

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 Goldstein, Chief Assistant 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, January 8, 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 person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appealable. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

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

Call To Order

Moment of Silence

Pledge of Allegiance

Roll Call

Swearing In

Proof of Publication

Public Comment

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

Consent

- C1 Annotated Minutes - Planning Commission Meeting - October 3, 2024
 File Number PDE26-0306
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - November 7, 2024
 File Number PDE26-0307
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - December 12, 2024
 File Number PDE26-0308
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - January 9, 2025
 File Number PDE26-0309
 Comm. Dist. All
 Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - January 23, 2025
 File Number PDE26-0310
 Comm. Dist. All
 Recommendation Approve
- C6 Annotated Minutes - Planning Commission Meeting - February 6, 2025
 File Number PDE26-0311
 Comm. Dist. All
 Recommendation Approve
- C7 Annotated Minutes - Planning Commission Meeting - February 20, 2025
 File Number PDE26-0312
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- P8 Comprehensive Plan Amendment (Regular) – CPA24(03) Elite 52 PD –
 Providing for a Comprehensive Plan Amendment to the Future Land Use
 Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R
 (Agricultural/Rural) to PD (Planned Development) on Approximately 156
 Acres of Real Property Located North of State Road 52 Approximately .60
 Mile East of the Intersection of State Road 52 and US Highway 41; And a

Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE26-0016

Comm. Dist. 1

Recommendation Approve

P9

Zoning Amendment (Regular) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 108 Single Family Detached Units, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.60 Miles East of the Intersection of State Road 52 and US 41

File Number PDE26-7811

Comm. Dist. 1

Recommendation Approval with Conditions

Walk-Ons

Adjourn

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

OCTOBER 3, 2024

**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. - **Absent**

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

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

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent.

Swearing In

Mr. Allen swore in those who planned to present testimony.

Proof of Publication

Mr. Allen 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 Hazlewood spoke regarding asking that the County not to accept any more applications to the Northeast Rural Protected areas, that the refinements to the areas were necessary for stability, conflict zoning landscaping designs, commercial standards, transition in density outside the rural areas, and that all the things needed attention.

Consent

There were none.

Public Hearings

MR. MOODY MOVED approval to continue items PC1 and PC2 to their respective continuance dates and sitting as the Local Planning Agency, approval to continue item PC3 to its respective continuance date; **MR. POOLE SECONDED.**

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

PC1 Zoning Amendment (Continuance) – Sandarben LLC – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – North Central Pasco County – Northwest Corner of Bellamy Bros Boulevard and Johnston Road – Containing Approximately 92.60 Acres
File Number PDE25-7824
Comm. Dist. 1
Recommendation Continuance Requested

Ms. Hernandez read the item into the record and noted the continuance request.

The applicant was present.

There was no public comment.

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

Ms. Hernandez read the item into the record and noted the continuance request. She spoke regarding ex parte forms which would be provided to the Clerk's office.

The applicant was present.

There was no public comment.

The item was continued to the November 7, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

PC3 Comprehensive Plan Amendment (Continuance) – CPA24(05) Rural Area 4 and Urban Expansion Area Maps to Adjust Boundaries – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps 2-13 Rural Areas and Map 2-22 Urban Service Area; Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing for a Repealer, Severability, And An Effective Date.

File Number PDE25-0018

Comm. Dist. ALL

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

Ms. Hernandez read the item into the record and noted the continuance request.

The applicant was present.

There was no public comment.

The item was continued to the December 12, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

P4 Conditional Use (Regular) – Cynthia M Barthie/Anthemnet, Inc./Verizon Wireless – 195-Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an E-R Estate Residential District – North Central Pasco County – At the Northwest Corner of the Intersection of St Joe Road and Mt Zion Road

File Number PDE25-CU03

Comm. Dist. 1

Recommendation Approval with Conditions

Ms. Hernandez read the item into the record and spoke regarding emails of objection that came in after the Agenda Packet was closed, that they were sent to the Planning Commission as well as the Clerk's Office, submitted a correction to the parcel ID number which was 29-24-21-0000-01000-0000, and submitted a letter of objection that was required to be received and filed.

MR. WILLIAMS MOVED to receive and file documents submitted by Ms. Denise Hernandez; **MR. PONTLITZ SECONDED.**

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

Ms. Hernandez reviewed the item using a PowerPoint presentation.

Ms. Mary Solik, Legal Counsel for Anthemnet, spoke regarding the team present, tower sitings being more of a science than art, working with wireless carriers to determine location specific to network design, the criteria when it came to installing a tower, and that the site plan met all of the Code requirements.

Mr. Len Johnson spoke regarding his home site and family company property, views, neighboring residential properties, the County's location standards for a tier 3 cell tower, that it did not meet the location standards, and asked for a recommendation of denial.

Ms. Alexandria Baker spoke regarding ensuring her letter and email that was submitted was part of the record, echoing Mr. Johnson's remarks, and asked for a recommendation of denial.

Ms. Nancy Johnson spoke regarding the tower site location, Anthemnet's desired honeycomb effect with other existing cell towers, that the parcel of land was inappropriate, how close it would be to neighboring properties, the set back from St. Joe Road, that the proposed fence and shrubs would not provide adequate coverage to hide equipment, discussions from the neighborhood meeting, the 40 year lease for the tower, that a more appropriate site which did not negatively impact the constituents and landscape should be approved, the comparison towers, property values, the studies, and pictures she submitted.

MR. WILLIAMS MOVED to receive and file documents submitted by Ms. Nancy Johnson; **MR. MOODY SECONDED.**

The motion was not called.

Mr. Robert Welbourn spoke regarding concerns with the location and the Monopine being decorated as a tree, that St. Joe Road would be impacted if there was a catastrophic failure, community impacts, other cell towers in the County, and recommended denial of the application.

Ms. Solik spoke regarding that no additional height would be added, the set back from St. Joe Road, distances from neighboring properties, that Dade City did not allow towers on residential zoning, and the need for strong infrastructure in the communities. She presented a letter from Valmont Larson Tower Engineering.

MR. WILLIAMS MOVED to receive and file documents submitted by Ms. Mary Solik;
MR. POOLE SECONDED.

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

Mr. David Smith, Verizon Wireless RF, spoke regarding why flagpoles were problematic.

Mr. David Taulbee, Lee Pallardy, Inc., spoke regarding his report, his experience, current towers and development, and that there was no data showing that towers were impacting the value of homes.

Discussion was held regarding Ms. Johnson's comments; the height addition; that anything over 200 feet would have to conform with additional FAA requirements; public noticing; the reports; the branches on the tower; that the Code stated a tree design was a mitigating design and deemed to have less adverse visual impact; having a subjective opinion; whether it was in the Northeast Rural Area; factors and definitions in the Code; if there was a way to make the tower a better fit with the scenery; other types of poles; flagpole towers being problematic; towers that were already placed before homes were built versus purchasing homes prior to tower installation; research and data; HUD valuations; protecting the people of the community; a potential continuance to give the applicant more time to find another site location or a reconfiguration of the tower; modifications of the application; that it was not the right spot; controversial cell tower sites; not penalizing the applicant but protecting the people that lived there; whether exploring small cell coverage was an option; the use of a Bell tower; that it would be up to the applicant and the property owner; optimal spacing; and a recently approved tower nearby.

MR. MOODY MOVED to recommend denial of the proposed application based on Land Development Code section 1002.7B Location Standards and that there was a significant degree of adverse visual impact as indicated in the Code; **MR. GIRARDI SECONDED.**

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

Noted

Agenda Item N5 was noted.

N5 Noted Item – 2025 Adopted Public Hearing Schedule – Board of County Commissioners and Planning Commission – Rezoning, Special Exception, Conditional Use, Variance, and Non-Ad Valorem and Special Assessments Public Hearings.

File Number FDE25-0023

Comm. Dist. All

Recommendation Not Applicable

Addendum

MR. POOLE MOVED approval of the Public Hearing Consent Addendum which included Agenda Items APC6, APC7, and APC8; **MR. WILLIAMS SECONDED.**

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

Ms. Hernandez stated that no one had signed up to speak on WebEx.

APC6 Zoning Amendment (Consent) – Sitex NR Holding LLC – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – West Side of Ernest Drive, Approximately 200 Feet South of State Road 54 – Containing Approximately 1.06 Acres

File Number FDE25-7827

Comm. Dist. 2

Recommendation Approve

Ms. Hernandez read the item into the record.

The applicant was virtually present.

There was no public comment.

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

APC7 Zoning Amendment (Consent) – Anodyne 54 LLC/Anodyne 54 LLC (East)
– Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of the Intersection of State Road 54 and Point Cypress Boulevard
– Containing Approximately 1.27 Acres

File Number PDE25-7823

Comm. Dist. 2

Recommendation Approve

Ms. Hernandez read the item into the record.

The applicant was virtually present.

There was no public comment.

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

APC8 Zoning Amendment (Consent) – Old Pasco West MPUD Master Planned Unit Development – Mary Elaine Sharp and Maxine Green – A Rezoning Petition from MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 99 Single Family Detached Dwelling Units on Approximately 76.55 Acres, Located South of State Road 52 and West of Old Pasco Road.

File Number PDE25-7816

Comm. Dist. 2

Recommendation Approval with Conditions

Ms. Hernandez read the item into the record.

The applicant was present.

There was no public comment.

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

Adjourn

MR. PONTLITZ MOVED to adjourn; **MR. POOLE SECONDED.**

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

The meeting adjourned at 2:48 p.m.



PLANNING COMMISSION
REGULAR MEETING
OCTOBER 3, 2024

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

Prepared by: _____

Neil C. Allen, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

NOVEMBER 7, 2024

**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 - **Absent**
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

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:32 p.m.

PC 11/07/2024
Page 1 of 6

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Vice-Chairman Girardi 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 Chairman Grey and Mr. Poole who were absent.

Swearing In

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

Proof of Publication

Ms. Dobson noted the proof of publication.

Public Comment

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Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

Mr. Michael Pultorak, Ms. Nancy Hazelwood, Ms. Lisa Moretti, and Mr. Rodrigo Helveston spoke regarding the frustrated residents; the lack of a countywide Flood Management Plan; the Army Corps; issues that needed to be fixed; adjacent uses; developer accountability; the Kenton MPUD; flooding concerns; the photos displayed in Mr. Michael Pultorak's PowerPoint presentation; the consistent request for a countywide Stormwater Management Plan; agreement with Mr. Pultorak's points; to put some applications on hold; suggestions of what could be done; weather pattern upkeep; the

change of topography for water movement; wetland damage; the request to slow down growth; and building correlations.

Discussion was held regarding a countywide Stormwater Management Plan; stormwater regulations; the Land Development Code; potential additions or changes to regulations; the King Lake drainage basin issues; the proposed overflow to the basin; State Building Codes; flooding issues and concerns; weather during the wet season; the number of Fire Rescue's evacuations and rescues during Hurricane Milton; the concern for older populations; levels of stormwater protection; multi-day rain events; rainfall during Hurricane Milton; improvements to permitting new developments; Timber Pines; everyday storm issue examples; watershed movement from basins; drainage canals and pump stations; Army Corps of Engineers examples; Federal and State regulations; drainage in south Florida; permits; stormwater runoff; clarification on the Live Local Act reference; denied projects; suggestions on the presentation to the Board; the projected image; the appreciation for the Board and County's work; Stormwater Master Plan updates; Connected City Project issues; and the suggestion for a public workshop.

Consent

There was none.

Public Hearings

MR. MOODY MOVED approval to continue item PC1 to its respective continuance date; **MR. MUNZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. PONTLITZ MOVED approval while sitting as the Local Planning Agency of the Public Hearing Consent Agenda which included Agenda Item PC3; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

- PC1 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738

PC 11/07/2024
Page 3 of 6

Comm. Dist. 1
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding a correction to the cover sheet for the Agenda Packet.

The applicant was present.

There was no public comment.

The item was continued to the January 9, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC2 Zoning Amendment (Consent) – Tall Timbers MPUD –Xtreme Team 41, LLC – Rezoning Request from an AC Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area.

File Number PDE25-7651

Comm. Dist. 1

Recommendation Approval with Conditions

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

Ms. Shelly Johnson, representative for the applicant, spoke regarding stormwater regulation compliance, her appreciation for everyone's comments, and the plan's consistency.

Mr. Michael Pultorak and Ms. Jennifer McCarthy spoke regarding the grading plan issues; the PowerPoint displayed by Mr. Michael Pultorak; flooding; water movement; effected adjacent properties; the drainage basin; wetland protection; parks; a potential Connected City green space; Ms. Jennifer McCarthy's experience with Connected City and Pasco County; the need for cohesion and excitement; environment impacts; SWFWMD; state guidelines; traffic issues; to stop new development approvals; negative impacts; and student generation numbers.

Ms. Jackie Jordan, Parks, Recreation and Natural Resources, Mr. William Vermillion, Planning, Development and Economic Growth, and Mr. Brad Tippin, Director of Development Review Services, spoke during the discussion.

Discussion was held regarding the Binding Concept Plan; mixed use requirements; the transportation study; developer requirements; the substantial modification process;

Staff's authority of minor modifications; details in the Agenda Packet; the wetland types on the property; wetland concerns; Code requirements; historic aerial reviews; the connections; the site plan review; approved SWFWMD delineation; the Board's reasons for Binding Concept Plans; the wetland and floodplain exhibit; Conditions of Approval; permits; floodplain impact compensation; Connected City's credit requirements; non-residential development; the site layout; wetland and floodplain mitigation; the importance of the employment and the mixed use portion of the MPUD; the community hub; the bigger picture of the entire area; King Lake access; resort approvals; requirements for other uses; the Urban Core Zone; office use renegotiation; Staff's recommendation; stormwater drainage concerns; Binding Concept Plan issues; plan compliance; building orientation; potential areas not developed; a potential phasing condition; property restrictions; the motion of the item; a potential number of residential; wetland Comprehensive Plan policies; the Water Management District requirements; FLU 1.2.5 and 1.2.6; Land Development regulations; preliminary evaluations; State and Federal wetland permits; a Connected City plan update; Staff's potential intentions; Binding Concept Plan enforcement; potential workshops; student generation rates; impact fees; townhomes and apartments; conversation rates; and the need for expert testimony.

MR. PONTLITZ MOVED approval to continue to the December 12, 2024 Planning Commission Meeting at 1:30 p.m. in Dade City; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

PC3 Development Agreement (Consent) – Watergrass MPUD Master Planned Unit Development – CKB Development LLC – Proposed is a Modification to the Development Agreement (DA) for the Watergrass MPUD
File Number PDE25-0440
Comm. Dist. 1
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

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

Walk-Ons

There was none.

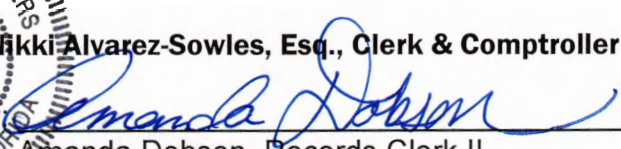
Adjourn

MR. MUNZ MOVED approval to adjourn the meeting; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 3:43 p.m.

PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 7, 2024

 **Office of Nikki Alvarez-Sowles, Esq., Clerk & Comptroller**
JUNE 2nd
Prepared by 
Amanda Dobson, Records Clerk II
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

DECEMBER 12, 2024

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

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

School Board Representative – Mr. Chris Williams

Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:31 p.m.

Moment of Silence

A Moment of Silence was held.

Pledge of Allegiance

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

Roll Call

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey and Mr. Pontlitz who were absent. Mr. Williams was represented by Mr. Tonello.

Swearing In

Mr. Allen swore in those who wished to present testimony.

Proof of Publication

Mr. Allen 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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

Ms. Amy Pultorak used a PowerPoint presentation and spoke regarding the Connected City Comprehensive Plan Amendment, the community hub zone, the planning principles for the Connected City, and the authentic social gathering spaces.

Ms. Jennifer Mcleod used a PowerPoint presentation and spoke regarding social gatherings, social interactions, and social networking in mixed use areas.

Ms. Jennifer McCarthy spoke regarding the treatment of Connected City residences, road safety concerns, step ups for residence development and infrastructure, a news interview, and accessibility issues.

Mr. David Terino spoke regarding flooding issues on his property.

Mr. Chris Terino spoke regarding flooding issues on his property.

Ms. Nancy Hazelwood spoke regarding a wellfield and a wastewater treatment plant being placed in the Northeast Rural Protected Area and a conflict in zoning in the Northeast Protected Area that needed to be worked on.

Mr. Phillip Singletary spoke regarding maintaining the trees along the fence line, land elevation and the risk of flooding, buying flood insurance, and impacting property value.

Ms. Christie Zimmer spoke regarding long-term impacts, Connerton and Ehren Cutoff flooding, the horse farm project, and the lack of authority.

Ms. Kim Brierley spoke regarding her appreciation about the Board meeting, developments that were being built up, flooding, and to figure out what's good for the citizens.

Mr. Michael Pultorak used a PowerPoint presentation and spoke regarding families that had been flooded out after the hurricanes, thanked the board members for what they do for the community, and the development of the Connected City.

Ms. Tonya Riddlesworth spoke regarding the County's slogan, that the concept would be a fantastic place to raise her family, the distribution and green space, the unpaved roads, and the Board denying a rezoning.

Mr. Engel spoke regarding the Board of County Commissioners required a binding concept to be submitted with MPUDs, the definition of a binding plan, the storm water situation, and open space and preservation.

Discussion was held regarding a plan of action to hear updates; the invitation to Metro Development; and VOPH's financial plan.

Mr. Roger Mendoza spoke regarding things that were promised, PVC walls and fences, the 400-foot retention pond, wanting to utilize all of his property, and the amount of traffic on a private road.

Consent

- C1 Annotated Minutes – Planning Commission Meeting – August 8, 2024
 File Number PDE25-0074
 Comm. Dist. All
 Recommendation Approve

MR. POOLE MOVED approval of the August 8, 2024, August 22, 2024, and September 19, 2024 Planning Commission meeting minutes; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

- C2 Annotated Minutes – Planning Commission Meeting – August 22, 2024
 File Number PDE25-0075
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda Item C1.

- C3 Annotated Minutes – Planning Commission Meeting – September 19, 2024
 File Number PDE25-0076
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda Item C1.

Public Hearings

MR. MOODY MOVED approval to continue items PC4 and PC5 to their respective dates; **MR. POOLE SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED approval of the Public Hearing Consent Agenda which included Agenda item PC8, and sitting as the Local Planning Agency, the Commission approved PC9 and PC10; **MR. MUNZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

- PC4 Special Exception (Continuance) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres
File Number PDE25-7848
Comm. Dist. 2
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was not called on.

There was no public comment.

The item was continued to the January 9, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 Zoning Amendment (Continuance) – Tall Timbers MPUD – Xtreme Team 41, LLC – Rezoning Request from an AC Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area
File Number PDE25-7651
Comm. Dist. 1
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

Discussion was held regarding Staff's recommendation to continue; applicant awareness; and the timing of construction of the non-residential components.

The applicant was not present.

There was no public comment.

The item was continued to the January 9, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC6 Special Exception (Consent) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres
File Number PDE25-7845
Comm. Dist. 1
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

Mr. Ross Einsteder, Colliers Engineering and Design, spoke regarding the item, the modification request of students, and the addition of a veterinarian clinic.

Mr. Steve Stanley spoke regarding the Veterinarian Clinic, noted the trash and smell, that he did not want it in his backyard, and a letter to the Board.

Discussion was held regarding the approved daycare; the Special Exception criteria; the certified letter to the Board; suitable access; ingress and egress; on-site parking; flooding areas; going to prison; and the driveway to Wells Road.

Ms. Stacy Burgess, Transportation Planner with Development Review Services, spoke regarding the project being the Special Exception and local road access.

Discussion was held regarding the primary access from Wells Road; the number of trips on a county-maintained roadway; a right in right out driveway; traffic issues; having multiple access points; access management; the TIS review and approval; the traffic study; the advantage of a continuance; additional Right-Of-Way that was obtained by the county; and the motion of the item.

MR. MUNZ MOVED approval to continue to the January 9, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

PC7 Zoning Amendment (Consent) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Approve

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

Ms. Barbara Wilhite, for the applicant, spoke regarding that the Board of County Commissioners had changed the land use to Industrial Light and it was the companion zoning to I-1.

Pastor Jen Kerouac spoke regarding the item not being advertised and a great opportunity for transitional living.

Discussion was held regarding the site being optimal for living due to location; the overdose fatalities; properties and hot spots; and the landowner working with the County.

MR. MOODY MOVED approval of the item per Staff's recommendation; **MR. POOLE SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

PC8 Zoning Amendment (Consent) – Sarah Jones/Barnyard Rezoning – Change in Zoning from a A-C Agricultural District to a A-R Agricultural-Residential District – Northeast Pasco County – East Side of Powerline Road, Approximately ¼ Mile North of Frazee Hill Road – Containing Approximately 6.03 Acres
File Number PDE25-7839
Comm. Distr. 1
Recommendation Approve

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

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

PC9 Comprehensive Plan Amendment (Consent) – CPA24(05) State Road 54 Office – Providing for a Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-12 (Residential-12 DU/GA) to OF (Office) and CON (Conservation Lands) on Approximately .95 Acre of Real Property Located on the North Side of SR 54 Approximately 150 Feet West of Camp Indianhead Road and SR 54 Intersection
File Number PDE25-0015
Comm. Dist. 2
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was not present.

There was no public comment.

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

PC10 Comprehensive Plan Amendment (Consent) – CPAS24(08) Wesley Chapel Professional Center – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-6 (Residential 6 – Du/Ga) to COM (Commercial) on Approximately 0.94 Acres of Real Property Located at the Southeast Corner of the Intersection of Veridian Way and SR 54
File Number PDE25-0047
Comm. Dist. 2
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was not present.

There was no public comment.

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

PC11 Comprehensive Plan Amendment (Consent) – CPA24(06) Wells, Wellfields & Wellhead Protection Areas Map Amendment – Providing for a Comprehensive Plan Amendment to the Future Land Use Map 2-1 Wells, Wellfields & Wellhead Protection Areas, Providing For Additional Text Amendments as Necessary For Internal Consistency

File Number PDE25-0061

Comm. Dist. All

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and noted the updated attachment to the Water Works map.

MR. MUNZ MOVED to receive and file documents submitted by Mr. Liam Devine; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

Ms. Yvrose Stevens, Planning, Development and Economic Growth, used a PowerPoint Presentation to review the item.

Ms. Aurybel Rivero, Project Manager for Pasco County Utilities, spoke regarding a Comprehensive study to update the Comprehensive Plan Map.

Mr. Munz spoke regarding the map of the proposed San Antonio wells and the 500-foot radius.

Ms. Christie Zimmer spoke regarding wellfield protection, the information on the County's website, presenting information at the last minute, and the continuations.

Ms. Amy Tull, Planning, Development and Economic Growth, spoke regarding that the map was a location map to highlight the 500 fixed radius, the intent of the amendment, that Hudson Water Works had mapped wells, and hiring a consultant to evaluate Wellhead paths.

Mr. Goldstein stated that the updated maps would need to be uploaded online for availability.

Mr. Moody spoke regarding his advanced look at the Wellhead study and concluded that they had done a much more conservative analysis.

MR. POOLE MOVED approval of Staff's recommendation which included the amended maps; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

PC12 Comprehensive Plan Amendment (Consent) – CPA24(11) ADU Text Amendment – Providing for Text Amendments to Chapter 2, Future Land Use Element Appendix Section FLU A-6, the Official Land Use Map; Chapter 6, Housing Element; the Glossary; and Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for Repealer, Severability, and an Effective Date

File Number PDE25-0062

Comm. Dist. All

Recommendation Approve

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

Ms. Amy Tull, Planning, Development and Economic Growth, used a PowerPoint Presentation to review the item.

Discussion was held regarding allowing accessory dwelling units within the Land Development Code; the scene zoning lot; the FLU category language; and accessory dwelling units and density.

Ms. Nancy Hazelwood spoke regarding the benefits, the infill development, the residential compatibility, and the proposed amendment.

Ms. Kim Brierley spoke regarding the additional dwelling and density, the parking, and permitting.

Ms. Christie Zimmer spoke about the Granny Shed Ordinance and restrictions, the Land Development Code, HOA's and illegal dwellings, and single and multi-family units.

Mr. Michael Pultorak spoke regarding taking care of family members, Town 'n' Country Hillsborough, multiple dwelling units and density, an exploited unregulated loophole, school capacity, and a potential Citizen Advisory Committee.

Extensive discussion was held regarding the density issue; the approved MPUD's that allowed ADU's; ADU's and a traffic study; the Comprehensive Plan amendment approved prior to a Land Development Code amendment; FLU designation; the ordinance draft; the revised language; the housing crisis; and the ordinance development team.

MR. POOLE MOVED approval of Staff's recommendation with the revision of "Shall" to "May"; **MR. TONELLO SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

THE COMMISSION RECESSED AT 4:16 P.M. AND RECONVENED AT 4:24 P.M. ALL MEMBERS WERE PRESENT.

PC13 Comprehensive Plan Amendment (Regular) – CPA24(05) Rural Area 4 and Urban Expansion Area Maps to Adjust Boundaries – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps 2-13 Rural Areas and Map 2-22 Urban Service Area

File Number PDE25-0018

Comm. Dist. All

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Ms. Amy Tull, Planning, Development and Economic Growth, used a PowerPoint Presentation to review the item.

Discussion was held regarding the Urban Service Area and the Urban Expansion Area; the in-place infrastructure; the allowed level of density; conflicting policies; and the definition of a rural area.

Mr. Michael Pultorak spoke regarding getting rid of all of the rural protection areas in the County and that increased density had a direct impact on the infrastructure.

Mr. Engel noted having a conflict, a road improvement project to widen Old Pasco Road to include sidewalks, and that the area was already zoned Land Use R-3.

Ms. Kim Brierley spoke regarding Old Pasco Road being a parking lot, neighbors helping each other, well and septic tanks, traffic congestion, the storm floods, and keeping the area protected.

Ms. Christie Zimmer spoke regarding the County changing rural areas and converting them into urban areas.

Ms. Nancy Hazelwood spoke regarding a bad precedent for all the rural areas, Pasco's integrity, and giving back rural areas to landowners.

Extensive discussion was held regarding the Old Pasco Road widening program first phase; two lane infrastructure; RES-3 and RES-1 areas; when RES-3 was established;

the Urban Service area and density; the mobility fees; the South Market area; the priority for the Board of County Commissioners; and funding.

MR. MOODY MOVED approval of Staff's Recommendation; **MR. POOLE SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

Walk-Ons

There were none.

Adjourn

MR. TONELLO MOVED approval to adjourn the meeting; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 5:33 p.m.



PLANNING COMMISSION
REGULAR MEETING
DECEMBER 12, 2024

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

Prepared by:

Neil Allen, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

JANUARY 9, 2025

**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

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectaros Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:31 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 Popplewell, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Popplewell 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 expressed her appreciation to the Commission Members for taking their time to be there and spoke regarding an overview of the Northeast Rural Area Plan, concerns with the sustainability of applications in the area, the upcoming Evans 80 project, density concerns, a residential neighborhood that had been grandfathered in, concerns with the protected area being destroyed, that there had to be another Land Use to be used, concerns with a potential test well coming to the area, a potential wastewater treatment plant in the area, concerns with impacts to the residents in the area, that the County needed to honor it's agreements, and concerns with the County's upcoming 2050 plan.

Mr. Michael Pultorak expressed his appreciation for what the Commissioner Members did in their service to the County and spoke regarding reaching out to the Commissioners in December and Mr. Engel, that he led the Pasco Connected City's Residence Group, concerns with Connected City such as redevelopment and rezoning, appreciation to Commissioner Starkey and Mr. Engel who had sat down with them to listen to their concerns which were mostly with recreational areas and parks and all of the nature trails not getting built, the intent of Connected City, and an upcoming meeting with Commissioner Yeager.

Later in the meeting during Agenda item PC4, Mr. James Navarro spoke regarding his concerns with approving agricultural land for high density residential, that they liked agricultural lands and the animals, constant road traffic in the Blanton area, concerns with the breakup of the lands in the area, the previously approved Tampa Electric Solar Panels, and multi-unit properties approved in the area.

Mr. Goldstein asked if it was okay with the Planning Commission to construe his comments as just general public comment as it did not feel as if he was speaking to PC4.

Chairman Grey explained that for the record when the item came up to be heard he could come up and speak again.

Consent

MR. GIRARDI MOVED approval of the October 17, 2024 and the November 21, 2024 Planning Commission meeting minutes; **MR. WILLIAMS SECONDED.**

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

C1 Annotated Minutes - Planning Commission Meeting - October 17, 2024
 File Number PDE25-0099
 Comm. Dist. All
 Recommendation Approve

The October 17, 2024 Planning Commission meeting minutes were approved.

C2 Annotated Minutes - Planning Commission Meeting - November 21, 2024
 File Number PDE25-0094
 Comm. Dist. All
 Recommendation Approve

The November 21, 2024 Planning Commission meeting minutes were approved.

Public Hearings

MR. GIRARDI MOVED approval to continue items PC3, PC4, PC5, and PC6 to their respective continuance dates; **MR. WILLIAMS 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 PC7; **MR. POOLE SECONDED.**

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

PC3 Development Agreement (Continuance) – Hamilton Oaks MPUD Master Planned Unit Development –Stephanie V. Benson, William D Brown, et al.
– Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD
File Number PDE25-0434
Comm. Dist. 1
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the revisions to the item number and subject line.

The applicant was present.

There was no public comment.

The item was continued to the January 23, 2025 Planning Commission at 1:30 p.m. in New Port Richey.

PC4 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the continuance request.

The applicant was present.

There was no public comment.

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

PC5 Special Exception (Continuance) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres
File Number PDE25-7845
Comm. Dist. 1
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the continuance request and the readvertisement in the newspaper.

The applicant was present.

There was no public comment.

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

PC6 Special Exception (Consent) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free-Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres
File Number PDE25-7848
Comm. Dist. 2
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the continuance request and the readvertisement in the newspaper.

The applicant was present.

There was no public comment.

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

- PC7 Conditional Use Amendment Request (Consent) – DV DADE LLC/Discovery Mood & Anxiety – Conditional Use Amendment to increase the number of beds from 24 to 40 in an existing residential treatment and care facility in a AR-1 Agricultural-Residential District – East Central Pasco County – Northwest Corner of the Intersection of Clinton Avenue and Windsorwood Boulevard–Containing Approximately 9.37 Acres
File Number PDE25-CU07
Comm. Dist. 5
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth Department, read the item into the record.

The applicant was present.

There was no public comment.

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

- P8 Zoning Amendment (Regular) – Tall Timbers MPUD –Xtreme Team 41, LLC – Rezoning Request from an AC Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area.
File Number PDE25-7651
Comm. Dist. 1
Recommendation Approval with Conditions

Mr. Gavin Covey, Planning, Development, and Economic Growth Department, submitted an additional exhibit for the record and reviewed the item using a PowerPoint presentation. He spoke regarding additional language that had been included since the last Planning Commission meeting.

Discussion was held regarding the submitted exhibit; the Binding Concept Plan; neighborhood parks; language in Condition 9; site plan approval; potential changes to the language; and working through the same problem in other MPUDs.

MR. WILLIAMS MOVED approval to amend Condition 9 to add a phrase that except for the park attributes depicted on neighbor park attributes depicted on the Binding Concept

Plan and that the neighbor parks depicted on Master Plan have not been reviewed or approved for consistency with the Land Development Code as stated by Mr. Goldstein; **MR. PONTLITZ SECONDED.**

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

Discussion was held regarding the SPA Zones Chart; mixed uses; neighborhood centers; the Master Plan; access; different attributes; negotiations with Developers; Land Development Code requirements; the Connected City Plan; zonings; school sites; library/cultural centers; whether Libraries had made comments; libraries in the area; cultural assets; park requirements; amenities; and the VOPH structure.

Ms. Shelly Johnson, the applicant's representative, spoke regarding she and her team were available for questions, the work with Staff to address previous concerns, the revisions, the property's location, the surrounding area, that it was in a transition part of Connected City, SPA zone areas, King Lake, the urban and business cores, mixed uses, and objectives and policies.

Mr. Eric Millburg, the applicant's representative, and Ms. Jaclyn Jordan, Pasco County Senior Biologist, spoke during the discussion.

Discussion was held regarding the Binding Concept Plan; whether the plan was permissible within the wetland constraints; the watershed model; wetland impacts and mitigation; other permitting agencies; wildlife; Condition 50; vertical integration; the intention of the language; whether the language should be changed; wetland delineation; County review; Condition 7; submitted surveys; wetland classifications; permitting of the townhomes; the site plan; mass grading; stormwater plans; and the review and approval process.

MR. MOODY MOVED approval to add the "or offsite mitigation bank" to the end of the third sentence of Condition 50 as stated by Mr. Goldstein; **MR. PONTLITZ SECONDED.**

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

Mr. Michael Pultorak displayed a PowerPoint presentation and spoke regarding the Comprehensive Plan for Connected City, his concerns, the different zones, apartments in the Community Hub, the parks and recreation areas in Connected City, access and egress, unpaved roads, meeting with Staff, wildlife on the property, the wetlands, different maps, aerial views, photographs of flooding after the storms, swales, Lakeside Estates, water sheds, rezoning projects, the lack of amenities in Connected City, and that kids needed open spaces.

Mr. Joel Tew, Consultant for Pasco Town Center for Columnar Holdings, spoke regarding the Binding Concept Plan, the road network, access, the big picture, what his client was required to construct, and the future right-of-way.

Mr. Jason Baker spoke regarding the Comprehensive Plan, parks, the apartments, stormwater and civil engineering, the ponds, concerns with the wetland survey, and SPA Zones.

Mr. David Terino spoke regarding traffic issues, speeding issues, concerns with the apartments, property sizes in the area, watershed, flooding issues since the lagoon was started, the hurricanes, nearby developers, and parks.

Ms. Lisa Moretti spoke regarding that the project was supposed to be a demonstration project for the entire state, the changes, larger implications that should be considered, the problem with vigilance in the County, and the need for guardrails as the County continued to be developed.

Ms. Nancy Hazelwood spoke regarding the parks, things that are approved but the developers were not doing, and government trust concerns.

Ms. Tara Castro spoke regarding her frustrations, the impact study, schools being over capacity, infrastructure, traffic impacts, fire stations and schools, emergency response times, thinking of the applicants and not the people, and housing market oversaturation.

Mr. Charles Carey spoke regarding Weightman Middle School, the number of portables at schools, and concerns with overcrowding.

Mr. Don Leppla spoke regarding Kenton Road construction, other projects in the area, and concerns with traffic on Elam Road.

Mr. Ahsan Khalil, Principal Planner, spoke during the discussion.

Discussion was held regarding the Parks Master Plan; impact fees; the VOPH District Park; reference updates; aspirations; the Comprehensive Plan and Amendments; concerns with the residents being misled; apartment concerns and housing options; the core map; original intents and interpretations; mixed uses; vertical integration; the roadway network; consistency issues; labeling and transparency; the Board's authority; funding; history of Connected City; densities and intensities; other precedents; common uses; developer negotiation; history on the VOPH District Park; consultations; the different phases; financial decisions; acquisitions; improvements; past public discussions; construction obligations; Kenton Road; Tyndall Road; right-of-way dedication; Pasco Town Center; the Conditions of Approval; other projects in the area; stormwater; the wetland survey and mitigation; concerns with the virtual communication; watershed models; storm events; elevations and flooding; internal leadership discussions; school capacities; schools that had recently opened; future properties; alleviating capacities; student growth; additional surcharges; reducing school boundaries; maintenance; traffic concerns; minimum requirements; conversions; traffic signals; proportionate shares; setbacks; buffers; conflict concerns; the Binding Concept Plan; the Planning Commission's authority; stormwater and ponds; large scale planning problems in Connected City; the Land Development Code and Amendments; potential

lawsuits; case law; the Harris Act; special planning areas; Form Based Code; whether a moratorium would be needed; and Condition 50.

MR. MOODY MOVED approval to amend the previous motion language pertaining to Condition 50 to “and/or offsite mitigation bank”; **MR. PONTLITZ SECONDED.**

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

MR. MOODY MOVED to approve the project as amended previously; **CHAIRMAN GREY SECONDED.**

Ms. Popplewell called the roll; the motion carried with Mr. Girardi, Mr. Munz, and Chairman Grey voting nay.

MR. MOODY MOVED approval to recommend to the Board of Commissioners that there be a moratorium imposed in Connected City for one year while they figure out to implement land development regulations that better achieve the goals; **MR. WILLIAMS SECONDED.**

Ms. Popplewell called the roll; the motion carried with Mr. Girardi voting nay.

MR. MOODY MOVED approval to recommend a moratorium on new rezonings and site plan approvals within the Connected City Planning Area until they develop the land development regulations; **MR. WILLIAMS SECONDED.**

Chairman Grey called on the motion; the motion carried with Mr. Girardi voting nay.

MR. MOODY MOVED approval to rescind the previously approved motion to the Board of Commissioners that there be a moratorium imposed in Connected City for one year while they figure out to implement land development regulations that better achieve the goals; **MR. WILLIAMS SECONDED.**

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

Miscellaneous Business

- 9 Discussion on Accessory Dwelling Units
 File Number PDE25-0101
 Comm. Dist. All
 Recommendation Presentation Only

Mr. Dutter reviewed the item while referencing documents distributed in the Agenda Packet.

