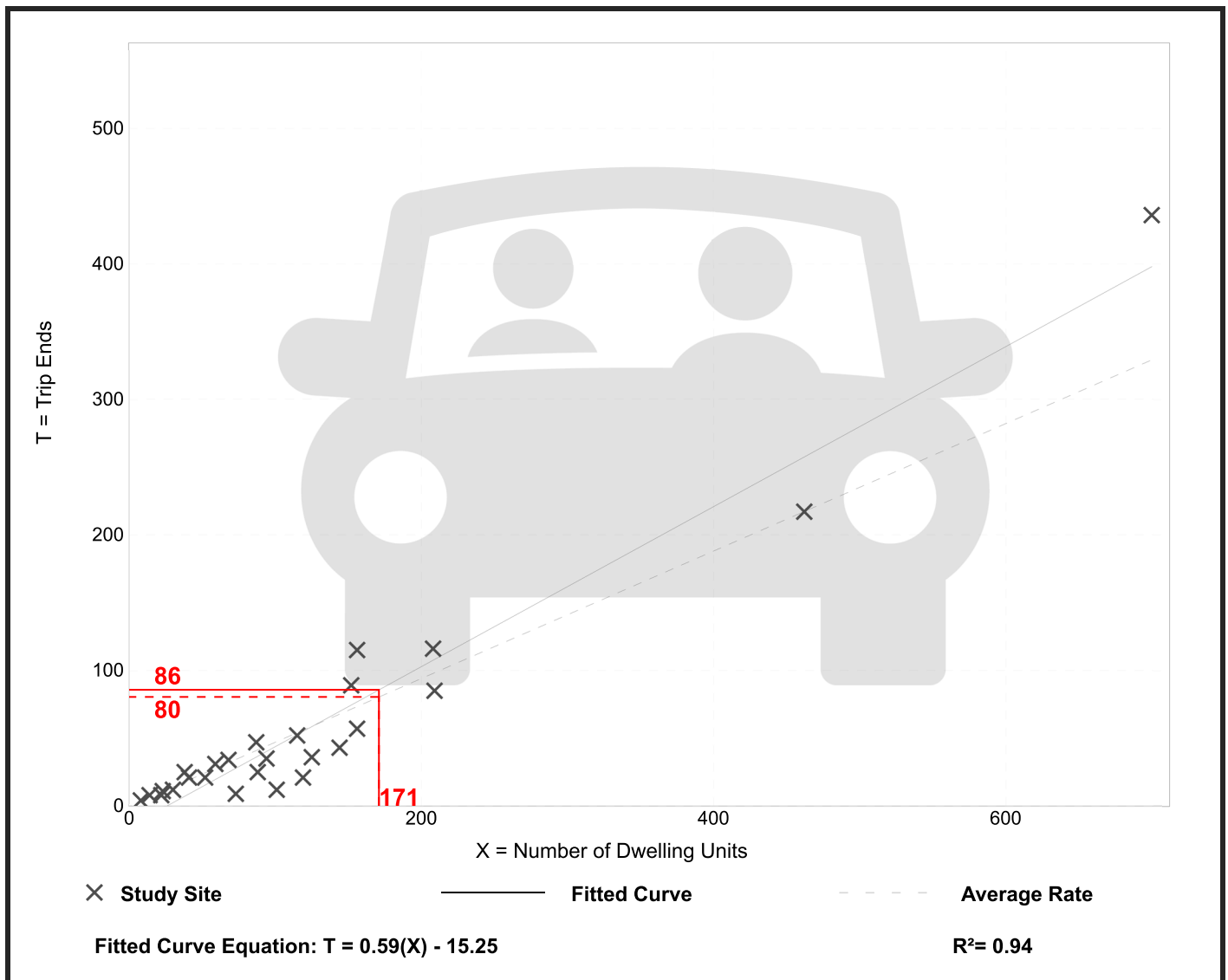
Avg. Num. of Dwelling Units: 129

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 31

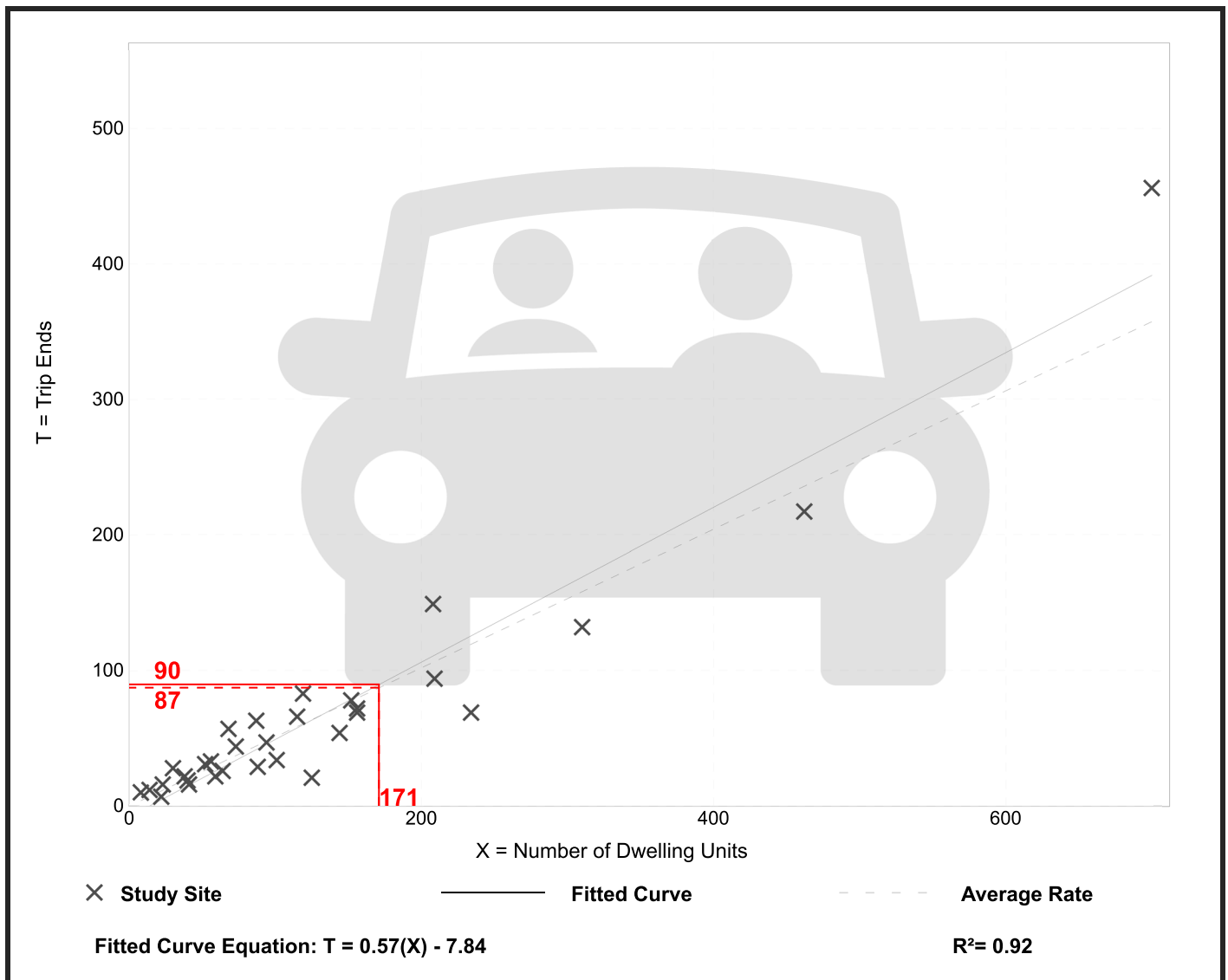
Avg. Num. of Dwelling Units: 131

Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Appendix C
Transportation Improvements

Evaluation Matrix

EVALUATION FACTORS	Route Study Alignment Alternative W.1	Route Study Alignment Alternative W.2	Route Study Alignment Alternative E.1	Route Study Alignment Alternative E.2	Route Study Alignment Alternative E.3	Route Study Alignment Alternative E.4	Route Study Alignment Alternative E.5
Long Range Planning							
Connectivity (to Caliente Blvd)	Yes	Yes	Yes	Yes	Yes	Yes	No
Consistency with local MPO plans	Yes	Yes	Yes	Yes	Yes	Yes	No
Safety							
Safety	Enhanced	Enhanced	Enhanced	Enhanced	Enhanced	Enhanced	Reduced
Environmental Impacts							
Wetlands (acres)	7.78	7.43	2.09	2.72	1.15	1.91	0
Floodplains (acres)	10.48	21.87	2.62	3.17	2.38	2.7	1.05
Contamination Involvement	3 Sites	3 Sites	0 Sites	0 Sites	1 Site	0 Sites	1 Site
Cultural/Historical Resources	0 Sites	0 Sites	0 Sites	0 Sites	2 Sites	0 Sites	0 Sites
Property and Social Impacts							
Number of Parcels Affected	31	39	3	5	11	4	19
Potential Residential Relocations	9	10	0	0	3	1	10
Potential Business Relocations	0	0	1	1	2	0	0
Tampa Bay Water Impacts	None	None	Major	Major	Major	Minor	None
Estimated Costs (costs shown in \$ millions)							
Construction Cost	\$70.8	\$69.4	\$37.1	\$37.1	\$29.7	\$31.2	\$17.6
Wetland Mitigation Cost	\$1.0	\$1.6	\$0.1	\$0.2	\$0.04	\$0.1	\$0.0
Utility Relocation Cost	\$7.1	\$18.2	\$36.0	\$2.1	\$35.2	\$0.7	\$0.1
Right-of-Way Cost	\$28.7	\$31.0	\$2.4	\$1.5	\$5.0	\$4.3	\$3.7
Total Costs ^{1,2}	\$107.6	\$120.2	\$75.6	\$40.9	\$69.9	\$36.3	\$21.4

1 Alt W.1 & W.2 Total Costs include Estimated Costs of Alternative E. 4

Data subject to change

2 Alt. E.1 - E.5 Total Cost Estimates are from June 2023

Contact Information

Panos Kontses, PE, CPM

Assistant County Engineer / Project Manager

Transportation Engineering Department / Project Management Division

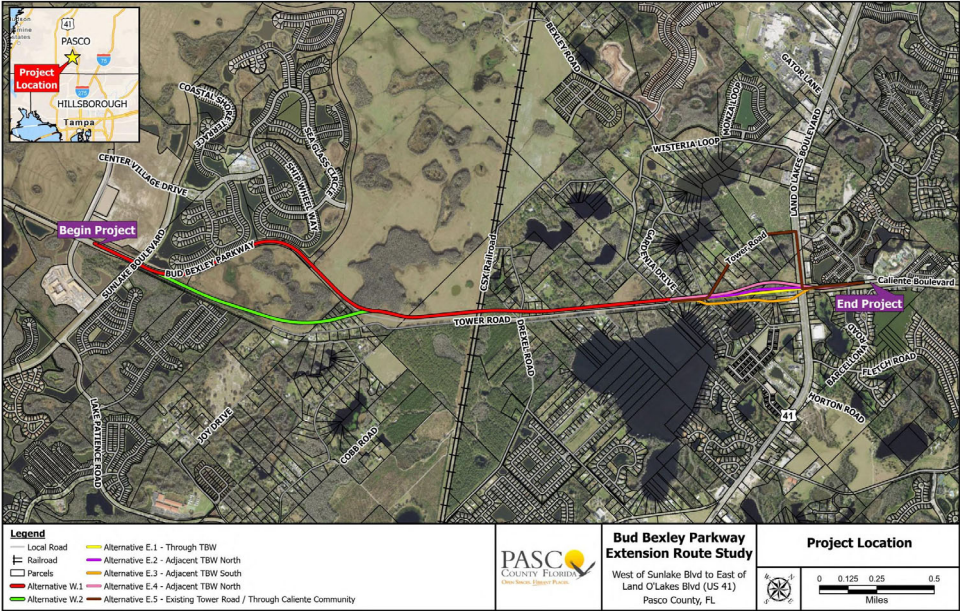
5418 Sunset Road

New Port Richey, FL 34652

Tel: (727) 834-3604, x1623

pkontses@pascocountyfl.net

BUD BEXLEY PARKWAY EXTENSION ROUTE STUDY FROM SUNLAKE BLVD TO US 41

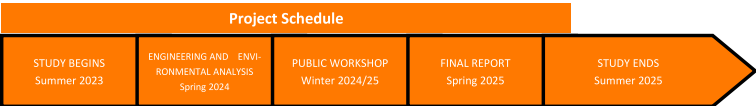


Pasco County is conducting a Route Study and Pond Siting Analysis Report (RSPSAR) for proposed improvements to extend Bud Bexley Parkway from west of Sunlake Boulevard to east of US 41, in Pasco County, Florida. The purpose for this project is to improve regional mobility and connectivity to communities in central Pasco County and to relieve traffic congestion and enhance safety along State Road (SR) 54. The project is included in Pasco County's Metropolitan Planning Organization (MPO) 2050 Long-Range Transportation Plan (LRTP).

The route study evaluates alternatives to accommodate a new four-lane, median-divided roadway that will also provide bicycle lanes, a sidewalk and a multi-use path. The multi-use path will serve as part of the Orange Belt Trail, a planned 37-mile trail across Pasco County. The project will also include a bridge overpass to CSX Railroad. The preferred design features four 11-foot travel lanes, a 22-foot median, 5-foot bike lanes, a 5-foot sidewalk, and a 12-foot multi-use path, within a proposed 124-foot right of way. Additional features like traffic signals, a roundabout, and turn lanes are incorporated for enhanced safety and efficient traffic flow.

In addition to the No-Build Alternative, the study evaluates, two Build alternatives west of the CSX railroad tracks (Alternatives W.1 and W.2) and five Build alternatives near US 41 (Alternatives E.1, E.2, E.3, E.4, and E.5).

Community input is encouraged to guide the decision-making process.



PROJECT GOALS

- 1

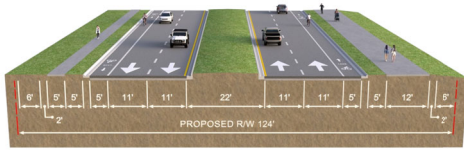
IMPROVE SAFETY
- 2

RELIEVE CONGESTION
- 3

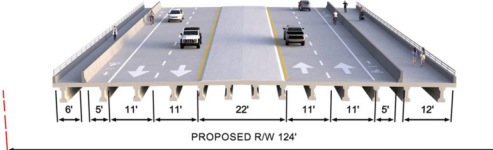
PROVIDE CONNECTIVITY

PHASE	FISCAL YEAR(S)
Design	Not Currently Funded
Right of Way	Not Currently Funded
Construction	Not Currently Funded

Proposed Typicals

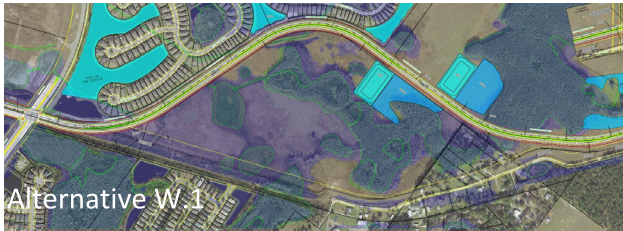


A four-lane urban typical section is proposed for the entire length of the project.

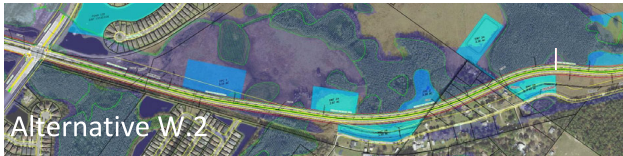


A bridge is proposed with the new alignment west of US 41 to minimize impacts to existing wetlands and to span both the Florida Gas Transmission (FGT) easement and the CSX rail line. This bridge will include a 12-foot shared use path, a 6-foot sidewalk, and 5-foot bike lanes in each direction.

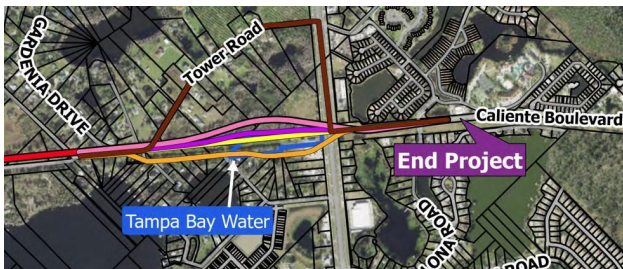
Proposed Alignment Alternatives



Route Study Alternative W.1 begins at Sun-lake Blvd and transitions east following the proposed corridor land dedicated by the developers of Bexley MPUD.



Route Study Alternative W.2 begins at Sun-lake Blvd. and follows the Tampa Bay Water easement.



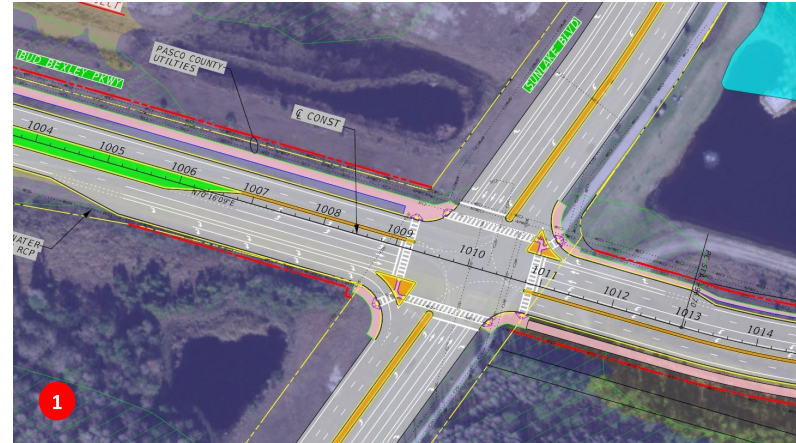
Build Alternatives Near East End of the Project
Five build alternative alignments were evaluated to determine the best connection of the project to Caliente Boulevard. The light pink alignment was the preferred alignment.

- Alternative E.1 - Through TBW
- Alternative E.2 - Adjacent TBW North
- Alternative E.3 - Adjacent TBW South
- Alternative E.4 - Adjacent TBW North
- Alternative E.5 - Existing Tower Road / Through Caliente Community

No-Build Alternative

Throughout this study, a "no-build" alternative is also considered. The no-build alternative assumes that no improvements are made to Tower Road through the year 2050, except routine maintenance.

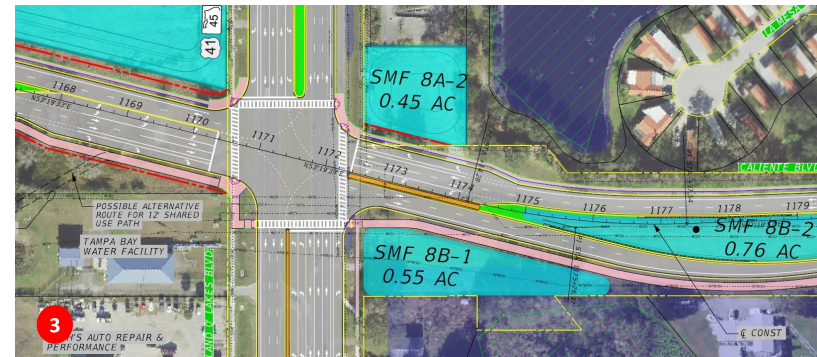
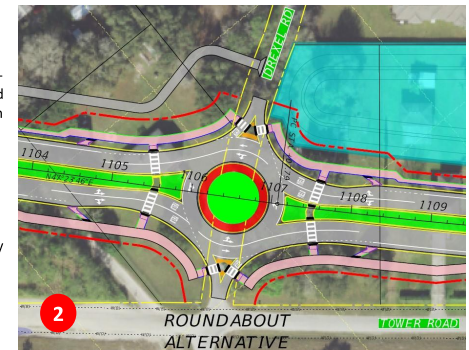
Proposed Intersections



1. Sunlake Blvd at Bud Bexley Parkway— a signalized intersection with 6-lanes on Sunlake Boulevard with exclusive left-turns, 4-lanes on Tower Road with dual left-turns in each direction, and exclusive right-turn lanes on each approach with dual right-turn lanes going eastbound.

2. Drexel Road at Tower Road— Dual lane Roundabout.

3. US 41 at realigned Bud Bexley Parkway/Caliente Blvd— a signalized intersection with 6 through lanes along US 41 and an exclusive left-turn lane southbound and dual left-turn northbound, 4 through lanes along Bud Bexley Parkway/Caliente Boulevard and dual left-turn lanes in the eastbound direction, an exclusive left-turn lane westbound, and exclusive right-turn lane on each approach.



**PASCO COUNTY
METROPOLITAN PLANNING ORGANIZATION
FISCAL YEARS 2025-2029 TRANSPORTATION
IMPROVEMENT PROGRAM**

ADOPTION DATE: JUNE 13, 2024

**REVISED AUGUST 08, 2024
REVISED JANUARY 09, 2025
REVISED APRIL 10, 2025**

Matt Murphy, Chairman



Prepared By:

Pasco County Metropolitan Planning Organization
with funding by:

Federal Highway Administration
Federal Transit Administration
Federal Aviation Administration
Florida Department of Transportation
Florida Transportation Disadvantaged Commission
Pasco County Board of County Commissioners

The preparation of this report has been financed in part through grant(s) from the FHWA and the FTA, United States Department of Transportation (USDOT), under the State Planning and Research Program, Section 505 (or Metropolitan Planning Program, Section 104[f]) of Title 23, U.S. Code. The contents of this report do not necessarily reflect the official views or policy of the USDOT.

In accordance with Title VI of the Civil Rights Act of 1964 and other nondiscrimination laws, public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, familial or income status. It is a priority for the MPO that all citizens of Pasco County be given the opportunity to participate in the transportation planning process, including low-income individuals, the elderly, persons with disabilities and persons with limited English proficiency. You may contact the MPO's Title VI Specialist at (727) 847-2411, ext. 7567 if you have any discrimination complaints.

Pasco MPO 2024 Multimodal Transportation List of Project Priorities (LOPP)

2024 Priority	First LOPP Year	FPN	Responsible Agency	Project	From	To	Description	Funded Phase	Funded Year	Request	Status
8	2015	452888-1	FDOT/County	Old Dixie Hwy- Mixed-Use Path	Sea Ranch Dr	Race Track Rd	Multi-use path			Feasibility study	SU application submitted 2023
9	2023	N/A	Pasco County	Bellamy Brothers Blvd Safety Improvements	SR 52	Hernando Co. line	Safety improvements			PE/CST	Road Safety Audit Completed March 2023
10	2023	N/A	Pasco County	Hicks Road	Bolton Ave	New York Ave	New road alignment			Route study/PD&E	
11	2011	257298-3	FDOT	CR 578/County Line Rd	E of East Rd/Mariner Blvd	Spring Time St/Suncoast Pkwy	Add lanes and reconstruct	PE	FY 2024	PE/ROW/CST	PE partially funded
12	2022	N/A	Pasco County	SR 52/Adair Rd	Adair Rd	SR 52	Intersection improvements			PD&E	Intersection Study completed in 2022
13	2022	454569-1	Pasco County	Rangeland Blvd	Cattle Gap Trail	Bexley Village Dr	New roadway			PE/ROW/CST	Design funded by County - CIGP and TRIP application submitted 2024
14	2022	N/A	Pasco County	Bud Bexley Pkwy	W of Sunlake Blvd	E of US 41	New roadway			PE/ROW/CST	Siting Report in progress - CIGP application submitted 2024
15	2023	454568-1	Pasco County	Sunlake Blvd	N of Bud Bexley Pkwy	S of Angeline property line	New roadway	Design funded by Pasco County	FY 2026	PD&E/Design/ROW	Developer to provide partial ROW - CIGP application submitted 2024
16	2017	N/A	Pasco County	Orange Belt Trail - All Other Segments	Route Study Underway	Route Study Underway	Multi-use path	Route Study		PD&E/ROW/ PE/CST	Route Study estimated completion July 2024
17	2011	416564-2 & 1	FDOT	US 301/SR 41/Gall Blvd	S of SR 56	S of SR 39/Paul Buchanan Hwy	Add lanes and reconstruct	ROW/ ENV	FY 2029	CST	
18	2011	256422-2	FDOT	US 301/SR 41/Gall Blvd	SR 39	S of CR 54	New one-way pair	ROW	FY 2027	ROW/CST	ROW partially funded in FY 2027
19	2011	408075-2	FDOT	US 301 (SR 39)	S of CR 54/Eiland Blvd	N of Kossik Rd	Add lanes and reconstruct	PE	<2023	ROW/CST	
20	2016	255796-3 & 1	FDOT	US 301	Hillsborough Co Line	S of SR 56	Add lanes and reconstruct	PD&E	FY 2024	ROW/CST	
21	2023	N/A	Pasco County	Decubellis Road	Little Rd	S of Ridge Rd	Widen from 2 to 4 lanes, construct roundabout at Starkey Blvd			ROW/CST	Estimated completion of Design Phase Early-Mid 2025
22	2022	N/A	City of New Port Richey	Grand Blvd Mixed-Use Path	Marine Pkwy	Main St	Multi-use path	Design		CST	
23	2014	N/A	FDOT/County/ Zephyrhills	Eiland Blvd Mixed-Use Path	N of SR 54	US 301	Multi-use path			Feasibility study	
24	2024	N/A	Pasco County	Morris Bridge Road	S of Chancey Rd	S of SR 54	Widen from 2 to 4 lanes, add turn lanes at Chancey Rd			ROW/CST	Design Pending
					SR 56	Chancey Rd	Widen from 2 to 4 lanes			ROW/CST	Route study completed
25	2013	439416-1	New Port Richey	Marine Pkwy @ US 19 Pedestrian Overpass	W of US 19	E of US 19	Pedestrian overpass			PD&E	Design study underway
26	2019	443367-1	FDOT	SR 56 Extension	US 301/SR 41	US 98/SR 35/SR 700	New roadway			PE/ROW/CST	Project development study 2021
27	2021	432734-4	Pasco County	Overpass Rd	Old Bridge Rd	Handcart Rd	Construct new 4 lane roadway	PE/ENV	FY2022/ FY 22/23	ROW/CST	Currently in Design funded by TRIP in 2021
28	2017	445391-1	Pasco County	Starkey Trail at SR 54	S of Starkey Blvd	N of Starkey Blvd	Pedestrian overpass			PD&E	
29	2022	N/A	Pasco County	Old Pasco Rd	N of Overpass Rd	SR 52	Add lanes and reconstruct			Design/ROW/CST	
30	2015	445197-1	FDOT	SR 54	US 41	CR 54 (Wesley Chapel Blvd)	New intersection			PD&E	SR 54 & Collier Pkwy FDOT SIS Long Range CFP Project
31	2023	N/A	Pasco County	Gulf Trace Blvd Multi Use Path	E of Pineview Blvd	US 19	Multi-use path			PD&E/CST	matching funds available

Appendix D
Trends Analysis Worksheets

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 5511 - SR 45/US 41, SOUTH OF SUNDANCE LAKE BLVD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	30000 F	N	15500	S 14500	9.00	55.60	8.20
2023	29000 C	N	15000	S 14000	9.00	55.80	8.20
2022	28500 F	N	14500	S 14000	9.00	55.10	4.60
2021	28500 C	N	14500	S 14000	9.00	54.60	4.60
2020	28500 C	N	14000	S 14500	9.00	55.40	5.50
2019	29500 F	N	14500	S 15000	9.00	56.20	5.60
2018	28500 C	N	14000	S 14500	9.00	57.10	5.60
2017	27000 F	N	14000	S 13000	9.00	57.30	5.00
2016	26000 C	N	13500	S 12500	9.00	57.90	5.00
2015	26000 C	N	13000	S 13000	9.00	57.90	6.20
2014	25000 C	N	12500	S 12500	9.00	56.10	6.40
2013	24500 C	N	12500	S 12000	9.00	60.00	5.40
2012	21500 C	N	11000	S 10500	9.00	59.00	5.50

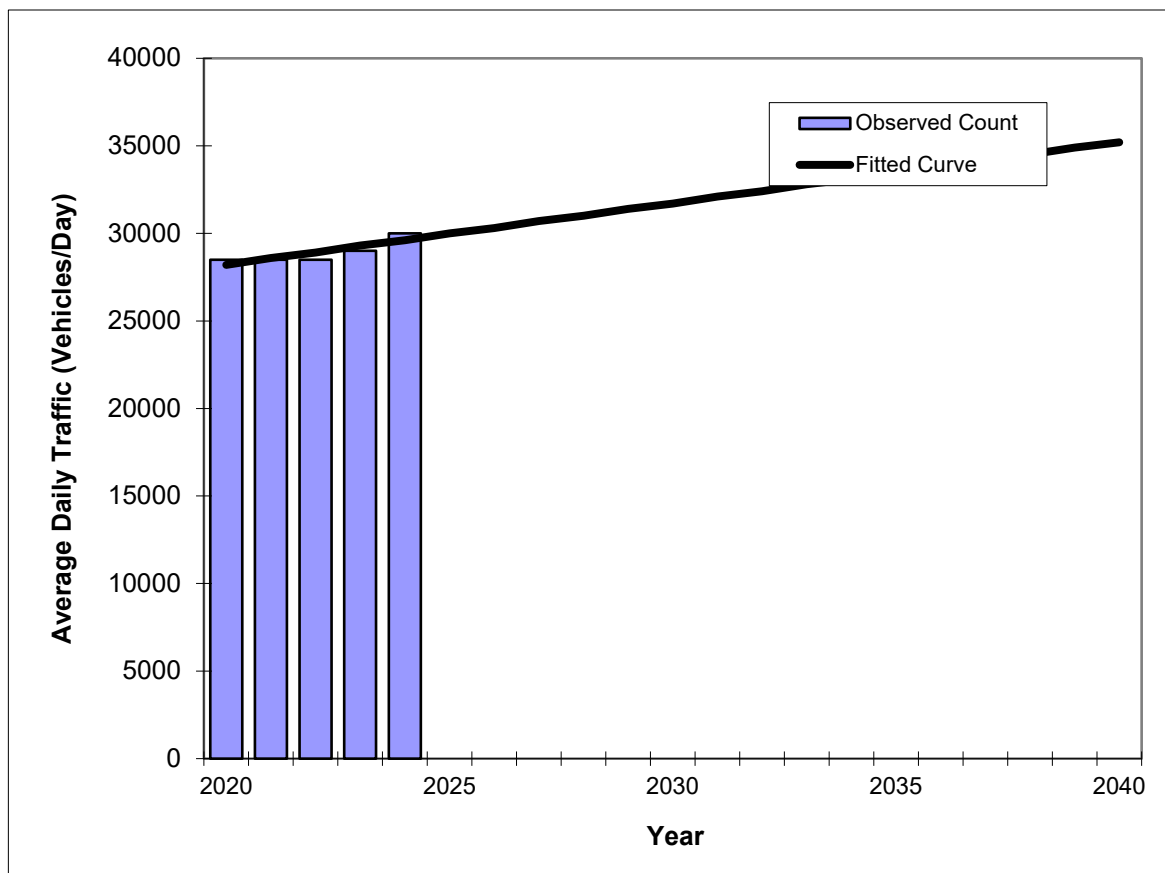
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

US 41 -- South of Sundance Lake Blvd

PIN#	973215-1
Location	1

County:	Pasco (14)
Station #:	0
Highway:	US 41



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2020	28500	28200
2021	28500	28600
2022	28500	28900
2023	29000	29300
2024	30000	29600
2031 Opening Year Trend		
2031	N/A	32100
2035 Mid-Year Trend		
2035	N/A	33500
2040 Design Year Trend		
2040	N/A	35200
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	350
Trend R-squared:	72.06%
Trend Annual Historic Growth Rate:	1.24%
Trend Growth Rate (2024 to Design Year):	1.18%
Printed:	10-Mar-26
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 5500 - SR 45/US 41/LAND O LAKES BLVD, N OF CR 583/EHREN RD

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2024	40500 E				9.00	55.60	10.40
2023	40000 S	N	20000	S 20000	9.00	55.80	5.00
2022	38000 F	N	19000	S 19000	9.00	55.10	5.00
2021	38000 C	N	19000	S 19000	9.00	54.60	5.00
2020	38500 C	N	19000	S 19500	9.00	55.40	5.00
2019	42000 E				9.00	56.20	5.90
2018	41500 S	N	20500	S 21000	9.00	57.10	5.30
2017	40500 F	N	20000	S 20500	9.00	57.30	5.30
2016	38500 C	N	19000	S 19500	9.00	57.90	5.30
2015	35500 F	N	18000	S 17500	9.00	57.90	5.40
2014	34500 C	N	17500	S 17000	9.00	56.10	6.00
2013	33000 C	N	17000	S 16000	9.00	60.00	5.40
2012	31000 C	N	15500	S 15500	9.00	59.00	5.20
2011	27500 C	N	14000	S 13500	9.00	58.20	5.50
2010	28500 C	N	14500	S 14000	9.07	58.18	5.00
2009	31000 C	N	15500	S 15500	9.17	58.07	5.50

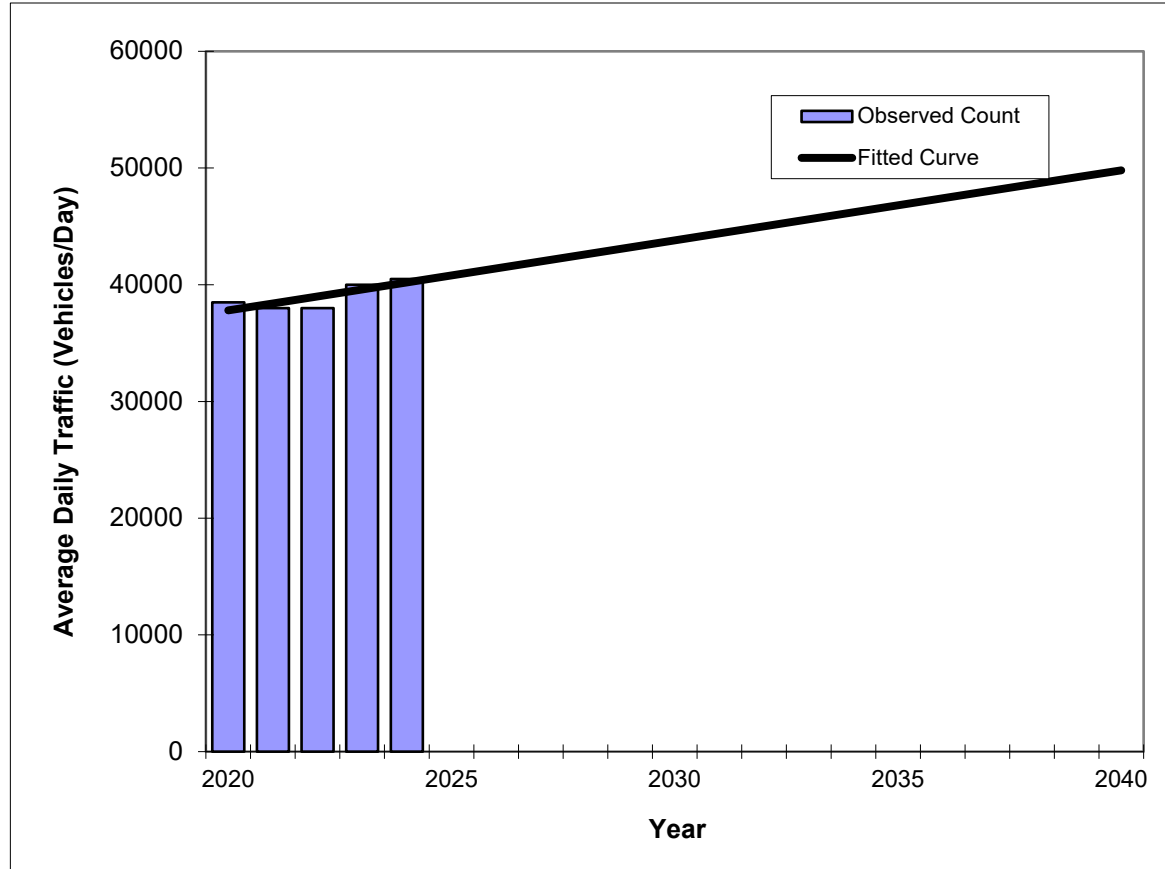
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

US 41 -- N of CR 583/Ehren Rd

PIN#	973215-1
Location	1

County:	Pasco (14)
Station #:	0
Highway:	US 41



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2020	38500	37800
2021	38000	38400
2022	38000	39000
2023	40000	39600
2024	40500	40200
2031 Opening Year Trend		
2031	N/A	44400
2035 Mid-Year Trend		
2035	N/A	46800
2040 Design Year Trend		
2040	N/A	49800
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	600
Trend R-squared:	65.45%
Trend Annual Historic Growth Rate:	1.59%
Trend Growth Rate (2024 to Design Year):	1.49%
Printed:	10-Mar-26
Straight Line Growth Option	

*Axle-Adjusted

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 0029 - SR 45/US 41/LAND O LAKES BLVD, SOUTH OF CR 583/EHREN RD

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2024	44500 E					9.00	55.60	14.10
2023	43500 S	N	21000	S	22500	9.00	55.80	4.70
2022	41500 F	N	20000	S	21500	9.00	55.10	4.70
2021	41500 C	N	20000	S	21500	9.00	54.60	4.70
2020	41000 C	N	20000	S	21000	9.00	55.40	5.40
2019	43000 F	N	21500	S	21500	9.00	56.20	5.30
2018	42000 C	N	21000	S	21000	9.00	57.10	5.30
2017	42000 F	N	21000	S	21000	9.00	57.30	4.30
2016	40000 C	N	20000	S	20000	9.00	57.90	4.30
2015	40000 C	N	20000	S	20000	9.00	57.90	4.40
2014	37000 C	N	18500	S	18500	9.00	56.10	4.40
2013	38000 C	N	19000	S	19000	9.00	60.00	5.00
2012	34500 C	N	17500	S	17000	9.00	59.00	3.90
2011	32000 C	N	16000	S	16000	9.00	58.20	4.00
2010	35000 C	N	17500	S	17500	9.07	58.18	5.00
2009	34500 C	N	17500	S	17000	9.17	58.07	4.80

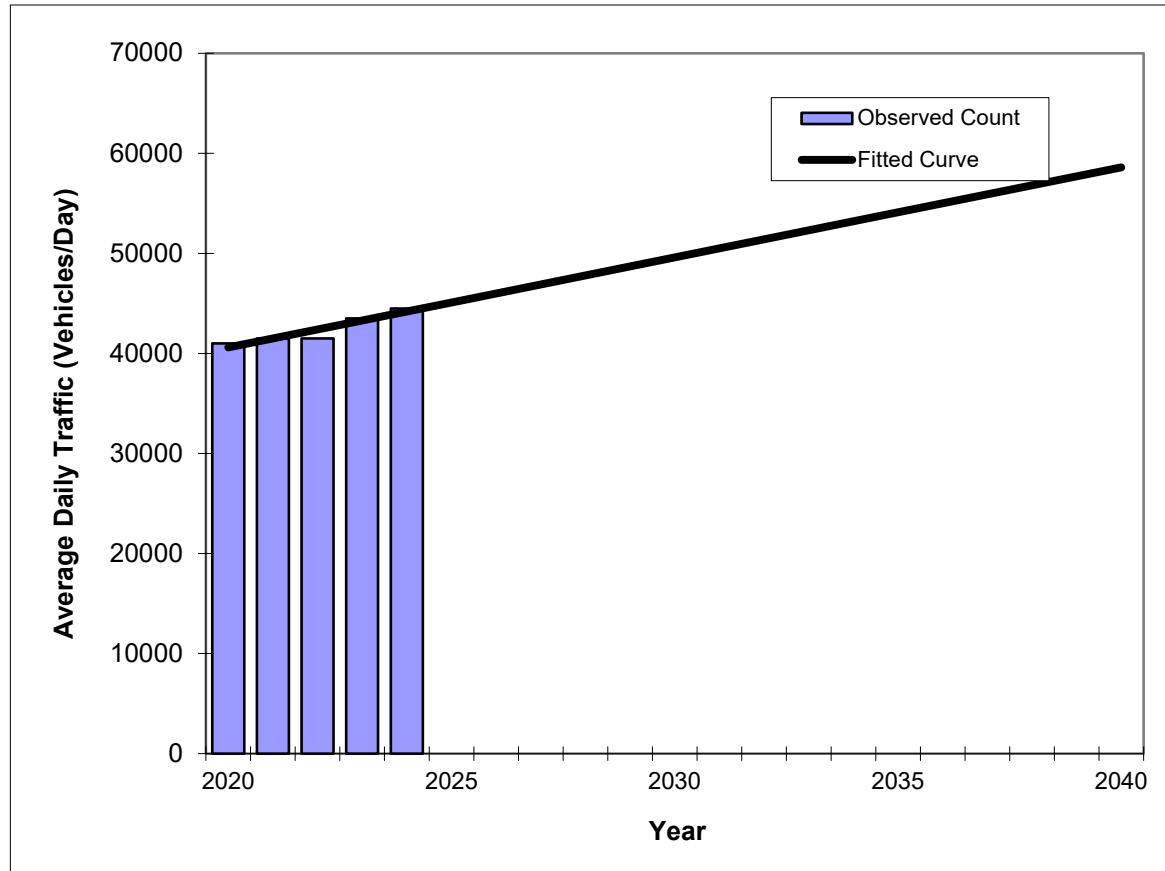
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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V2.0

US 41 -- S of CR 583/Ehren Rd

PIN#	973215-1
Location	1

County:	Pasco (14)
Station #:	0
Highway:	US 41



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2020	41000	40600
2021	41500	41500
2022	41500	42400
2023	43500	43300
2024	44500	44200
2031 Opening Year Trend		
2031	N/A	50500
2035 Mid-Year Trend		
2035	N/A	54100
2040 Design Year Trend		
2040	N/A	58600
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	900
Trend R-squared:	88.04%
Trend Annual Historic Growth Rate:	2.22%
Trend Growth Rate (2024 to Design Year):	2.04%
Printed:	10-Mar-26
Straight Line Growth Option	

*Axle-Adjusted

Appendix E
Turning Movement Counts, Signal Timing Sheets & Seasonal Factor Report



National Data & Surveying Services

Site Code: 25-120553-001

Date: 11/18/2025

Weather: Sunny

City: Land O' Lakes

County: Pasco

Count Times: 07:00 - 09:00

16:00 - 18:00

Control: Signalized

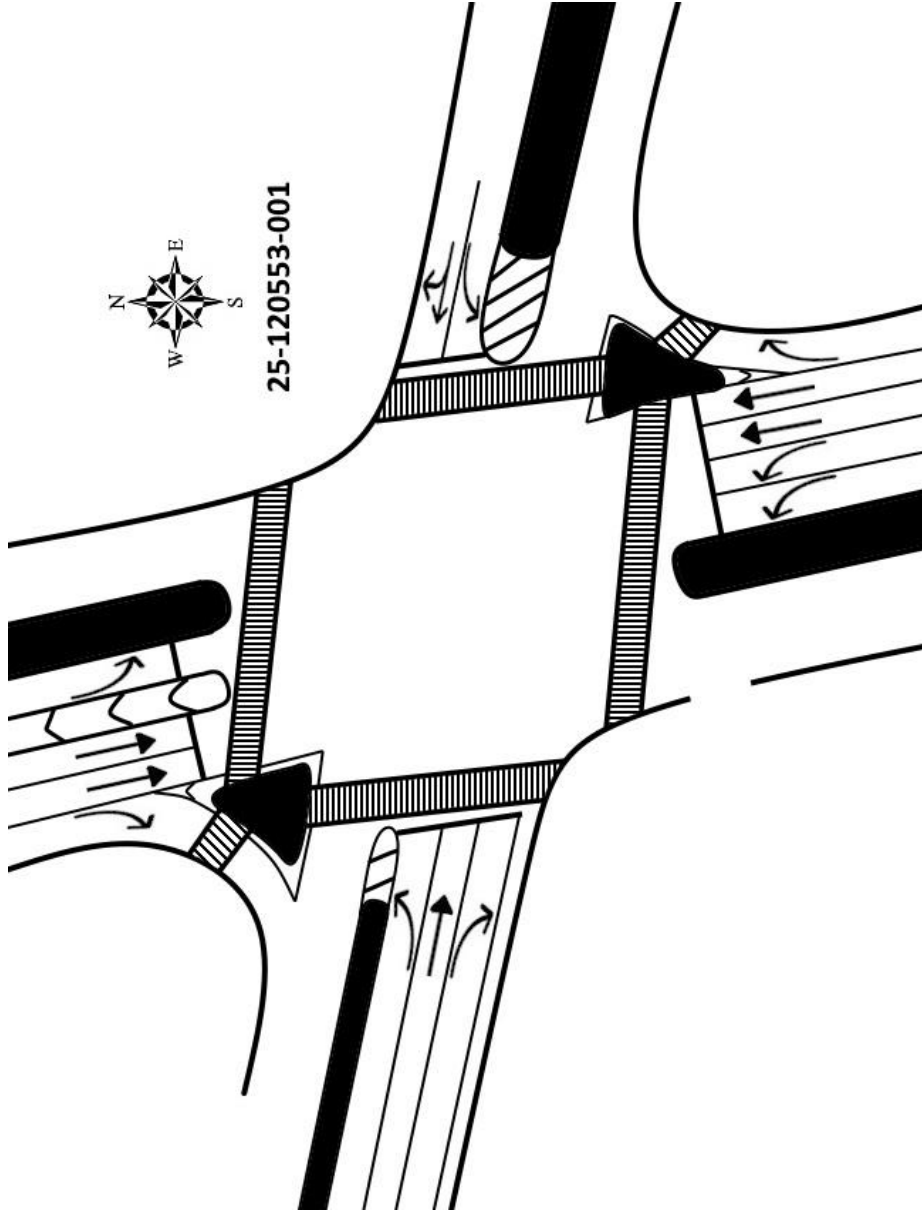


N/S Street: US 41/Land O' Lakes Blvd

Speed: 55 MPH

E/W Street: Wilderness Lakes Blvd/Gator Ln

Speed: 15/20 MPH

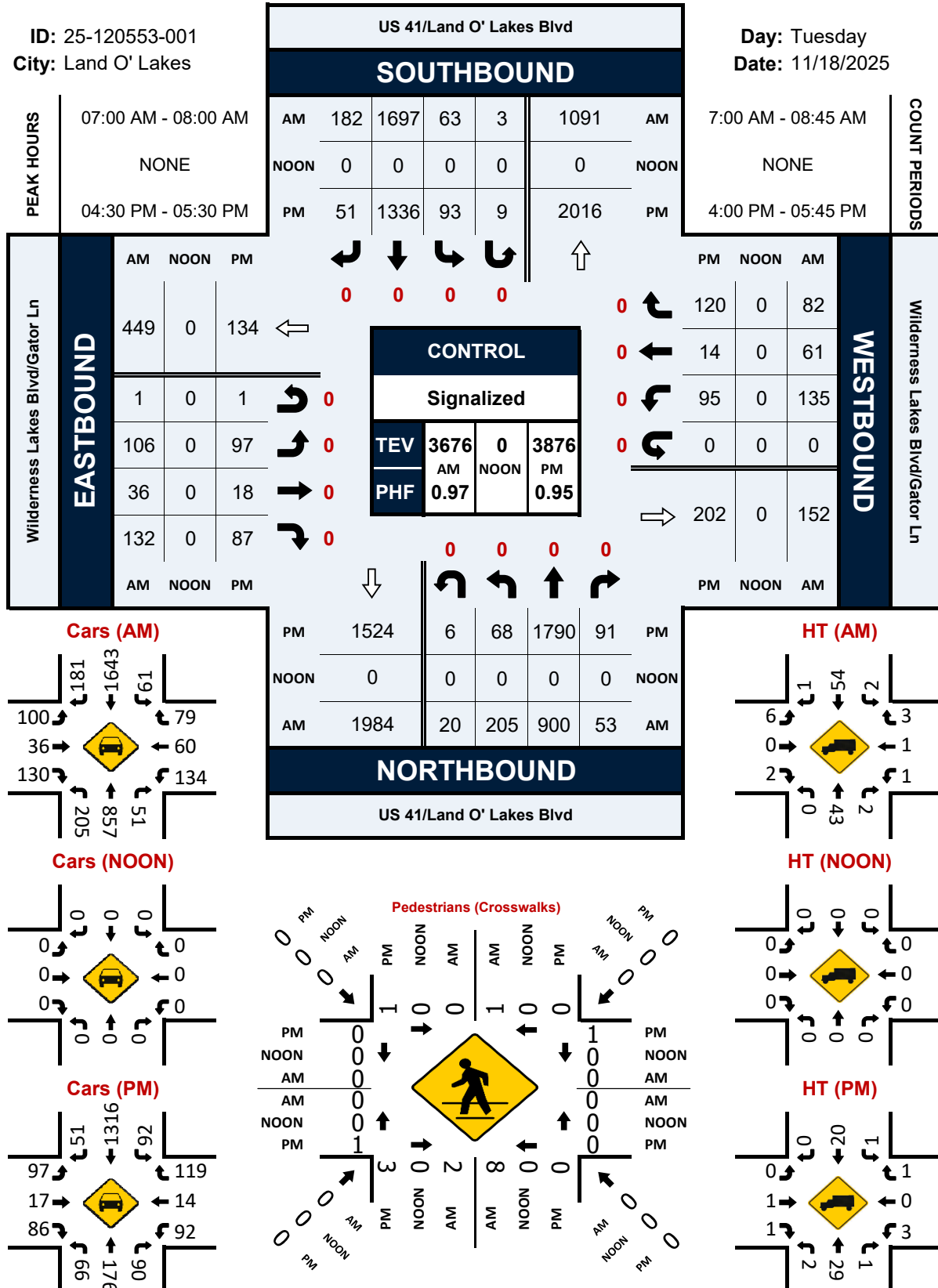


US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln

Peak Hour Turning Movement Count

ID: 25-120553-001
City: Land O' Lakes

Day: Tuesday
Date: 11/18/2025



National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-001
Date: 11/18/2025

Data - Total

NS/EW Streets:		US 41/Land O' Lakes Blvd				US 41/Land O' Lakes Blvd				Wilderness Lakes Blvd/Gator Ln				Wilderness Lakes Blvd/Gator Ln			
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	33	197	9	4	11	337	49	1	77	23	99	0	37	14	31	0	
	28	209	16	5	19	495	26	0	11	1	3	0	38	4	15	0	
	46	249	9	3	22	502	38	2	6	3	9	0	29	10	12	0	
	98	245	19	8	11	363	69	0	12	9	21	1	31	33	24	0	
	21	224	23	6	21	400	25	4	22	4	12	1	41	14	21	0	
	13	226	25	9	24	500	15	1	7	2	6	0	24	2	28	0	
	10	182	12	4	23	490	26	4	2	1	4	0	21	9	18	0	
17	194	14	4	26	374	25	1	16	2	15	1	30	7	29	0		
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
		266	1726	127	43	157	3461	273	13	153	45	169	3	251	93	178	0
		12.30%	79.83%	5.87%	1.99%	4.02%	88.65%	6.99%	0.33%	41.35%	12.16%	45.68%	0.81%	48.08%	17.82%	34.10%	0.00%
PEAK HR VOL :		205	900	53	20	63	1697	182	3	106	36	132	1	135	61	82	0
PEAK HR FACTOR :		0.523	0.904	0.697	0.625	0.716	0.845	0.659	0.375	0.344	0.391	0.333	0.250	0.888	0.462	0.661	0.000
		0.796				0.862				0.345				0.790			
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7	471	15	3	25	286	3	2	25	4	32	1	19	2	27	0	
	8	421	25	1	28	296	12	4	18	2	19	0	16	3	27	0	
	12	422	22	2	19	357	17	2	55	9	56	0	26	3	22	0	
	14	460	24	1	22	294	10	2	21	2	10	1	13	4	32	0	
	16	479	22	1	29	337	12	3	8	2	14	0	26	3	32	0	
	26	429	23	2	23	348	12	2	13	5	7	0	30	4	34	0	
	14	484	24	0	22	337	9	0	7	1	5	1	27	6	24	0	
20	448	22	1	17	294	17	0	2	0	1	0	17	1	14	0		
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
		117	3614	177	11	185	2549	92	15	149	25	144	3	174	26	212	0
		2.99%	92.22%	4.52%	0.28%	6.51%	89.72%	3.24%	0.53%	46.42%	7.79%	44.86%	0.93%	42.23%	6.31%	51.46%	0.00%
PEAK HR VOL :		68	1790	91	6	93	1336	51	9	97	18	87	1	95	14	120	0
PEAK HR FACTOR :		0.654	0.934	0.948	0.750	0.802	0.936	0.750	0.750	0.441	0.500	0.388	0.250	0.792	0.875	0.882	0.000
		0.944				0.942				0.473				0.842			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Wildermess Lakes Blvd/Gator Ln
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-001
Date: 11/18/2025

Data - Cars

NS/EW Streets:		US 41/Land O' Lakes Blvd				US 41/Land O' Lakes Blvd				Wilderness Lakes Blvd/Gator Ln				Wilderness Lakes Blvd/Gator Ln			
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	33	184	9	4	11	330	49	1	72	23	98	0	37	13	29	0	
	28	201	14	5	17	481	26	0	11	1	3	0	38	4	14	0	
	46	240	9	3	22	483	37	1	5	3	8	0	28	10	12	0	
	98	232	19	8	11	349	69	0	12	9	21	1	31	33	24	0	
	21	207	21	6	20	377	25	4	22	4	11	1	41	14	21	0	
	12	211	25	9	24	484	13	1	5	2	6	0	24	2	28	0	
	10	172	12	4	23	477	25	2	1	1	3	0	21	8	18	0	
	17	180	14	4	24	365	25	1	16	2	14	1	30	7	29	0	
	TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR
		265	1627	123	43	152	3346	269	10	144	45	164	3	250	91	175	0
		12.88%	79.06%	5.98%	2.09%	4.02%	88.59%	7.12%	0.26%	40.45%	12.64%	46.07%	0.84%	48.45%	17.64%	33.91%	0.00%
PEAK HR VOL :		205	857	51	20	61	1643	181	2	100	36	130	1	134	60	79	0
PEAK HR FACTOR :		0.523	0.893	0.671	0.625	0.693	0.850	0.656	0.500	0.347	0.391	0.332	0.250	0.882	0.455	0.681	0.000
		0.793				0.869				0.346				0.776			
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7	462	15	3	25	276	3	2	25	4	32	1	18	2	26	0	
	8	411	25	1	27	286	12	4	18	2	19	0	16	3	26	0	
	12	414	21	2	19	352	17	2	55	9	56	0	26	3	22	0	
	13	450	24	1	22	291	10	2	21	2	10	1	13	4	31	0	
	16	470	22	1	28	328	12	3	8	2	13	0	26	3	32	0	
	25	427	23	2	23	345	12	2	13	4	7	0	27	4	34	0	
	14	474	24	0	22	334	9	0	7	1	5	1	27	6	24	0	
	20	438	21	1	16	287	17	0	2	0	1	0	17	1	14	0	
	TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR
		115	3546	175	11	182	2499	92	15	149	24	143	3	170	26	209	0
		2.99%	92.18%	4.55%	0.29%	6.53%	89.63%	3.30%	0.54%	46.71%	7.52%	44.83%	0.94%	41.98%	6.42%	51.60%	0.00%
PEAK HR VOL :		66	1761	90	6	92	1316	51	9	97	17	86	1	92	14	119	0
PEAK HR FACTOR :		0.660	0.937	0.938	0.750	0.821	0.935	0.750	0.750	0.441	0.472	0.384	0.250	0.852	0.875	0.875	0.000
		0.944				0.941				0.419				0.865			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-001
Date: 11/18/2025

Data - HT

NS/EW Streets:		US 41/Land O' Lakes Blvd					US 41/Land O' Lakes Blvd					Wilderness Lakes Blvd/Gator Ln					Wilderness Lakes Blvd/Gator Ln						
AM			NORTHBOUND			NU		SOUTHBOUND			SU		EASTBOUND			EU		WESTBOUND			WU		TOTAL
	NL	NT	NR	NU	SL	ST	SR	0	0	0	0	EL	ET	ER	0	0	0	WL	WT	WR	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	13	0	0	0	7	0	0	0	0	0	5	0	1	0	0	0	0	1	2	0	0	
	0	8	2	0	2	14	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0		
	0	9	0	0	0	19	1	1	1	1	1	1	0	1	0	0	0	1	0	0	0		
	0	13	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	0	17	2	0	1	23	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0		
	1	15	0	0	0	16	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0		
	0	10	0	0	0	13	1	2	1	2	1	0	0	0	1	0	0	0	1	0	0		
0	14	0	0	0	2	9	0	0	0	0	0	0	0	1	0	0	0	0	0	0			
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL					
APPROACH %s :		1	99	4	0	5	115	4	3	9	0	5	0	1	2	3	0	251					
PEAK HR VOL :		0	43	2	0	2	54	1	1	6	0	2	0	1	1	3	0	116					
PEAK HR FACTOR :		0.000	0.827	0.250	0.000	0.250	0.711	0.250	0.250	0.300	0.000	0.500	0.000	0.250	0.250	0.375	0.000	0.879					
		0.865					0.690					0.333					0.417						
												</											

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-001
Date: 11/18/2025

Data - Bikes

NS/EW Streets:		US 41/Land O' Lakes Blvd					US 41/Land O' Lakes Blvd					Wilderness Lakes Blvd/Gator Ln					Wilderness Lakes Blvd/Gator Ln								
AM			NORTHBOUND			NU		SOUTHBOUND			SU		EASTBOUND			EU		WESTBOUND			WU		TOTAL		
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	WL	WT	WR	WU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	WL	WT	WR	WU	WL	WT	WR	WU
APPROACH %s :		0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	
PEAK HR VOL :		0	0	0	0	0	0	0	0	0	0	0	0	0	2	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	0.500	0.000	0.000	0.000	0.500	0.000	0.000	0.000	0.500	0.000	
		07:00 AM - 08:00 AM																							
		100.00%										100.00%													
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Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln **Project ID:** 25-120553-001
City: Land O' Lakes **Date:** 11/18/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	US 41/Land O' Lakes Blvd		Wilderness Lakes Blvd/Gator Ln		Wilderness Lakes Blvd/Gator Ln	
	NORTH LEG		SOUTH LEG		EAST LEG	
	EB	WB	EB	WB	NB	SB
7:00 AM	0	0	0	2	0	0
7:15 AM	0	0	2	0	0	0
7:30 AM	0	0	0	2	0	0
7:45 AM	0	1	0	4	0	0
8:00 AM	0	0	3	0	0	0
8:15 AM	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0
TOTAL VOLUMES :	0	1	5	8	0	0
APPROACH %'s :	0.00%	100.00%	38.46%	61.54%		
PEAK HR :	07:00 AM - 08:00 AM					
PEAK HR VOL :	0	1	2	8	0	0
PEAK HR FACTOR :	0.250		0.625			
TOTAL					TOTAL	
					14	
					TOTAL	
					11	
					0.550	