Discussion was held regarding architectural requirements; language changes; potential conflicts in the language; that further changes could be made; Special Exceptions; permanent fixed foundation; the Building Code; Vacation Rentals; Statute references; infrastructure concerns; stormwater concerns; basins of special concern; concerns with neighbor impacts; what would be allowed by Staff; Jasmine Lakes; different home types; the square feet; a method of evaluation; Timber Oaks; traffic concerns; potential delegation of authority; potential consultation with other departments; review processes; identifying criteria; neighboring counties; unpermitted ADUs; whether there was data from other areas; the costs involved; flooding concerns; pool provisions; overlays; density; gravity sewer and pump stations; mobility fees; school impact concerns; impact fees; enclosed garages; deed restrictions; public communication; definitions; building above garages; setbacks; detached garages; and home expansions.

Mr. Michael Pultorak spoke regarding real estate investment, his background, that it came down to intent, being proactive versus reactive, and a suggestion to have different ADU categories.

Ms. Nancy Hazlewood spoke regarding infill development, concerns with the Rural Protected Area, and a subdivision in Tampa.

Ms. Denise Hernandez, Code Compliance, spoke during the discussion.

Discussion was held regarding subdividing; condos; tracking ADUs; language pertaining to the uses; homesteading; rentals; restrictions; an upcoming meeting with the Property Appraiser's Office; tiny homes; infill development; other Local Governments; what people were already doing; the expected timeline; restrictive covenants; people who had the impression that RVs would be allowed to be parked; and working on the language.

The item was for information only.

Walk-Ons

There were none.

Adjourn

Mr. Poole left the meeting at 4:10 p.m. and returned at 4:12 p.m.

Chairman Grey left the meeting at 4:13 p.m. and returned at 4:15 p.m.

Chairman Grey passed the gavel to Vice-Chairman Girardi. He left the meeting at 4:37 p.m. and did not return.

THE COMMISSION RECESSED AT 4:37 P.M. AND RECONVENED AT 4:47 P.M. ALL MEMBERS WERE PRESENT WITH THE EXCEPTION OF CHAIRMAN GREY.

MR. WILLIAMS MOVED approval to adjourn the meeting; **MR. POOLE SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried with Chairman Grey absent from the vote.

The meeting adjourned at 5:47 p.m.

PLANNING COMMISSION
REGULAR MEETING
JANUARY 9, 2025



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

JANUARY 23, 2025

**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 B. Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

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. Kayla Zine, Deputy Clerk, called the roll. All members were present with Mr. Richard Tonello representing Mr. Chris Williams.

Swearing In

Ms. Zine swore in those who wished to present testimony.

Proof of Publication

Ms. Zine 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.

Mr. George Megaloudis spoke regarding the continuance for Agenda Item PC4 and its respective continuance date.

Consent

There was none.

Public Hearings

MR. PONTLITZ MOVED approval to continue items PC1 and PC2 to a date uncertain and, PC3 and PC4 to their respective dates; **MR. POOLE 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 includes item PC7; **MR. TONELLO SECONDED.**

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

PC1 Special Exception (Continuance) – Lakeshore Blvd LLC – Freestanding Commercial and Recreational Vehicle and Boat Storage Facility in a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PDE25-7807
Comm. Dist. 5
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and noted the continuance date.

The applicant was not present.

There was no public comment.

The item was continued to a date uncertain.

PC2 Zoning Amendment (Continuance) – Lakeshore Blvd LLC – Change in Zoning from PO-2 Professional Office and MF-2 Multiple Family High Density Districts to a C-1 Neighborhood Commercial District – Northwest Pasco County – West Side of Lakeshore Boulevard, Approximately 233 Feet Southwest of Fivay Road – Containing Approximately 3.62 Acres
File Number PDE25-7806
Comm. Dist. 5
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and noted the continuance date.

The applicant was not present.

There was no public comment.

The item was continued to a date uncertain.

PC3 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.1 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and noted the continuance date.

The applicant was not present.

There was no public comment.

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Zoning Amendment (Continuance) – Anclote TH MPUD – Lennar Homes LLC – Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 190 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.03 Acres Located in Southwestern Pasco
- File Number** PDE25-7813
Comm. Dist. 3
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and noted the continuance date.

The applicant was not present.

There was no public comment.

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Conditional Use Amendment Request (Consent) – Spanish Lakes Land Company LLC/ Spanish Lakes CU – Conditional Use Amendment to Remove Height Limitation for Previously Approved Multifamily Dwellings in a C-2 General Commercial District – West Central Pasco County – Approximately 150 Feet North of State Road 52, East of Deerbook Boulevard – Containing Approximately 18.65 Acres
- File Number** PDE25-CU05
Comm. Dist. 5
Recommendation Approval with Conditions

The item was pulled from the Consent Agenda.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and used a PowerPoint presentation to review the item.

Mr. Goldstein spoke regarding the property owners affected by the new alignment had received notice of the hearing.

Ms. Barbara Wilhite, for the applicant, used a PowerPoint presentation to review the item.

Discussion was held in regard to realigning the road opposed to eliminating it; the concern of Shady Hills Road; the building height; the number of units to be constructed; and the approval for multi-family homes.

Ms. Jen Kerouac regarding reaching out to the communities, the postings, concern with the schools, affordable housing, and the height concerns.

Discussion was held regarding the postings and affidavit and the new signs for postings; the multi-family units; the number of students; the affecting students; and the capacity issue.

MR. POOLE MOVED approval of the item per Staff's recommendation; **MR. MOODY SECONDED.**

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

PC6 Zoning Amendment (Consent) – Sakelson Hudson MPUD Master Planned Unit Development – DRB Group – A Rezoning Request from an A-R Agricultural-Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of 63 Single-Family Detached Homes and Associated Infrastructure on Approximately 34.24 acres

File Number PDE25-7831

Comm. Dist. 5

Recommendation Approval with Conditions

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

MR. GIRARDI MOVED approval to receive and file documents submitted by Ms. Barbara Wilhite; **MR. TONELLO SECONDED.**

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

Ms. Wilhite used a PowerPoint presentation to review the item.

Mr. Stephen Sposato, LevelUp Consulting, spoke regarding the interconnection with the Palm Wind MPUD to the Colony Road Right-of-Way.

Discussion was held regarding the Binding Concept Plan and the connection to the Colony Right-of-Way.

Ms. Jen Kerouac spoke regarding the continued development, Florida Statute 125.02, the church partnering with the County, taxes and affordable housing, the connected cities, and the rate of growth within the County.

Mr. Clinton Wynn spoke regarding the Sakelson property and the connecting roads, the fatalities, the Tropical Breeze Road access, the flooding issues, the 2050 meetings and the sale of the Girl Scout campus.

Ms. Vondenisia Harris spoke regarding the traffic, the increased development and the flooding.

Discussion was held regarding U-turns; traffic routes; extensive driving; and increased neighborhood traffic activity.

Ms. Marcia Kaczmarek spoke regarding her concern for her agricultural property, the animals, her horse and livestock trailer and the number of vehicle accidents.

Discussion was held regarding the accidents at FoxFire and Colony Road; vehicles driving off of the road; traffic routes; and U-turns at Shadow Ridge.

Mr. Revis Johnes spoke regarding another subdivision that was under construction, flooding out neighbors, the mandatory exits, taxpayers paying to connect to Colony Road, septic tank issues, and having to obtain flood insurance.

Discussion was held regarding telephones being moved; septic tanks on high ground; and subdivisions causing flooding issues.

Ms. Tammy Young spoke regarding her opposition to the planning housing development, the property values, traffic and safety issues, the wildlife, and the flooding.

Ms. Wilhite spoke regarding the entrance off Hudson Avenue, the code requirements, the wildlife assessment, storm water, property values, and investment in infrastructure.

Extensive discussion was held regarding water and sewer; continuation of the street pattern; code compliance; cut-through streets; Colony Road 4 lane roadway purpose; possible emergency access from Foxfire Drive; the Binding Concept Plan; property values; and the non-stop accidents.

Mr. William Poon, Transportation Engineering Department, spoke in regard to working with DOT and the concerns recognized.

Discussion continued regarding the increased density; Palm Winds MPUD traffic; the power of eminent domain; traffic lights; collector road; mitigating congestion; Right-of-Way dedication condition; the project at Fair Winds; and the Palm Winds unit approval.

MR. POOLE MOVED approval of the item per Staff's recommendation with the addition of a Right-of-Way dedication for the missing interconnect; **MR. PONTLITZ SECONDED.**

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

PC7 Development Agreement (Consent) – Hamilton Oaks MPUD Master Planned Unit Development – AMH Development LLC – Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD

File Number PDE25-0082

Comm. Dist. 1

Recommendation Approve

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

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

Later in the meeting, Mr. Devine noted that the subject line required correction to AM Development LLC.

Addendum

APC8 Zoning Amendment – Substantial Modification (Consent) – Pristine Lake Preserve MPUD – Walker Development Company – A Rezoning Request to Substantially Modify the Pristine Lake Preserve MPUD to Amend the Pristine Lake Preserve MPUD Uses and to Allow for the Development of a 7,500 Square-Foot Building

File Number PDE25-7799

Comm. Dist. 2

Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

Mr. Poole spoke regarding the proposed daycare center, the parcel being land locked, ingress and egress to Ehren Cutoff, and traffic concerns.

Discussion was held regarding the County long-term plan; Collier Parkway extension; and concerns with traffic.

MR. GIRARDI MOVED approval of the item per Staff's recommendation; **MR. MOODY SECONDED.**

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

Walk-Ons

There was none.

Adjourn

MR. POOLE MOVED to adjourn; **MR. PONTLITZ SECONDED.**

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

The meeting adjourned at 3:26 p.m.



PLANNING COMMISSION
REGULAR MEETING
JANUARY 23, 2025

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

Prepared by: _____

Neil Allen, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

FEBRUARY 6, 2025

**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

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

Call To Order

Chairman Grey called the meeting to order at 1:31 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

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present.

Swearing In

Mr. Allen swore in those who wished to present testimony.

Proof of Publication

Mr. Allen 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. Kathy Lambert, Ms. Nancy Hazelwood, Ms. Lisa Moretti, and Ms. Dorena Lemus spoke regarding a video pertaining to a discussion on north 14th Street; concerns with the quality of the road; a request to ask the bus drivers about the quality; appreciation for the Planning Commission's efforts looking at new projects; the Planning Department trying to keep up with the number of applications and projects; wanting the County Commission to give more funds to hire additional Staff, limit the amount of applications, or propose a moratorium; density changes; Tall Timbers; Connect City; the 2050 Plan; comments made at a previous meeting pertaining to notifications; an item that was added late to the Agenda the day before; community notes that were missing; flooding

caused by building; not having access to their homes; and needing help with the drainage.

Discussion was held regarding those who had been granted additional time; the buses; the receive and file procedures; a property that had flooded; an upcoming drainage workshop to be held by the Board of County Commissioners; information that would be provided; and stormwater management.

Consent

There was none.

Public Hearings

MR. POOLE MOVED approval to continue Agenda Items PC1 and PC2 to their respective continuance dates; **MR. MOODY SECONDED.**

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

PC1 Special Exception (Continuance) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres

File Number PDE25-7845

Comm. Dist. 1

Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

The applicant was present.

There was no public comment.

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

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

Discussion was held regarding whether the item would need to come back to Dade City as it was a District 1 item.

PC2 Special Exception (Continuance) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres
File Number PDE25-7848
Comm. Dist. 2
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

The applicant was present.

There was no public comment.

The item was continued to the February 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

Addendum

APC3 Zoning Amendment – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units (Platted Townhomes and Condominiums), 100,000 Square Feet of Support Commercial, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Denial
Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

Mr. Joel Tew, representative for the applicant, spoke regarding their opposition to a continuance, the timeline of events since Staff's change in recommendation, that the application had been pending for almost two years, the 54 Conditions that had been finalized, and a request for either a recommendation of approval or denial so they could get it finished one way or the other. Later in the meeting, he used a PowerPoint presentation to review the item. He submitted the printed copies of the PowerPoint presentation, the September 5, 2024 Memo, the 2006 Settlement Agreement with County and DCA, and the highlighted Comp Plan Policies for the record.

Mr. William Vermillion, Planning, Development and Economic Growth, and Mr. Pittos used a PowerPoint presentation to review the item.

Mr. Roger Schneider, Ms. Linda Pottberg, Mr. Clark Converse, Mr. Ryan Flynn, Ms. Nancy Hazlewood, Ms. Paige Dennis, Mr. Austin Miles, Mr. Robert Burcell, Ms. Jessica Rutherford, Mr. Danny Weil, Ms. Judy Maddux, Ms. Kathleen Schneider, Mr. Scott Bland, Mr. Michael Bratz, Ms. Melliny Lamberson, Mr. Bill Lamberson, Ms. Brittney Diliello, Mr. Daniel Dilello, Mr. John Russell, Mr. James Navarro, Sr., Ms. Kim Whitt, Mr. James Locklier, Ms. Janet Olson, Mr. Colby Cassidy, and Ms. Lyn Silvers spoke regarding using the rules with everyone; personal and family histories; the locations of their properties; nature conservation; maintaining the integrity of the land; deals that had been forfeited; roadway concerns; impacts to the community; concerns with effects to their wells; concerns with the location of a sewage treatment plant; concerns with transparency; transportation concerns ; horse farms in the area; density concerns; that people were upset; Future Land Use plans; preserving rural communities in Pasco County; language in County Ordinances; promises made to the property owners by the County; documents that had been submitted for the record; community investments; raising children and grandchildren in the area; the Northeast Rural Protection Overlay; zonings in the area; Pasadena Hills; the Employment Center history; the recession that was going on at the time; job creation; I-75; Staff's recommendation; transition area needs; buffering; keeping it rural; design standards; the final judgment from the past litigation; suggested conditions; guidelines that had not been put into place; the Land Development Code; adverse effects; growth in Pasco County; that it did not fit in the area; loving the beauty of the area; the lack of infrastructure; timing issues; entitlements; the FLU Appendix; the Gateway Hub; land designation; policies; State laws; empathizing with the land owners; a property in Pinellas County; compatibility concerns; the wildlife; that other parcels of land could accommodate the project; turned over semi-trucks; a request for the Evans family to go back and look at it a different way; tax bills; the character of the area; light pollution; State Road 54; State Road 52; wastewater concerns; real estate investments; unemployment rates; someone on a bicycle who had been killed due to traffic; Spring Lake Highway; noise pollution; air pollution; civil engineering; roadway congestion; the traffic plan that had been provided; the estimated traffic to be added from the project; neighborhood meetings; concerns with it being rushed; the on and off ramps for the Interstate; tractors that drove on the road; that there were no nearby gas stations; that there was nothing to do in the area; concerns with emergency services; meetings they have attended; knowing how things operated; politics; that it was not convenient for people looking for employment; concerns with understanding values; safety concerns; whether the community or the developers were being served; the litigation; rights to the property; a question on why they were there; taking the public's comments into consideration; the document submitted by Ms. Kim Whitt; a summary of the neighborhood meeting; other developed areas in the State; traffic increases; speeding issues; overburdened infrastructure; not being opposed to growth but that it had gotten out of control; personal connections with the Evans Family; a warehouse in the area; jobs that were promised; torn up land; subdivisions coming in the area; appreciation for what the Planning Commission did and that it was a hard job;

loving the community; that it was incompatible with the rural character of the area; arsenic in the water; and people using their roads as shortcuts already.

Mr. Atef Hanna, Utilities, Mr. Michael Raysor, RAYSOR Transportation Consulting, and Mr. Cliff Manuel, Coastal Engineering Associates, Inc., spoke during the discussion.

Discussion was held regarding those who had signed up to speak; a clarification on what Staff was recommending; the alternative motions in the Agenda Packet; that they had received new material from the applicant and requested a continuance to have time to review the information; whether they were going to have a Public Hearing on the item today; that the applicant wanted to be heard; whether they should continue the item; the options the Commission had; being sensitive to how long the applicant had been working on it; being respectful of those who showed up to speak; the procedures to be followed; a request for County Staff to also be sworn in; the Comprehensive Plan inconsistencies; the Northeast Rural Area; land transition; comments made on Facebook; misinformation; whether EC was a higher land use than RES-3; language from specific policies and whether those policies applied to the development; sewer systems; wastewater treatment plants; private utilities; when the Agenda was published; timing and compatibility; when the item was first presented to the Commission; asking what had changed since then; wanting to get all the facts; other items that had been before the Board of County Commissioners; the implications of the project; Staff's interpretation of the Employment Center; land use examples; mitigation; the traffic data that had been provided; properties owners; density; the standards of review; public service; right-of-way; language in the Conditions of Approval; variations; Lake Lola Road; public utility connections; urban service areas; what level of infrastructure would be needed; who would be required to provide the infrastructure; what would be required before development; the existing roadway network; Blanton Road; whether a road network would be built; what would need to be studied; intersections in the area; other uses that had been approved in the area; the Land Development Code; when the application had been submitted and what was allowed at that time; the differences of what was allowed then versus now; a history of the item and Comprehensive Plan changes; push back that had been received; voluntary concessions; negotiations over the Conditions of Approval; limited uses; final judgements of past litigation; what had been changed since September; the percentages; flexibility; Scenic Road standards; being a good neighbor; when the Northeast Rural Area was created; the SR 56 interchange; past Directors of Utilities; the procedures to be followed for public comment; personal stories; the family's history and rights; when it was down planned; following Comprehensive Plan and Land Development Code requirements; that the personal attacks to the Evans Family were not fair; cooperating with Staff; cross access; being realistic about the market; the Transportation Study; other projects in the area; Industrial; input that had been received; that distribution centers were not as job creating as before; allowable uses; targeting business; entitlement modifications; interchange concerns; DOT evaluations; level of service; volume to capacity ratio; mobility fees; exemptions; access management; whether the study should be updated; preliminary plans; retail uses; State permitting timelines; buffering and ponds; water treatment standards; site plans and the approval process; trip generation; the public

hearing process; the upcoming mobility fee update the following year; the timing of the development; previous conversations; Connected City; aspirational plans; bedroom communities; logical progression; conundrums to be worked through; concerns raised by public comment; potential action they would take on the item; the development of interstate interchanges; Future Land Use; whether it was premature for the area; whether to now continue the item; property rights; what the purpose of a continuance would be; treating both parties fairly; step down transition of uses; a proposal from the applicant regarding the continuance request; the language and direction for the motions; whether the applicant could and would work together if it was continued; whether to close the public hearing moving forward; and clarification on the motion.

MR. PONTLITZ MOVED approval to hear the case today and then make a decision at the end of it; **MR. POOLE SECONDED.**

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

MR. PONTLITZ MOVED approval to receive and file documents submitted by Mr. Joel Tew; **MR. MOODY 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. Ryan Flynn; **MR. PONTLITZ SECONDED.**

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

MR. PONTLITZ MOVED approval to receive and file documents submitted by Ms. Kim Whitt; **MR. WILLIAMS SECONDED.**

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

MR. MOODY MOVED approval to amend Condition 10 so it was reflecting the numbers that were stated by Mr. Michael Raysor which were 250 multifamily units and 931,531 square feet of industrial; **MR. PONTLITZ SECONDED.**

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

MR. MOODY MOVED approval of Staff's recommendation; **MR. WILLIAMS SECONDED.**

Mr. Allen called the roll; the motion failed with Mr. Girardi, Mr. Poole, Mr. Munz, and Chairman Grey voting nay.

MR. MUNZ MOVED approval to continue to the March 6, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

The motion was not seconded.

MR. MOODY MOVED approval to deny the application; **MR. POOLE SECONDED.**

The motion was withdrawn.

MR. MUNZ AMENDED his previous motion of approval to continue to the March 6, 2025 Planning Commission meeting at 1:30 p.m. in Dade City to include receiving additional Conditions and a revised site plan from the applicant and closing the public hearing as well; **MR. GIRARDI SECONDED.**

Chairman Grey called on the motion; the motion carried with Mr. Williams voting nay.

Walk-Ons

There was none.

Adjourn

THE COMMISSION RECESSED AT 3:30 P.M. AND RECONVENED AT 3:45 P.M.

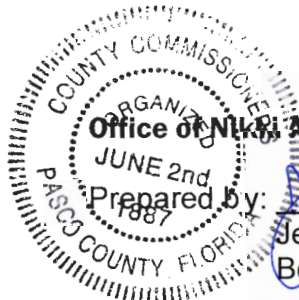
Discussion was held regarding procedural concerns; concerns with getting information late before the meeting; that it wasn't fair to the Commission and the public; the Addendum Agenda; deadlines; the Board of County Commissioners' Agenda procedures; when the Planning Commission was historically getting the Agenda before the meeting; and concerns with not being able to do their research with a less than 24 hour notice.

MR. MOODY 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 6:49 p.m.

PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2025



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

FEBRUARY 20, 2025

**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

Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

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

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent. Mr. Williams was represented by Mr. Richard Tonello.

Swearing In

Mr. Allen swore in those who wished to present testimony.

Proof of Publication

Mr. Allen 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

There was none.

Public Hearings

MR. PONTLITZ MOVED approval to continue Agenda Items PC1 and PC2 to their respective continuance dates; **MR. GIRARDI SECONDED.**

Chairman Grey called on the motion; the motion carried with Mr. Moody abstaining from the vote due to a conflict of interest.

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda which included Agenda Items PC3 and PC4; **MR. MOODY SECONDED.**

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

MR. MOODY MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC8, and sitting as the Local Planning Agency, the Commission approved PC7; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the motion carried with Mr. Poole abstaining from the vote due to a conflict of interest.

PC1 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.1 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

The item was continued to the March 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

PC2 Conditional Use Request (Continuance) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 3.18 Acres
File Number PDE25-CU01
Comm. Dist. 5

Recommendation Continuance Requested

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding the continuance request.

The item was continued to the March 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

PC3 Special Exception (Consent) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres

File Number PDE25-7848

Comm. Dist. 2

Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

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

PC4 Zoning Amendment (Consent) – Gustavo A and Angela Trejos/Land O Lakes Retail – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 and Approximately 1,020 Feet West of Wilson Road – Containing Approximately 1.59 Acres

File Number PDE25-7855

Comm. Dist. 4

Recommendation Approve

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

There was no public comment.

Mr. Housh Ghovaei, representative for the applicant, spoke during the discussion.

Discussion was held regarding whether it was rezoning the whole parcel or partially; the survey attached to the item; the zoning visuals; the conservation lands; discrepancies in the acreage; and that Staff would double check the survey and make the corrections.

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

PC5 Comprehensive Plan Amendment (Consent) – CPAS23(23) Little Road – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from RES-1 (Residential-1 DU/GA) to PD (Planned Development) on Approximately 7.83 Acres of Real Property Located 500 feet North of the intersection of Little Road and Jasmine Blvd; and a Text Amendment Creating Subarea Policy FLU 7.1.82-Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (82) Little Road PD

File Number PDE25-0054

Comm. Dist. 4

Recommendation Approve

Agenda Items PC5 and PC6 were heard together.

The Commission was sitting as the Local Planning Agency for Agenda Item PC5.

Mr. Liam Devine, Planning, Development and Economic Growth, read the items into the record.

Mr. Ed Zotian, Planning, Development and Economic Growth, used a PowerPoint presentation to review Agenda Item PC5.

Mr. Robert Irving, Planning, Development and Economic Growth, used a PowerPoint presentation to review Agenda Item PC6.

Mr. Michael Hoffman, representative for the applicant, used a PowerPoint presentation to review the items.

Mr. Allen Rose, Mr. Robert Jarrell, Mr. Tyler Sanders, Mr. Jeffrey Hill, Ms. Tammy White, Pastor Jen Kerouac, Ms. Ashley Witfoth, and Ms. Sharlene Grant spoke regarding the petition in opposition submitted by Mr. Allen Rose; the community's objections; the current zoning; the surrounding properties and their zoning; civil matters; the lack of high density commercial properties in the area; traffic concerns; property value concerns; the impaired water basin; Gopher Tortoise concerns; personal property locations; flooding; discussions with SWFWMD; concerns with two story properties looking down on them; animals being harassed and killed; quality of life concerns; living in an agricultural community; what they had been told by the developer; flood zoning; Little Road; noise concerns; that it would change the dynamics of the area; other development in the area; buffering; flood mitigation; where it would touch their

properties; where they had lived before moving to Pasco County; not being able to afford to move somewhere else; changes they have seen in the community; issues with raised properties; accidents that happened in the area; speeding issues; replacing fencing due to accidents; trash on the ground; language in the Comprehensive Plan; that it seemed the application was not complete; a recent Workshop meeting; personal land development experience; issues that would come in the future; growing up in Pasco County; and issues with the school pickups.

Mr. William Vermillion, Planning, Development, and Economic Growth, spoke during the discussion.

Discussion was held regarding the connection to the north; the residential and commercial components; the dedicated right hand turn lane; whether there had been discussions with the school district; past issues during school pickups; a variation that had been requested; the Binding Concept Plan; a suggestion to put a gate at the north connection; flooding; SWFWMD requirements; the Timber Oaks Basin of Special Concern; stormwater requirements; floodplain maps; the wetlands; drainage requirements; the Conditions of Approval; whether the proposed stormwater pond was sufficient; further analysis that would be needed; what would force a substantial modification to the MPUD; the document submitted by Mr. Allen Rose; the allowable commercial uses; access roads; perception of high density commercial; commercial traffic; zoning limitations; the easements; covenants; quiet titles; deed restrictions; inconsistencies; civil matters; substantial modifications; what was before the Commission and what they could decide on; buffering; the neighborhood meeting and summary requirements; why it ended up on the Consent Agenda; familiarity with the area; changes in the community; the owner of the property to the south; the traffic study; what was proposed; privacy concerns; fencing; a business that would be closing nearby; public noticing; the record of opposition; not being aware of the opposition; the depth of commercial; the Master Plan; compatibility concerns; the density increase; the upland area; concerns that didn't seem to have been addressed; language for the motion; that if the Comprehensive Plan Amendment was denied the Zoning Amendment could not be approved; what the applicant could do if the Board denied the item; whether an action was needed on Agenda item PC6; and the procedural process to be followed.

MR. GIRARDI MOVED approved to receive and file documents submitted by Mr. Allen Rose; **MR. MOODY SECONDED**.

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

MR. MOODY MOVED approval to deny Agenda Item PC5; **MR. GIRARDI SECONDED**.

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

- PC6 Zoning Amendment (Consent) – Little Road MPUD Master Planned Unit Development -Nguyen Thien – A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial uses on 7.83 Acres, Located on the East Side of Little Road approximately 550 feet North of the intersection of Little Road and Jasmine Boulevard
- File Number** PDE25-7721
Comm. Dist. 4
Recommendation Approval with Conditions

Agenda Items PC5 and PC6 were heard together

MR. MOODY MOVED approval to recommend denial of PC6, the companion rezoning, based on it being inconsistent with their recommendation of denial for the Comprehensive Plan Amendment; **MR. PONTLITZ SECONDED.**

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

- PC7 Comprehensive Plan Amendment (Consent) – CPA24(02) HCA-Bayonet Point PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) and RES-6 (Residential-6DU/GA) to PD (Planned Development) on Approximately 62.98 Acres of Real Property Located on the East and West side of Fivay Road at the Southeast Corner of the Intersection of Fivay Road and Hudson Ave, and a Text Amendment Creating Subarea Policy FLU 7.1.83 – HCA-Bayonet Point PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(83) HCA-Bayonet Point PD
- File Number** PDE25-0070
Comm. Dist. 5
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC8 Zoning Amendment (Consent) – HCA Bayonet Point MPUD Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Rezoning Request from C-1 Neighborhood Commercial, MF-2 Multiple-family High Density, and MPUD Master Planned Unit Development Zoning Districts to an MPUD Master Planned Unit Development to Allow for the Development of 600,000 Square-Feet of Hospital, 200,000 Square-Feet of Medical Office and 50,000 Square-Feet of Retail Uses on Approximately 62.98 Acres in the West Market Area
File Number PDE25-7796
Comm. Dist. 5
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record.

The applicant was present.

There was no public comment.

The item was approved as part of the Public Hearing Consent Agenda with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC9 Zoning Amendment (Consent) – Anclote TH MPUD – Lennar Homes LLC – Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 190 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.03 Acres Located in Southwestern Pasco
File Number PDE25-7813
Comm. Dist. 3
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding additional ex partes that had been submitted.

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

Mr. Clarke Hobby, representative for the applicant, used a PowerPoint presentation to review the item and spoke regarding the Concept Plan, nearby properties and projects, a shared multiuse path, what was proposed, open space, amenities, and the team available to answer questions.

Mr. George Megaloudis and Ms. Tonya Malmstrom spoke regarding traffic concerns; schools in the area; the need for safety zones for the children walking to school; school buses; flooding; the elevation; and losing open spaces.

Mr. Steve Henry, representative for the applicant with Lincks and Associates, spoke during the discussion.

Discussion was held regarding the abutting fields; the Finding of Facts; conditions from a prior Special Exception for the tower; conditions that would be needed; a required forestry plan; the flood zone; the wetlands; the tower; the traffic study; the schools in the area; school capacity; and a crossing that might need a crossing guard.

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

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

P10 Special Exception (Regular) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres
File Number PDE25-7845
Comm. Dist. 1
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, read the item into the record and spoke regarding that it had been advertised as a Regular Item, Staff's request for it to be continued, and that the item had been previously presented to the Planning Commission.

The applicant was present.

There was no public comment.

MR. GIRARDI MOVED approval to continue to the March 6, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. POOLE SECONDED.**

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

- P11 Land Development Code Amendment (Regular) – An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 503 A-C Agriculture District; Section 504 AC-1 Agriculture District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 509 E-R Estate Residential District; Section 510 ER-2 Estate Residential District; Section 512 R-1MH Single-Family/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 530.3 Construction of Accessory Buildings and Structures; Creating New Section 530.24 Accessory Dwelling Units; 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** PDE25-0103
Comm. Dist. All
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Mr. Dutter used a PowerPoint presentation to review the item.

There was no public comment.

Mr. Larry Alcaide, Public Works, spoke during the discussion.

Discussion was held regarding the previous workshop; focusing on only what had changed; a recent workshop on stormwater; Thousand Oaks; working with other Departments in the County and their comments; existing regulations; flooding issues; the different types of ADUs; population concerns; rescue situations; housing supply; potential language to address their concerns; how they could potentially handle restrictions; special regulations; asking specific questions; impervious surfaces; potential dangers; home additions; special exceptions; setbacks; lot coverage; the number of ADU applications in surrounding counties; dirt and private roads; areas that were still flooded; HOAs and CDDs; the observed flooding map; other maps that could be created; what could be accomplished before it went before the Board; architectural requirements; mobility fees; zoning districts; MPUDs; properties west of 19; hurricane evacuation zones and routes; regular neighborhood drainage issues; elevations; the Florida Building Code; compatibility; density calculations; and what ADUs were.

MR. MOODY MOVED approval of Staff's recommendation with the recommended change to deal with the stormwater situation; **MR. GIRARDI SECONDED.**

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

Walk-Ons

There was none.

Adjourn

THE COMMISSION RECESSED AT 3:40 P.M. AND RECONVENED AT 3:59 P.M.

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

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

The meeting adjourned at 5:00 p.m.

PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 20, 2025



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

Prepared by:

Jessica L Faircloth

Jessica L Faircloth, Records Clerk III
Board Records Division

COMMISSION DISTRICT: 1

FILE NO.: PDE26-0016

DATE: 1/8/2026

SUBJECT: Comprehensive Plan Amendment (Regular) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Highway 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC 01/08/2026 – BCC at DC 02/03/2026 – BCC at DC 04/07/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

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

BACKGROUND:

PROJECT OVERVIEW

The petitioner is requesting a Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from AG and AG/R to PD to allow for a mixed-use development which will include 175,000 square feet (sf) of commercial/retail space, a 120-room hotel, and 108 single family dwelling units located north of State Road (SR) 52, east of US Highway 41. The existing gross density on parcel ID 03-25-18-0000-00800-0030, allows for one (1) dwelling unit per ten (10) acres, which equates to two (2) dwelling units; and the existing gross density on parcel IDs 10-25-18-0000-00300-0020, 10-25-18-0000-00300-0021, and 10-25-18-0000-00300-0022, allows for one (1) dwelling unit per five (5) acres, which equates to a total of approximately 27.21 dwelling units, or 27 units rounded. Adding the above density allows for a maximum gross density potential of 29 units on approximately 156.06 acres which equates to approximately 0.186 units per acre. The existing intensity of the project area is based on the existing Floor Area Ratio (FAR) of .23, multiplied by the total gross acreage of 156.06 acres, resulting in a maximum non-residential intensity of 1,563,533.93 square feet.

The proposed density and intensity outlined in Subarea Policy FLU 7.1.81 is a decrease in intensity from .23 FAR to approximately .026 FAR; and an increase in density from approximately .186 dwelling units/gross acre (du/ga) to approximately .692 du/ga. These calculations are approximate and calculated based on total project acreage or gross acreage. The net density shall not exceed 108 single-family detached dwelling units, and the net intensity shall not exceed 175,000 square feet of commercial and a 120-room hotel, as established in the proposed Subarea Policy. However, it should be noted that there is not a Southwest Florida Water Management District (SWFWMD) official delineation of the wetlands on site, and the net density could fluctuate and slightly exceed a gross

density of .186 units per acre.

A portion of the proposed project is located within the Rural Transition Area (RTA), identified as Rural Area 2 on Map 2-13: Rural Areas, and contains Category I wetlands, providing connections to the Crossbar Sandhill Ecological Planning Unit. The applicant has agreed to establish a conservation easement within the companion MPUD Master Planned Unit Development District rezoning Conditions of Approval (COAs) to protect these sensitive lands and incorporate the wetlands into the development design with features such as trails, pathways, and open spaces.

The proposed project is fronting SR 52, a Florida Department of Transportation (FDOT) owned and maintained arterial roadway, approximately .60 miles east of US Highway 41, a FDOT owned and maintained arterial roadway. Upcoming infrastructure improvements along the project frontage include widening SR 52 from a 2-lane road to a 4-lane divided highway and adding a 12-foot Multiuse Path (MUP) on the north side of SR 52. These projects are currently in the design phase. This enhanced transportation network will provide accessibility to existing and planned businesses, retail, and public spaces within the surrounding area.

The entire project area is located within the Airport Influence Area (AIA) of the Pilot Country Airport, a privately owned public use airport. A portion of the project area is also located within the Airport Zone (AZ). The proposed Subarea Policy and companion MPUD Master Planned Unit Development District rezoning will ensure compliance with Land Development Code (LDC) Section 605: Airport Overlay District. On 10/01/2025, the applicant met with Pilot Country on the proposed amendment and confirmed that the airport is in support of the said uses.

With 175,000 square feet (sf) of commercial/retail space and 120 hotel rooms, the proposed project seeks to provide additional commercial opportunities to the local economy and increase employment. It will also address the demand for new housing opportunities through the proposed development of 108 single-family detached dwelling units at a central location in the County.

This agenda memo was prepared by: Gianna German, Planner I

GENERAL INFORMATION	
Agent of Record (AOR)	Barbara L. Wilhite, Esq.
Applicant	X05 Farm, LLC & JDP Elite Land Development, LLC
Project Address	19815 & 19765 STATE ROAD 52, LAND O LAKES, FL 34637

SITE DETAILS						
Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Use(s)	Proposed Use(s)
03-25-18-0000-00800-0030	20	AG (Agricultural)	A-C Agricultural District	PD (Planned Development)	Vacant; Category I Wetland	Townhome portion of Mixed-Use Development

10-25-18-0000-00300-0020	81.63	AG/R (Agricultural/Rural)	A-R Agricultural - Residential District	PD (Planned Development)	Large-Lot Residential; Category I, II, & III Wetlands	Townhome portion of Mixed-Use Development
10-25-18-0000-00300-0021	43.82	AG/R (Agricultural/Rural)	A-R Agricultural - Residential District	PD (Planned Development)	Large-Lot Residential; Category I, II, & III Wetlands	Mixed-Use Development (Nonresidential & Townhomes)
10-25-18-0000-00300-0022	10.61	AG/R (Agricultural/Rural)	A-R Agricultural - Residential District	PD (Planned Development)	Vacant; Category II & III Wetlands	Nonresidential portion of Mixed-Use Development

SURROUNDING ZONING AND LAND USES

	Zoning District	Future Land Use (FLU)	Existing Use
North	A-C Agricultural District	AG (Agricultural)	Large Lot residential; Category I Wetland; RTA
South	MPUD Master Planned Unit Development District	NT (Connerton New Town)	SR 52; Category II & III Wetlands; Vacant Agricultural lands
East	AC-1 Agricultural District; AR-5 Agricultural- Residential District	AG (Agricultural); AG/R (Agricultural/Rural)	Pasco Trails Platted Residential Subdivision
West	A-R Agricultural- Residential District; C- 2 General Commercial District	RES-3 (Residential-3 du/ga)	Pilot County Estates & Airport

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

LPA/BCC ACTIONS

Not applicable.

FINDINGS OF FACT

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

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Growth Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment. There is an accompanying MPUD Master Planned Unit Development District rezoning petition in the name of Rezoning Petition No. 7811 Elite SR 52 MPUD submitted concurrently.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan, including but not limited to mobility, school, fire, library, parks and recreation, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following discusses the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.

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

PD (PLANNED DEVELOPMENT)

The intent of PD is to provide for a mixture of land uses and intensities within a development site to preserve conservation areas above and encourage flexibility in creative site design.

The proposed Subarea Policy allows for a maximum development potential of 175,000 sf of retail/commercial/office, a 120-room hotel, and 108 single-family detached dwelling units. Specific non-residential uses will be prohibited, as set forth in the draft COAs for the companion MPUD rezoning to ensure non-residential development is consistent with the character of the area. Additionally, non-residential uses shall be located along the SR 52 corridor with the residential product set behind them. The on-site wetlands will be protected through the creation of a conservation easement and connected to the overall pedestrian network within the proposed project boundary. Lastly, due to the proximity of the proposed amendment to the Pilot Country Airport, development within the Elite 52 PD Subarea shall comply with LDC Section 605, Airport Overlay District.

POLICY FLU 8.1.5: NORTH MARKET AREA ESTABLISHMENT

The North Market Area, as established on Map 2-21, is envisioned as a predominantly rural area with activity centers, employment nodes, and village centers at strategic locations. Development should be concentrated in clusters or nodes with a balance of mutually supportive uses. The mission of the North Market Area is to preserve rural lifestyle, agricultural lands, and natural resources, maintain economic viability, and encourage innovative design and clustered development in a manner that preserves open space and enhances existing ecological areas.

The proposed amendment is consistent with the vision and mission of the North Market Area, as the project is strategically located along SR 52 and US Highway 41, where infrastructure improvements and a connection to regional transportation exist. This positioning supports the development of an employment node within the North Market Area.

Additionally, the request to amend the site from AG and AG/R to PD aligns with the intent to encourage concentrated development that maintains a balance of mutually supportive uses while preserving open space and natural resources. The proposed development situates nonresidential uses along the frontage of SR 52, places the residential uses to the rear of the project, and intends to incorporate the wetland areas as open space, all within proximity to the SR 52 and US Highway 41 intersection. As a result of location and the integration of environmental preservation in the development, the proposed amendment is consistent with Policy FLU 8.1.5 and contributes to its long-term viability.

POLICY FLU 2.1.2: RECOGNITION OF THE RURAL TRANSITION AREA

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

The proposed amendment is partially located within the Rural Transition Area (RTA) on the eastern edge of the project boundary over the wetland areas. The portion of the property within the RTA overlay is exclusively Category I wetlands. The proposed level of development set forth in Subarea Policy FLU 7.1.81 aligns with the intent of Policy FLU 2.1.2 as the project introduces moderately low-density development in a location that can accommodate and support the proposed level of growth, while respecting the rural character of surrounding areas through the preservation of open spaces and design. Although the portion of the site proposed for development of the single-family homes is outside the RTA, the level of density proposed within this project area is consistent with previous amendments further east and in the RTA, which do not exceed a gross density of two (2) du/ga (this project is at .7 du/ga). The applicant's commitment to establishing a conservation easement within the RTA to protect the Category I wetlands further demonstrates sensitivity to the area's natural resources while the development integrates into the suburban development patterns along SR 52 and US Highway 41.

POLICY FLU 1.8.7: ECONOMIC DEVELOPMENT

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market Areas is encouraged.

The proposed amendment is consistent with Policy FLU 1.8.7 to encourage projects that generate more revenue than they consume in services. The proposed level of development is expected to stimulate local economic activity in the area, attract businesses (particularly around the local airport), and create employment opportunities, all of which contribute to increased tax revenue for the County. The proposed development also addresses the demand for new housing options, supporting both homeownership and rental opportunities, further diversifying the County's economic base. Although the proposed project includes lower-density residential development, the location of the employment-generating uses along the frontage of SR 52 provides greater employment-generating opportunities within the surrounding area and adds value to the County through increased taxable land value.

POLICY FLU 1.8.10: PRESERVATION OF CAPACITY FOR EMPLOYMENT-GENERATING USES

The County shall, through the development review process, ensure that adequate land and transportation capacity are available for present and future high-paying, employment-generating land

uses, such as office, industrial, and employment center uses.

The proposed amendment is consistent with Policy FLU 1.8.10, as the proposed development is located along SR 52 and near the intersection of SR 52 with US Highway 41, both major transportation corridors with recent and upcoming infrastructure improvements. These improvements include the projected widening of SR 52 from a 2-lane road to a 4-lane divided highway. This enhancement to the existing transportation network supports future growth by reinforcing the availability of adequate land and transportation capacity for existing and future uses with access to SR 52. Additionally, the site's location near major transportation corridors ensures accessibility to existing and planned services (both in terms of transportation and public and private utilities), reducing the need for extensive infrastructure investment and minimizing the strain on County resources. By incorporating employment-generating uses within an area with available transportation capacity, the project aligns with the intent of Policy FLU 1.8.10.

POLICY CON 1.3.6: WETLAND IMPACTS

Pasco County shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as impacts) within Category I Wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I Wetlands shall be the prime objective of the basis for review of all proposed impacts within these areas.

The proposed amendment is consistent with the intent of Policy FLU 1.3.6 to protect Category I Wetlands by minimizing impacts and ensuring their preservation. A portion of the Project site contains Category I wetlands. The applicant has committed to establishing a conservation easement within the project to protect these sensitive lands. The proposed design incorporates the wetlands into the overall development plan, integrating them with features such as trails, pathways, and open spaces. By making efforts to protect and enhance the wetlands rather than altering or encroaching upon them, the project prioritizes the preservation and continued viability of the on-site Category I Wetlands.

PLANNING DISCUSSION

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

1. Site Characteristics. The subject site is within the North Market Area and partially located within the Rural Area 2 - Rural Transition Area. The project contains Category I, II, and III wetlands. The FEMA Flood zones are A and X. A portion of the subject property is located within the AZ and AIA, which will be developed in accordance with LDC Section 605.
2. Right-of-Way (ROW). This project is located along SR 52, a two-lane, 100-foot-wide arterial roadway maintained by the Florida Department of Transportation (FDOT). According to FDOT traffic data, the 2023 annual average daily traffic (AADT) is 15,600 vehicles. An FDOT road widening Project (Project ID: 256334-2-52-01) is currently in the design phase for SR 52, extending from east of US 41 to east of Secretariat Road. This Project will expand the existing two-lane roadway into a four-lane facility and introduce a 12-foot multi-use path (MUP) along the north side of the corridor.
3. Trails. Currently, there are no trails in the general area. As part of the FDOT widening, SR 52 has planned a 12-foot MUP located on the north side of the roadway, adjacent to the project. The internal pedestrian walkways of the proposed MPUD will connect to the MUP.
4. Bus Stops. There are no bus stops in proximity to the proposed development. The nearest bus stop is approximately 7 miles to the west at the intersection of Moon Lake Road and SR 52.

PRELIMINARY FEASIBILITY ANALYSIS

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

1. Transportation Needs Assessment (TNA). On February 3, 2025, the TNA was reviewed and concluded “based on the needs assessment analysis and the 2045 Cost Affordable Plan, the roadway segments within the study area, excluding the segment of US Highway 41 from SR 52 to County Line Road, should operate within the adopted level of service with the 2045 background traffic and with the addition of the net increase in the Project traffic. US 41 from SR 52 to County Line Road should operate within an acceptable level of service based on the 2045 Needs Plan.” The Pasco County 2050 LRTP was approved by the Metropolitan Planning Organization on December 10th, 2024. This TNA is a reflection of the 2045 LRTP, which was active at the time of submission and review. A new TNA based on the 2050 LRTP is not required, as the TNA was considered acceptable with the original proposal of nearly 200+ entitlements.
2. Pasco County Utilities (PCU). On March 1, 2024, PCU provided the following comment: “This property is within Pasco County Utilities Water, Wastewater, and Reclaimed Water Service Areas, and based on the use intensity information provided by the applicant, the property has an estimated potable water demand of 359 ERUs:
 - Potable Water: Development within this property will be required to connect to the Pasco County Utilities Water system. There is currently a potable water capacity to support the proposed development. The nearest water main to the subject property is located approximately 3000 feet southwest of the subject property at the intersection of SR 52 and US Highway 41.
 - Wastewater: Development within this property will be required to connect to the Pasco County Utilities wastewater system. There is currently capacity at the Shady Hills WWTP to support the proposed development. The nearest sewer main to the subject property is approximately 3000 feet southwest of the subject property at the intersection of SR 52 and US Highway 41.
 - Reclaimed water: The subject property is located within the Weeki Wachee Basin Management Action Plan (BMAP) and will not connect to Pasco County Utilities reclaimed water system.”
3. Pasco Sheriff's Office (PSO). On March 21, 2024, the Pasco County Sheriff's Department provided the following comment:

“Recognizing that the Pasco Sheriff's Office is currently 63rd out of 67 counties in terms of deputies per 1,000 citizens served, the Sheriff's Office continues to have concerns regarding the impact of any planned development, especially multi-family developments that have the potential to bring in hundreds of people into a small area.

The individuals who move into these areas, which have often been re-zoned from agriculture or commercial zoning, will immediately need services, but any impact on these residences on the budget of the Pasco Sheriff's Office is at least 30 months away.

... if a development is move in ready in February of a given year, the calls for service begin immediately while the property taxes on that development is not due until the beginning of the next year. The property taxes are then appropriated to the Sheriff's Office in October, when we can begin the hiring and training process for new deputies, which can take an additional year. By the time new deputies are available to respond to calls for service, the development that initially necessitated their hiring is 30 months old.

Also, according to the United States Department of Agriculture, any residential development costs \$1.08 for every \$1 received in property taxes, whereas commercial and agricultural uses are far less than the \$1 received. ...”

Additionally, the proposed rezoning from AG and AG/R to PD with 108 single-family

detached unit development, with an additional 120 hotel rooms, is projected to add up to 720 new residents to Pasco County. This growth represents additional strain on already stretched law enforcement resources, which will need to be addressed in upcoming budgets.”

4. Fire. On March 7, 2024, the material was circulated, and after further review, they responded, “No comments”.
5. GoPasco. On March 8, 2024, the material was circulated, and after further review, they responded, “No comments.”
6. Emergency Management. On February 28, 2024, the material was circulated, and a response was not recorded during the review.
7. School District. On October 9, 2025, the Pasco County School District submitted the School Impact Analysis, attached hereto.
8. Parks, Recreation (PR). On March 11, 2024, the material was circulated, and after further review, they responded, “No comments.”
9. Natural Resources (NR). On March 14, 2024, the PRNR provided the following comment: “The wetland in the northern and western portion of the comp plan amendment area is a Category I wetland. According to the survey provided, it appears that a wetland boundary survey may have already been completed. Natural Resources requests that the Category I wetlands and the 25-foot buffer be designated with a CON FLU designation.”
After further discussion, PDE, NR, and the applicant have agreed to a COA within the companion MPUD to require a conservation easement over the Category I wetlands with the 25-foot buffer in lieu of a CON FLU, as it will achieve the same goal to preserve and protect existing wetland systems.
10. Library Services. On February 28, 2024, the material was circulated, and a response was not recorded during the review.
11. Active Transportation Planning. On February 3, 2025, the Active Transportation Planner concluded the following:
“This Project is located along State Road 52 (SR 52), a two-lane arterial road maintained by the Florida Department of Transportation (FDOT), with a posted speed limit of 55 mph. According to FDOT traffic data, the 2023 annual average daily traffic (AADT) is 15,600 vehicles. An FDOT road widening Project (Project ID: 256334-1) is currently in the design phase for SR 52, extending from east of US 41 to Secretariat Road. This Project will expand the existing two-lane roadway into a four-lane facility and introduce a 12-foot multi-use path (MUP) along the north side of the corridor. At present, this segment of SR 52 lacks transit service, as well as pedestrian and bicycle infrastructure. The nearest transit route, Route 16, is located at Moon Lake Road and SR 52. Future site development should integrate multi-use paths to establish connections to the planned MUP along SR 52. Additionally, the inclusion of bicycle infrastructure, such as bike racks in front of businesses and designated bicycle storage areas, should be considered to enhance accessibility and encourage multimodal transportation.”

CASE HISTORY		
	Date	Vote: Approve / Deny
Local Planning Agency (LPA)	01/08/2026	Pending
Board of County Commissioners – Transmittal	02/03/2026	Pending
Board of County Commissioners – Adoption	04/07/2026	Pending

APPENDIX	
FUTURE LAND USE	
Term	Reference
AG (AGRICULTURAL)	Chapter Two – Future Land Use Element Section FLU A-6
AG/R (AGRICULTURAL/RURAL)	
PD (PLANNED DEVELOPMENT)	
NT (CONNTERTON NEWTOWN)	
RES-3 (RESIDENTIAL-3 DU/GA)	
ZONING	
Term	Reference
A-C AGRICULTURAL DISTRICT	Section 503, Land Development Code
AC-1 AGRICULTURAL DISTRICT	Section 504, Land Development Code
A-R AGRICULTURAL- RESIDENTIAL DISTRICT	Section 505, Land Development Code
AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT	Section 507, Land Development Code
MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT	Section 522, Land Development Code
C-2 GENERAL COMMERCIAL DISTRICTC-2 GENERAL COMMERCIAL DISTRICT	Section 526, Land Development Code

FISCAL IMPACT/COST/REVENUE STATEMENT:

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

ATTACHMENT(S):

1. PDE26-0016 Maps Package
2. PDE26-0016 2025 FLU Designation - PD Planned Development
3. PDE26-0016 Proposed Ordinance
4. PDE26-0016 PD Concept Plan
5. PDE26-0016 Transportation Needs Assessment
6. PDE26-0016 School Impact Analysis
7. PDE26-0016 Public Notice
8. PDE26-0016 Applicant Affidavit

cc: DA/DE/NP/AET/GG/PDE26-0016 Elite SR 52 PD LPA

CPA24(03)
ELITE SR 52

10-25-18-0000-00300-0022
10-25-18-0000-00300-0021
10-25-18-0000-00300-0020
03-25-18-0000-00800-0030

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19765 STATE ROAD 52

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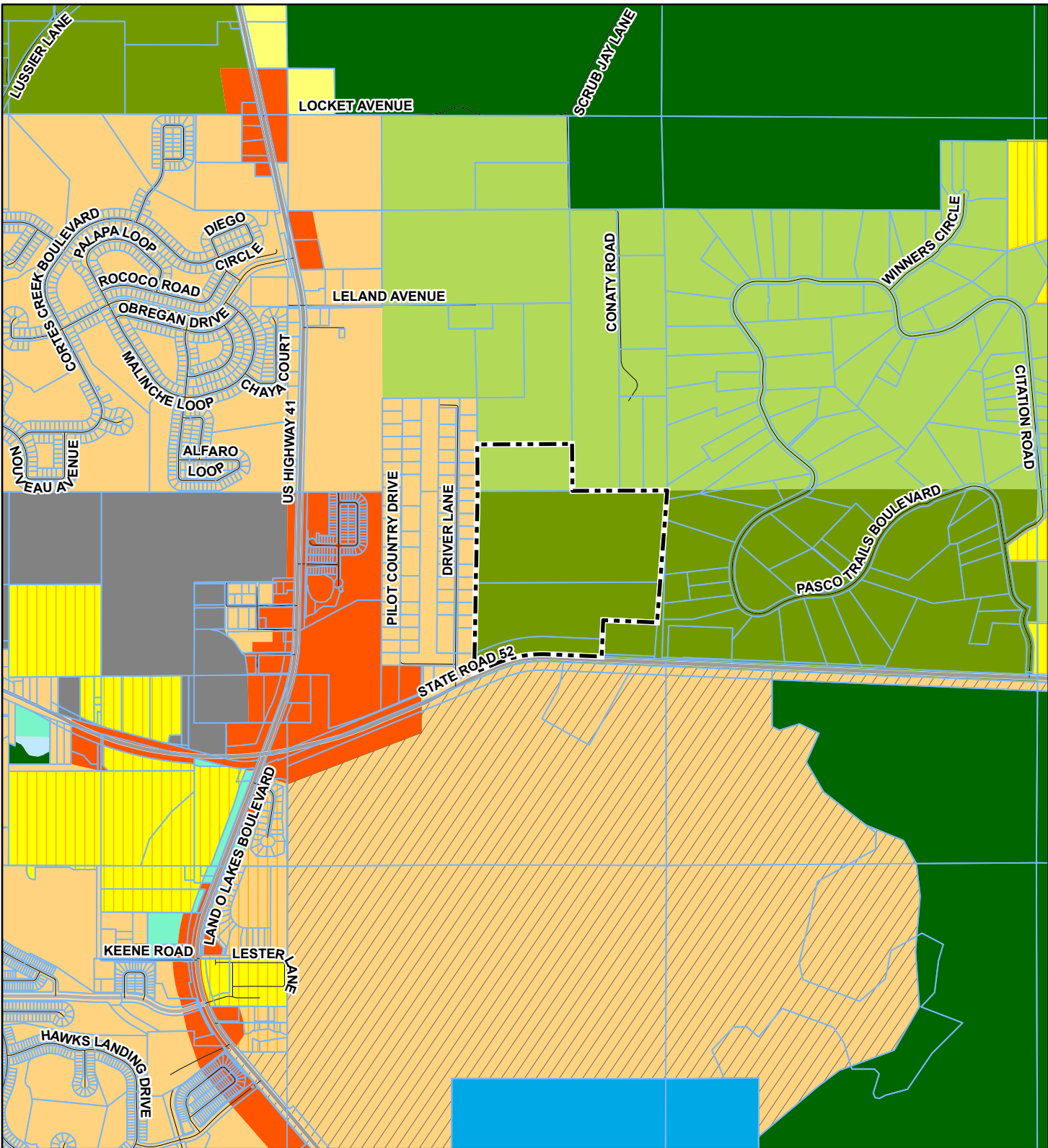
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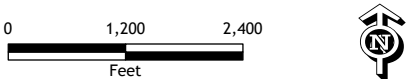
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ELITE SR 52
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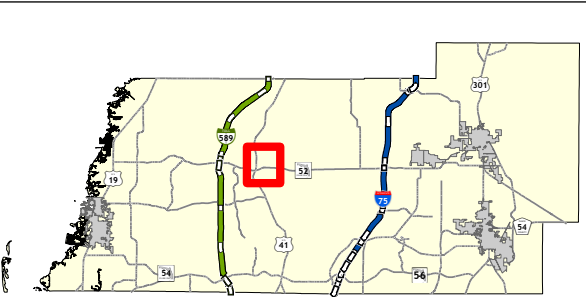
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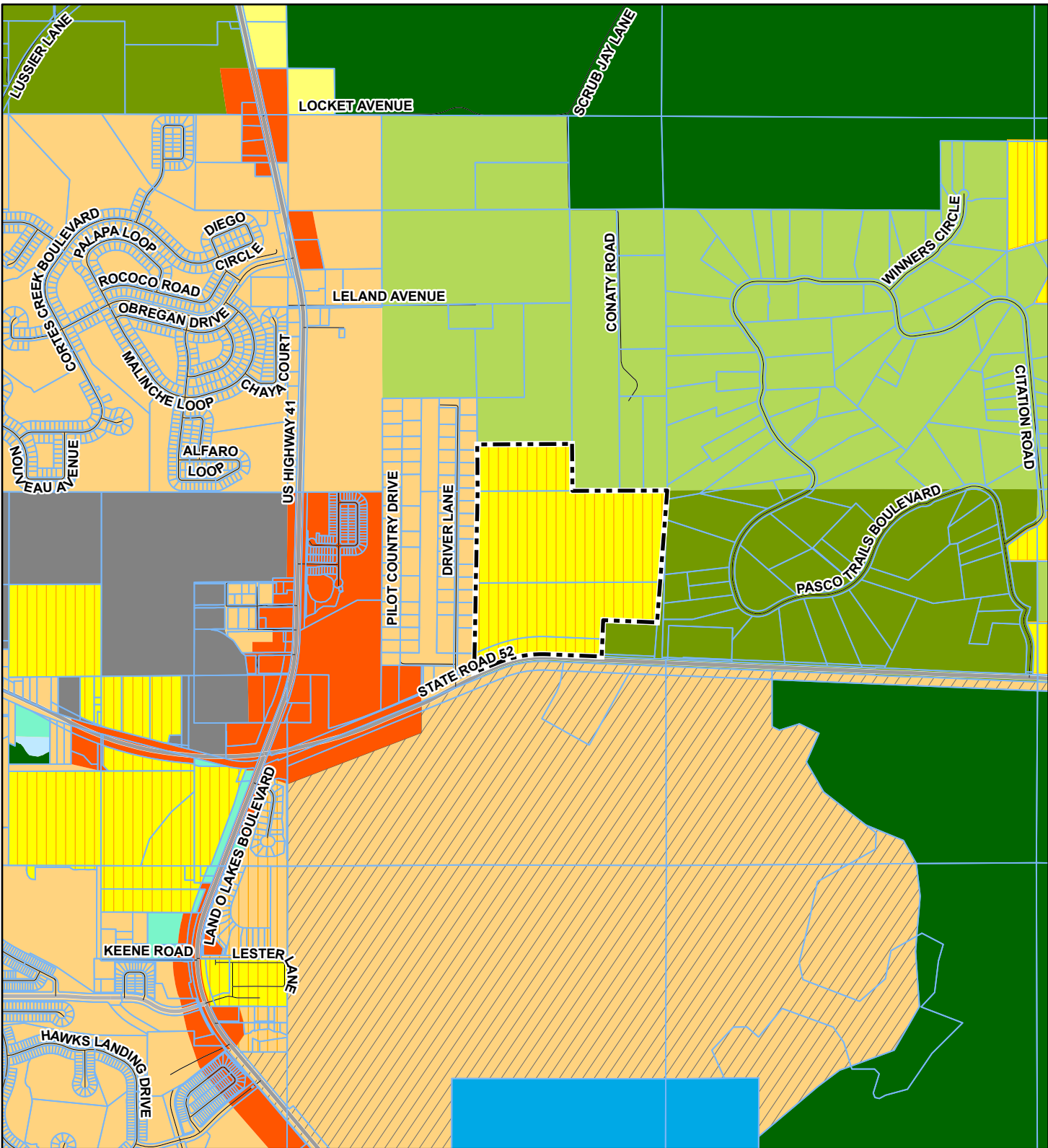
COMMISSION DISTRICT: 2

- | | | |
|------|-------|-------|
| AG | NT | RES-3 |
| AG/R | OFF | RES-6 |
| COM | P/SP | ROR |
| CON | PD | |
| IL | RES-1 | |



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**CPA24(03)
ELITE SR 52**

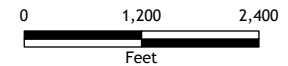
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**PHYSICAL ADDRESS:
19765 STATE ROAD 52**

 **SUBJECT PROPERTY**

COMMISSION DISTRICT: 2

AG	NT	RES-3
AG/R	OFF	RES-6
COM	P/SP	ROR
CON	PD	
IL	RES-1	



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CPA24(03)
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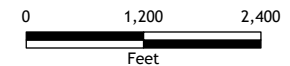
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PHYSICAL ADDRESS:
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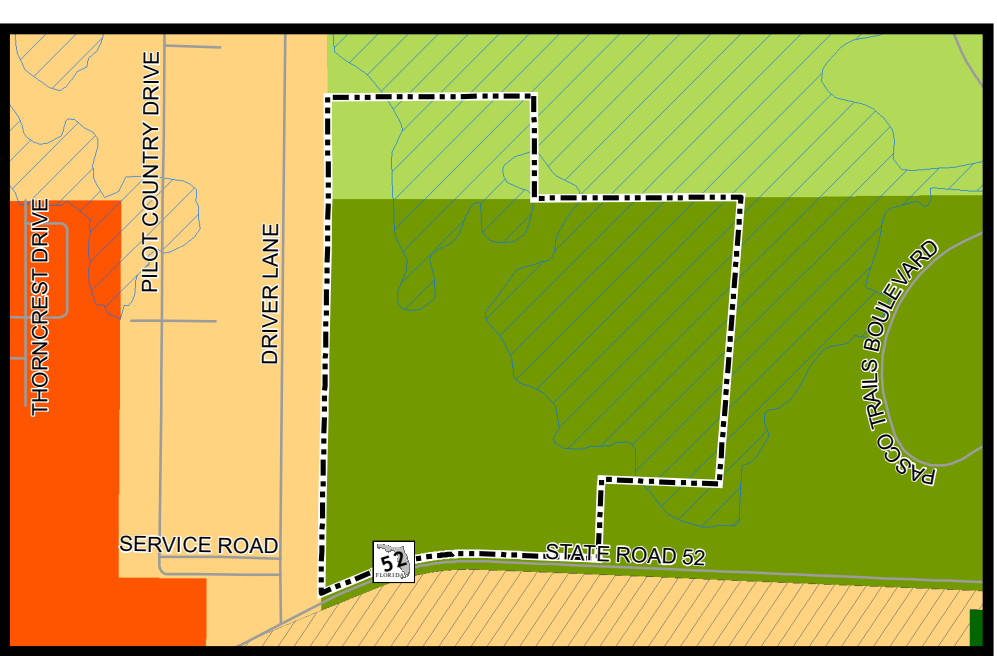
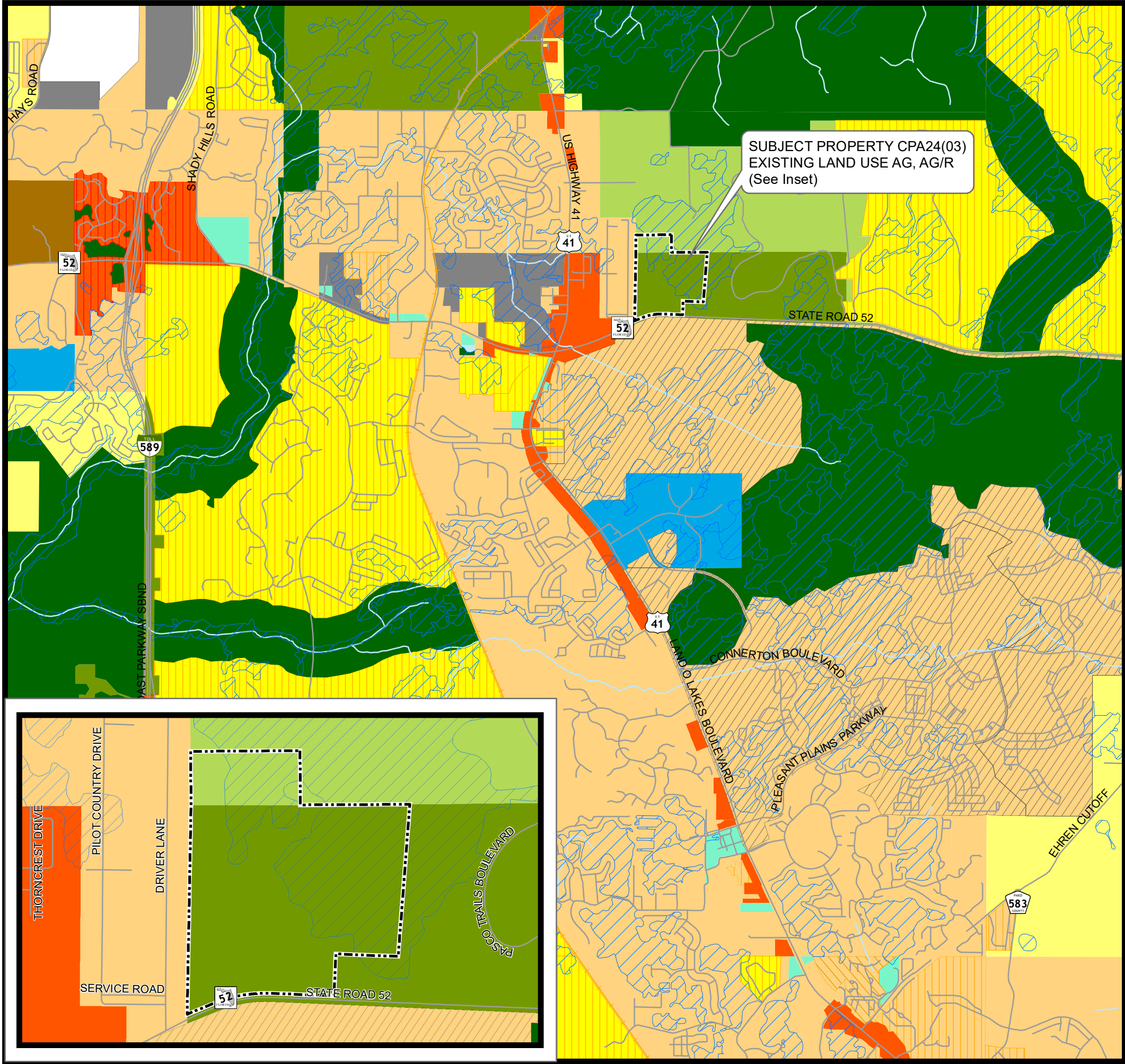
COMMISSION DISTRICT: 2

 AC	 C2	 R1
 AC1	 ER2	 R1MH
 AR	 MPUD	 R2
 AR1	 PO1	 RMH
 AR5	 PO2	



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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA24(03)
EXISTING LAND USE

T 2 5 S R 1 8 E
SHEET 12 OF 24

DATE ADOPTED: 06/15/1989

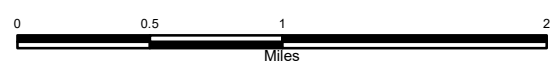
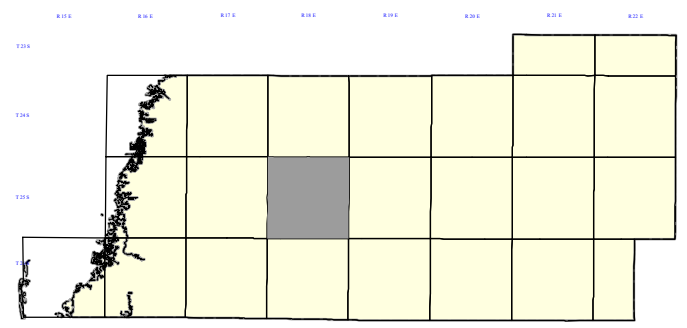
ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

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

OVERLAYS

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



Pasco County, Florida

Geographic Information Systems
(G.I.S.)
Information Technology

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2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

PD (PLANNED DEVELOPMENT)

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

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

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

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

General Range of Potential Uses:

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

Special Provisions and Mix of Uses:

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

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

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

2. **Conservation and Open Space:** Planned developments are required to provide protection of defined conservation areas and open space, and provide recreation and pedestrian circulation as a component of site design.
3. **Minimum Open Space:** Open space areas shall be designated as appropriate to meet the needs of the project, the community, and the vision of the market area in which the PD (Planned Development) is located.
4. **Compatibility with Adjacent Uses:** Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.
5. **Nonresidential-Use Locations:** Commercial and other nonresidential uses within planned developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian, and bicycle access for residents of the planned development community and will minimize the impact of commercial uses on adjacent and surrounding communities.
6. **Minimum Size:** Mixed-use planned developments are required to be the size necessary in order to effectively design the site for residential and nonresidential uses.

Mix of Uses:

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

Density Restrictions: Dwelling Units/Developable Residential Acre:

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

Maximum Nonresidential Intensity: Floor Area Ratio:

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

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 12) FROM AG (AGRICULTURAL) AND AG/R (AGRICULTURAL/RURAL) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 156 ACRES OF REAL PROPERTY LOCATED NORTH OF STATE ROAD 52 APPROXIMATELY .60 MILE EAST OF THE INTERSECTION OF STATE ROAD 52 AND US 41; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.81 – ELITE 52 PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(81) ELITE 52 PD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

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

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

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

WHEREAS, the Local Planning Agency, on January 8, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, on February 3, 2026, the Board of County Commissioners held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Commerce (“FloridaCommerce”) and other agencies to obtain review and comment on the said Amendment; and

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

WHERE AS, objections have been received from any reviewing agency; and

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

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

WHEREAS, the Board of County Commissioners, on April 7, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

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

SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 12 is hereby amended to change the Future Land Use classification from AG (AGRICULTURAL) and AG/R (AGRICULTUAL/RURAL) to PD (PLANNED DEVELOPMENT) on approximately 156 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. FUTURE LAND USE ELEMENT TEXT AMENDMENT.

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, Subarea Policy FLU 7.1.81 – ELITE 52 PD is hereby created, attached hereto as Exhibit B, and made a part hereof.

SECTION 3. FUTURE LAND USE SUBAREAS MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Series, Map 2-9, Subarea, is hereby replaced with Exhibit C, as attached hereto and made a part hereof.

SECTION 4. REPEALER.

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

SECTION 5. SEVERABILITY.

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

SECTION 6. EFFECTIVE DATE.

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

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

SECTION 7. LEGISLATIVE FINDINGS OF FACT.

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

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 7th day of April, 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

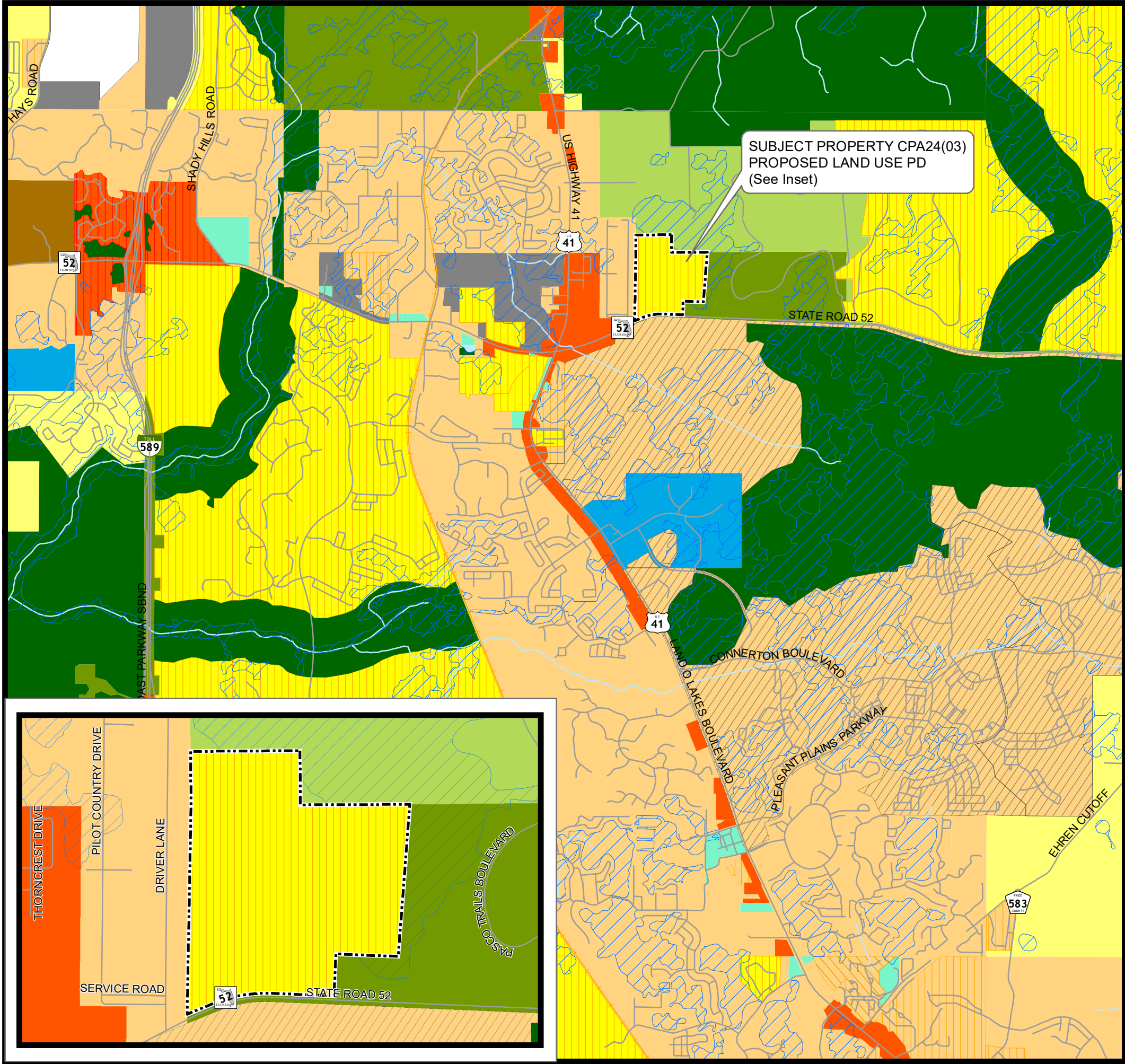
ATTEST:

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

JACK MARIANO, CHAIRMAN

Exhibit A

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THE COMPREHENSIVE PLAN
OF UNINCORPORATED PASCO COUNTY
FUTURE LAND USE 2025

CPA24(03)
PROPOSED LAND USE

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SHEET 12 OF 24

DATE ADOPTED: 06/15/1989

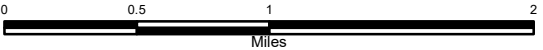
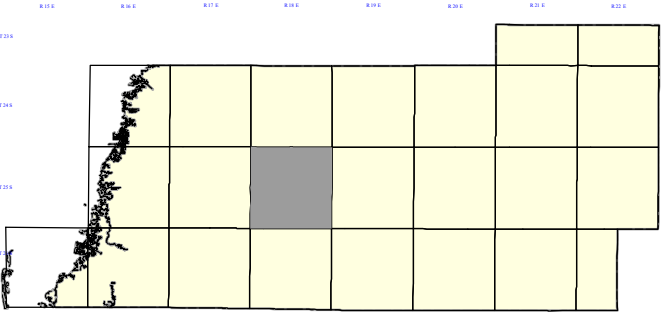
ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

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

OVERLAYS

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



Pasco County, Florida

Geographic Information Systems
(G.I.S.)