NS/EW Streets:	US 41/Land O' Lakes Blvd		Wilderness Lakes Blvd/Gator Ln		Wilderness Lakes Blvd/Gator Ln	
	NORTH LEG		SOUTH LEG		EAST LEG	
	EB	WB	EB	WB	NB	SB
4:00 PM	0	0	0	0	2	0
4:15 PM	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0
4:45 PM	1	0	3	0	0	1
5:00 PM	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0
TOTAL VOLUMES :	1	0	3	0	2	1
APPROACH %'s :	100.00%	0.00%	100.00%	0.00%	66.67%	33.33%
PEAK HR :	04:30 PM - 05:30 PM					
PEAK HR VOL :	1	0	3	0	0	1
PEAK HR FACTOR :	0.250		0.250		0.250	
TOTAL					TOTAL	
					8	
					TOTAL	
					6	
					0.300	

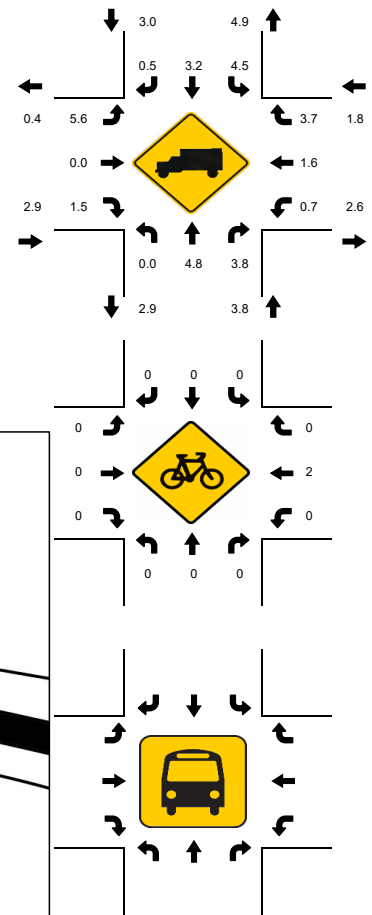
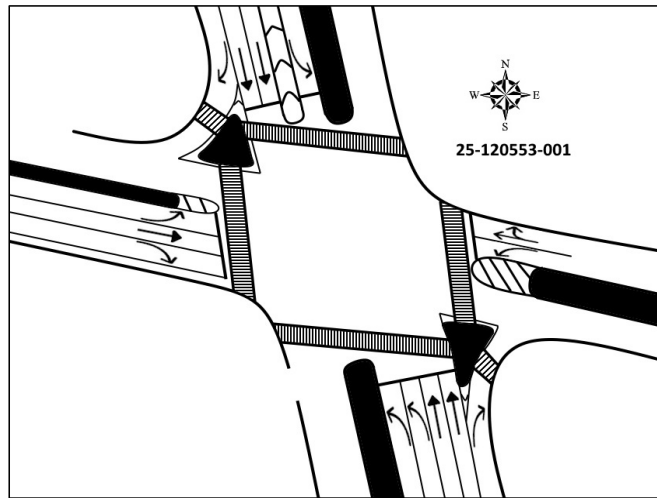
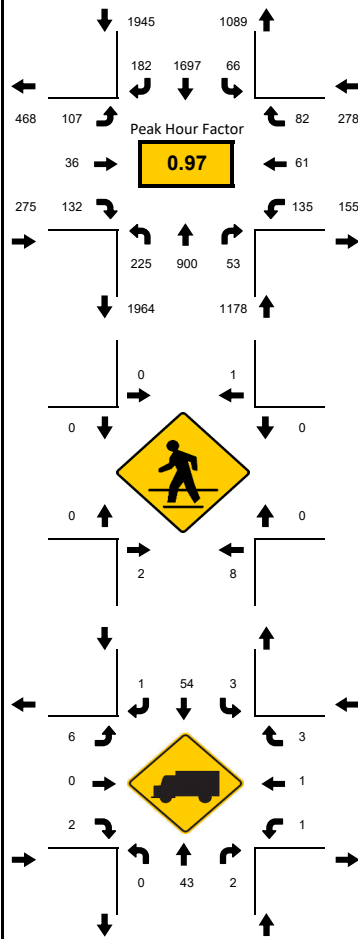
LOCATION: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-001
DATE: Tue, Nov 18, 2025

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:45 AM - 08:00 AM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Wilderness Lakes Blvd/Gator Ln Eastbound					Wilderness Lakes Blvd/Gator Ln 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	33	197	9	4		11	337	49	1		77	23	99	0		37	14	31	0		922	3676
7:15 AM	28	209	16	5		19	495	26	0		11	1	3	0		38	4	15	0		870	3593
7:30 AM	46	249	9	3		22	502	38	2		6	3	9	0		29	10	12	0		940	3605
7:45 AM	98	245	19	8		11	363	69	0		12	9	21	1		31	33	24	0		944	3471
8:00 AM	21	224	23	6		21	400	25	4		22	4	12	1		41	14	21	0		839	3282
8:15 AM	13	226	25	9		24	500	15	1		7	2	6	0		24	2	28	0		882	2443
8:30 AM	10	182	12	4		23	490	26	4		2	1	4	0		21	9	18	0		806	1561
8:45 AM	17	194	14	4		26	374	25	1		16	2	15	1		30	7	29	0		755	755
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	392	996	76	32		88	2008	276	8		308	92	396	4		152	132	124	0		5084	
Heavy Trucks	0	52	8	0		8	76	4	4		20	0	4	0		4	4	8	0		188	
Pedestrians		16					4					0					0				20	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	4	0	0		4	
Buses																					0	
Stopped Buses																						

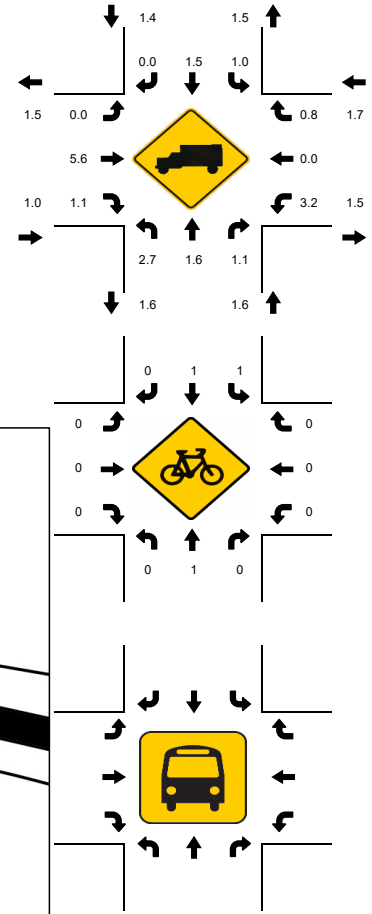
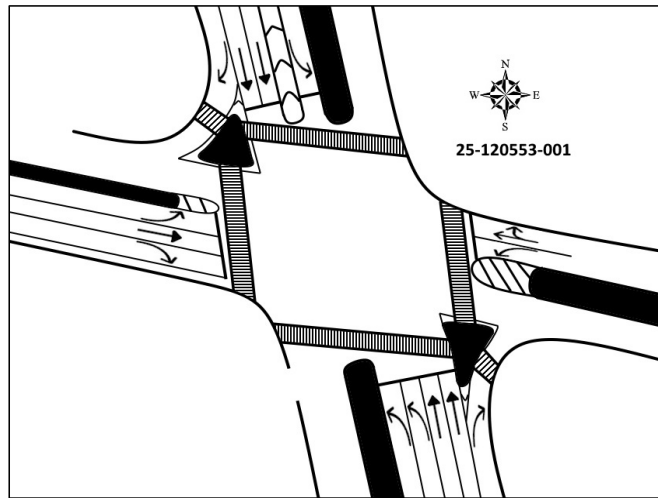
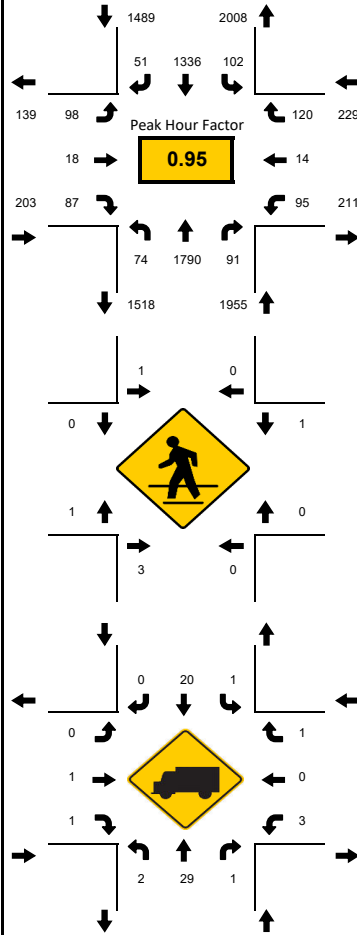
LOCATION: US 41/Land O' Lakes Blvd & Wilderness Lakes Blvd/Gator Ln
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-001
DATE: Tue, Nov 18, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 04:30 PM - 04:45 PM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Wilderness Lakes Blvd/Gator Ln Eastbound					Wilderness Lakes Blvd/Gator Ln 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	7	471	15	3		25	286	3	2		25	4	32	1		19	2	27	0		922	3736
4:15 PM	8	421	25	1		28	296	12	4		18	2	19	0		16	3	27	0		880	3798
4:30 PM	12	422	22	2		19	357	17	2		55	9	56	0		26	3	22	0		1024	3876
4:45 PM	14	460	24	1		22	294	10	2		21	2	10	1		13	4	32	0		910	3813
5:00 PM	16	479	22	1		29	337	12	3		8	2	14	0		26	3	32	0		984	3757
5:15 PM	26	429	23	2		23	348	12	2		13	5	7	0		30	4	34	0		958	2773
5:30 PM	14	484	24	0		22	337	9	0		7	1	5	1		27	6	24	0		961	1815
5:45 PM	20	448	22	1		17	294	17	0		2	0	1	0		17	1	14	0		854	854
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	104	1916	96	8		116	1428	68	12		220	36	224	4		120	16	136	0		4504	
Heavy Trucks	4	40	4	0		4	36	0	0		0	4	4	0		12	0	4	0		112	
Pedestrians		12					4					4					4				24	
Bicycles	0	4	0	0		4	4	0	0		0	0	0	0		0	0	0	0		12	
Buses																					0	
Stopped Buses																						



National Data & Surveying Services

Site Code: 25-120553-003

Date: 11/18/2025

Weather: Sunny

City: Land O' Lakes

County: Pasco

Count Times: 07:00 - 09:00

16:00 - 18:00

Control: 2-Way Stop(EB/WB)

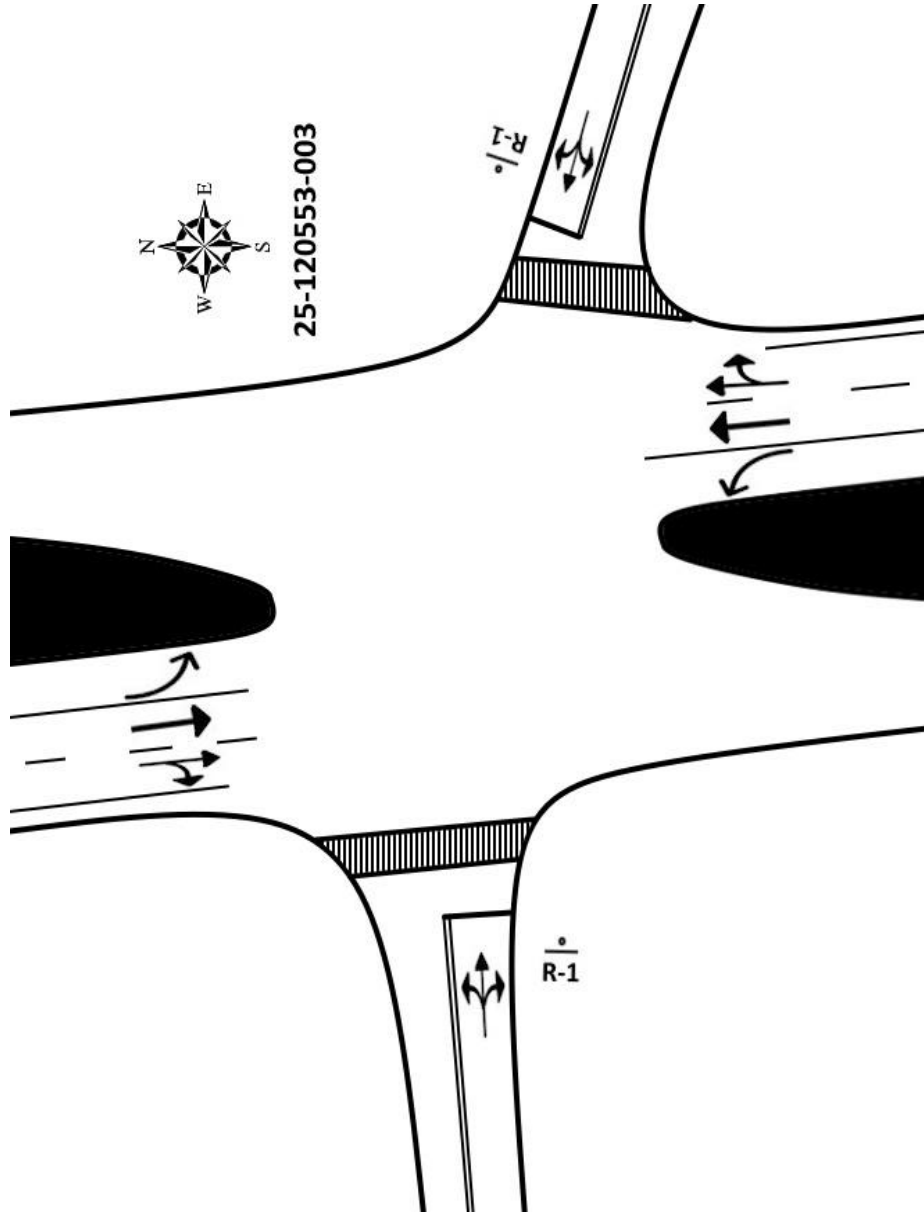


N/S Street: US 41/Land O' Lakes Blvd

Speed: 50/55 MPH

E/W Street: Carricker Rd/Tower Rd

Speed: 30 MPH



National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
City: Land O' Lakes
Control: 2-Way Stop(EB/WB)

Project ID: 25-120553-003
Date: 11/18/2025

Data - Total

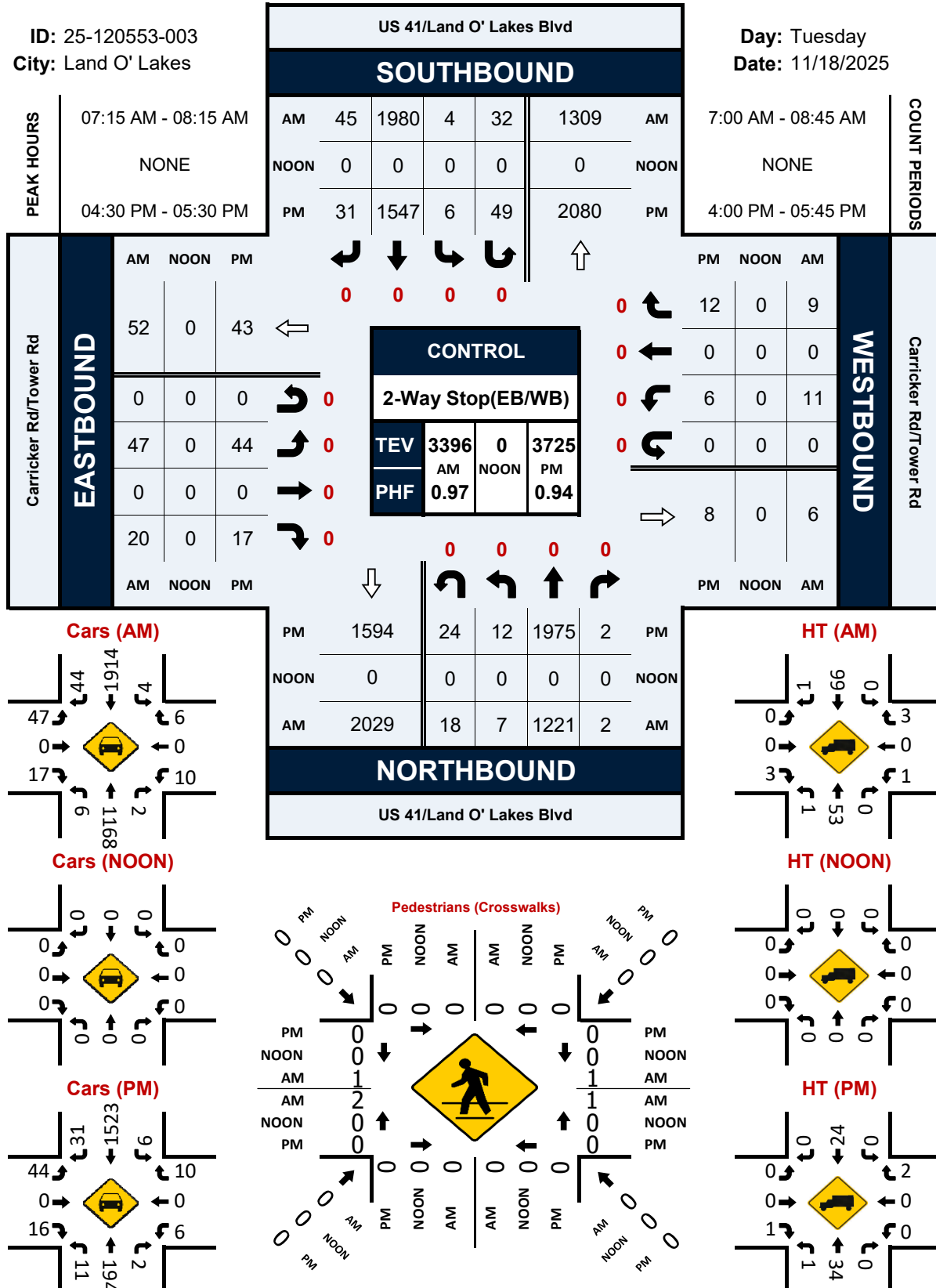
NS/EW Streets:		US 41/Land O' Lakes Blvd				Carricker Rd/Tower Rd				Carricker Rd/Tower Rd			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	225	0	1	0	498	4	8	5	0	1	0
	7:30 AM	0	270	0	4	0	566	11	9	9	0	2	0
	7:45 AM	0	301	1	3	1	492	15	2	8	0	5	0
	7:45 AM	2	356	1	5	3	421	5	6	20	0	7	0
	8:00 AM	5	294	0	6	0	501	14	15	10	0	6	0
	8:15 AM	0	256	3	3	1	529	10	8	9	0	7	0
	8:30 AM	0	233	0	6	1	496	7	10	6	0	5	0
	8:45 AM	0	219	1	4	0	419	5	8	8	0	5	0
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
APPROACH %'s :		7	2154	6	32	6	3922	71	66	75	0	38	0
PEAK HR VOL :		0.32%	97.95%	0.27%	1.46%	0.15%	96.48%	1.75%	1.62%	66.37%	0.00%	33.63%	0.00%
PEAK HR FACTOR :		0.350	0.857	0.500	0.750	0.333	0.875	0.750	0.533	0.588	0.000	0.714	0.000
		0.857				0.879				0.620			

US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd

Peak Hour Turning Movement Count

ID: 25-120553-003
City: Land O' Lakes

Day: Tuesday
Date: 11/18/2025



National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
City: Land O' Lakes
Control: 2-Way Stop(EB/WB)

Project ID: 25-120553-003
Date: 11/18/2025

Data - Cars

NS/EW Streets:		US 41/Land O' Lakes Blvd					US 41/Land O' Lakes Blvd					Carricker Rd/Tower Rd					Carricker Rd/Tower Rd				
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU		SL	ST	SR	SU		EL	ET	ER	EU	WL	WT	WR	WU			
	0	0	0	0		0	0	0	0		0	0	0	0	0	0	0	0			
	0	210	0	1		0	486	4	8		5	0	1	0	2	0	1	0			
	0	259	0	4		0	552	11	9		9	0	1	0	1	0	4	0			
	0	292	1	3		1	477	15	2		8	0	3	0	2	0	0	0			
	2	342	1	5		3	405	5	6		20	0	7	0	3	0	2	0			
	4	275	0	6		0	480	13	14		10	0	6	0	4	0	0	0			
	0	243	3	3		1	512	10	6		9	0	6	0	1	0	4	0			
	0	223	0	5		1	483	7	10		6	0	5	0	2	0	2	0			
0	206	1	4		0	410	4	7		8	0	5	0	0	0	1	0				
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL			
		6	2050	6	31	6	3805	69	62	75	0	34	0	15	0	14	0	6173			
		0.29%	97.95%	0.29%	1.48%	0.15%	96.52%	1.75%	1.57%	68.81%	0.00%	31.19%	0.00%	51.72%	0.00%	48.28%	0.00%				
PEAK HR VOL :		6	1168	2	18	4	1914	44	31	47	0	17	0	10	0	6	0	3267			
PEAK HR FACTOR :		0.375	0.854	0.500	0.750	0.333	0.867	0.733	0.554	0.588	0.000	0.607	0.000	0.625	0.000	0.375	0.000	0.961			
		0.853				0.871				0.593				0.800							
PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU		SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL			
	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	896			
	0	513	1	4		2	337	6	14	10	0	6	0	1	0	2	0	839			
	3	463	2	6		2	315	11	12	8	0	7	0	3	0	7	0	926			
	2	450	0	7		1	430	12	6	11	0	4	0	1	0	2	0	826			
	3	456	0	6		1	317	8	13	11	0	8	0	2	0	1	0	935			
	3	520	0	2		1	368	2	20	13	0	2	0	0	0	4	0	975			
	3	515	2	8		3	408	9	10	9	0	2	0	3	0	3	0	926			
	9	520	3	7		1	354	5	7	10	0	5	0	1	0	4	0	783			
2	422	5	6		1	310	2	12	12	0	6	0	1	1	3	0					
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL			
		25	3859	13	46	12	2839	55	94	84	0	40	0	12	1	26	0	7106			
		0.63%	97.87%	0.33%	1.17%	0.40%	94.63%	1.83%	3.13%	67.74%	0.00%	32.26%	0.00%	30.77%	2.56%	66.67%	0.00%				
PEAK HR VOL :		11	1941	2	23	6	1523	31	49	44	0	16	0	6	0	10	0	3662			
PEAK HR FACTOR :		0.917	0.933	0.250	0.719	0.500	0.933	0.646	0.613	0.846	0.000	0.500	0.000	0.500	0.000	0.625	0.000	0.939			
		0.936				0.896				0.789				0.667							

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
City: Land O' Lakes
Control: 2-Way Stop(EB/WB)

Project ID: 25-120553-003
Date: 11/18/2025

Data - HT

NS/EW Streets:		US 41/Land O' Lakes Blvd					US 41/Land O' Lakes Blvd					Carricker Rd/Tower Rd					Carricker Rd/Tower Rd				
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU		SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0				
	0	15	0	0		0	12	0	0	0	0	0	0	0	0	0	0				
	0	11	0	0		0	14	0	0	0	0	1	0	0	0	0	0				
	0	9	0	0		0	15	0	0	0	0	2	0	1	0	0	0				
	0	14	0	0		0	16	0	0	0	0	0	0	0	3	0	0				
	1	19	0	0		0	21	1	1	0	0	0	0	0	0	0	0				
	0	13	0	0		0	17	0	2	0	0	0	1	0	0	0	0				
	0	10	0	1		0	13	0	0	0	0	0	0	0	0	0	0				
0	13	0	0		0	9	1	1	0	0	0	0	0	0	0	0	0				
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
APPROACH %'s :		1	104	0	1	0	117	2	4	0	0	4	0	1	0	3	0				
PEAK HR VOL :		0.94%	98.11%	0.00%	0.94%	0.00%	95.12%	1.63%	3.25%	0.00%	0.00%	100.00%	0.00%	25.00%	0.00%	75.00%	0.00%				
PEAK HR FACTOR :		0.250	0.697	0.000	0.000	0.000	0.786	0.250	0.250	0.000	0.000	0.375	0.000	0.250	0.000	0.250	0.000				
		0.675				0.739				0.375				0.333							
PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU		SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0				
	0	10	0	0		0	11	0	0	0	0	0	0	0	0	0	0				
	0	8	0	0		0	8	0	0	0	0	0	0	0	0	0	0				
	0	11	0	0		0	5	0	0	0	0	0	0	0	2	0	0				
	0	10	0	0		0	4	0	0	0	0	0	0	0	0	0	0				
	0	8	0	1		0	8	0	0	0	0	0	0	0	0	0	0				
	1	5	0	0		0	7	0	0	0	0	1	0	0	0	0	0				
	1	10	0	0		0	4	0	0	0	0	0	0	0	0	0	0				
0	10	2	0		0	8	0	1	0	0	0	0	0	0	0	0					
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
APPROACH %'s :		2	72	2	1	0	55	0	1	0	0	1	0	0	0	2	0				
PEAK HR VOL :		2.60%	93.51%	2.60%	1.30%	0.00%	98.21%	0.00%	1.79%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%				
PEAK HR FACTOR :		0.250	0.773	0.000	0.250	0.000	0.750	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.250	0.000				
		0.818				0.750				0.750				0.250							
		1				0				1				0							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250				0.000				0.000				0.000							
		0.250																			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
City: Land O' Lakes
Control: 2-Way Stop(EB/WB)

Project ID: 25-120553-003
Date: 11/18/2025

Data - Bikes

NS/EW Streets:		US 41/Land O' Lakes Blvd					Carricker Rd/Tower Rd					Carricker Rd/Tower Rd														
AM	NORTHBOUND										SOUTHBOUND															
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL									
	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1									
	7:00 AM	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									
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1									
	7:45 AM	0	1	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									
	8:15 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2									
	8:30 AM	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										
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL								
		1	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	4								
		33.33%	66.67%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0	0	0	0	0	0	0	0.250								
PEAK HR VOL :																										
PEAK HR FACTOR :		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.250								
PM	NORTHBOUND										SOUTHBOUND					EASTBOUND					WESTBOUND					TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL									
	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1									
	4:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4									
	4:15 PM	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									
	4:45 PM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1									
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
	5:15 PM	0	3	0	0	0	2	0	0	0	0	0	0	0	0	0	5									
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
5:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1										
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL								
		0	9	0	0	0	2	0	0	0	0	1	0	0	0	0	0	12								
		0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0	0	0	0.250								
PEAK HR VOL :																										
PEAK HR FACTOR :		0	3	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0.300								
		0.000	0.250	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.300								

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Carrick Rd/Tower Rd
City: Land O' Lakes
Project ID: 25-120553-003
Date: 11/18/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:		US 41/Land O' Lakes Blvd		US 41/Land O' Lakes Blvd		Carrick Rd/Tower Rd		Carrick Rd/Tower Rd	
AM		NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
		EB	WB	EB	WB	NB	SB	NB	SB
7:00 AM		0	0	0	0	0	0	0	0
7:15 AM		0	0	0	0	0	0	1	0
7:30 AM		0	0	0	0	0	0	0	1
7:45 AM		0	0	0	0	0	1	1	0
8:00 AM		0	0	0	0	1	0	0	0
8:15 AM		0	0	0	0	1	0	0	0
8:30 AM		0	0	0	0	0	2	0	0
8:45 AM		0	0	0	0	0	0	0	0
TOTAL VOLUMES : APPROACH %'s :		EB 0	WB 0	EB 0	WB 0	NB 2	SB 3	NB 2	SB 1
PEAK HR :						40.00% 60.00%		66.67% 33.33%	
PEAK HR VOL :		07:15 AM - 08:15 AM							
PEAK HR FACTOR :		0				1 0.250 0.500		1 0.250 0.750	
								TOTAL 5 0.625	

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	1	1	0	0	2
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
TOTAL VOLUMES : APPROACH %'s :	0	0	0	0	1	1	0	0	2
PEAK HR : PEAK HR VOL : PEAK HR FACTOR :	04:30 PM - 05:30 PM		0	0	0	0	0	0	0

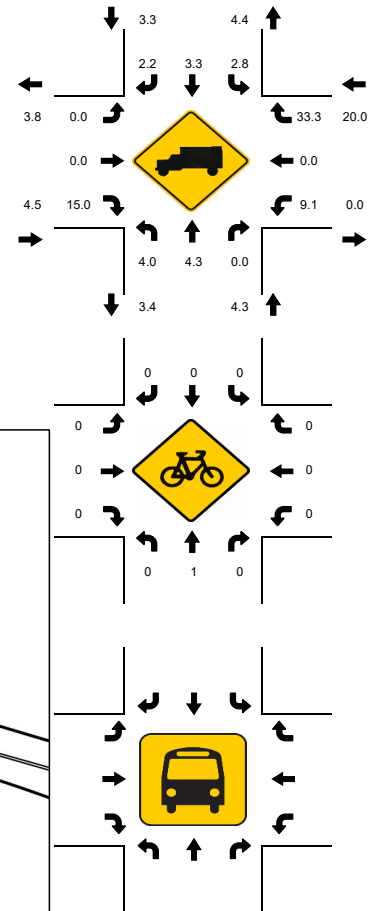
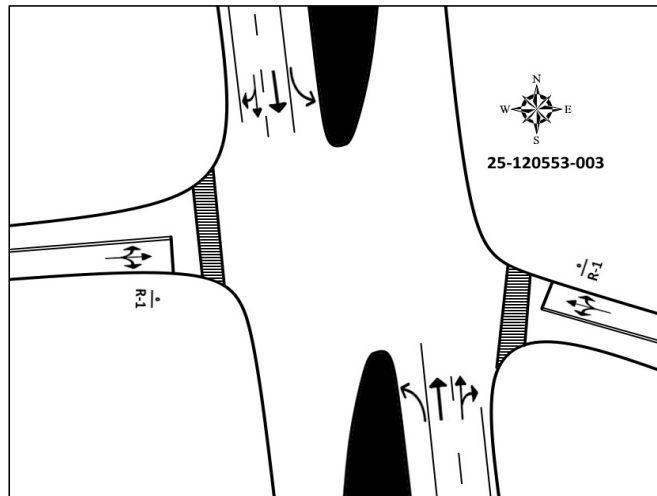
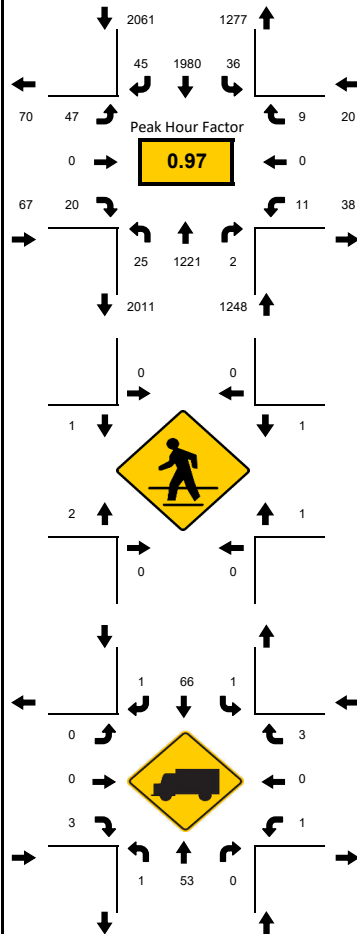
LOCATION: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-003
DATE: Tue, Nov 18, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Carricker Rd/Tower Rd Eastbound					Carricker Rd/Tower Rd 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	225	0	1		0	498	4	8		5	0	1	0		2	0	1	0		745	3286	
7:15 AM	0	270	0	4		0	566	11	9		9	0	2	0		1	0	4	0		876	3396	
7:30 AM	0	301	1	3		1	492	15	2		8	0	5	0		3	0	0	0		831	3351	
7:45 AM	2	356	1	5		3	421	5	6		20	0	7	0		3	0	5	0		834	3288	
8:00 AM	5	294	0	6		0	501	14	15		10	0	6	0		4	0	0	0		855	3124	
8:15 AM	0	256	3	3		1	529	10	8		9	0	7	0		1	0	4	0		831	2269	
8:30 AM	0	233	0	6		1	496	7	10		6	0	5	0		2	0	2	0		768	1438	
8:45 AM	0	219	1	4		0	419	5	8		8	0	5	0		0	0	1	0		670	670	
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	20	1424	4	24		12	2264	60	60		80	0	28	0		16	0	20	0		4012		
Heavy Trucks	4	76	0	0		0	84	4	4		0	0	8	0		4	0	12	0		192		
Pedestrians		0					0					4					4					8	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	0	0	0		4		
Buses																						0	
Stopped Buses																							

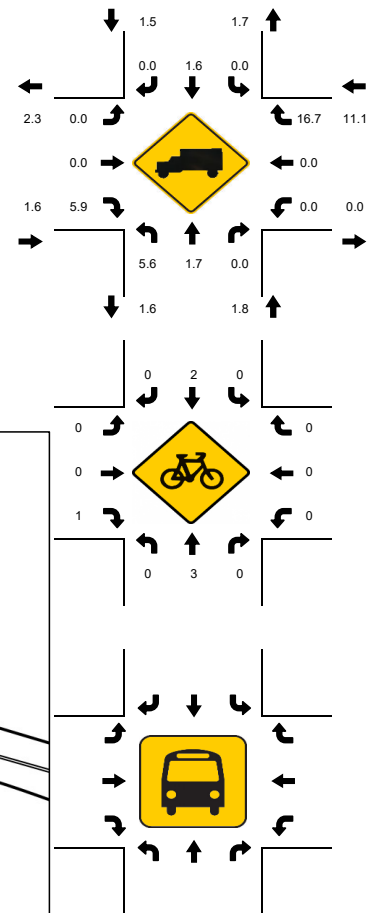
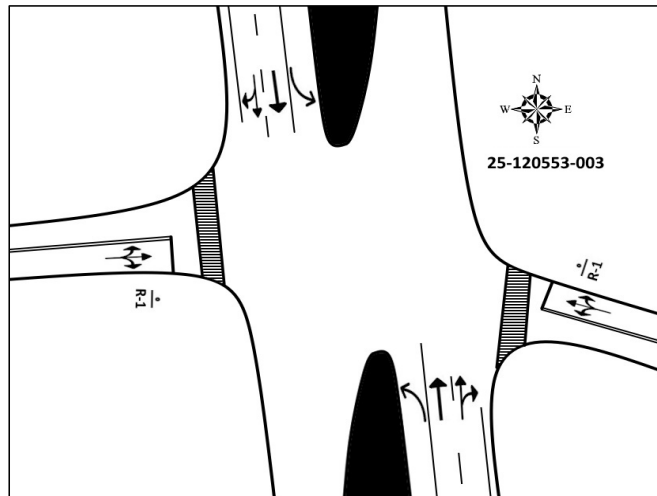
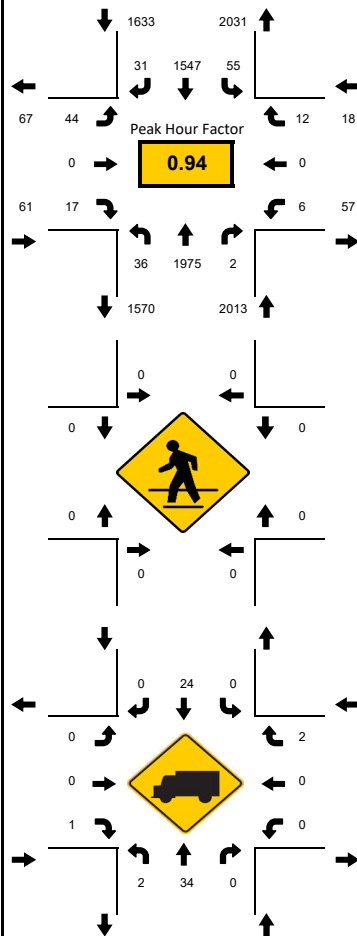
LOCATION: US 41/Land O' Lakes Blvd & Carricker Rd/Tower Rd
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-003
DATE: Tue, Nov 18, 2025

Peak-Hour: 04:30 PM - 05:30 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Carricker Rd/Tower Rd Eastbound					Carricker Rd/Tower Rd 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	523	1	4		2	348	6	14		10	0	6	0		1	0	2	0		917	3556
4:15 PM	3	471	2	6		2	323	11	12		8	0	7	0		3	0	7	0		855	3591
4:30 PM	2	461	0	7		1	435	12	6		11	0	4	0		1	0	4	0		944	3725
4:45 PM	3	466	0	6		1	321	8	13		11	0	8	0		2	0	1	0		840	3722
5:00 PM	3	528	0	3		1	376	2	20		13	0	2	0		0	0	4	0		952	3686
5:15 PM	4	520	2	8		3	415	9	10		9	0	3	0		3	0	3	0		989	2734
5:30 PM	10	530	3	7		1	358	5	7		10	0	5	0		1	0	4	0		941	1745
5:45 PM	2	432	7	6		1	318	2	13		12	0	6	0		1	1	3	0		804	804
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	16	2112	8	32		12	1740	48	80		52	0	32	0		12	0	16	0		4160	
Heavy Trucks	4	44	0	4		0	32	0	0		0	0	4	0		0	0	8	0		92	
Pedestrians		0					0					0					0				0	
Bicycles	0	12	0	0		0	8	0	0		0	0	4	0		0	0	0	0		24	
Buses																					0	
Stopped Buses																						



National Data & Surveying Services

Site Code: 25-120553-002

Date: 11/18/2025

Weather: Sunny

City: Land O' Lakes

County: Pasco

Count Times: 07:00 - 09:00

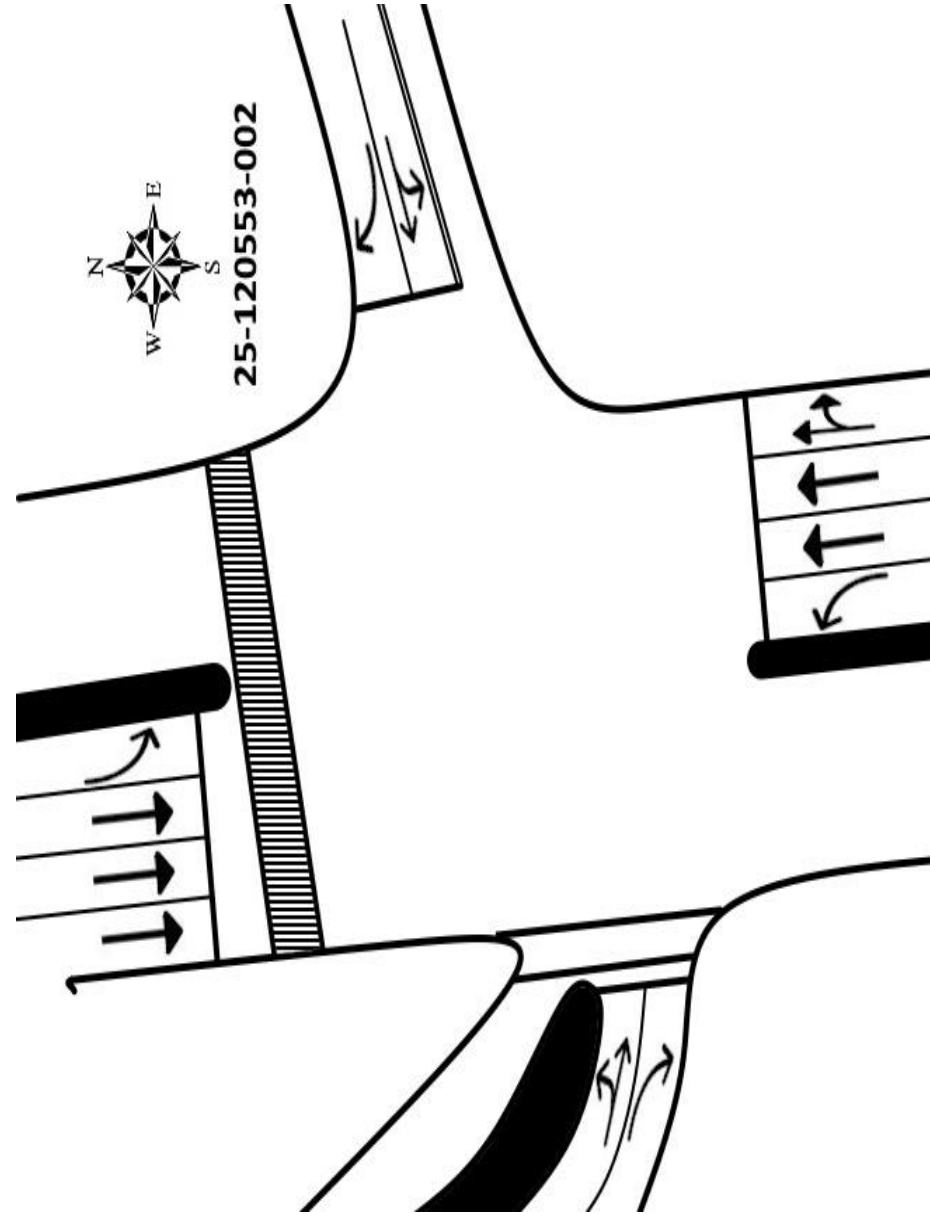
16:00 - 18:00

Control: Signalized



N/S Street: US 41/Land O' Lakes Blvd

Speed: 50 MPH



E/W Street: Ehren Cutoff/Preservation Dr/CR 583

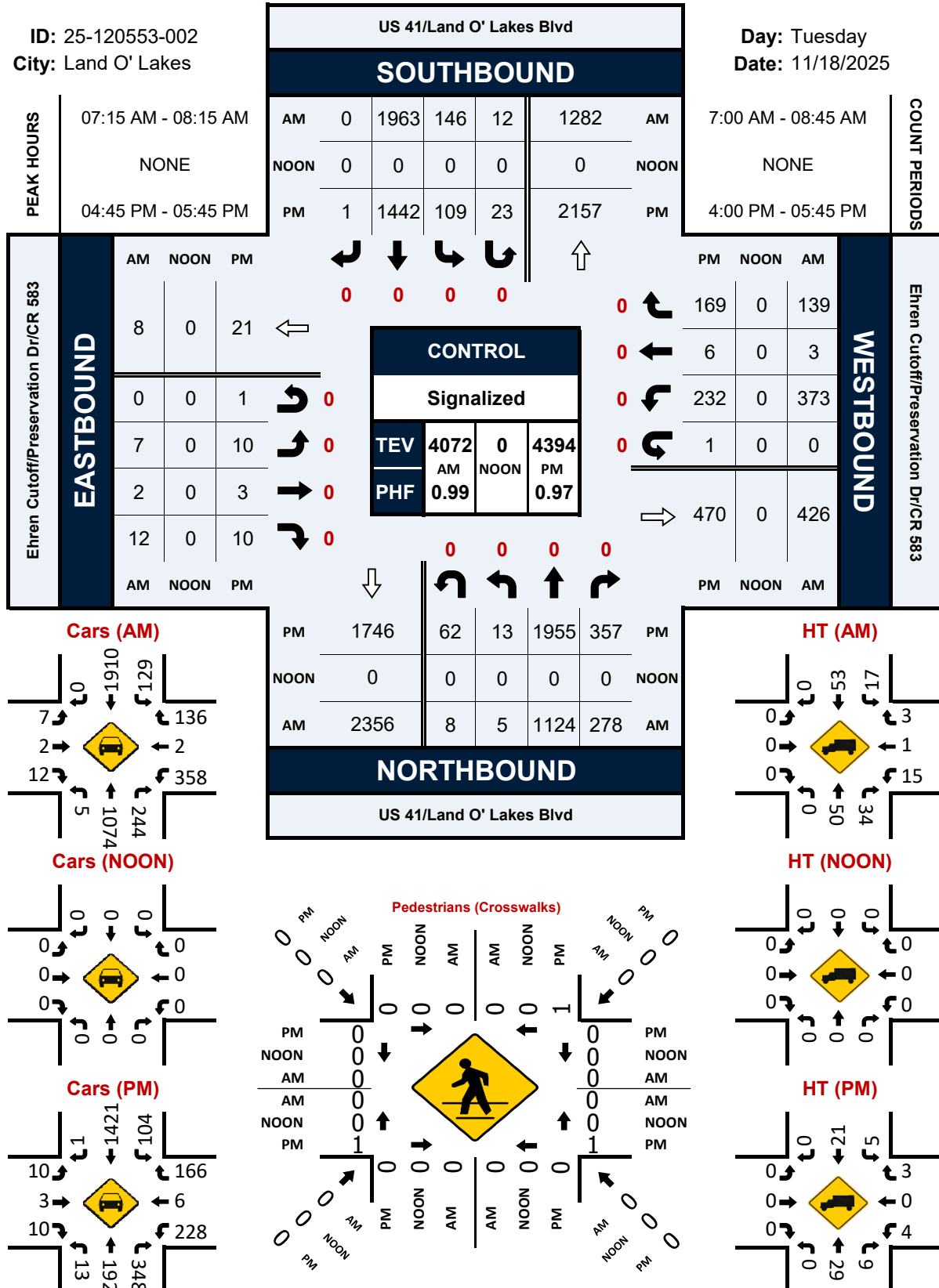
Speed: 45 MPH

US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583

Peak Hour Turning Movement Count

ID: 25-120553-002
City: Land O' Lakes

Day: Tuesday
Date: 11/18/2025



National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-002
Date: 11/18/2025

Data - Total

NS/EW Streets:		US 41/Land O' Lakes Blvd				US 41/Land O' Lakes Blvd				Ehren Cutoff/Preservation Dr/CR 583				Ehren Cutoff/Preservation Dr/CR 583						
AM	NORTHBOUND								SOUTHBOUND				EASTBOUND				WESTBOUND			
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU				
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	0	182	36	4	42	451	0	2	3	0	4	0	121	0	21	0				
	2	251	48	2	30	564	0	3	2	0	3	0	103	1	23	0				
	1	297	65	3	30	504	0	1	2	0	4	0	89	0	35	0				
	2	289	74	2	47	434	0	4	1	0	4	0	94	0	42	0				
	0	287	91	1	39	461	0	4	2	2	1	0	87	2	39	0				
	2	224	75	5	37	500	0	2	0	1	4	0	96	0	26	0				
	2	195	44	3	12	451	0	0	0	2	2	0	102	0	22	0				
2	254	37	6	21	483	0	5	0	0	1	4	0	53	2	18	0				
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU			
		11	1979	470	26	258	3848	0	21	10	6	26	0	745	5	226	0			
		0.44%	79.61%	18.91%	1.05%	6.25%	93.24%	0.00%	0.51%	23.81%	14.29%	61.90%	0.00%	76.33%	0.51%	23.16%	0.00%			
PEAK HR VOL :		5	07:15 AM - 08:15 AM				146	1963	0	12	7	2	12	0	373	3	139	0		
PEAK HR FACTOR :		0.625	0.946	0.764	0.667	0.777	0.870	0.000	0.750	0.875	0.250	0.750	0.000	0.905	0.375	0.827	0.000			
		0.933				0.888				0.875				0.947						
TOTAL																				

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-002
Date: 11/18/2025

Data - Cars

NS/EW Streets:		US 41/Land O' Lakes Blvd				US 41/Land O' Lakes Blvd				Ehren Cutoff/Preservation Dr/CR 583				Ehren Cutoff/Preservation Dr/CR 583			
AM	NORTHBOUND								SOUTHBOUND								
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	0	170	34	2	40	435	0	2	2	0	4	0	116	0	20	0	
	2	241	40	2	29	553	0	3	2	0	3	0	99	1	22	0	
	1	287	57	2	28	489	0	1	2	0	4	0	82	0	35	0	
	2	277	60	2	39	423	0	4	1	0	4	0	92	0	41	0	
	0	269	87	1	33	445	0	4	2	2	1	0	85	1	38	0	
	2	212	72	5	35	486	0	2	0	1	4	0	90	0	25	0	
	2	187	42	3	12	436	0	0	0	0	2	0	91	0	22	0	
8:45 AM	2	236	32	5	20	474	0	5	0	1	4	0	47	2	18	0	
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
		11	1879	424	22	236	3741	0	21	9	6	26	0	702	4	221	0
		0.47%	80.44%	18.15%	0.94%	5.90%	93.57%	0.00%	0.53%	21.95%	14.63%	63.41%	0.00%	75.73%	0.43%	23.84%	0.00%
PEAK HR VOL :		5	1074	244	7	129	1910	0	12	7	2	12	0	358	2	136	0
PEAK HR FACTOR :		0.625	0.936	0.701	0.875	0.827	0.863	0.000	0.750	0.875	0.250	0.750	0.000	0.904	0.500	0.829	0.000
		0.931				0.876				0.875				0.932			
PM	NORTHBOUND								SOUTHBOUND								
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	4	486	101	10	29	296	0	5	1	1	3	0	74	1	35	0	
	6	461	104	10	24	317	0	2	1	0	0	0	53	0	37	0	
	1	373	82	6	39	350	0	7	0	0	2	0	65	1	49	0	
	4	461	78	13	21	339	0	10	3	0	5	0	71	1	44	1	
	4	487	95	24	29	372	0	4	1	2	3	0	60	3	40	0	
	4	461	100	19	34	368	1	4	4	1	2	1	62	2	43	0	
	5:30 PM	1	517	75	5	20	342	0	5	2	0	0	35	0	39	0	
5:45 PM	3	416	80	7	23	322	0	3	1	2	1	47	1	34	0		
TOTAL VOLUMES : APPROACH %'s :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
		27	3662	715	94	219	2706	1	40	13	6	16	1	467	9	321	1
		0.60%	81.41%	15.90%	2.09%	7.38%	91.23%	0.03%	1.35%	36.11%	16.67%	44.44%	2.78%	58.52%	1.13%	40.23%	0.13%
PEAK HR VOL :		13	1926	348	61	104	1421	1	23	10	3	10	1	228	6	166	1
PEAK HR FACTOR :		0.813	0.931	0.870	0.635	0.765	0.955	0.250	0.575	0.625	0.375	0.500	0.250	0.803	0.500	0.943	0.250
		0.962				0.951				0.750				0.857			

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-002
Date: 11/18/2025

Data - HT

NS/EW Streets:		US 41/Land O' Lakes Blvd					US 41/Land O' Lakes Blvd					Ehren Cutoff/Preservation Dr/CR 583					Ehren Cutoff/Preservation Dr/CR 583					
AM			NORTHBOUND			NU		SOUTHBOUND			SU		EASTBOUND			EU		WESTBOUND			TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU						
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	0	12	2	2	2	16	0	0	0	1	0	0	0	5	0	1	0					
	0	10	8	0	1	11	0	0	0	0	0	0	0	4	0	1	0					
	0	10	8	1	2	15	0	0	0	0	0	0	0	7	0	0	0					
	0	12	14	0	8	11	0	0	0	0	0	0	0	2	0	1	0					
	0	18	4	0	6	16	0	0	0	0	0	0	0	2	1	1	0					
	0	12	3	0	2	14	0	0	0	0	0	0	0	6	0	1	0					
	0	8	2	0	0	15	0	0	0	0	0	0	0	11	0	0	0					
0	18	5	1	1	9	0	0	0	0	0	0	0	6	0	0	0						
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
APPROACH %s :		0	100	46	4	22	107	0	0	1	0	0	0	43	1	5	0					
PEAK HR VOL :		0	66.67%	30.67%	2.67%	17.05%	82.95%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	87.76%	2.04%	10.20%	0.00%					
PEAK HR FACTOR :		0	0.694	0.607	0.250	0.531	0.828	0.000	0.000	0.000	0.000	0.000	0.000	0.536	0.250	0.750	0.000					
		0.817				0.795				0.679												
PM			NORTHBOUND			NU		SOUTHBOUND			SU		EASTBOUND			EU		WESTBOUND			TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU						
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	0	10	4	0	1	8	0	1	0	0	0	0	2	0	1	0	0					
	0	8	2	0	0	10	0	1	0	0	0	0	2	0	0	0	0					
	0	14	1	0	1	6	0	0	0	0	0	0	6	0	0	0	0					
	0	8	2	0	2	4	0	0	0	0	0	0	1	0	2	0	0					
	0	4	1	1	1	6	0	0	0	0	0	0	1	0	0	0	0					
	0	7	2	0	0	7	0	0	0	0	0	0	2	0	1	0	0					
	0	10	4	0	1	4	0	0	0	0	0	0	0	0	0	0	0					
0	9	1	0	1	7	0	0	0	0	0	0	0	4	0	2	0						
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU					
APPROACH %s :		0	70	17	1	8	52	0	2	0	0	0	0	18	0	6	0					
PEAK HR VOL :		0	79.55%	19.32%	1.14%	12.90%	83.87%	0.00%	3.23%	0	0	0	0	75.00%	0.00%	25.00%	0.00%					
PEAK HR FACTOR :		0	0.725	0.563	0.250	0.625	0.750	0.000	0.000	0.000	0.000	0.000	0.000	0.500	0.000	0.375	0.000					
		0.696				0.813				0.000				0.583								

National Data & Surveying Services

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
City: Land O' Lakes
Control: Signalized

Project ID: 25-120553-002
Date: 11/18/2025

Data - Bikes

NS/EW Streets:		US 41/Land O' Lakes Blvd				Ehren Cutoff/Preservation Dr/CR 583				Ehren Cutoff/Preservation Dr/CR 583			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
	7:00 AM	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
	7:30 AM	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
	8:00 AM	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
	8:30 AM	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
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
APPROACH %'s :		0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :		0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR VOL :		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
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
TOTAL		0	0	0	0	0	0	0	0	0	0	0	0

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
	4:00 PM	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
	4:30 PM	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
	5:00 PM	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
	5:30 PM	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
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU
APPROACH %'s :		0	1	0	0	0	2	0	0	0	0	0	0
PEAK HR :		0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
PEAK HR VOL :		0	0	0	0	0	0.250	0	0	0	0	0	0
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL		0	1	0	0	0	2	0	0	0	0	1	0

Intersection Turning Movement Count

Location: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583 **Project ID:** 25-120553-002
City: Land O' Lakes **Date:** 11/18/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	US 41/Land O' Lakes Blvd		Ehren Cutoff/Preservation Dr/CR 583		Ehren Cutoff/Preservation Dr/CR 583	
	NORTH LEG		SOUTH LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB
7:00 AM	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0
7:30 AM	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0
TOTAL VOLUMES :	0	0	0	0	0	0
APPROACH %'s :						
PEAK HR :	07:15 AM - 08:15 AM					
PEAK HR VOL :	0	0	0	0	0	0
PEAK HR FACTOR :						

NS/EW Streets:	US 41/Land O' Lakes Blvd		Ehren Cutoff/Preservation Dr/CR 583		Ehren Cutoff/Preservation Dr/CR 583	
	NORTH LEG		SOUTH LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB
4:00 PM	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0
4:30 PM	1	0	0	0	0	0
4:45 PM	0	1	0	0	0	0
5:00 PM	0	0	0	0	0	0
5:15 PM	0	0	0	0	1	0
5:30 PM	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0
TOTAL VOLUMES :	1	1	0	0	1	0
APPROACH %'s :	50.00%	50.00%	0	0	100.00%	0.00%
PEAK HR :	04:45 PM - 05:45 PM					
PEAK HR VOL :	0	1	0	0	1	0
PEAK HR FACTOR :	0.250		0.250		0.250	

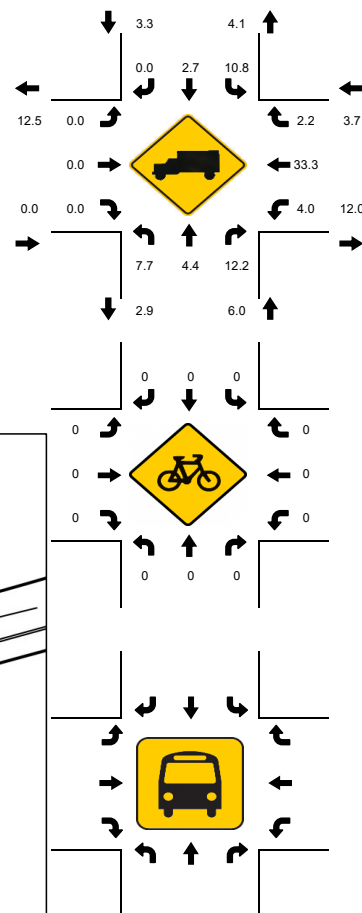
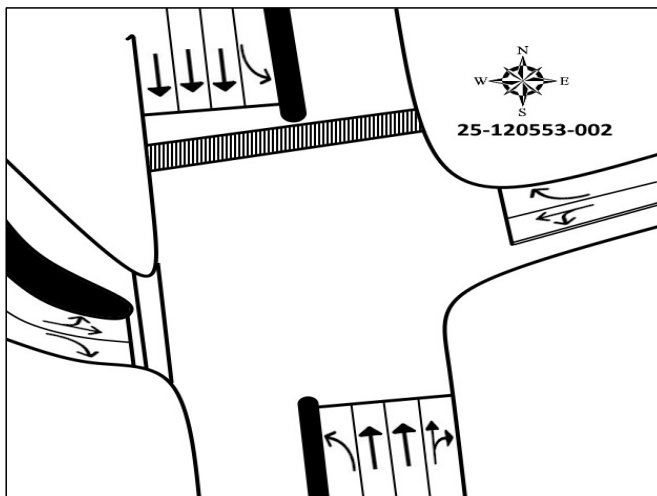
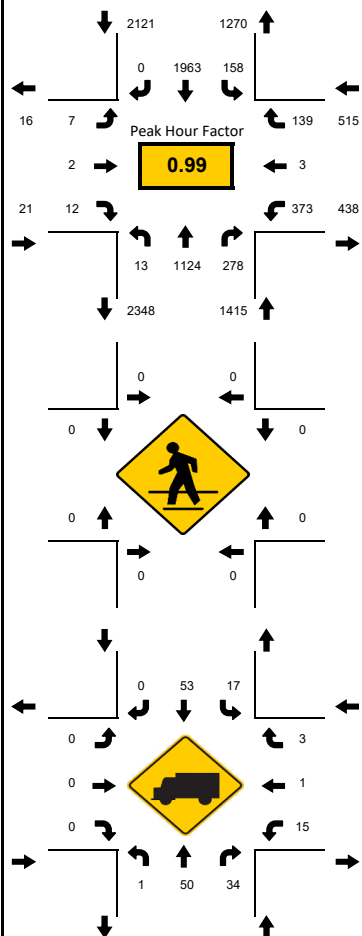
LOCATION: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-002
DATE: Tue, Nov 18, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Ehren Cutoff/Preservation Dr/CR 583 Eastbound					Ehren Cutoff/Preservation Dr/CR 583 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	182	36	4		42	451	0	2		3	0	4	0		121	0	21	0		866	3922
7:15 AM	2	251	48	2		30	564	0	3		2	0	3	0		103	1	23	0		1032	4072
7:30 AM	1	297	65	3		30	504	0	1		2	0	4	0		89	0	35	0		1031	4012
7:45 AM	2	289	74	2		47	434	0	4		1	0	4	0		94	0	42	0		993	3816
8:00 AM	0	287	91	1		39	461	0	4		2	2	1	0		87	2	39	0		1016	3709
8:15 AM	2	224	75	5		37	500	0	2		0	1	4	0		96	0	26	0		972	2693
8:30 AM	2	195	44	3		12	451	0	0		0	2	2	0		102	0	22	0		835	1721
8:45 AM	2	254	37	6		21	483	0	5		0	1	4	0		53	2	18	0		886	886
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	1188	364	12		188	2256	0	16		8	8	16	0		412	8	168	0		4652	
Heavy Trucks	0	72	56	4		32	64	0	0		0	0	0	0		28	4	4	0		260	
Pedestrians	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

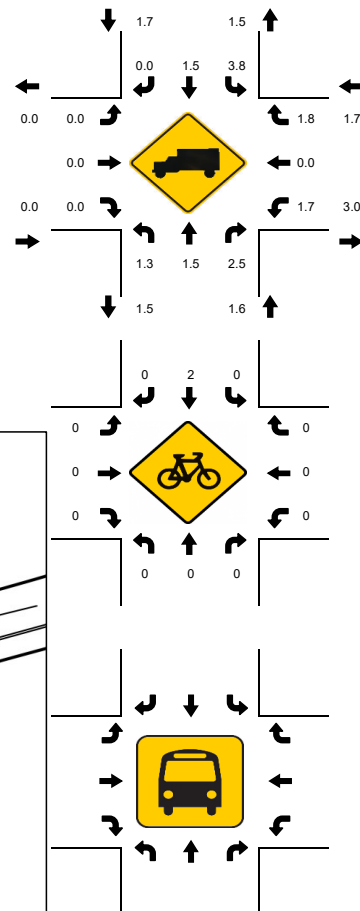
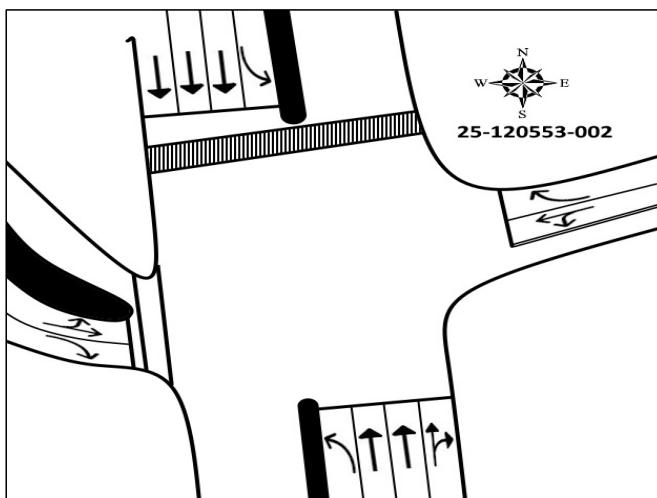
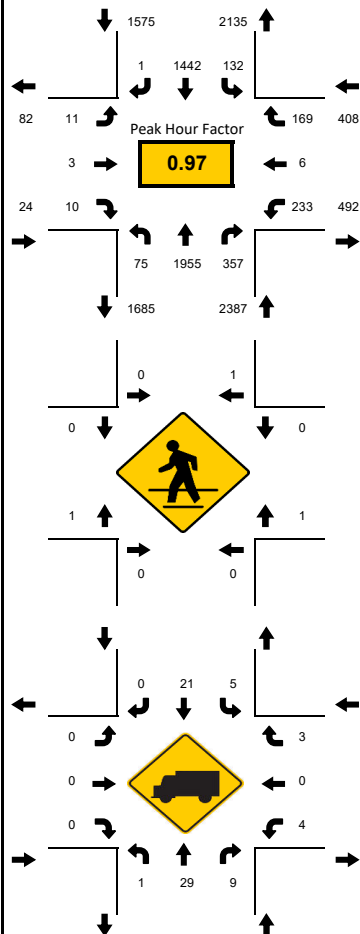
LOCATION: US 41/Land O' Lakes Blvd & Ehren Cutoff/Preservation Dr/CR 583
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 25-120553-002
DATE: Tue, Nov 18, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41/Land O' Lakes Blvd Northbound					US 41/Land O' Lakes Blvd Southbound					Ehren Cutoff/Preservation Dr/CR 583 Eastbound					Ehren Cutoff/Preservation Dr/CR 583 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	4	496	105	10		30	304	0	6		1	1	3	0		76	1	36	0		1073	4184
4:15 PM	6	469	106	10		24	327	0	3		1	0	0	0		55	0	37	0		1038	4249
4:30 PM	1	387	83	6		40	356	0	7		0	0	2	0		71	1	49	0		1003	4337
4:45 PM	4	469	80	13		23	343	0	10		3	0	5	0		72	1	46	1		1070	4394
5:00 PM	4	491	96	25		30	378	0	4		1	2	3	0		61	3	40	0		1138	4288
5:15 PM	4	468	102	19		35	375	1	4		4	1	2	1		64	2	44	0		1126	3150
5:30 PM	1	527	79	5		21	346	0	5		2	0	0	0		35	0	39	0		1060	2024
5:45 PM	3	425	81	7		24	329	0	3		1	2	1	0		51	1	36	0		964	964
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	16	2108	408	100		140	1512	4	40		16	8	20	4		288	12	184	4		4864	
Heavy Trucks	0	40	16	4		8	28	0	0		0	0	0	0		8	0	8	0		108	
Pedestrians	0	0	0	0		0	4	0	0		0	4	0	0		0	4	0	0		12	
Bicycles	0	0	0	0		0	8	0	0		0	0	0	0		0	0	0	0		8	
Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Stopped Buses	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	

Location Details			
Signal ID:	643	Date:	September 12, 2024
Major Street:	US 41	Orientation:	N-S
Minor Street:	Gator Ln-Wilderness Lake Blvd	Orientation:	E-W

Controller Timings (seconds)

Movement # (Controller Phase Ø)	Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Ø9	Ø10	Ø11	Ø12	Ø13	Ø14	Ø15	Ø16	Notes
Direction	SBLT	NB	WBLT	EB	NBLT	SB	EBLT	WB					NBLT				
Turn Type	Prot		Prot Perm		Prot		FYA						Prot				
Min Green	7	20	7	10	7	20	7	10					7				
Ext	3.0	5.0	3.0	3.0	3.0	5.0	4.0	3.0					3.0				
Yellow	5.5	5.5	3.4	3.4	5.5	5.5	3.4	3.4					5.5				
All Red	2.0	2.0	6.0	6.0	2.0	2.0	4.4	6.0					2.0				
Max I	30	90	25	30	65	90	25	30					30				
Max II		105	25	80	60	105	45	50									
Walk		7		7		7		7									
Flashing Don't Walk		21		32		23		29									
Detector Memory																	
Det. Switching to:			Ø8				Ø4										
Recall		MIN				MIN											
CNA																	

Coordination Timings (seconds)

Pattern	C-S-O	Cycle Length	Splits																Offset	Seq	Coord Ø
			Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Ø9	Ø10	Ø11	Ø12	Ø13	Ø14	Ø15	Ø16			
1		240	30	145 MAX	21	44	54	121 MAX	25	40									29	2	2, 6
3		240	32	143 MAX	21	44	40	135 MAX	25	40									1	2	2, 6
5															OMT				-	1	-
11		240	24	151 MAX	21	44	33	115 MAX	21	44					27				58	2	2, 6
21		240	30	112 MAX	25	73	32	110 MAX	50	48									11	2	2, 6

Offset Reference Point	Phase Mode
Beginning of Yellow	STD8

Notes:

- 1) Use 'Max I' during FREE Operation.
- 2) Max recall Ø2 and Ø6 during coordination.
- 3) Red Lock programmed on Ø1, Ø4, Ø5, and Ø8 detectors.
- 4) 5.0 second LPI programmed on Ø4 and Ø8.
- 5) Timing Plan 2 uses 10 seconds of Walk for Ø8, operating during actions 1, 5, 11, and 21.