Information Technology

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Exhibit B

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ELITE 52 PD SUBAREA POLICY

POLICY FLU 7.1.81- ELITE 52 PD

The Elite 52 PD (Planned Development) is identified on Future Land Use Subarea Map 2-9(81). All rezoning(s) within the Subarea shall be MPUD Master Planned Unit Development District(s) and shall be governed by the terms of this Subarea Policy. Any development that would exceed the level of development allowed under this Subarea Policy shall require an amendment to this policy, Policy FLU 7.1.81, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies (GOPs) of the Comprehensive Plan, and Chapter 163, Florida Statutes.

The Elite SR 52 PD Subarea is located adjacent to the Pilot Country Airport. Development in the Elite SR 52 PD Subarea shall comply with Section 605, Airport Overlay Districts, of the Pasco County Land Development Code, as may be amended from time to time. The maximum height of structures shall be determined at the time of the approval of the MPUD and shall comply with Section 605.

Guiding Development Policies

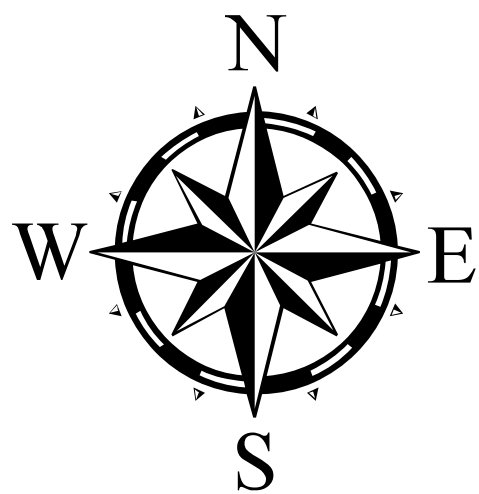
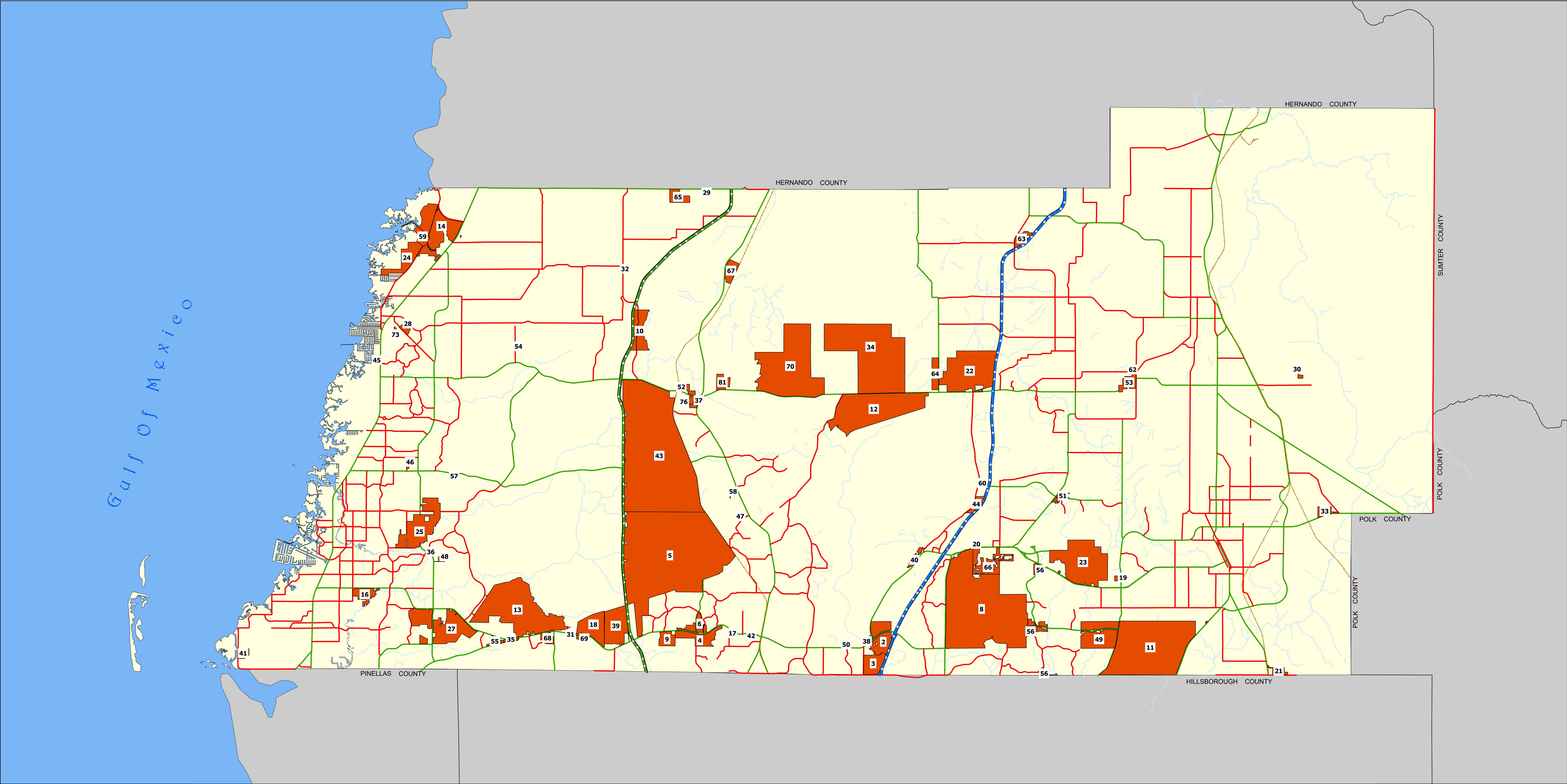
- a. The following maximum levels of development and permitted uses within the Elite 52 PD Subarea are approved, subject to the land use equivalency matrix (LUEM) as provided in the MPUD conditions of approval (COAs). Non-residential entitlements may not be reduced, exchanged, utilized or traded off for Residential entitlements.

<u>Maximum Development Potential</u>	
<u>Land Uses</u>	<u>Intensity/Density</u>
Retail/Commercial/Office	175,000 Square Feet
Hotel	120 Rooms
Single Family Detached	108 Dwelling Units

- b. The COAs shall prohibit certain commercial uses that may not be compatible with the surrounding neighborhood. Additional restrictions may be set forth in the COAs.
- c. The southern portion of Elite 52 PD adjacent to SR 52, as depicted on the MPUD Master Plan, shall contain non-residential uses. The design and layout of the non-residential uses shall be addressed in the COAs.

Exhibit C

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0 1 2
Miles

Legend

Number	Name
2	CYPRESS CREEK TOWN CENTER DRI (#252)
3	KING RANCH BCPA05-2(12)
4	LONG LAKE RANCH DRI (247)
5	BEXLEY NORTH (a)BEXLEY SOUTH (b) DRI (#255)
6	SUNLAKE CENTRE DRI (#248)
8	WIREGRASS DRI (#260)
9	SMITH 54 CPAL08-1(02)
10	GREENFIELD DEL WEBB RIVER RESERVE PD (fka BELL FRUIT/ZENEDA PARTNERS) CPAL22(09)
11	TWO RIVERS CPAL08-2(04)
12	CENTRAL PASCO EMPLOYMENT VILLAGE CPAL08-2(11)
13	STARKEY RANCH DRI (#264)
14	SUNWEST HARBOURTOWNE DRI (#267)
15	MITCHELL US 41 CPA23(05)
16	HARVEY CPAL17(04)
17	CROSS PARK PD CPAL21(25)
18	LEGACY CPAL09-1(22)
19	GATEWAY SUBAREA CPAL17(07)
20	STONEBROOK CPAL17(06)
21	MARTIN - MARIETTA CPAL10-2(10)
22	GATEWAY HUB SUBAREA CPAL10-2(06)
23	NEW RIVER CPAL10-2(14)
24	SUNWEST/SWFWMD CPAL10-2(04A)
25	NEW PORT CORNERS CPAL20(16)

Number	Name
27	WESTERN HUB CPAL10-1(08)
28	EMERALD FIELD (BEACON WOODS EAST) CPAD203
29	LAND TRUST NO. 76 CPAL12(04)
30	ENTERPRISE ROAD RECYCLING & DISPOSAL FACILITY CPAL12(05)
31	FIFTH THIRD BANK (COM) CPAL13(01)
32	SHADY HILLS ROAD (COM) CPAL14(01)
33	UPPER HILLSBOROUGH TRACT CPAS14(06)
34	PALMETTO RIDGE CPAL20(13)
35	TRINITY COMMUNITIES PARCEL CPAL15(06)
36	RIVER CROSSING CPAL16(01)
37	TIBBETTS LANDS CPAL16(03)
38	BRIGHTWORK CROSSING CPAL16(02)
39	SOUTH BRANCH RANCH CPAL16(06)
40	LEXINGTON OAKS COMMERCIAL CPAL17(02)
41	ANCLOTE RESORT, A TRADEWINDS RESORT CPAL17(05)
42	SIENNA VILLAGE II CPAS17(09)
43	PROJECT ARTHUR CPAL19(01)
44	OVERPASS BUSINESS PARK CPAL18(01)
45	GULF BREEZE MANOR CPAL18(05)
46	GALEN WILSON COMPLEX CPAL18(02)
47	HAGMAN CPAL18(09)

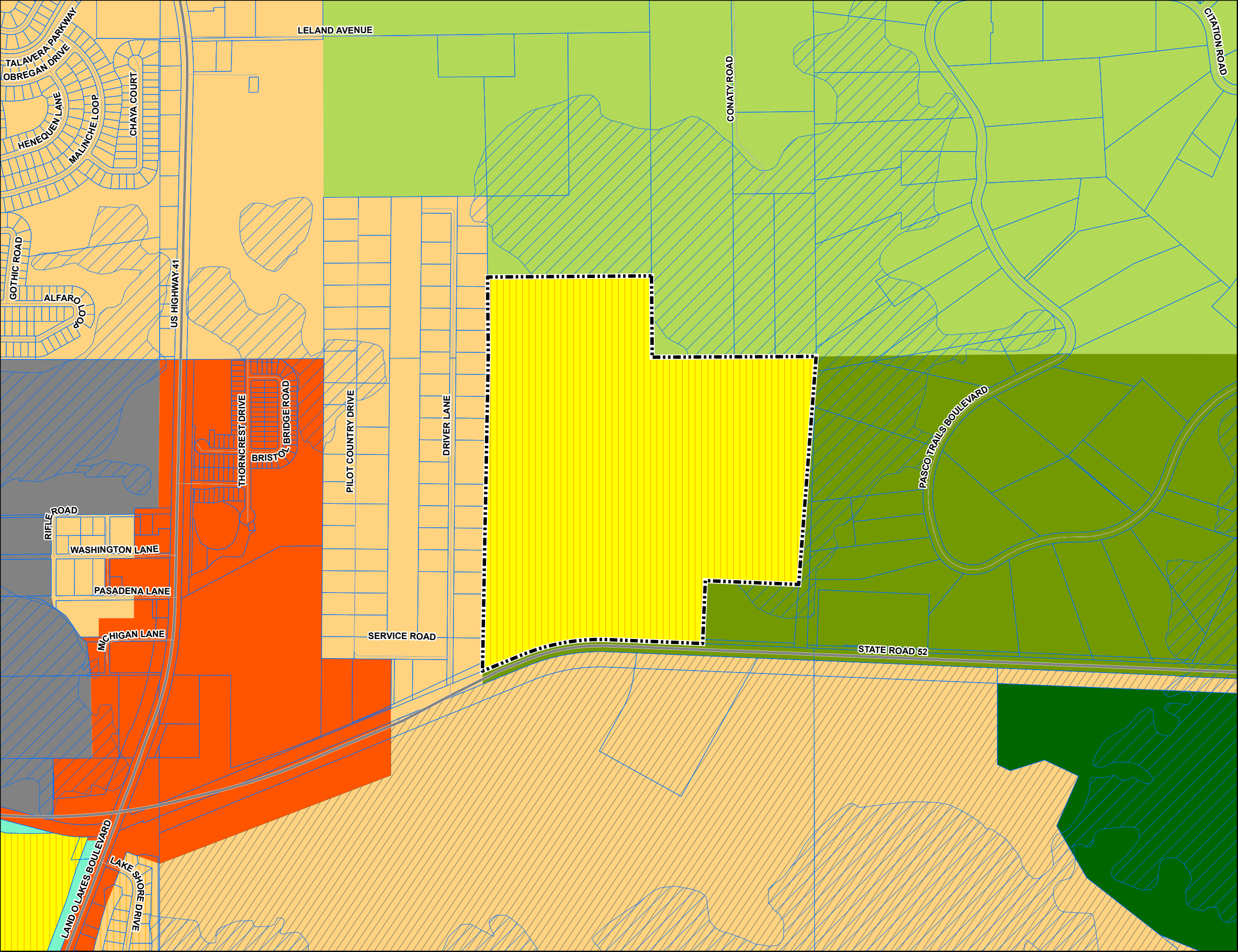
Number	Name
49	RIVER LANDING CPAL18(19)
50	AIKEN MIXED USE PD CPAL19(05)
51	PROMENADE BUSINESS CENTRE CPAL18(07)
52	PAW MATERIALS PD ((52A)) CPAS22(27)
52	PAW MATERIALS PD CPAL21(02)
53	GRANDE OAKS CPAL18(13)
54	COLONY ROAD CPAL20(02)
55	TRINITY COPORATE CENTER PD CPAL20(09)
56	WESLEY CHAPEL LAKES NORTH CPAL20(11)
56	WESLEY CHAPEL LAKES NORTH CPAL20(11)
56	WESLEY CHAPEL LAKES NORTH CPAL20(11)
57	RIDGE ROAD & TANGLEWOOD DRIVE CPAL20(15)
58	CAUSEWAY PD CPAL21(03)
59	SUNWEST PARK PD CPAL21(01)
60	ADRIAN PHILIP CPAL21(06)
62	PITTMAN/MASSEY-HAPPY HILL CPAS22(10)
63	NORTH PASCO RV RESORT CPAL21(10)
64	FAIRCLOTH AT BELLAMY CPAL21(05)
65	NORTHTRIDGE CPAL21(23)
66	SADDLEBROOK RESORT PD CPAL22(06)
67	SEVEN DIAMONDS COMMERCE PARK PD CPAL22(04)

Number	Name
68	ODESSA TOWN CENTRE PD CPAL22(01)
69	SR 54 BLACK LAKE PD CPAS22(07)
70	4G RANCH PD CPAL22(02)
71	THE CORWYN AT WESLEY HILLS CPAS23(01)
73	BAYONET GARDENS CPAS23(04)
81	ELITE SR 52 PD CPA24(03)

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY



MAP 2 - 9 SUBAREA



THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2-9 (81)
ELITE SR 52 PD

FLU Subareas
SUBAREA DETAILS

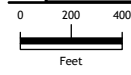
PROPOSED FLU CODE

Wetlands - Class I
 City Limits

Future Land Use Categories

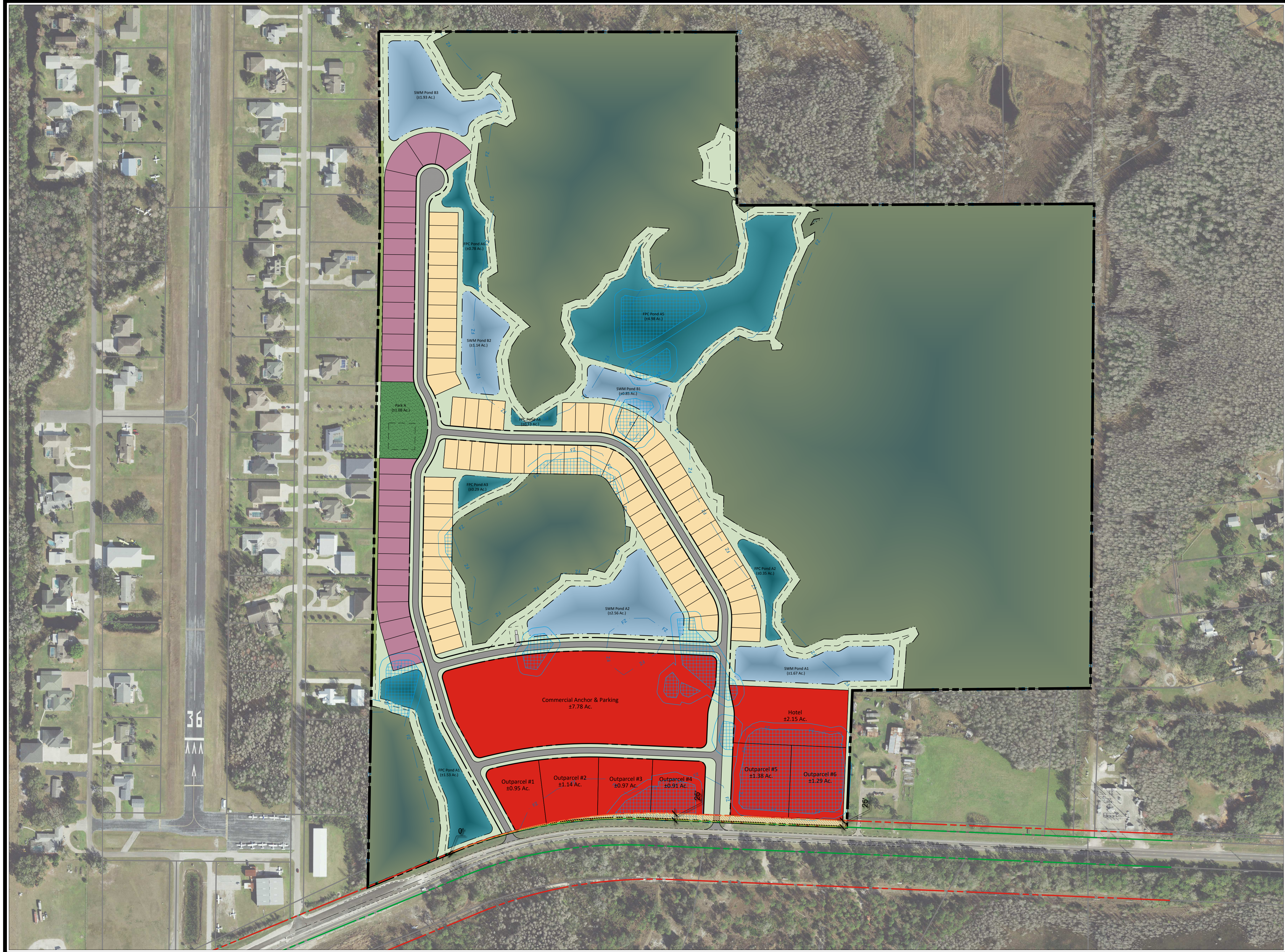
- | | |
|------|-------|
| AG | NT |
| AG/R | PD |
| COM | RES-3 |
| CON | RES-6 |
| IL | ROR |

REVISIONS:			
DATE	//	ORDINANCE #	DATE // ORDINANCE #
12/21/10	//	10-50	



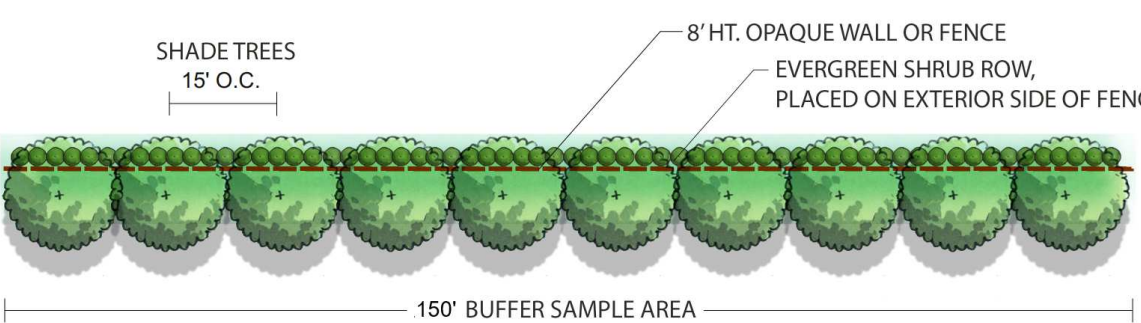
Author: jhelmrich 2/3/2025
Folder: T:\GIS Main\GISFlat02\FLU\CPAS23\06





LEGEND

- PARCEL BOUNDARY - ±156.18 Ac.
- 50' X 110' LOTS
- 60' X 110' LOTS
- NON-RESIDENTIAL
- PUBLIC SPACE/PARK/AMENITY
- 15' ENHANCED TYPE "B" BUFFER
- PRESERVED WETLANDS
- WETLAND IMPACT
- STORMWATER POND
- FLOODPLAIN COMPENSATION POND
- FZ FEMA FLOODPLAIN
- PROPOSED ROAD
- EXISTING ROW PER 2007 FDOT PD&E STUDY
- PROPOSED ROW PER 2007 FDOT PD&E STUDY
- ROW DEDICATION PER 2007 FDOT PD&E STUDY



Enhanced Type "B" Buffer
- Spacing of shade trees increased from 30 o.c. to 15 o.c. (May be staggered for natural appearance.)
- Minimum screening height increased from 6 to 8', provided by fence or wall
- Shrub row to be placed on exterior of fence
- Refer to zoning map and conditions for proposed location

Elite 52
Non-Binding Concept Plan

X05 Farm, LLC & Camp Rural Enterprises
Pasco County

8/20/25	Non-Binding Concept Plan - V.01.4b	MG
7/29/25	Non-Binding Concept Plan - V.01.3	SM
DATE	DESCRIPTION	BY
DATE: 05/20/2025	JOB #: JDP-E5-1001	

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

SCALE: 1" = 200'
0 100 200 400
HALF SCALE 11" BY 17"

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

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RAJ.ELITE 52 MASTER PLAN/LAND PLANNING/CONCEPTUAL LAYOUT/TELITE 52 NON-BINDING CONCEPT PLAN V.01.4B.DWG/MCOLOR CONCEPT - 11" BY 17" - MARK GEDA

NEEDS ASSESSMENT METHODOLOGY TIMING AND PHASING METHODOLOGY ACCESS MANAGEMENT METHODOLOGY SUBSTANDARD ROAD METHODOLOGY

Meeting Date: 9/20/23

Draft Submitted: 11/2/23

Final Approved:

Project Name: SR 52 Mixed Use

Accela Number: T&P-2023-00085

Record Number: SSRRA-2023-00216

Comprehensive Plan Action: Modify Comp. Plan from AG & AG/R to PD

Zoning Action: Rezone from AC to MPUD

Needs Assessment

1) Exemption Status

- a. The existing Future Land Use Designation for the property is AG and AG/R.
- b. The developer proposed to amend the Comprehensive Plan to PD.

2) Site Parameters

- a. The existing Comprehensive Plan Designation would allow the entitlements, as shown in Table 1.
- b. The Future Land Use Plan is proposed to be amended to PD to allow the following entitlements:
 - Townhomes – 300 Dwelling Units
 - Retail – 175,000 Square Feet
 - Hotel – 120 Rooms

3) Study Area

- a. The study area will include SR 52 from Shady Hills Road to Ehren Cutoff.

4) 2045 Volumes

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

5) Development Traffic

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

TABLE 1			
ALTERNATIVE ENTITLEMENTS			
<u>Land Use Designation</u>	<u>Size</u>	<u>Allowable Entitlements</u>	
AG/R	136.07 AC	26 DU's	
AG	20.0 AC	<u>2 DU's</u>	
		28 DU's	

- b. The net increase in the project traffic due to the proposed amendment will be calculated.
- 6) Internal Capture
 - a. Internal capture will be based on the methodology outlined in the NCHRP 684.
- 7) Passerby Capture
 - a. Passerby capture will be based on the methodology outlined in the ITE Trip Generation Manual, 11th Edition.
- 8) Distribution
 - a. The distribution of the net increase in project traffic will be based on the percentage shown in Figure 1.
- 9) Analysis
 - a. PM Peak Hour generalized link analysis will be conducted for the roadway segments within the study area for the project.
 - b. The net increase in traffic due to the proposed amendment will be added to the 2045 volumes. The analysis will identify any additional improvements required due to additional traffic.

Timing and Phasing Analysis

- 1) Exemption status:
 - a. The property is currently zoned AC.
 - 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. Developer proposes to amend the existing zoning to allow the following entitlements:

<u>Status</u>	<u>Land Use</u>	<u>Size</u>
Non-Exempt	Townhomes	300 DU's
Non-Exempt	Retail	175,000 SF
Non-Exempt	Hotel	120 Rooms

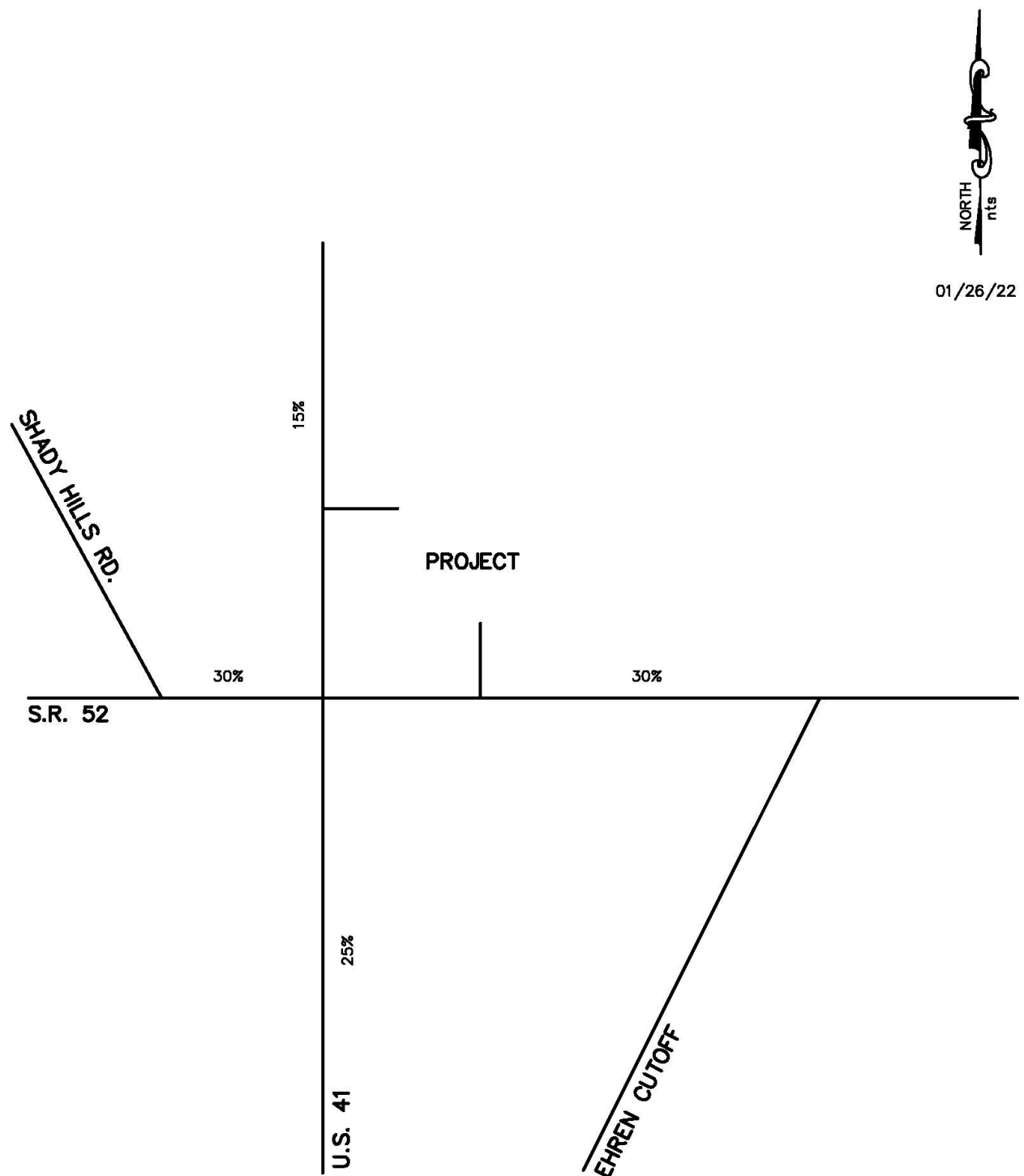


FIGURE 1
PROJECT TRAFFIC
DISTRIBUTION

- b. *Site Location* – East of US41 and north of SR 52.
- c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2030.
- d. Interim Uses Generating Traffic – N/A

Study Area:

- a. Segment:
 - SR 52 from Shady Hills Rd to Ehren Cutoff
- b. Intersections:
 - SR 52 and US41
 - SR 52 and Shady Hills Road
 - SR 52 and Ehren Cutoff

3) 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 PM to 6:00 PM) along the roadways within the study network. The count at the intersection of US41 and SR52 may be older than one (1) year due to construction activity

4) Trip Generation:

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

5) Trip Generation:

- a. The internal capture will be based on the methodology and based on NCHRP 684.

6) Passerby Capture:

- a. The passerby capture will be based on the methodology and based on ITE Trip Generation Manual, 11th Edition.

7) Background Growth Procedure:

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

8) Distribution and Assignment:

- a. The distribution of the project traffic will be based on the percentage shown in Figure 1.

9) Analysis:

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

Access Management Analysis:

An Access Management Analysis will be conducted for the project accesses to SR 52.

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

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

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

Substandard Road Analysis:

The access for the project is proposed to be via SR 52 which is an arterial road. Therefore, a substandard road analysis will not be required.



Pasco County Schools

Dr. John Legg, Superintendent of Schools

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

School Impact Analysis

Project Name	State Road 52 MPUD (Revised)							09-Oct-25
Project Location	North side of State Road 52, 0.75 miles east of U. S. Highway 41							
Parcel ID Numbers	10-25-18-0000-00300-0021, 10-25-18-0000-00300-0022, 10-25-18-0000-00300-0020, 03-25-18-0000-00800-0030 (156.06 acres)							
Property Owner/Developer	JDP Elite Land Development 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	108	0.184	0.079	0.122	20	9	14	43
Multi-Family		0.093	0.04	0.05	0	0	0	0
Mobile Home	0	0.094	0.04	0.04	0	0	0	0
Totals	108				20	9	14	43

School Impacts*	School Capacity	2025-26 Projected Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School					
Mary Giella Elementary	644	507	79%	527	82%
Crews Lake Middle	1,386	650	47%	659	48%
Land O' Lakes High	1,978	2,203	111%	2,217	112%

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-015 was published in said newspaper by print in the issues of 12/17/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

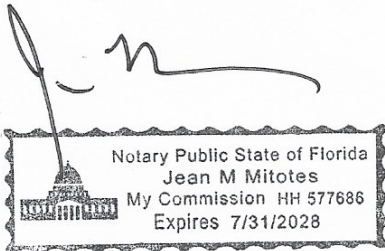


Sworn to and subscribed before me this 12/17/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

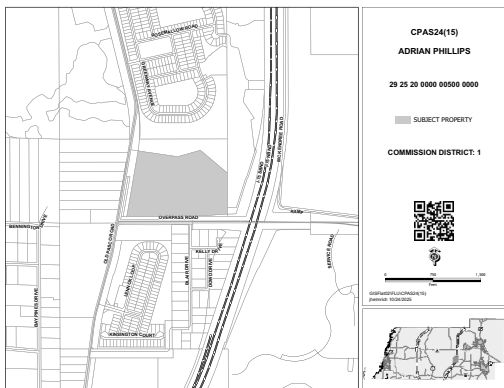


NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

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

- 1. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 14) FROM COM (COMMERCIAL) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 32.51 ACRES OF REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF OLD PASCO ROAD AND OVERPASS ROAD; AND A TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.60 – ADRIAN PHILLIP; AND AN AMENDMENT TO THE FUTURE LAND USE MAP 2-9 AMENDING SUBAREA MAP 2-9(60) ADRIAN PHILLIP; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

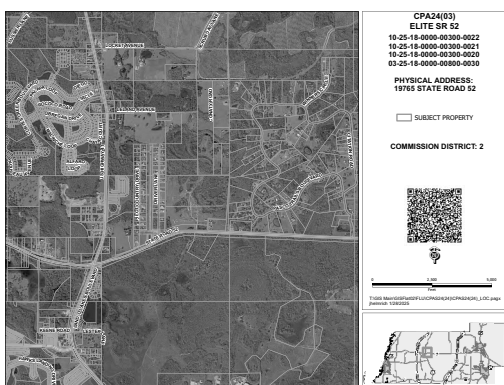
[CPAS24-15 Adrian Phillips]



On Tuesday, January 6, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

- 2. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 12) FROM AG (AGRICULTURAL) AND AG/R (AGRICULTURAL/RURAL) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 156 ACRES OF REAL PROPERTY LOCATED NORTH OF STATE ROAD 52 APPROXIMATELY .60 MILE EAST OF THE INTERSECTION OF STATE ROAD 52 AND US HWY 41; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.81 – ELITE 52 PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(81) ELITE 52 PD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPA24(03) Elite SR 52 PD]



On Thursday, January 8, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, February 3, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold a transmittal public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On Tuesday, April 7, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

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

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): 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022

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: Elite 52

Project Number: CPA24(03) and RZ-7811

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 12/18/2025

X Photos showing the placement of the public hearing sign posted on the property on 12/24/2025



Barbara L. Wilhite, Agent of Record

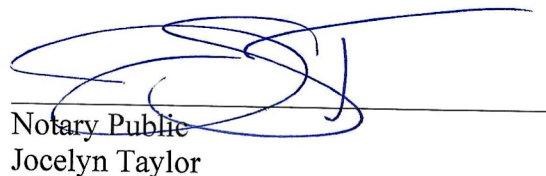
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 30 day of December 2025, 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

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

December 18, 2025

RE: Elite 52 (CPA24(03)) and Rezoning (RZ-7811)
Parcel Nos. 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022

Dear Property Owner:

This letter is to advise you that a Comprehensive Plan Amendment CPA24(03) (Elite 52 PD) has been filed in the name of the property owners, X05 Farm, LLC; JDP Elite Land Development, LLC; and, J&K Elite Commercial, to change the land use from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) and a Rezoning Application (RZ-7811) has been filed to change the zoning from A-C Agricultural District and A-R Agricultural Residential District to MPUD (Master Planned Unit Development District). The original applications with the county were to allow for the development of a maximum of: 300 platted townhomes; 175,000 sf commercial/retail; and, 120 hotel rooms. The applications have been **revised** to only allow for the development of a maximum of: **108 single family homes**; 175,000 sf commercial/retail; and, 120 hotel rooms.

The subject property is located on the north side of State Road 52 and consists of 156.2 acres m.o.l., (Parcel Nos. 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022).

The public hearings for consideration of these applications will be held as follows:

Planning Commission/Local Planning Agency CPA24(03) (RZ-7811)	01/08/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners Transmittal CPA24(03)	02/03/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners Adoption CPA24(03) (RZ-7811)	04/07/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.

Property Owner
December 18, 2025
Page Two

The applications and all supporting documentation on file regarding can be viewed by contacting the following individuals:

CPA24(03)

Gianna German, Planner I – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-380-3512; ggerman@pascocountyfl.net.

(RZ-7811)

William Vermillion, AICP-C, CNU-A, Senior Planner – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 210 New Port Richey, Florida 34654; 727-380-3521; wvermillion@pascocountyfl.net.

If you are in opposition to the above-stated applications, 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.

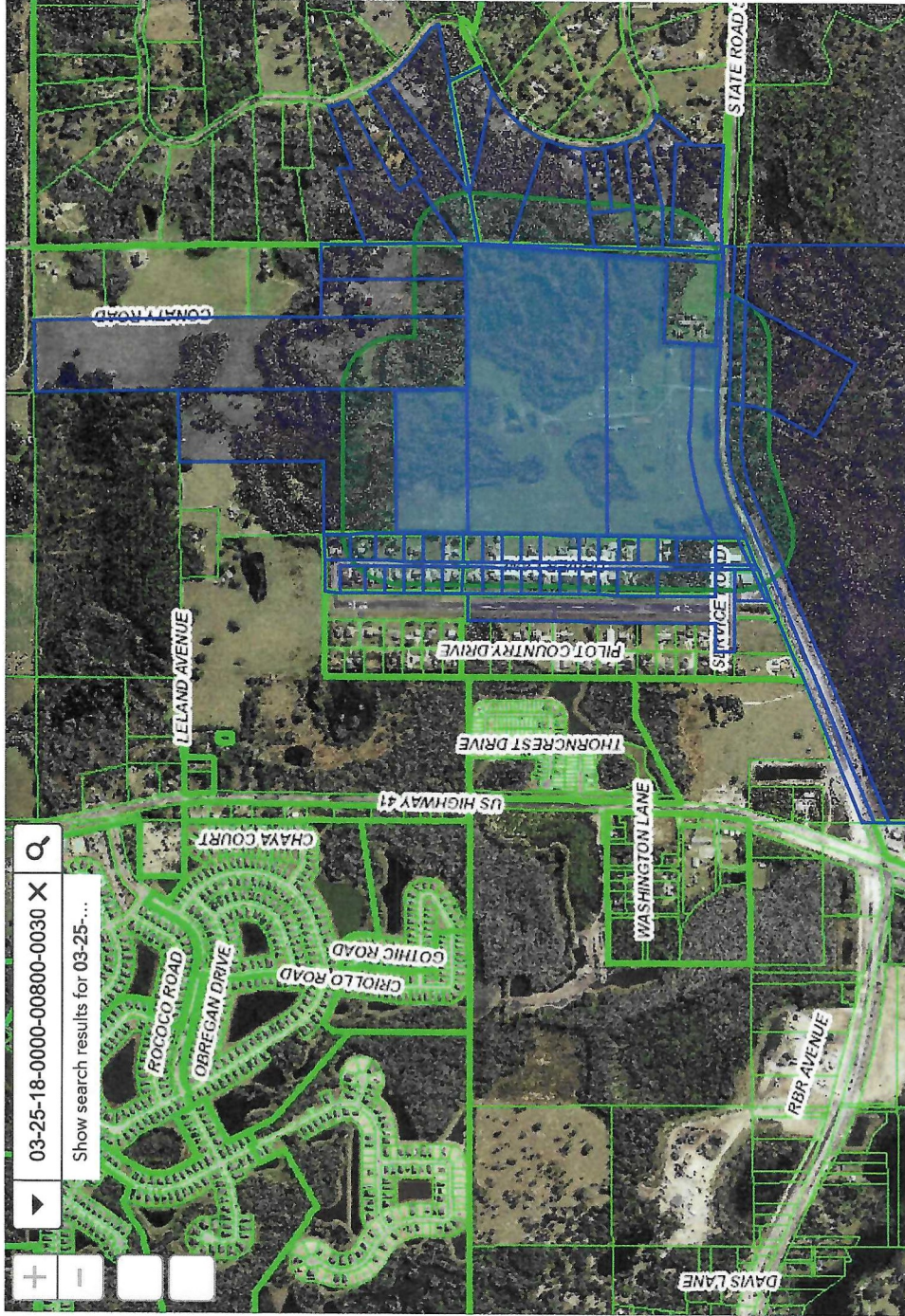
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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, flowing script.

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)

70 addressees found; do you want to continue?

Review

Download

54 total

Parcel	Name 1	Name 2	Address 1	Address 2	City
11-25-18-0010-00000-1150	ADRIANI CHAD DAVID & JENNIFER LEIGH		11971 PASCO TRAILS BOULEVARD		SPRING HILL, FL 34610
03-25-18-0000-01500-0000	BLANKENSHIP RANDY		12519 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4809
10-25-18-0000-00300-0010	BRADY CAROLYN WANDA JEAN		1671 VIRGINIA LEE CIR		BROOKSVILLE, FL 34662
10-25-18-0030-00000-0690	BUDD MARK G & KAREN A		11748 DRIVER LN		SPRING HILL, FL 34610-7980
10-25-18-0030-00000-0630	BUDD MARK JR & ERIKA		20854 AUBURN LEAF TRL		LAND O LAKES, FL 34638-3750
11-25-18-0010-00000-1161	CHERRY PAUL H & LISA L		11965 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0000-01400-0000	CONATY GREGORY N		12110 CONATY ROAD		SPRING HILL, FL 34610
10-25-18-0030-00000-0490	CORELLA NEIL		11991 DRIVER LN		SPRING HILL, FL 34610-7985
10-25-18-0030-00000-0650	CUNNINGHAM CHARLES D & KAREN L		901 KNOB HILL CIR		KISSIMMEE, FL 34744-5508
02-25-18-0010-00000-1100	DE SCHEPPER JOHN II		249 WILTON ROAD		WESTPORT, CT 06880
10-25-18-0000-29900-1810	FL DEPT OF TRANSPORTATION		BUREAU OF RIGHT OF WAY	11201 MCKINLEY D	TAMPA, FL 33612-6456
11-25-18-0010-00000-1162	FRATES DANIEL G &	DUNCAN ELIZAB	11967 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0030-00000-0560	GEORGE STEPHEN N		12220 DRIVER LN		SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0730	GIURTINO JOEL F & PATRICIA E		11626 DRIVER LN		SPRING HILL, FL 34610-7978
10-25-18-0030-00000-0430	GOODMAN FAMILY TRUST	GOODMAN MIC	11749 DRIVER LN		SPRING HILL, FL 34610
03-25-18-0030-00000-0540	GREENBERG STEVEN D &	CHRISTINE C	12137 DRIVER LN		SPRING HILL, FL 34610-7989
03-25-18-0000-00100-0010	GRINDY ENTERPRISES INC		PO BOX 1578		BROOKSVILLE, FL 34605-1578
11-25-18-0010-00000-1140	GROTHAUS HANS & KATHERINE E		4073 W SHINNECOCK		CEDAR HILLS, UT 84062
10-25-18-0030-00000-0640	HAINES CAITLYN & BUELL CHRISTOPHER		11934 DRIVER LN		SPRING HILL, FL 34610
11-25-18-0010-00000-1171	HALSNIK RENEE K		11961 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
10-25-18-0030-00000-0440	HERTENSTEIN DENNIS		11757 DRIVER LN		SPRING HILL, FL 34610
10-25-18-0000-00300-0022	J & K ELITE COMMERCIAL	DEVELOPMENT L	6600 N FLORIDA AVE		TAMPA, FL 33604-6023
10-25-18-0000-00300-0021	JDP ELITE LAND DEVELOPMENT LLC		6600 N FLORIDA AVE		TAMPA, FL 33604-6023
03-25-18-0000-00800-0020	KOZORA DAVID & SUSAN		1112 ANOLAS WAY		LUTZ, FL 33548-2902
10-25-18-0030-00000-0480	LESTER JAMES A & AIDA M		11935 DRIVER LN		BROOKSVILLE, FL 34610-7985
02-25-18-0010-00000-1130	MEREDITH LARRY D & FAYEA		12113 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4805
10-25-18-0030-00000-0420	MORGANO PHYLLIS C REVOCABLE TRUST		11729 DRIVER LANE		SPRING HILL, FL 34610
03-25-18-0030-00000-0550	MYERS REX LLOYD & CAROLYN KAY		12203 DRIVER LN		SPRING HILL, FL 34610-7989
10-25-18-0030-00000-0720	NEYRA JESUS MANUEL & NEYRA GRETCHEN STARR		12206 QUAIL RIDGE DR		SPRING HILL, FL 34610
10-25-18-0000-00400-0010	OLD FLORIDA RANCH LLC		C/O CHARLES HARPER	100 N TAMPA ST STE	TAMPA, FL 33602
02-25-18-0010-00000-1120	OLSON GREGORY J & ANDREA E		12133 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4805
11-25-18-0010-00000-1141	PASSFELD RONALD D & KIM		11989 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0030-00000-0510	PILAWSKI DARREN & BOBBI		12025 DRIVER LN		SPRING HILL, FL 34610
10-25-18-0030-00000-0740	PILOT COUNTRY AIRPORT X05 LLC		11500 PILOT COUNTRY DRIVE		SPRINGHILL, FL 34610
10-25-18-0030-00000-00B0	PILOT COUNTRY ESTATES	HOMEOWNERS / PO BOX 444			LAND O LAKES, FL 34639-0444
10-25-18-0030-00000-0700	RAMASWAMY ASHOK		179 MARINA DEL REY CT		CLEARWATER, FL 33767-2994

36 pg 1

03-25-18-0030-00000-0520	RICHARDS EDMOND & SUSAN REV TR RICHARDS EDMC	12051 DRIVER LN	SPRING HILL, FL 34610-7987
10-25-18-0030-00000-0450	ROBERTS KENNETH B & LINDA	11831 DRIVER LN	SPRING HILL, FL 34610-7983
03-25-18-0030-00000-0570	SAFFOLD MICHAEL & TAMBRE	12154 DRIVER LN	SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0470	SCOTT WILLIAM M & MICHELLE L	11915 DRIVER LN	SPRING HILL, FL 34610-7931
10-25-18-0030-29900-101D	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	11201 N MCKINLEY DR	TAMPA, FL 33612-6456
03-25-18-0030-00000-0530	STETTNER ERIC JOHN & STETTNER GEORGE J	12117 DRIVER LN	BROOKSVILLE, FL 34610-7989
10-25-18-0030-00000-0710	STOLTE ANDREW J & ERIKA E	11708 DRIVER LN	SPRING HILL, FL 34610-7980
10-25-18-0030-00000-0660	STOLTE JOHN T TRUST	STOLTE JOHN T T 11852 DRIVER LN	SPRING HILL, FL 34610-7982
03-25-18-0030-00000-0620	TAYLOR GREGORY S & VICKI M	12012 DRIVER LN	SPRING HILL, FL 34610-7986
03-25-18-0030-00000-0600	TOTH NORMAN	12048 DRIVER LN	SPRING HILL, FL 34610-7986
03-25-18-0030-00000-0590	TOTH NORMAN J	12136 DRIVER LN	SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0460	TWAALFHOVEN MARK	11800 DRIVER LANE	SPRING HILL, FL 34610-7982
10-25-18-0030-00000-0410	WALLACE DARRELL G & ADAMS-WALLACE CAROLYN S	11709 DRIVER LN	SPRING HILL, FL 34610-7981
03-25-18-0030-00000-0610	WALLIS FAMILY TRUST	WALLIS MATTHEW 11550 PILOT COUNTRY DR	SPRING HILL, FL 34610
10-25-18-0000-00300-0000	WATSON EILEEN MCCABE	P.O. BOX 1147	SAN ANTONIO, FL 33576-1174
03-25-18-0030-00000-0500	WESLEY & DEBORAH HAWKINS REVOC WESLEY W & DEF	12011 DRIVER LN	SPRING HILL, FL 34610
11-25-18-0010-00000-1180	WITHLACOOCHEE RIVER ELECTRIC	COOPERATIVE IN PO BOX 278	DADE CITY, FL 33526-0278
10-25-18-0000-00300-0020	X05 FARM LLC	11500 PILOT COUNTRY DR	SPRING HILL, FL 34610-7914



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18 pg 2

PUBLIC HEARINGS



App. No. CPA24(03)

COMPREHENSIVE PLAN AMENDMENT
FROM: AGRICULTURAL/RURAL AND OTHER
TO: PLANNED DEVELOPMENT

Local Planning Agency

01/08/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners #1

02/03/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners #2

04/07/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. RZ-7811

Project Type: REZONING

Change zoning from A-C and A-R to MPUD to allow development of up to 108 single family homes; 175,000 sf commercial/retail; &, 120 hotel rooms.

Planning Commission

01/08/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

04/07/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

Meeting Agenda



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FROM

TO:

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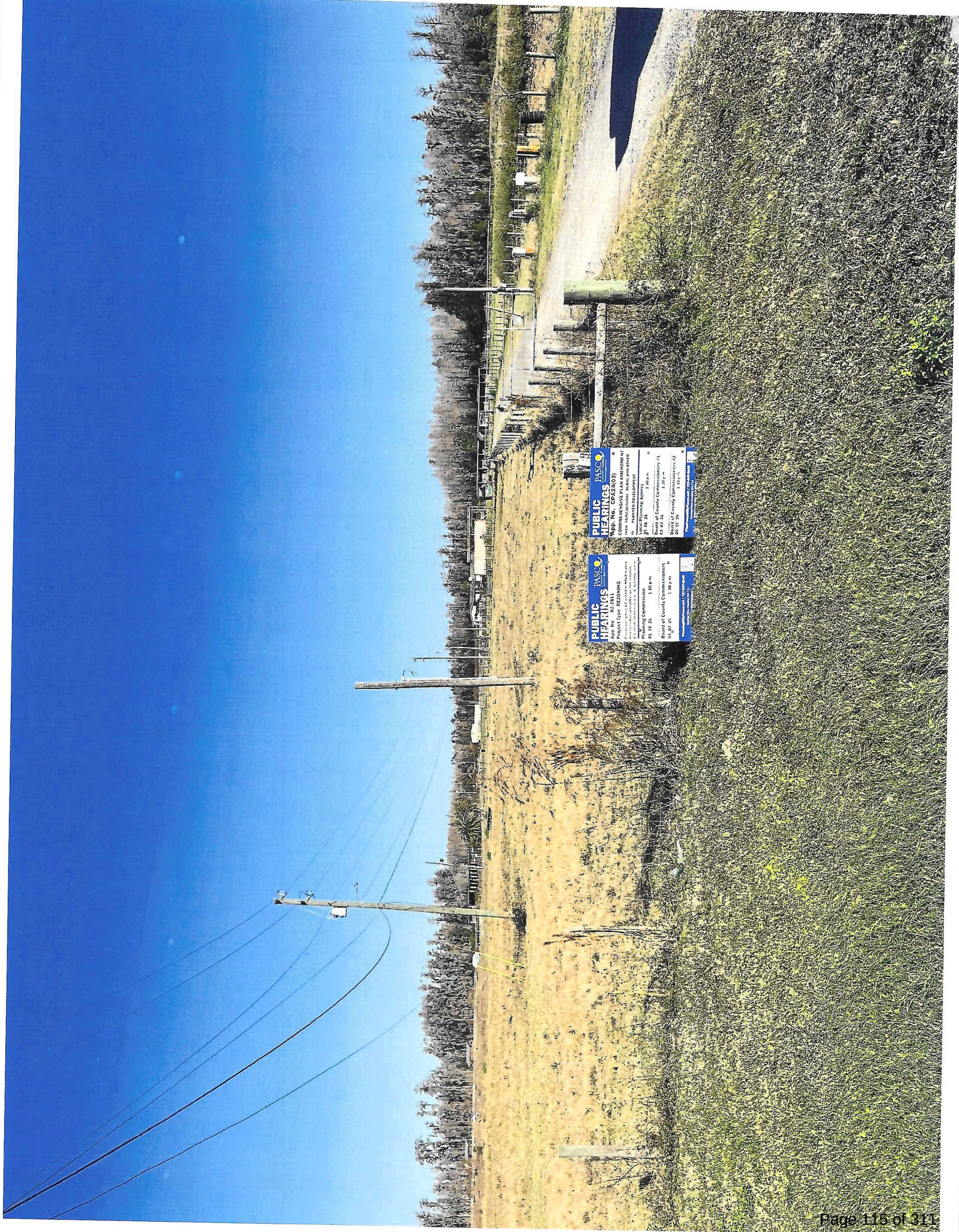
Historic Co

Board

04/07

Historic Co

PlanPa



PUBLIC HEARINGS
PASCAGOULA PLANNING AGENCY
08/18/26
COMPREHENSIVE PLAN AMENDMENT
NEW RESIDENTIAL, NEARLY 5000 SFE
08/18/26 1:00 p.m.
Board of County Commissioners 11
08/18/26 1:00 p.m.
08/19/26 1:00 p.m.
08/19/26 1:00 p.m.

PUBLIC HEARINGS
PASCAGOULA PLANNING AGENCY
08/18/26
REZONING
08/18/26 1:00 p.m.
Board of County Commissioners 11
08/18/26 1:00 p.m.
08/19/26 1:00 p.m.

COMMISSION DISTRICT: 1

FILE NO.: PDE26-7811

DATE: 1/8/2026

SUBJECT: Zoning Amendment (Regular) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 108 Single Family Detached Units, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.60 Miles East of the Intersection of State Road 52 and US 41

REFERENCES: All Planning Commission (PC) and Board of County Commissioner (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at Dade City 3/20/2025 continued - PC at DC 4/3/2025 continued - PC at NPR 4/17/2025 continued - PC at NPR 5/15/2025 - PC at DC 1/8/2026

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 rezoning request from an AR Agricultural Residential District and AC Agricultural District to an MPUD Master Planned Unit Development District to allow for the maximum development of 108 Single Family Detached dwelling units, 175,000 Square Feet (SF), and 120 hotel rooms and associated infrastructure on 156.2 acres.

The original proposal for this MPUD included 300 platted townhomes adjacent to Pilot Country Airport. The applicant has worked with PDE, in conjunction with the surrounding airport community, to modify the proposal to have a more site-sensitive design. The 300 platted townhomes have been replaced with 108 single family detached dwelling units and an enhanced landscape buffer has been added between the subject site and the airport community. This enhanced buffer is 15 feet in width and includes shade trees, evergreen shrubs, and an 8-foot opaque wall or fence. The non-residential is concentrated on the southern portion of the subject site, adjacent to SR 52, and has building design, orientation, and facade requirements to facilitate enhanced non-residential development and reduce the proliferation of strip commercial along the SR 52 corridor. In addition to this, the post category one wetlands on site shall be conveyed to Pasco County as a conservation easement.

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

LDC Section 901.6.D.11 — Street Design and Dedication Requirements — The applicant requests

PDE26-7811

Page 1 of 4

not to provide a vehicular interconnection to the north or west of the subject site.

LDC Section 805.6 — Restrictions on Post-development Wetlands and Upland Buffers — The applicant proposes not to have to create the mandatory HOA/CDD/merchants' association for the non-residential portions of the MPUD, if under single ownership.

STAFF VARIATION REQUEST(S) ANALYSIS:

LDC Section 901.6.D.11 — Street Design and Dedication Requirements — The northern site is encumbered by a category one wetland, which prevents an interconnection to the north. To the west, lies the Pilot Country airport community, which prevents an interconnection to the west. Additionally, SR 52 will serve as the major east-west movement for the vehicular trips associated with this proposed development. For these reasons, PDE is amenable to this request.

LDC Section 805.6 — Restrictions on Post-development Wetlands and Upland Buffers — If the non-residential portion of the development is under single ownership, the owner shall be the entity responsible for maintenance of any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special-purpose areas that fall within the non-residential portions of the development. PDE is amenable to the request as it accomplishes the intent of LDC section 805.6.

The author of this document and lead planner is William Vermillion, AICP-C, CNU-A, Senior Planner.

SITE DETAILS

The project is located in the North Market Area, approximately 0.6 miles east of the intersection of State Road 52 and US 41 (Parcel ID Nos.: 10-25-18-0000-00300-0021; 10-25-18-0000-00300-0022; 10-21-18-0000-00300-0020; and, 03-25-18-0000-00800-0030)

Commission District:	The Honorable Ronald E. Oakley
Project Name:	SR 52 Elite MPUD
Applicants' Name(s) :	JDP Elite Development LLC
Current Zoning District:	AC & AR
Proposed Zoning District:	MPUD
Future Land Use (FLU) Classification:	AG & AG/R
Water/Sewage:	Pasco/Pasco
Flood Zone:	A
Requested Entitlements:	108 Single Family Detached, 175k SF Commercial/Retail, 120 Hotel Rooms
Roads/Access:	SR 52 (public)

MPUD SURROUNDING CONDITIONS ANALYSIS

1. The surrounding area is largely comprised of residential dwelling units of various product type to include single family detached, townhomes, condominiums, and multi-family.
2. Further east, there are non-residential land uses and entitlements comprised of industrial, commercial, office, and retail uses. These uses are generally located surrounding the intersection of State Road 52 and US 41, with a small portion to the south of the subject site located within Connerton Village 5.

3. The following MPUD's have been approved in a ~1 mile radius of the subject:
- Connerton Village 5 MPUD- 1,250 residential dwelling units comprised of single family detached, townhomes, condominiums, and multi-family dwelling units (du's), with 10,085 SF Commercial.
 - Longleaf Grove MPUD- 95,000 SF Commercial, 15,000 SF Office, and 350 multi-family du's.
 - Paw Materials MPUD- 500,000 SF Industrial and 150,000 SF Commercial.
 - Tibbett's Gowers Corner MPUD- 300,000 SF Retail/Commercial and 400 multi-family du's.
 - Enterprise Commerce MPUD- 200,000 SF Industrial and 35,000 SF Commercial.
 - Talavera MPUD- 840 single family detached du's.

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	AC Agricultural District	AG (Agricultural)	Vacant/Wetlands
South	Connerton MPUD Master Planned Unit Development	NT (Connerton New Town)	Vacant
East	AC-1 Agricultural District	AG/R (Agricultural Residential)	Large Residential Lots
West	AR Agricultural Residential District	RES-3 (Residential 3 du/ga)	Airport Community

PREVIOUS ZONING ACTIONS(S) AND BACKGROUND DETAILS

These parcels currently reflect their original zoning.

FINDINGS OF FACT

1. The subject site currently has some small buildings located on it.
2. There is a path planned on the north side of SR 52 when the roadway is widened by FDOT, which is currently at 60 percent design. The right of way required for the SR 52 widening is depicted on the Master Plan consistent with FDOT's 60 percent design plans.
3. This project contains the standard "Live Local" conditions of approval and a Binding Concept Plan.
4. There is a companion Comprehensive Plan Amendment to this rezoning, CPA24(03), which is a Future Land Use Amendment from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development).
5. Due to the proximity to the Pilot Country Airport, this MPUD is subject to applicable provisions of LDC section 605 "Airport Overlay Districts", which are included in the conditions of approval.
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(s) meet(s) or exceed(s) the intent of the Code. The Planning, Development and Economic Growth Department (PDE) has reviewed the requested variation(s) and finds that they meet the intent of the LDC as noted.

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

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

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRA): The PDE Transportation Planner concluded that the access management included in the conditions of approval were appropriate based on the Timing and Phasing submitted by the applicant. This project was found to be exempt from the SSRA, due to SR 52 being an arterial roadway pursuant to LDC 901.4.
2. Pasco County Utilities (PCU): Offsite improvements to connect to the potable, reclaimed, and waste water systems may be required.
3. Pasco Sheriff's Office (PSO): The PSO provided no comments on this proposal.
4. Fire: Fire Services had no concerns regarding this proposal.
5. Emergency Management: The Emergency Management department had no concerns regarding this proposal.
6. School District: The Pasco County School District has reviewed the school impact analysis and is in agreement with the conditions as provided.

Parks, Recreation, and Natural Resources (PRNR): The PRNR is in agreement with the conditions as provided.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-7811: Visuals
2. PDE26-7811: Legal Description
3. PDE26-7811: Conditions of Approval
4. PDE26-7811: Master Plan
5. PDE26-7811: Binding Concept Plan
6. PDE26-7811: Timing & Phasing
7. PDE26-7811: School Impact Analysis
8. PDE26-7811: Public Notice
9. PDE26-7811: Proof of Notice



RZ-7811 A-R & A-C TO MPUD

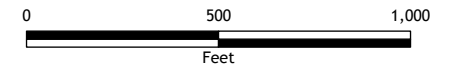
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DEVELOPMENT LLC, J&K ELITE
COMMERCIAL/ELITE SR 52 MPUD
11500 PILOT COUNTRY DR
SPRING HILL FL 34610

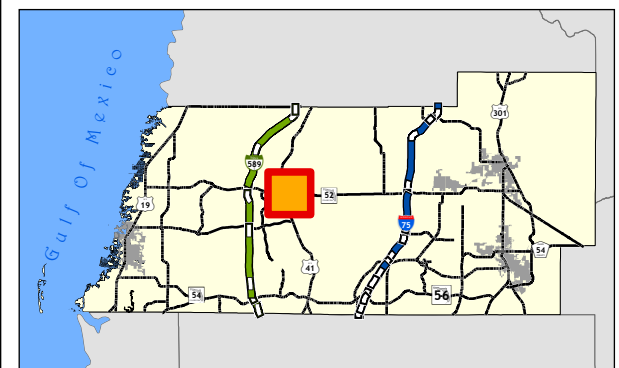
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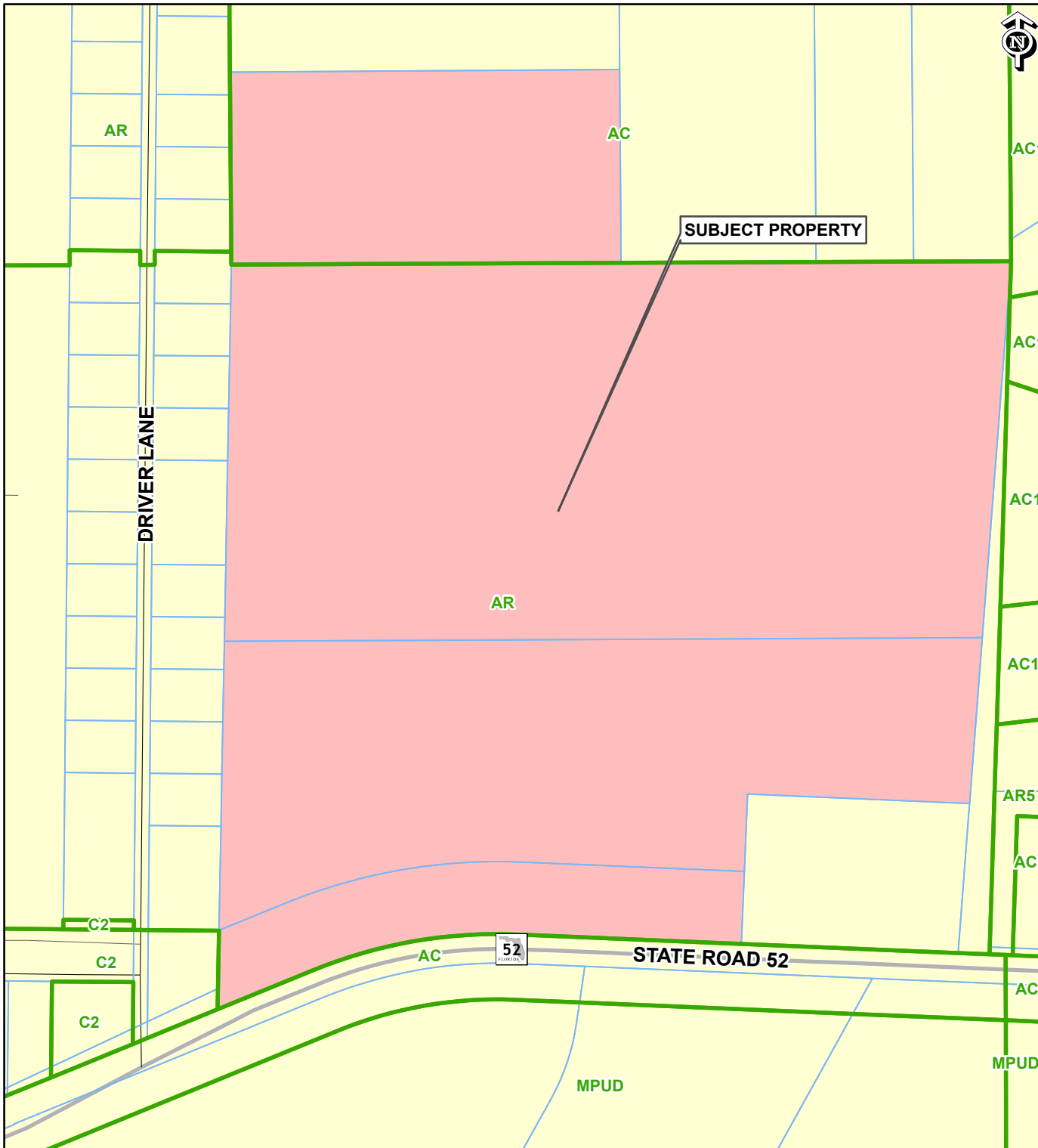
TAZ-40
COMMISSION DISTRICT: 1

 SUBJECT PROPERTY



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RZ-7811 A-R & A-C TO MPUD

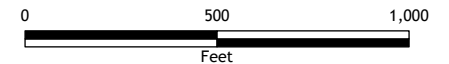
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X05 FARM LLC, JDP ELITE LAND
DEVELOPMENT LLC, J&K ELITE
COMMERCIAL/ELITE SR 52 MPUD
11500 PILOT COUNTRY DR
SPRING HILL FL 34610

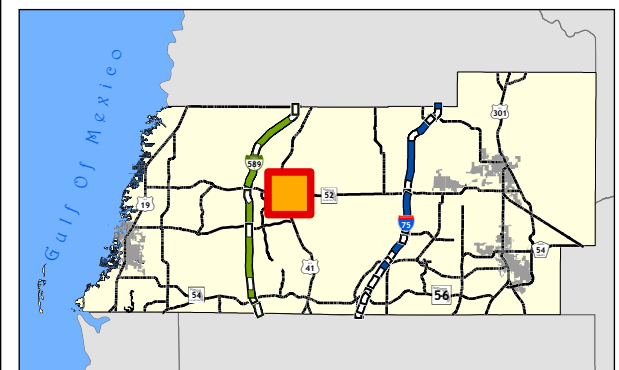
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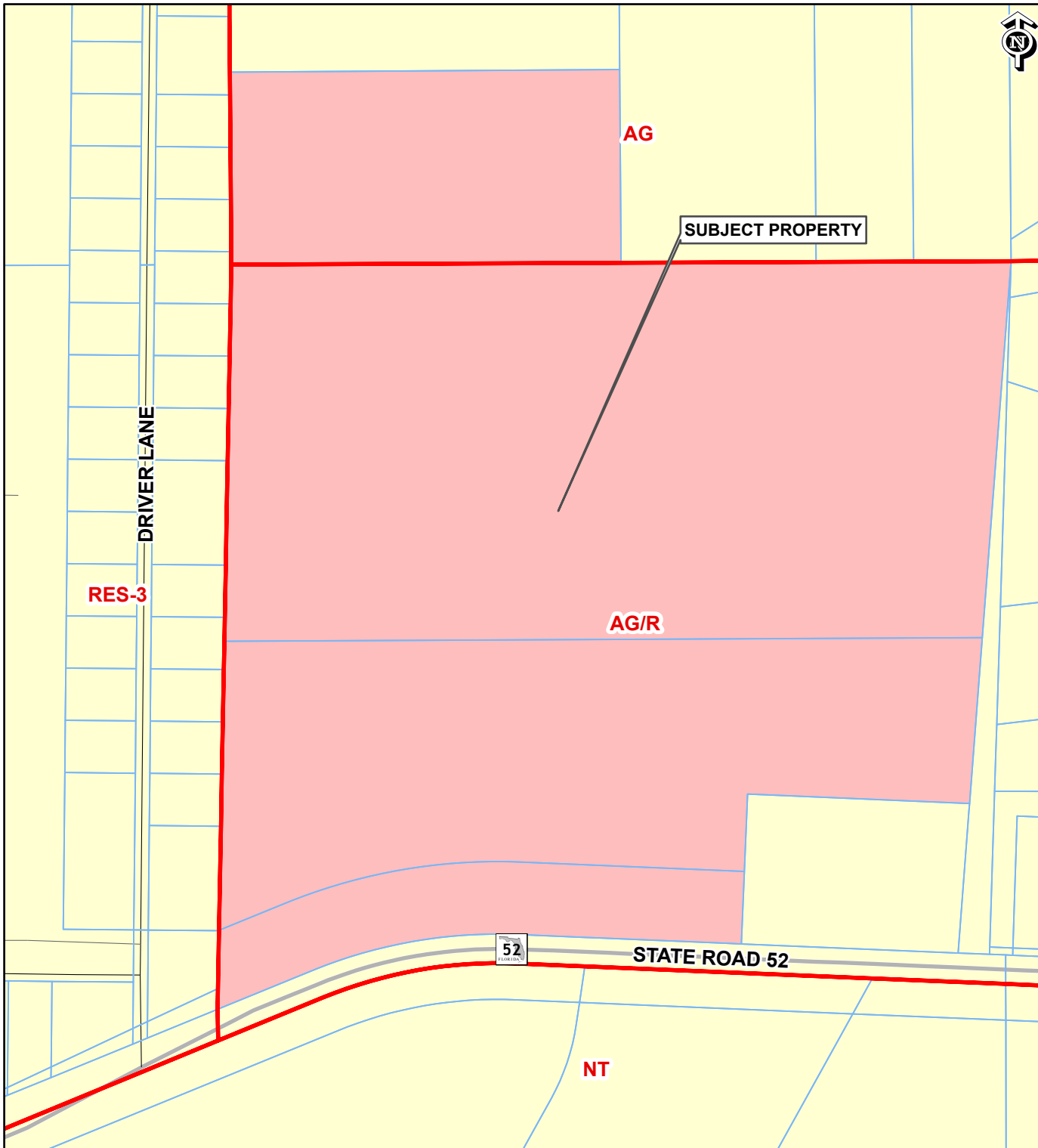
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COMMISSION DISTRICT: 1

SUBJECT PROPERTY
 EXISTING ZONING



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RZ-7811 A-R & A-C TO MPUD

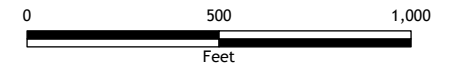
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X05 FARM LLC, JDP ELITE LAND
DEVELOPMENT LLC, J&K ELITE
COMMERCIAL/ELITE SR 52 MPUD
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SPRING HILL FL 34610

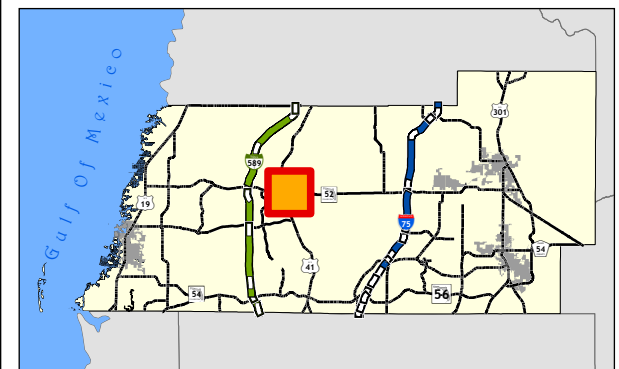
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TAZ-40
COMMISSION DISTRICT: 1

 SUBJECT PROPERTY
 FUTURE LAND USE 2025



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djohnson 5/8/2024



DESCRIPTION: (per Title Commitment No. 110149555, dated 8/31/2023 at 8:00 a.m.)

The South 250 feet of the property described below (Parcel 1) and having 1,849.92 feet of frontage along the North right of way line of State Road No. 52.

Commence at the Northwest corner of the Northeast 1/4 of Section 10, Township 25 South, Range 18 East, Pasco County, Florida thence S 00°03'37" E, along the West Boundary of Northeast 1/4 of said Section 10, a distance of 1300.30 feet for a Point of Beginning: thence N 88°38'29" E, a distance of 2668.18 feet, thence S 01°03'34" W, a distance of 571.78 feet; thence N 88°41'02" W, a distance of 842.30 feet; thence S 01°18'58" W, a distance of 516.51 feet to the North right of way line of State Road No. 52; thence N 88°41'02" W, along said right of way line, a distance of 770.42 feet to a point of curvature; thence along said right of way 726.44 feet on the arc of a curve to the left, having a radius of 1687.02 feet, subtended by a chord of 720.84, bearing S 78°56'56" W; thence continue along said right of way line S 66°33'01" W, 353.06 feet; thence leaving said right of way N 00°03'37" W, a distance of 1266.43 feet to the Point of Beginning.

DESCRIPTION: (per Title Commitment No. 110149598, dated 11/1/2023 at 8:00 a.m.)

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 25 South, Range 18 East, Pasco County, Florida.

Together with easement rights in Access Easement Agreement recorded on November 17, 2020, in Official Records Book 10216, Page 3079, of the Public Records of Pasco County, Florida.

DESCRIPTION: (per Title Commitment No. 110149539, dated 8/23/2023 at 8:00 a.m.)

Commence at the Northwest corner of the Northeast 1/4 of Section 10, Township 25 South, Range 18 East, Pasco County, Florida thence S 00°03'37" E, along the West Boundary of Northeast 1/4 of said Section 10, a distance of 1300.30 feet for a Point of Beginning: thence N 88°38'29" E, a distance of 2668.18 feet, thence S 01°03'34" W, a distance of 571.78 feet; thence N 88°41'02" W, a distance of 842.30 feet; thence S 01°18'58" W, a distance of 516.51 feet to the North right of way line of State Road No. 52; thence N 88°41'02" W, along said right of way line, a distance of 770.42 feet to a point of curvature; thence along said right of way 726.44 feet on the arc of a curve to the left, having a radius of 1687.02 feet, subtended by a chord of 720.84, bearing S 78°56'56" W; thence continue along said right of way line S 66°33'01" W, 353.06 feet; thence leaving said right of way N 00°03'37" W, a distance of 1266.43 feet to the Point of Beginning.

LESS AND EXCEPT the following:

The South 250 feet of the property described below (Parcel 1) and having 1,849.92 feet of frontage along the North right of way line of State Road No. 52.

DESCRIPTION: (per Title Commitment No. 110149566, dated 8/23/2023 at 8:00 a.m.)

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE N88°38'29" E, ALONG THE NORTH BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 2693.62 FEET TO THE NORTHEAST CORNER OF NORTHEAST 1/4 OF SAID SECTION 10; THENCE S01°03'34" W, A DISTANCE OF 1301.12 FEET; THENCE S88°38'29" W, A DISTANCE OF 2668.18 FEET TO A POINT ON THE WEST BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 10; THENCE N00°03'37" W, ALONG SAID NORTHEAST 1/4, A DISTANCE OF 1300.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 40 FEET WIDE 20 FEET EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, THENCE S00°03'37"E, ALONG THE WEST BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1300.30 FEET; THENCE N88°38'29"E, A DISTANCE OF 1345.30 FEET TO THE CENTERLINE OF SAID EASEMENT AND FOR A POINT OF BEGINNING; THENCE S00°03'37"E, ALONG SAID CENTERLINE A DISTANCE OF 1026.85 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 52 TO THE POINT OF TERMINATION.