SEQ 1					
Ring - 1	1	2	3	4	
Ring - 2	5	6	13	7	8
SEQ 2					
Ring - 1	2	1	3	4	
Ring - 2	5	6	13	7	8

Location Details			
Signal ID:	706	Date:	September 12, 2024
Major Street:	US 41	Orientation:	N-S
Minor Street:	Ehren Cutoff	Orientation:	E-W

Controller Timings (seconds)

[illegible]

Coordination Timings (seconds)

[illegible]

Offset Reference Point	Phase Mode
Beginning of Yellow	STD8

Notes:

- 1) Use 'Max I' during FREE Operation.
- 2) Max recall Ø2 and Ø6 during coordination.
- 3) Red Lock programmed on Ø4 and Ø8 detectors.
- 4) 3.0 second LPI programmed on Ø2 and Ø8.

	SEQ 1		
Ring - 1	1	2	4
Ring - 2	5	6	8

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1400 PASCO COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2024 - 01/06/2024	1.00	1.04
2	01/07/2024 - 01/13/2024	1.02	1.06
3	01/14/2024 - 01/20/2024	1.03	1.07
4	01/21/2024 - 01/27/2024	1.02	1.06
5	01/28/2024 - 02/03/2024	1.00	1.04
6	02/04/2024 - 02/10/2024	0.99	1.03
* 7	02/11/2024 - 02/17/2024	0.97	1.01
* 8	02/18/2024 - 02/24/2024	0.96	1.00
* 9	02/25/2024 - 03/02/2024	0.96	1.00
*10	03/03/2024 - 03/09/2024	0.95	0.99
*11	03/10/2024 - 03/16/2024	0.94	0.98
*12	03/17/2024 - 03/23/2024	0.95	0.99
*13	03/24/2024 - 03/30/2024	0.95	0.99
*14	03/31/2024 - 04/06/2024	0.96	1.00
*15	04/07/2024 - 04/13/2024	0.96	1.00
*16	04/14/2024 - 04/20/2024	0.96	1.00
*17	04/21/2024 - 04/27/2024	0.97	1.01
*18	04/28/2024 - 05/04/2024	0.97	1.01
*19	05/05/2024 - 05/11/2024	0.98	1.02
20	05/12/2024 - 05/18/2024	0.98	1.02
21	05/19/2024 - 05/25/2024	0.99	1.03
22	05/26/2024 - 06/01/2024	1.00	1.04
23	06/02/2024 - 06/08/2024	1.00	1.04
24	06/09/2024 - 06/15/2024	1.01	1.05
25	06/16/2024 - 06/22/2024	1.01	1.05
26	06/23/2024 - 06/29/2024	1.02	1.06
27	06/30/2024 - 07/06/2024	1.02	1.06
28	07/07/2024 - 07/13/2024	1.03	1.07
29	07/14/2024 - 07/20/2024	1.03	1.07
30	07/21/2024 - 07/27/2024	1.04	1.08
31	07/28/2024 - 08/03/2024	1.04	1.08
32	08/04/2024 - 08/10/2024	1.04	1.08
33	08/11/2024 - 08/17/2024	1.05	1.09
34	08/18/2024 - 08/24/2024	1.05	1.09
35	08/25/2024 - 08/31/2024	1.05	1.09
36	09/01/2024 - 09/07/2024	1.06	1.10
37	09/08/2024 - 09/14/2024	1.06	1.10
38	09/15/2024 - 09/21/2024	1.07	1.11
39	09/22/2024 - 09/28/2024	1.05	1.09
40	09/29/2024 - 10/05/2024	1.04	1.08
41	10/06/2024 - 10/12/2024	1.03	1.07
42	10/13/2024 - 10/19/2024	1.02	1.06
43	10/20/2024 - 10/26/2024	1.01	1.05
44	10/27/2024 - 11/02/2024	1.01	1.05
45	11/03/2024 - 11/09/2024	1.00	1.04
46	11/10/2024 - 11/16/2024	1.00	1.04
47	11/17/2024 - 11/23/2024	1.00	1.04
48	11/24/2024 - 11/30/2024	1.00	1.04
49	12/01/2024 - 12/07/2024	1.00	1.04
50	12/08/2024 - 12/14/2024	1.00	1.04
51	12/15/2024 - 12/21/2024	1.00	1.04
52	12/22/2024 - 12/28/2024	1.02	1.06
53	12/29/2024 - 12/31/2024	1.03	1.07

* PEAK SEASON

04-MAR-2025 16:32:54

830UPD

7_1400_PKSEASON.TXT

Appendix F
Detailed Intersection Volumes

Project No.		25941.02.04									
Intersection Volumes											
		Factors			Tgen						
Analysis Period		SF	AGR	Years	Enter	Exit	Legend				
AM Peak		1.00	2.00%	6	21	65	Backg'd + {Vested} + [Pass-by] + (Project) = Total				

Intersection: US 41 & Project Access													4
App	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Init Proj	Proj Adjst	Project	BldOut	Volumes
NB	U	0	1	0	1.12	0			0		0	0	
	L	0	1	0	1.12	0			0		0	0	
	T	1309	1	1309	1.12	1466			0		0	1466	1466
	R	0	1	0	1.12	0	100%		21		21	21	(21)
SB	U	0	1	0	1.12	0			0		0	0	
	L	0	1	0	1.12	0			0		0	0	
	T	2061	1	2061	1.12	2308	45%	55%	45		45	2353	2308 + (45) = 2353
	R	0	1	0	1.12	0			0		0	0	
EB	U	0	0	0	0	0	0%	0%	0	0	0	0	
	L	0	0	0	0	0	0%	0%	0	0	0	0	
	T	0	0	0	0	0	0%	0%	0	0	0	0	
	R	0	0	0	0	0	0%	0%	0	0	0	0	
WB	U	0	1	0	1.12	0			0		0	0	
	L	0	1	0	1.12	0			0		0	0	
	T	0	1	0	1.12	0			0		0	0	
	R	0	1	0	1.12	0	100%		65		65	65	(65)

Project No. 25941.02.04
Intersection Volumes

Analysis Period	Factors			Tgen		Legend		
	SF	AGR	Years	Enter	Exit			
	1.00	2.00%	6	51	39	Backg'd + {Vested} + [Pass-by] + (Project) = Total		

Intersection: US 41 & Wilderness Lakes Blvd													1
App	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Init Proj	Proj Adjst	Project	BldOut	Volumes
NB	U	6	1	6	1.12	7		55%	21		21	28	7 + (21) = 28
	L	68	1	68	1.12	76		2%	1		1	77	76 + (1) = 77
	T	1790	1	1790	1.12	2005		40%	16		16	2021	2005 + (16) = 2021
	R	91	1	91	1.12	102		2%	1		1	103	102 + (1) = 103
SB	U	9	1	9	1.12	10			0		0	10	10
	L	93	1	93	1.12	104			0		0	104	104
	T	1336	1	1336	1.12	1496	40%		20	1	21	1517	1496 + (21) = 1517
	R	51	1	51	1.12	57			0		0	57	57
EB	U	1	1	1	1.12	1			0		0	1	1
	L	97	1	97	1.12	109			0		0	109	109
	T	18	1	18	1.12	20			0		0	20	20
	R	87	1	87	1.12	97	2%		1		1	98	97 + (1) = 98
WB	U	0	1	0	1.12	0			0		0	0	0
	L	95	1	95	1.12	106	2%		1		1	107	106 + (1) = 107
	T	14	1	14	1.12	16			0		0	16	16
	R	120	1	120	1.12	134			0		0	134	134

Intersection: US 41 & Carricker Road													2
App	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Init Proj	Proj Adjst	Project	BldOut	Volumes
NB	U	24	1	24	1.12	27			0		0	27	27
	L	12	1	12	1.12	13			0		0	13	13
	T	1975	1	1975	1.12	2212	55%		28		28	2240	2212 + (28) = 2240
	R	2	1	2	1.12	2			0		0	2	2
SB	U	49	1	49	1.12	55	45%		23		23	78	55 + (23) = 78
	L	6	1	6	1.12	7			0		0	7	7
	T	1547	1	1547	1.12	1733		55%	21		21	1754	1733 + (21) = 1754
	R	31	1	31	1.12	35			0		0	35	35
EB	U	0	1	0	1.12	0			0		0	0	0
	L	44	1	44	1.12	49			0		0	49	49
	T	0	1	0	1.12	0			0		0	0	0
	R	17	1	17	1.12	19			0		0	19	19
WB	U	0	1	0	1.12	0			0		0	0	0
	L	6	1	6	1.12	7			0		0	7	7
	T	0	1	0	1.12	0			0		0	0	0
	R	12	1	12	1.12	13			0		0	13	13

Intersection: US 41 & Ehren Cutoff													3
App	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Init Proj	Proj Adjst	Project	BldOut	Volumes
NB	U	62	1	62	1.12	69			0		0	69	69
	L	13	1	13	1.12	15			0		0	15	15
	T	1955	1	1955	1.12	2190	50%		26		26	2216	2190 + (26) = 2216
	R	357	1	357	1.12	400			0		0	400	400
SB	U	23	1	23	1.12	26			0		0	26	26
	L	109	1	109	1.12	122		5%	2		2	124	122 + (2) = 124
	T	1442	1	1442	1.12	1615		50%	20	-1	19	1634	1615 + (19) = 1634
	R	1	1	1	1.12	1			0		0	1	1
EB	U	1	1	1	1.12	1			0		0	1	1
	L	10	1	10	1.12	11			0		0	11	11
	T	3	1	3	1.12	3			0		0	3	3
	R	10	1	10	1.12	11			0		0	11	11
WB	U	1	1	1	1.12	1			0		0	1	1
	L	232	1	232	1.12	260			0		0	260	260
	T	6	1	6	1.12	7			0		0	7	7
	R	169	1	169	1.12	189	5%		3	-1	2	191	189 + (2) = 191

Intersection: US 41 & Project Access													4
App	Mvmt	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Init Proj	Proj Adjst	Project	BldOut	Volumes
NB	U	0	1	0	1.12	0			0		0	0	0
	L	0	1	0	1.12	0			0		0	0	0
	T	2080	1	2080	1.12	2330			0		0	2330	2330
	R	0	1	0	1.12	0	100%		51		51	51	(51)
SB	U	0	1	0	1.12	0			0		0	0	0
	L	0	1	0	1.12	0			0		0	0	0
	T	1633	1	1633	1.12	1829	45%	55%	44		44	1873	1829 + (44) = 1873
	R	0	1	0	1.12	0			0		0	0	0
EB	U	0	0	0	0	0	0%	0%	0	0	0	0	0
	L	0	0	0	0	0	0%	0%	0	0	0	0	0
	T	0	0	0	0	0	0%	0%	0	0	0	0	0
	R	0	0	0	0	0	0%	0%	0	0	0	0	0
WB	U	0	1	0	1.12	0			0		0	0	0
	L	0	1	0	1.12	0			0		0	0	0
	T	0	1	0	1.12	0			0		0	0	0
	R	0	1	0	1.12	0		100%	39		39	39	(39)

Appendix G
FDOT 2023 Generalized Capacity Table & Synchro Arterial Analysis

C3C

Motor Vehicle Highway Generalized Service Volume Tables



(C3C-Suburban Commercial)

Adjusted Capacity

Peak Hour Directional

	B	C	D	E
1 Lane	*	758	1,067	**
2 Lane	*	1,516	1,805	**
3 Lane	*	2,354	2,673	**
4 Lane	*	3,162	3,172	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,377	1,945	**
4 Lane	*	2,753	3,282	**
6 Lane	*	4,279	4,858	**
8 Lane	*	5,746	5,766	**

AADT

	B	C	D	E
2 Lane	*	15,262	21,646	**
4 Lane	*	30,623	36,509	**
6 Lane	*	47,581	53,965	**
8 Lane	*	63,840	64,040	**

Round results to the nearest tens (i.e. 1,754 should be rounded to 1,750)

Base Capacity

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	*	1380	1950	**
4 Lane	*	2760	3290	**
6 Lane	*	4290	4870	**
8 Lane	*	5760	5780	**

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	**

Source: 2023 FDOT MQ/LOS Handbook

Apply Adjustment Factors

One-way Facility: PHDS Multiply by 1.2 ; AADT: Multiply by 0.6

☐

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: 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 Exclusive Left Turn: Multiply by 0.95

☒

Multilane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75

☐

Non-State Signalized Roadway

☐

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.

Source: 2023 FDOT MQ/LOS Handbook, Appendix B: Florida's Generalized Service Volume Tables

PHDS: Peak Hour Directional Service

[2023 Multimodal Quality/Level Of Service Handbook, January 2023](#)

Arterial Level of Service: NB US 41

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Ehren Cutoff	I	50	50.9	44.4	95.3	0.71	26.7	D
Wilderness Lake Blvd	I	53	112.7	33.0	145.7	1.67	41.3	B
Total	I		163.6	77.4	241.0	2.38	35.5	B

Arterial Level of Service: SB US 41

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Wilderness Lake Blvd	I	55	41.5	19.0	60.5	0.63	37.7	B
Ehren Cutoff	I	53	112.7	24.5	137.2	1.67	43.9	A
Total	I		154.2	43.5	197.7	2.31	42.0	B

Arterial Level of Service: NB US 41

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Ehren Cutoff	I	50	51.3	46.0	97.3	0.71	26.3	D
Wilderness Lake Blvd	I	53	112.7	33.4	146.1	1.67	41.2	B
Total	I		164.0	79.4	243.4	2.38	35.3	B

Arterial Level of Service: SB US 41

Cross Street	Arterial Class	Flow Speed	Running Time	Signal Delay	Travel Time (s)	Dist (mi)	Arterial Speed	Arterial LOS
Wilderness Lake Blvd	I	55	41.5	20.1	61.6	0.63	37.0	B
Ehren Cutoff	I	53	112.7	24.6	137.3	1.67	43.8	A
Total	I		154.2	44.7	198.9	2.31	41.7	B

Appendix H
HCM Worksheets & Signal Timings

HCM 7th Signalized Intersection Summary

1: US 41 & Wilderness Lake Blvd

PM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	20	97	106	16	134	83	2005	102	114	1496	57
Future Volume (veh/h)	110	20	97	106	16	134	83	2005	102	114	1496	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1811	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	116	21	71	112	17	99	87	2111	0	120	1575	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	2	3	2	2	3	2	2	2	2	2
Cap, veh/h	164	170	148	220	19	112	118	2280		135	2427	
Arrive On Green	0.07	0.09	0.09	0.05	0.08	0.08	0.03	0.64	0.00	0.08	0.68	0.00
Sat Flow, veh/h	1781	1811	1585	1767	238	1384	3428	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	116	21	71	112	0	116	87	2111	0	120	1575	0
Grp Sat Flow(s),veh/h/ln	1781	1811	1585	1767	0	1621	1714	1777	1585	1781	1777	1585
Q Serve(g_s), s	14.2	2.6	10.2	11.6	0.0	17.0	6.0	125.9	0.0	16.0	60.6	0.0
Cycle Q Clear(g_c), s	14.2	2.6	10.2	11.6	0.0	17.0	6.0	125.9	0.0	16.0	60.6	0.0
Prop In Lane	1.00		1.00	1.00		0.85	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	164	170	148	220	0	131	118	2280		135	2427	
V/C Ratio(X)	0.71	0.12	0.48	0.51	0.00	0.88	0.74	0.93		0.89	0.65	
Avail Cap(c_a), veh/h	171	261	229	220	0	207	464	2280		182	2427	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	93.7	99.7	103.2	97.2	0.0	109.2	114.8	38.0	0.0	109.9	21.7	0.0
Incr Delay (d2), s/veh	12.2	0.3	2.4	1.9	0.0	22.7	8.8	8.0	0.0	31.2	1.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.7	2.2	7.8	11.0	0.0	12.8	5.1	66.4	0.0	13.4	32.8	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	105.9	100.1	105.6	99.1	0.0	131.8	123.6	45.9	0.0	141.1	23.0	0.0
LnGrp LOS	F	F	F	F		F	F	D		F	C	
Approach Vol, veh/h	208			228			2198			1695		
Approach Delay, s/veh	105.2			115.8			49.0			31.4		
Approach LOS	F			F			D			C		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	25.6	161.5	21.0	31.9	15.7	171.4	24.0	28.8				
Change Period (Y+Rc), s	7.5	7.5	9.4	9.4	7.5	7.5	7.8	9.4				
Max Green Setting (Gmax), s	24.5	135.5	11.6	34.6	32.5	127.5	17.2	30.6				
Max Q Clear Time (g_c+I1), s	18.0	127.9	13.6	12.2	8.0	62.6	16.2	19.0				
Green Ext Time (p_c), s	0.1	6.5	0.0	0.3	0.2	16.3	0.0	0.4				
Intersection Summary												
HCM 7th Control Delay, s/veh	48.3											
HCM 7th LOS	D											
Notes												
Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.												

PM Background 25941.02.04 3:08 pm 03/25/2026 Baseline

Synchro 12 Report

HCM 7th TWSC
2: US 41 & Carricker Rd

PM Background

Intersection												
Int Delay, s/veh	8.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	49	0	19	7	0	13	40	2212	2	62	1733	35
Future Vol, veh/h	49	0	19	7	0	13	40	2212	2	62	1733	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	525	-	-	510	-	-
Veh in Median Storage, #	-	2	-	-	2	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	6	2	2	17	6	2	2	2	2	2
Mvmt Flow	52	0	20	7	0	14	43	2353	2	66	1844	37

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	3256	4435	940	3493	4452	1178	1881	0	0	2355	0	0
Stage 1	1994	1994	-	2439	2439	-	-	-	-	-	-	-
Stage 2	1262	2440	-	1054	2013	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	7.02	7.54	6.54	7.24	4.22	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.36	3.52	4.02	3.47	2.26	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 4	1	257	~ 2	1	162	299	-	-	205	-	-
Stage 1	62	104	-	32	61	-	-	-	-	-	-	-
Stage 2	180	61	-	242	102	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 2	1	257	-	1	162	299	-	-	205	-	-
Mov Cap-2 Maneuver	~ 34	-	-	-	22	-	-	-	-	-	-	-
Stage 1	~ 42	70	-	27	52	-	-	-	-	-	-	-
Stage 2	141	52	-	151	69	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	\$ 505.78		0.34	1.04
HCM LOS	F	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	299	-	-	45	205	-	-
HCM Lane V/C Ratio	0.142	-	-	1.622	0.322	-	-
HCM Ctrl Dly (s/v)	19	-	-	\$ 505.8	30.7	-	-
HCM Lane LOS	C	-	-	F	D	-	-
HCM 95th %tile Q(veh)	0.5	-	-	7.2	1.3	-	-

Notes	
~: Volume exceeds capacity	\$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

HCM 7th Signalized Intersection Summary

3: US 41 & Ehren Cutoff

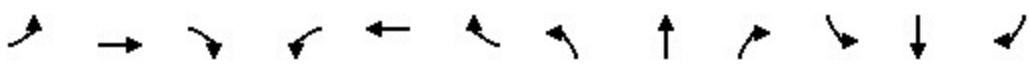
PM Background

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations								  			  	
Traffic Volume (veh/h)	12	3	11	261	7	189	84	2190	400	148	1615	1
Future Volume (veh/h)	12	3	11	261	7	189	84	2190	400	148	1615	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1856	1826	1870	1870
Adj Flow Rate, veh/h	12	3	9	269	7	142	87	2258	302	153	1665	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	3	5	2	2
Cap, veh/h	42	6	517	46	0	517	200	2093	273	175	2573	2
Arrive On Green	0.33	0.33	0.33	0.33	0.33	0.33	0.04	0.46	0.46	0.07	0.49	0.49
Sat Flow, veh/h	0	19	1585	0	0	1585	1781	4571	596	1739	5271	3
Grp Volume(v), veh/h	15	0	9	276	0	142	87	1667	893	153	1075	591
Grp Sat Flow(s),veh/h/ln	19	0	1585	0	0	1585	1781	1702	1763	1739	1702	1870
Q Serve(g_s), s	0.0	0.0	0.6	0.0	0.0	10.3	4.0	70.8	70.8	9.3	36.5	36.5
Cycle Q Clear(g_c), s	50.4	0.0	0.6	50.4	0.0	10.3	4.0	70.8	70.8	9.3	36.5	36.5
Prop In Lane	0.80		1.00	0.97		1.00	1.00		0.34	1.00		0.00
Lane Grp Cap(c), veh/h	48	0	517	46	0	517	200	1559	807	175	1662	913
V/C Ratio(X)	0.31	0.00	0.02	6.00	0.00	0.27	0.43	1.07	1.11	0.87	0.65	0.65
Avail Cap(c_a), veh/h	48	0	517	46	0	517	236	1559	807	236	1713	941
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	57.1	0.0	35.3	77.3	0.0	38.6	24.8	41.9	41.9	47.2	29.6	29.6
Incr Delay (d2), s/veh	3.6	0.0	0.0	2297.5	0.0	0.3	1.5	44.0	64.7	22.9	0.8	1.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.2	0.0	0.4	54.8	0.0	7.2	3.0	50.2	58.7	6.9	20.7	22.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	60.7	0.0	35.3	2374.8	0.0	38.9	26.3	85.9	106.7	70.1	30.4	31.1
LnGrp LOS	E		D	F		D	C	F	F	E	C	C
Approach Vol, veh/h		24			418			2647			1819	
Approach Delay, s/veh		51.2			1581.3			90.9			34.0	
Approach LOS		D			F			F			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	18.6	78.0		58.0	13.9	82.7		58.0				
Change Period (Y+Rc), s	7.2	7.2		7.6	7.1	7.2		7.6				
Max Green Setting (Gmax), s	16.8	70.8		50.4	9.9	77.8		50.4				
Max Q Clear Time (g_c+I1), s	11.3	72.8		52.4	6.0	38.5		52.4				
Green Ext Time (p_c), s	0.2	0.0		0.0	0.1	14.2		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh			196.6									
HCM 7th LOS			F									

HCM 7th Signalized Intersection Summary

3: US 41 & Ehren Cutoff

PM Background Mitigated

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↖	↗	↖	↑↑↑		↖	↑↑↑	
Traffic Volume (veh/h)	12	3	11	261	7	189	84	2190	400	148	1615	1
Future Volume (veh/h)	12	3	11	261	7	189	84	2190	400	148	1615	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1856	1826	1870	1870
Adj Flow Rate, veh/h	12	3	9	269	7	142	87	2258	302	153	1665	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	3	5	2	2
Cap, veh/h	62	16	69	279	7	254	234	2381	311	165	2826	2
Arrive On Green	0.04	0.04	0.04	0.16	0.16	0.16	0.05	0.52	0.52	0.06	0.54	0.54
Sat Flow, veh/h	1439	360	1585	1738	45	1585	1781	4571	596	1739	5271	3
Grp Volume(v), veh/h	15	0	9	276	0	142	87	1667	893	153	1075	591
Grp Sat Flow(s),veh/h/ln	1798	0	1585	1783	0	1585	1781	1702	1763	1739	1702	1870
Q Serve(g_s), s	1.1	0.0	0.8	21.4	0.0	11.5	3.1	64.2	68.6	7.8	29.9	29.9
Cycle Q Clear(g_c), s	1.1	0.0	0.8	21.4	0.0	11.5	3.1	64.2	68.6	7.8	29.9	29.9
Prop In Lane	0.80		1.00	0.97		1.00	1.00		0.34	1.00		0.00
Lane Grp Cap(c), veh/h	78	0	69	286	0	254	234	1773	918	165	1825	1003
V/C Ratio(X)	0.19	0.00	0.13	0.96	0.00	0.56	0.37	0.94	0.97	0.93	0.59	0.59
Avail Cap(c_a), veh/h	211	0	186	286	0	254	280	1776	920	165	1825	1003
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	64.4	0.0	64.2	58.2	0.0	54.0	17.5	31.4	32.4	42.5	21.9	21.9
Incr Delay (d2), s/veh	1.2	0.0	0.8	43.3	0.0	2.7	1.0	10.4	23.0	49.5	0.5	0.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	0.0	0.6	18.8	0.0	8.3	2.2	35.2	42.0	12.0	16.8	18.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	65.6	0.0	65.1	101.4	0.0	56.7	18.5	41.8	55.4	92.0	22.4	22.8
LnGrp LOS	E		E	F		E	B	D	E	F	C	C
Approach Vol, veh/h	24			418			2647			1819		
Approach Delay, s/veh	65.4			86.2			45.6			28.4		
Approach LOS	E			F			D			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	79.9		13.7	13.9	82.0		30.0				
Change Period (Y+Rc), s	7.2	7.2		7.6	7.1	7.2		7.6				
Max Green Setting (Gmax), s	8.8	72.8		16.4	10.4	71.3		22.4				
Max Q Clear Time (g_c+I1), s	9.8	70.6		3.1	5.1	31.9		23.4				
Green Ext Time (p_c), s	0.0	2.1		0.0	0.1	14.2		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	42.8											
HCM 7th LOS	D											

Timings

3: US 41 & Ehren Cutoff

03/25/2026



Lane Group	EBT	EBR	WBT	WBR	NBL	NBT	SBL	SBT
Lane Configurations	↩	↪	↩	↪	↩	↩↪↪	↪	↩↪↪
Traffic Volume (vph)	3	11	7	189	84	2190	148	1615
Future Volume (vph)	3	11	7	189	84	2190	148	1615
Turn Type	NA	Perm	NA	Perm	pm+pt	NA	pm+pt	NA
Protected Phases	4		8		5	2	1	6
Permitted Phases		4		8	2		6	
Detector Phase	4	4	8	8	5	2	1	6
Switch Phase								
Minimum Initial (s)	10.0	10.0	10.0	10.0	7.0	20.0	7.0	23.0
Minimum Split (s)	25.6	25.6	25.6	25.6	14.1	27.2	14.2	30.2
Total Split (s)	24.0	24.0	30.0	30.0	17.5	80.0	16.0	78.5
Total Split (%)	16.0%	16.0%	20.0%	20.0%	11.7%	53.3%	10.7%	52.3%
Yellow Time (s)	4.8	4.8	4.8	4.8	5.1	5.2	5.2	5.2
All-Red Time (s)	2.8	2.8	2.8	2.8	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	7.6	7.6	7.6	7.6	7.1	7.2	7.2	7.2
Lead/Lag					Lead	Lag	Lead	Lag
Lead-Lag Optimize?					Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	Min	None	Min

Intersection Summary

Cycle Length: 150

Actuated Cycle Length: 136.6

Natural Cycle: 150

Control Type: Actuated-Uncoordinated

Splits and Phases: 3: US 41 & Ehren Cutoff

Ø1 16 s	Ø2 80 s	Ø4 24 s	Ø8 30 s
Ø5 17.5 s	Ø6 78.5 s		

Intersection

Int Delay, s/veh 0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	2330	0	0	1829
Future Vol, veh/h	0	0	2330	0	0	1829
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	2533	0	0	1988

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	- 1266	0	0 - -
Stage 1	- -	- -	- - -
Stage 2	- -	- -	- - -
Critical Hdwy	- 6.94	- -	- - -
Critical Hdwy Stg 1	- -	- -	- - -
Critical Hdwy Stg 2	- -	- -	- - -
Follow-up Hdwy	- 3.32	- -	- - -
Pot Cap-1 Maneuver	0 160	- -	0 - -
Stage 1	0 -	- -	0 - -
Stage 2	0 -	- -	0 - -
Platoon blocked, %		- -	- - -
Mov Cap-1 Maneuver	- 160	- -	- - -
Mov Cap-2 Maneuver	- -	- -	- - -
Stage 1	- -	- -	- - -
Stage 2	- -	- -	- - -

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Ctrl Dly (s/v)	-	- 0	-
HCM Lane LOS	-	- A	-
HCM 95th %tile Q(veh)	-	-	-

HCM 7th Signalized Intersection Summary

1: US 41 & Wilderness Lake Blvd

PM Buildout

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	110	20	98	107	16	134	105	2021	103	114	1517	57
Future Volume (veh/h)	110	20	98	107	16	134	105	2021	103	114	1517	57
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1811	1870	1856	1870	1870	1856	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	116	21	103	113	17	141	111	2127	0	120	1597	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	6	2	3	2	2	3	2	2	2	2	2
Cap, veh/h	160	214	187	250	19	154	143	2193		135	2314	
Arrive On Green	0.07	0.12	0.12	0.05	0.11	0.11	0.04	0.62	0.00	0.08	0.65	0.00
Sat Flow, veh/h	1781	1811	1585	1767	173	1438	3428	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	116	21	103	113	0	158	111	2127	0	120	1597	0
Grp Sat Flow(s),veh/h/ln	1781	1811	1585	1767	0	1612	1714	1777	1585	1781	1777	1585
Q Serve(g_s), s	13.8	2.5	14.7	11.6	0.0	23.3	7.7	137.0	0.0	16.0	68.3	0.0
Cycle Q Clear(g_c), s	13.8	2.5	14.7	11.6	0.0	23.3	7.7	137.0	0.0	16.0	68.3	0.0
Prop In Lane	1.00		1.00	1.00		0.89	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	160	214	187	250	0	172	143	2193		135	2314	
V/C Ratio(X)	0.73	0.10	0.55	0.45	0.00	0.92	0.78	0.97		0.89	0.69	
Avail Cap(c_a), veh/h	170	261	229	250	0	205	464	2193		182	2314	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	89.0	94.4	99.8	91.5	0.0	106.1	113.9	43.8	0.0	109.9	26.5	0.0
Incr Delay (d2), s/veh	13.5	0.2	2.5	1.3	0.0	36.9	8.8	13.3	0.0	31.2	1.7	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.5	2.2	10.4	10.8	0.0	17.3	6.5	73.8	0.0	13.4	37.2	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	102.6	94.6	102.4	92.8	0.0	143.0	122.7	57.1	0.0	141.1	28.2	0.0
LnGrp LOS	F	F	F	F		F	F	E		F	C	
Approach Vol, veh/h	240			271			2238			1717		
Approach Delay, s/veh	101.8			122.1			60.3			36.1		
Approach LOS	F			F			E			D		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	25.6	155.6	21.0	37.7	17.5	163.8	23.7	35.1				
Change Period (Y+Rc), s	7.5	7.5	9.4	9.4	7.5	7.5	7.8	9.4				
Max Green Setting (Gmax), s	24.5	135.5	11.6	34.6	32.5	127.5	17.2	30.6				
Max Q Clear Time (g_c+I1), s	18.0	139.0	13.6	16.7	9.7	70.3	15.8	25.3				
Green Ext Time (p_c), s	0.1	0.0	0.0	0.4	0.3	16.4	0.0	0.4				
Intersection Summary												
HCM 7th Control Delay, s/veh				57.0								
HCM 7th LOS				E								
Notes												
Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.												

PM Buildout 25941.02.04 4:00 pm 03/11/2026 Baseline

Synchro 12 Report

HCM 7th TWSC
2: US 41 & Carricker Rd

PM Buildout

Intersection												
Int Delay, s/veh	14.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	49	0	19	7	0	13	40	2240	2	85	1754	35
Future Vol, veh/h	49	0	19	7	0	13	40	2240	2	85	1754	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	525	-	-	510	-	-
Veh in Median Storage, #	-	2	-	-	2	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	6	2	2	17	6	2	2	2	2	2
Mvmt Flow	52	0	20	7	0	14	43	2383	2	90	1866	37

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	3342	4536	952	3583	4553	1193	1903	0	0	2385	0	0
Stage 1	2065	2065	-	2469	2469	-	-	-	-	-	-	-
Stage 2	1277	2470	-	1114	2084	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	7.02	7.54	6.54	7.24	4.22	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.36	3.52	4.02	3.47	2.26	-	-	2.22	-	-
Pot Cap-1 Maneuver	~ 3	1	253	~ 2	1	159	293	-	-	199	-	-
Stage 1	56	96	-	31	59	-	-	-	-	-	-	-
Stage 2	176	59	-	222	93	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	~ 1	1	253	-	1	159	293	-	-	199	-	-
Mov Cap-2 Maneuver	~ 23	-	-	-	8	-	-	-	-	-	-	-
Stage 1	~ 31	52	-	26	50	-	-	-	-	-	-	-
Stage 2	137	50	-	112	51	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	\$ 864.97		0.34	1.69
HCM LOS	F	-		

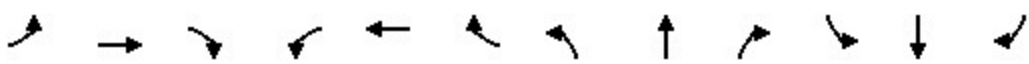
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	293	-	-	31	-	199	-
HCM Lane V/C Ratio	0.145	-	-	2.302	-	0.454	-
HCM Ctrl Dly (s/v)	19.3	-	-	\$ 865	-	37.2	-
HCM Lane LOS	C	-	-	F	-	E	-
HCM 95th %tile Q(veh)	0.5	-	-	8.4	-	2.2	-

Notes	
~: Volume exceeds capacity	\$: Delay exceeds 300s
+: Computation Not Defined	*: All major volume in platoon

HCM 7th Signalized Intersection Summary

3: US 41 & Ehren Cutoff

PM Buildout

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↩	↩		↩	↩	↩	↩↩↩		↩	↩↩↩	
Traffic Volume (veh/h)	12	3	11	261	7	191	84	2216	400	150	1634	1
Future Volume (veh/h)	12	3	11	261	7	191	84	2216	400	150	1634	1
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1856	1826	1870	1870
Adj Flow Rate, veh/h	12	3	9	269	7	144	87	2285	302	155	1685	1
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	3	5	2	2
Cap, veh/h	62	16	69	279	7	254	231	2386	307	163	2828	2
Arrive On Green	0.04	0.04	0.04	0.16	0.16	0.16	0.05	0.52	0.52	0.06	0.54	0.54
Sat Flow, veh/h	1439	360	1585	1738	45	1585	1781	4578	590	1739	5271	3
Grp Volume(v), veh/h	15	0	9	276	0	144	87	1684	903	155	1088	598
Grp Sat Flow(s),veh/h/ln	1798	0	1585	1783	0	1585	1781	1702	1764	1739	1702	1870
Q Serve(g_s), s	1.1	0.0	0.8	21.5	0.0	11.7	3.1	65.4	70.1	8.1	30.4	30.4
Cycle Q Clear(g_c), s	1.1	0.0	0.8	21.5	0.0	11.7	3.1	65.4	70.1	8.1	30.4	30.4
Prop In Lane	0.80		1.00	0.97		1.00	1.00		0.33	1.00		0.00
Lane Grp Cap(c), veh/h	78	0	69	286	0	254	231	1774	919	163	1826	1003
V/C Ratio(X)	0.19	0.00	0.13	0.96	0.00	0.57	0.38	0.95	0.98	0.95	0.60	0.60
Avail Cap(c_a), veh/h	211	0	186	286	0	254	277	1775	920	163	1826	1003
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	64.4	0.0	64.3	58.2	0.0	54.1	17.7	31.7	32.8	43.5	22.0	22.0
Incr Delay (d2), s/veh	1.2	0.0	0.8	43.5	0.0	2.9	1.0	11.6	25.3	55.2	0.5	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.0	0.0	0.6	18.8	0.0	8.4	2.2	36.1	43.4	12.4	17.0	18.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	65.6	0.0	65.1	101.7	0.0	57.0	18.7	43.2	58.1	98.8	22.6	23.0
LnGrp LOS	E		E	F		E	B	D	E	F	C	C
Approach Vol, veh/h	24			420			2674			1841		
Approach Delay, s/veh	65.4			86.4			47.5			29.1		
Approach LOS	E			F			D			C		
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	16.0	80.0		13.7	13.9	82.1		30.0				
Change Period (Y+Rc), s	7.2	7.2		7.6	7.1	7.2		7.6				
Max Green Setting (Gmax), s	8.8	72.8		16.4	10.4	71.3		22.4				
Max Q Clear Time (g_c+l1), s	10.1	72.1		3.1	5.1	32.4		23.5				
Green Ext Time (p_c), s	0.0	0.6		0.0	0.1	14.5		0.0				
Intersection Summary												
HCM 7th Control Delay, s/veh	44.0											
HCM 7th LOS	D											

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗			↗↗
Traffic Vol, veh/h	0	65	1466	21	0	2353
Future Vol, veh/h	0	65	1466	21	0	2353
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	71	1593	23	0	2558
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	808	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	-	-
Pot Cap-1 Maneuver	0	324	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	324	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Ctrl Dly, s/v	19.19	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT			
Capacity (veh/h)	-	-	324	-		
HCM Lane V/C Ratio	-	-	0.218	-		
HCM Ctrl Dly (s/v)	-	-	19.2	-		
HCM Lane LOS	-	-	C	-		
HCM 95th %tile Q(veh)	-	-	0.8	-		

Intersection

Int Delay, s/veh 0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	39	2330	51	0	1873
Future Vol, veh/h	0	39	2330	51	0	1873
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	42	2533	55	0	2036

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	- 1294	0	0
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	- 6.94	-	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	- 3.32	-	-
Pot Cap-1 Maneuver	0 153	-	0
Stage 1	0	-	0
Stage 2	0	-	0
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	- 153	-	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

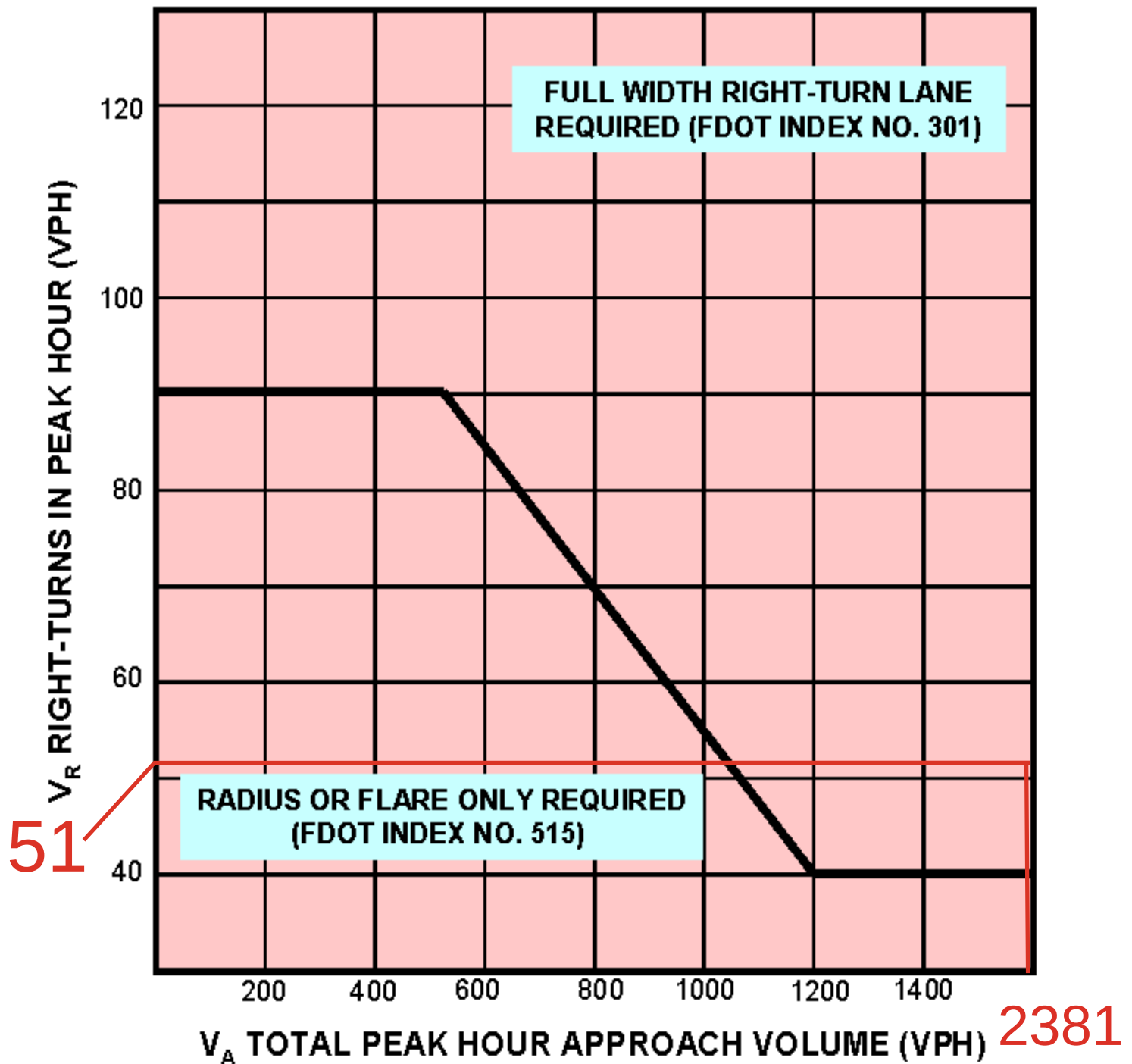
Approach	WB	NB	SB
HCM Ctrl Dly, s/v	37.23	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBT
Capacity (veh/h)	-	- 153	-
HCM Lane V/C Ratio	-	- 0.277	-
HCM Ctrl Dly (s/v)	-	- 37.2	-
HCM Lane LOS	-	- E	-
HCM 95th %tile Q(veh)	-	- 1.1	-

Appendix I
Pasco County LDC 901.3 & FDOT Exhibit 212-1

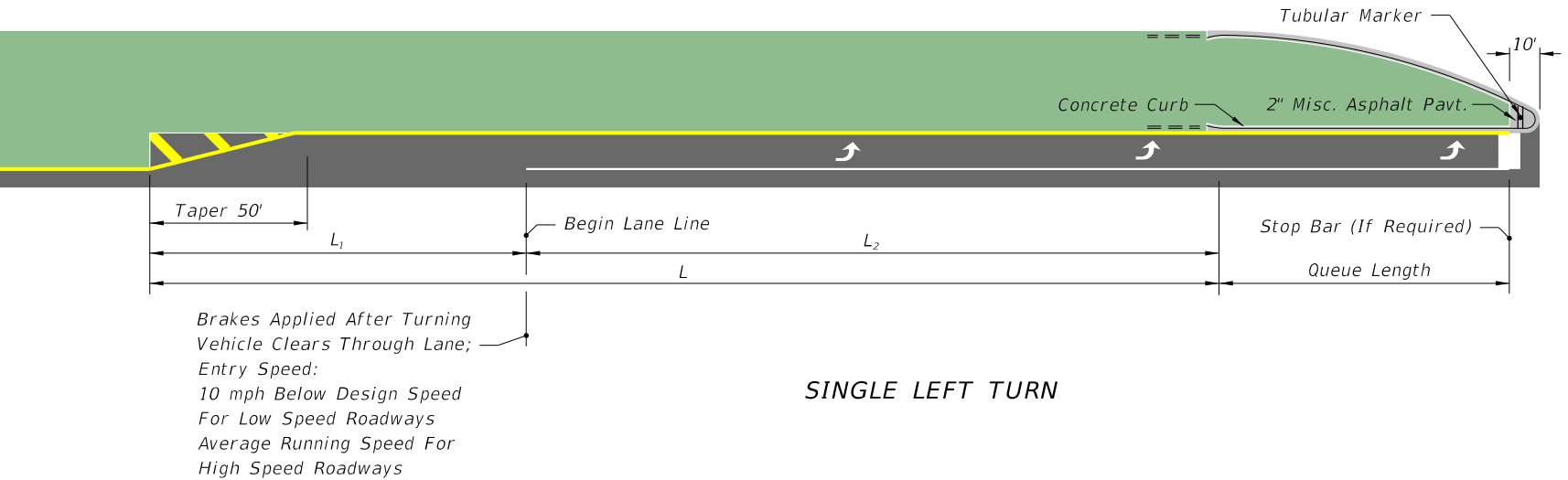
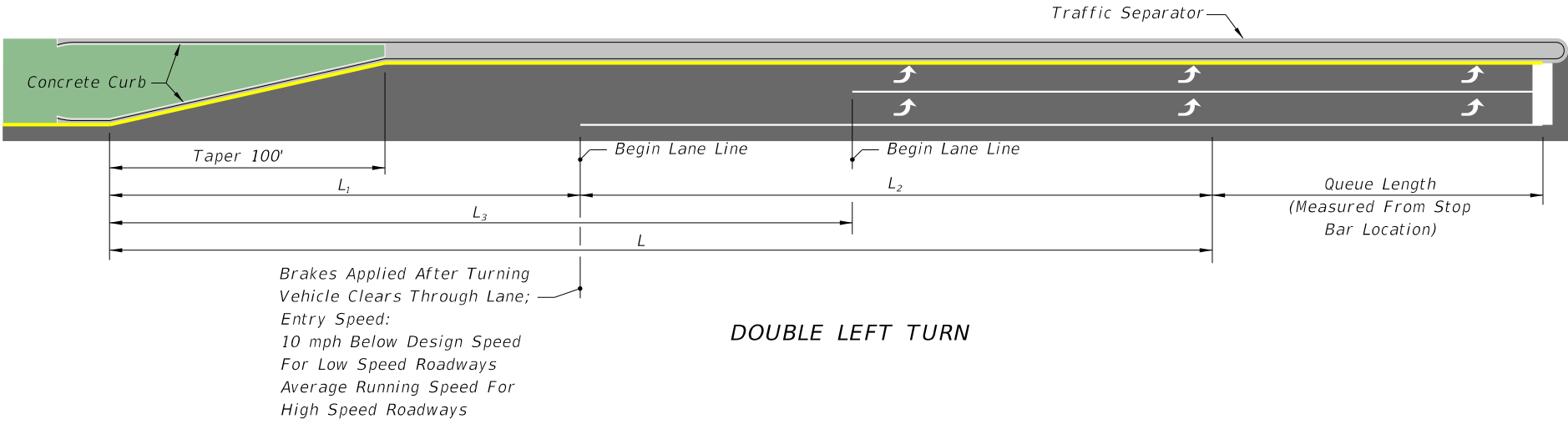
Unsignalized		
Condition 1	On major roads without stop control and on major through roads with stop control (approach).	Deceleration Length: FDOT Index 301 Storage Length: 25 feet desirable unless there are site-specific conditions that require a longer storage length.
Condition 2	On access roads (approach).	Deceleration Length: Taper only Storage Length = $V_R / 2$
Signalized		
Condition 3	On major roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R / 2$
Condition 4	On access roads (approach).	Deceleration Length: FDOT Index 301 Storage Length = $V_R / 2$

**GRAPH 1B. RIGHT-TURN LANE WARRANTS
FOUR- OR SIX-LANE FACILITIES**



NOTE: For application on high speed highways.

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

- NOTE:
- For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
 - Entry Speed of 40 mph
 - Brake to stop distance (L_2) of 135 ft.
 - Total deceleration distance (L) of 240 ft.
 - For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE



Pasco County Schools

Dr. John Legg, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	US 41 Townhomes MPUD							09-Dec-25
Project Location	East side of US 41 Highway, 456 feet north of the intersection of US 41 Highway and Carriker Road							
Parcel ID Numbers	02-26-18-0050-00000-0130 (25.79 acres)							
Property Owner/Developer	CA Properties Inc./Rangewater							
Applicant	Barbara L. Wilhite							
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			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family	174	0.184	0.079	0.122	33	14	22	69
Multi-Family	0	0.093	0.04	0.05	0	0	0	0
Mobile Home	0	0.094	0.04	0.04	0	0	0	0
Totals	174				33	14	22	69

School Impacts*	School	2025-26 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School	Capacity				
Connerton Elementary	762	633	83%	666	87%
Pine View Middle	1,229	820	67%	834	68%
Land O' Lakes High	1,978	2,233	113%	2,255	114%
*School attendance boundaries are subject to change and could affect schools listed above.					

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

STATE OF FLORIDA
COUNTY OF PASCO

Barbara L. Wilhite, 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 Numbers (List All): 02-26-18-0050-00000-0130 & 02-26-18-0050-00000-0060 (portion of) _____

That this property constitutes the property for which a variance(s) and or development approval is requested according to Project Name and Project Number and Variance(s) is listed below:

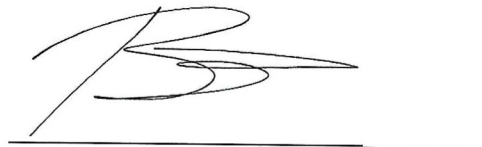
Project Name: US 41 Townhomes MPUD

Project Number: RZ-7933

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 07/23/2026

X Photos showing the placement of the public hearing sign posted on the property on 07/21/2026



Barbara L. Wilhite, Agent of Record

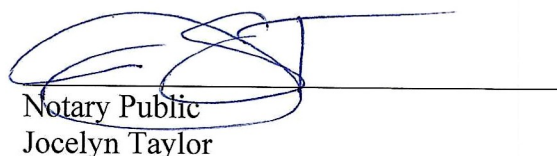
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23 day of July, 2026, by Barbara L. Wilhite. She is personally known to me ☒ or has produced _____ as identification.

My Commission Expires: 8/4/2029



JOCELYN TAYLOR
Notary Public
State of Florida
Comm# HH706454
Expires 8/4/2029



Notary Public
Jocelyn Taylor

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW

6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

TELEPHONE: (727)-942-0733
FAX: (727) 944-3711

July 23, 2026

RE: US 41 Townhomes MPUD (RZ-7933)
Parcel I.D. No(s): 02-26-18-0050-00000-0130 & 02-26-18-0050-00000-0060 (portion of)

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7933) has been filed in the name of the property owner, CA PROPERTIES INC (US 41 Townhomes MPUD) to request amendment from MPUD (Caliente) to MPUD (US 41 Townhomes) to allow for the development of a maximum of 171 platted townhomes.

The property is generally located on the east side of US 41 and south of Wilderness Lake Boulevard and contains 23.7 acres m.o.l.

The public hearings for the consideration of this application will be held as follows:

Planning Commission RZ-7933	08/06/2026	Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners RZ-7933	09/09/2026	Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Kurt Siverson, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@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 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.

Property Owner
July 23, 2026
Page Two

On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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.

Very truly yours,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, elongated horizontal stroke at the end.

Barbara L. Wilhite

RZ-7933

01-26-18-0050-00F00-1040 KOCHMAN CAROL REVOCABLE KOCHEMAN CA 21150 LOS CABOS CT	LAND O LAKES, FL 34637
01-26-18-0040-00300-0290 KUMMEROW RICHARD E TRUSKUMMEROW F6932 COZUMEL CT	LAND O LAKES, FL 34637
01-26-18-0040-00300-0270 LIT MATTHEW	LAND O LAKES, FL 34637
01-26-18-0050-00G00-2030 LYKE DAVID WILLIAM & PETRY MEGAN ANNE 9210 BRINDLEWOOD DR	ODESSA, FL 33556-3154
02-26-18-0050-00000-0027 MARTINEZ VERONICA JUAREZ	LAND O LAKES, FL 34637-3253
36-25-18-0010-00C00-0120 MASSE JOSEPH & ANTONELLA	LAND O LAKES, FL 34637-7826
02-26-18-0050-00000-0030 MCGEE KATHLEEN M & SCHWARTZ DANIEL G6732 ABSHER DR	LAND O LAKES, FL 34367
01-26-18-0050-00G00-1040 MELLO JOHN	EAST FREETOWN, MA 02717-0702
01-26-18-0040-00300-0230 MOOR LARRY S & JULIA G	LAND O LAKES, FL 34638-5701
01-26-18-0050-00100-2010 MOYER JAMES & RACHEL	LAND O LAKES, FL 34637
01-26-18-0050-00F00-2040 NELSON WRENN & SHERRY A	LAND O LAKES, FL 34637-7888
01-26-18-0050-00G00-2060 NICHOLSON RITA K	LAND O LAKES, FL 34637-7856
36-25-18-0010-00C00-0070 PALMA HANS E & LAURA J	LAND OLAKES, FL 34637
36-25-18-0010-49900-0000 PASCO COUNTY	NEW PORT RICHEY, FL 34653-2359
35-25-18-0040-00000-0P10 PRESERVE AT WILDERNESS L COMMUNITY C/O VESTA DISTRICT SVCS-LOGAN 250 INTERNAT	LAKE MARY, FL 32746-5018
01-26-18-0040-00300-0250 QUAY H EDWARD REVOCABLE QUAY H EDWARD 21023 LOS CABOS CT	LAND O LAKES, FL 34637-7810
01-26-18-0050-00F00-1030 RAMBEAU RICHARD GRAY & ANN MARIE	MOBILE, AL 36605
01-26-18-0050-00G00-1060 REILLY BRUCE	WESLEY CHAPEL, FL 33545-2270
01-26-18-0050-00E00-2050 RIDDELL STEPHEN	LAND O LAKES, FL 34637-3292
01-26-18-0050-00100-1050 RITTENHOUSE DAVID W & TERESA M	YOUNG HARRIS, GA 30582
01-26-18-0050-00100-1030 ROBINSON TONY CHRISTOPHER & STACIE LY723 CW 51ST TER	CAPE CORAL, FL 33914
36-25-18-0010-00C00-0090 RODRIGUEZ RAFAEL S	LAND O LAKES, FL 34637-7826
01-26-18-0050-00100-2040 ROSE THOMAS J & ROSE KIMBERLY A	BRADENTON, FL 34201
01-26-18-0050-00E00-1040 RUBIN BRUCE D	THE VILLAGES, FL 34762
36-25-18-0010-00C00-0110 SALIM TARIG & ULLUMINAIR	SAN JOSE, CA 95110
01-26-18-0050-00G00-2020 SARKO ROLAND F & CHRISTINE R	MOUNT HOREB, WI 53572-2922
02-26-18-0050-00000-0033 SCHWARTZ DANIEL G & MCGEE KATHLEEN M 6732 ABSHER DR	LAND O LAKES, FL 34367
01-26-18-0040-00300-0190 SHEARON FAMILY TRUST	LAND O LAKES, FL 34637
01-26-18-0050-00G00-2050 STRONG DEANE J	NAPLES, FL 34119
01-26-18-0050-00E00-1030 SUNCOR LLC & JENNINGS CHARLENE	FRANKTOWN, CO 80116
01-26-18-0040-00300-0200 TAYLOR JOHN ANDERSON JR	LAND O LAKES, FL 34637
01-26-18-0040-00300-0180 TAYLOR ROBIN REVOCABLE TRUST	LAND O LAKES, FL 34637-7808
01-26-18-0040-00300-0150 THOMPSON CARRIE ANN	LAND O LAKES, FL 34637
01-26-18-0050-00F00-1010 TRUST NO 6815-101	ORLANDO, FL 32854-7945
01-26-18-0040-00300-0320 TURNER EDDIE A	LAND O LAKES, FL 34637
01-26-18-0050-00E00-2030 UMLAUF RICHARD M TRUST	LOWELL, IN 46356-9557
01-26-18-0050-00E00-2040 WARREN RICK &	LAND O LAKES, FL 34637
01-26-18-0050-00100-2050 WEBER BRIAN C & MEREDITH C	STRAW PLAINS, TN 37871-1429
02-26-18-0020-01500-0020 WEBER BRUCE L & KATHY J	LAND O LAKES, FL 34638-3146
01-26-18-0040-00300-0160 WERTZ GERALD M JR	LAND O LAKES, FL 34637-3263
35-25-18-0040-00200-0010 WILDERNESS CENTER LLC	TRINITY, FL 34655-9900
01-26-18-0050-00G00-1010 WISER MARK	LAND O LAKES, FL 34637-7856
01-26-18-0050-00E00-2060 WOLD SCOTT	SAINT PETERSBURG, FL 33712
01-26-18-0050-00F00-1050 YATES SHERRIL	TAMPA, FL 33647
01-26-18-0050-00G00-1050 ZYNGIER DOUGLAS JOHN & PARKYN MICHEL 4270 LANNEY LN	METAMORA, MI 48455

Pg 2 - 45

RZ-7933

3 Pages Total - 87

Parcel ID	Owner Name	Name 2	Address 1	Address 2	City/State/Zip
02-26-18-0050-00000-0050	421 HOLDINGS LLC		421 N MACARTHUR AVE		PANAMA CITY, FL 32401
02-26-18-0050-00000-0081	6812 LOL LLC		2502 LAND O LAKES BLVD		LAND O LAKES, FL 34639
01-26-18-0050-00100-1060	AICON REALTY LLC		PO BOX 541510		LAKE WORTH, FL 33454-1510
01-26-18-0050-00100-1020	ALEXANDER CYNTHIA B		21011 PICASSO CT # UNIT 102		LAND O LAKES, FL 34637
01-26-18-0050-00G00-1020	BEAN KAREN		1833 LAKE HERON DR		LUTZ, FL 33549-9042
01-26-18-0050-00F00-2020	BOLLENBACH PAUL E & MICHELLE P		6824 SOMBRAS WAY		LAND O LAKES, FL 34637
01-26-18-0050-00100-2030	BROWN JUDY L		7341 CR 575		BUSHNELL, FL 33513-7859
02-26-18-0050-00000-0110	CA PROPERTIES INC		16332 EMERALD COVE DR		LUTZ, FL 33549
01-26-18-0040-00300-0310	CAIN JOHN E & MACDONALD MARJORIE M		21033 LOS CABOS CT		LAND O LAKES, FL 34637
01-26-18-0050-00000-0CE0	CALIENTE APARTMENTS CONDOMINIUM ASS		5901 US HWY 19 STE 7Q		NEW PORT RICHEY, FL 34652-2940
01-26-18-0050-00100-1040	CALIENTE I-104 LLC		2376 NORTON RD		ROCHESTER HILLS, MI 48307
01-26-18-0040-00000-00L0	CALIENTE MASTER ASSOCIATI TH INC		C/O QUALIFIED PROPERTY MGMT	5901 US HIGH	NEW PORT RICHEY, FL 34652-2940
36-25-18-0010-00C00-0080	CALTA JOHN & AMANDA		7012 PALMETTO PINES LN		LAND O LAKES, FL 34637-7826
01-26-18-0050-00F00-2050	CARROLL JOHN F & JANNINE L		24430 MCCAW RD		BROOKSVILLE, FL 34601-5011
02-26-18-0050-00000-0082	CHEEK EAST LANDS LLC		8743 SKYLINE BLVD		OAKLAND, CA 94611-1652
01-26-18-0040-00300-0210	CHRIETZBERG TRUST		CHRIETZBERG 5171 YACHT CLUB RD		JACKSONVILLE, FL 32210-8323
01-26-18-0040-00300-0220	DEGEN ALEXANDER M &		SALTA MARIA 21007 LOS CABOS CT		LAND O LAKES, FL 34637-7810
01-26-18-0050-00F00-2060	DEVINCENZO PAUL & MARCA		7542 FISHING CREEK VALLEY RD		HARRISBURG, PA 17112-9604
01-26-18-0040-00300-0260	EICHACKER BRUCE FAMILY		PO BOX 133		AMANA, IA 52203-0133
01-26-18-0040-00300-0280	FINLEY JANET DARLENE		6937 COZUMEL CT		LAND O LAKES, FL 34637-7812
02-26-18-0020-01400-113A	FL DEPT OF TRANSPORTATION BUREAU OF R		11201 MCKINLEY DR		TAMPA, FL 33612-6456
01-26-18-0050-00F00-2030	FLACK TRENT A & KAMI J		6815 DALI AVE F203		LAND O LAKES, FL 34637
36-25-18-0010-00C00-0100	FREIRE BYRON & CORONADO MERCEDES		7004 PALMETTO PINES LN		LAND O LAKES, FL 34637
02-26-18-0050-00000-0090	FRONTIER TAMPA BAY FL FIBER 1 LLC		401 MERRITT 7		NORWALK, CT 06851
01-26-18-0050-00F00-1020	GARCIA ROSA BELKYS & PEREZ JOSE ANGEL		6815 DALI AVENUE UNIT 102 BUILDING F		LAND O LAKES, FL 34637
02-26-18-0050-00000-0120	GERGES GERGES S & TERIZA GERGES AIHA		27255 FORDHAM DR		WESLEY CHAPEL, FL 33544-8735
02-26-18-0050-00000-0022	GIRALDO FAMILY REVOCABLE GERALDO RUB		6447 SAWYER RD		TAMPA, FL 33634-4940
01-26-18-0050-00100-2020	GOMEZ MICHAEL & JOANN		21011 PICASSO CT I202		LAND O LAKES, FL 34637
01-26-18-0050-00G00-2040	GOODSON BRUCE C & KATHRYN P		20444 LACE CASCADE RD		LAND O LAKES, FL 34637-5807
02-26-18-0050-00100-2060	GREENE EVA B & MICHAEL E		PO BOX 2562		ASHEVILLE, NC 28802-2562
02-26-18-0050-00000-0023	GRIFFIN EDWARD C III		6630 LAND O LAKES BLVD		LAND O LAKES, FL 34638-3223
01-26-18-0050-00G00-1030	HACKMAN MARTIN & MARIA		6801 DALI AVENUE UNIT 103 BUILDING G		LAND O LAKES, FL 34637
01-26-18-0050-00F00-1060	HAND-CR PROPERTY MANAGE INC		21104 LOS CABOS CT		LAND O LAKES, FL 34637-7805
36-25-18-0010-00C00-0130	HOLIDAY SCOTT F & DEBRA A		7039 PALMETTO PINES LN		LAND O LAKES, FL 34637-7826
01-26-18-0040-00300-0170	HUGS RAVEN LEO THOMAS		PO BOX 1069		LAND O LAKES, FL 34639
02-26-18-0020-01400-0020	INFINITY REALESTATE HOLDINGS CORP		6743 LAND O LAKES BLVD		LAND O LAKES, FL 34638-3234
01-26-18-0050-00100-1010	JANIGA JOSEPH		21011 PICASSO CT UNIT 101		LAND O LAKES, FL 34637
01-26-18-0040-00300-0240	JENNINGS SAMANTHA		21019 LOS CABOS CT		LAND O LAKES, FL 34637-7810
01-26-18-0050-00E00-1050	JJADONALLC		18 WESTON COURT		MARLBORO, NJ 07746
01-26-18-0050-00G00-2010	JOHNSON ERIC L		732 S 159 AVE		OMAHA, NE 68118
01-26-18-0050-00F00-2010	KAYE LINDA		6815 DALI AVE UNIT 201		LAND O LAKES, FL 34637-7854
01-26-18-0040-00300-0300	KENNEALLY TRUST		KENNEALLY T 6928 COZUMEL CT		LAND O LAKES, FL 34637

Pg 1 - 42

RZ-7933

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JUL 23, 26
AMOUNT
\$16.45
S2324D502680-55



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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
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JUL 23, 26
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\$16.45
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Pg 3 - 0

Public Notification

Select or search for a feature in the map

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Apply a search distance

300	Feet
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Feet

Addressee Layer

Address

Address	
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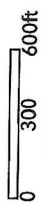
Format

Comma-separated values (CSV)

105 addressees found; do you want to continue?

Review

Download



28.258-82.464 Degrees

PUBLIC HEARINGS



App. No. RZ-7933

Project Type: REZONING

Request for a rezoning amendment from MPUD (Caliente) to MPUD (US 41 Townhomes) to allow for development of a max. of 171 platted townhomes.

Planning Commission

08/06/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

09/09/26

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



App. No. RZ-7933

Project Type: REZONING

**Request for a rezoning amendment from MPUD
(Caliente) to MPUD (US 41 Townhomes) to allow for
development of a max. of 171 platted townhomes.**

Planning Commission

08/06/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

09/09/26

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
Project Type: REZONING
App. No. RZ 7953
Request for rezoning of 10.45 acres of land for a new development of 10.45 acres of land for a new development.
Planning Commission
08 08 20 2:00 pm
Board of County Commissioners
09 09 20 2:00 pm
Project: 10.45 acres of land for a new development of 10.45 acres of land for a new development.
Project: 10.45 acres of land for a new development of 10.45 acres of land for a new development.

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 PDE26-050 was published in said newspaper by print in the issues of 07/22/26 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.

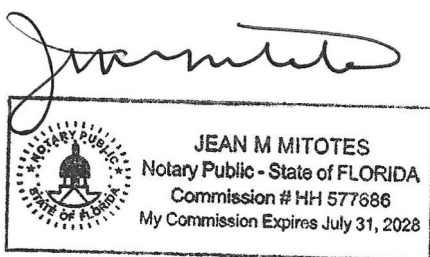
Signature of Affiant


Sworn to and subscribed before me this **07/22/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING ON REZONINGS FOR PROPERTIES LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing **on Thursday, August 6, 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 Wednesday, September 9, 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. Thunder Developments LLC/Emmaus Commons (RZ-7922) petition for a rezoning from an A-R Agricultural-Residential District to a C-2 General Commercial District for a parcel located on the northwest corner of intersection of Emmaus Cemetery Road and County Road 52, (aka 10-25-20-0000-01500-0000).
2. CA Properties Inc/US-41 Townhomes MPUD (RZ-7933) a petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located east of Land O Lakes Boulevard, approximately 450 feet southeast of the Land O Lakes Boulevard and Wisteria Loop intersection, (aka 02-26-18-0050-00000-0130 and 02-26-18-0050-00000-0060).
3. Jacob P Steel & Malia Ingrao/Steel Residential Helicopter Pad (CU26-15) petition for a conditional use for a helicopter landing pad in an A-C Agricultural District. The parcel of land is located on the east side of Bower Road, approximately .3 miles south of the intersection of Main Line Road and Bower Road (aka 35-23-21-0000-00200-0010).

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

July 22, 2026

97165

COMMISSION DISTRICT: 1

FILE NO.: PDE26-7866

DATE: 8/6/2026

SUBJECT: Zoning Amendment (Consent) - Chanzep LLC - Chanzep MPUD Master Planned Unit Development - A Rezoning Petition Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 96 Platted Townhome Units and Associated Infrastructure - Southeast Pasco County - Located South of Chancey Road Approximately 777 Feet East of the Chancey Road and Gall Boulevard Intersection - Containing Approximately 20.42 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 7/9/2026 Continued; PC at DC 8/6/2026 - BCC at DC 8/11/2026 Continued; BCC at DC 9/9/2026

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 Zoning Amendment request 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 zoning amendment in the name of the Chanzep MPUD from an A-R Agricultural-Residential District to an MPUD Master Planned Unit Development District to allow for the maximum development of 96 platted townhome units on a primarily vacant parcel. The Chanzep MPUD site has a gross acreage of approximately 20.42 acres. The prospective 96 townhome units equate to a gross density of 4.7 units per acre. The site retains a RES-9 (Residential-9 du/ga) Future Land Use which supports the proposed density.

As directed by Exhibit 1: Binding Concept Plan, the 96 platted townhome units are adequately buffered from both Crystal Springs Road, by way of varying fifteen (15) foot landscape buffers (types D-1, D-3, and B) and Chancey Road, by way of a type twenty (20) foot D-1 landscape buffer. The orientation of the townhome units frame Crystal Springs Road and provide recreation/open space for residents throughout the project.

Pedestrian Facility Improvements:

There are two major pedestrian facility improvements proposed with this project. They are listed below.

1. Extension of the pedestrian facilities to be developed along the east side of Crystal Springs Road, in coordination with the Cobblestone MPUD, continuing the five (5) foot sidewalk network from the southern boundary of the subject site to the terminus at Chancey Road.
2. Development of a ten (10) foot multi-use path is proposed along the project's Chancey Road frontage. Development of this path will contribute towards building the local path network and the ultimate facilitation of residents from the Chanzep MPUD to the Samuel W Pasco Recreation Center,

approximately 1.3 miles east.

The off-site portions of the aforementioned pedestrian facilities are creditable against the bike/ped portion of the mobility fees being assessed to the project. These pedestrian improvements have been codified by Condition of Approval No. 15.

The Chanzep MPUD contains one parcel. The permitted uses for the parcel are as follows:
Parcel 1: 96 Platted Townhome Units

Transportation Improvements in the Area

Gall Boulevard Improvements

- **Gall Boulevard & Cobble Creek Boulevard Intersection Signalization**
 - **Project:** Construct a new traffic signal.
 - **Agency:** Developer obligation of the Cobblestone MPUD.
 - **Timeline:** Expected construction within 2026.

- **State Road 56 Extension Study**
 - **Project:** Alternative Corridor Evaluation (ACE) study.
 - **Scope:** Extension of S.R. 56 from Gall Boulevard (U.S. 301) east to U.S. 98.
 - **Agency:** FDOT.

- **U.S. 301 / Gall Boulevard Widening (Hillsborough Line to South of S.R. 56)**
 - **Project:** Widen from two to four lanes with both multi-use paths and sidewalks.
 - **Scope:** From the Hillsborough/Pasco County line to 1,000 feet south of S.R. 56.
 - **Agency:** FDOT (currently in design phase, the timeline for construction is currently unknown, as funding has not yet been allocated for this improvement).

- **U.S. 301 / Gall Boulevard Widening (South of S.R. 56 to S.R. 39)**
 - **Project:** Widen from two to four lanes.
 - **Scope:** From south of S.R. 56 to S.R. 39 (Paul Buchman Highway).
 - **Agency:** FDOT (currently in design phase, the timeline for construction is currently unknown, as funding has not yet been allocated for this improvement).

- **U.S. 301 / Gall Boulevard Widening & Realignment (Downtown Zephyrhills)**
 - **Project:** Widen and realign Gall Boulevard.
 - **Scope:** From S.R. 39 to Corey Street, connecting to two (2) new three-lane one-way roadways that parallel existing US 301 from Corey Street to CR 54. Other improvements include the addition of bike lanes and sidewalks along both sides of the new roadways.
 - **Agency:** FDOT (currently in design phase, the timeline for construction is currently unknown, as funding has not yet been allocated for this improvement).

- **U.S. 301 / Gall Boulevard Widening (C.R. 54 to North of Kossik Road)**
 - **Project:** Widen from a four-lane divided roadway to a six-lane divided roadway.
 - **Scope:** From C.R. 54 (Eiland Boulevard) to north of Kossik Road.
 - **Agency:** FDOT (currently in design phase, the timeline for construction is currently unknown, as funding has not yet been allocated for this improvement).

Morris Bridge Road Improvements

As directed by the Capital Improvement Program (CIP) and the Morris Bridge Development Agreement, plans to improve Morris Bridge Road are as follows:

- **Colston Avenue to State Road 56**
 - **Project:** Widen to four lanes.
 - **Scope:** Add 10-foot multi-use paths on both the east and west sides.
 - **Agency:** BCC approved the Morris Bridge DA, April 21, 2026, construction of Colston Avenue to State Road 56 shall be completed by April 30, 2028, as part of the aforementioned Development Agreement.
- **North of State Road 56 to South of Chancey Road**
 - **Project:** Widen to four lanes.
 - **Agency:** Design funded by the CIP in FY 29. This is a Pasco County project.
- **South of Chancey Road to South of Pure Water Way**
 - **Project:** Widen to four lanes.
 - **Scope:** Add a second through lane plus exclusive left and right turn lanes on all approaches at Chancey Road.
 - **Agency:** Design funded by the CIP in FY 29. This is a Pasco County project.

The applicant is also seeking the following variation from the LDC:

Variation No. 1 - **LDC Section 901.6.D.11- Continuation of Existing Street Pattern and Street Access to Adjoining Property**, from **LDC Section 901, Infrastructure Standards**, and any other applicable section of the LDC.

Variation No. 1 - Applicant requests a variation from LDC section 901, *Infrastructure Standards*, specifically 901.6.D.11, *Continuation of Existing Street Pattern and Street Access to Adjoining Property*, as to not provide a vehicular connection east or south of the subject property as part of the proposed development. The eastern-most onsite acreage of the project is an extensive category 1 wetland system, which prevents a vehicular connection. The remaining uplands to the east of the subject site (the central “carve out” parcel) is unrelated to this proposal, undeveloped, and owned by Pasco County Facilities Management. The southern-most boundary of the project abuts a phase of the Cobblestone MPUD which has submitted development plans without a feasible vehicular connection.

PDE is amenable to the request as it accomplishes the intent of LDC Section 901.6.D.11 as a vehicular connections east or south would not provide meaningful connectivity.

This agenda memo was prepared by Kurt Siverson, Planner II.

SITE DETAILS

The project is located in the East Market Area within southeast Pasco County, abutting the southeast corner of the intersection of Chancey Road and Crystal Springs Road (Parcel ID No's 23 26 21 0000 00800 0050, 23 26 21 0000 00800 0000, 23 26 21 0000 0080 0040).

Commission District:	The Honorable Commissioner Ronald E. Oakley
Project Name:	Chanzep MPUD
Applicants' Name(s):	Chanzep LLC
Current Zoning District:	A-R Agricultural-Residential District
Proposed Zoning District:	MPUD Master Planned Unit Development District
Future Land Use (FLU) Classification:	RES-9 (Residential-9 du/ga)
Water/Sewage	Pasco/Pasco
Flood Zone:	A, AE, X
Requested Entitlements:	96 platted townhome units
Road/Access:	Chancey Road (County, Arterial), Crystal Springs Road (County, Collector)

MPUD SURROUNDING CONDITIONS ANALYSIS

The immediate and peripheral built environment neighboring the Chanzep MPUD project boundary is primarily characterized by residential communities and a commercial development pattern of users.

Within a 1-mile radius of the prospective Chanzep MPUD multiple existing MPUD approvals encompass the area, most notably:

- Abutting to the south is the Cobblestone MPUD originally approved for 600 single-family attached & detached dwelling units (Resolution No. 19-22RZ).
- Approximately, 0.35 miles east along Chancey Road, is the Feliciano MPUD, aka Legacy Hills Subdivision, originally approved for 160 single-family detached dwelling units (File No. DR09-721).

SURROUNDING ZONING AND LAND USES

	Zoning District	Future Land Use (FLU)	Existing Use
North	C-2 General Commercial District	RES-9 (Residential-9 du/ga)	Non-residential user, primarily undeveloped.
South	MPUD Master Planned Unit Development (Cobblestone MPUD)	RES-9 (Residential-9 du/ga)	Single-family detached residences.
East	A-R Agricultural-Residential, MPUD Master Planned Unit Development (Feliciano MPUD aka Legacy Hills MPUD)	RES-9 (Residential-9 du/ga)	Single-family detached residences.
West	R-MH Mobile Home District, MPUD Master Planned Unit Development (Rucks MPUD)	RES-9 (Residential-9 du/ga), COM (Commercial)	Residences, primarily undeveloped.

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

1. The subject site's original zoning designations were R-MH Mobile Home District and C-1 Neighborhood Commercial District. (Parcel ID No's 23 26 21 0000 00800 0050, 23 26 21 0000 00800 0000, 23 26 21 0000 0080 0040).
2. In April of 1996, the site was rezoned from R-MH Mobile Home District and C-1 Neighborhood Commercial Districts to an A-R Agricultural-Residential District by RZ-4990 (Parcel ID No's 23 26 21 0000 00800 0050, 23 26 21 0000 00800 0000, 23 26 21 0000 0080 0040).
3. The subject site is located approximately 1.50 miles south of the Zephyrhills Municipal Airport. Development is subject to protection of the Airport Influence Area (AIA) and Airport Approach Surface, requiring compliance with applicable regulations of LDC Section 605, including a maximum building height of 60 feet. Pursuant to LDC 605.7.G, a "Hold Harmless Agreement" has been incorporated within the conditions of approval, condition no. 54.
4. The Chanzep MPUD is adjacent to an unrelated MPUD rezoning project in the name of Gagne MPUD; a prospective development of 300 multi-family apartment units and 30,000 square feet of commercial uses. Contingent upon approval, these two projects will work in tandem to improve both Crystal Springs Road and Chancey Road ROWs.

FINDINGS OF FACT

1. Proposed is a zoning amendment seeking the maximum development of 96 platted townhome units. Development shall substantially conform to Exhibit 1 of the Conditions of Approval: "Binding Concept Plan."
2. The Chanzep MPUD shall include development of a ten (10) foot multi-use path along the frontage of Chancey Road and continuation of the planned sidewalk network along Crystal Springs Road.

3. The Chanzep MPUD is located within the East Market Area, in southeast Pasco County, Commission District 1.
4. The subject site is primarily undeveloped aside from a single residence on one (1) parcel.
5. The Live Local provision has been voluntarily included by the applicant in Condition of Approval number 39.
6. 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 meets or exceeds the intent of the Code. The Planning, Development, & Economic Growth Department (PDE) has reviewed the requested variation and finds it meets the intent of the LDC as noted.
7. 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

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): All segments and intersections within the analysis will operate according to adopted levels of service with the inclusion of project trips and background trips out to the buildout date of 2031. The design phase is under way for the widening of US-301 from 2-lanes to 4-lanes (FDOT project #416564-2-52-01) from SR 56 to SR 39. The T&P utilized these improvements in the attached analysis. The developer shall pay a proportionate share for the improvement of Crystal Springs Road pursuant to LDC Section 901.4.
2. Pasco County Utilities (PCU): The Utilities Department is in agreement with the conditions provided.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments.
4. Fire: The Fire Services Department is in agreement with the conditions provided.
5. Emergency Management: The Emergency Management Department is in agreement with the conditions provided.
6. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department provided comments and have been incorporated within the Conditions of Approval.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required of this action.

REQUEST:

ATTACHMENT(S):

1. PDE26-7866: Visuals
2. PDE26-7866: Exhibits A, B, C
3. PDE26-7866: Exhibit 1: Binding Concept Plan
4. PDE26-7866: Timing & Phasing Analysis
5. PDE26-7866: School Impact Analysis
6. PDE26-7866: Proof of Notification

7. PDE26-7866: Proof of Publication



RZ-7866
A-R TO MPUD

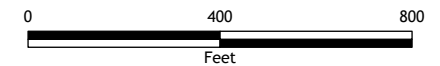
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CHANZEP LLC/CHANZEP MPUD
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METUCHEN, NJ 08840

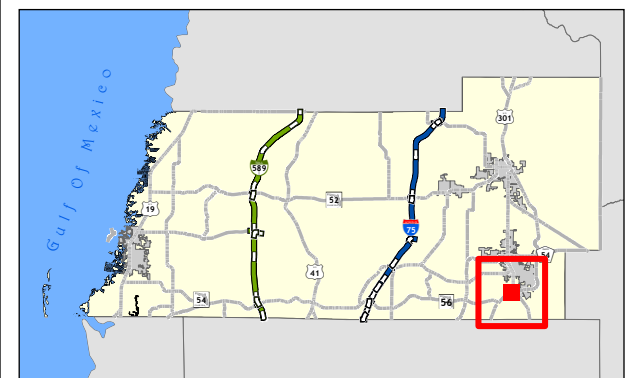
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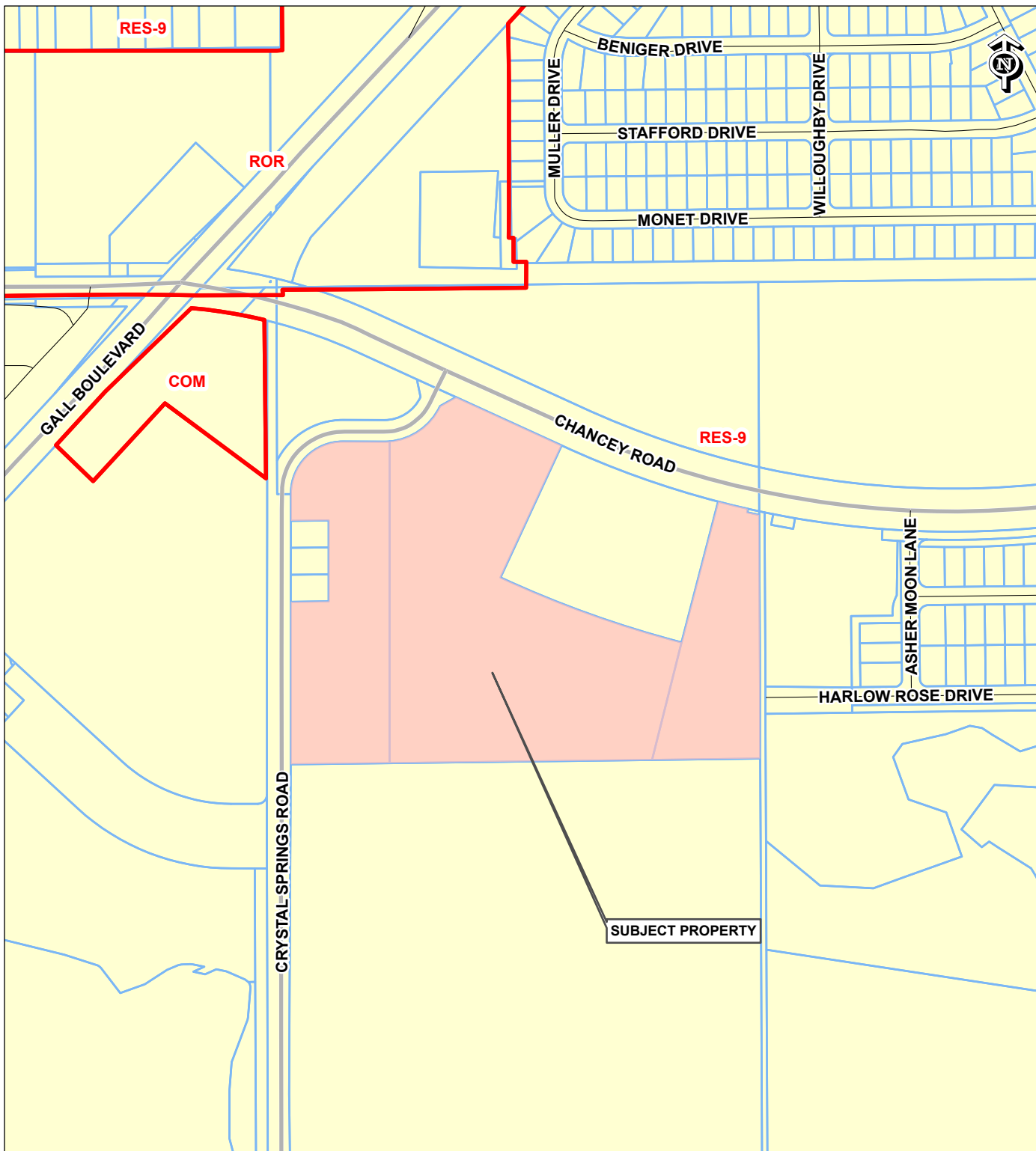
TAZ-333
COMMISSION DISTRICT: 1

 **SUBJECT PROPERTY**



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RZ-7866 A-R TO MPUD

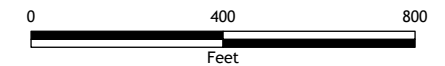
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CHANZEP LLC/CHANZEP MPUD
83 CLARENDON CT
METUCHEN, NJ 08840

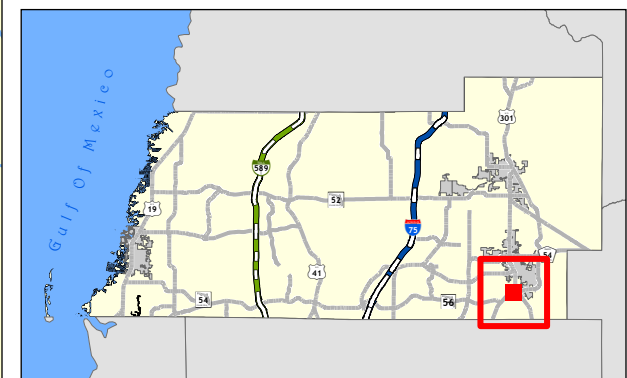
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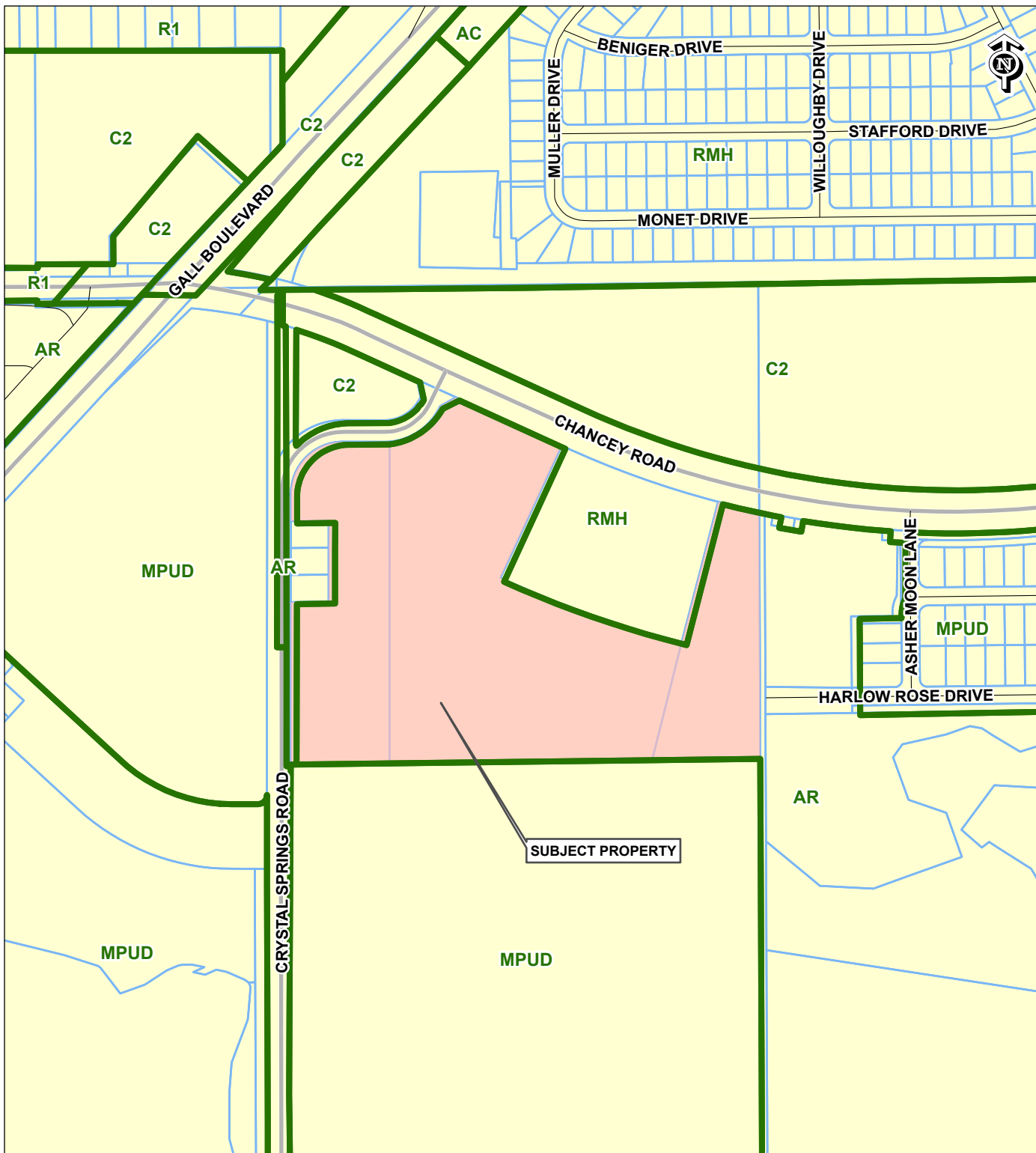
TAZ-333
COMMISSION DISTRICT: 1

 **SUBJECT PROPERTY**
 **FUTURE LAND USE 2025**



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RZ-7866 A-R TO MPUD

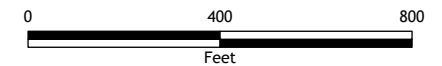
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CHANZEP LLC/CHANZEP MPUD
83 CLARENDON CT
METUCHEN, NJ 08840

PHYSICAL ADDRESS:
3454 CRYSTAL SPRINGS ROAD

TAZ-333
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
 EXISTING ZONING



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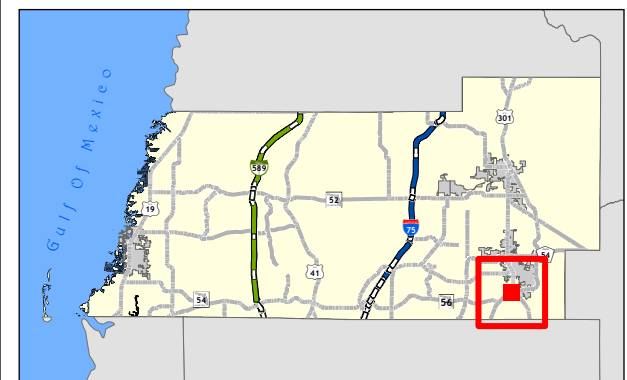
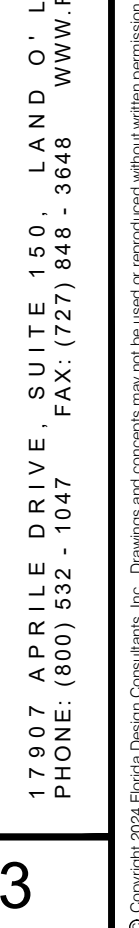
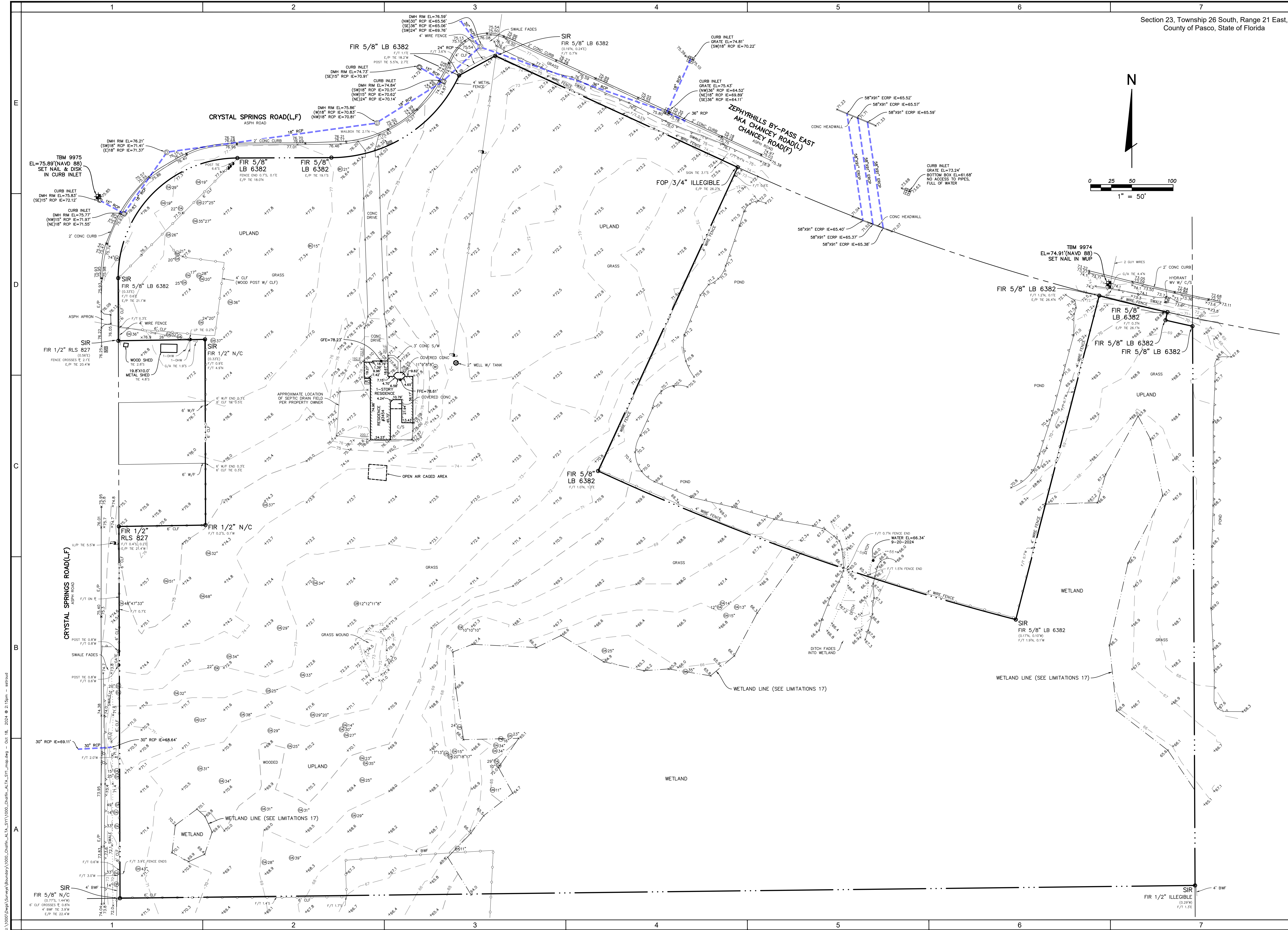
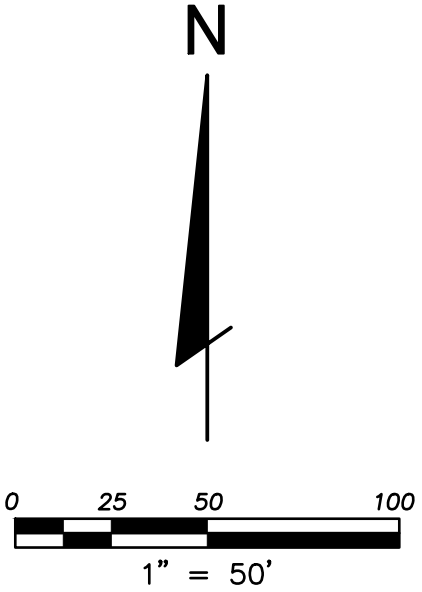


EXHIBIT A
LEGAL DESCRIPTION





Section 23, Township 26 South, Range 21 East,
County of Pasco, State of Florida



FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — 17907 APRILE DRIVE SUITE 150, LAND O' LAKES, FLORIDA 34638 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707		CHALFIN CRYSTAL SPRINGS ALTANSPS LAND TITLE, BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY MAP OF SURVEY PREPARED FOR: TAMPA CIVIL		ADDITIONAL INFORMATION TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYOR OR PARTIES TO THE SURVEY THIS MAP OR REPORT IS THE PROPERTY OF FLORIDA DESIGN CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FLORIDA DESIGN CONSULTANTS, INC. JARED J. ALTANDE PROFESSIONAL SURVEYOR LICENSE NUMBER LS 6971 STATE OF FLORIDA	
PROJECT NAME	CHALFIN CRYSTAL SPRINGS			DATE	10-07-2024
SHEET NAME	ALTANSPS LAND TITLE, BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY			SCALE	1"=50' SMS
PREPARED FOR	TAMPA CIVIL			DATE	10-07-2024
PROJECT NO.	2024-0087			SCALE	1000
SHEET NO.	3 OF 3			DATE	10-07-2024

EXHIBIT B

CONDITIONS OF APPROVAL

**CHANZEP MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. RZ-7866**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted in May, 2026; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.
2. Development shall substantially conform to the conceptual plan attached as Exhibit "1" ("Binding Concept Plan"). Notwithstanding the foregoing, the Binding Concept Plan has not been through the permitting process, and as such, is subject to variations as may be required by the various permitting authorities having jurisdiction. Such variations shall not require a non-substantial and/or substantial modification to this MPUD. The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required. Increases in lot sizes and/or decreases in the number of lots depicted on the Binding Concept Plan shall be deemed to be in substantial conformance with this Binding Concept Plan.

Environmental

3. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County 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 federal guidelines can be demonstrated.
4. 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 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.

5. Suitable nest cavities for the Southeastern American Kestrel may have been 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 site development placard.
6. The SWFWMD-approved wetland 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.
7. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to issuance of site development placard.
8. 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

9. Landscape buffers shall be constructed as depicted on the Binding Concept Plan.
10. Except for those neighborhood park attributes depicted on the Binding Concept Plan, specific review and approval of the Land Development Code (LDC), Section 905.1, Neighborhood Parks, will be conducted at PDPs submittal. At the time of the PDPs submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with the current LDC 905.1 standards, unless an alternative standard(s) is requested and approved.
11. Applicant/developer shall comply with the County's tree ordinance, Ordinance No. 26-08 and Resolution No. 26-182, both as may be amended.

Transportation/Circulation

12. The submitted Timing and Phasing Analysis assumes the following land uses: 96 townhomes ("Approved Land Use"). The lands within the Chanzep MPUD may be developed for the Approved Land Use without any requirements for an additional timing and phasing analysis through the expiration date of the MPUD as set forth in Condition 50. Any development of land use(s) that generate(s) greater traffic impacts than the Approved Land Use may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The Planning Commission (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. Compliance with the conditions of approval and payment of mobility fees, the substandard road fair share

payment pursuant to Condition 15, the bike/pedestrian improvements pursuant to Condition 20 and other generally applicable taxes and assessments, fully mitigates the external transportation impacts of the Approved Land Use through the expiration date of the MPUD as set forth in Condition 50, except any required external site-access improvements which shall be the developer's sole obligation.

Access Management

13. All site-access point locations, types of site-access points, and spacing of site-access points shown on the MPUD master plan are approved concurrently with the Chanzep MPUD. Any modifications to the approved access management plan shall be reviewed, and if the requirements are met, administratively approved by the County Administrator or designee. Any modifications to the approved access management plan that vary from the LDC requirements shall require the appropriate alternative standards or variance request and be reviewed in accordance with the LDC.
14. At each PDP approval, the County Engineer, or designee, may also require site- specific internal intersection improvements. Internal intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.
15. Developer has provided a Substandard Road Application for Chancey Road. There are no substandard road impacts to Chancey Road from the Approved Land Use that require mitigation by Developer. Developer shall not be responsible for any substandard road improvements to Chancey Road or any proportionate share payment for any substandard road improvements to Chancey Road other than payment of mobility fees and construction of the 10-foot multi-use path pursuant to Condition 20 below.

Developer has provided a Substandard Road Application for Crystal Springs Road. There may be substandard road impacts to Crystal Springs Road from the Approved Land Use. Since Crystal Springs Road is a County Collector Road, Developer shall, prior to issuance of the site development placard, pay to the County the development's fair share of the cost of designing and constructing the improvements to Crystal Springs Road to achieve the applicable minimum roadway design and maintenance standards per LDC 901.4. Alternatively, if requested by County within six (6) months of the approval of this MPUD and in lieu of the fair share payment, Developer shall resurface the existing pavement of Crystal Springs Road with 1" mill and 2" overlay for the portions of Crystal Springs Road along the project frontage where the road is determined substandard per the requirements in LDC 901.4. Developer shall complete the resurfacing prior to the first record plat or post a performance guarantee acceptable to the County prior to the first record plat.

16. The project is proposed to have two (2) full accesses to Crystal Springs Road. Based on projected volumes for the Approved Land Use, northbound right turn lanes and southbound left turn lanes are not required.

Dedication of Right-of-Way

17. Access connections and rights-of-way to adjoining properties shall be as depicted on the MPUD Master Plan. The exact locations will be determined during PDP review.
18. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, 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.
19. No right-of-way for Chancey Road is required to be conveyed pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality) (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements)

Pursuant 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 required amount of right-of-way for Crystal Springs Road as depicted on MPUD Plan (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 facilities on the developer's property or at another site acceptable to the County to mitigate all drainage/retention impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Crystal Springs Road within or adjacent to the boundaries of the developer's property including, but not limited to, drainage/retention 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 facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Crystal Springs Road, 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.

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.

Design/Construction Specifications

20. Prior to the final building inspection for the first certificate of occupancy, Developer shall construct: (1) the ten (10) foot multi-use path along the project's Chancey Road frontage as depicted on the Binding Concept Plan; and (2) the five (5) foot sidewalk along the project's Crystal Springs Road frontage as depicted on the Binding Concept Plan. Prior to the final building inspection for the first certificate of occupancy, Developer shall subject to the County having the necessary existing right of way/easements for and issuance of permit(s)/approvals from agencies having jurisdiction, construct: (1) the off-site ten (10) foot multi-use path within the existing Chancey Road right of way as depicted on the Binding Concept Plan; and (2) the off-site five (5) foot sidewalk within the existing Crystal Springs Road right of way as depicted on the Binding Concept Plan (collectively "Off-Site Sidewalk Improvement").

After taking into account any reasonable design or construction modifications permitted by the County Engineer, should it be determined by the County Engineer that there is not sufficient existing right of way/easements to accommodate the Off-Site Sidewalk Improvement or that other issues identified during permitting would prevent or prohibit the construction of the Off-Site Sidewalk Improvement or make the construction of the Off-Site Sidewalk Improvement unreasonable, the Developer shall have no further obligation to construct the Off-Site Sidewalk Improvement.

The design, permitting and construction of the Off-Site Sidewalk Improvement shall be eligible for bicycle/pedestrian mobility fee credits. The Developer shall submit to the County an engineer's certified cost estimate for the design, permitting and construction of the Off-Site Sidewalk Improvement, which shall be reviewed and approved by the County Engineer, or designee, to determine whether the estimated cost is comparable to the County's recent expenditures for similar sidewalk projects. Upon approval of the certified cost estimate by the County, the approved estimated amount shall constitute the amount of bicycle/pedestrian mobility fee credits to be awarded to the Developer upon completion of the Off-Site Sidewalk Improvement, regardless of the Developer's actual cost of design, permitting and construction. Because the amount of the mobility fee credits is capped at the approved certified cost estimate amount, there is no requirement for the Developer to enter into a development agreement or competitively bid the Off-Site Sidewalk Improvement in order to be entitled to mobility fee credits. However, the Developer will be required to obtain a right of way use permit from the County to construct the Off-Site Sidewalk Improvement in the County's right of way.

21. Approval of the Chanzep MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).

22. 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 sites 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.
23. 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 development 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 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 submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary 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.
24. All sidewalks, bike paths, multi-use trails, and other non-vehicular pathways within the Chazep MPUD shall not be the maintenance responsibility of the County.

Utilities/Water Service/Wastewater Disposal

25. 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 for 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.
26. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
27. 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.
28. 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(s)/owner(s) 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

29. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.
30. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.

31. All passthrough drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not the obligation to access and maintain.
32. 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.
33. 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.

Land Use

34. The townhomes shall be platted and each unit shall have its own utility meter.
35. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) 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(s) (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 all open space, 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. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) 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 association or the CDD that funded such improvements as applicable.
36. Land Use maximums shall be in accordance with the following Permitted Use and Development Limits Table as shown in Table 1 below.

Table 1

Development Category	Totals*
Townhomes (du)	96

*The maximum density 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.

37. Residential Dimensional/Development Standards shall be as follows.

- a. The Residential Dimensional Standards and Minimum Lot Detail shall be as depicted on the MPUD Master Plan.
- 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 setback shall be measured from the landscape buffer easement or tract line.
- c. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District.
- d. Additional Development Standards:
 - i. Townhome products shall be limited to 2-8 units per building and no more than two stories.
 - ii. Driveway width shall be a maximum of two (2) feet wider, in total, than the garage door width.
 - vi. Townhome products with one-car garages shall have one-car driveways.
 - vii. There shall be .25 visitor parking spaces per townhome, regardless of spaces provided on the lot, which shall be located outside of the garage and driveway.
- e. Architectural Features:
 - i. Each townhome building with 2-8 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) Raised 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)
 - ii. 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 to 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 facade. If said side facade has first and second-story stucco veneer, a differentiating color band is required to distinguish between the first and second stories.

- iii. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.
- iv. Architectural features and monotony control on townhome buildings to be based on the building, not individual residential unit.

f. Trees/Landscaping.

i. Minimum tree/landscape requirements :

Landscaping/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.

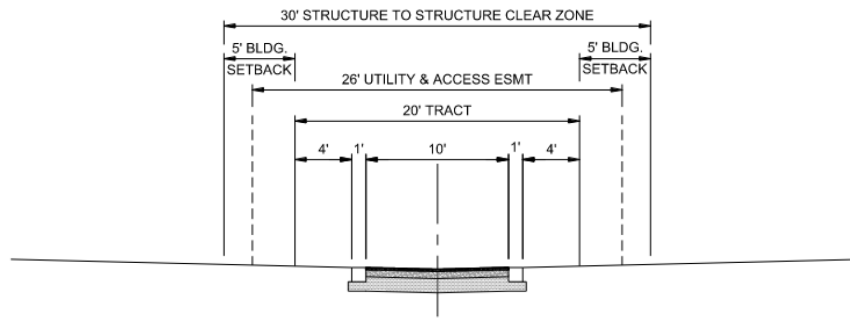
** Utility boxes, light fixtures and similar facilities are allowed in the Greenspace without penalty,

***Minimum shade trees shall be located in the front yard and/or street.

- ii. Any front yard 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).
- iii. To allow additional room for trees and landscaping, utility easements will be allowed under sidewalks, such that 5' of the utility easements are under the sidewalk (ROW), and 5' is on the lot. Additionally, water main and sanitary lines may be installed under streets or sidewalks in townhome development ROWs.

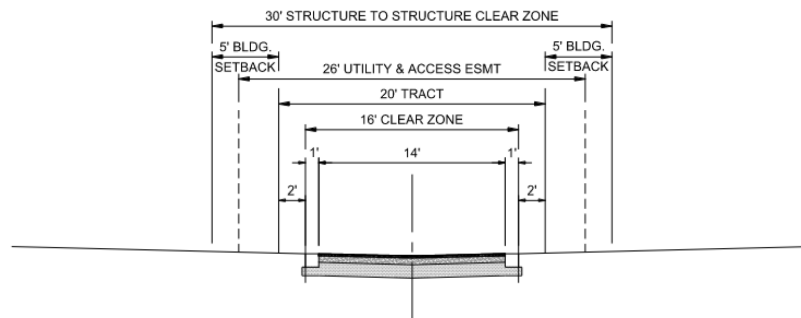
g. Alleys serving rear-loaded townhomes will meet the following minimum requirements:

- Typical Alley Section – One Way/No Fire Access



TYPICAL ALLEY SECTION - ONE WAY/NO FIRE ACCESS

- Typical Alley Section – Two Way/With Fire Access



TYPICAL ALLEY SECTION - TWO WAY WITH FIRE ACCESS

h. Street Type Standards.

- i. 50-foot right-of-way (ROW)
- ii. Twenty-two (22) feet of urban pavement width (dual 11-foot drive lanes)
- iii. Five (5) foot sidewalks on either side of the street
- iv. Seven (7) feet of sod/tree strip on either side of the street between the sidewalk and the street
- v. Two (2) foot curbs (vertical or mountable in design, e.g. Type A, D, F, Miami, etc.)

38. 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.
39. 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 an exemption for any portion of the development authorized by this approval.
40. Parcels may be developed out of numerical sequence and in multiples so long as the parcels being developed do not rely upon infrastructure construction of future parcels.
41. Interim silvicultural and/or agricultural activities shall be permitted until commencement of development for that portion of the proposed development.

Procedures

42. The applicable parcel developer(s) shall ensure that the HOA required to be established under this MPUD incorporates the minimum tree and architectural requirements in Conditions No. 37 as applicable, into the HOA covenants, conditions, and restrictions and shall ensure that the HOA is the primary enforcement entity for the tree requirements in such townhome residential phase(s), as applicable, 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 Condition No. 37 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 163.3202(5)(c), Florida Statutes.
43. On-Street Parking: For platted units, the applicable 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 applicable HOA or CDD 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 such HOA or CDD to adopt and enforce specific regulations which empower the applicable HOA or CDD Board 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 developer from providing dedicated parking stalls on both sides of a street outside the travel lane.

44. A written disclosure statement for all lots within 100 feet of Chancey Road shall include the following language: (a) they are purchasing a residence that may receive noise, visual or olfactory impacts from vehicles or construction equipment on Chancey Road, and this noise, visual or olfactory impact may increase over time as traffic volumes on Chancey Road increase, or as Chancey Road may be widened, expanded or elevated and (b) other than the buffer depicted on the Binding Concept Plan, no sound-wall or other form of noise, visual or olfactory impact mitigation will be provided by the Developer or the County. The Developer shall provide a copy of the written disclosure to the County concurrent with the associated record plat.
45. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat 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 be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
46. 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. Notwithstanding, an alternative standard(s) from LDC section, 905.1, Neighborhood Parks, may be requested and approved and shall not require a modification to this MPUD.
47. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.
48. A PDP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval.
49. PDP 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

Development Plan, acreage of the site, total number of units which have received PDP approval, and/or construction plan approval.

50. If a PDP for the entire MPUD is not submitted by December 31, 2031 or six (6) years from the last substantial modification approval (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 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, including an updated Timing and Phasing Analysis as required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.
51. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
52. 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 PDE after the BCC action.
53. 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.
54. Chanzep LLC, and any successor owners or assigns, by reason of their ownership or occupation of the following described real property, Chanzep MPUD shall not protest or bring suit or action against Zephyrhills Municipal Airport for aviation related noise, property damage, or personal injuries resulting from activities at or connected with said Airport when such activities conform to the then existing rules and regulations of said Airport, the applicable federal regulations, Florida law, and local rules and regulations, and no negligence on the part of said Airport is involved.

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

Date

Signature

Print Name

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical
presence or ☐ online notarization, this _____ (date).
He/she is personally known to me or who has produced
_____ (type of identification) as identification.