TOGETHER WITH ALL OWNER'S REAL PROPERTY RIGHT, TITLE AND INTEREST IN THAT CERTAIN ACCESS EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2020 IN OFFICIAL RECORDS BOOK 10216, PAGE 3079, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

ALTA TABLE A NOTES:

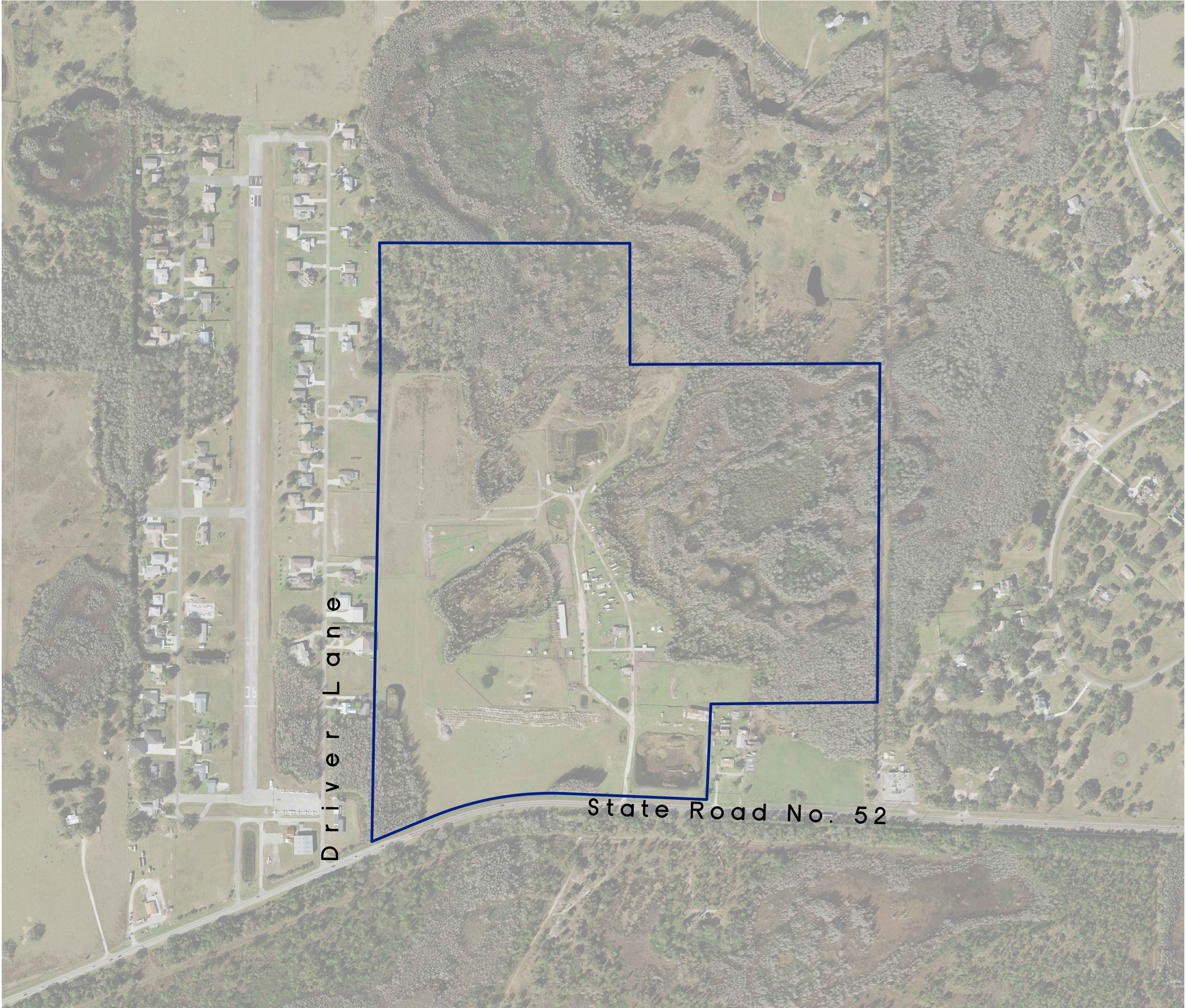
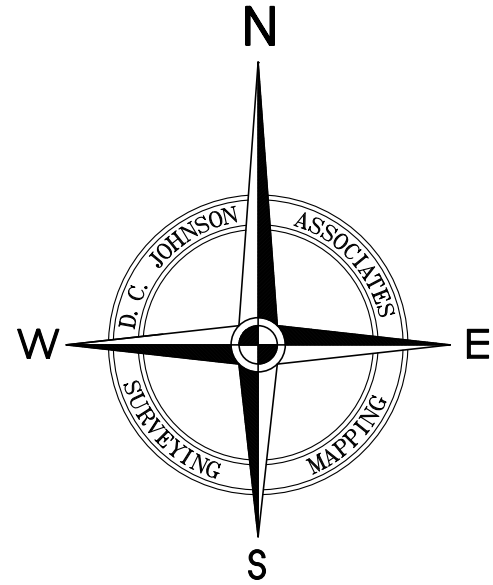
- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is XXXX.
- [Item 3] Subject property appears to lie in Flood Zone "X" & "A" according for FEMA Flood Insurance Rate Map Panel No. 12101C0230F, dated 9/26/2014.
- [Item 4] Subject property contains XX acres, more or less.
- [Item 5] Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88).
- [Item 6] Surveyor has reviewed Zoning Report prepared by XXX, No. XXX, dated XX/XX/XXX.
—Front building setback requirement: XX'
—Rear building setback requirement: XX'
—Side building Setback requirement: XX'
—Building height restriction: XX' (XX' observed)
—Floor Space area requirement: XX' (XX' observed)
—Parking Space requirement XX' (XX' observed)
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 9] See parking space table for number and type of parking spaces. See map of survey for depiction of striping location.
- [Item 14] Subject property lies approximately 300' from the intersection of State Road No. 52 and Driver Lane.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B–II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.

ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF

SECTIONS 3 & 10, TOWNSHIP 25 SOUTH, RANGE 18 EAST

PASCO COUNTY, FLORIDA



SCHEDULE B–II (COMMITMENT NO. 110149555)	
ITEM No.9	Easement set forth in General Warranty Deed recorded August 17, 2012 in Book 8742, Page 1785, as modified and affected by the terms, covenants, conditions, and other matters contained in Access Easement Agreement by and between J&B Elite Land Development, LLC, J and K Elite Commercial Development, LLC, and X05 Farm, LLC, recorded November 17, 2020 in Book 10216, Page 3079. Said Easement does affect the subject property and has been shown hereon.
ITEM No.10	Easement for Right–Of–Way (Corporate) in favor of Withlacoochee River Electric Cooperative, Inc. recorded November 5, 2014 in Book 9107, Page 3456. Said easement is blanket over the subject property therefore has not been shown hereon.

SCHEDULE B–II (COMMITMENT NO. 110149598)	
ITEM No.9	Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District recorded on December 29, 1961, in Book 190, Page 91. Said item is a non–survey matter therefore has not been shown hereon.
ITEM No.10	Terms, Covenant, Conditions, Restrictions, Provisions and all other matters contained in Access Easement Agreement recorded on November 17, 2020, in Book 10216, Page 3079. Said Easement does affect the subject property and has been shown hereon.

SCHEDULE B–II (COMMITMENT NO. 110149539)	
ITEM No.9	Easement for ingress and egress as first disclosed in Warranty Deed, recorded on January 3, 2014, in Book 8978, Page 2348. Said Easement is blanket over said Parcel 1 therefore has not been shown hereon.
ITEM No.10	Easement for Right–Of–Way to Withlacoochee River Electric Cooperative, Inc., recorded on November 5, 2014, in Book 9107, Page 3456. Said easement is blanket over the subject property therefore has not been shown hereon.

SCHEDULE B–II (COMMITMENT NO. 110149566)	
ITEM No.9	Terms and provisions for Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District recorded December 29,1961 in Book 190, Page 91. Said item is a non–survey matter therefore has not been shown hereon.
ITEM No.10	Easement for Right–Of–Way (Corporate) granted to Withlacoochee River Electric Cooperative, Inc., a Florida Cooperative corporation recorded November 5, 2014 in Book 9107, Page 3456. Said easement is blanket over the subject property therefore has not been shown hereon.
ITEM No.11	Terms, conditions and provisions for Access Easement Agreement by and between JDP Elite Land Development, LLC, a Florida limited liability company and J AND K Elite Commercial Development, LLC, a Florida limited liability company and X05 Farm, LLC, a Florida limited liability company, their respective successors and assigns recorded November 17, 2020 in Book 10216, Page 3079. Said Easement does affect the subject property and has been shown hereon.

SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J–17 Florida Administrative Code.
- Surveyor has reviewed Commitments for Title Insurance, Commitment Number 110149555, as issued by Smith, Thompson, Shaw, Colon & Power, P.A. and underwritten by First American National Title Insurance Company, issued 8/31/2023 at 8:00 a.m. Commitment Number 110149598, as issued by Smith, Thompson, Shaw, Colon & Power, P.A. and underwritten by First American National Title Insurance Company, issued 11/1/2023 at 8:00 a.m. Commitment Number 110149539, as issued by Smith, Thompson, Shaw, Colon & Power, P.A. and underwritten by First American National Title Insurance Company, issued 8/23/2023 at 8:00 a.m. Commitment Number 110149566, as issued by Smith, Thompson, Shaw, Colon & Power, P.A. and underwritten by First American National Title Insurance Company, issued 8/23/2023 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B–II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights–of–way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right–of–ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL–West Projection, with West boundary of Section 3, Township 25 South, Range 18 East, Pasco County, Florida, having a grid bearing of N.00°26'19"W.
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

CERTIFICATION:

- To:
- LB Endeavors, LLC.
 - Smith, Thompson, Shaw, Colon & Power P.A.
 - X05 Farm, LLC, a Florida limited liability company.
 - First American National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–4, 6(b), 7(a), 7(b)(i), 8, 14, 16, & 18, of Table A thereof. The fieldwork was completed on 3/27/2023.

Date of Plat or Map: 12/8/23.

	SEAL
	Digitally signed by Andrew R. Getz Date: 2023.12.08 16:12:25 +0800
Andrew R. Getz PLS/PSM License Number 7043 This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J–17 Florida Administrative Code.	
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.	
DRAWN: CAG	DATE: 12/8/23
CHECKED: ARG	DATE: 12/8/23

COVER SHEET

SEE SHEET 2 FOR BOUNDARY DETAIL
SEE SHEETS 3-13 FOR TOPOGRAPHY



BOUNDARY & TOPOGRAPHIC SURVEY

LB Endeavors, LLC.

19765 State Road 52

PROJECT NO: 2022-163A02BG00001
SEC: 3 & 10 | TWP: 25S | RNG: 18E | COUNTY: Pasco County

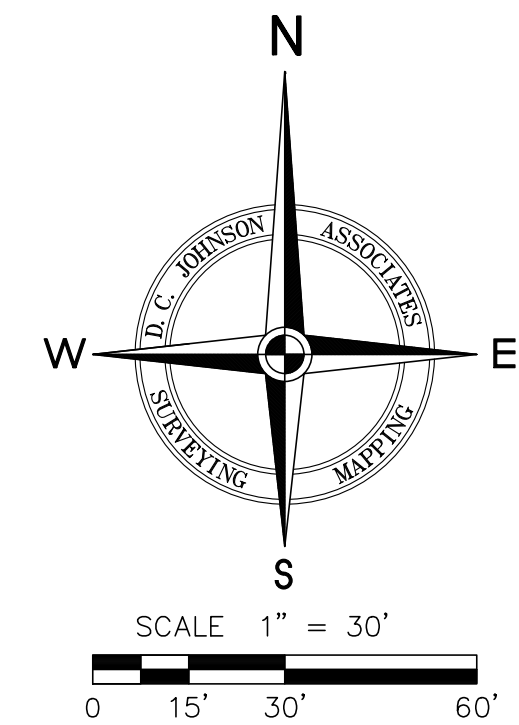
SCALE: As Shown

SHEET NO: 1 of 13



 JOHNSON ASSOCIATES SURVEYING AND MAPPING Licensed Business No. 4514 11911 S. Curley Street Suite 100, Portland, OR 97226 Phone: (352) 588-2768 Email: survey@dc-johnson.com www.dc-johnson.com							
BOUNDARY & TOPOGRAPHIC SURVEY LB Endeavors, LLC. 19765 State Road 52							
PROJECT NO: 2022-163A02BEG00001 SEC: 3 & 10 TWP: 25S R1G: 18E COUNTY: Pasco County							
DATE REVISION BY							
DATE OF FIELD SURVEY: 3/27/23							

P, IR = IRON PIPE, IRON ROD
 CM = CONCRETE MONUMENT
 (D) = FIELD DERIVED MEASUREMENT
 (M) = MEASUREMENT PER DESCRIPTION
 O = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 ● = SET 5/8" IR "DC JOHNSON LB 4514"
 □ = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 ⚡ = PORI POLE/TELEPHONE POLE
 ◇ = LIGHT POLE
 ⊕ = GUY ANCHOR
 ⊗ = BOLLARD
 Δ = ROADSIGN
 [WJ] = WETLAND JURISDICTIONAL LINE FLAG
 [H] = HYDROPERC / SEASONAL HIGH WATER
 $\frac{1}{2}$ = SPOT ELEVATION
 D = VINYL FENCE
 W = WIRE FENCE
 — = WOOD FENCE
 — = OVERHEAD POWER LINE



DATE	REVISION	BY

DATE OF FIELD SURVEY: 3/27/23



BOUNDARY & TOPOGRAPHIC SURVEY			
PREPARED FOR:			
LB Endeavors, LLC.			
19765 State Road 52			
PROJECT NO.: 2022-163402BGO0001			
SEC: 3 & 10	TWP: 25S	RNG: 18E	COUNTY: Pasco County

SCALE:	As Shown
SHEET NO:	8 of 13

**ELITE 52 MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7811**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted on November of 2025; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein. Development shall substantially conform to the conceptual plan attached as Exhibit "1" ("Elite 52 MPUD Binding Concept Plan"). The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/PSP/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/PSP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a nonsubstantial or a substantial modification is not required. However, if the PDP/PSP/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.

Environmental

2. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County 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.
3. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines and the time of site development submittal. If potentially occupied burrows are found, 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.
4. 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.

5. 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.
6. 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.
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 wetland categories are conceptual and will be finalized at the time of the SWFWMD approval of the wetland jurisdictional lines, to be submitted at the time of Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.
9. For portions of the MPUD that are not required to be platted, the post-development Category I wetlands and required upland buffer within the parcel shall be conveyed by the applicant, as a conservation easement to Pasco County. An Environmental Management Plan (EMP) may be required. The applicant shall provide the draft conservation easement, a shapefile for conservation easement boundary, and EMP (if required) to Pasco County Natural Resources with first application for preliminary site plan or site development plan. The recorded conservation easement shall be provided to Pasco County prior to issuance of the first site development placard.

Open Space/Buffering

10. The landscape buffer along the western property boundary shall comply with the enhanced landscape buffer requirement as shown on the MPUD Master Plan. Otherwise, unless an alternative standard is approved at Preliminary Site Plan review, which shall not require a modification to this MPUD approval, external landscape buffers shall be constructed following the Land Development Code.
11. 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. Alternatively, for non-residential development, developer may enter into a Reciprocal Easement and Maintenance Agreement in a form acceptable to the County. Notwithstanding any other provision of these conditions, the developer shall not be required to dedicate any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special-purpose areas to an association or CDD, or include such areas within an association or CDD boundaries, if the affected areas are located entirely within a commercial parcel under single ownership.

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 the compliance of current LDC 905.1.
13. The developer/builder shall provide the appropriate number of trees per platted lot pursuant to Table 905.2-C located in the LDC, Section 905.2.D.1.a. If the developer/builder is unable to provide the appropriate number of trees on the platted lot due to easement(s) or other constraints as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established by resolution of the BCC (Resolution 08-284, as amended).
14. Tree and Landscaping Requirements:
 - a) Minimum Landscape Beds – these shall be required for the front yard and include the beds around street and front yard trees.
 - 125 square feet total area in landscape beds
 - Note: For the purposes of this measurement, front yards shall be measured from the back of curb to five (5) feet behind the body of the home.
 - b) Each single-family detached lot shall have a minimum of two (2) shade trees on or in front of the lot, one of which may be in the side or back yard and one of which must be in the front of the home but may be either a street tree (in front of the lot) or a lot

tree (in the front yard). If the builder chooses to use home designs that bring the building three (3) feet to five (5) feet in front of the garage (building forward design), then the builder may replace one front yard shade tree with another type of tree (but not queen palms or crepe myrtles) or choose to put one shade tree in the backyard.

- c) Landscape buffers shall be constructed in accordance with LDC section 905.2 unless an alternative standard is approved at the time of preliminary development plan review which shall not require a modification to this MPUD.

Transportation/Circulation

- 15. The submitted Timing and Phasing Analysis assumes the following land uses: 175,000 Square Feet Retail/Commercial, 120 Hotel Rooms, and 108 Single Family Detached Dwelling Units ("Approved Land Uses"). The lands within the Elite 52 MPUD may be developed with up to these development rights without any requirements for an additional timing and phasing analysis through the expiration date of the MPUD as set forth in Condition 63. Any development of land use(s) that generate(s) greater traffic impacts than the Approved Land Uses 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 Uses through the expiration date of the MPUD as set forth in Condition 63, except any required external site-access improvements which shall be the developer's sole obligation.

Access Management

- 16. All external access point locations to SR 52, types of external access points to SR 52, and spacing of external access points to SR 52 shown on the MPUD master plan are approved concurrently with the Elite SR 52 MPUD. Any modifications to the approved access management plan that comply with LDC requirements shall be reviewed and 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 and approved in accordance with the LDC.
- 17. Prior to approval of the first record plat, or where platting is not required, prior to approval of the first construction plan/construction site plan, the developer(s) shall provide a Letter of Credit acceptable to Pasco County for 125-percent of the proportionate-share cost (which can be up to 100-percent) of the signalization at the Project Access B and SR 52. The developer(s) will be responsible for renewing the Letter of Credit prior to its expiration until the following conditions are met: Prior to approval of the last record plat, or anytime at the County's request, the developer(s) shall pay for and perform a signal warrant study.

If warranted, the developer(s) shall pay for the proportionate-share cost (which can be up to 100-percent) of signalization or install the signal. If not warranted prior to the last record plat, or prior to approval of the last construction plan where no plat is required, then the developer shall pay for its proportionate-share cost (which can be up to 100-percent) of the signal.

18. At each PSP/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.
19. Developer shall, prior to issuance of the first building permit, construct to the latest FDOT standards, or post a performance guarantee acceptable to the County, for the following access improvement unless determined otherwise at the time of PDP/PSP review based on a subsequent access management analysis for the specific parcel or phase:
 - a. SR 52 and Project Access A
Construct a 405' westbound right turn lane
 - b. SR 52 and Project Access B
 - (1) Scenario A (Project Access B Signalized and SR 52 4 lanes)

Construct a 480' westbound right turn lane
Construct a 655' eastbound left turn lane
 - (2) Scenario B (Project Access B Signalized and SR 52 2 lanes)

Construct 530' westbound right turn lane
Construct 705' eastbound left turn lane
- (“Access Management Improvements”). Compliance with the conditions of approval, payment of mobility fees and payment of 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 63.
20. Unless otherwise determined at the time of PDP/PSP review through the appropriate review and approval process pursuant to the LDC, access to any commercial out-parcels shall be provided from internal drives or parking areas.
21. Developer has provided a Substandard Road Application for SR 52. There are no substandard road impacts to SR 52 from the Approved Land Uses that require mitigation by Developer. Developer shall not be responsible for any improvements to SR 52 or any proportionate share payment for any improvements to SR 52, other than payment of mobility fees and access-related improvements which shall be the Developer's obligation.

Dedication of Right-of-Way

22. Driveway connections and rights-of-way to adjoining properties shall be as depicted on the MPUD Master Plan. The exact locations will be determined during PSP/PDP review.
23. The internal driveways shall be privately owned and maintained. Pasco County will not be responsible for the maintenance of the private driveways.
24. 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.
25. 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 SR 52 as depicted on MPUD Master 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, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of SR 52 within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to SR 52, 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.

26. 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

27. The following street type shall be required within the Elite 52 MPUD:
 - a. 50-foot right-of-way.
 - b. Twenty-two (22) feet of urban pavement width (dual 11-foot drive lanes).
 - c. Five (5) foot sidewalks on both sides of the street.
 - d. Seven (7) feet of sod/tree strip on either side of the street between the sidewalk and the street.
 - e. Two (2) foot curbs (vertical or mountable in design, e.g. Type A, D, F, Miami, etc.).
28. Subject to the requirements of Condition 58, best efforts shall be made to stagger driveways along residential streets to provide for potential on-street parking opportunities.
29. Subject to the requirements of Condition 58, on-street parallel parking shall be allowed where driveways next to each other are staggered so long as the vehicles do not impede the use of either driveway.
30. Approval of the Elite 52 MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).
31. If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal 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.
32. If the adjacent property to the east has an approved PDP/PSP or is built-out, then prior to PDP/PSP approval for the Elite 52 MPUD development, the developer shall supply evidence that it has coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to identify and provide the location of any required interconnecting roadway [such interconnecting roadways do not include the collector/arterial/vision roadways as depicted on the approved master plan]. The following information shall be shown on all PDPs/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry

(tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

33. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available or planned at the time of preliminary plan/preliminary site plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDE for review and approval prior to or concurrent with the PDP/PSP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP/PSP submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.
34. All sidewalks, bike paths, multi-use trails, and other non-vehicular pathways within the Elite 52 MPUD shall not be the maintenance responsibility of the County.
35. Street lighting is required throughout the MPUD pursuant to LDC Section 901.11.

Utilities/Water Service/Wastewater Disposal

36. 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.
- 37. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
- 38. 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.
- 39. 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

- 40. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.
- 41. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
- 42. The developer acknowledges that the HOA and/or CDD documents shall include language to prevent residential lots from filling below the 100-year flood and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA and/or CDD documents shall be provided to Pasco County for review and approval at the time of plat review.

43. 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.
44. 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

45. Land Use maximums shall be in accordance with the following Permitted Uses and Development Limits Table as shown in Table 1 below. There shall be a minimum of twenty (20) developable acres for non-residential land uses within the Elite 52 MPUD. The Applicant/Developer may exchange residential entitlements for additional Commercial, Retail, Hotel and/or Office entitlements. The exchange rate shall be based on the trip generation rate of the land use or most similar land use in the Institute of Transportation Engineers Trip Generation Manual (ITE). Land use exchange requests shall be submitted to the Planning Development, and Economic Growth Department (PDE) for verification as to implementation in accordance with this condition and administrative approval. Commercial/retail/hotel entitlements may not be exchanged for additional residential units.

Table 1

Development Category	Totals
Single Family Detached (du)	108
Commercial/Retail (square feet)	175,000
Hotel (rooms)	120
Office	SUBJECT TO LUEM

46. Permitted uses shall be as follows:
 - a. Single Family Detached (Platted).
 - b. Commercial/Retail permitted uses shall be all C-1 Neighborhood Commercial District permitted uses and C-2 General Commercial District permitted uses as listed in the LDC in effect at time of adoption of MPUD, including fitness centers, restaurants including drive-in and drive-through restaurants, financial institutions, banks, hotels, private schools and day cares. Notwithstanding, the following uses shall be prohibited: stand-alone car washes; new or pre-owned vehicle sales or leasing; cabinet, carpentry, plumbing, electrical, mechanical, welding, machine, sheet metal, or other similar trade shops; boat/rv storage; vehicle or equipment garage; lumber yards; stand-alone lawn mower or small equipment sales or repairs; mortuaries, funeral homes, or crematoriums; stand-alone outdoor pottery, propane, septic tank or sod sales; shooting or archery ranges; solar power collection facility; automobile towing or collection facility. A single self-storage facility incorporating at least three stories and being urban in form is permitted.

This self-storage facility shall be vertically integrated, with retail and/or office on the ground floor facing the street that is different and separate from the retail/office space associated with the self-storage facility. Self-storage uses, including its retail and office space(s) and the storage spaces proper may not be a majority use on the ground floor. Facades facing a public right-of-way, open space or residential use shall not be blank but shall carry architectural and/or landscaping features to add visual interest. Architectural renderings shall be provided of each elevation with any applicable PSP/PDP that includes self-storage, and such renderings and site plan shall demonstrate compliance with this condition, which shall exceed the requirements of Sections 1102 and 905.2 of the LDC. The leasing/renting of vehicles is not permitted as an accessory use for the self-storage facility. Self-storage use shall not encompass more than one (1) gross acre of the twenty (20) acre minimum non-residential developable acreage required in this MPUD, exclusive of any parking area(s) shared with other retail or office uses.

- c. The following C-3 Commercial/Light Manufacturing District uses shall be permitted uses:

Businesses with related offices and showrooms, which manufacture, assemble, process, package, store, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys
 Printing, publishing, engraving, and related reproductive processes.
 Research laboratories.
 Schools for business or industrial training.
 Garment assembly and sewing.
 Medical, dental, photographic, or similar laboratories
 Data processing services

- d. Office permitted uses shall include all office uses, including all PO-1 permitted uses and PO-2 permitted uses as listed in the LDC in effect at time of adoption of MPUD, medical offices, health care related uses, medical/dental laboratories and clinics, diagnostic imaging, rehabilitation services, wellness centers, institutional medical office, cancer research/center, urgent care, dental services, sports medicine, eye center/clinic, weight loss clinic, sleep center, spine & orthopedic, hyperbaric medicine, research center, surgery center, free-standing emergency department, banks and financial institutions with drive-thru, professional services, such as medical, legal, dental, engineering, land surveying, clerical, bookkeeping, consultant drafting, research, real estate, tax and financial, title and abstract, bonding and other similar services.

- 47. The maximum height for residential and non-residential uses shall be as set forth on the MPUD Master Plan.
- 48. The non-residential dimensional standards shall be as set forth on the MPUD Master Plan. In addition, the following enhanced non-residential frontage design guidelines shall apply:

Prior to the first non-residential PSP/PDP approval, applicant/developer shall submit for review, and the PDE Director, or designee shall approve, Enhanced Non-Residential Frontage Design Guidelines. The required guideline components will include:

- a. Building Orientation
- b. Building Façade
- c. Signs not inconsistent with the Land Development Code or otherwise authorized through a Uniform Sign Plan approved by BCC
- d. Design Standards
- e. Landscaping
- f. Parking

49. Single Family Detached Minimum Dimensional/Development Standards. Minimum Lot Details are set forth on the MPUD Master Plan. Additionally, the following standards shall apply.

- (a) Monotony Control: Single-family detached houses shall be required to address the following requirements to avoid architectural monotony:
 - (1) A proposed home shall have three different architectural features (as defined below) from the two houses on either side of it that face the same street.
 - (2) A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
 - (3) The rear of a proposed home shall differ in appearance (as set forth in section (b)(ii) below) from the houses directly adjacent to it when facing another road.
- (b) Architecture Features: To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of three (3) architectural features shall differ on all Single Family Detached houses.
 - (1) These features shall include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows,

variation of building elevation (i.e., height, recessed planes etc.) porches, porticos, dormers, location of garage (left, right or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters etc., and color or material of rooftops (e.g., shingles, tiles etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.

(2) For the rear of homes that back-up to or face a street (i.e., local, collector, or arterial), the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

(3) No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

(c) 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.

(d) Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.

50. The development standards for any recreation center(s) shall be in accordance with the C-1 Neighborhood Commercial District.

51. 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.

52. 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.

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

Procedures

54. The Project is located adjacent to the Pilot Country Airport (the "Airport") and includes property lying within the Airport Zone (AZ) of the Airport. The developers shall comply with the applicable provisions of Section 605, "Airport Overlay Districts," of the Pasco County Land Development Code, as amended from time to time. At the time of PDP/PSP submittal, development within the (AZ), shall be reviewed to determine if the proposed use is subject to Additional Review pursuant to Section 605.7 "Additional Review Criteria." Any uses requiring Additional Review shall be subject to additional regulatory conditions, as applicable to address compatibility, with airport operations as described in Section 605.7 "Additional Review Criteria."
55. As provided in Section 605.7(G), the property owner is required to propose to the Airport owner to enter into a hold harmless agreement acknowledging the potential for airport-related effects on the Property and agree not to sue the Airport for lawful airport operations. The following language at a minimum shall be included in the agreement and shall be binding on successors and assigns:
- " _____ (name of property owner) by reason of their ownership or occupation of the following described real property, _____ shall not protest or bring suit or action against _____ (name of 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."
56. As provided in Section 605.9(B), Owner shall comply with the applicable provisions requiring restrictive covenants and deed restrictions disclosing to prospective buyers and lessees the proximity of the Property to the Airport and the potential Airport-related effects on the Property.
57. For platted units, 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. 14 and 49, 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 single family 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 14 and/or 49 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.
58. 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, but providing such a parking limitation shall not implicate the provisions of LDC Section 907.1.E. requiring additional 0.25 visitor parking spaces.

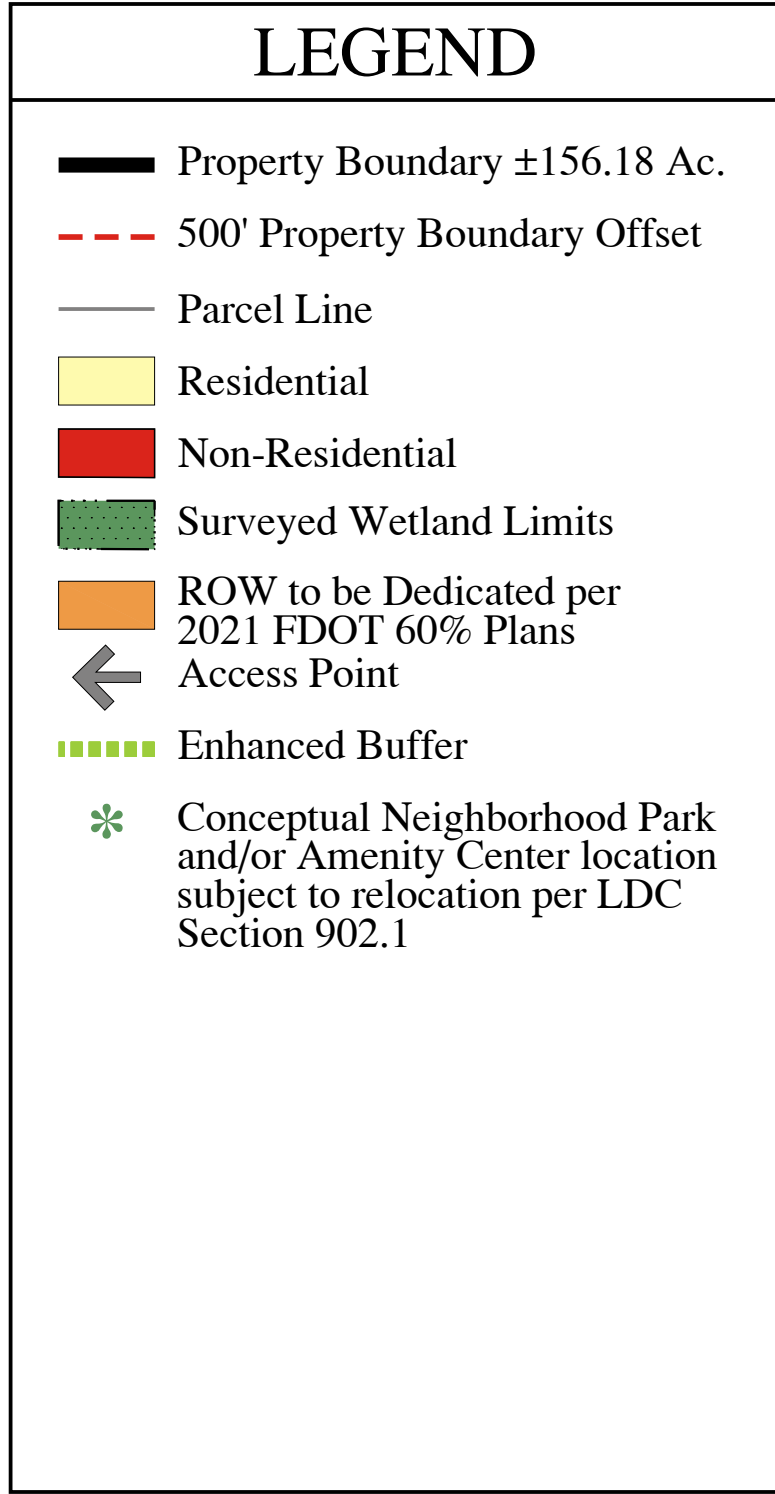
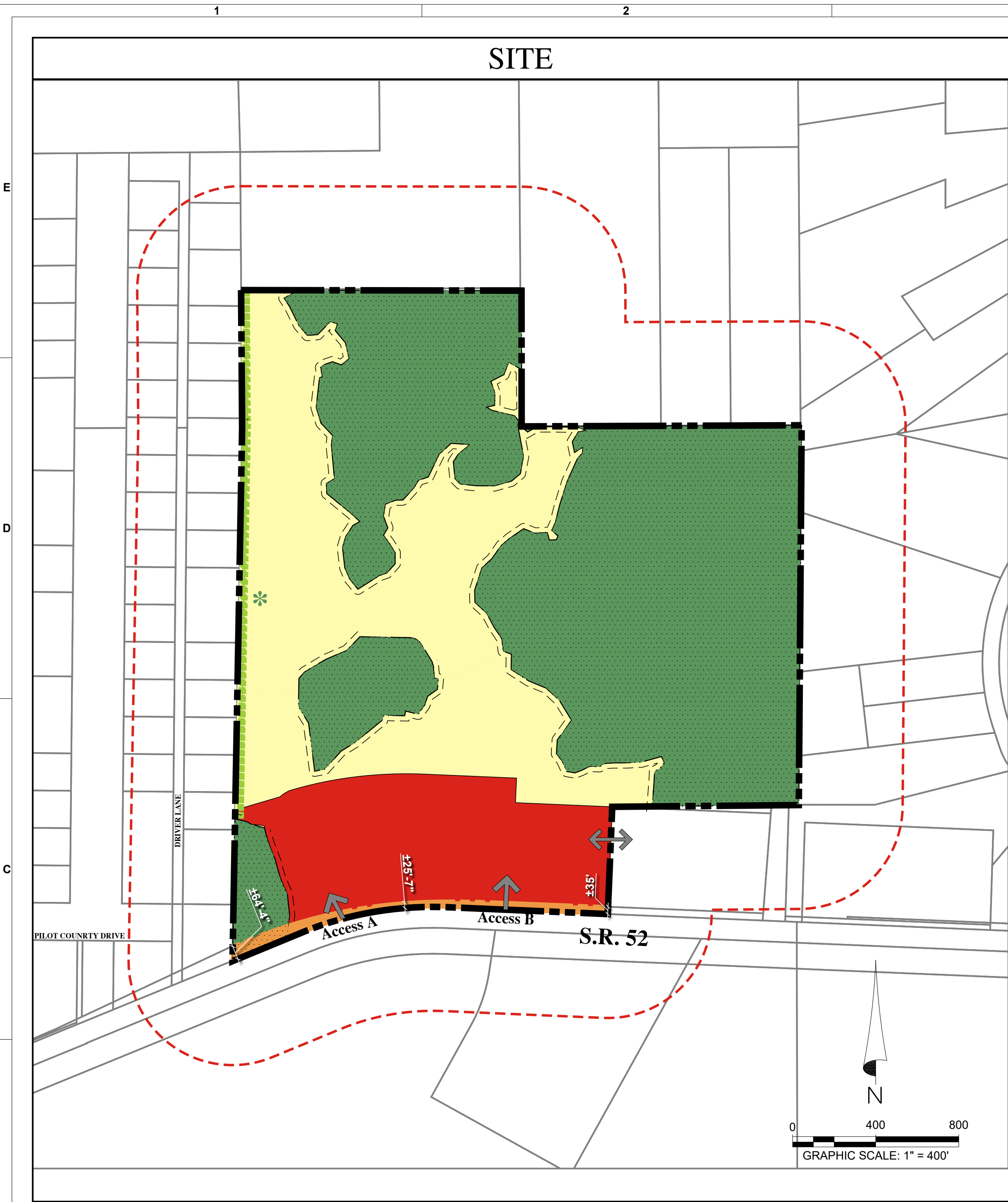
59. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.
60. 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, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.
61. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval.
62. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units which have received PDP/PSP approval, and/or construction plan/construction site plan approval.
63. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2030 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/PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in

accordance with the Comprehensive Plan and LDC in effect at that time, 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.