Seal

NOTARY

EXHIBIT C
MASTER PLAN

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPA CIVIL.COM
COA: 28971

PROJECT: 670

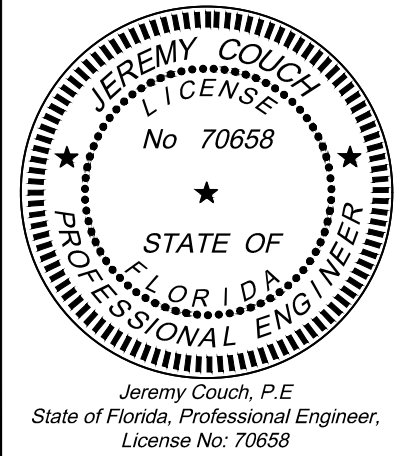
CHANZEP MPUD
23-26-21-0000-00800-0000
23-26-21-0000-00800-0050
3454 CRYSTAL SPRINGS RD
ZEPHYRHILLS, FL 33540

CLIENT:



REVISION	DATE
CONCEPT PLAN	2024-08-19
MPUD PLAN	2024-12-20
MPUD REVISION	2025-05-21
MPUD REVISION	2026-04-01
MPUD REVISION	2026-07-16

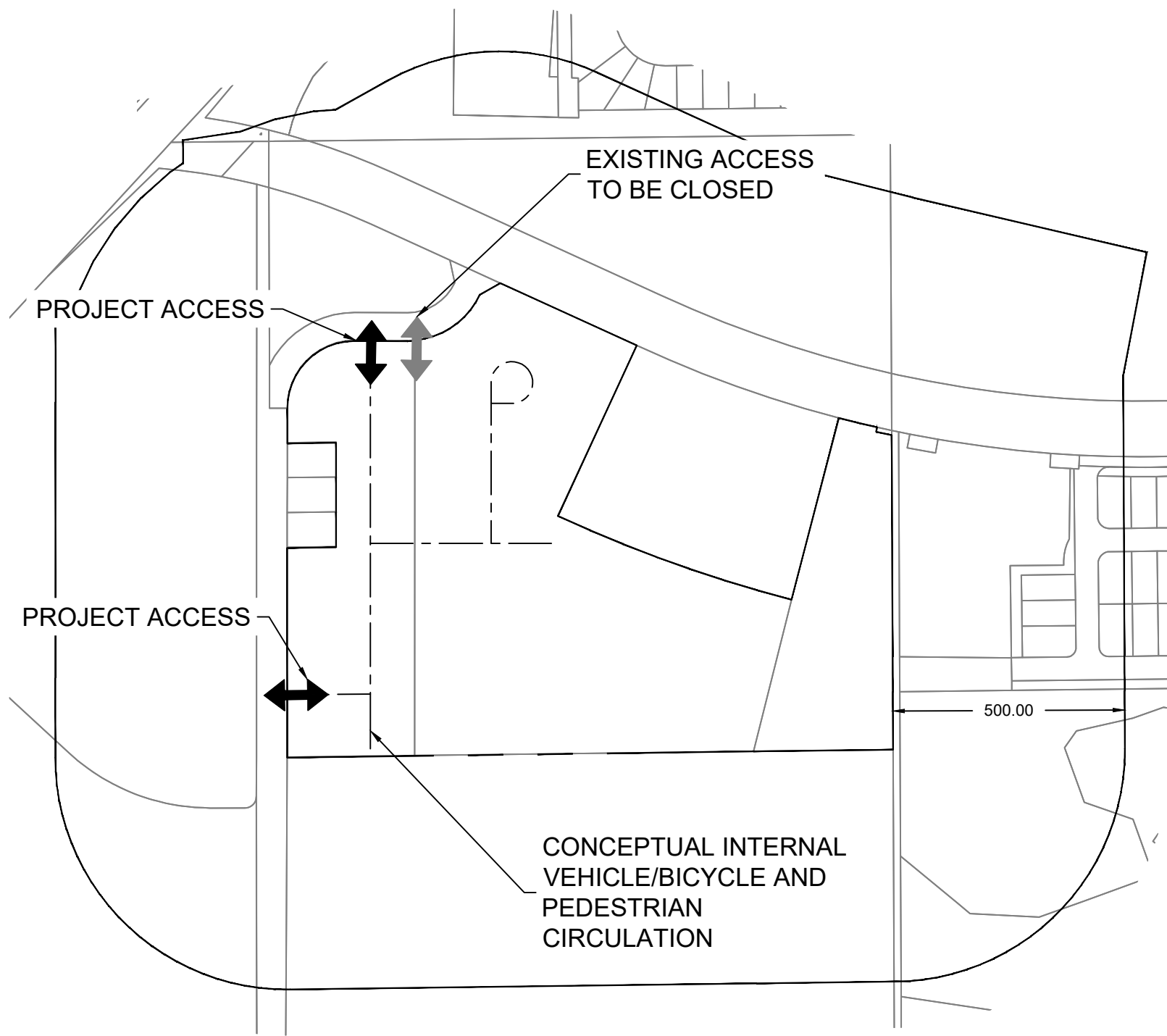
DES: J.C. DRFT: J.B.



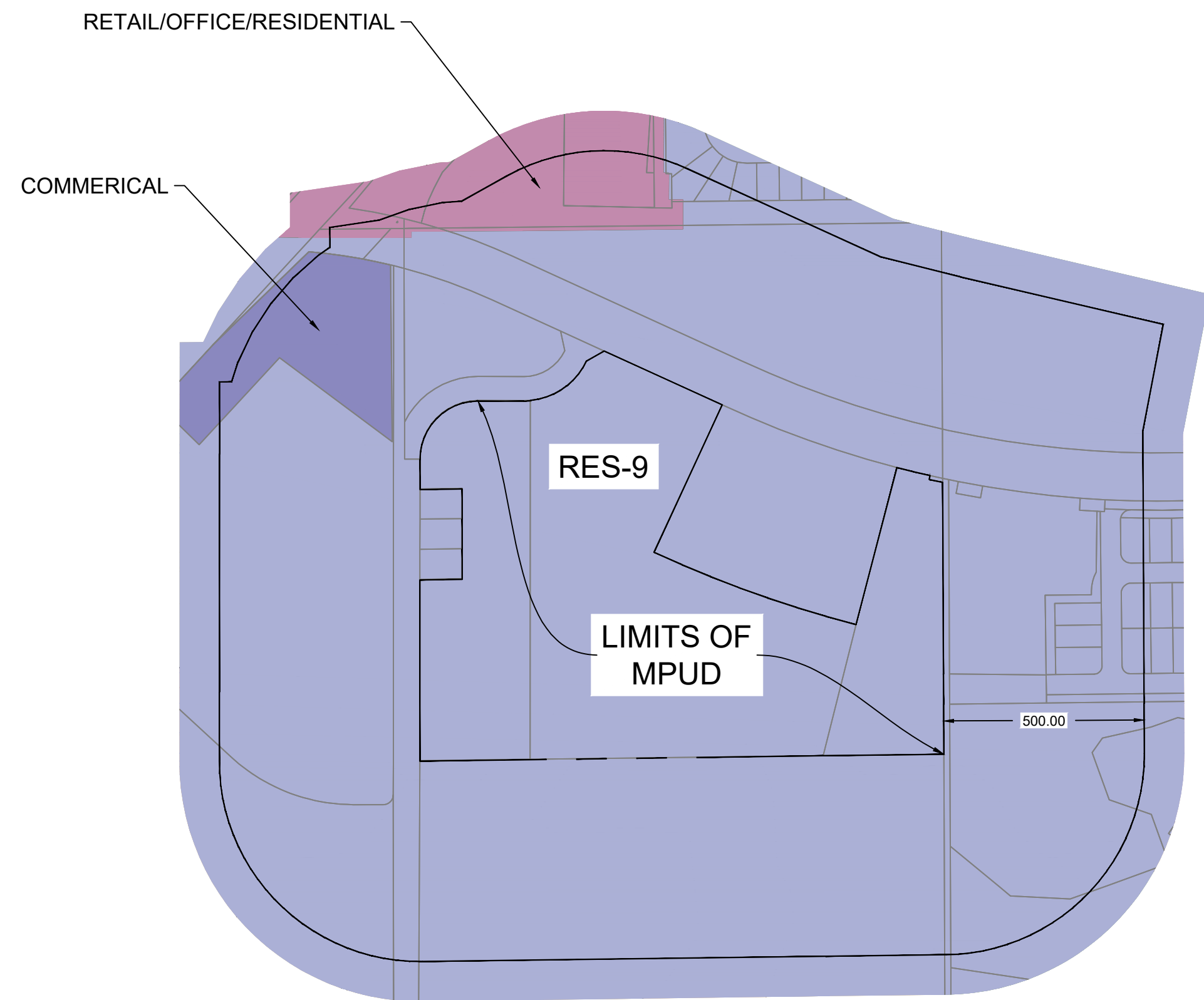
MPUD PLAN

SHEET NO:
MPUD-2

GENERAL MOBILITY PLAN



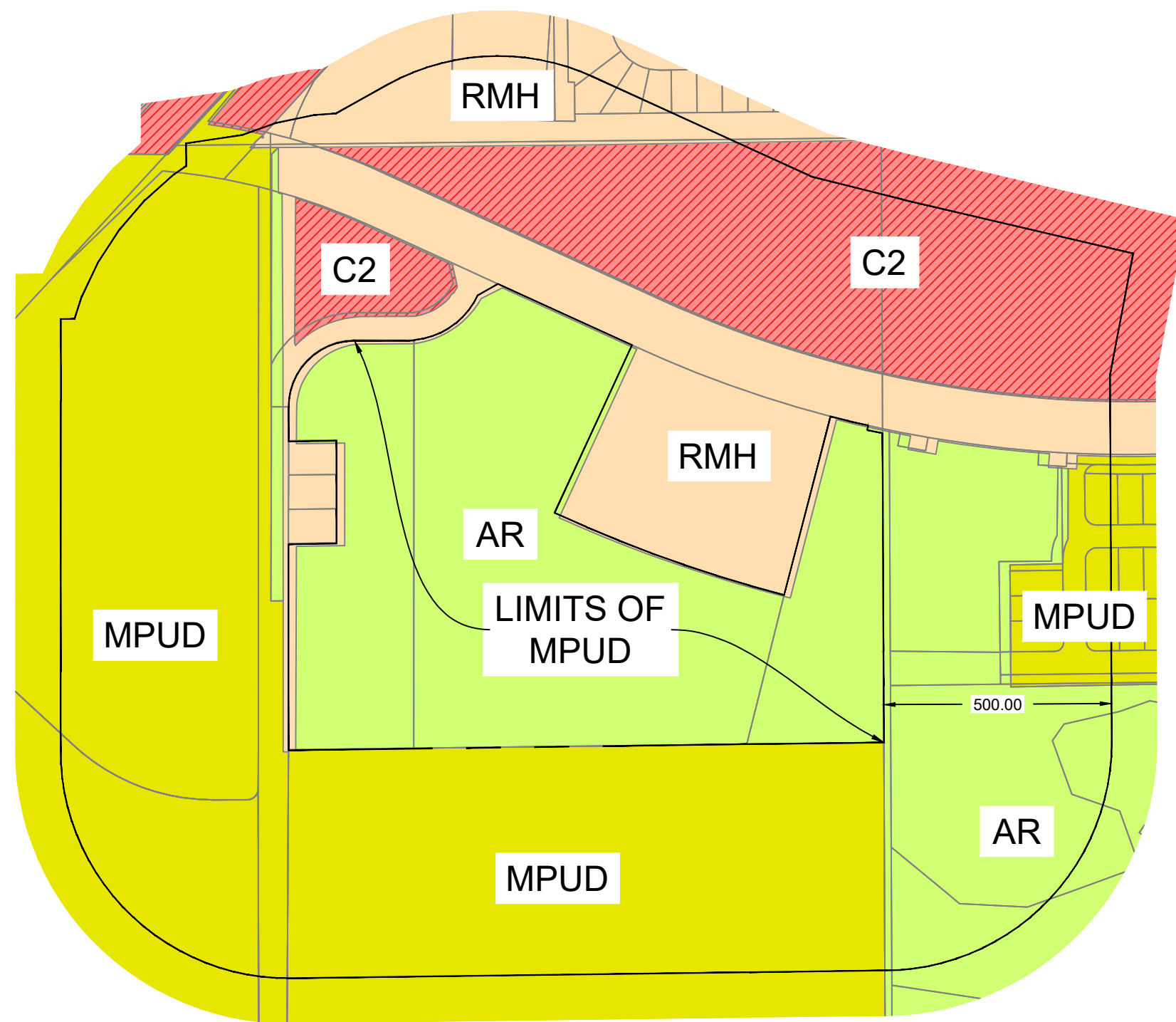
500' EXISTING FLU MAP

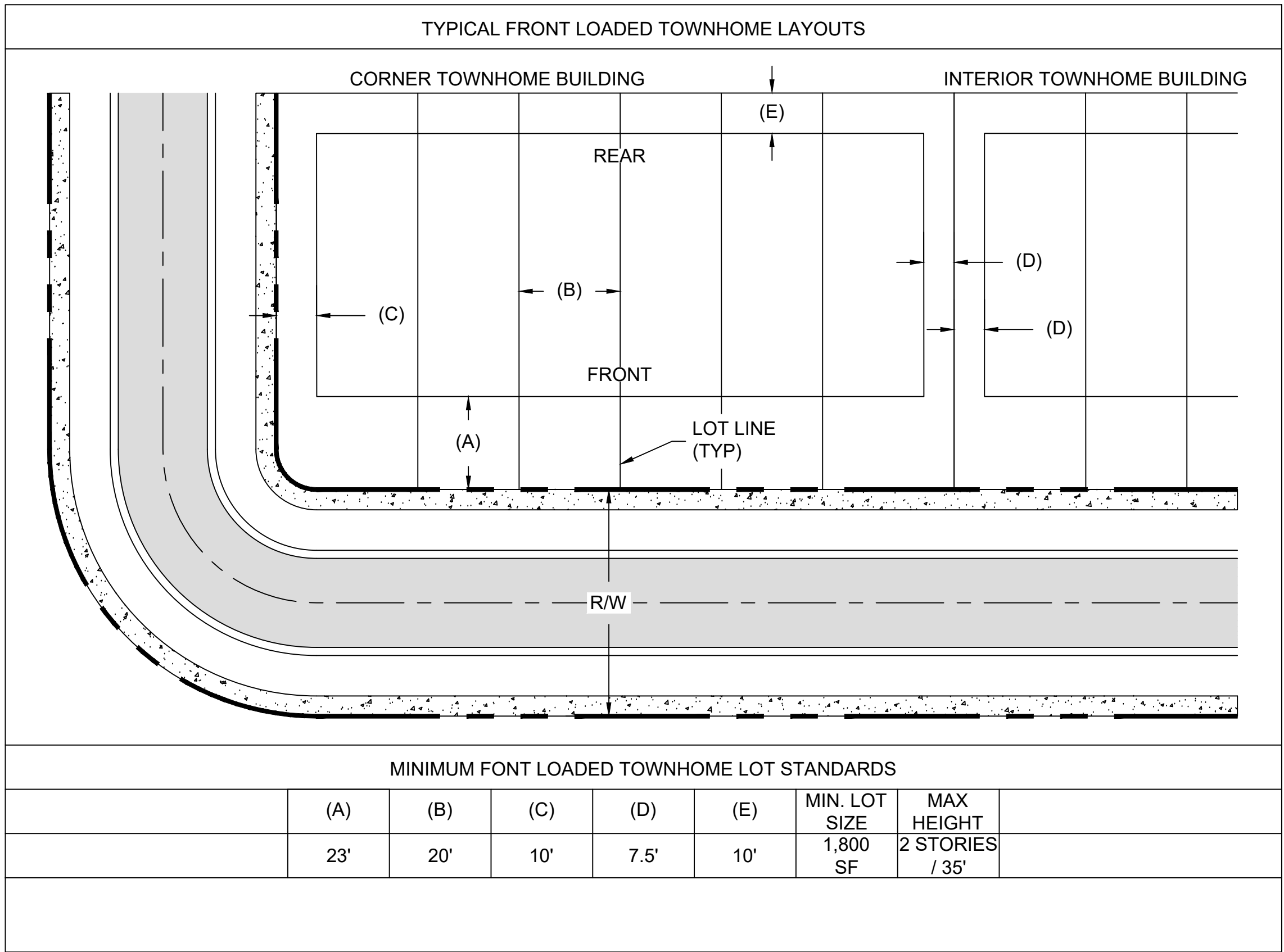
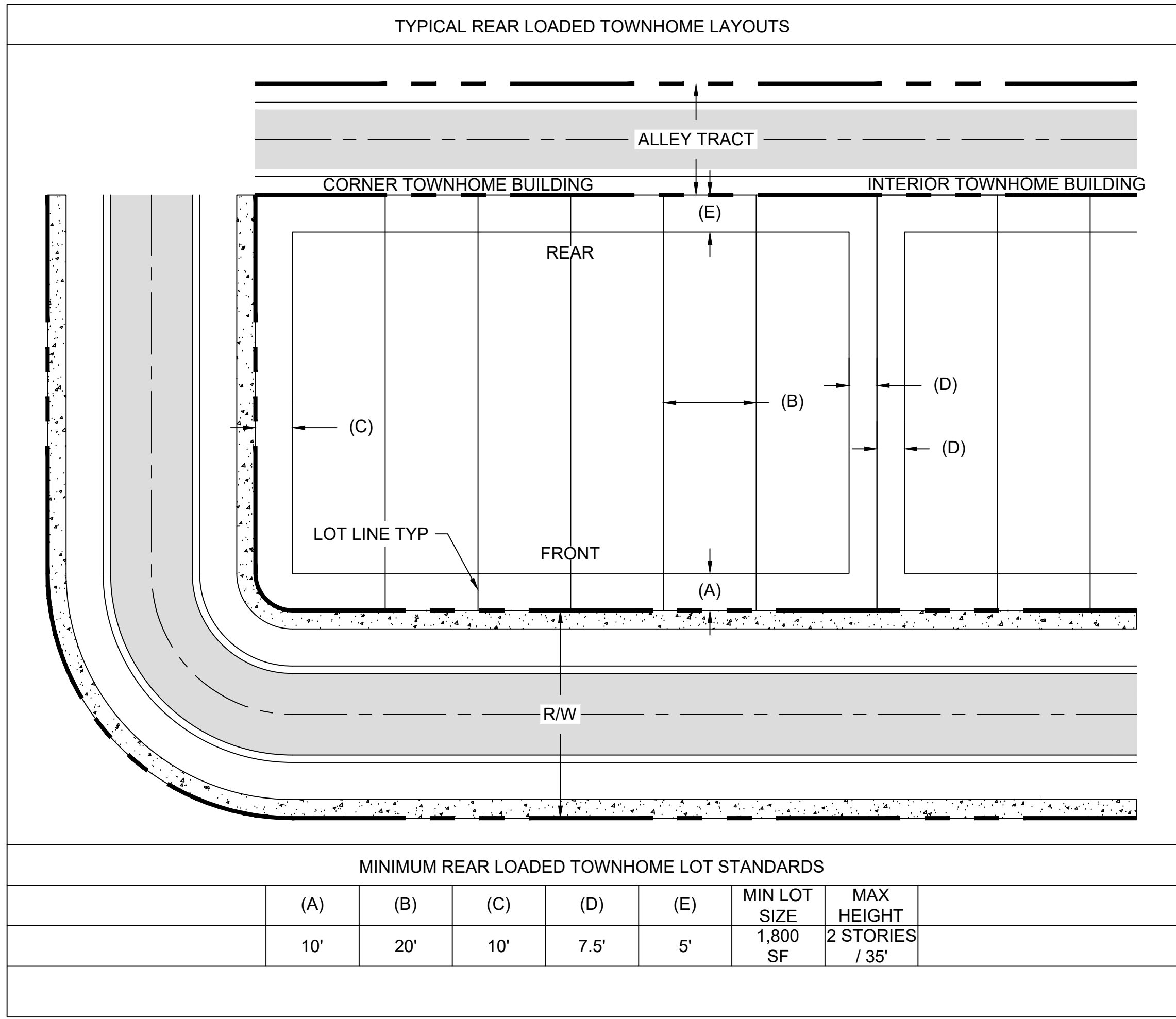
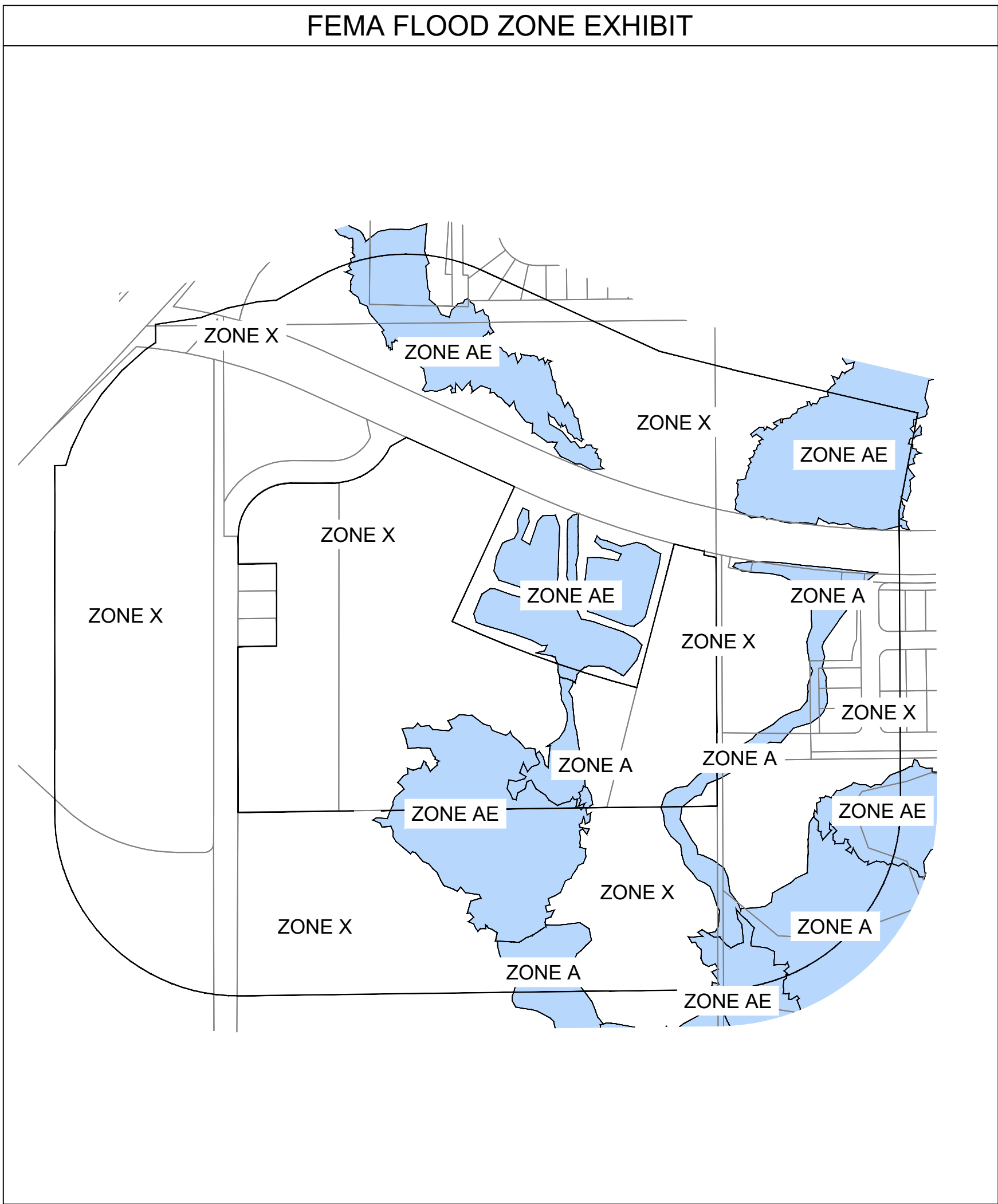
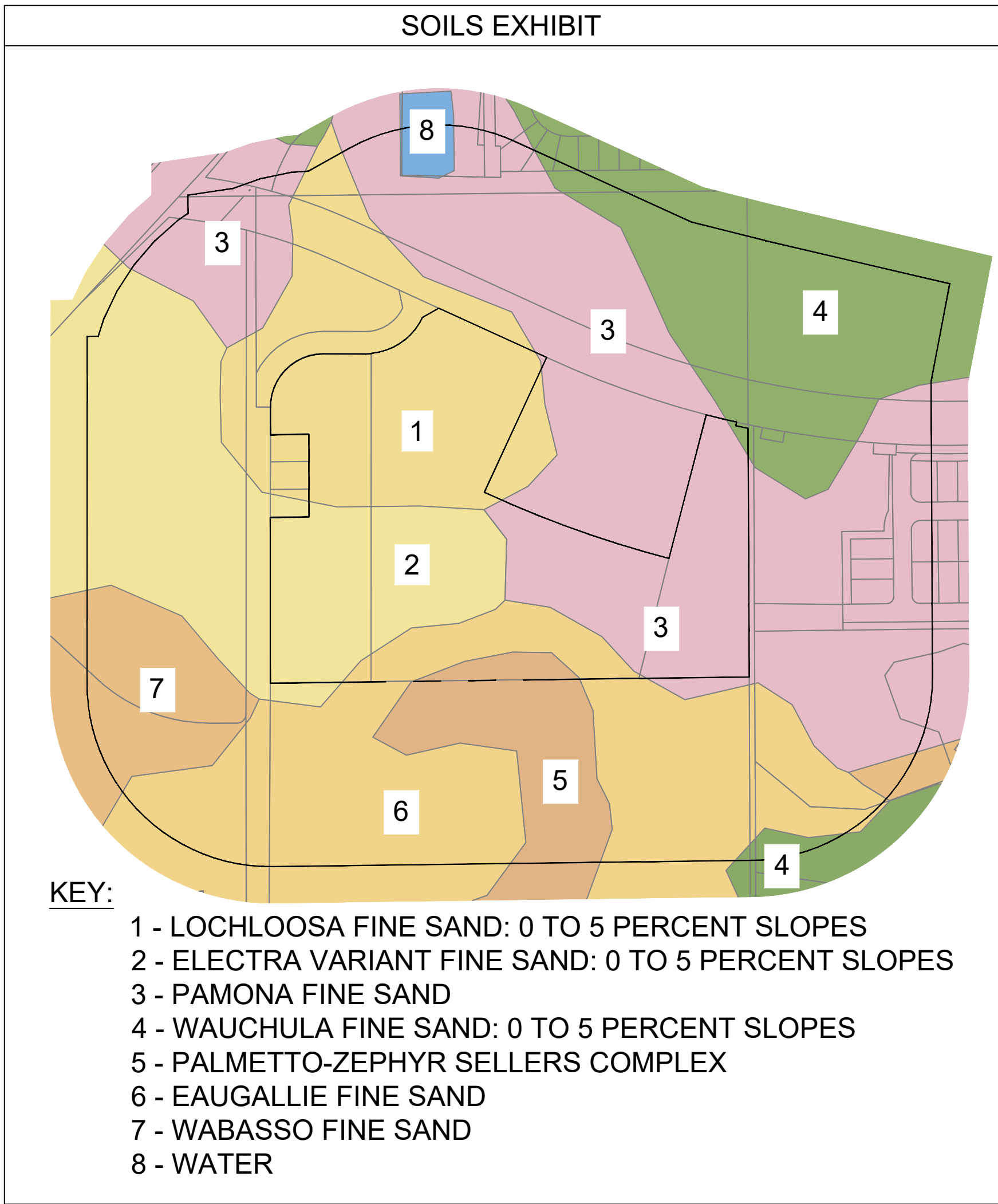
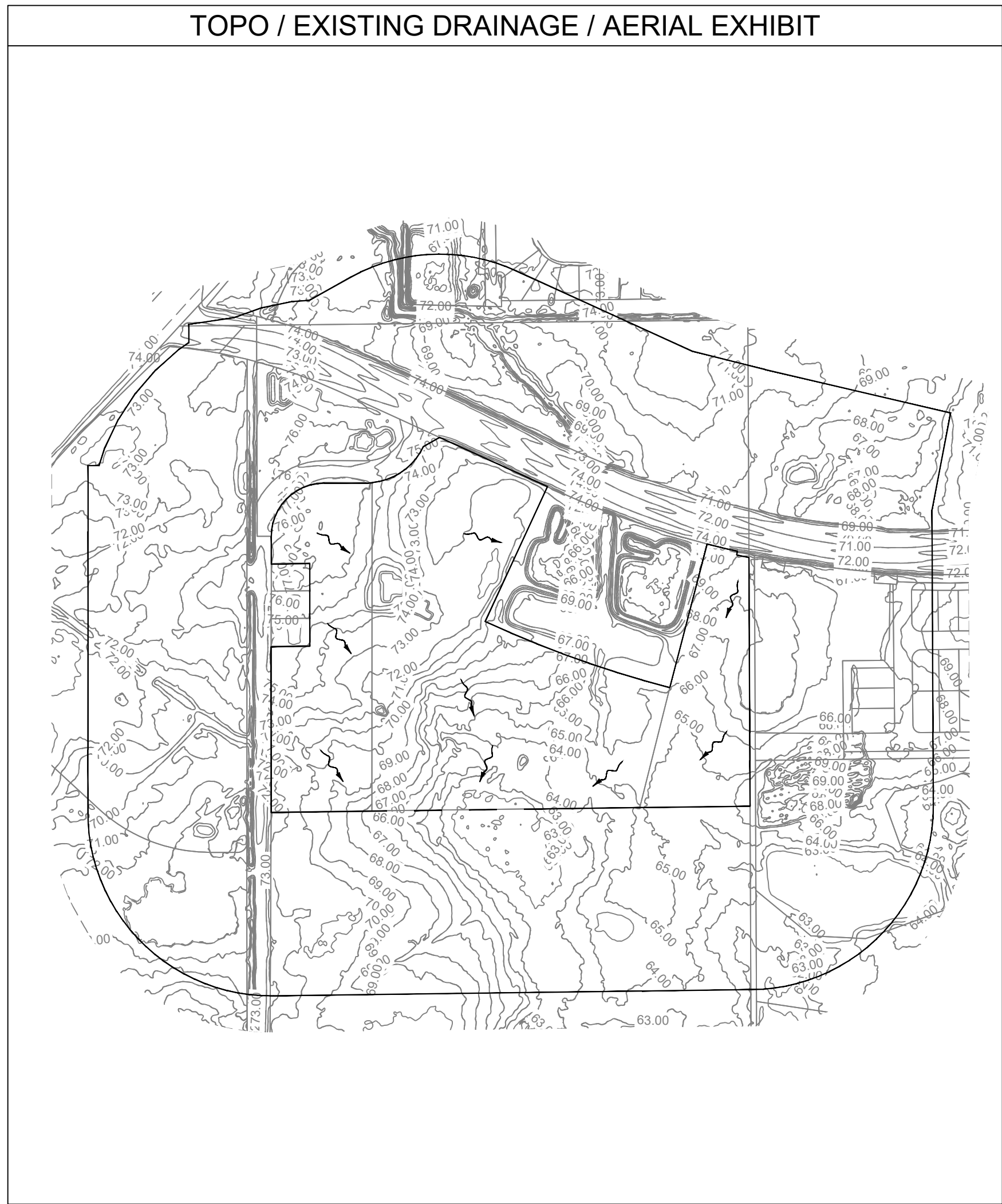


LOCATION MAP



500' EXISTING ZONE MAP





TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPA CIVIL.COM
COA: 28971

PROJECT: 670

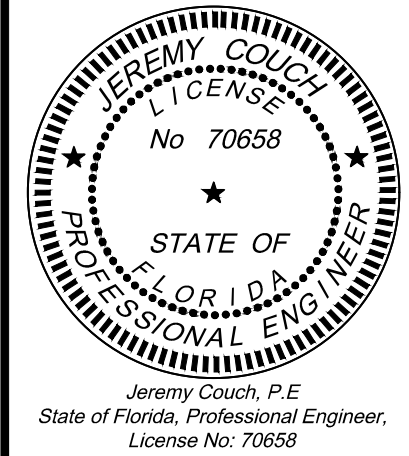
CHANZEP MPUD
23-26-21-0000-00800-0000
23-26-21-0000-00800-0050
3454 CRYSTAL SPRINGS RD
ZEPHYRHILLS, FL 33540

CLIENT:

The Chalfin Group Inc.

REVISION	DATE
CONCEPT PLAN	2024-08-19
MPUD PLAN	2024-12-20
MPUD REVISION	2025-05-21
MPUD REVISION	2026-04-01
MPUD REVISION	2026-07-16

DES: J.C. DRAFT: J.B.



MPUD PLAN

SHEET NO:
MPUD-3

MPUD BINDING CONCEPT PLAN NOTES:

1. MODIFICATIONS TO THE LOCATION(S) OF SITE INFRASTRUCTURE TO COMPLY WITH PERMITTING REQUIREMENTS SHALL NOT BE CONSIDERED A SUBSTANTIAL MODIFICATION TO THE CHANZEP BINDING MPUD CONCEPT PLAN.
2. INCREASES IN LOT SIZES AND/OR DECREASES IN THE NUMBER OF LOTS SHALL BE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THIS BINDING MPUD CONCEPT PLAN.

The diagram illustrates a road cross-section with the following zones and widths:

- MPUD AREA:** 10' (represented by a black bar)
- LIMITS OF R/W DEDICATION:** 10' (represented by a grey bar)
- PLATTED FRONT & REAR LOADED TOWNHOMES:** 20' (represented by an orange bar)
- OPEN SPACE AREA:** 20' (represented by a green bar)
- WETLAND AREA:** 20' (represented by a dark grey bar)
- LANDSCAPE BUFFER AREA:** 20' (represented by a yellow-green bar)
- RIGHT OF WAY DEDICATION:** 20' (represented by a hatched bar)

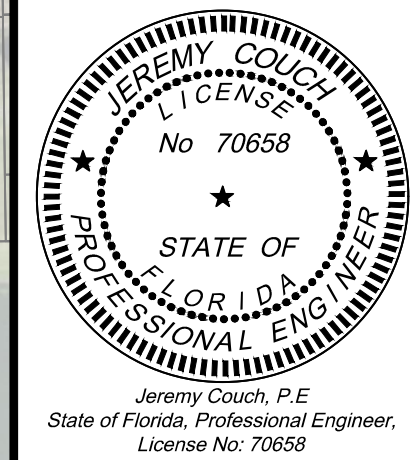
TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM
COA: 28871

PROJECT: 670

CHANZEP MPUD
23-26-21-0000-00800-0000
 23-26-21-0000-00800-0040
 23-26-21-0000-00800-0050
 3454 CRYSTAL SPRINGS RD
 ZEPHYRHILLS, FL 33540

CLIENT:

The **Chalfin** Group Inc.

[illegible]DES. J.C. DRFT. J.B.MPUD BINDING
CONCEPT PLAN

SHEET NO:
MPUD-4

TIMING AND PHASING ANALYSIS ACCESS MANAGEMENT ANALYSIS

CHANZEP

Prepared For

TAMPA CIVIL DESIGN

Prepared By



TIMING AND PHASING ANALYSIS
ACCESS MANAGEMENT ANALYSIS

CHANZEP

Prepared For
TAMPA CIVIL DESIGN

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

April, 2025

Project No. 24104



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INTRODUCTION

The purpose of this report is to provide the Timing and Phasing and Access Management Analysis in conjunction with the rezoning of the property located south of Chancey Road and east of US 301 in Pasco County, as shown in Figure 1. The property is proposed to be rezoned to MPUD to allow up to 96 Townhomes.

The Timing and Phasing Analysis was conducted in accordance with the 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 data base. Based on these trip rates, it is estimated the proposed project would generate 681 daily trip ends, 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 Generation Manual 11th Edition, 2021, it is estimated the proposed land use would generate 44 AM peak hour trip ends with 11 inbound and 33 outbound, as shown in Table 1.

ESTIMATED PROJECT PM PEAK HOUR TRAFFIC

Again, based on the ITE Trip Generation Manual, 11th Edition data, the proposed land



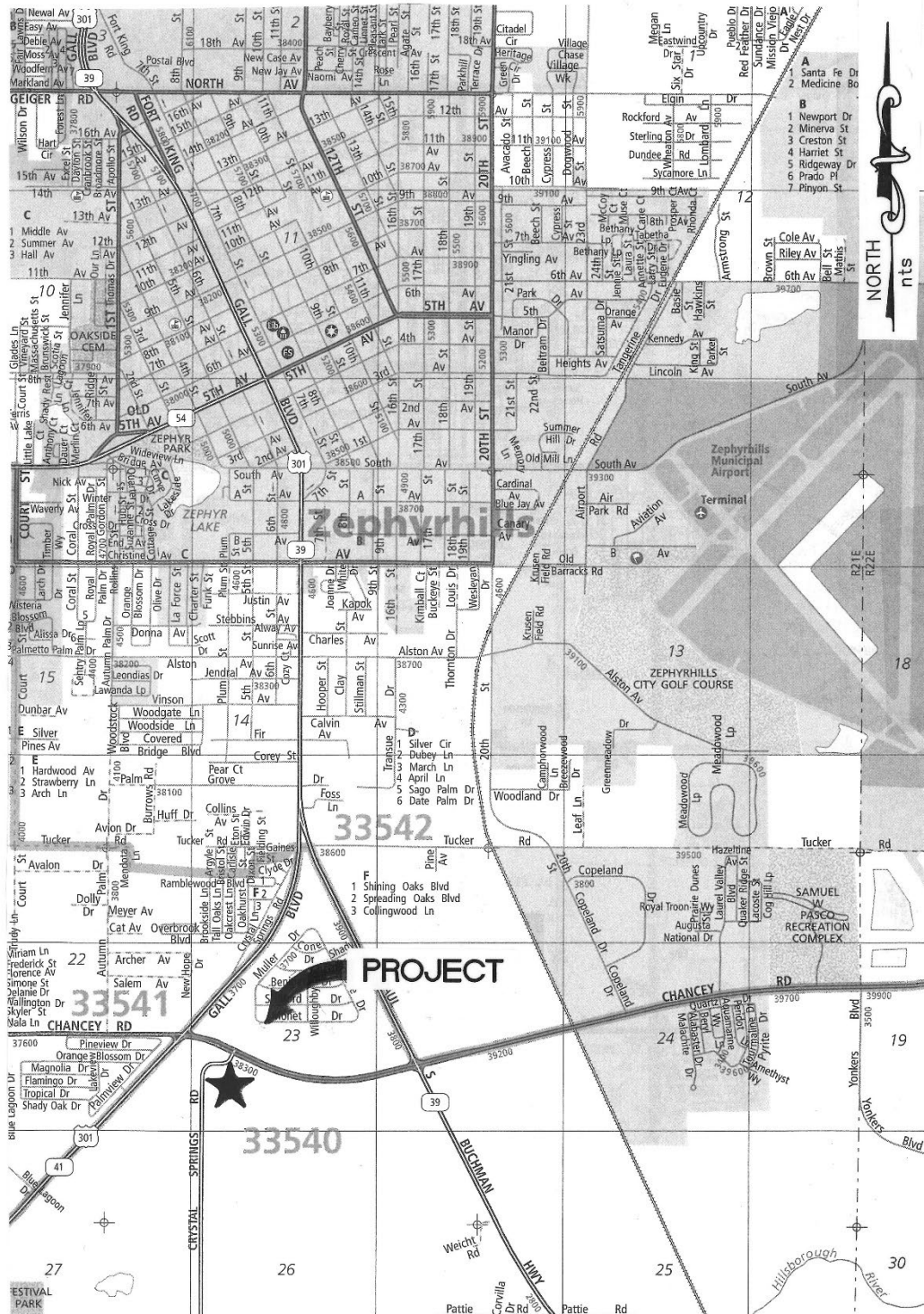


FIGURE 1
PROJECT LOCATION



TABLE 1
DAILY TRIP GENERATION (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends (1)</u>			<u>PM Peak Hour</u> <u>Trip Ends (1)</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	215	96 DU's	681	11	33	44	32	22	54

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.



use would generate approximately 54 trip ends during PM peak hour with 32 inbound and 22 outbound, as shown in Table 1.

PROJECT TRAFFIC DISTRIBUTION

The distribution of the peak hour trip ends was based on the existing and future travel patterns as per the approved Methodology Statement. Figure 2 illustrates the assignment of the PM peak hour project traffic.

ANALYSIS PERIOD

The analysis is limited to the PM peak hour.

STUDY AREA

The study area includes the following roadway segments:

- Chancey Road from US 301 to Paul Buchman Highway

In addition, the following intersections were included in this analysis:

- Chancey Road and US 301
- Chancey Road and Crystal Springs Road
- Chancey Road and Paul Buchman Highway



04/10/25

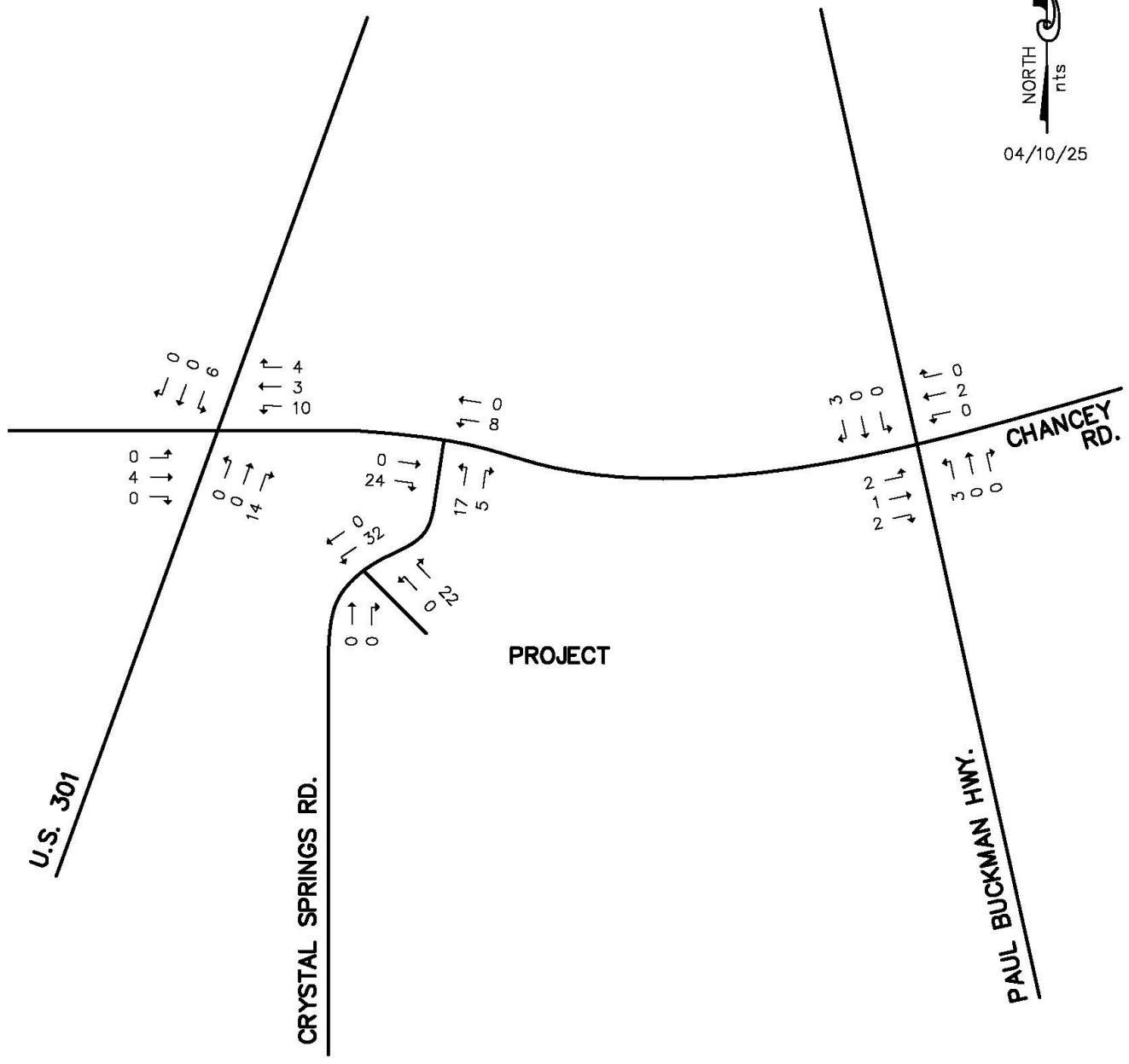


FIGURE 2
PM PEAK HOUR
PROJECT TRAFFIC

BUILDOUT YEAR

The buildout year for the project is anticipated to be 2031.

BUDGETED/PLANNED IMPROVEMENTS

According to Pasco County Capital Improvement Plan (CIP), there are no capacity adding improvements budgeted for construction in the vicinity of the project.

According to FDOT Work Program, US 301 is budgeted for construction to be widened to four (4) lanes from SR 56 to CR 54.

BACKGROUND TRAFFIC

The 2031 background traffic utilized in the Timing and Phasing Analysis was calculated as follows:

- 1) PM peak hour turning movement counts were conducted at the following intersections:
 - Chancey Road and US 301
 - Chancey Road and Crystal Springs Road
 - Chancey Road and Paul Buchman Highway

Figure 3 illustrates the existing traffic.



04/10/25
 NORTH
 nts

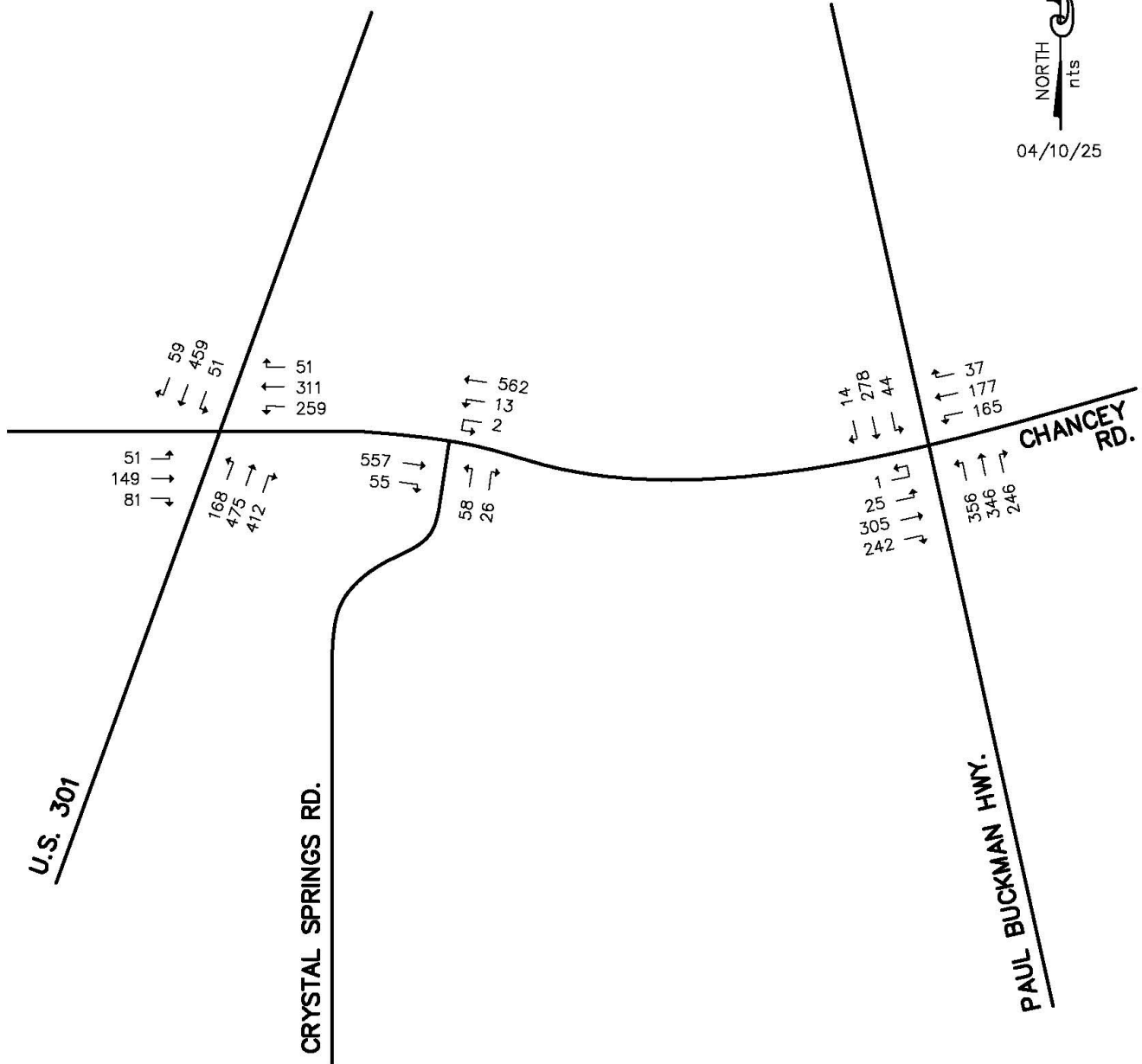


FIGURE 3
 PM PEAK HOUR
 EXISTING TRAFFIC



- 2) The existing counts were factored to peak season using FDOT peak season adjustment factors.

Figure 4 illustrates the peak season traffic.

- 3) The 2031 PM peak hour volumes were calculated based on a 2% annual growth rate.
- 4) The traffic generated by Cobblestone development and Deer Springs development were added to #3.

Figure 5 illustrates the 2031 background traffic and Figure 6 illustrates the 2031 background plus project traffic.

LINK ANALYSIS

Link analysis was conducted for the following segments with the 2031 background traffic and with the addition of the project traffic:

- Chancey Road from US 301 to Crystal Springs Road
- Chancey Road from Crystal Springs Road to Paul Buchman Highway

The analysis was conducted utilizing the FDOT Generalized Capacities. Table 2 provides the results of the analysis.

Based on the results of the analysis, all roadway segments should operate within adopted Level of Service with 2031 background traffic and with the addition of project traffic, as shown in Table 2.



04/10/25
 NORTH
 nts

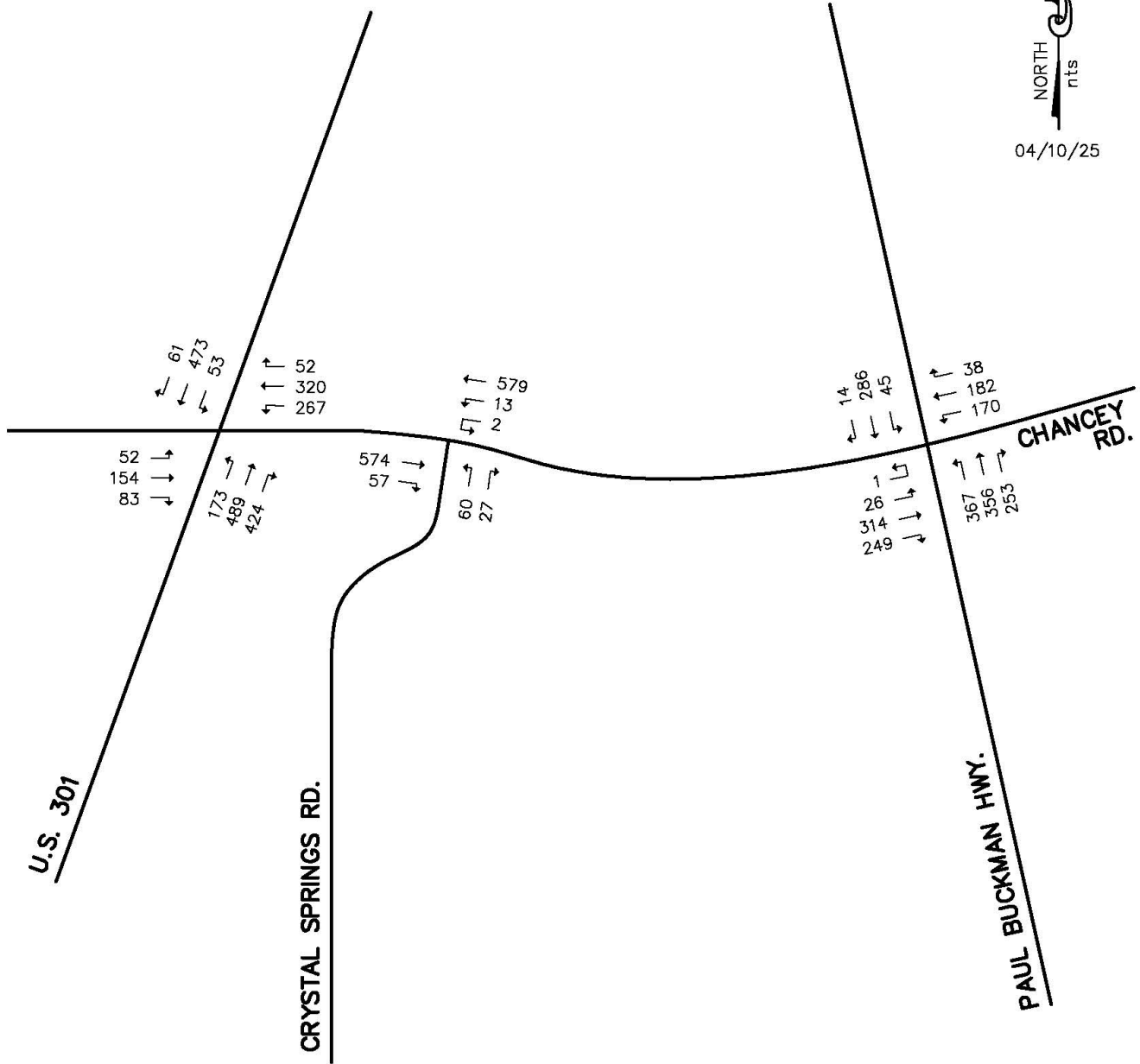


FIGURE 4
 PM PEAK HOUR
 PEAK SEASON TRAFFIC



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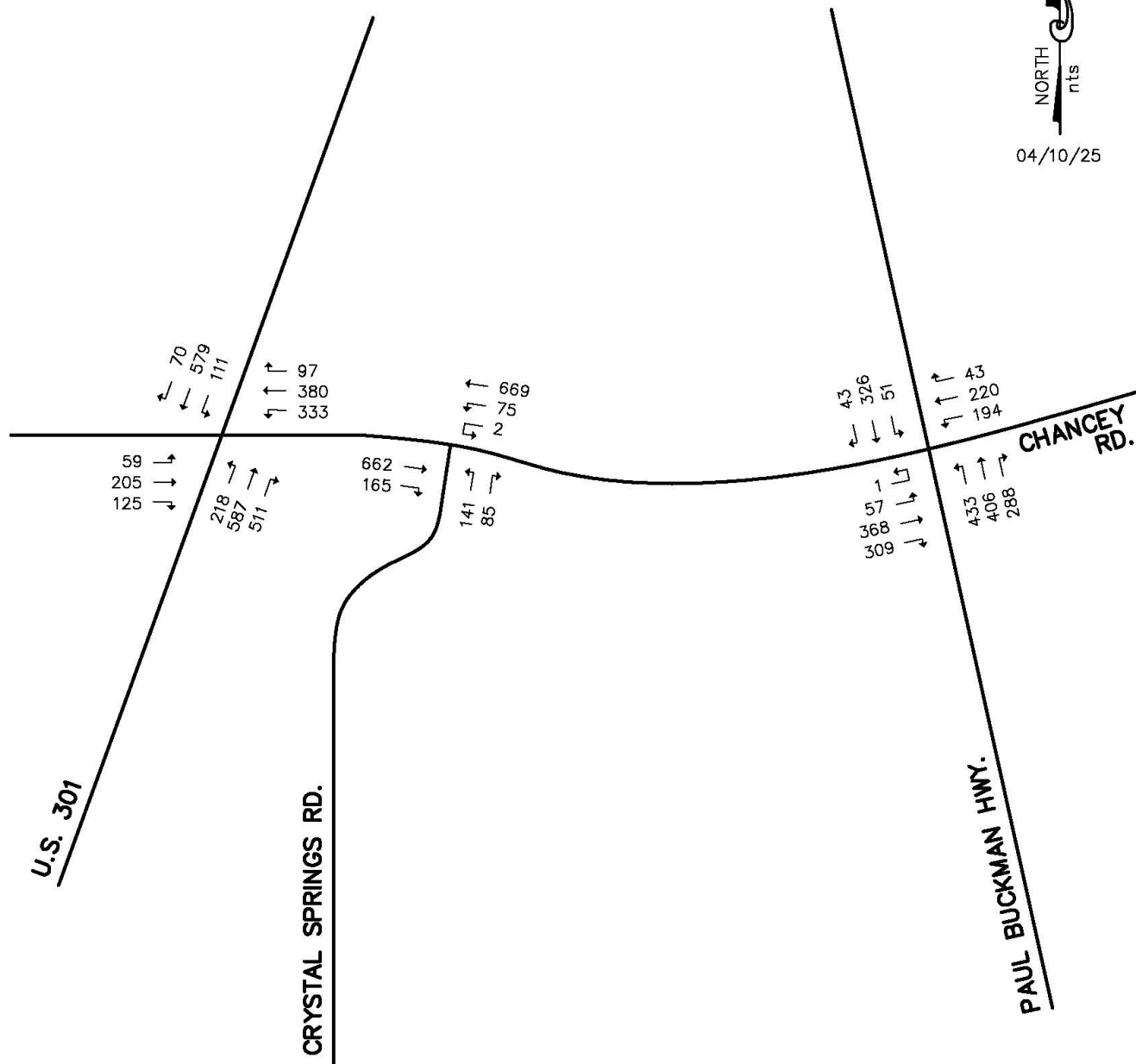


FIGURE 5
PM PEAK HOUR
2031 BACKGROUND TRAFFIC





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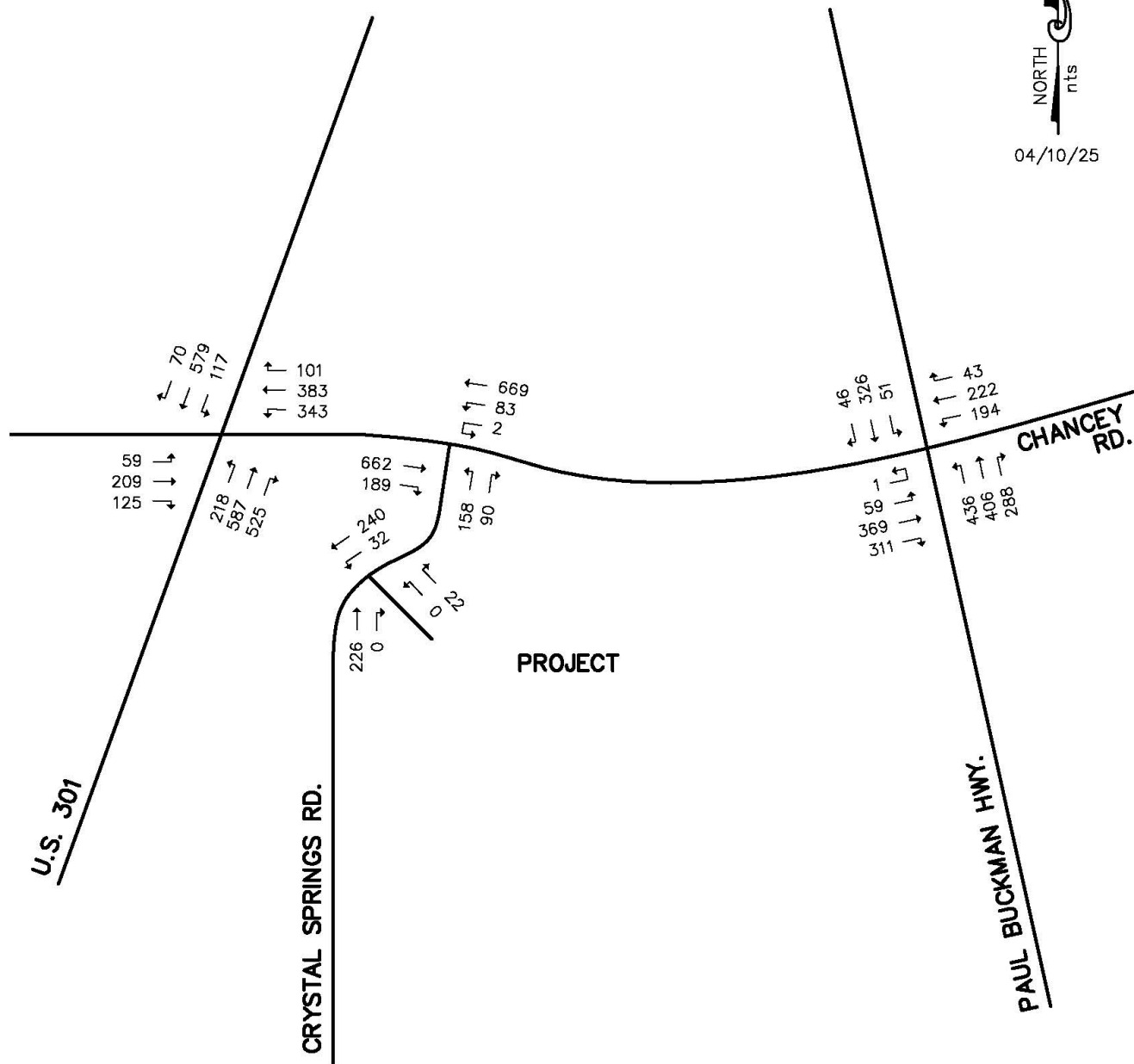


FIGURE 6
PM PEAK HOUR
2031 BACKGROUND PLUS
PROJECT TRAFFIC



TABLE 2
LINK CAPACITY ANALYSIS
PM PEAK HOUR

<u>Segment</u>	<u>From</u>	<u>To</u>	<u>No. of Lanes</u>	<u>LOS Std (V/C)</u>	<u>Capacity (1)</u>	<u>2031 Background Traffic (2)</u>	<u>V/C</u>	<u>2031 Background Plus Project Traffic (3)</u>	<u>V/C</u>
Chancey Rd	US 301 Crystal Springs Rd	Crystal Springs Rd Paul Buchman Hwy	4LD 4LD	1.0 1.0	3,024 3,024	1,637 1,481	0.54 0.49	1,678 1,494	0.56 0.49

1) Based on FDOT Generalized Capacity Tables.

2) See Figure 5 of this report.

3) See Figure 6 of this report.



INTERSECTION ANALYSIS

The following intersections were analyzed during the PM peak hour:

- Chancey Road and US 301
- Chancey Road and Crystal Springs Road
- Chancey Road and Paul Buchman Highway

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 shown in Table 3 and described in the following paragraphs:

Chancey Road and US 301

This intersection is currently signalized. Based on signalized intersection analysis, all movements at this intersection should operate within the adopted V/C and delay criteria with existing geometry and the 2031 background traffic and with the 2031 background plus project traffic, as shown in Table 3.

Chancey Road and Crystal Springs Road

This intersection is currently unsignalized. Based on the unsignalized intersection analysis, all movements at the intersection should operate within the adopted V/C and delay criteria with existing geometry and the 2031 background traffic and the 2031 background plus project traffic, as shown in Table 3.

Chancey Road and Paul Buchman Highway

This intersection is currently signalized. Based on the signalized intersection analysis, all



TABLE 3

ESTIMATED INTERSECTION LEVEL OF SERVICE
PM PEAK HOUR (EXISTING GEOMETRY)

Intersection	Movement	Background Traffic			Background Plus Project Traffic		
		Left	Through	Right	Left	Through	Right
		Delay	V/C	Delay	V/C	Delay	V/C
Chancey Road and US 301	EB	46.7	0.26	120.5	0.99	124.3	1.00
	WB	101.9	0.97	60.9	0.62	59.9	0.62
	NB	84.0	0.92	51.5	0.72	52.9	0.73
	SB	29.6	0.43	73.4	0.91	77.3	0.93
Chancey Road and Crystal Springs Road	WB	10.7	0.12	*	*	*	*
	NB	45.0	0.77	-	-	-	-
Chancey Road and Paul Buchman Highway	EB	54.3	0.24	88.8	0.92	88.4	0.92
	WB	72.8	0.88	38.3	0.34	38.3	0.34
	NB	46.6	0.88	37.8	0.78	37.9	0.78
	SB	57.4	0.30	63.4	0.68	65.0	0.69

* Free flow movement, therefore the delay and V/C was not calculated.



movements at this intersection should operate within adopted V/C and delay criteria with existing geometry and the 2031 background traffic and the 2031 background plus project traffic, as shown in Table 3.

CONCLUSION

Based on the Timing and Phasing Analysis, all roadway segments and intersections should operate within the adopted Level of Service with the 2031 background traffic and with the addition of the project traffic.

ACCESS MANAGEMENT ANALYSIS

The Access Management Analysis was conducted for the proposed access to serve the project per the approved Methodology Statement. The Access Management Analysis was conducted for the AM and PM peak hours with the background plus project traffic. The AM peak hour volumes utilized in the analysis are included in the Appendix of this report. The AM and PM peak hour intersection capacity analyses were performed utilizing the methodology described in Chapter 19, Unsignalized Intersection of the Transportation Research Board (TRB) Special Report, the Highway Capacity Manual, 6th Edition. Table 4 summarizes the results of the analysis for the AM and PM peak hours with the 2031 background plus project traffic and described in the following paragraphs:

Crystal Springs Road and Access

This project access is proposed to have full access to Crystal Springs Road. Based on the unsignalized intersection analysis, all movements within the intersection should



TABLE 4
ESTIMATED INTERSECTION ANALYSIS

Intersection	Movement	2031 Background Plus Project Traffic			AM Peak Hour			2031 Background Plus Project Traffic			PM Peak Hour		
		Left	LOS	Delay	Through	LOS	Delay	Left	LOS	Delay	Through	LOS	Delay
Crystal Springs Road and Project Access A	WB	9.8	0.05	-	-	-	9.8	0.05	9.7	0.03	-	-	9.7
	SB	7.8	0.01	*	*	-	-	7.8	0.03	*	*	*	-

* Free flow movement, therefore delay and V/C not calculated.



operate within adopted delay and V/C ratio with 2031 background plus project traffic during the AM and PM peak hours, as shown in Table 4.

ACCESS RECOMMENDATIONS

The methodology utilized to determine the need for a right and/or left turn lanes was based on Section 901.3 of the Pasco County Land Development Code. The access recommendations are summarized in Table 5 and discussed below:

Crystal Springs Road and Project Access

This project access is proposed to have full access to Crystal Springs Road. Based on projected volumes, a northbound right turn lane and a southbound left turn lane are not warranted, as shown in Table 5.



TABLE 5
ACCESS RECOMMENDATIONS

<u>Intersection</u>	<u>Movement</u>	<u>Volume (1)</u>	<u>Turn Lane Warranted (2)</u>
Crystal Springs Road and Project Access	NBR	0/0	No
	SBL	11/32	No

(1) See Figures A-8 and 6, 2031 Background plus Project Traffic, of this report.

(2) Based on Section 901.3 of Pasco County Land Development Code.

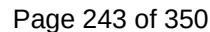


APPENDIX



MPUD PLAN





A detailed site plan of the proposed building. The plan shows the building's footprint with internal circulation paths. Key features include:

- EXISTING ACCESS:** Indicated by a line pointing to an existing access point on the left side of the building.
- PROJECT ACCESS:** Two points are marked with arrows, indicating new access points on the left and bottom edges of the building.
- CONCEPTUAL INTERNAL CIRCULATION FOR BICYCLE AND PEDESTRIAN:** A path is shown within the building footprint, indicated by a line pointing to the internal circulation area.
- Scale:** A scale bar at the top right indicates a distance of 500.00.

The map shows the City of San Jose with various zoning districts. The 'LIMITS OF MPUD' are outlined in a thick black line. The 'RES-9' district is highlighted in red. The 'RETAIL/OFFICE/RESIDENTIAL' district is highlighted in green. The 'COMMERCIAL' district is highlighted in yellow. A scale bar indicates 500 feet.

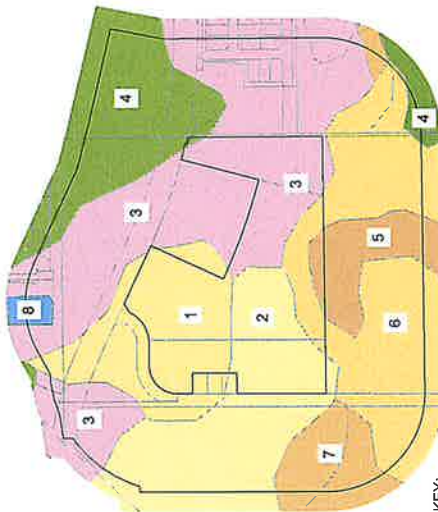
TOPO / EXISTING DRAINAGE / AERIAL EXHIBIT



FEMA FLOOD ZONE EXHIBIT

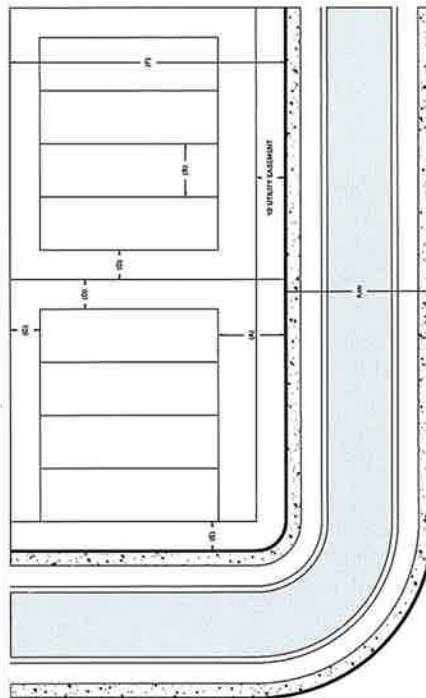


SOILS EXHIBIT



- KEY:**
- 1 - LOCHLOOSA FINE SAND: 0 TO 5 PERCENT SLOPES
 - 2 - ELECTRA VARIANT FINE SAND: 0 TO 5 PERCENT SLOPES
 - 3 - PAMONA FINE SAND
 - 4 - WAUCHULA FINE SAND: 0 TO 5 PERCENT SLOPES
 - 5 - PALMETTO-ZEPHYR SELLERS COMPLEX
 - 6 - EAUGALLIE FINE SAND
 - 7 - WABASSO FINE SAND
 - 8 - WATER

TYPICAL FRONT LOADED TOWNHOME LAYOUTS



MINIMUM FRONT LOADED TOWNHOME LOT STANDARDS AND SETBACKS							
(A)	(B)	(C)	(D)	(E)	(F)	MAX HEIGHT	MIN LOT AREA
23'	18'	10'	10'	10'	95'	2 STORIES/ 35'	1,710 SF

METHODOLOGY STATEMENT



TIMING AND PHASING METHODOLOGY ACCESS MANAGEMENT METHODOLOGY SUBSTANDARD ROAD METHODOLOGY

Meeting Date: 10/31/24 Revised: 3/26/25
Draft Submitted: 10/31/24 Revised: 3/26/25
Final Approved: _____

Project Name: Chanzep MPUD
Accela Number: T&P-2024-00089
SSRRA-2024-00266
Zoning Action: Rezone from AR to MPUD

Timing and Phasing Analysis

1) Exemption status:

- a. The property is currently zoned AR
- b. The Developer proposes to rezone the property to 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. The developer proposes to rezone the property to MPUD to allow up to 96 Townhomes.
- b. *Site Location* – South of Chancy Road and east of US 301
- c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2031.
- d. *Interim Uses Generating Traffic* – N/A

3) Study Area:

The study area will include the following roadway segment and intersections:

Roadway

- a. Chancey Road from US 301 to Paul Buchman Highway

Intersections

- a. Chancey Road and US 301
- b. Chancey Road and Paul Buchman Highway
- c. Chancey Road and Crystal Springs Road

4) Traffic Counts:

- a. Traffic counts shall be conducted within one (1) year from the date of the methodology meeting and shall occur during the PM peak hour (4:00 to 6:00) along the roadways within the study network.

5) Trip Generation:

- a. For the purpose of the analysis, 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 study network.
 - ii. The existing counts will be adjusted to peak season based on the FDOT Peak Seasonal Adjustment Factors.
 - iii. The peak season volumes will be adjusted to the build out year based on a 2% per year growth rate.
 - iv. The traffic generated by Cobblestone and Dear Springs developments will be added to iii.

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, 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 Project Access on Crystal Springs Road.

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

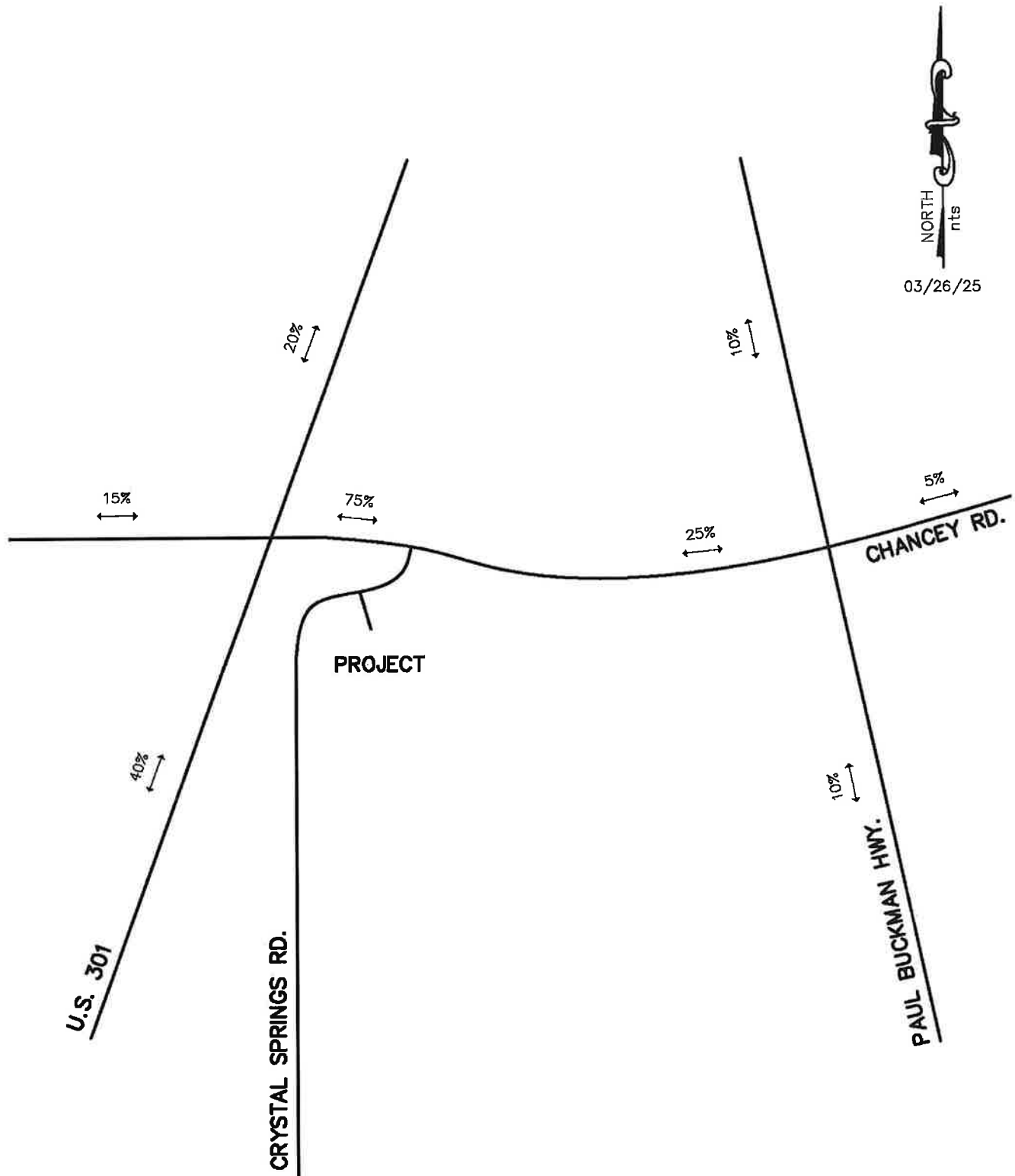


FIGURE 1
PROJECT TRAFFIC
DISTRIBUTION

- b. The unsignalized Project Accesses will be evaluated using the HCS and/or SYNCHRO model/software.
- c. The required length of the turn lanes at the Project Accesses will be determined.

Substandard Road Analysis

- 1) Study Area:
 - a. The study area will include Crystall Springs Road from the project access to Chancey Road.
- 2) Assessment:
 - a. Crystal Springs Road will be evaluated based on the criteria outlined in Section 901.4 of the LDC

ITE - TRIP GENERATION MANUAL



PERIOD SETTING

Analysis Name : New Analysis
Project Name : CHANZEP
Date: 3/6/2025
State/Province:
Country:
Analyst's Name:

No :
City:
Zip/Postal Code:
Client Name:
Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	96	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	341 50%	340 50%	681

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	341	0 %	340

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	681	0	0	681

ITE DEVIATION DETAILS

Weekday

Landuse No deviations from ITE.

Methods No deviations from ITE.

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

SUMMARY

Total Entering	341
Total Exiting	340
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	341
Total Exiting Non-Pass-by Trips	340

PERIOD SETTING

Analysis Name : New Analysis
Project Name : CHANZEP
Date: 3/6/2025
State/Province:
Country:
Analyst's Name:

No :
City:
Zip/Postal Code:
Client Name:
Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	96	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.52 (X)+-5.7	11 25%	33 75%	44

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	11	0 %	33

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	44	0	0	44

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

SUMMARY

Total Entering	11
Total Exiting	33
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	11
Total Exiting Non-Pass-by Trips	33

PERIOD SETTING

Analysis Name : New Analysis
Project Name : CHANZEP
Date: 3/6/2025
State/Province:
Country:
Analyst's Name:

No :
City:
Zip/Postal Code:
Client Name:
Edition: Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	96	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.6 (X)+-3.93	32 59%	22 41%	54

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	32	0 %	22

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	54	0	0	54

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

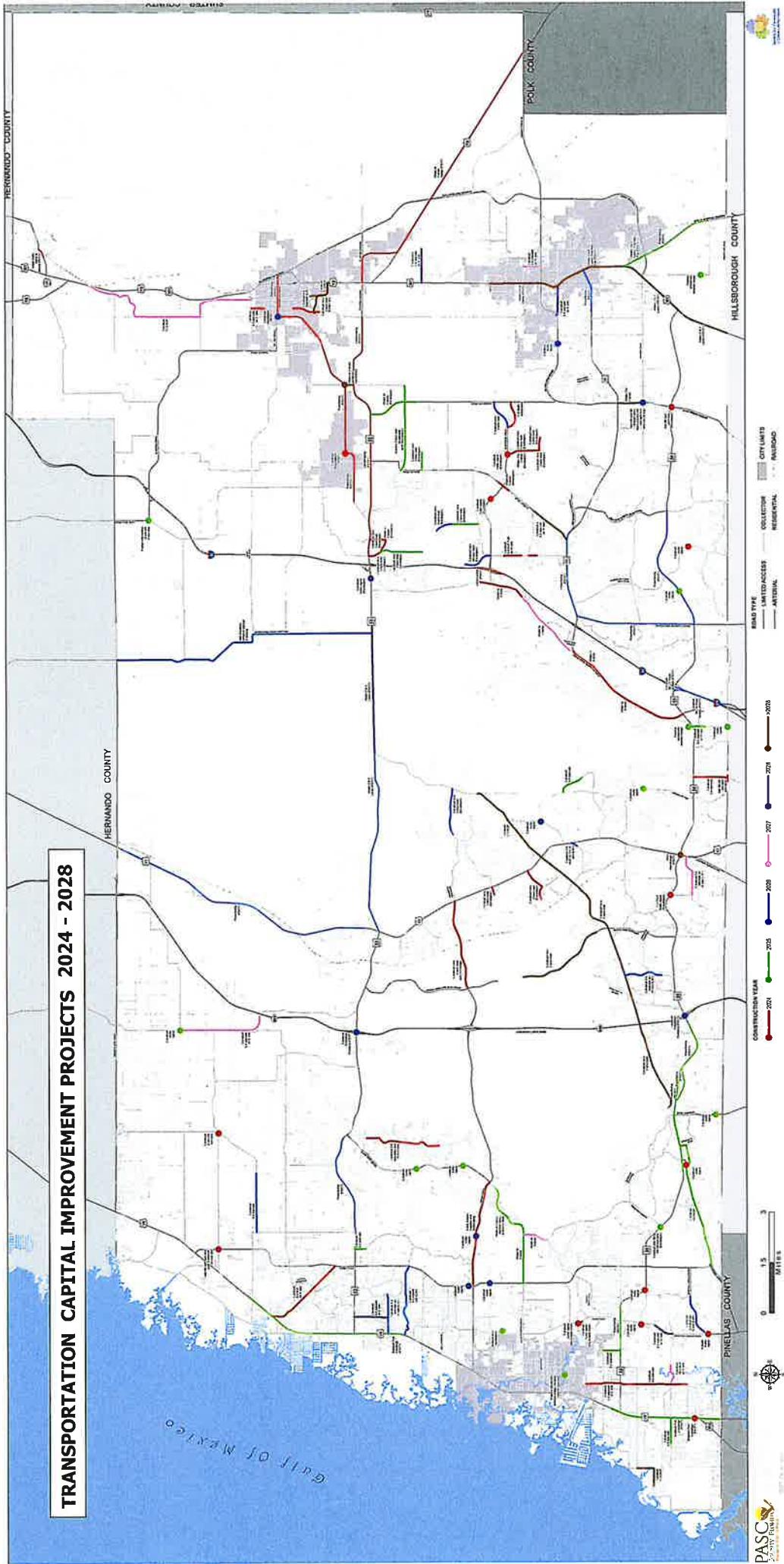
SUMMARY

Total Entering	32
Total Exiting	22
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	32
Total Exiting Non-Pass-by Trips	22

PASCO COUNTY CIP



TRANSPORTATION CAPITAL IMPROVEMENT PROJECTS 2024 - 2028



FDOT 5 YEAR WORK PROGRAM



Five Year Work Program

Selection Criteria	
District 07 Pasco County Category:Highways	2025-2029 AD Type of Work:ADD LANES & RECONSTRUCT Fiscal Years:2025; 2026; 2027; 2028; 2029;
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 & RECONSTRUCT
SR52/SCHRADER HWY FM EHREN CUTOFF TO W OF CR581/BELLAMY BR	ADD LANES & RECONSTRUCT
SR52/SCHRADER HWY FROM E OF US41 (SR45) TO EHREN CUTOFF	ADD LANES & RECONSTRUCT
US 301 FROM S OF US 98 TO HERNANDO COUNTY LINE	ADD LANES & RECONSTRUCT
US 41 (SR 45) FROM N OF CONNERTON BLVD TO S OF SR 52	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

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32391

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Application Home Work Program

TRAFFIC COUNTS





National Data & Surveying Services

Site Code: 24-120442-001
Date: 10/30/2024
Weather: Sunny
City: Zephyrhills
County: Pasco
Count Times: 07:00 - 09:00
16:00 - 18:00
Control: Signalized

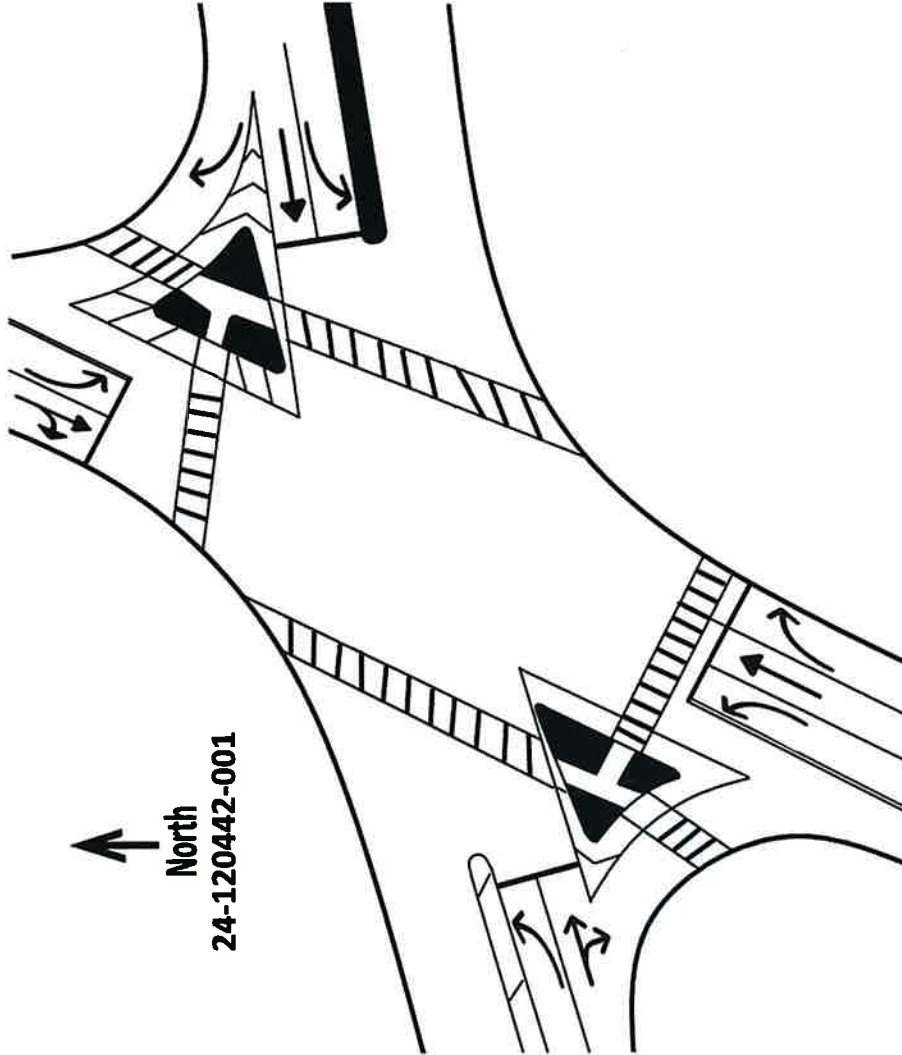


N/S Street: Gall Blvd/US 301/SR 41

Speed: 45/50 MPH

E/W Street: Chancey Rd/CR 535

Speed: 45 MPH



SIGNAL TIMING

Cycle	Phase	BOG	EOY	Signal Timing
AM	1 NL/SL	7:37:39	7:37:54	0:00:15
	NT/ST	7:37:54	7:39:02	0:01:08
	EL/WL	7:39:02	7:39:18	0:00:16
	WL/WT	7:39:18	7:39:41	0:00:23
	ET/WT	7:39:41	7:40:12	0:00:31
	2 NT/ST	7:40:12	7:41:20	0:01:08
	EL/WL	7:41:20	7:41:35	0:00:15
	WL/WT	7:41:35	7:42:00	0:00:25
	ET/WT	7:42:00	7:42:30	0:00:30
	1 NL/NT	16:36:37	16:36:53	0:00:16
PM	NT/ST	16:36:53	16:38:42	0:01:49
	EL/WL	16:38:42	16:38:59	0:00:17
	WL/WT	16:38:59	16:39:22	0:00:23
	ET/WT	16:39:22	16:39:55	0:00:33
	2 NL/SL	16:39:55	16:40:16	0:00:21
	NL/NT	16:40:16	16:40:29	0:00:13
	NT/ST	16:40:29	16:42:26	0:01:57
	EL/WL	16:42:26	16:42:46	0:00:20
	WL/WT	16:42:46	16:43:04	0:00:18
	ET/WT	16:43:04	16:43:39	0:00:35

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

Project ID: 24-120442-001
Date: 10/30/2024

Data - Total

NS/EW Streets:		Gall Blvd/US 301/SR 41					Gall Blvd/US 301/SR 41					Chancey Rd/CR 535					Chancey Rd/CR 535				
AM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU		
	7	53	52	0	1	98	1	0	0	0	5	32	39	0	0	73	88	6	0		
	12	59	56	0	4	99	2	0	0	0	17	34	34	0	0	53	45	9	0		
	26	75	72	0	10	86	7	0	0	0	10	42	37	0	0	56	83	3	0		
	28	82	67	0	4	96	6	0	0	0	11	41	30	0	0	79	80	7	0		
	28	83	79	0	4	108	7	0	0	0	12	45	42	0	0	72	57	9	0		
	27	85	86	0	8	102	10	0	0	0	9	46	38	0	0	80	65	3	0		
	22	80	72	0	12	74	16	0	0	0	13	55	27	0	0	72	89	16	0		
	20	76	58	0	7	63	10	0	0	0	13	29	21	0	0	89	59	7	0		
TOTAL VOLUMES :		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	
APPROACH %'s :		170	593	542	0	50	726	59	0	0	0	90	324	268	0	0	574	596	60	0	
PEAK HR VOL :		105	330	304	0	28	380	39	0	0	0	45	187	137	0	0	303	291	35	0	
PEAK HR FACTOR :		0.938	0.971	0.884	0.000	0.583	0.880	0.609	0.000	0.000	0.000	0.865	0.850	0.815	0.000	0.947	0.817	0.547	0.000		
		0.933					0.931					0.932					0.888				
PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET <td>ER</td> <td>EU</td> <td>0</td>	ER	EU	0	WL	WT	WR	WU		
	43	116	105	0	15	123	15	0	0	0	19	49	17	0	0	53	58	5	0		
	32	131	106	0	8	108	24	0	0	0	9	47	23	0	0	59	50	9	0		
	49	125	96	0	15	112	13	0	0	0	14	36	14	0	0	63	73	11	0		
	22	150	91	0	11	120	12	0	0	0	11	36	12	0	0	60	77	13	0		
	50	121	96	0	11	121	9	0	0	0	14	33	15	0	0	62	65	9	0		
	38	121	119	0	18	122	23	0	0	0	15	35	25	0	0	57	85	8	0		
	48	113	95	0	13	108	13	0	0	0	12	33	23	0	0	69	80	19	0		
	32	120	102	0	9	108	14	0	0	0	10	48	18	0	0	71	81	15	0		
TOTAL VOLUMES :		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	
APPROACH %'s :		314	997	810	0	100	922	123	0	0	104	317	147	0	0	494	569	89	0		
PEAK HR VOL :		168	475	412	0	51	459	59	0	0	51	149	81	0	0	259	311	51	0		
PEAK HR FACTOR :		0.840	0.981	0.866	0.000	0.708	0.941	0.641	0.000	0.000	0.850	0.776	0.810	0.000	0.000	0.912	0.915	0.671	0.000		
		0.949					0.873					0.924					0.924				

National Data & Surveying Services

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City: Zephyrhills

Date: 10/30/2024

Data - Cars

NS/EW Streets:		Gall Blvd/US 301/SR 41										Gall Blvd/US 301/SR 41										Chancey Rd/CR 535										Chancey Rd/CR 535									
		NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					TOTAL					TOTAL														
AM		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL																			
7:00 AM		7	48	47	0	1	94	94	1	0	5	31	31	33	0	61	80	6	0	420																					
7:15 AM		11	55	44	0	4	94	94	1	0	16	31	31	33	0	42	63	9	0	403																					
7:30 AM		23	70	64	0	7	83	64	7	0	10	41	35	0	45	76	2	0	463																						
7:45 AM		28	74	56	0	7	91	5	0	11	35	29	0	64	66	7	0	466																							
8:00 AM		24	79	66	0	4	106	7	0	11	39	40	0	67	53	9	0	505																							
8:15 AM		25	78	71	0	5	101	10	0	8	42	37	0	68	57	3	0	505																							
8:30 AM		15	76	63	0	8	70	15	0	12	46	25	0	61	79	14	0	484																							
8:45 AM		15	69	46	0	3	60	9	0	12	27	20	0	72	55	7	0	395																							
TOTAL VOLUMES :		148	549	457	0	32	699	55	0	85	292	258	0	480	529	57	0	3641																							
APPROACH % :		12.82%	47.57%	39.60%	0.00%	4.07%	88.93%	7.00%	0.00%	13.39%	45.98%	40.63%	0.00%	45.03%	49.62%	5.35%	0.00%																								
PEAK HR :		07:45 AM - 08:45 AM																																							
PEAK HR VOL :		92	307	256	0	17	368	37	0	42	162	131	0	260	255	33	0	1960																							
PEAK HR FACTOR :		0.821	0.972	0.901	0.000	0.531	0.868	0.617	0.000	0.875	0.880	0.819	0.000	0.956	0.807	0.589	0.000	0.970																							
		0.941																																							

[illegible]

National Data & Surveying Services

Location: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535

City: Zephyrhills

Control: Signalized

Project ID: 24-120442-001

Date: 10/30/2024

Data - HT

NS/JEW Streets:		Gall Blvd/US 301/SR 41						Gall Blvd/US 301/SR 41						Chancey Rd/CR 535						Chancey Rd/CR 535							
AM		NORTHBOUND						SOUTHBOUND						EASTBOUND						WESTBOUND						TOTAL	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU										
7:00 AM		0	5	5	0	0	4	0	0	0	1	0	0	12	8	0	0	35									
7:15 AM		1	4	12	0	0	5	1	0	1	3	1	0	11	12	0	0	51									
7:30 AM		3	5	8	0	3	3	0	0	0	1	2	0	11	7	1	0	44									
7:45 AM		0	8	11	0	4	5	1	0	0	6	1	0	15	14	0	0	65									
8:00 AM		4	4	13	0	0	2	0	0	1	6	2	0	5	4	0	0	41									
8:15 AM		2	7	15	0	3	1	0	0	1	4	1	0	12	8	0	0	54									
8:30 AM		7	4	9	0	4	4	1	0	1	9	2	0	11	10	2	0	64									
8:45 AM		5	7	12	0	4	3	1	0	1	2	1	0	17	4	0	0	57									
TOTAL VOLUMES :		22	44	85	0	18	27	4	0	5	32	10	0	94	67	3	0	411									
APPROACH %'s :		14.57%	29.14%	56.29%	0.00%	36.73%	55.10%	8.16%	0.00%	10.64%	68.09%	21.28%	0.00%	57.32%	40.85%	1.83%	0.00%										
PEAK HR :																		TOTAL									
PEAK HR VOL :		13	23	48	0	11	12	2	0	3	25	6	0	43	36	2	0	224									
PEAK HR FACTOR :		0.464	0.719	0.800	0.000	0.588	0.600	0.500	0.000	0.750	0.694	0.750	0.000	0.717	0.643	0.250	0.000	0.862									
																		0.698									

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	4	1	8	0	3	8	3	0	1	4	3	0	5	5	0	0	0
4:30 PM	1	6	14	0	3	3	1	0	0	1	2	0	10	3	1	0	45
4:45 PM	1	2	8	0	5	3	0	0	1	5	1	0	4	5	1	0	36
4:55 PM	2	2	9	0	2	2	1	0	0	3	1	0	4	7	0	0	33
5:00 PM	1	2	9	0	2	4	0	0	0	4	0	0	6	5	0	0	33
5:15 PM	2	3	8	0	6	9	0	0	1	2	0	0	6	6	0	0	43
5:30 PM	1	1	13	0	3	2	0	0	0	4	0	0	2	3	0	0	29
5:45 PM	0	3	10	0	2	5	3	0	0	3	0	0	3	4	2	0	35
TOTAL VOLUMES :	12	20	79	0	26	36	8	0	3	26	7	0	40	38	4	0	299
APPROACH % S :	10.81%	18.02%	71.17%	0.00%	37.14%	51.43%	11.43%	0.00%	8.33%	72.22%	19.44%	0.00%	48.78%	46.34%	4.88%	0.00%	TOTAL
PEAK HR :																	
PEAK HR VOL :	4	9	40	0	13	20	3	0	1	13	0	0	17	18	2	0	140
PEAK HR FACTOR :	0.500	0.750	0.769	0.000	0.542	0.556	0.250	0.000	0.250	0.813	0.000	0.000	0.708	0.750	0.250	0.000	0.814

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

Project ID: 24-120442-001
Date: 10/30/2024

Data - Bikes

NS/EW Streets:	Gall Blvd/US 301/SR 41						Gall Blvd/US 301/SR 41						Chancey Rd/CR 535						Chancey Rd/CR 535					
	NORTHBOUND			SOUTHBOUND			SOUTHBOUND			EASTBOUND			EASTBOUND			WESTBOUND			WESTBOUND					
AM	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL			
	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 AM	0	0	0	0	0	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	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	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	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	0	1	0	0	1		
8:15 AM	0	0	0	0	0	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	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	0	0	0	0	0		
TOTAL VOLUMES :	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL	2		
APPROACH %'s :	0	0	0	0	0	0	0	1	0	0	0.00%	0	0	0	0	0	0	0.00%	0.00%	100.00%	0	0.00%		
PEAK HR :	07:45 AM - 08:45 AM																							
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	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	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250		

PM	NORTHBOUND						SOUTHBOUND						EASTBOUND						WESTBOUND						TOTAL	
	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL	TOTAL				
4:00 PM	0	0	0	0	0	0	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	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	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	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	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	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	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	0	0	0	0	0	0			
TOTAL VOLUMES :	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL	0				
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
PEAK HR :	05:00 PM - 06:00 PM																									
PEAK HR VOL :	0	0	0	0	0	0	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	0.000	0.000	0.000	0.000	0.000	0.000	0			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535
City: Zephyrhills

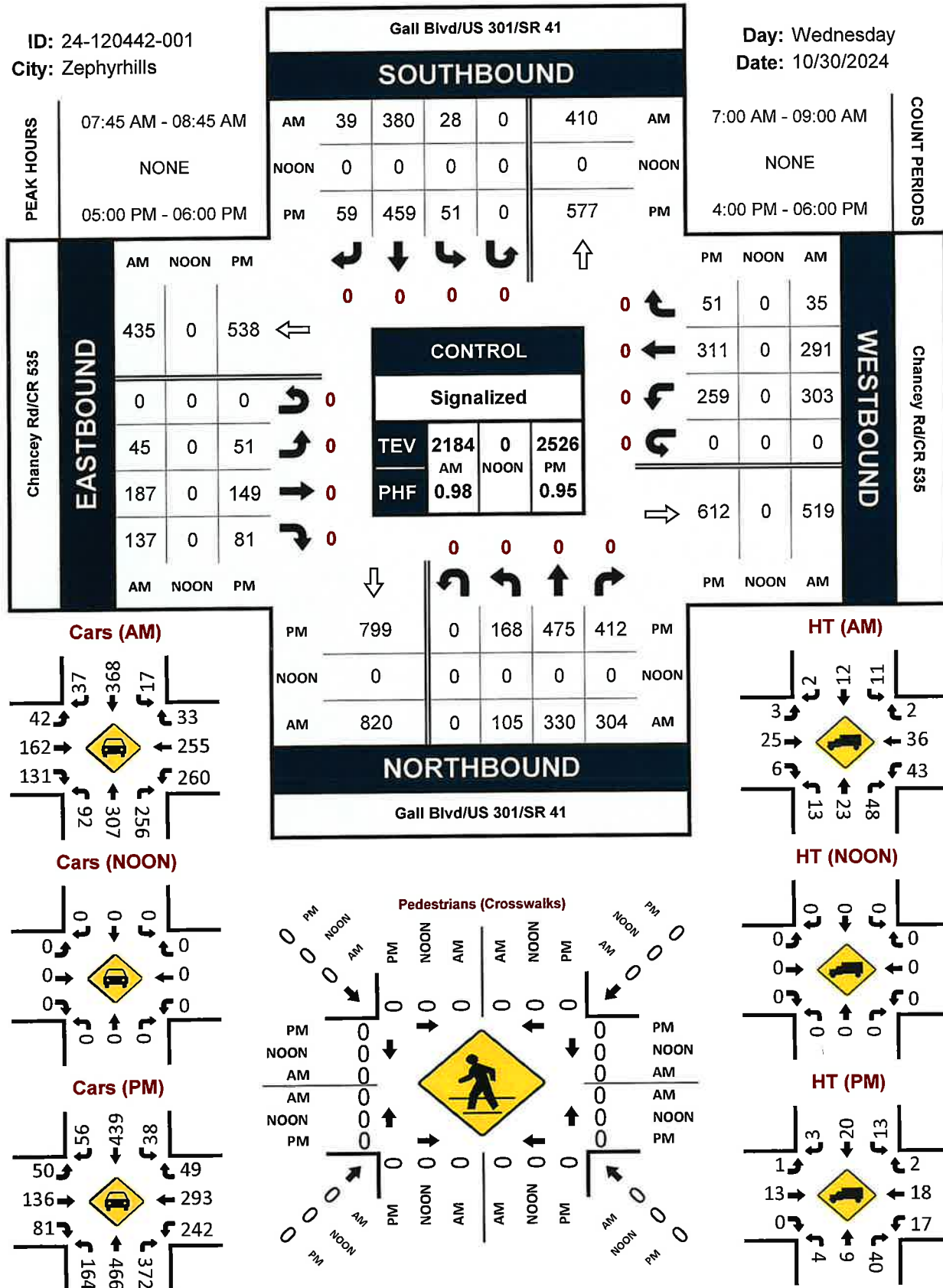
Project ID: 24-120442-001
Date: 10/30/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Gall Blvd/US 301/SR 41		Gall Blvd/US 301/SR 41		Chancey Rd/CR 535		Chancey Rd/CR 535	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
AM	EB	WB	EB	WB	NB	SB	NB	SB
7:00 AM	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	0	1	0	0	0
7:45 AM	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB
APPROACH %'s :	0	0	0	0	1	0	0	0
PEAK HR :	07:45 AM - 08:45 AM				100.00%		0.00%	
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL								
TOTAL								

NS/EW Streets:	Gall Blvd/US 301/SR 41		Gall Blvd/US 301/SR 41		Chancey Rd/CR 535		Chancey Rd/CR 535	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
PM	EB	WB	EB	WB	NB	SB	NB	SB
4:00 PM	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB
APPROACH %'s :	0	0	0	0	0	0	0	0
PEAK HR :	05:00 PM - 06:00 PM							
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL								
TOTAL								

Day: Wednesday
Date: 10/30/2024



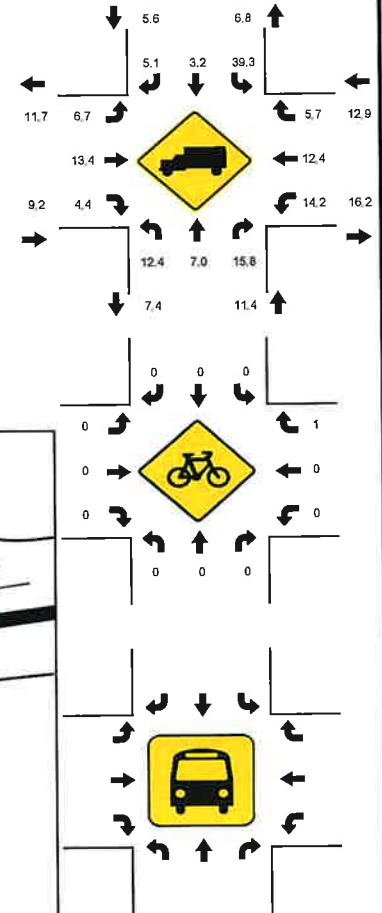
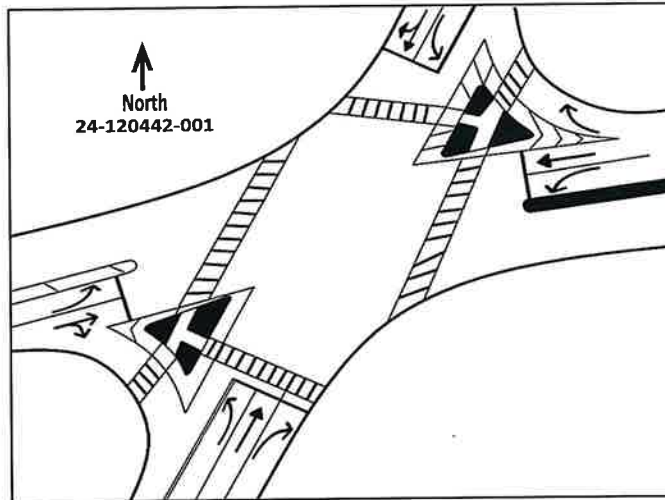
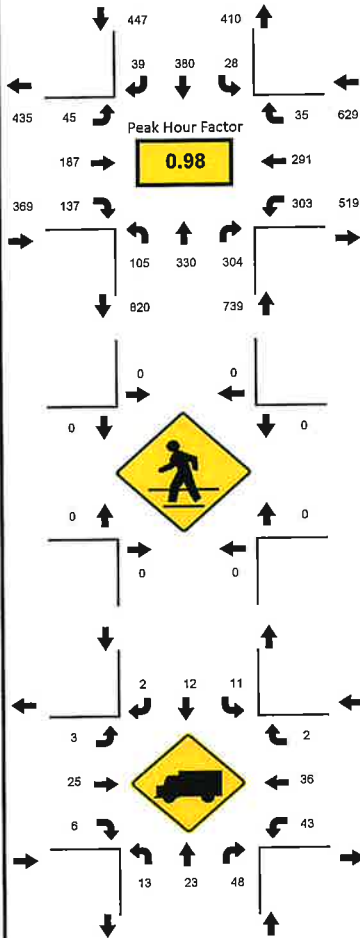
LOCATION: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535
CITY/STATE: Zephyrhills, FL

PROJECT ID: 24-120442-001
DATE: Wed, Oct 30, 2024

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:15 AM - 08:30 AM



National Data & Surveying Services



15-Min Count Period Beginning At	Gall Blvd/US 301/SR 41 Northbound					Gall Blvd/US 301/SR 41 Southbound					Chancey Rd/CR 535 Eastbound					Chancey Rd/CR 535 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	7	53	52	0		1	98	1	0		5	32	39	0		73	88	6	0		455	1947
7:15 AM	12	59	56	0		4	99	2	0		17	34	34	0		53	75	9	0		454	2038
7:30 AM	26	75	72	0		10	86	7	0		10	42	37	0		56	83	3	0		507	2143
7:45 AM	28	82	67	0		4	96	6	0		11	41	30	0		79	80	7	0		531	2184
8:00 AM	28	83	79	0		4	108	7	0		12	45	42	0		72	57	9	0		546	2105
8:15 AM	27	85	86	0		8	102	10	0		9	46	38	0		80	65	3	0		559	1559
8:30 AM	22	80	72	0		12	74	16	0		13	55	27	0		72	89	16	0		548	1000
8:45 AM	20	76	58	0		7	63	10	0		13	29	21	0		89	59	7	0		452	452
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	112	340	344	0		48	432	64	0		52	220	168	0		320	356	64	0		2520	
Heavy Trucks	28	32	60	0		16	20	4	0		4	36	8	0		60	56	8	0		332	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	4	0		4	
Buses																						
Stopped Buses																						

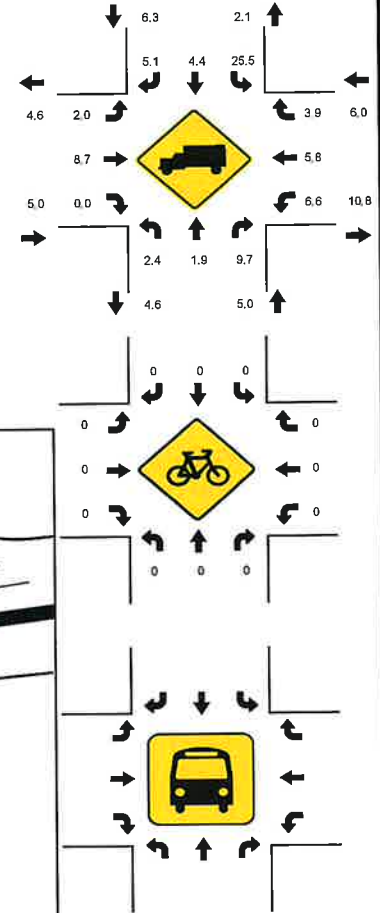
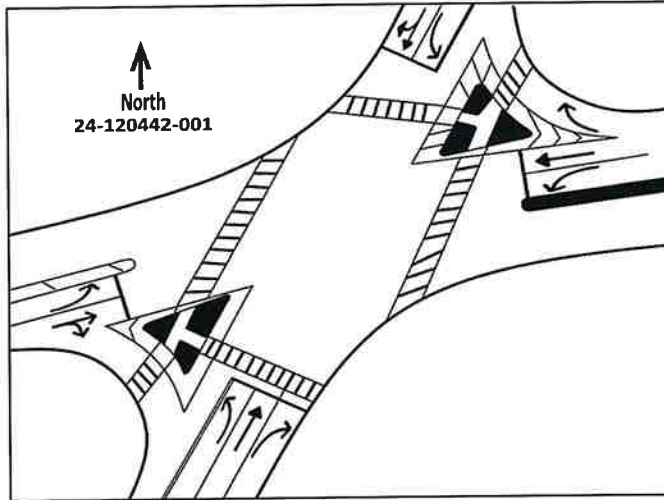
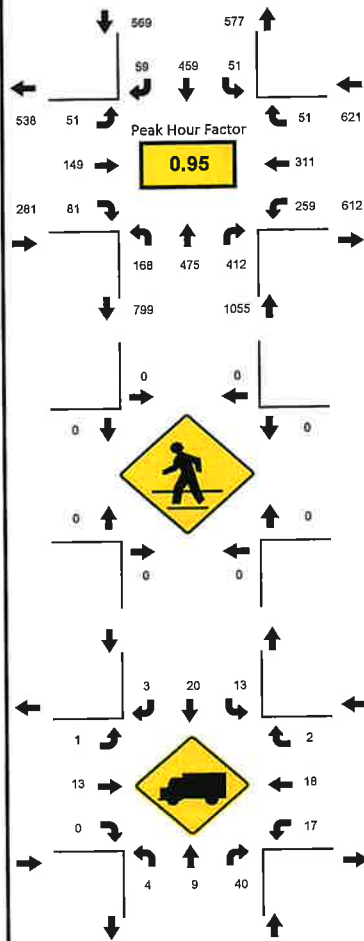
LOCATION: Gall Blvd/US 301/SR 41 & Chancey Rd/CR 535
CITY/STATE: Zephyrhills, FL

PROJECT ID: 24-120442-001
DATE: Wed, Oct 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



National Data & Surveying Services



15-Min Count Period Beginning At	Gall Blvd/US 301/SR 41 Northbound					Gall Blvd/US 301/SR 41 Southbound					Chancey Rd/CR 535 Eastbound					Chancey Rd/CR 535 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	43	116	105	0		15	123	15	0		19	49	17	0		53	58	5	0		618	2460
4:15 PM	32	131	106	0		8	108	24	0		9	47	23	0		59	50	9	0		606	2448
4:30 PM	49	125	96	0		15	112	13	0		14	36	14	0		63	73	11	0		621	2508
4:45 PM	22	150	91	0		11	120	12	0		11	36	12	0		60	77	13	0		615	2513
5:00 PM	50	121	96	0		11	121	9	0		14	33	15	0		62	65	9	0		606	2526
5:15 PM	38	121	119	0		18	122	23	0		15	35	25	0		57	85	8	0		666	1920
5:30 PM	48	113	95	0		13	108	13	0		12	33	23	0		69	80	19	0		626	1254
5:45 PM	32	120	102	0		9	108	14	0		10	48	18	0		71	81	15	0		628	628
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	200	484	476	0		72	488	92	0		60	192	100	0		284	340	76	0		2864	
Heavy Trucks	8	12	52	0		24	36	12	0		4	16	0	0		24	24	8	0		220	
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

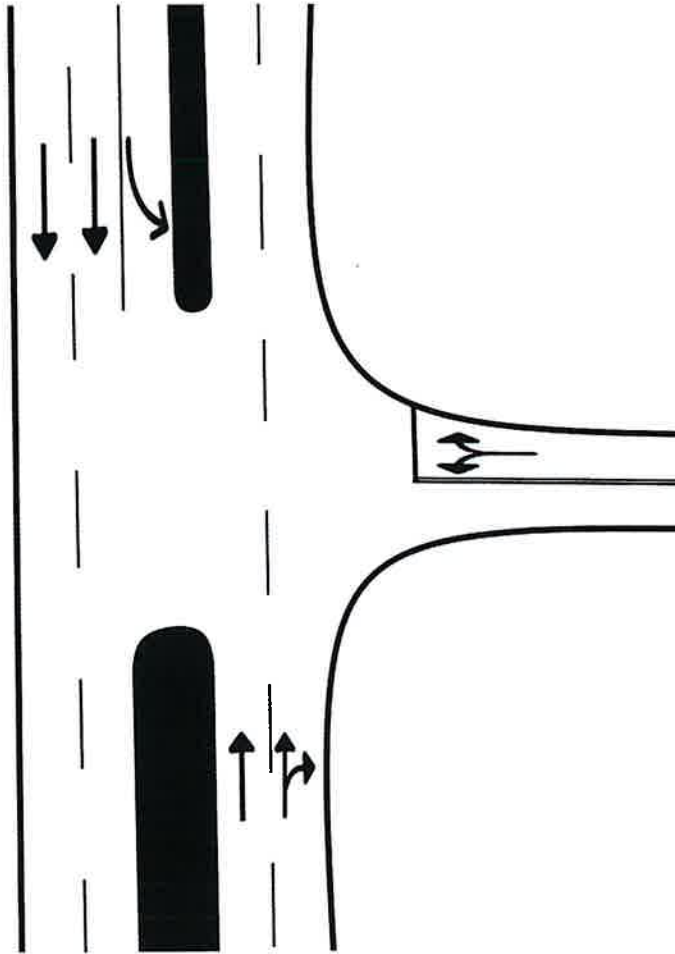
Site Code: 24-120442-002
Date: 10/30/2024
Weather: Sunny
City: Zephyrhills
County: Pasco
Count Times: 07:00 - 09:00
16:00 - 18:00
Control: No control



N/S Street: Crystal Springs Rd

Speed: 30 MPH

North
24-120442-002



E/W Street: Chancey Rd/CR 535

Speed: 45 MPH

National Data & Surveying Services

Intersection Turning Movement Count

Location: Crystal Springs Rd & Chancey Rd/CR 535
City: Zephyrhills
Control: No control

Project ID: 24-120442-002
Date: 10/30/2024

Data - Total

NS/EW Streets:	Crystal Springs Rd										Chancey Rd/CR 535									
	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND				
AM	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL
7:00 AM	4	0	5	0	0	0	0	0	0	0	0	76	3	0	0	1	168	0	0	257
7:15 AM	11	0	7	0	0	0	0	0	0	0	0	94	7	0	0	1	146	0	0	266
7:30 AM	9	0	5	0	0	0	0	0	0	0	0	115	4	0	0	1	126	0	1	261
7:45 AM	9	0	7	0	0	0	0	0	0	0	0	109	4	0	0	1	140	0	0	270
8:00 AM	11	0	0	0	0	0	0	0	0	0	0	127	5	0	0	1	135	0	0	279
8:15 AM	8	0	1	0	0	0	0	0	0	0	0	132	5	0	0	1	133	0	0	280
8:30 AM	19	0	5	0	0	0	0	0	0	0	0	131	6	0	0	3	168	0	1	333
8:45 AM	8	0	5	0	0	0	0	0	0	0	0	91	8	0	0	0	137	0	1	250
TOTAL VOLUMES :	79	0	35	0	0	0	0	0	0	0	0	875	42	0	0	9	1153	0	3	2196
APPROACH %'s :	69.30%	0.00%	30.70%	0.00%							0.00%	95.42%	4.58%	0.00%		0.77%	98.97%	0.00%	0.26%	
PEAK HR :	47	0	13	0							0	499	20	0		6	576	0	1	
PEAK HR VOL :	0.618	0.000	0.464	0.000		0.000	0.000	0.000	0.000		0.000	0.945	0.833	0.000		0.500	0.857	0.000	0.250	
PEAK HR FACTOR :												0.947					0.847			
TOTAL																				1162
																				0.872

NS/EW Streets:	Crystal Springs Rd										Chancey Rd/CR 535									
	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND				
PM	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL
4:00 PM	6	0	1	0	0	0	0	0	0	0	0	156	8	0	0	2	114	0	0	287
4:15 PM	11	0	2	0	0	0	0	0	0	0	0	156	10	0	0	5	102	0	1	287
4:30 PM	12	0	1	0	0	0	0	0	0	0	0	132	10	0	0	0	151	0	0	306
4:45 PM	13	0	7	0	0	0	0	0	0	0	0	127	15	0	0	2	121	0	0	285
5:00 PM	7	0	4	0	0	0	0	0	0	0	0	126	15	0	0	3	129	0	0	284
5:15 PM	8	0	4	0	0	0	0	0	0	0	0	151	17	0	0	2	141	0	1	324
5:30 PM	21	0	13	0	0	0	0	0	0	0	0	133	11	0	0	5	159	0	0	342
5:45 PM	22	0	5	0	0	0	0	0	0	0	0	148	12	0	0	3	133	0	1	324
TOTAL VOLUMES :	100	0	37	0	0	0	0	0	0	0	0	1129	98	0	0	22	1050	0	3	2439
APPROACH %'s :	72.99%	0.00%	27.01%	0.00%							0.00%	92.01%	7.99%	0.00%		2.05%	97.67%	0.00%	0.28%	
PEAK HR :	58	0	26	0							0	558	55	0		13	562	0	2	
PEAK HR VOL :	0.659	0.000	0.500	0.000		0.000	0.000	0.000	0.000		0.000	0.924	0.809	0.000		0.650	0.884	0.000	0.500	
PEAK HR FACTOR :												0.912					0.880			
TOTAL																				1274
																				0.931

National Data & Surveying Services

Intersection Turning Movement Count

Location: Crystal Springs Rd & Chancey Rd/CR 535
City: Zephyrhills
Control: No control