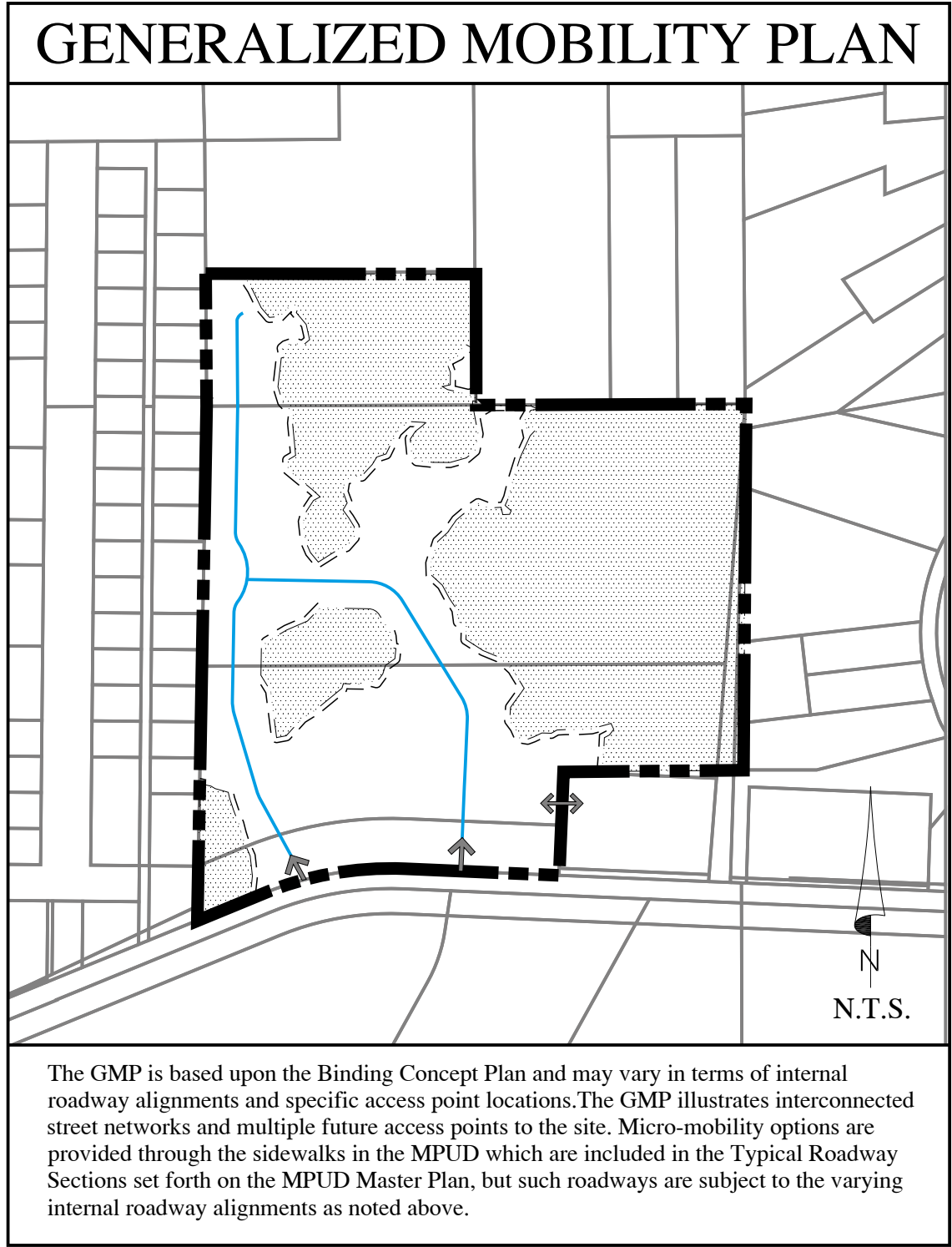
64. This MPUD contains land areas that could be construed as being zoned for commercial, industrial or mixed-use, and that have been specifically reserved in the MPUD for such uses to ensure that the project provides the benefits of mixed-use development, including but not limited to, adequate employment generation and internal capture of vehicular trips. Accordingly, the applicant/developer has committed to, and is hereby requiring, that the permitted uses for such commercial or mixed-use areas shall remain those uses required by these MPUD conditions of approval, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer, and not a requirement of the County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.
65. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
66. If the corresponding PD (Planned Development) Land Use Classification change is found not to be in compliance by the Florida Department of Commerce or otherwise challenged by a third party, this MPUD shall be null and void.
67. This MPUD shall not be effective until the corresponding PD (Planned Development) Land Use Classification change is effective.
68. 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 PDD after the BCC action.
69. 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. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**



- NOTES**
- All external access points locations, types of external access points and spacing of external access points shown on the Master Plan are approved currently. Any modifications to same that comply with Land Development Code (LDC) regulations shall be reviewed and approved by the County Administrator or Designee. Any modifications shall not require an amendment to the Master Plan.
 - Water and wastewater utilities will be provided by Pasco County Utilities.
 - Utility design will be provided with the Construction Plans.
 - The project will meet or exceed LDC buffer and setback requirements unless otherwise noted in the COAs. Details will be shown at the PDP/PSP stage.
 - Neighborhood Parks will follow Pasco LDC and MPUD conditions of approval. Neighborhood Park location and acreage may be amended at the PDP/PSP stage.
 - Phasing will be determined at the PDP/PSP stage.



Applicant

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Spring Hill, FL, 34610

Camp Rural Enterprises
c/o Jeff Preide
6600 N. Florida Ave.
Tampa, FL 34604

Legal Counsel/Agent

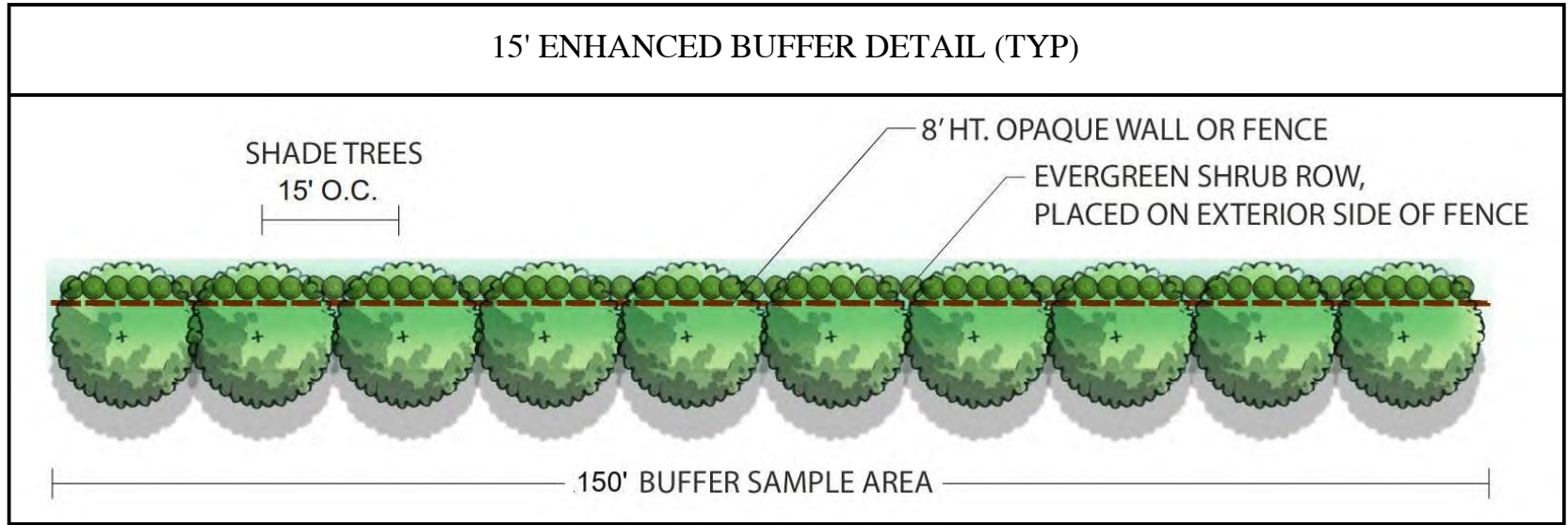
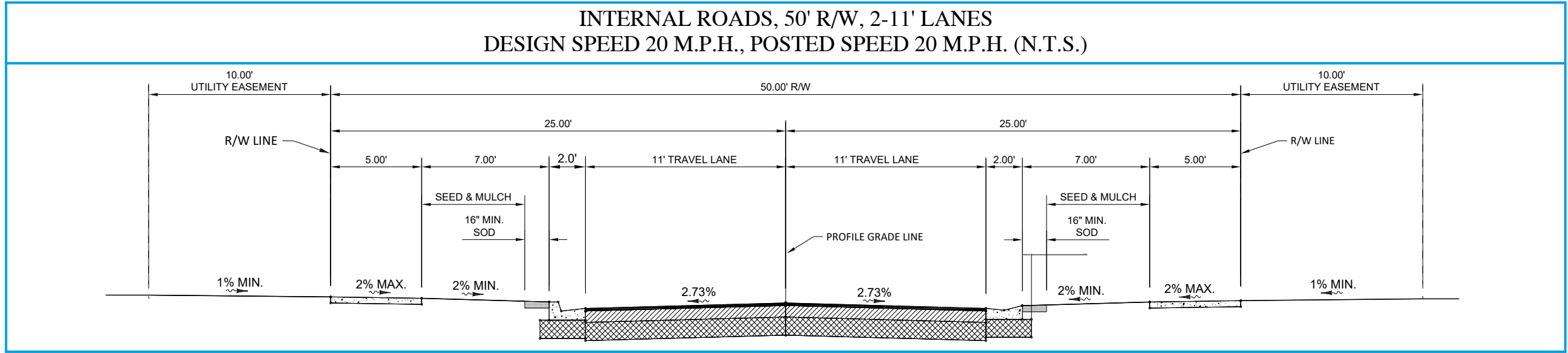
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Attn: Barbara Wilhite, Esq.

Planner

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Phone: (813) 253-5311
Attn: Christie Barreiro, AICP

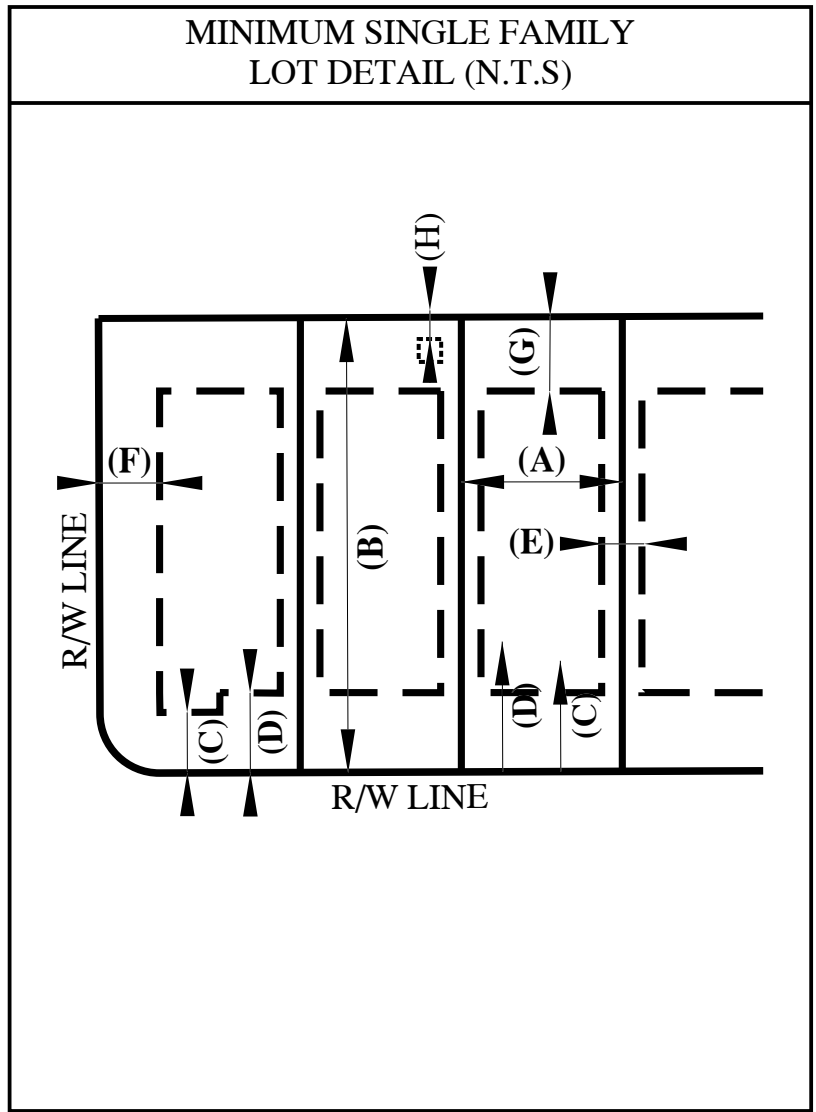
Transportation Consultant

Traffic & Mobility Consultants, Inc.
5023 W Laurel St
Tampa, FL 33607
Phone: (813) 289-0039
Attn: Steven Henry, P.E.



LOT STANDARDS												
TYPICAL RESIDENTIAL LOT STANDARDS												
Product Type	Minimum Lot Dimensions		Minimum Setbacks							Maximum		
	Lot Width (A)	Lot Depth (B)	Front Primary (C)	Front Garage (D)	Side (E)	Side Corner (F)	Rear Primary (G)	Rear Accessory (H)	Building Separation	Height	Lot Coverage	Dwelling Units
SF Detached Front-Loaded	50'	110'	18'	23'	5'	15'	15'	5'	10'	35'	75%	108
SF Detached Front-Loaded Perimeter	60'	110'	18'	23'	5'	15'	15'	5'	10'	35'	75%	
Note: See Conditions of Approval for detailed information regarding entitlements and requirements.												
TYPICAL NON-RESIDENTIAL LOT STANDARDS												
Product Type	Minimum Lot Dimensions		Minimum Setbacks (2)							Maximum		
	Lot Width	Lot Depth	Side (Structure to Structure)	Side (Structure to Parking)	Side (Structure to Public R/W)	Front (Structure to Parking)	Front (Structure to Public R/W)	Rear (Structure to Parking)	Rear (Structure to Public R/W)	Height	Lot Coverage (2)	Square Footage
Non-Residential	N/A	N/A	10'	10'	5'	10'	20'	10'	20'	65'	100%	175,000
Notes:		(1) Subject to applicable LDC buffering and landscaping requirements.										

POST DEVELOPMENT WETLAND SUMMARY	
WETLAND SUMMARY	
PROPOSED	AC.
CATEGORY I WETLANDS	73.1
CATEGORY II WETLANDS	9.1
CATEGORY III WETLANDS	0.0
TOTAL PROPOSED WETLANDS	82.2
OTHER SURFACE WATERS SUMMARY	
PROPOSED	AC.
CATEGORY I OSW	0.0
CATEGORY II OSW	0.0
CATEGORY III OSW	0.0
TOTAL PROPOSED OSW	0.0
NOTE: Wetland delineation, impacts, & post-development wetlands are conceptual & non-binding. Final wetland areas shall be determined at the time of PSP/CP.	



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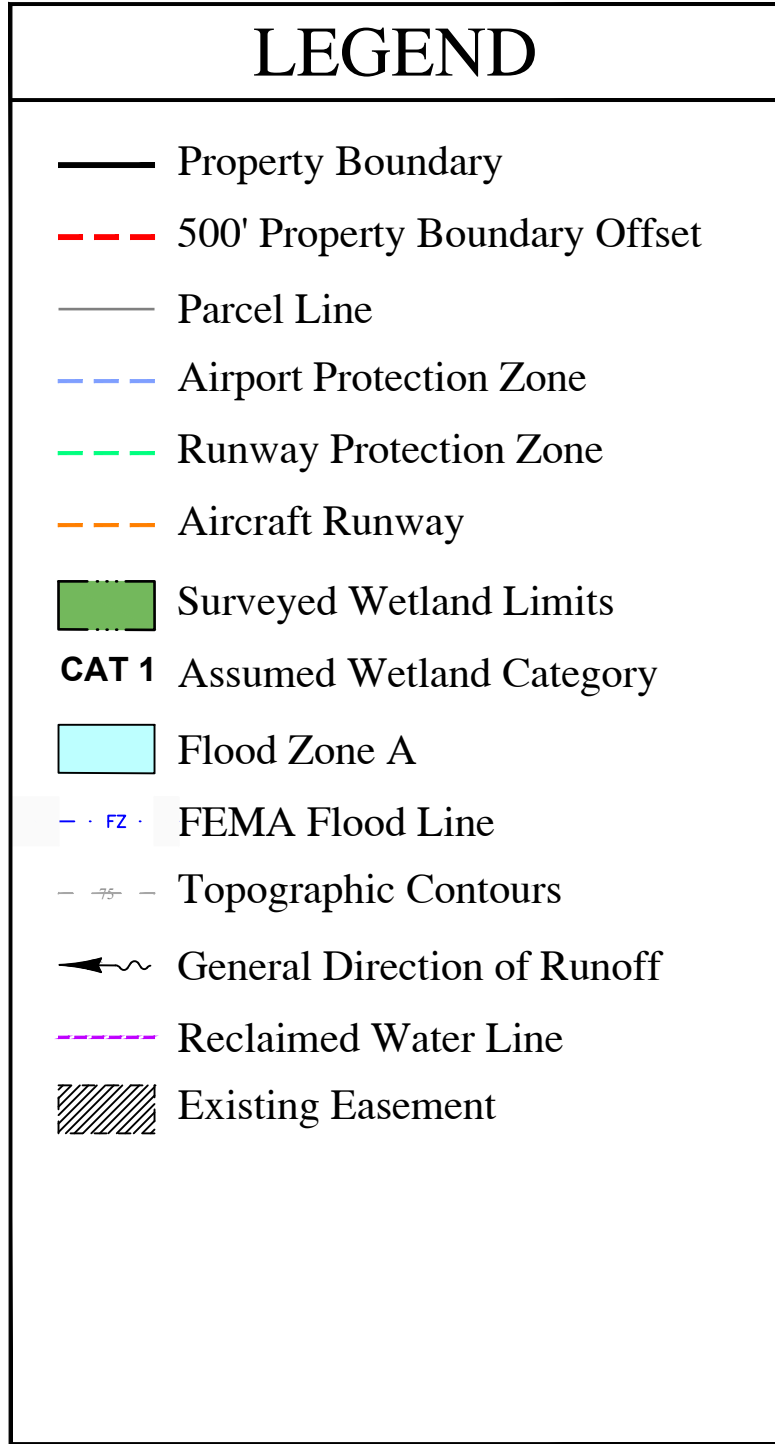
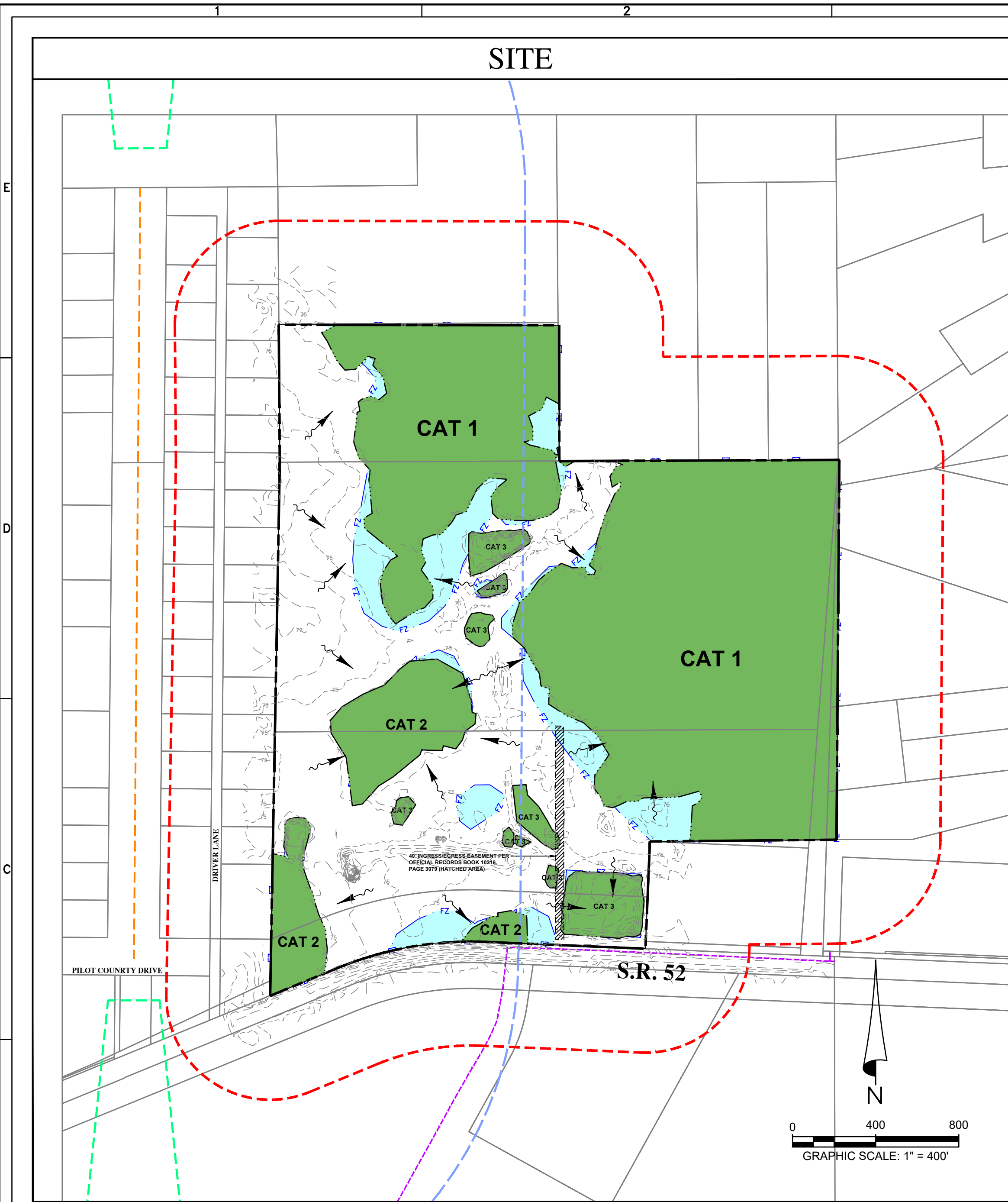
ELITE 52
MPUD PLAN SET
MPUD PLAN
X05 Farm, LLC.
Camp Rural Enterprises.

PREPARED FOR:

REVISIONS / COUNTY COMMENTS	REVISIONS / COUNTY COMMENTS	REVISIONS / COUNTY COMMENTS	REVISIONS / COUNTY COMMENTS	DATE	DESCRIPTION
4	12/08/2025	REVISIONS / COUNTY COMMENTS	MPUD SET		
3	11/18/2025	REVISIONS / COUNTY COMMENTS	MPUD SET		
2	08/05/2025	REVISIONS / COUNTY COMMENTS	MPUD SET		
1	07/28/2025	REVISIONS / COUNTY COMMENTS	MPUD SET		

PROJECT NO: JDP-ES-1001
FILE: MPUD COVER SHEET - ES2
DESIGN BY: SM
DRAWN BY: SM

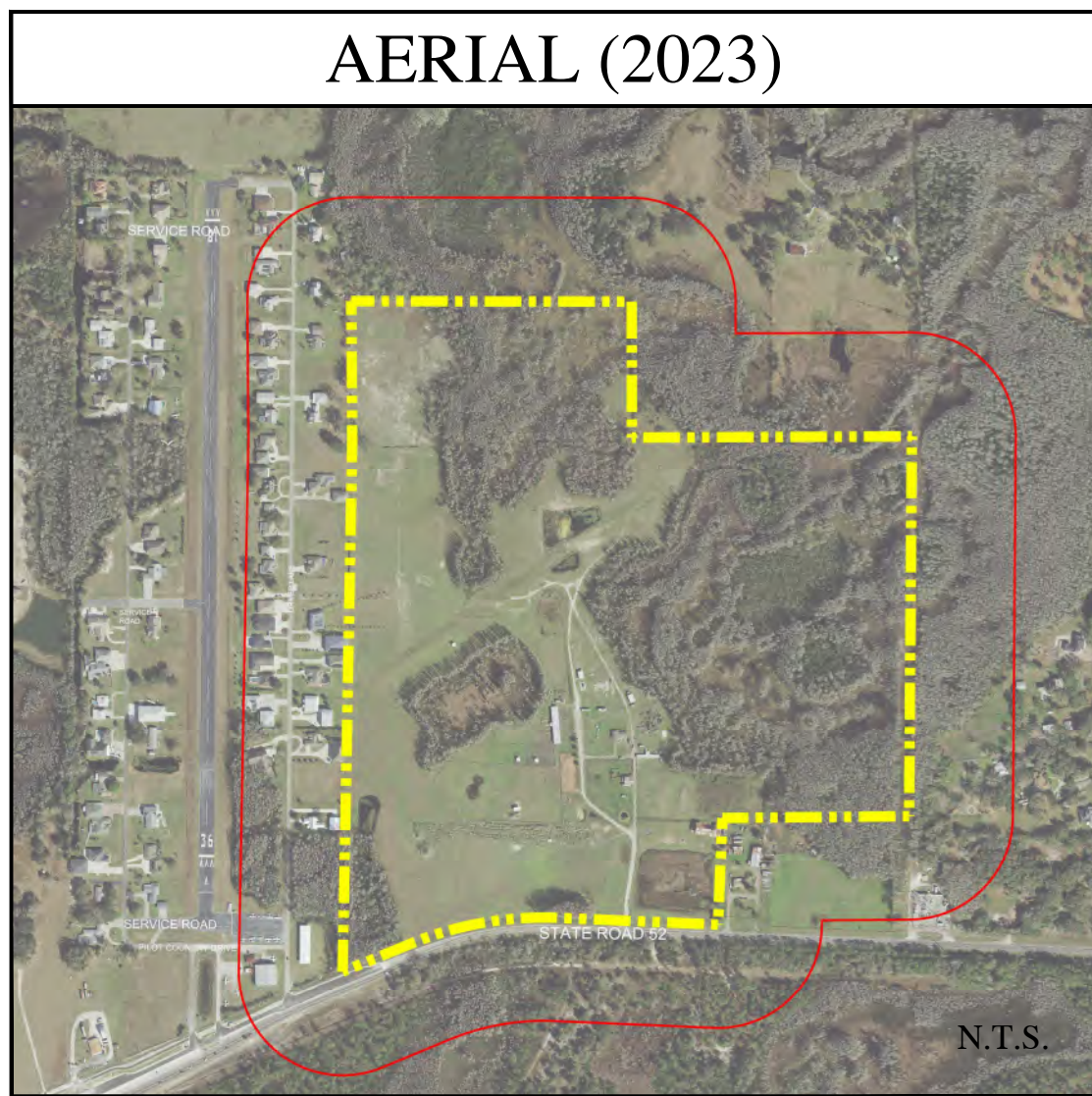
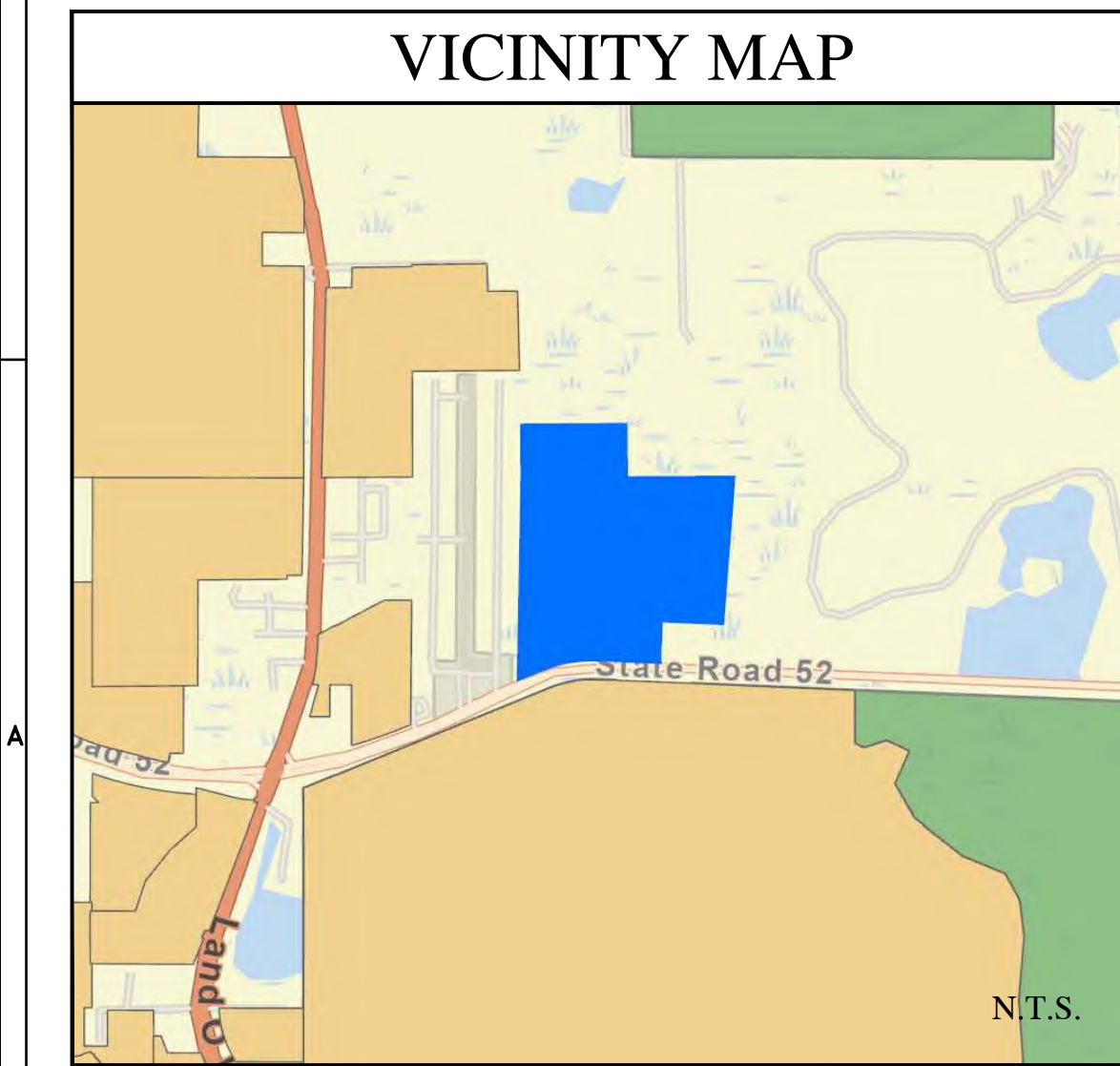
1 of 2



NOTES

Project parcels IDs:
03-25-18-0000-00800-0030,
10-25-18-0000-00300-0020,
10-25-18-0000-00300-0021 and
10-25-18-0000-00300-0022

- All existing easements are identified on the boundary survey prepared by DC Johnson Inc.
- The wetland categories shown are conceptual and will be finalized by Pasco County Natural Resources upon receipt of the SWFWMD approved jurisdictional lines.
- Approximate distance to the nearest connection points for utilities:
 - Water: ±2,656 LF
 - Reclaimed: 0 LF
 - Sanitary Sewer: ±2,681 LF (LF= Linear Feet)

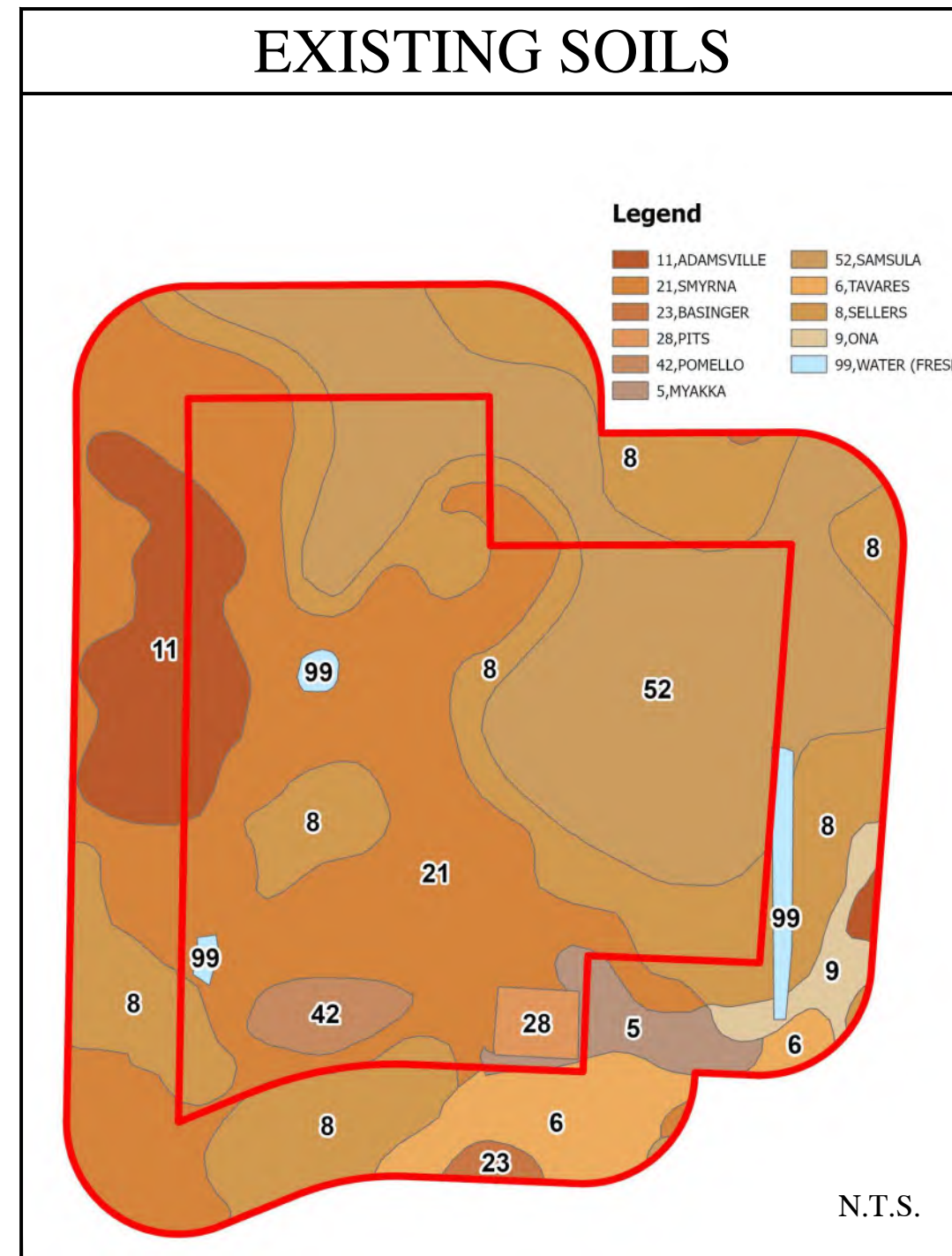
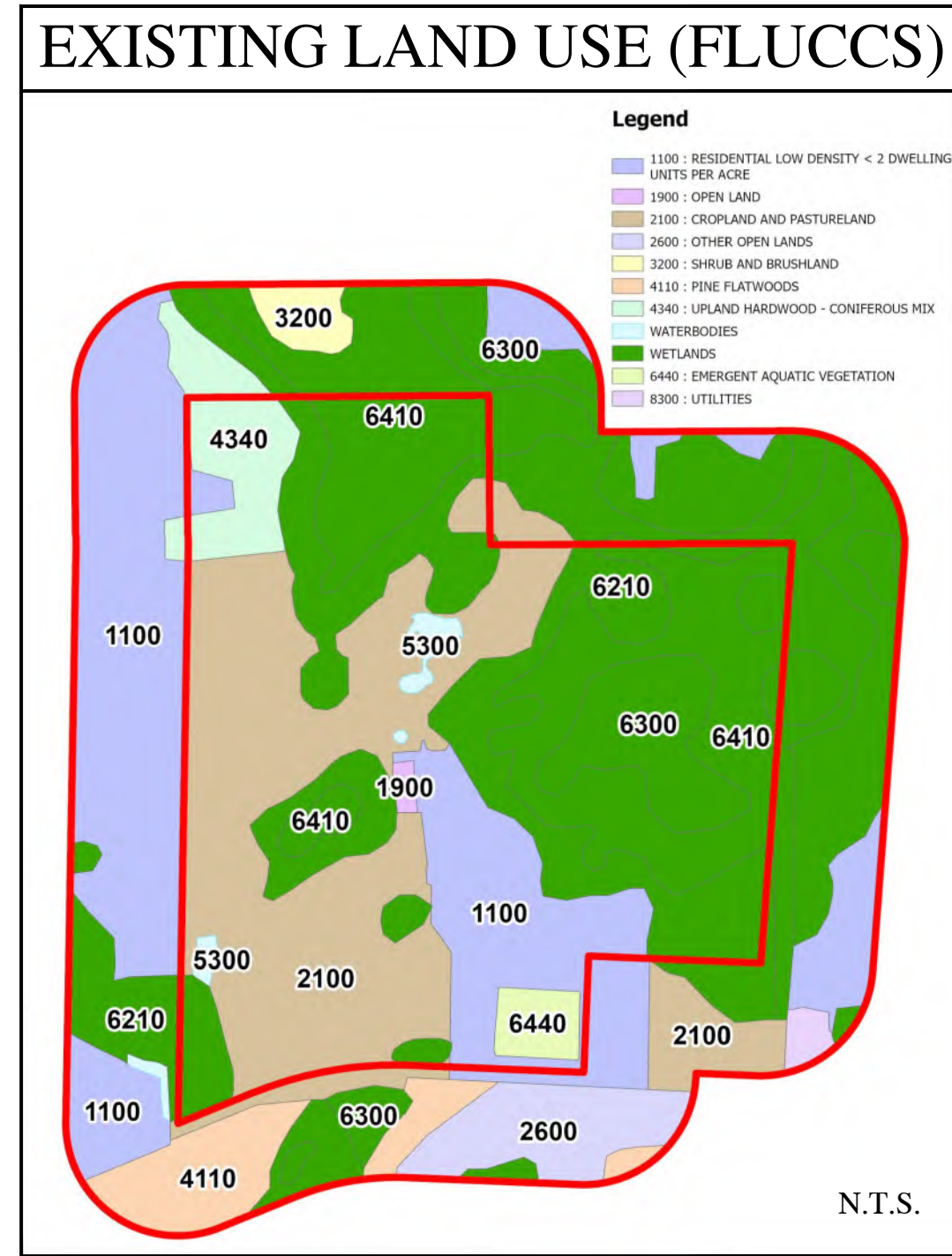
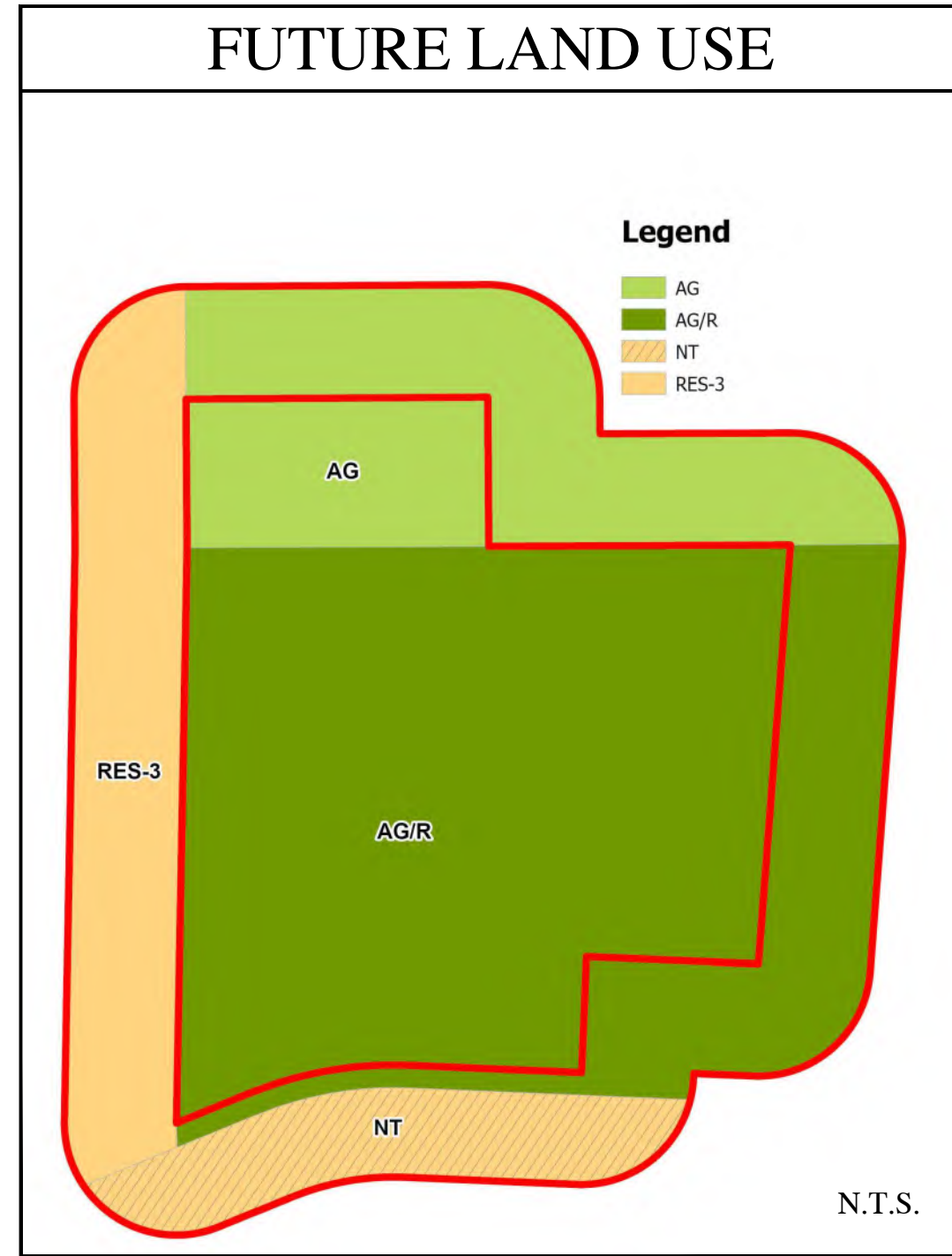


PRE-DEVELOPMENT WETLAND SUMMARY

WETLAND SUMMARY	
EXISTING	AC.
CATEGORY I WETLANDS	73.1
CATEGORY II WETLANDS	10.8
CATEGORY III WETLANDS	5.5
TOTAL EXISTING WETLANDS	89.4

OTHER SURFACE WATERS SUMMARY	
EXISTING	AC.
CATEGORY I OSW	0.0
CATEGORY II OSW	0.0
CATEGORY III OSW	0.0
TOTAL EXISTING OSW	0.0

NOTE: Wetland delineation are conceptual & non-binding. Final wetland areas shall be determined at the time of PSP/CP.