Project ID: 24-120442-002
Date: 10/30/2024

Data - Cars

NS/EW Streets:	Crystal Springs Rd						Chancey Rd/CR 535						Chancey Rd/CR 535					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			EASTBOUND			WESTBOUND		
AM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
7:00 AM	0	0	0	0	0	0	0	0	0	0	3	0	1	148	0	0	0	227
7:15 AM	10	0	6	0	0	0	0	0	0	81	5	0	1	126	0	0	0	229
7:30 AM	8	0	5	0	0	0	0	0	0	105	4	0	0	106	0	0	0	228
7:45 AM	9	0	7	0	0	0	0	0	0	86	4	0	1	113	0	0	0	220
8:00 AM	11	0	0	0	0	0	0	0	0	108	5	0	1	126	0	0	0	251
8:15 AM	8	0	1	0	0	0	0	0	0	111	4	0	1	113	0	0	0	238
8:30 AM	17	0	4	0	0	0	0	0	0	109	6	0	2	147	0	1	0	286
8:45 AM	8	0	5	0	0	0	0	0	0	73	8	0	0	116	0	1	0	211
TOTAL VOLUMES:	73	0	32	0	0	0	0	0	0	742	39	0	7	995	0	2	0	1890
APPROACH %'s:	69.52%	0.00%	30.48%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	95.01%	4.99%	0.00%	0.70%	99.10%	0.00%	0.20%	0.00%	
PEAK HR:	45	0	12	0	0	0	0	0	0	414	19	0	5	499	0	1	0	995
PEAK HR VOL:	0.662	0.000	0.429	0.000	0.000	0.000	0.000	0.000	0.000	0.932	0.792	0.000	0.625	0.849	0.000	0.250	0.870	
PEAK HR FACTOR:	0.679																	
	0.941																	
	0.842																	
PM	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	263
4:15 PM	6	0	1	0	0	0	0	0	0	141	8	0	2	105	0	0	0	254
4:30 PM	11	0	2	0	0	0	0	0	0	138	10	0	5	88	0	0	0	278
4:45 PM	12	0	1	0	0	0	0	0	0	116	8	0	2	142	0	0	0	260
5:00 PM	7	0	4	0	0	0	0	0	0	111	14	0	3	119	0	0	0	258
5:15 PM	8	0	4	0	0	0	0	0	0	135	17	0	2	129	0	0	0	295
5:30 PM	21	0	13	0	0	0	0	0	0	116	9	0	5	154	0	0	0	318
5:45 PM	22	0	4	0	0	0	0	0	0	135	9	0	3	123	0	1	0	297
TOTAL VOLUMES:	98	0	36	0	0	0	0	0	0	1006	90	0	22	970	0	1	0	2223
APPROACH %'s:	73.13%	0.00%	26.87%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	91.79%	8.21%	0.00%	2.22%	97.68%	0.00%	0.10%	0.00%	
PEAK HR:	58	0	25	0	0	0	0	0	0	497	49	0	13	525	0	1	0	1168
PEAK HR VOL:	0.659	0.000	0.481	0.000	0.000	0.000	0.000	0.000	0.000	0.920	0.721	0.000	0.650	0.852	0.000	0.250	0.918	
PEAK HR FACTOR:	0.610																	
	0.898																	
	0.847																	

National Data & Surveying Services

Intersection Turning Movement Count

Location: Crystal Springs Rd & Chancey Rd/CR 535
City: Zephyrhills
Control: No control

Project ID: 24-120442-002
Date: 10/30/2024

Data - HT

NS/EW Streets:		Crystal Springs Rd										Chancey Rd/CR 535										Chancey Rd/CR 535									
		NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND														
AM	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL											
	2	0	1	0	0	0	0	0	0	0	0	7	0	0	0	0	20	0	0	30											
	1	0	1	0	0	0	0	0	0	0	0	13	2	0	0	0	20	0	0	37											
	1	0	0	0	0	0	0	0	0	0	0	10	0	0	0	1	20	0	1	33											
	0	0	0	0	0	0	0	0	0	0	0	23	0	0	0	0	27	0	0	50											
	0	0	0	0	0	0	0	0	0	0	0	0	19	0	0	0	9	0	0	28											
8:00 AM	0	0	0	0	0	0	0	0	0	0	0	21	1	0	0	0	20	0	0	42											
8:15 AM	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	1	21	0	0	47											
8:30 AM	2	0	1	0	0	0	0	0	0	0	0	18	0	0	0	0	21	0	0	39											
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
TOTAL VOLUMES :		6	0	3	0	0	0	0	0	0	0	133	3	0	0	2	158	0	1	306											
APPROACH %'s :		66.67%	0.00%	33.33%	0.00%						0.00%	97.79%	2.21%	0.00%		1.24%	98.14%	0.00%	0.62%												
PEAK HR :																															
PEAK HR VOL :		2	0	1	0	0	0	0	0	0	0	85	1	0	0	1	77	0	0	167											
PEAK HR FACTOR :		0.250	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.924	0.250	0.000	0.000	0.250	0.713	0.000	0.000	0.835											
		0.935																													
		0.722																													
		TOTAL																													
		0.835																													

PM		Crystal Springs Rd										Chancey Rd/CR 535										Chancey Rd/CR 535									
		NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND														
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL											
	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	9	0	0	24											
	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	14	0	1	33											
	1	0	0	0	0	0	0	0	0	0	0	16	2	0	0	0	9	0	0	28											
	1	0	0	0	0	0	0	0	0	0	0	13	0	0	0	0	11	0	0	25											
	0	0	0	0	0	0	0	0	0	0	0	0	15	1	0	0	10	0	0	26											
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	12	0	1	29											
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	17	2	0	0	0	5	0	0	24											
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	13	3	0	0	0	10	0	0	27											
5:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0											
TOTAL VOLUMES :		2	0	1	0	0	0	0	0	0	0	123	8	0	0	0	80	0	2	216											
APPROACH %'s :		66.67%	0.00%	33.33%	0.00%						0.00%	93.89%	6.11%	0.00%		0.00%	97.56%	0.00%	2.44%												
PEAK HR :																															
PEAK HR VOL :		0	0	1	0	0	0	0	0	0	0	61	6	0	0	0	37	0	1	106											
PEAK HR FACTOR :		0.000	0.000	0.250	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.897	0.500	0.000	0.000	0.000	0.771	0.000	0.250	0.914											
		0.882																													
		0.731																													
		TOTAL																													
		0.914																													

National Data & Surveying Services

Intersection Turning Movement Count

Location: Crystal Springs Rd & Chancey Rd/CR 535
City: Zephyrhills
Control: No control

Project ID: 24-120442-002
Date: 10/30/2024

Data - Bikes

NS/EW Streets:		Crystal Springs Rd						Crystal Springs Rd						Chancey Rd/CR 535						Chancey Rd/CR 535					
		NORTHBOUND			SOUTHBOUND						EASTBOUND						WESTBOUND								
AM		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	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		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1							
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							
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL							
APPROACH %'s :		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1							
PEAK HR :																									
PEAK HR VOL :		1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1							
PEAK HR FACTOR :		0.250	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	0.250							

PM		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL				
4:00 PM		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			
4:30 PM		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			
5:00 PM		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			
5:30 PM		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			
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :																		
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	0

National Data & Surveying Services

Intersection Turning Movement Count

Location: Crystal Springs Rd & Chancey Rd/CR 535
City: Zephyrhills

Project ID: 24-120442-002
Date: 10/30/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Crystal Springs Rd		Crystal Springs Rd		Chancey Rd/CR 535		Chancey Rd/CR 535	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
7:00 AM	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	0	0	0
7:30 AM	0	0	0	1	0	0	0	0
7:45 AM	0	0	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB
APPROACH %'s :	0	0	0	1	0	0	0	0
PEAK HR :	07:45 AM - 08:45 AM		0.00%		100.00%			
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL							TOTAL	
							1	
TOTAL							TOTAL	
							0	

NS/EW Streets:	Crystal Springs Rd		Crystal Springs Rd		Chancey Rd/CR 535		Chancey Rd/CR 535	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
	EB	WB	EB	WB	NB	SB	NB	SB
4:00 PM	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB
APPROACH %'s :	0	0	0	0	0	0	0	0
PEAK HR :	05:00 PM - 06:00 PM							
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL							TOTAL	
							0	
TOTAL							TOTAL	
							0	

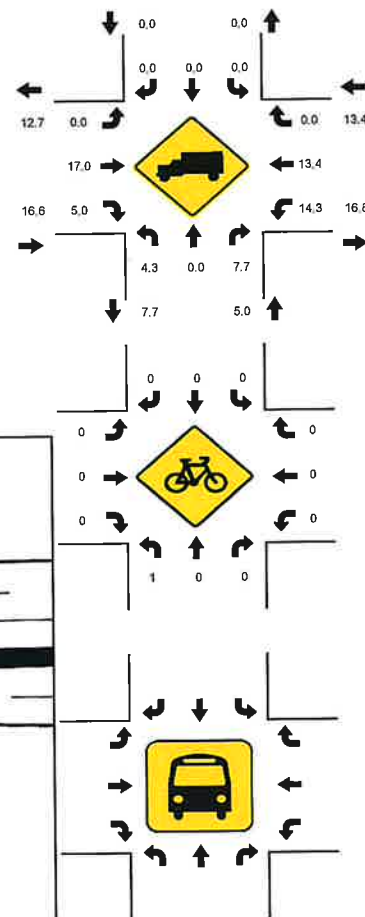
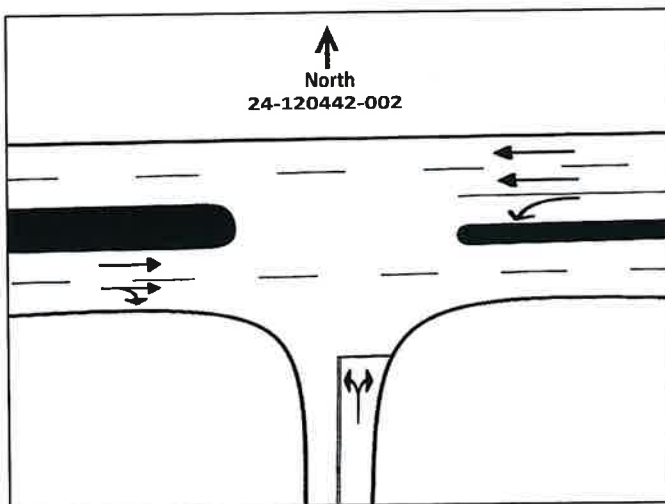
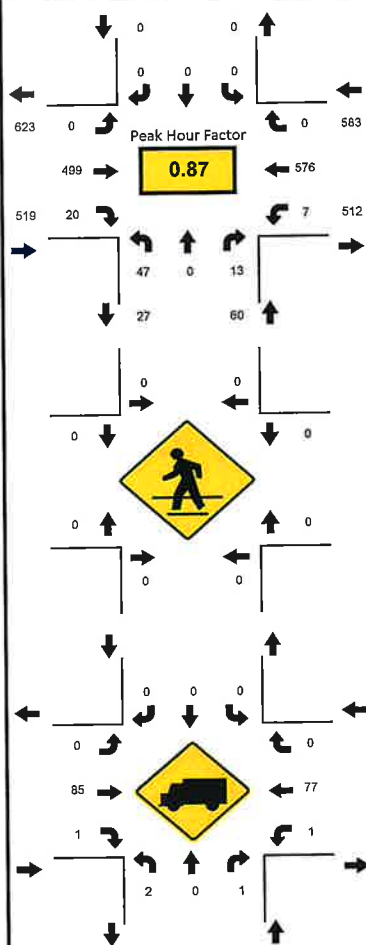
LOCATION: Crystal Springs Rd & Chancey Rd/CR 535
CITY/STATE: Zephyrhills, FL

PROJECT ID: 24-120442-002
DATE: Wed, Oct 30, 2024

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:30 AM - 08:45 AM

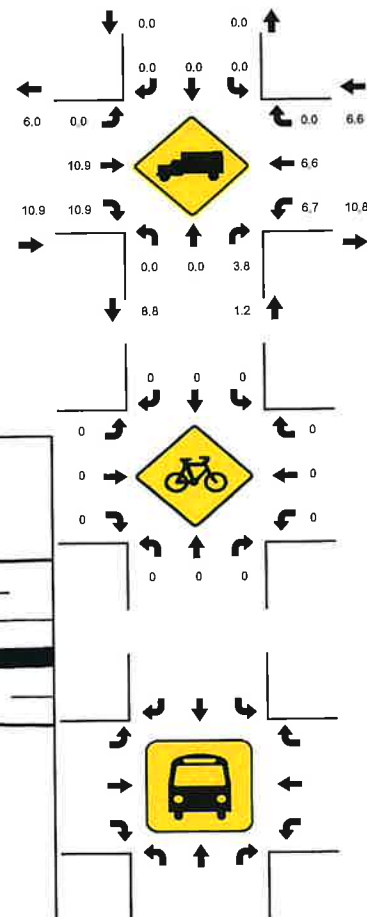
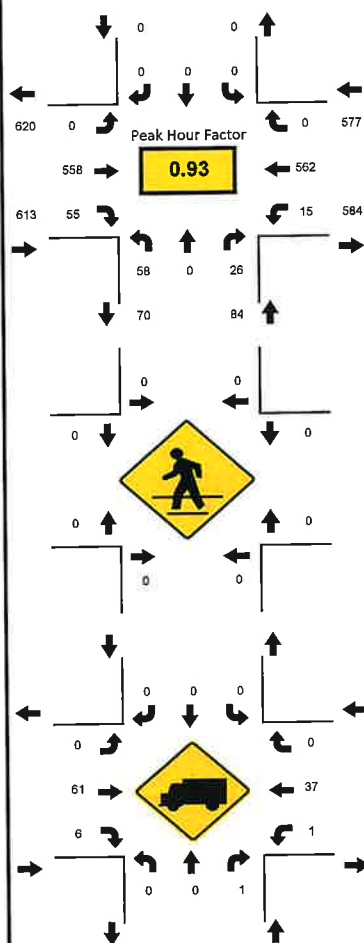


National Data & Surveying Services



15-Min Count Period Beginning At	Crystal Springs Rd Northbound					Crystal Springs Rd Southbound					Chancey Rd/CR 535 Eastbound					Chancey Rd/CR 535 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	5	0		0	0	0	0		0	76	3	0		1	168	0	0		257	1054
7:15 AM	11	0	7	0		0	0	0	0		0	94	7	0		1	146	0	0		266	1076
7:30 AM	9	0	5	0		0	0	0	0		0	115	4	0		1	126	0	1		261	1090
7:45 AM	9	0	7	0		0	0	0	0		0	109	4	0		1	140	0	0		270	1162
8:00 AM	11	0	0	0		0	0	0	0		0	127	5	0		1	135	0	0		279	1142
8:15 AM	8	0	1	0		0	0	0	0		0	132	5	0		1	133	0	0		280	863
8:30 AM	19	0	5	0		0	0	0	0		0	131	6	0		3	168	0	1		333	583
8:45 AM	8	0	5	0		0	0	0	0		0	91	8	0		0	137	0	1		250	250
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	76	0	28	0		0	0	0	0		0	528	24	0		12	672	0	4		1344	
Heavy Trucks	8	0	4	0		0	0	0	0		0	92	4	0		4	108	0	0		220	
Pedestrians			0					0				0					0				0	
Bicycles	4	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						

PROJECT ID: 24-120442-002
DATE: Wed, Oct 30, 2024

[illegible]

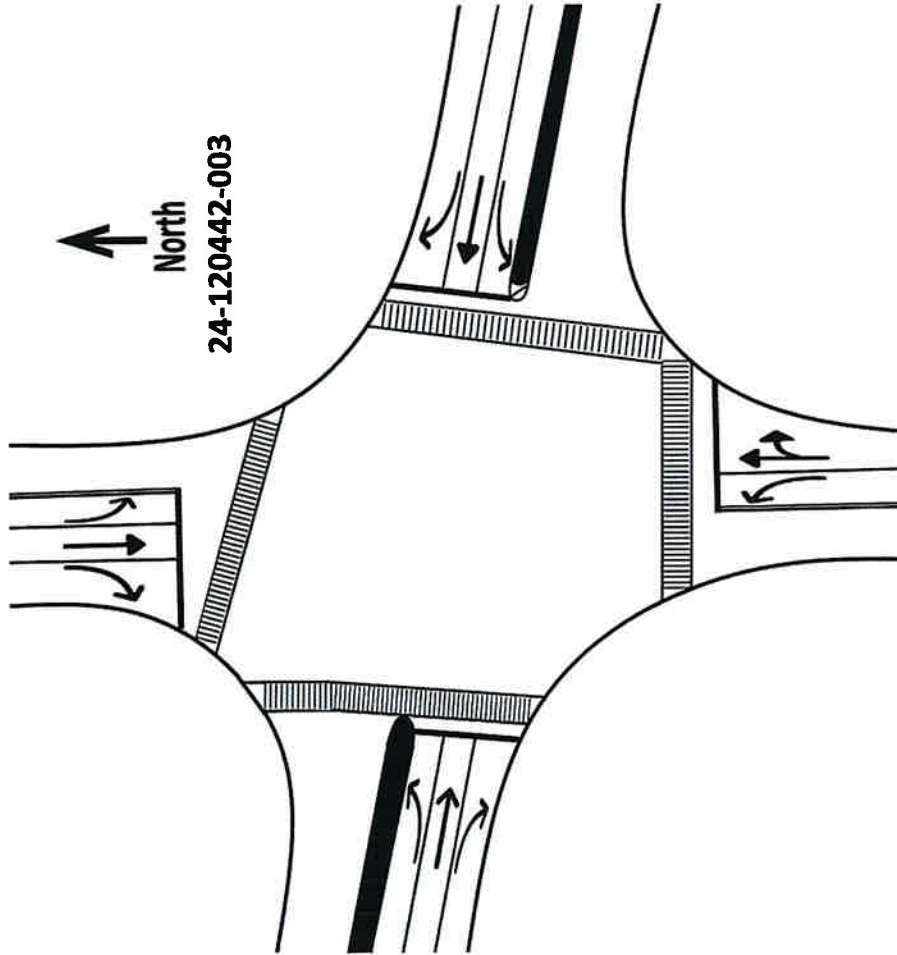


N/S Street: Paul S Buchman Hwy/SR 39

Speed: 50/60 MPH

E/W Street: Chancey Rd/CR 535

Speed: 45/55 MPH



Site Code: 24-120442-003

Date: 10/30/2024

Weather: Sunny

City: Zephyrhills

County: Pasco

Count Times: 07:00 - 09:00
16:00 - 18:00

Control: Signalized

SIGNAL TIMING

	Cycle	Phase	BOG	EOY	Signal Timing
AM	1	NL/NT	7:51:03	7:51:39	0:00:36
		NT/ST	7:51:39	7:52:30	0:00:51
		WL/WT	7:52:30	7:52:55	0:00:25
		ET/WT	7:52:55	7:54:01	0:01:06
	2	NL/NT	7:54:01	7:54:34	0:00:33
		NT/ST	7:54:34	7:55:26	0:00:52
		WL/WT	7:55:26	7:56:07	0:00:41
		ET/WT	7:56:07	7:56:48	0:00:41
PM	1	NL/NT	16:49:13	16:49:49	0:00:36
		NT/ST	16:49:49	16:50:37	0:00:48
		WL/WT	16:50:37	16:51:04	0:00:27
		ET/WT	16:51:04	16:52:08	0:01:04
	2	NL/NT	16:52:08	16:52:42	0:00:34
		NT/ST	16:52:42	16:53:42	0:01:00
		WL/WT	16:53:42	16:54:26	0:00:44
		ET/WT	16:54:26	16:55:17	0:00:51

Location: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

Project ID: 24-120442-003
Date: 10/30/2024

NS/EW Streets:		Paul S Buchman Hwy/SR 39						Paul S Buchman Hwy/SR 39						Chancey Rd/CR 535						Chancey Rd/CR 535					
AM		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL			TOTAL								
		NL	NT	NR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
7:00 AM		53	56	39	0	3	105	4	0	33	54	0	83	10	0	489									
7:15 AM		76	57	29	0	6	95	7	0	30	61	0	42	7	0	468									
7:30 AM		67	67	19	0	10	99	6	0	43	76	0	39	9	0	488									
7:45 AM		71	65	37	0	3	91	6	0	45	75	0	38	5	0	500									
8:00 AM		70	76	43	0	5	76	4	0	33	82	0	32	5	0	482									
8:15 AM		81	65	36	0	2	77	2	0	47	90	0	29	14	0	503									
8:30 AM		82	67	36	0	7	71	7	0	61	79	0	29	11	2	517									
8:45 AM		76	84	32	0	4	59	2	0	42	53	0	24	16	0	441									
TOTAL VOLUMES :		558	537	271	0	45	673	38	0	334	570	0	275	478	77	3888									
APPROACH %'s :		40.85%	39.31%	19.84%	0.00%	5.95%	89.02%	5.03%	0.00%	3.21%	35.76%	61.03%	33.05%	57.45%	9.25%	0.24%									
PEAK HR :		304	273	152	0	17	315	19	0	186	326	0	128	232	35	2002									
PEAK HR VOL :		0.927	0.898	0.884	0.000	0.607	0.865	0.679	0.000	0.762	0.906	0.000	0.842	0.967	0.625	0.968									
PEAK HR FACTOR :		0.964																							

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National Data & Surveying Services

Intersection Turning Movement Count

Location: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

Project ID: 24-120442-003
Date: 10/30/2024

Data - Cars

NS/EW Streets:	Paul S Buchman Hwy/SR 39										Chancey Rd/CR 535										Chancey Rd/CR 535									
	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					WESTBOUND									
AM	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0	EL	ET	ER	EU	0	0	WL	WT	WR	WU	0	0	TOTAL					
	49	53	32	0	6	102	6	102	4	0	3	27	52	0	35	73	9	0	35	43	5	0	407	0	445					
	62	51	25	0	3	92	6	92	6	0	5	23	57	0	35	43	5	0	35	43	5	0	407	0	426					
	42	57	16	0	8	93	6	93	6	0	3	33	75	0	33	54	6	0	33	54	6	0	417	0	417					
	58	57	27	0	3	87	6	87	6	0	5	31	66	0	28	45	4	0	29	46	2	0	403	0	417					
	67	64	27	0	2	62	4	62	4	0	1	24	75	0	29	46	2	0	26	47	9	0	416	0	416					
	71	53	21	0	2	70	2	70	2	0	2	32	81	0	26	47	9	0	23	51	9	2	441	0	441					
	72	63	27	0	0	66	6	66	6	0	4	46	72	0	17	35	12	0	17	35	12	0	369	0	369					
	81	19	0	2	54	2	54	2	54	2	0	3	29	50	0	0	0	0	0	0	0	0	0	0	0					
	8:00 AM	65	81	19	0	2	54	2	54	2	0	3	29	50	0	0	0	0	0	0	0	0	0	0	0	0				
8:15 AM	65	81	19	0	2	54	2	54	2	0	3	29	50	0	0	0	0	0	0	0	0	0	0	0	0					
8:30 AM	65	81	19	0	2	54	2	54	2	0	3	29	50	0	0	0	0	0	0	0	0	0	0	0	0					
8:45 AM	65	81	19	0	2	54	2	54	2	0	3	29	50	0	0	0	0	0	0	0	0	0	0	0	0					
TOTAL VOLUMES :	486	479	194	0	26	626	36	626	36	0	26	245	528	0	226	394	56	2	226	394	56	2	2	0.29%	3324					
APPROACH %'s :	41.93%	41.33%	16.74%	0.00%	3.78%	90.99%	5.23%	90.99%	5.23%	0.00%	3.25%	30.66%	66.08%	0.00%	33.33%	58.11%	8.26%	0.29%	33.33%	58.11%	8.26%	0.29%	0.944	0.944	0.951					
PEAK HR :	268	237	102	0	7	285	18	285	18	0	12	133	294	0	106	189	24	2	106	189	24	2	0.250	0.250	0.250					
PEAK HR VOL :	0.931	0.926	0.944	0.000	0.583	0.819	0.750	0.819	0.750	0.000	0.600	0.723	0.907	0.000	0.914	0.926	0.667	0.250	0.914	0.926	0.667	0.250	0.250	0.250	0.250					
PEAK HR FACTOR :	0.937				0.807				0.900				0.944				0.944				0.944				0.944					
PM	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0	EL	ET	ER	EU	0	0	0	0	0	0	0	0	TOTAL					
	62	71	39	0	12	66	4	66	4	0	1	59	67	0	25	41	6	0	25	41	6	0	0	453						
	67	64	44	0	7	46	0	46	0	0	4	64	59	0	25	32	8	0	25	32	8	0	0	420						
	86	79	39	0	9	65	1	65	1	0	4	51	65	0	50	54	7	0	50	54	7	0	0	510						
	83	65	49	0	10	46	5	46	5	0	5	58	51	0	25	38	14	0	25	38	14	0	0	449						
	83	82	50	0	9	68	2	68	2	0	6	81	45	0	36	36	8	0	36	36	8	0	0	506						
	77	87	57	0	8	78	2	78	2	0	2	63	60	0	39	46	6	0	39	46	6	0	0	525						
	96	81	65	0	12	54	6	54	6	0	9	54	61	0	37	43	8	0	37	43	8	0	0	526						
	82	83	49	0	14	63	4	63	4	0	3	75	49	0	31	32	10	0	31	32	10	0	0	495						
	5:00 PM	83	82	50	0	9	68	2	68	2	0	6	81	45	0	36	36	8	0	36	36	8	0	0	506					
5:15 PM	77	87	57	0	8	78	2	78	2	0	2	63	60	0	39	46	6	0	39	46	6	0	0	525						
5:30 PM	96	81	65	0	12	54	6	54	6	0	9	54	61	0	37	43	8	0	37	43	8	0	0	526						
5:45 PM	82	83	49	0	14	63	4	63	4	0	3	75	49	0	31	32	10	0	31	32	10	0	0	495						
TOTAL VOLUMES :	636	612	392	0	81	486	24	486	24	0	34	505	457	0	268	322	67	0	268	322	67	0	0	3884						
APPROACH %'s :	38.78%	37.32%	23.90%	0.00%	13.71%	82.23%	4.06%	82.23%	4.06%	0.00%	3.41%	50.70%	45.88%	0.00%	40.79%	49.01%	10.20%	0.00%	40.79%	49.01%	10.20%	0.00%	0.00%	0.00%	0.00%					
PEAK HR :	338	333	221	0	43	263	14	263	14	0	20	273	215	0	143	157	32	0	143	157	32	0	0	0	2052					
PEAK HR VOL :	0.880	0.957	0.850	0.000	0.768	0.843	0.583	0.843	0.583	0.000	0.556	0.843	0.881	0.000	0.917	0.853	0.800	0.000	0.917	0.853	0.800	0.000	0.000	0.000	0.975					
PEAK HR FACTOR :	0.921				0.909				0.962				0.962				0.912				0.912				0.912					

National Data & Surveying Services

Location: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

[illegible][illegible]

National Data & Surveying Services

Intersection Turning Movement Count

Location: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
City: Zephyrhills
Control: Signalized

Project ID: 24-120442-003
Date: 10/30/2024

Data - Bikes

NS/EW Streets:		Paul S Buchman Hwy/SR 39					Chancey Rd/CR 535					Chancey Rd/CR 535				
AM		NORTHBOUND					SOUTHBOUND					EASTBOUND				
		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0
7:00 AM		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
7:30 AM		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
8:00 AM		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
8:30 AM		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
TOTAL VOLUMES :		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0
APPROACH %'s :		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :		07:45 AM - 08:45 AM														
PEAK HR VOL :		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
TOTAL		0														

PM		NORTHBOUND					SOUTHBOUND					EASTBOUND				
		NL	NT	NR	NU	0	SL	ST	SR	0	0	EL	ET	ER	EU	0
4:00 PM		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
4:30 PM		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
5:00 PM		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM		0	0	0	0	0	0	1	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
5:45 PM		0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0
APPROACH %'s :		0	3	0	0	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
PEAK HR :		05:00 PM - 06:00 PM														
PEAK HR VOL :		0	2	0	0	0	0	1	0	0	0	0	0	0	0	0
PEAK HR FACTOR :		0.000	0.500	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TOTAL		3														
TOTAL		0.750														

National Data & Surveying Services

Intersection Turning Movement Count

Location: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
City: Zephyrhills
Project ID: 24-120442-003
Date: 10/30/2024

Data - Pedestrians (Crosswalks)

NS/EW Streets:		Paul S Buchman Hwy/SR 39		Paul S Buchman Hwy/SR 39		Chancey Rd/CR 535		Chancey Rd/CR 535		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	0	0	0	0	0	0	0	0	0	
	0	0	0	1	0	1	0	0	2	
	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
	0	0	0	0	0	0	0	0	0	
TOTAL VOLUMES : APPROACH %'s :		EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
		0	0	0	1	0	1	0	0	2
PEAK HR :		07:45 AM - 08:45 AM		0.00% 100.00%		0.00% 100.00%				TOTAL
PEAK HR VOL :		0 0		0 0		0 0		0 0		0
PEAK HR FACTOR :										

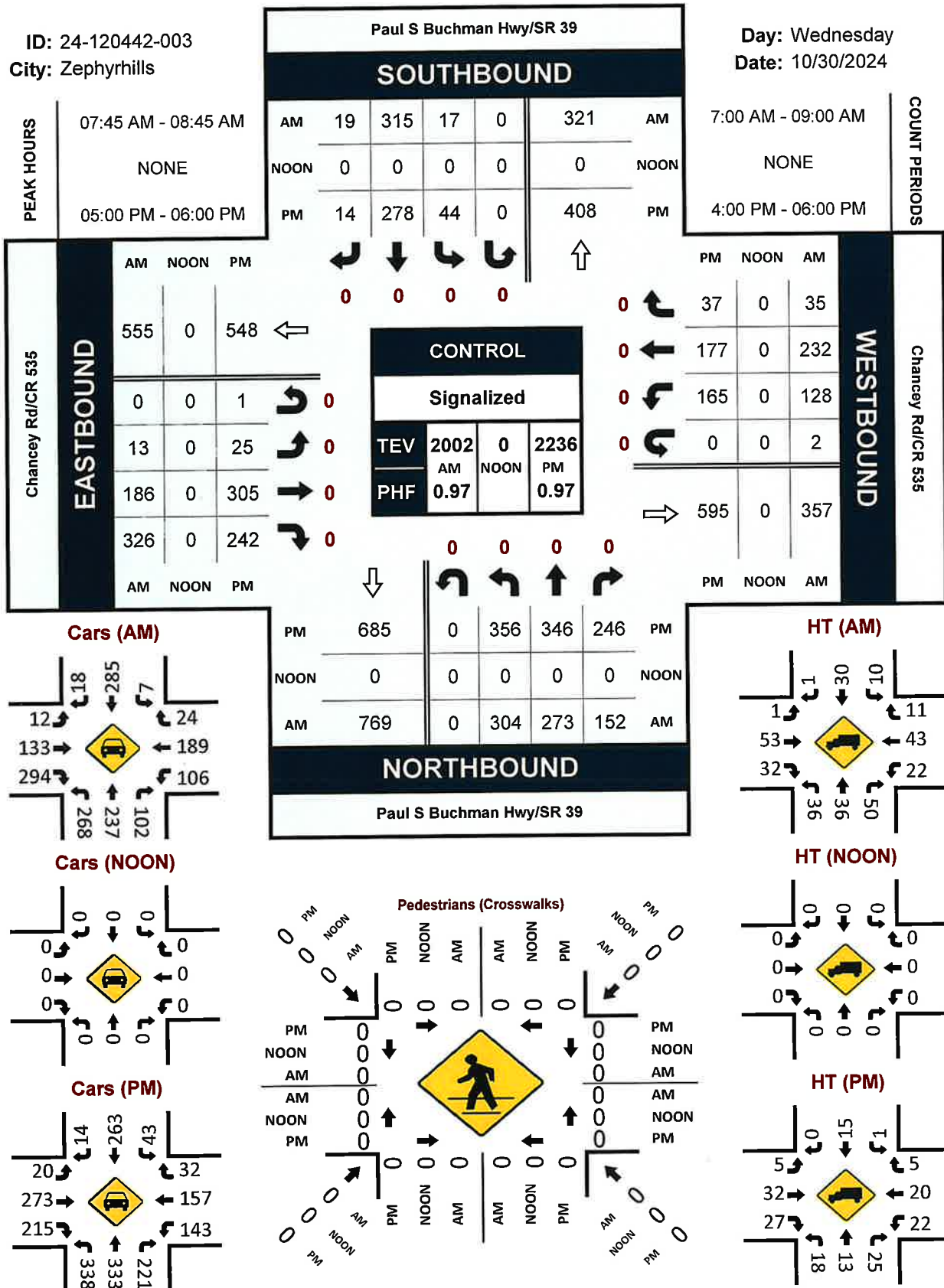
PM		NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
		EB	WB	EB	WB	NB	SB	NB	SB	
	4:00 PM	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	1	0	0	1
	5:00 PM	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0
	5:30 PM	0	0	0	0	0	0	0	0	0
	5:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :		EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :		0	0	0	0	0.00%	100.00%	0	0	1
PEAK HR :		05:00 PM - 06:00 PM								TOTAL
PEAK HR VOL :		0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :										TOTAL
										0

Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535

Peak Hour Turning Movement Count

ID: 24-120442-003
City: Zephyrhills

Day: Wednesday
Date: 10/30/2024



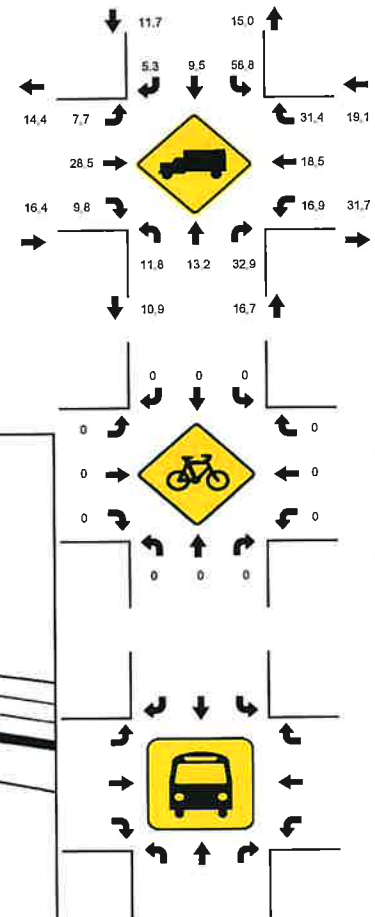
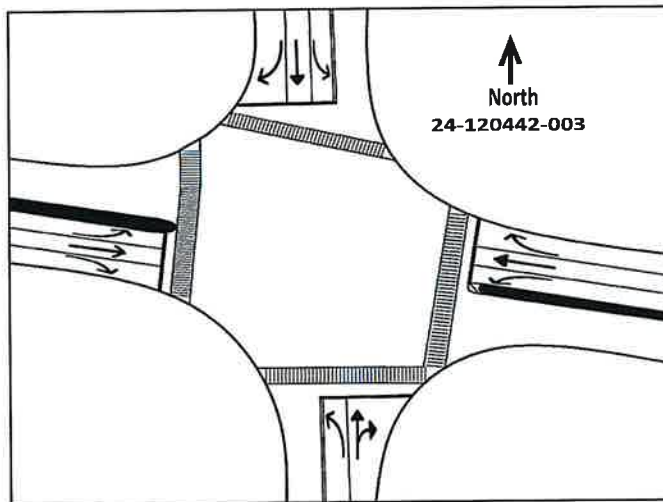
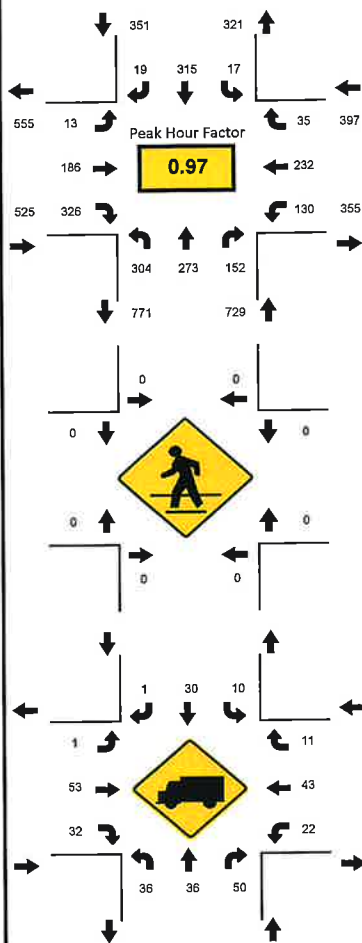
LOCATION: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
CITY/STATE: Zephyrhills, FL

PROJECT ID: 24-120442-003
DATE: Wed, Oct 30, 2024

Peak-Hour: 07:45 AM - 08:45 AM
Peak 15-Minute: 08:30 AM - 08:45 AM



National Data & Surveying Services

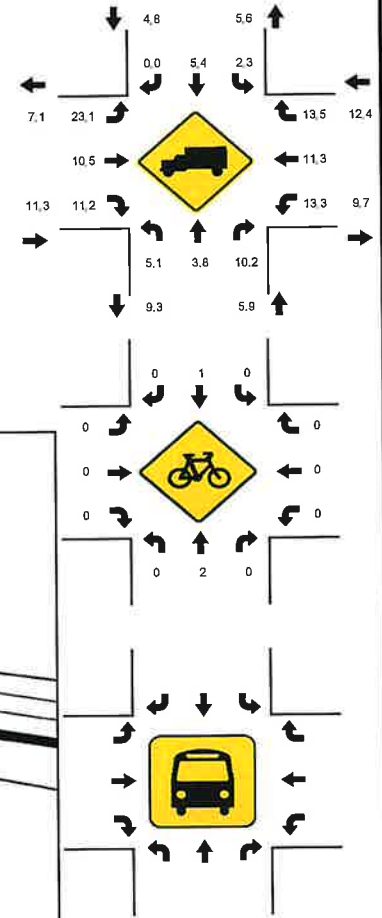
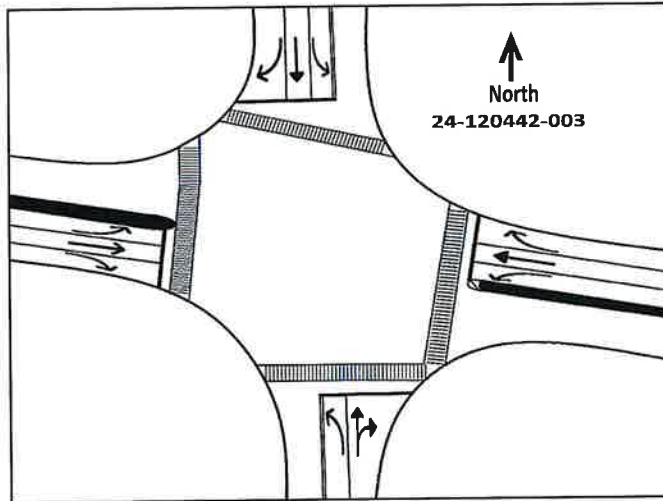
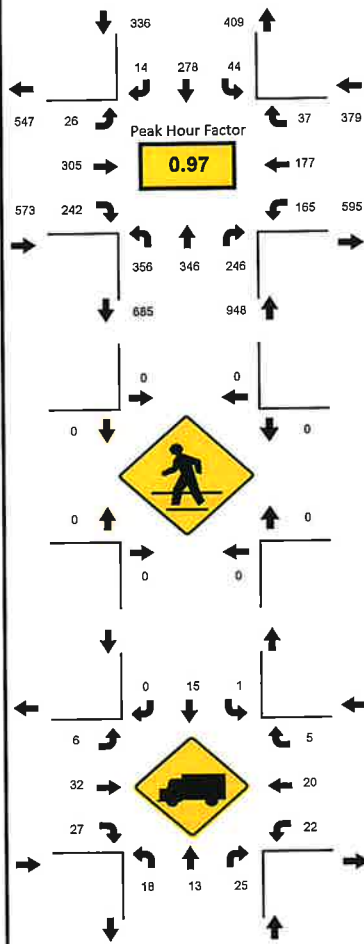
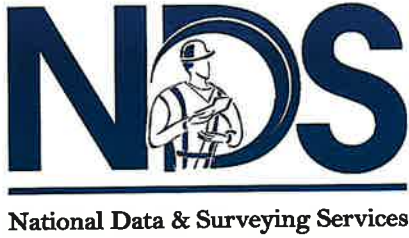


15-Min Count Period Beginning At	Paul S Buchman Hwy/SR 39 Northbound					Paul S Buchman Hwy/SR 39 Southbound					Chancey Rd/CR 535 Eastbound					Chancey Rd/CR 535 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	53	56	39	0		7	105	4	0		3	33	54	0		42	83	10	0		489	1945
7:15 AM	76	57	29	0		7	95	7	0		6	30	61	0		42	51	7	0		468	1938
7:30 AM	49	67	19	0		10	99	6	0		5	43	76	0		39	66	9	0		488	1973
7:45 AM	71	65	37	0		3	91	6	0		5	45	75	0		38	59	5	0		500	2002
8:00 AM	70	76	43	0		5	76	4	0		1	33	82	0		32	55	5	0		482	1943
8:15 AM	81	65	36	0		2	77	2	0		2	47	90	0		29	58	14	0		503	1461
8:30 AM	82	67	36	0		7	71	7	0		5	61	79	0		29	60	11	2		517	958
8:45 AM	76	84	32	0		4	59	2	0		3	42	53	0		24	46	16	0		441	441
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	328	304	172	0		28	364	28	0		20	244	360	0		152	240	56	8		2304	
Heavy Trucks	52	48	64	0		28	56	4	0		4	60	36	0		40	56	20	0		468	
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: Paul S Buchman Hwy/SR 39 & Chancey Rd/CR 535
CITY/STATE: Zephyrhills, FL

PROJECT ID: 24-120442-003
DATE: Wed, Oct 30, 2024

Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



15-Min Count Period Beginning At	Paul S Buchman Hwy/SR 39 Northbound					Paul S Buchman Hwy/SR 39 Southbound					Chancey Rd/CR 535 Eastbound					Chancey Rd/CR 535 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	65	73	42	0		12	69	4	0		1	69	72	0		34	47	9	0		497	2049
4:15 PM	72	69	53	0		8	49	0	0		5	77	61	0		36	42	10	0		482	2106
4:30 PM	89	81	46	0		9	68	1	0		5	60	73	0		62	60	8	0		562	2198
4:45 PM	88	73	59	0		10	49	5	0		7	63	58	0		37	44	15	0		508	2207
5:00 PM	88	84	55	0		10	75	2	0		6	89	52	0		42	42	9	0		554	2236
5:15 PM	83	92	65	0		8	80	2	0		2	73	64	0		44	52	9	0		574	1682
5:30 PM	98	83	73	0		12	57	6	0		12	60	71	1		44	45	9	0		571	1108
5:45 PM	87	87	53	0		14	66	4	0		5	83	55	0		35	38	10	0		537	537
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	392	368	292	0		56	320	24	0		48	356	284	4		176	208	40	0		2568	
Heavy Trucks	24	20	32	0		4	28	0	0		12	40	40	4		28	24	12	0		264	
Pedestrians		0					0					0					0				0	
Bicycles	0	4	0	0		0	4	0	0		0	0	0	0		0	0	0	0		8	
Buses																						
Stopped Buses																						

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

BACKGROUND TRAFFIC



COBBLESTONE MPUD

TIMING & PHASING ANALYSIS

Prepared For:

GALVIN COMPANY, INC.
1901 Ulmerton Road, Suite 475
Clearwater, Florida 33762

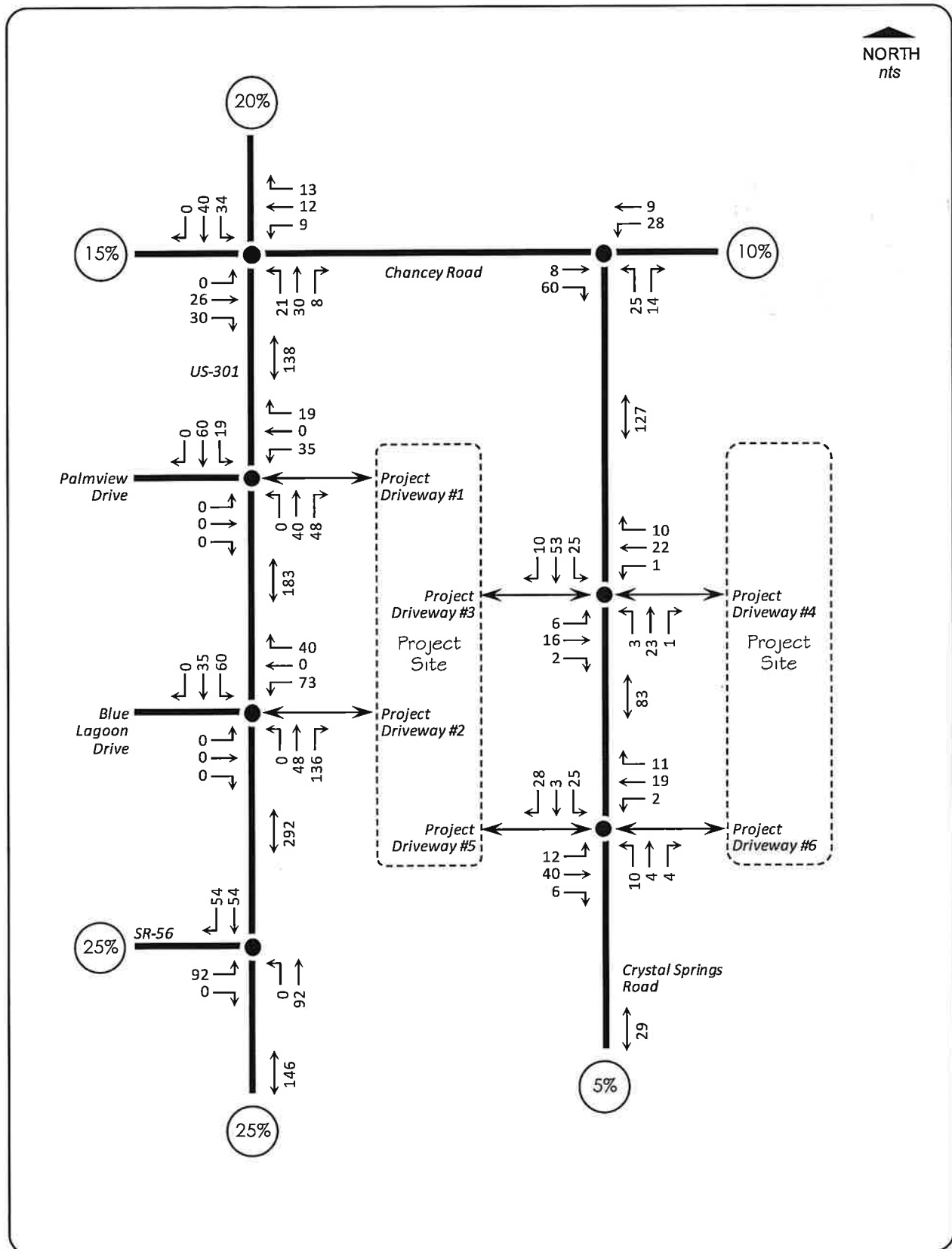
Prepared By:



RAYSOR Transportation Consulting, LLC.
19046 Bruce B. Downs Boulevard, Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

September 14, 2018
Revision No. 1

FIGURE 3.0 PM PEAK HOUR PROJECT TRAFFIC (BUILDOUT)



04/10/25
 NORTH
 nts

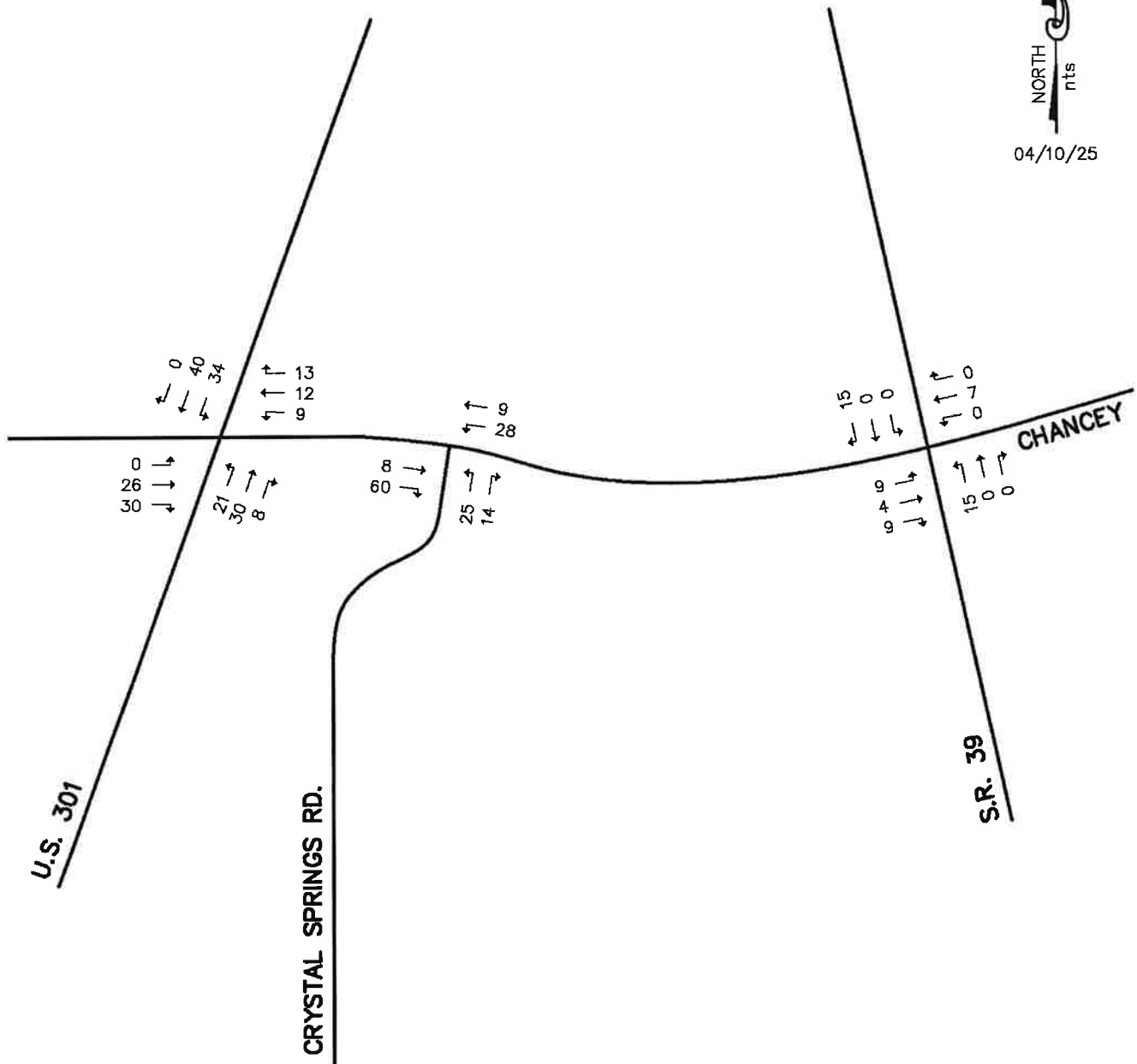


FIGURE A-1
 PM PEAK HOUR
 COBBLESTONE
 DEVELOPMENT TRAFFIC





04/10/25

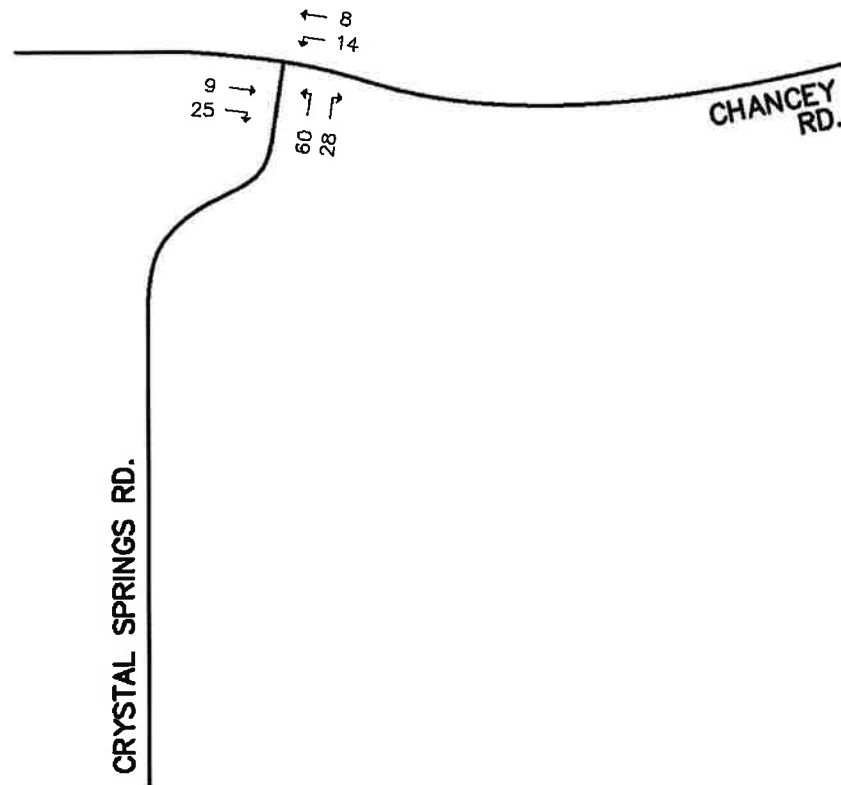


FIGURE A-2
AM PEAK HOUR
DEER SPRINGS
DEVELOPMENT TRAFFIC



Updated *Deer Springs*

TRAFFIC IMPACT STUDY

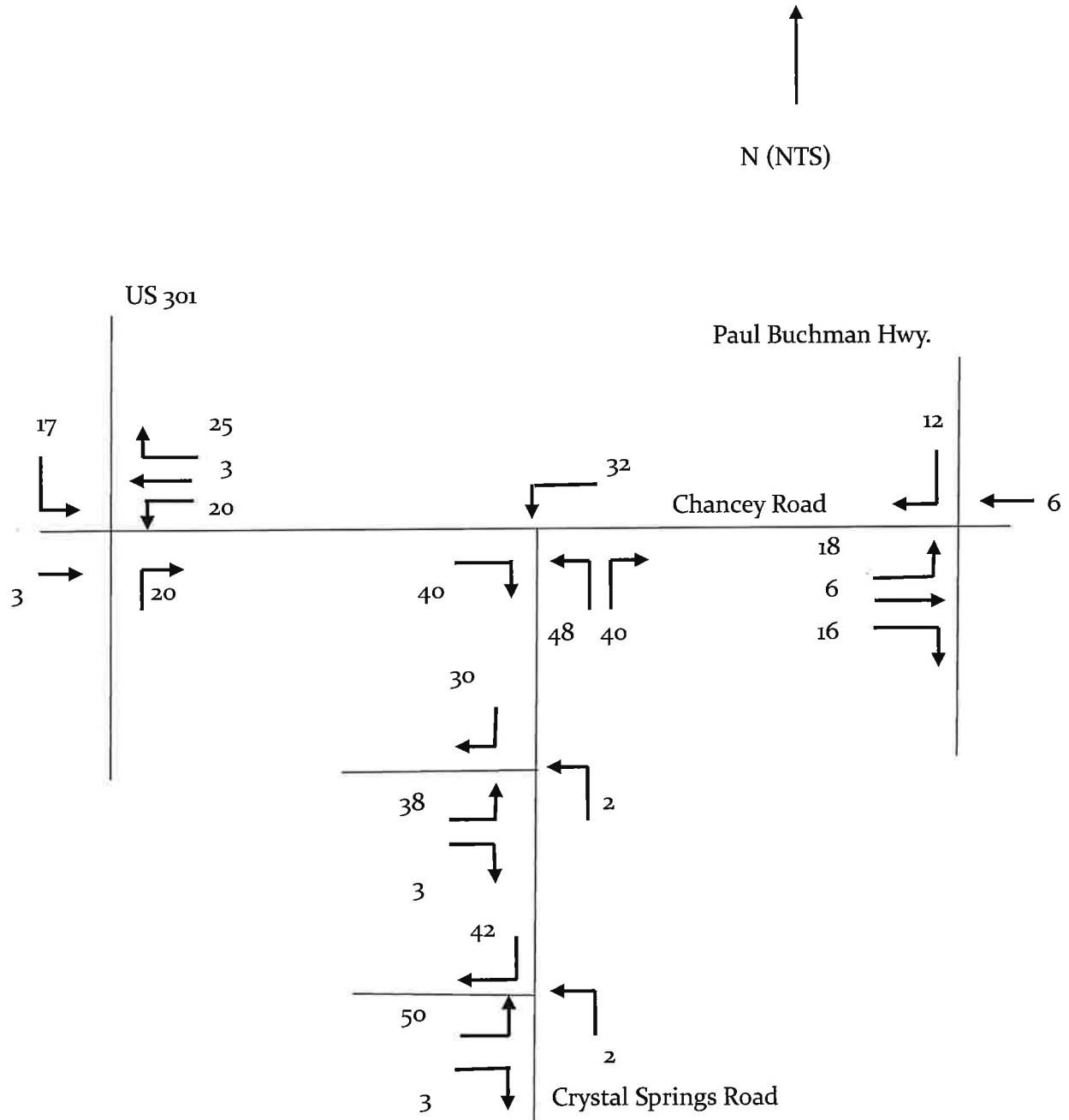
Pasco County, Florida

Prepared By:



Elizabeth Rodriguez & Associates, Inc.

January 2022



PM PROJECT TRAFFIC DISTRIBUTION/ASSIGNMENT - VOLUMES





04/10/25

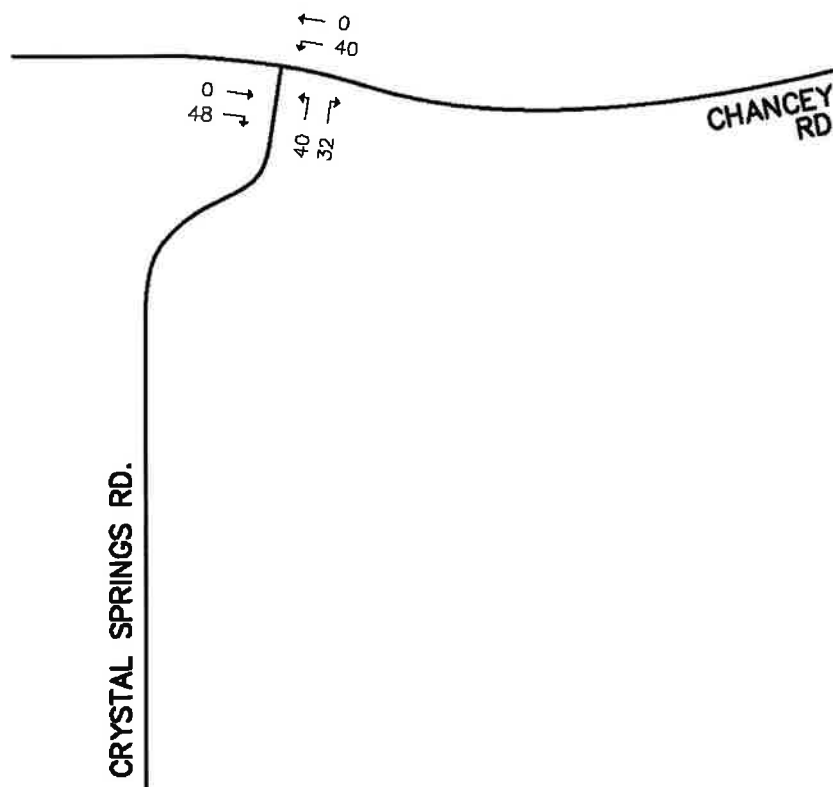


FIGURE A-3
AM PEAK HOUR
DEER SPRINGS
DEVELOPMENT TRAFFIC



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

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	**

(C3C-Suburban Commercial)

	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	**

(C3R-Suburban Residential)

Adjustment Factors

The peak hour directional service volumes should be adjusted 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)	Non Restrictive (1 lane)
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)	0.5 (4 lanes)
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

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	**



(C2T-Rural Town)



(C4-Urban General)



(C5-Urban Center)



(C6-Urban Core)

	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

	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

	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 adjusted 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

SIGNAL TIMINGS



SIGNAL INTERSECTION DATA FILE

LOCATION: US 301 (GALL BL) & CHANCEY RD (CR 535)										WO #: 673	
LAST UPDATE: 9/17/2024		TURN ON DATE:		PMI AREA: Z-HILLS							
CONTROLLER: COBALT		SIGNAL TYPE: SIG		GPS:							
MONITOR: MMU		SMART MONITOR: NO		UPS: YES							
CABINET TYPE: TS-2		CYCLE LENGTH:		SOP: 10							
REPAIR PRIORITY: 1		POWER COMPANY: DUKE		MASTARMS: NO							
DETECTION TYPE: MIOVISION		ACCOUNT #: 22747 14128		STRAIN POLES: YES							
DETECTOR QTY: 1		METER #: 0911575		EXCL. PED NO							
OTHER 1:											
OTHER 2:											
WARNING FLASHERS:		120v or SOLAR: NO		QTY: 0							
WF BATTERY TYPE:		WF BATTERY QTY: 0									
BLANK OUT SIGN: NO		SPEED FEEDBACK SIGN: NO									
ILLUMINATED SIGNS YES		ILLUMINATED SIGNS QTY: 4									
STREET LIGHTS: NO		STREET LIGHTS QTY: 0		SL MAINTAINED BY:							

PH	DIRECTION	MIN	WALK	PC	PSG	MAX 1	MAX 2	MAX 3	YEL	RC	MIN REC	MAX REC	MEM ON	MEM OFF	CNA	DET SWITCH	FLASH
1	SBLT	7			3	15	15	13	4.8	2				X		X/ 6	
2	NB	20	7	26	7	70	40	125	4.8	2.9	X			X			Y
3	WBLT	7			8	35	34	30	4.8	2.8				X		X/ 8	
4	EB	15	7	14	7	45	21	30	4.8	2.6			X				R
5	NBLT	7			3	15	8	25	4.8	2				X		X/ 2	
6	SB	20	7	27	7	65	60	40	4.8	2.9	X			X			Y
7	EBLT	7			3	20	8	13	4.8	2.9				X		X/ 4	
8	WB	15	7	13	8	40	20	30	4.8	2.6			X				R
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16																	

OVERLAP	A		+	
	B		+	
	C		+	
	D		+	

JURISDICTION:	FDOT
VALUE:	225,000
REIMBURSEMENT:	50%

FLASH TIMES	FROM:	
	TO:	
	TYPE:	ARIES
	SYS #:	10
SYSTEM DATA	ID #:	1
	FIBER:	
	FSK:	
	RADIO:	
COMM. TYPE	MODEM:	
	TIME TRAVEL DETECT:	YES
	120v:	
	SOLAR:	

NOTES: 3 SEC DELAY GREEN ON PH 2 & 6. SIGNAL RUNS TOD MON-FRI AS FOLLOWS: 0600-0615 MAX 2 ALL PHASES. 0615-0745 MAX 2 ALL PHASES AND MIN RECALL ON PH 3. 1515-1600 MAX 3 ALL PHASES. 1600-1830 MAX 3 ALL PHASES, MIN RECALL ON PH 3, AND MAX RECALL ON PH 2.		IP CONT:
		SUBNET:
		GATEWAY:
		SERV IP:

SIGNAL INTERSECTION DATA FILE

LOCATION:		SR 39 & CHANCEY RD (CR 535)										WO #:		674	
LAST UPDATE:		11/22/2022				TURN ON DATE:				PMI AREA:		Z-HILLS			
CONTROLLER:		COBALT				SIGNAL TYPE:		SIG		GPS:		NO			
MONITOR:		MMU				SMART MONITOR:		NO		UPS:		YES			
CABINET TYPE:		TS-2				CYCLE LENGTH:		123		SOP:		16			
REPAIR PRIORITY:		5				POWER COMPANY:		WREC		MASTARMS:		YES			
DETECTION TYPE:		VIDEO				ACCOUNT #:		1906684/901		STRAIN POLES:		NO			
DETECTOR QTY:		4				METER #:		02993482		EXCL. PED		NO			
OTHER 1:															
OTHER 2:															
WARNING FLASHERS:		120v or SOLAR:		NO		QTY:		0							
WF BATTERY TYPE:				WF BATTERY QTY:		0									
BLANK OUT SIGN:		NO		SPEED FEEDBACK SIGN:		NO									
ILLUMINATED SIGNS		YES		ILLUMINATED SIGNS QTY:		4									
STREET LIGHTS:		NO		STREET LIGHTS QTY:		0		SL MAINTAINED BY:							

PH	DIRECTION	MIN	WALK	PC	PSG	MAX 1	MAX 2	MAX 3	YEL	RC	MIN REC	MAX REC	MEM ON	MEM OFF	CNA	DET SWITCH	FLASH
1																	
2	NB	15	7	29	4	45	55		5.1	2.8	X			X			Y
3	WBLT	7			6	20	30		5.6	2				X		X / 8	
4	EB	10	7	21	8	35	55		5.6	2			X				R
5	NBLT	7			4	20	30		5.1	2.8				X		X / 2	
6	SB	15	7	29	4	45	55		5.1	2.8	X			X			Y
7																	
8	WB	10	7	23	8	35	55		5.6	2			X				R
9																	
10																	
11																	
12																	
13																	
14																	
15																	
16																	

OVERLAP	A		+	
	B		+	
	C	5	+	
	D		+	

JURISDICTION:	FDOT
VALUE:	275,000
REIMBURSEMENT:	50%

FLASH TIMES	FROM:	
	TO:	
	TYPE:	CENTRACS
	SYS #:	00
SYSTEM DATA	ID #:	
	FIBER:	
	FSK:	
	RADIO:	
COMM. TYPE	MODEM:	
	TIME TRAVEL	
	DETECT:	NO
	120v:	
	SOLAR:	

NOTES:	
L3 PH 8 WBRT AND L8 PH 4 EBRT HAS 10 SEC DELAY AND L7 PH 5 NBLT HAS 3 SEC DELAY DONE IN CONTROLLER. 3 SEC DELAY ON PH 2, 4, 6, 8. SIGNAL RUNS MAX 2 MON-FRI AS FOLLOWS: AT 0600-0815 FOR PH 3, 4, 5, & 8. AT 1530-1700 PH 2, 3, 4, 5, 6, & 8. AT 1745-1810 FOR PH 3, 4, 8.	

IP CONT:	
SUBNET:	
GATEWAY:	
SERV IP:	

INTERSECTION ANALYSIS
(TIMING AND PHASING)



Lanes, Volumes, Timings

3: US 301 & Chancey Rd

04/09/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	205	125	333	380	97	218	587	511	111	579	70
Future Volume (vph)	59	205	125	333	380	97	218	587	511	111	579	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	400		400	400		400	400		0
Storage Lanes	1		0	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. 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
Frt		0.943				0.850			0.850		0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1757	0	1770	1863	1583	1770	1863	1583	1770	1833	0
Flt Permitted	0.534			0.095			0.082			0.230		
Satd. Flow (perm)	995	1757	0	177	1863	1583	153	1863	1583	428	1833	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14				143			269		4	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1017			1118			738			720	
Travel Time (s)		15.4			16.9			11.2			10.9	
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)	60	207	126	336	384	98	220	593	516	112	585	71
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	333	0	336	384	98	220	593	516	112	656	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			12			12	
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	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	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	0.0	
Detector 1 Queue (s)	0.0	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	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		pm+pt	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		Free	6		

Scenario 1 PM Peak 11:59 pm 12/15/2022 Background-Existing Geometry

Synchro 11 Report
Page 1

Lanes, Volumes, Timings

3: US 301 & Chancey Rd

04/09/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	4.3	5.0		5.0	5.0	5.0	5.0	5.0		1.0	5.0	
Minimum Split (s)	12.0	24.0		12.6	18.0	18.0	11.8	25.6		7.8	25.7	
Total Split (s)	13.0	44.0		42.0	73.0	73.0	27.0	94.8		17.2	85.0	
Total Split (%)	6.6%	22.2%		21.2%	36.9%	36.9%	13.6%	47.9%		8.7%	42.9%	
Maximum Green (s)	5.3	36.6		34.4	65.6	65.6	20.2	87.1		10.4	77.3	
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8		4.8	4.8	
All-Red Time (s)	2.9	2.6		2.8	2.6	2.6	2.0	2.9		2.0	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.7	7.4		7.6	7.4	7.4	6.8	7.7		6.8	7.7	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		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	None		Min	None	None	None	Max		None	None	
Act Effct Green (s)	41.6	36.6		78.2	65.4	65.4	104.8	87.1	197.4	88.5	77.7	
Actuated g/C Ratio	0.21	0.19		0.40	0.33	0.33	0.53	0.44	1.00	0.45	0.39	
v/c Ratio	0.26	0.99		0.97	0.62	0.16	0.92	0.72	0.33	0.43	0.91	
Control Delay	46.7	120.5		101.9	60.9	1.4	84.0	51.5	0.5	29.6	73.4	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	46.7	120.5		101.9	60.9	1.4	84.0	51.5	0.5	29.6	73.4	
LOS	D	F		F	E	A	F	D	A	C	E	
Approach Delay		109.3			70.6			37.1			67.0	
Approach LOS		F			E			D			E	

Intersection Summary

Area Type: Other

Cycle Length: 198

Actuated Cycle Length: 197.4

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.99

Intersection Signal Delay: 60.9

Intersection LOS: E

Intersection Capacity Utilization 108.2%

ICU Level of Service G

Analysis Period (min) 15

Splits and Phases: 3: US 301 & Chancey Rd



Lanes, Volumes, Timings

3: US 301 & Chancey Rd

04/09/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	209	125	343	383	101	218	587	525	117	579	70
Future Volume (vph)	59	209	125	343	383	101	218	587	525	117	579	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	400		400	400		400	400		0
Storage Lanes	1		0	1		1	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. 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
Frt		0.944				0.850			0.850		0.984	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1758	0	1770	1863	1583	1770	1863	1583	1770	1833	0
Flt Permitted	0.533			0.090			0.072			0.224		
Satd. Flow (perm)	993	1758	0	168	1863	1583	134	1863	1583	417	1833	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13				143			276		4	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1017			1118			738			720	
Travel Time (s)		15.4			16.9			11.2			10.9	
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)	60	211	126	346	387	102	220	593	530	118	585	71
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	337	0	346	387	102	220	593	530	118	656	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			12			12	
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	1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru	Right	Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100	20	20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0	0	0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6	20	20	6	
Detector 1 Type	Cl+Ex	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	0.0	
Detector 1 Queue (s)	0.0	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	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		pm+pt	NA	Perm	pm+pt	NA	Free	pm+pt	NA	
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4			8		8	2		Free	6		

Scenario 1 PM Peak 5:00 pm 12/16/2022 Background Plus Project-Existing Geometry

Synchro 11 Report
Page 1

Lanes, Volumes, Timings

3: US 301 & Chancey Rd

04/09/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		3	8	8	5	2		1	6	
Switch Phase												
Minimum Initial (s)	4.3	5.0		5.0	5.0	5.0	5.0	5.0		1.0	5.0	
Minimum Split (s)	12.0	24.0		12.6	18.0	18.0	11.8	25.6		7.8	25.7	
Total Split (s)	13.0	44.0		43.2	74.2	74.2	27.0	93.6		17.2	83.8	
Total Split (%)	6.6%	22.2%		21.8%	37.5%	37.5%	13.6%	47.3%		8.7%	42.3%	
Maximum Green (s)	5.3	36.6		35.6	66.8	66.8	20.2	85.9		10.4	76.1	
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8		4.8	4.8	
All-Red Time (s)	2.9	2.6		2.8	2.6	2.6	2.0	2.9		2.0	2.9	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.7	7.4		7.6	7.4	7.4	6.8	7.7		6.8	7.7	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		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	None		Min	None	None	None	Max		None	None	
Act Effct Green (s)	41.6	36.6		79.5	66.7	66.7	103.6	85.9	197.5	87.1	76.2	
Actuated g/C Ratio	0.21	0.19		0.40	0.34	0.34	0.52	0.43	1.00	0.44	0.39	
v/c Ratio	0.26	1.00		0.97	0.62	0.16	0.94	0.73	0.33	0.47	0.93	
Control Delay	46.1	124.3		103.2	59.9	1.8	93.6	52.9	0.6	31.2	77.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Total Delay	46.1	124.3		103.2	59.9	1.8	93.6	52.9	0.6	31.2	77.3	
LOS	D	F		F	E	A	F	D	A	C	E	
Approach Delay		112.5			70.7			38.9			70.3	
Approach LOS		F			E			D			E	

Intersection Summary

Area Type: Other

Cycle Length: 198

Actuated Cycle Length: 197.5

Natural Cycle: 140

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 1.00

Intersection Signal Delay: 62.8

Intersection LOS: E

Intersection Capacity Utilization 109.0%

ICU Level of Service H

Analysis Period (min) 15

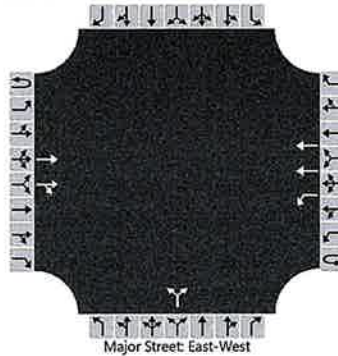
Splits and Phases: 3: US 301 & Chancey Rd



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst		Intersection	
Agency/Co.		Jurisdiction	
Date Performed	12/16/2022	East/West Street	Chancey Rd
Analysis Year	2031	North/South Street	Crystal Springs Rd
Time Analyzed	PM Peak	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	Background		

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)			662	165	2	75	669			141		85				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage					Left Only								1			

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1				7.5		6.9				
Critical Headway (sec)					6.46	4.16				6.86		6.96				
Base Follow-Up Headway (sec)					2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)					2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)					84					246						
Capacity, c (veh/h)					720					321						
v/c Ratio					0.12					0.77						
95% Queue Length, Q ₉₅ (veh)					0.4					6.0						
95% Queue Length, Q ₉₅ (ft)					10.2					153.6						
Control Delay (s/veh)					10.7					45.0						
Level of Service (LOS)					B					E						
Approach Delay (s/veh)					1.1				45.0							
Approach LOS					A				E							

HCS Two-Way Stop-Control Report

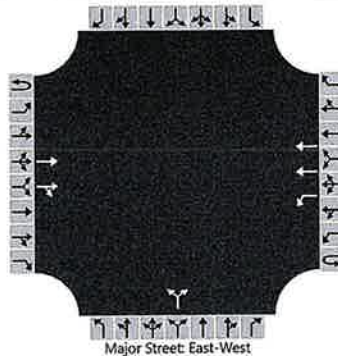
General Information

Analyst	
Agency/Co.	
Date Performed	12/16/2022
Analysis Year	2031
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Chancey Rd
North/South Street	Crystal Springs Rd
Peak Hour Factor	0.92
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)			662	189	2	83	669			158		90				
Percent Heavy Vehicles (%)					3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)					6.4	4.1				7.5		6.9				
Critical Headway (sec)					6.46	4.16				6.86		6.96				
Base Follow-Up Headway (sec)					2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)					2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						92					270					
Capacity, c (veh/h)						705					309					
v/c Ratio						0.13					0.87					
95% Queue Length, Q ₉₅ (veh)						0.4					7.9					
95% Queue Length, Q ₉₅ (ft)						10.2					202.2					
Control Delay (s/veh)						10.9					61.7					
Level of Service (LOS)						B					F					
Approach Delay (s/veh)					1.2				61.7							
Approach LOS					A				F							

Lanes, Volumes, Timings

3: Paul Buckman Highway & Chancey Rd

03/25/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	58	368	309	194	220	43	433	406	288	51	326	43
Future Volume (vph)	58	368	309	194	220	43	433	406	288	51	326	43
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		400	400		400	400		0	400		400
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. 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
Frt			0.850			0.850		0.938				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1747	0	1770	1863	1583
Flt Permitted	0.613			0.118			0.257			0.356		
Satd. Flow (perm)	1142	1863	1583	220	1863	1583	479	1747	0	663	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			159			82		31				129
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1151			1407			795			677	
Travel Time (s)		17.4			21.3			12.0			10.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	62	391	329	206	234	46	461	432	306	54	347	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	62	391	329	206	234	46	461	738	0	54	347	46
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			12			12	
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	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	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	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	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	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	Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA		Perm	NA	Perm
Protected Phases		4	5	3	8		5	2			6	
Permitted Phases	4		4	8		8	2			6		6

Lanes, Volumes, Timings

3: Paul Buckman Highway & Chancey Rd

03/25/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4	5	3	8	8	5	2		6	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	5.0	5.0
Minimum Split (s)	25.6	25.6	12.9	12.6	25.6	25.6	12.9	25.9		25.9	25.9	25.9
Total Split (s)	49.6	49.6	47.0	24.6	74.2	74.2	47.0	95.8		48.8	48.8	48.8
Total Split (%)	29.2%	29.2%	27.6%	14.5%	43.6%	43.6%	27.6%	56.4%		28.7%	28.7%	28.7%
Maximum Green (s)	42.0	42.0	39.1	17.0	66.6	66.6	39.1	87.9		40.9	40.9	40.9
Yellow Time (s)	5.6	5.6	5.1	5.6	5.6	5.6	5.1	5.1		5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.8	2.0	2.0	2.0	2.8	2.8		2.8	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.6	7.6	7.9	7.6	7.6	7.6	7.9	7.9		7.9	7.9	7.9
Lead/Lag	Lag	Lag	Lead	Lead			Lead			Lag	Lag	Lag
Lead-Lag Optimize?	Yes	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	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Max		Max	Max	Max
Walk Time (s)	7.0	7.0			7.0	7.0		7.0		7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0			11.0	11.0		11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0			0	0		0		0	0	0
Act Effct Green (s)	37.9	37.9	80.1	61.9	61.9	61.9	88.1	88.1		45.6	45.6	45.6
Actuated g/C Ratio	0.23	0.23	0.48	0.37	0.37	0.37	0.53	0.53		0.28	0.28	0.28
v/c Ratio	0.24	0.92	0.39	0.88	0.34	0.07	0.88	0.78		0.30	0.68	0.09
Control Delay	54.3	88.8	13.7	72.8	38.3	0.8	46.6	37.8		57.4	63.4	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	54.3	88.8	13.7	72.8	38.3	0.8	46.6	37.8		57.4	63.4	0.3
LOS	D	F	B	E	D	A	D	D		E	E	A
Approach Delay		54.5			49.4			41.2			56.2	
Approach LOS		D			D			D			E	

Intersection Summary

Area Type: Other

Cycle Length: 170

Actuated Cycle Length: 165.5

Natural Cycle: 100

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 48.4

Intersection LOS: D

Intersection Capacity Utilization 99.1%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 3: Paul Buckman Highway & Chancey Rd

 Ø2	 Ø3	 Ø4
95.8 s	24.6 s	49.6 s
 Ø5	 Ø6	 Ø8
47 s	48.8 s	74.2 s

Lanes, Volumes, Timings

3: Paul Buckman Highway & Chancey Rd

03/25/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	369	311	194	222	43	436	406	288	51	326	46
Future Volume (vph)	60	369	311	194	222	43	436	406	288	51	326	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400		400	400		400	400		0	400		400
Storage Lanes	1		1	1		1	1		0	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. 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
Frt			0.850			0.850		0.938				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1747	0	1770	1863	1583
Flt Permitted	0.612			0.119			0.248			0.363		
Satd. Flow (perm)	1140	1863	1583	222	1863	1583	462	1747	0	676	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			151			82		31				129
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		1151			1407			795			677	
Travel Time (s)		17.4			21.3			12.0			10.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	64	393	331	206	236	46	464	432	306	54	347	49
Shared Lane Traffic (%)												
Lane Group Flow (vph)	64	393	331	206	236	46	464	738	0	54	347	49
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			12			12	
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	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	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	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	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	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	Perm	NA	pm+ov	pm+pt	NA	Perm	pm+pt	NA		Perm	NA	Perm
Protected Phases		4	5	3	8		5	2			6	
Permitted Phases	4		4	8		8	2			6		6

Scenario 1 PM Peak 5:00 pm 12/16/2022 Background Plus Project

Synchro 11 Report
Page 1

Lanes, Volumes, Timings

3: Paul Buckman Highway & Chancey Rd

03/25/2025

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	4	4	5	3	8	8	5	2		6	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	5.0	5.0
Minimum Split (s)	25.6	25.6	12.9	12.6	25.6	25.6	12.9	25.9		25.9	25.9	25.9
Total Split (s)	50.0	50.0	48.1	24.4	74.4	74.4	48.1	95.6		47.5	47.5	47.5
Total Split (%)	29.4%	29.4%	28.3%	14.4%	43.8%	43.8%	28.3%	56.2%		27.9%	27.9%	27.9%
Maximum Green (s)	42.4	42.4	40.2	16.8	66.8	66.8	40.2	87.7		39.6	39.6	39.6
Yellow Time (s)	5.6	5.6	5.1	5.6	5.6	5.6	5.1	5.1		5.1	5.1	5.1
All-Red Time (s)	2.0	2.0	2.8	2.0	2.0	2.0	2.8	2.8		2.8	2.8	2.8
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	7.6	7.6	7.9	7.6	7.6	7.6	7.9	7.9		7.9	7.9	7.9
Lead/Lag	Lag	Lag	Lead	Lead			Lead			Lag	Lag	Lag
Lead-Lag Optimize?	Yes	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	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	Max		Max	Max	Max
Walk Time (s)	7.0	7.0			7.0	7.0		7.0		7.0	7.0	7.0
Flash Dont Walk (s)	11.0	11.0			11.0	11.0		11.0		11.0	11.0	11.0
Pedestrian Calls (#/hr)	0	0			0	0		0		0	0	0
Act Effct Green (s)	38.1	38.1	81.2	62.0	62.0	62.0	87.8	87.8		44.4	44.4	44.4
Actuated g/C Ratio	0.23	0.23	0.49	0.38	0.38	0.38	0.53	0.53		0.27	0.27	0.27
v/c Ratio	0.24	0.92	0.39	0.88	0.34	0.07	0.88	0.78		0.30	0.69	0.09
Control Delay	54.2	88.4	14.0	73.1	38.3	0.8	47.6	37.9		58.3	65.0	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	54.2	88.4	14.0	73.1	38.3	0.8	47.6	37.9		58.3	65.0	0.4
LOS	D	F	B	E	D	A	D	D		E	E	A
Approach Delay		54.4			49.4			41.6			57.2	
Approach LOS		D			D			D			E	

Intersection Summary

Area Type: Other

Cycle Length: 170

Actuated Cycle Length: 165.3

Natural Cycle: 100

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.92

Intersection Signal Delay: 48.7

Intersection LOS: D

Intersection Capacity Utilization 99.1%

ICU Level of Service F

Analysis Period (min) 15

Splits and Phases: 3: Paul Buckman Highway & Chancey Rd



AM PEAK HOUR VOLUMES



NORTH
nts
04/10/25

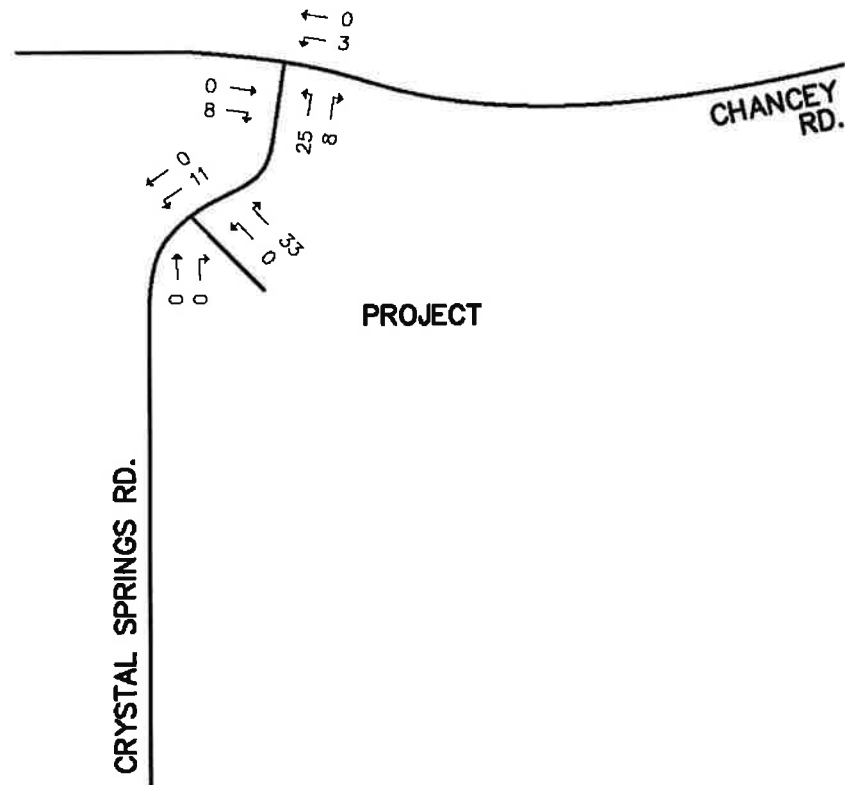
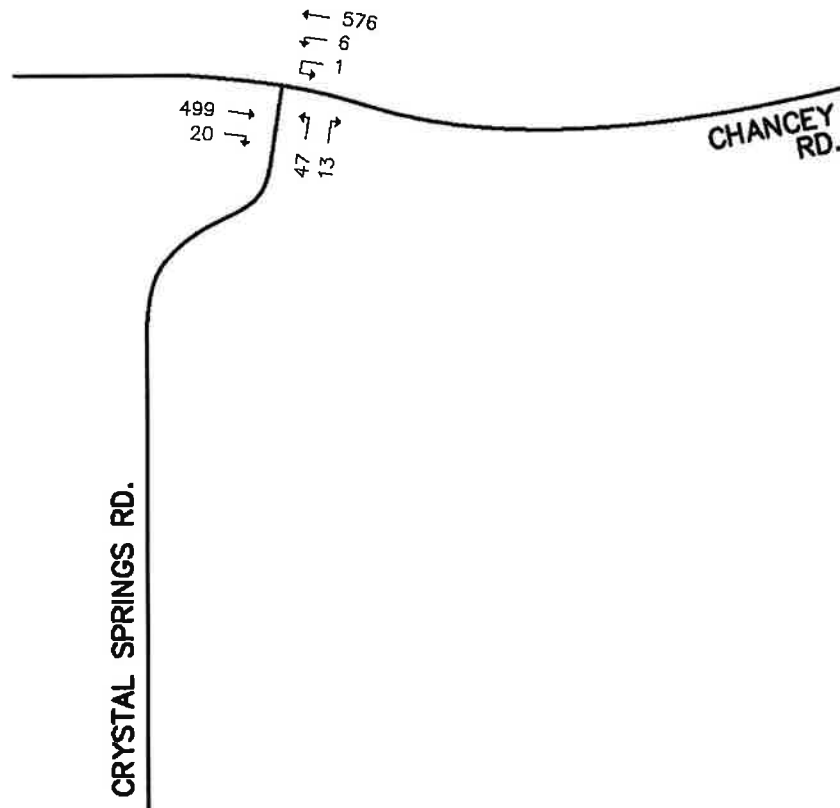


FIGURE A-4
AM PEAK HOUR
PROJECT TRAFFIC





04/10/25



**FIGURE A-5
AM PEAK HOUR
EXISTING TRAFFIC**





04/10/25

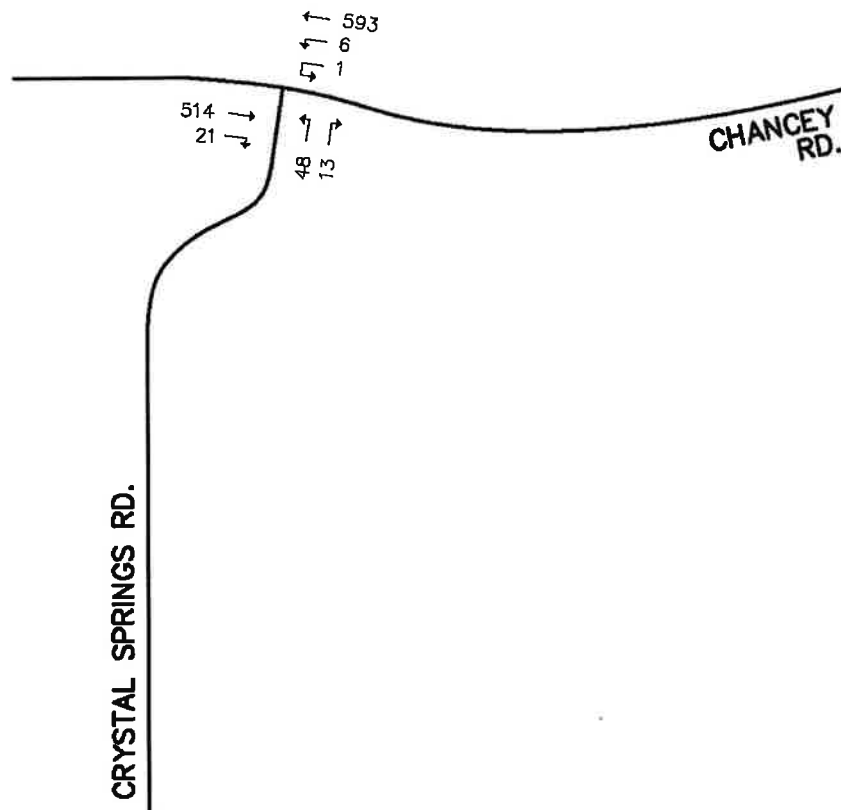


FIGURE A-6
AM PEAK HOUR
PEAK SEASON TRAFFIC





04/10/25

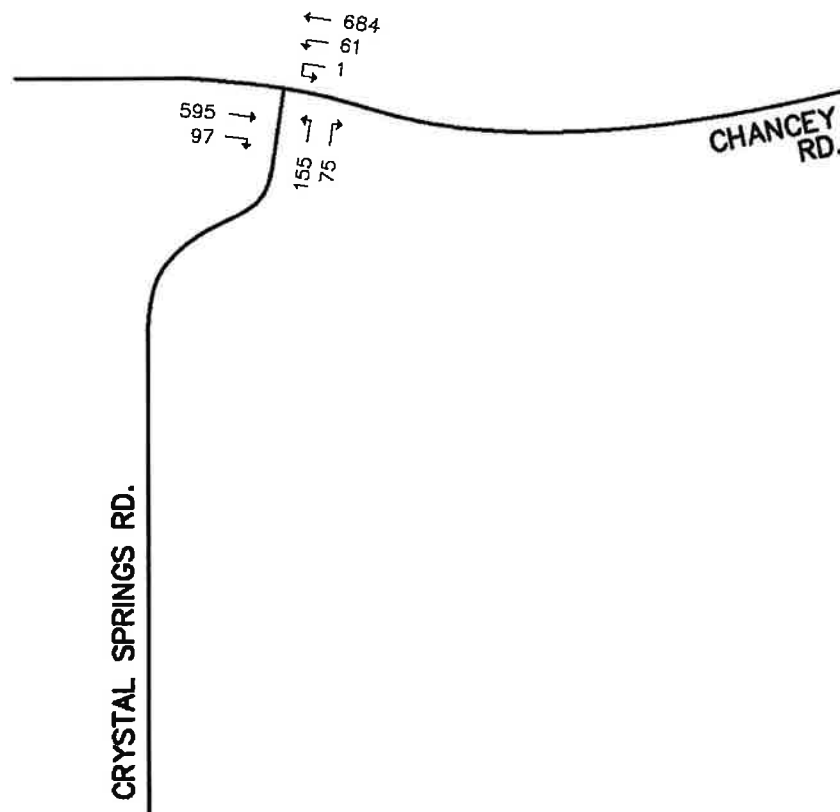


FIGURE A-7
AM PEAK HOUR
2031 BACKGROUND TRAFFIC





04/10/25

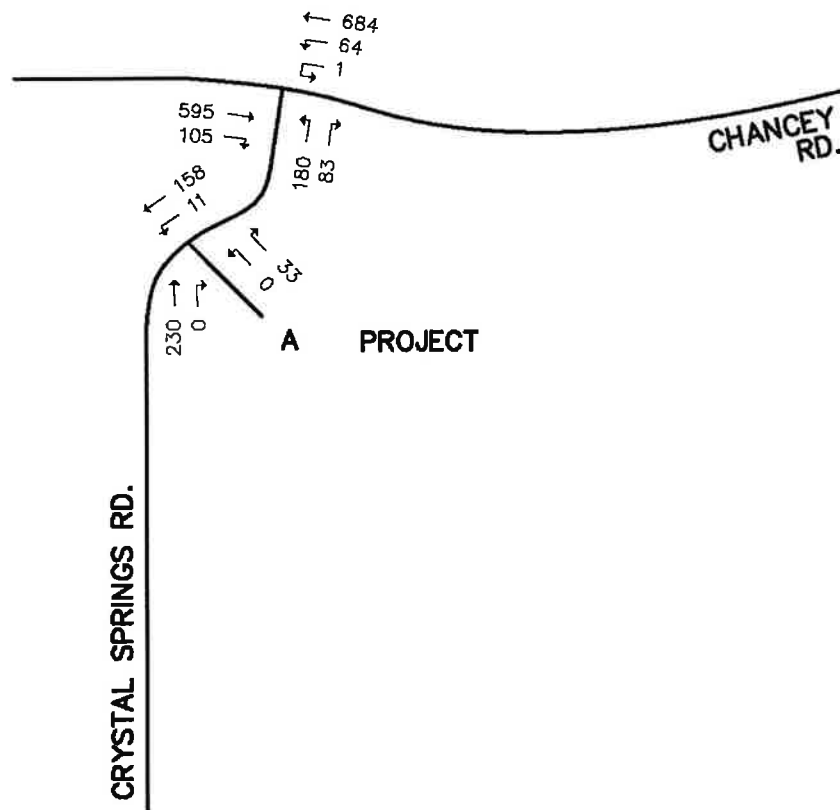


FIGURE A-8
AM PEAK HOUR
2031 BACKGROUND PLUS
PROJECT TRAFFIC



INTERSECTION ANALYSIS
(ACCESS MANAGEMENT)



HCS Two-Way Stop-Control Report

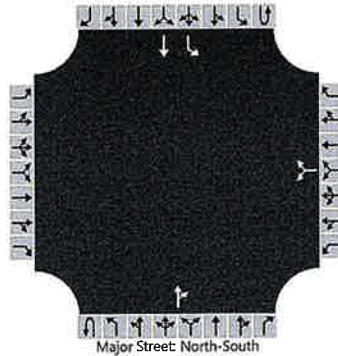
General Information

Analyst	
Agency/Co.	
Date Performed	12/16/2022
Analysis Year	2031
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Access A
North/South Street	Crystal Springs Rd
Peak Hour Factor	0.92
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						0		33			230	0		11	158	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						36								12		
Capacity, c (veh/h)						786								1310		
v/c Ratio						0.05								0.01		
95% Queue Length, Q ₉₅ (veh)						0.1								0.0		
95% Queue Length, Q ₉₅ (ft)						2.6								0.0		
Control Delay (s/veh)						9.8								7.8		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.8								0.5			
Approach LOS					A								A			

HCS Two-Way Stop-Control Report

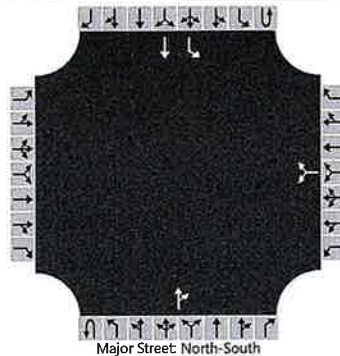
General Information

Analyst	
Agency/Co.	
Date Performed	12/16/2022
Analysis Year	2031
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Background Plus Project

Site Information

Intersection	
Jurisdiction	
East/West Street	Access A
North/South Street	Crystal Springs Rd
Peak Hour Factor	0.92
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		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	1	0
Configuration							LR					TR		L	T	
Volume (veh/h)						0		22			226	0		32	240	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

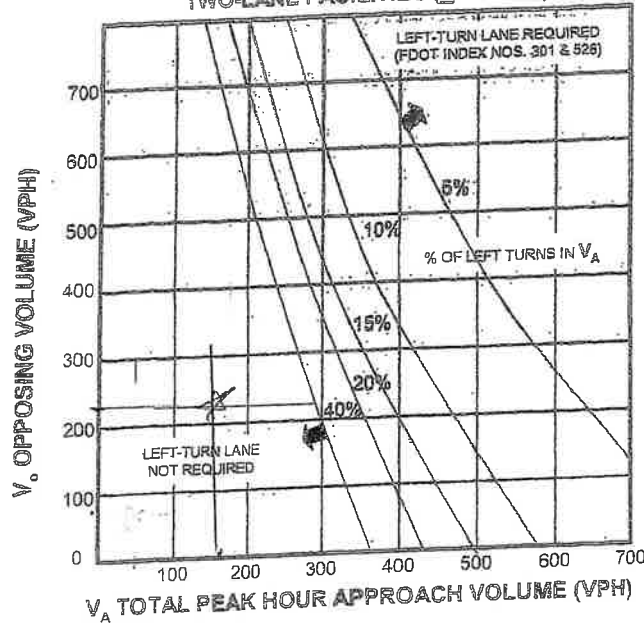
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						24								35		
Capacity, c (veh/h)						791								1315		
v/c Ratio						0.03								0.03		
95% Queue Length, Q ₉₅ (veh)						0.1								0.1		
95% Queue Length, Q ₉₅ (ft)						2.6								2.6		
Control Delay (s/veh)						9.7								7.8		
Level of Service (LOS)						A								A		
Approach Delay (s/veh)					9.7								0.9			
Approach LOS					A								A			

PASCO COUNTY LDC 901.3



GRAPH 2A. LEFT-TURN LANE WARRANTS -
TWO-LANE FACILITIES (≤ 40 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

AM - SBL
Crystal Springs Rd
- Access A

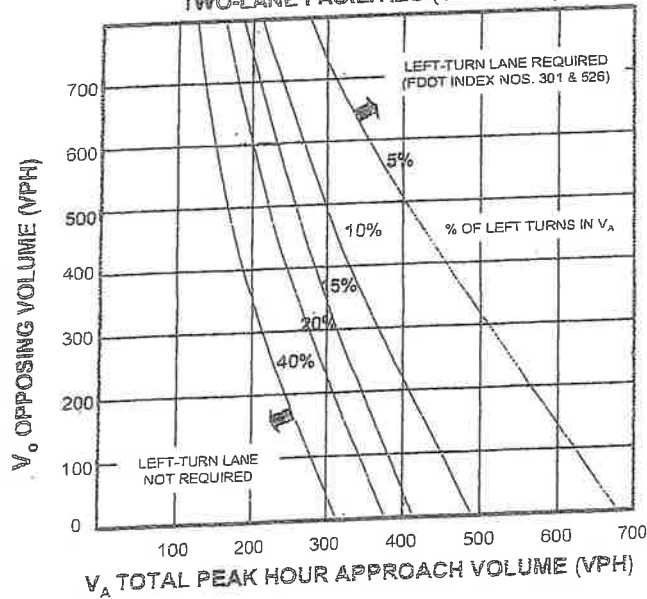
$$V_A = 169$$

$$V_O = 230$$

$$\% \text{ Left in } V_A = \frac{11}{169} = 6.5\%$$

SBL not
warranted

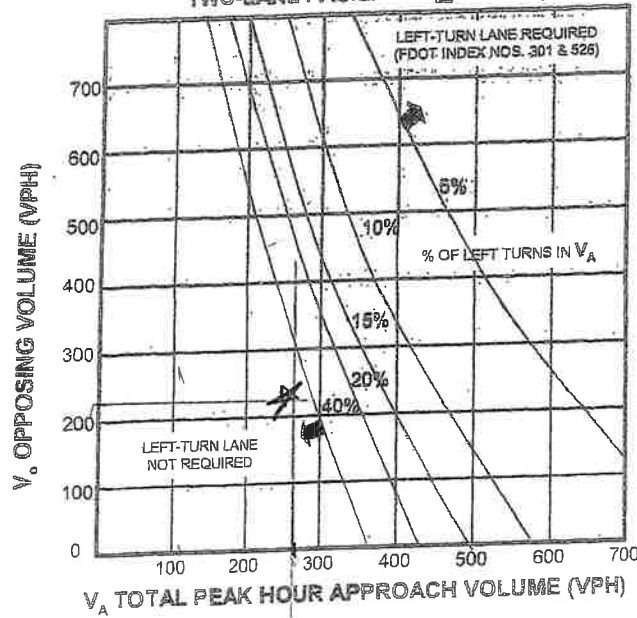
GRAPH 2B. LEFT-TURN LANE WARRANTS -
TWO-LANE FACILITIES (45-50 MPH)



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

Graphs 2A & 2B Source: National Cooperative Highway Research Program, Report No. 279.

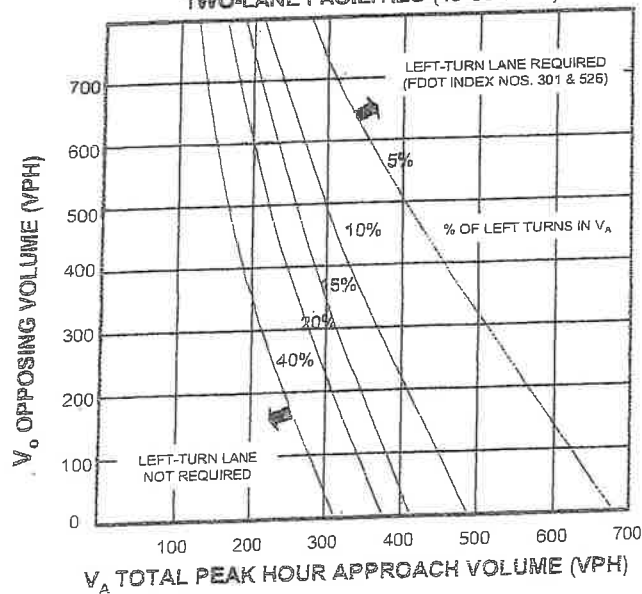
GRAPH 2A. LEFT-TURN LANE WARRANTS -
TWO-LANE FACILITIES (≤ 40 MPH)



PM - SBL
Crystal Springs Road
at Access A
 $V_A = 272$
 $V_O = 226$
 $\% \text{ Left in } V_A = \frac{32}{272} = 12\%$
SBL not warranted

NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

GRAPH 2B. LEFT-TURN LANE WARRANTS -
TWO-LANE FACILITIES (45-50 MPH)



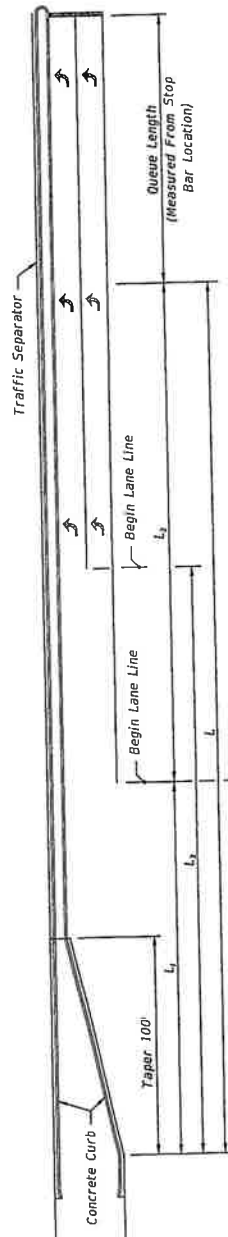
NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

Graphs 2A & 2B Source: National Cooperative Highway Research Program, Report No. 279.

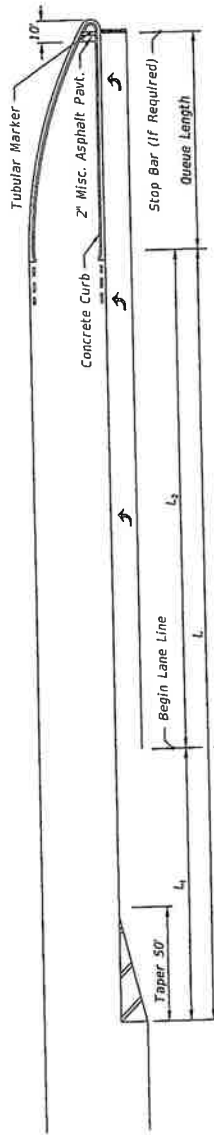
FDOT DESIGN MANUAL EXHIBIT 212-1



MEDIAN TURN LANES MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES				
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L_3 (ft.)
25	15	70	25	95
30	20	70	50	120
35	25	70	75	145
40	30	80	75	155
45	35	85	100	185
50	44	105	185	290
55	48	125	225	350
60	52	145	260	405
65	55	170	290	460
70	58	200	325	525

NOTE: 1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
- Entry Speed of 40 mph
- Brake to stop distance (L_2) of 135 ft.
- Total deceleration distance (L_3) of 240 ft.

2) For PBR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L_3) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2024



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	Chanzep							5-Dec-24
Project Location	South side of Chancey Road, 0.2 miles east of US Highway 301							
Parcel ID Numbers	23-26-21-0000-00800-0050, 23-26-21-0000-00800-0000, 23-26-21-0000-00800-0040 (20.17 acres)							
Property Owner/Developer	Chanzep, LLC							
Applicant	Barbara Wilhite							
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			
		Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Housing Unit Type	# Units							
Single Family Detached	0	0.18	0.095	0.123	0	0	0	0
Single Family Attached	120	0.077	0.037	0.047	10	5	6	21
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	120				10	5	6	21

School Impacts*	School	2024-25 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School	Capacity				
Chester Taylor Elementary	536	662	124%	672	125%
Stewart Middle	1,087	937	86%	942	87%
Zephyrhills High	1,930	1,639	85%	1,645	85%
*School attendance boundaries are subject to change and could affect schools listed above.					

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

Barbara L. Wilhite, 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 Numbers (List All): 23-26-21-0000-00800-0050; 23-26-21-0000-00800-0000; and, 23-26-21-0000-00800-0040

That this property constitutes the property for which a variance(s) and or development approval is requested according to Project Name and Project Number and Variance(s) is listed below:

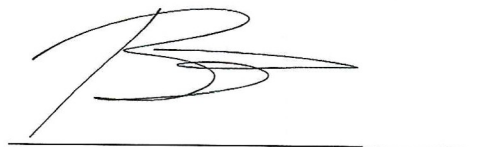
Project Name: Chanzep MPUD

Project Number: RZ-7866

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 06/23/2026

X Photos showing the placement of the public hearing sign posted on the property on 06/26/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of June, 2026, by Barbara L. Wilhite.

She is personally known to me ☒ or has produced _____ as identification.

My Commission Expires: 8/4/29



Notary Public
Jocelyn Taylor



JOCELYN TAYLOR
Notary Public
State of Florida
Comm# HH706454
Expires 8/4/2029

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW

6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

TELEPHONE: (727)-942-0733
FAX: (727) 944-3711

June 23, 2026

RE: Chanzep MPUD (RZ-7866)
Parcel I.D. No(s):
23-26-21-0000-00800-0050; 23-26-21-0000-00800-0000; and,
23-26-21-0000-00800-0040

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7866) has been filed in the name of the property owner, CHANZEP LLC (Chanzep MPUD) to request for a rezoning from an AR (Agricultural-Residential) District to an MPUD (Master Planned Unit Development) District for the maximum development of 96 Platted Townhomes.

The Chanzep MPUD is generally located south of Chancey Road and east of Crystal Springs Road, approximately 777' east of US 301 / Gall Boulevard and contains 20.17 acres m.o.l.

The public hearings for the consideration of this application will be held as follows:

Planning Commission RZ-7866	07/09/2026	Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners RZ-7866	08/11/2026	Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Kurt Siverson, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@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 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.

Property Owner
June 23, 2026
Page Two

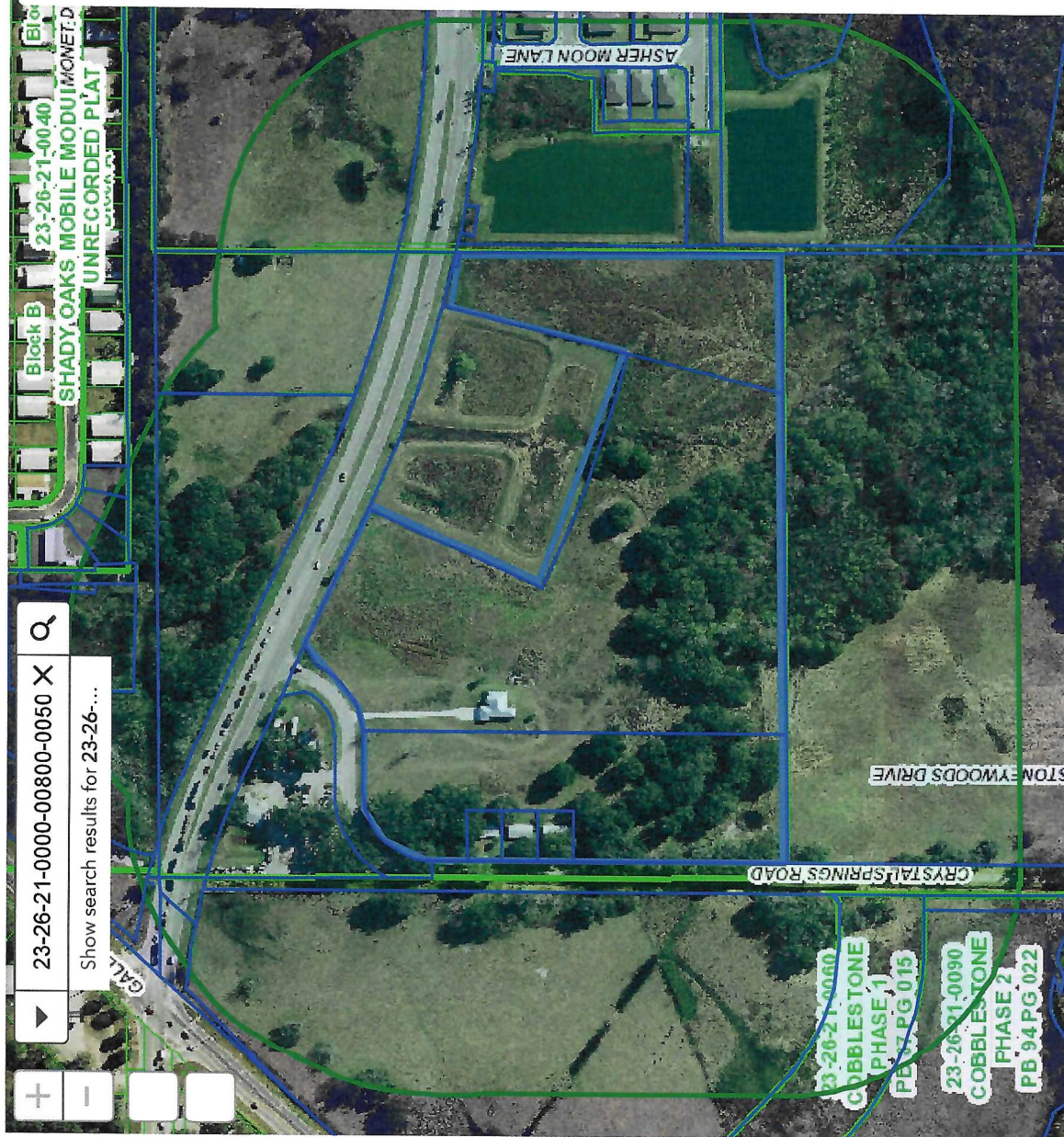
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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.

Very truly yours,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a long horizontal stroke extending to the right.

Barbara L. Wilhite



Public Notification

Select or search for a feature in the map

Apply a search distance

500

Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

50 addressees found; do you want to continue?

Review

Download



28.209 -82.175 Degrees

RZ-7866

Total 27

Pg 1 27

Parcel	Name 1	Name 2	Address 1	Address 2	City
23-26-21-0000-00800-0011	ARNEY ANNEW		3338 CRYSTAL SPRINGS RD		ZEPHYRHILLS, FL 33540-6539
23-26-21-0020-06700-0000	BALLA RAFMAN		9719 SORBONNE LOOP		SEFFNER, FL 33584-2609
23-26-21-0040-00A00-0050	BEST SUZANNE		38404 MONET DR		ZEPHYRHILLS, FL 33540-6556
23-26-21-0040-00A00-0010	BOURGAIN ROLAND & SANDRA		3535 MULLER DRIVE		ZEPHYRHILLS, FL 33540
23-26-21-0050-0B100-0000	BRISTOL MEADOWS HOMEOWNERS ASSOCIATION INC		12906 TAMPA OAKS BLVD STE 100		TEMPLE TERRACE, FL 33637
23-26-21-0000-00800-0040	CHANZEP LLC		83 CLARENDON CT		METUCHEN, NJ 08840
23-26-21-0040-00A00-0020	CHRISTENSEN ROBERT A & DEBRA L		34883 BLUE STARLING ST		ZEPHYRHILLS, FL 33541
23-26-21-0050-00700-0110	CHRISTIAN STEVE CLARENCE		38590 FINN CLOVER LN		ZEPHYRHILLS, FL 33540-2419
23-26-21-0090-SW400-0000	COBBLESTONE COMMUNITY C/O INFRAMARK LLC		2005 PAN AM CIR STE 300		TAMPA, FL 33607
23-26-21-0040-00A00-0030	COLSON CHARLES RICHARD & BARBARA LEE		38386 MONET DR		ZEPHYRHILLS, FL 33540
23-26-21-0020-07700-0020	CRYSTAL SPRINGS LAND 2 LLC		PO BOX 1262		CRYSTAL SPRINGS, FL 33524
23-26-21-0000-00800-0041	FELICIANO CARMEN ANN		3454 CRYSTAL SPRINGS RD		ZEPHYRHILLS, FL 33540-6541
23-26-21-0000-01100-0010	FL DEPT OF TRANSPORTATION		11201 N MCKINLEY DR		TAMPA, FL 33612-6456
23-26-21-0020-07100-0020	GAGNE ROBERT H TRUST	GAGNE ROBERT H TTEE	39441 PATTIE RD		ZEPHYRHILLS, FL 33540-3106
23-26-21-0050-00900-0020	HERNANDEZ-PEREZ ROY ENRIQUE		3315 ASHER MOON LANE		ZEPHYRHILLS, FL 33540
23-26-21-0040-00A00-0040	HUSTON HANOUM		10301 US HIGHWAY 27 UNIT 87		CLERMONT, FL 34711
23-26-21-0000-00800-0020	JW HARRIS CONTRACTORS INC		3448 CRYSTAL SPRINGS RD		ZEPHYRHILLS, FL 33540-6541
23-26-21-0050-00700-0120	JOHNSON GARFIELD ONEIL JR		38611 HARLOW ROSE DR		ZEPHYRHILLS, FL 33540
23-26-21-0050-00900-0010	KADIROV MUHAMMAD & TOJALIYEVA OSIYOHON		3303 ASHER MOON LN		ZEPHYRHILLS, FL 33540
23-26-21-0050-00900-0030	KOGER VIRLYN PATRICIA & LYNCH CAMERON PETER		3327 ASHER MOON LANE		ZEPHYRHILLS, FL 33540
23-26-21-0000-00800-0013	LYNCH KERIL		3330 CRYSTAL SPRINGS RD		ZEPHYRHILLS, FL 33540-6539
23-26-21-0020-11800-0000	M/I HOMES OF TAMPA LLC	CORPORATE CENTER II	4211 WEST BOY SCOUT BLVD	SUITE 300	TAMPA, FL 33607
23-26-21-0050-00800-0110	MCCALL MICHAEL & KIM		38593 FINN CLOVER LN		ZEPHYRHILLS, FL 33540-2420
23-26-21-0050-49900-00R0	PASCO COUNTY	C/O FACILITIES MANAGEMENT	7220 OSTEE RD		NEW PORT RICHEY, FL 34653-2359
23-26-21-0000-00800-0010	SIMMONS LAVERNE		PO BOX 312		CRYSTAL SPRINGS, FL 33524-0312
23-26-21-0000-00100-0000	SIMS CAROLINE S & SIMS MARK		1315 ECKLES DR		TAMPA, FL 33612-5159
23-26-21-0000-00800-0030	STORAGE UNITS ZEPHYRHILLS LLC		698 N MAITLAND AVENUE SUITE 203		MAITLAND, FL 32751

U.S. POSTAGE PAID
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PUBLIC HEARINGS



App. No. RZ-7866

Project Type: REZONING

This is a request for a rezoning from AR (Agricultural/Residential District) to MPUD for the development of a max 96 Platted Townhomes.

Planning Commission

07/09/26

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



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PUBLIC HEARINGS

PASCO
Pasco County, Georgia

App. No. RZ-7866
Project Type: REZONING
This is a request for a rezoning from AR (Agricultural/Residential District) to RPLD for the development of a new 30 Paved Lots.

Planning Commission
07/09/26 1:30 p.m.
Attn: Chairwoman, 3724 Middle Avenue, Suite 207
Pasco County, GA 30071

Board of County Commissioners
08/11/26 1:30 p.m.
Attn: Chairwoman, 5700 Andon Avenue, Suite 207
Pasco County, GA 30071

For more information, please call 770-462-1440
or visit www.pasco.ga.gov

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 PDE26-043 was published in said newspaper by print in the issues of 06/24/26 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.

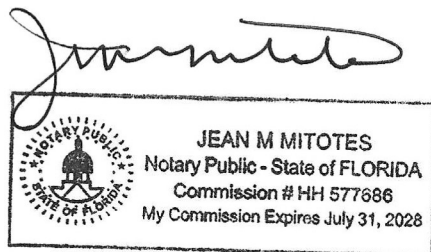
Signature of Affiant

Sworn to and subscribed before me this **06/24/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING ON REZONINGS FOR PROPERTIES LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, July 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, 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. Gulf Coast CCM Inc/Wesley Chapel Boulevard Commercial (RZ-7935) petition for a rezoning from an A-C Agricultural District and a C-2 General Commercial District with Conditions to an A-C Agricultural District and a C-2 General Commercial District for a parcel located on the northwest corner of intersection of State Road 54 and Wesley Chapel Boulevard, (aka 27-26-19-0000-00200-0000 and 27-26-19-0000-00200-0010).
2. Jorge & Rosa Oliveras/Jorge Oliveras (RZ-7863) petition for a rezoning from an A-R Agricultural-Residential District with Conditions to an A-R Agricultural-Residential District for a parcel located on the southwest side of US Highway 98 and approximately 300 feet north of Townsend Road, (aka 13-25-21-0010-05700-0040).
3. Gagne Robert H Trust/Gagne MPUD (RZ-7832) a petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located at the southeast corner of the Chancey Road and Gall Boulevard Intersection, (aka 23-26-21-0020-07100-0020).
4. Chanzep LLC/Chanzep MPUD (RZ-7866) a petition for a rezoning from an A-R Agricultural-Residential District to a MPUD Master Planned Unit Development District for a parcel located south of Chancey Road, approximately 777 feet east of the Chancey Road and Gall Boulevard Intersection (aka 23-26-21-0000-00800-0050 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
June 24, 2026

93763