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ELITE 52

MPUD PLAN SET

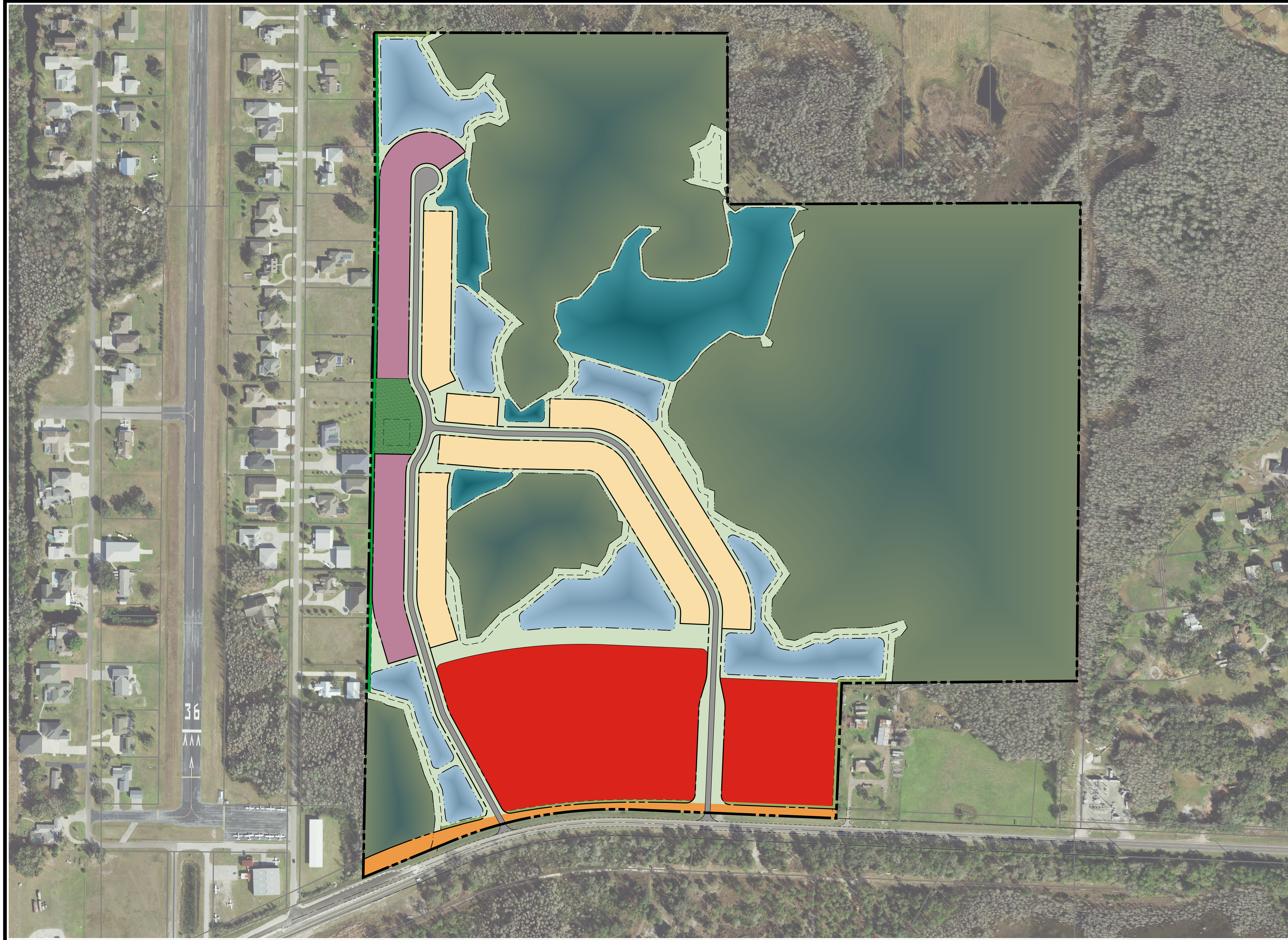
EXISTING SITE CONDITIONS

PREPARED FOR:
X05 Farm, LLC.
Camp Rural Enterprises.

REVISIONS / COUNTY COMMENTS	DATE	DESCRIPTION
1	07/29/2025	MPUD SET
2	08/05/2025	REVISIONS / COUNTY COMMENTS
3	11/18/2025	REVISIONS / COUNTY COMMENTS
4	12/08/2025	REVISIONS / COUNTY COMMENTS

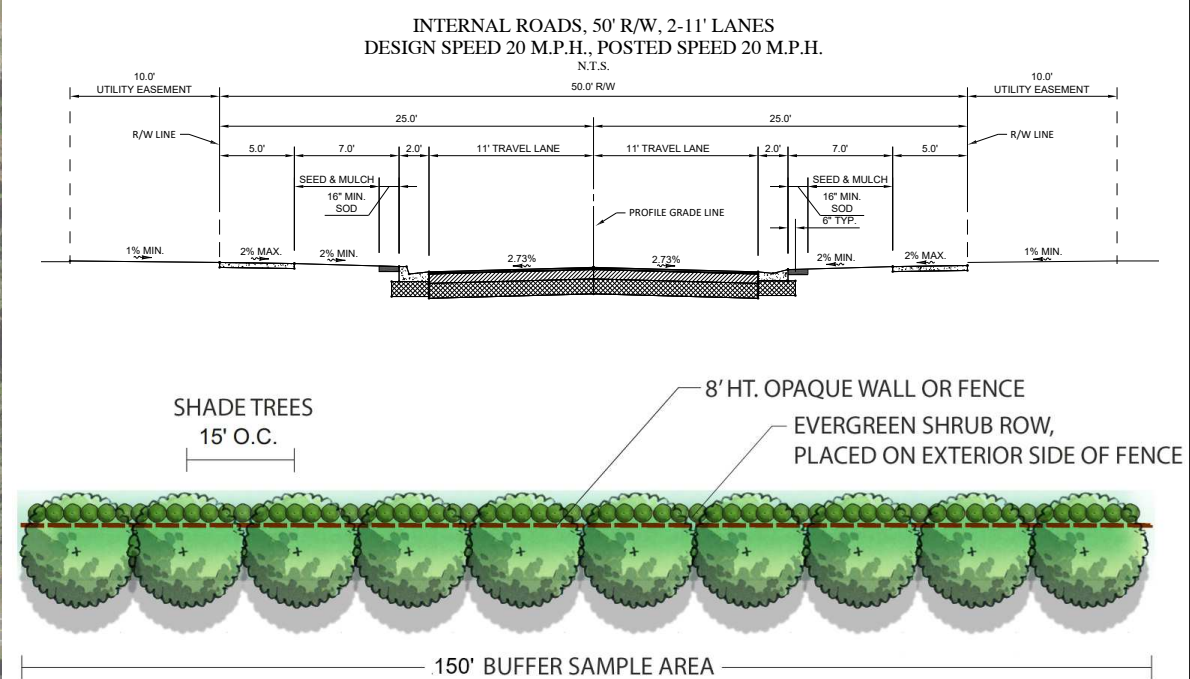
PROJECT NO: JDP-E5-1001
FILE: MPUD SHEET 2-E52
DESIGN BY: SM
DRAWN BY: SM

2 of 2



LEGEND

- PARCEL BOUNDARY - ±156.18 Ac.
- 50' X 110' LOTS - 79
- 60' X 110' LOTS - 29
- NON-RESIDENTIAL
- PUBLIC SPACE/PARK/AMENITY - ±1.08 Ac.
- PERIMETER BUFFER
- 15' ENHANCED TYPE "B" BUFFER
- PRESERVED WETLANDS
- STORMWATER POND
- FLOODPLAIN COMPENSATION POND
- ROAD RIGHT OF WAY
- ROW DEDICATION PER MARCH 2021 60% FDOT PLANS



Enhanced Type "B" Buffer
- Spacing of shade trees increased from 30 o.c. to 15 o.c. (May be staggered for natural appearance.)
- Minimum screening height increased from 6' to 8', provided by fence or wall
- Shrub row to be placed on exterior of fence
- Refer to zoning map and conditions for proposed location

Elite 52
Binding Concept Plan

X05 Farm, LLC & Camp Rural Enterprises
Pasco County

11/18/25	Binding Concept Plan - V.01.3	MO
8/20/25	Binding Concept Plan - V.01.2	MO
7/29/25	Binding Concept Plan - V.01.1	SM
DATE:	DESCRIPTION	BY
05/21/2025	JDP-E5-1001	

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



TIMING & PHASING ANALYSIS

ACCESS MANAGEMENT ANALYSIS

ELITE SR 52 AND US 41

Prepared For

CAMP RURAL ENTERPRISES, LLC
AND
X05 FARMS, LLC

Prepared By



LINCKS & ASSOCIATES, INC.
Engineers - Planners
Tampa, Florida

TIMING & PHASING ANALYSIS
ACCESS MANAGEMENT ANALYSIS

ELITE SR 52 AND US 41

Prepared For
CAMP RURAL ENTERPRISES , LLC
AND
X05 FARMS, LLC

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

February, 2024

Project No. 23116

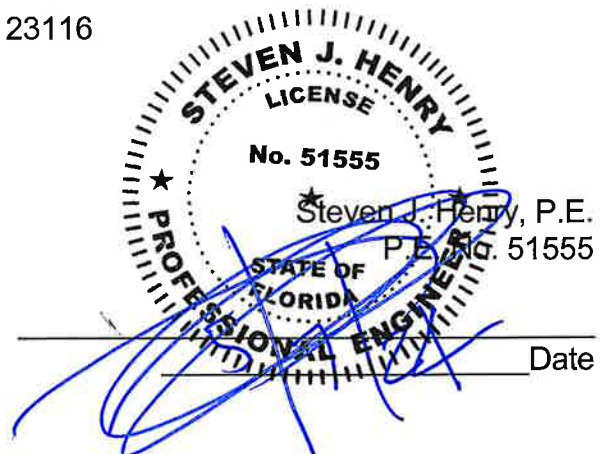


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INTRODUCTION

The purpose of this report is to provide the Timing and Phasing Analysis and Access Management Analysis for the property located east of US 41 and north of SR 52 in Pasco County, Florida, as shown in Figure 1.

The Analysis was conducted in accordance with the approved Methodology Statement provided in the Appendix of this report. The property is proposed to be rezoned to MPUD to include the following land uses:

- Townhomes – 300 Dwelling Units
- Retail – 175,000 Square Feet
- Hotel – 120 Rooms

ESTIMATED DAILY PROJECT 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, the proposed land uses would generate/attract approximately 13,628 daily trip ends.

Studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trip ends may exist on the adjacent roadways- passerby capture. However, the passerby trip ends should not exceed 10% of the background traffic on the adjacent roadway. Therefore, the proposed land uses are estimated to generate/attract



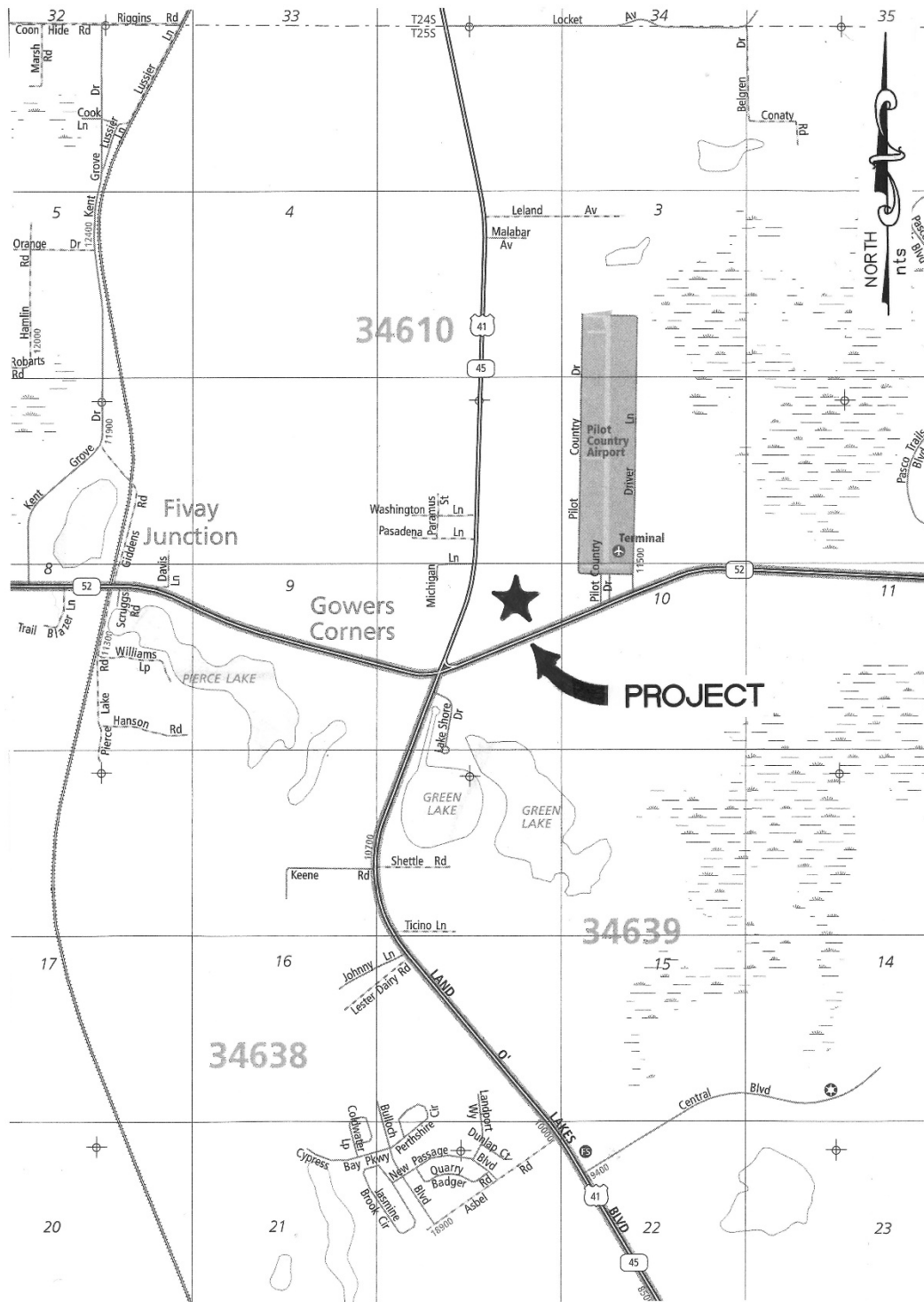


FIGURE 1
PROJECT LOCATION



12,207 new daily trip ends, as shown in Table 1.

AM PEAK HOUR PROJECT TRAFFIC

Again, based on the ITE Trip Generation Manual, 11th Edition data, the proposed project would generate/attract approximately 440 trip ends during the AM peak hour with 215 inbound and 225 outbound, as shown in Table 2.

As stated previously, studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trips may exist on the adjacent roadways – passerby capture. However, the passerby trip ends are not to exceed 10% of the background traffic on the adjacent roadways. Therefore, the new AM peak hour trip ends generated/attracted by the proposed project would be 371 trip ends with 172 inbound and 199 outbound, as shown in Table 2.

PM PEAK HOUR PROJECT TRAFFIC

Again, based on the ITE Trip Generation Manual, 11th Edition data, the proposed project would generate/attract approximately 1,081 trip ends during the PM peak hour with 540 inbound and 541 outbound, as shown in Table 3.

As stated previously, studies contained in the ITE Trip Generation Handbook, 11th Edition, indicate that a percentage of the retail trips may exist on the adjacent roadways – passerby capture. However, the passerby trip ends are not to exceed 10% of the background traffic on the adjacent roadways. Therefore, the new PM peak hour trip ends generated/attracted



TABLE 1

DAILY TRIP GENERATION

<u>Land Use</u>	<u>ITE Land Use Code</u>	<u>Size</u>	<u>Daily Trip Ends (1)</u>	<u>Passerby Trip Ends (2)</u>	<u>New Daily Trip Ends</u>
Townhomes	215	300 DU's	2,236	0	2,236
Retail	820	175,000 SF	10,433	1,421	9,012
Hotel	310	120 Rooms	<u>959</u>	<u>0</u>	<u>959</u>
		Total:	13,628	1,421	12,207

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

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

- Passerby Trips

Retail- 29%

$$10,433 \times 0.29 = 3,026$$

- Passerby trips should not exceed 10% of the background traffic on the adjacent roadways.

$$14,211 (a) \times 0.10 = 1,421 < 3,026$$

(a) Based on PM peak hour background traffic on SR 52 and K=0.09.

- Adjust passerby trips to equal 1,421 trip ends.





TABLE 2

AM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	AM Peak Hour Trip Ends (1)			Passerby Trip Ends (2)			New AM Peak Hour Trip Ends		
			In	Out	Total	In	Out	Total	In	Out	Total
Townhomes	215	300 DU's	38	112	150	0	0	0	38	112	150
Retail	820	175,000 SF	147	90	237	43	26	69	104	64	168
Hotel	310	120 Rooms	30	23	53	0	0	0	30	23	53
Total:			215	225	440	43	26	69	172	199	371

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

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

• Passerby Trips

Retail- 29%

In - $147 \times 0.29 = 43$

Out - $90 \times 0.29 = 26$

• Passerby trips should not exceed 10% of the background traffic on the adjacent roadways.

$1,195 (a) \times 0.10 = 120 > 69$

(a) Based on AM peak hour background traffic on SR 52.

TABLE 3

PM PEAK HOUR TRIP GENERATION

Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Trip Ends (2)			New PM Peak Hour Trip Ends (1)		
			In	Out	Total	In	Out	Total	In	Out	Total
Townhomes	215	300 DU's	104	72	176	0	0	0	104	72	176
Retail	820	175,000 SF	405	439	844	61	67	128	344	372	716
Hotel	310	120 Rooms	31	30	61	0	0	0	31	30	61
		Total:	540	541	1,081	61	67	128	479	474	953

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

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

- Passerby Trips

Retail- 29%

In - $405 \times 0.29 = 117$

Out - $439 \times 0.29 = 127$

- Passerby trips should not exceed 10% of the background traffic on the adjacent roadways.

$1,279 (a) \times 0.10 = 128 < 244$

(a) Based on PM peak hour background traffic on SR 52.

- Adjust passerby trips:

In - $128/244 \times 117 = 61$

Out - $128/244 \times 127 = 67$



by the proposed project would be 953 trip ends with 479 inbound and 474 outbound, as shown in Table 3.

DISTRIBUTION/ASSIGNMENT

The distribution of the project traffic was based on the existing traffic and development patterns in the vicinity of the project. The proposed percent distribution of the project traffic is illustrated in Figure 2 per the approved Methodology Statement. Figure 3 illustrates the PM peak hour project trip ends on the adjacent roadway network.

STUDY AREA

As per the approved Methodology Statement for the project, the study area includes the following roadways:

- SR 52 from Shady Hills Road to Ehren Cutoff
- US 41 from south of SR 52 to north of SR 52

BUILDOUT YEAR

The buildout year for the project is anticipated to be 2030.

BUDGETED IMPROVEMENTS

SR 52 is currently under construction to be widened to six (6) lanes from Suncoast Parkway to US 41.





12/15/23

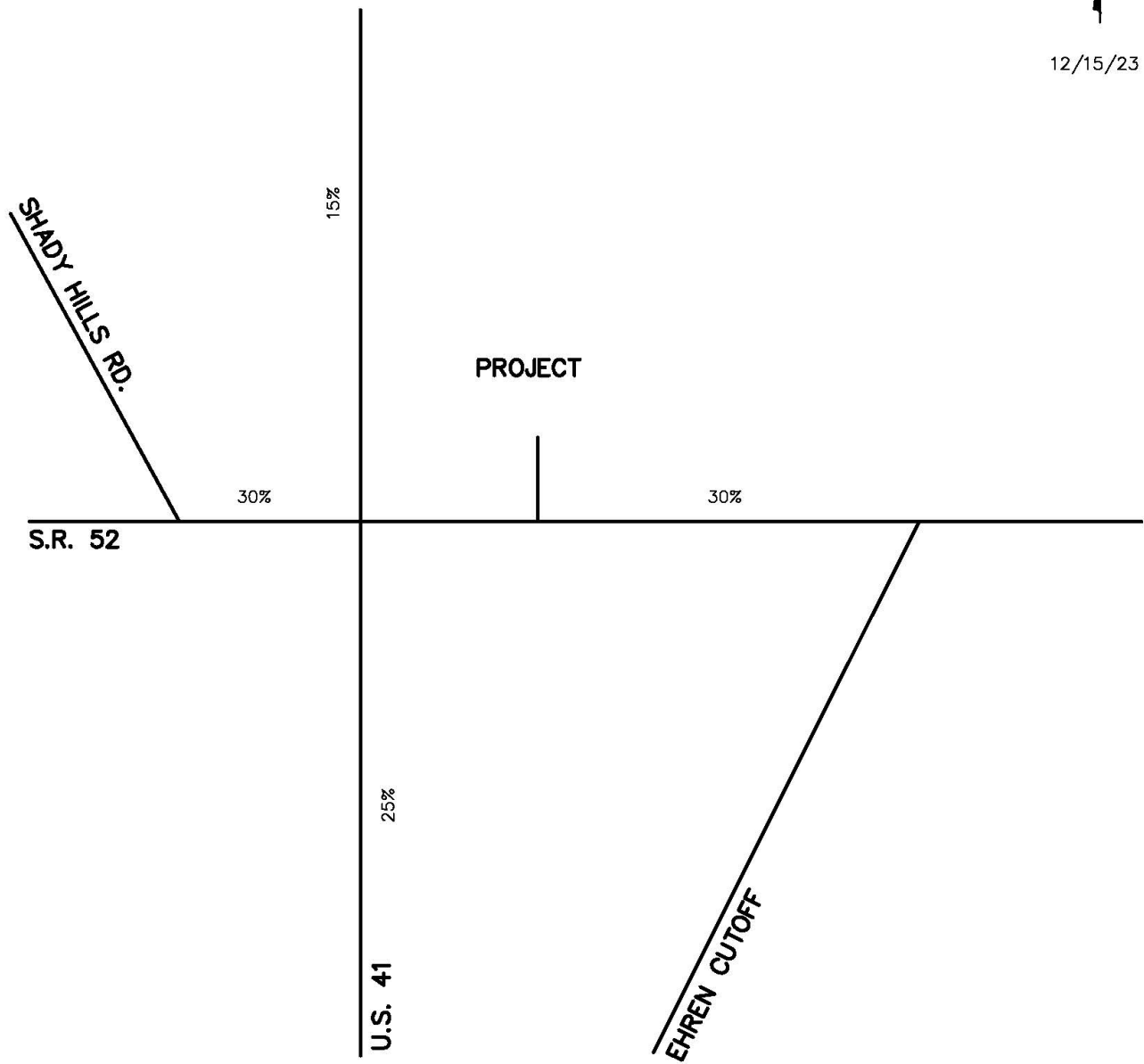


FIGURE 2
PROJECT TRAFFIC
DISTRIBUTION



LEGEND

33 = NEW PROJECT TRAFFIC
 <36> = PASSERBY PROJECT TRAFFIC



02/13/24

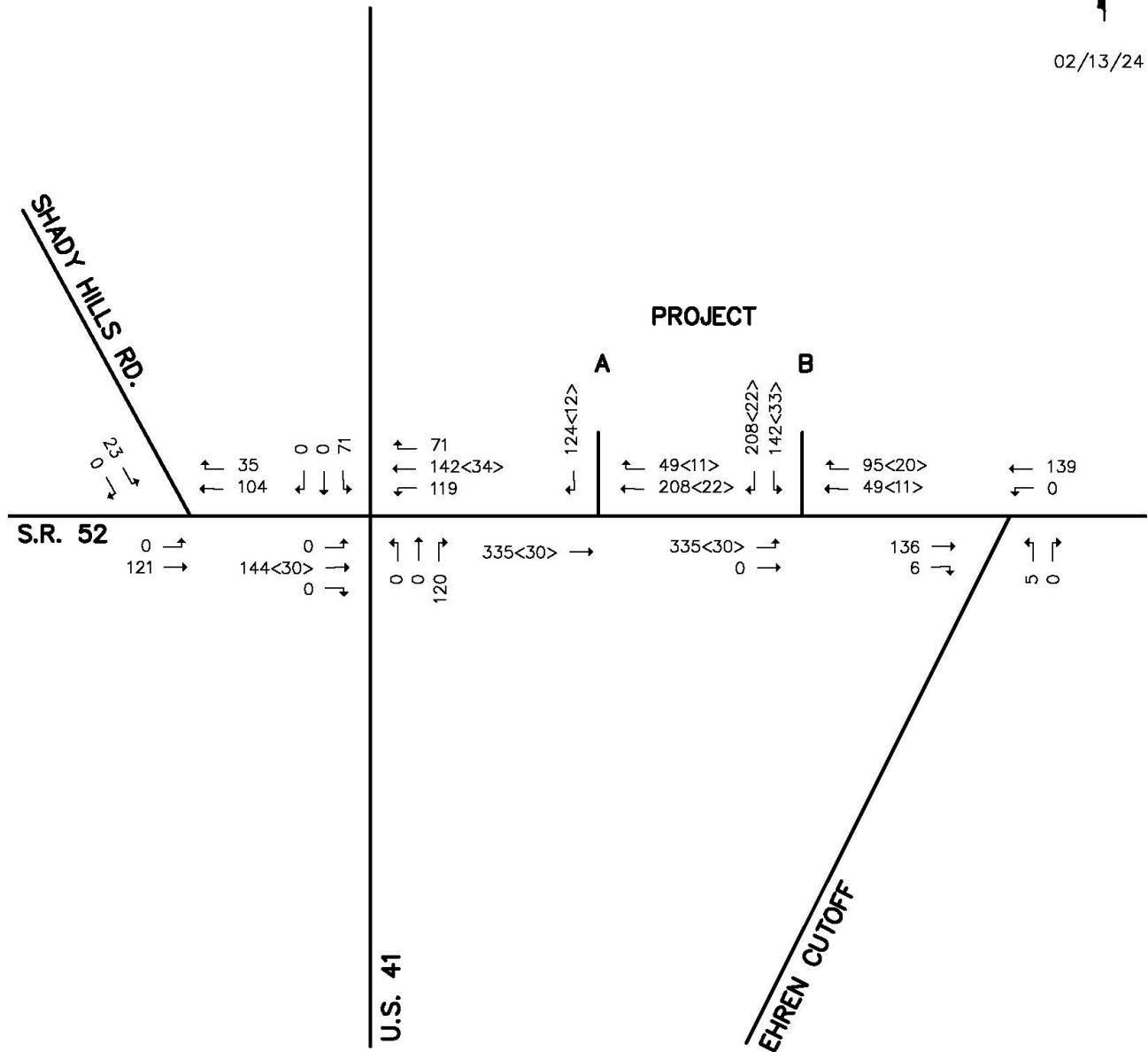


FIGURE 3
 PM PEAK HOUR
 PROJECT TRAFFIC



According to the FDOT Work Program, SR 52 is budgeted to be widened to four (4) lanes from US 41 to Ehren Cutoff in fiscal year 2027, and from Ehren Cutoff to Bellamy Brothers Boulevard in fiscal year 2028.

According to the Pasco County 2045 Cost Affordable Plan, there are no additional capacity improvements planned in the vicinity of the project.

According to Pasco County 2045 Transportation Needs Plan, the following improvements are planned in the vicinity of the project:

- SR 52 from US 41 to US 301 is proposed to be widened to a six (6) lane divided roadway.
- US 41 from Hernando County Line to SR 52 is proposed to be widened to four (4) lanes.
- US 41 from SR 52 to Ehren Cutoff is proposed to be widened to six (6) lanes.

BACKGROUND TRAFFIC

The 2030 background traffic utilized in the report was calculated as follows:

1) PM (4:00 – 6:00) peak hour turning movement counts were conducted at the following intersections:

- SR 52 and Shady Hills Road
- SR 52 and US 41
- SR 52 and Ehren Cutoff



- 2) The counts were obtained during the peak season; therefore, no adjustment was made to the counts.

Figure 4 illustrates the PM peak hour peak season traffic.

- 3) The peak season volumes were factored to 2030 utilizing a 2% per year growth rate based on historical traffic counts provided by FDOT and included in the Appendix.

Figure 5 illustrates the PM peak hour 2030 background traffic and Figure 6 illustrates the PM peak hour 2030 background plus project traffic.

LINK ANALYSIS

PM peak hour generalized capacity analysis was conducted with the 2030 background traffic and with the addition of the project traffic for the following roadway segments within the study area:

- SR 52 from Shady Hills Road to Ehren Cutoff
- US 41 from Connerton Boulevard to County Line Road

The link analysis was conducted based on the FDOT Generalized Capacities. The results of the analysis are summarized in Table 4 with the existing/budgeted/planned geometry.

According to the results, all roadways within the study network are projected to operate within the adopted Level of Service with the existing/budgeted/planned geometry.





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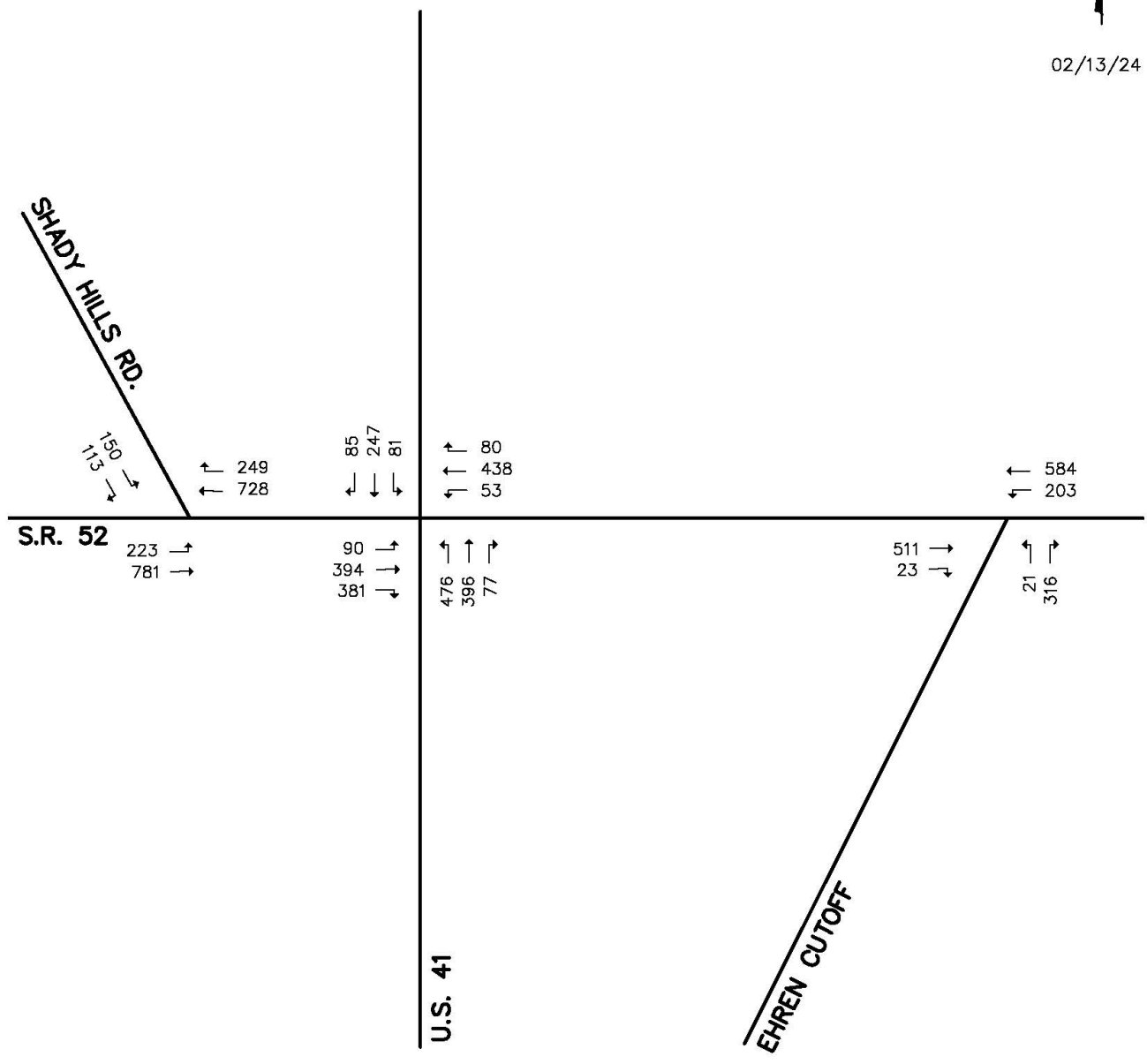


FIGURE 4
PM PEAK HOUR
PEAK SEASON TRAFFIC





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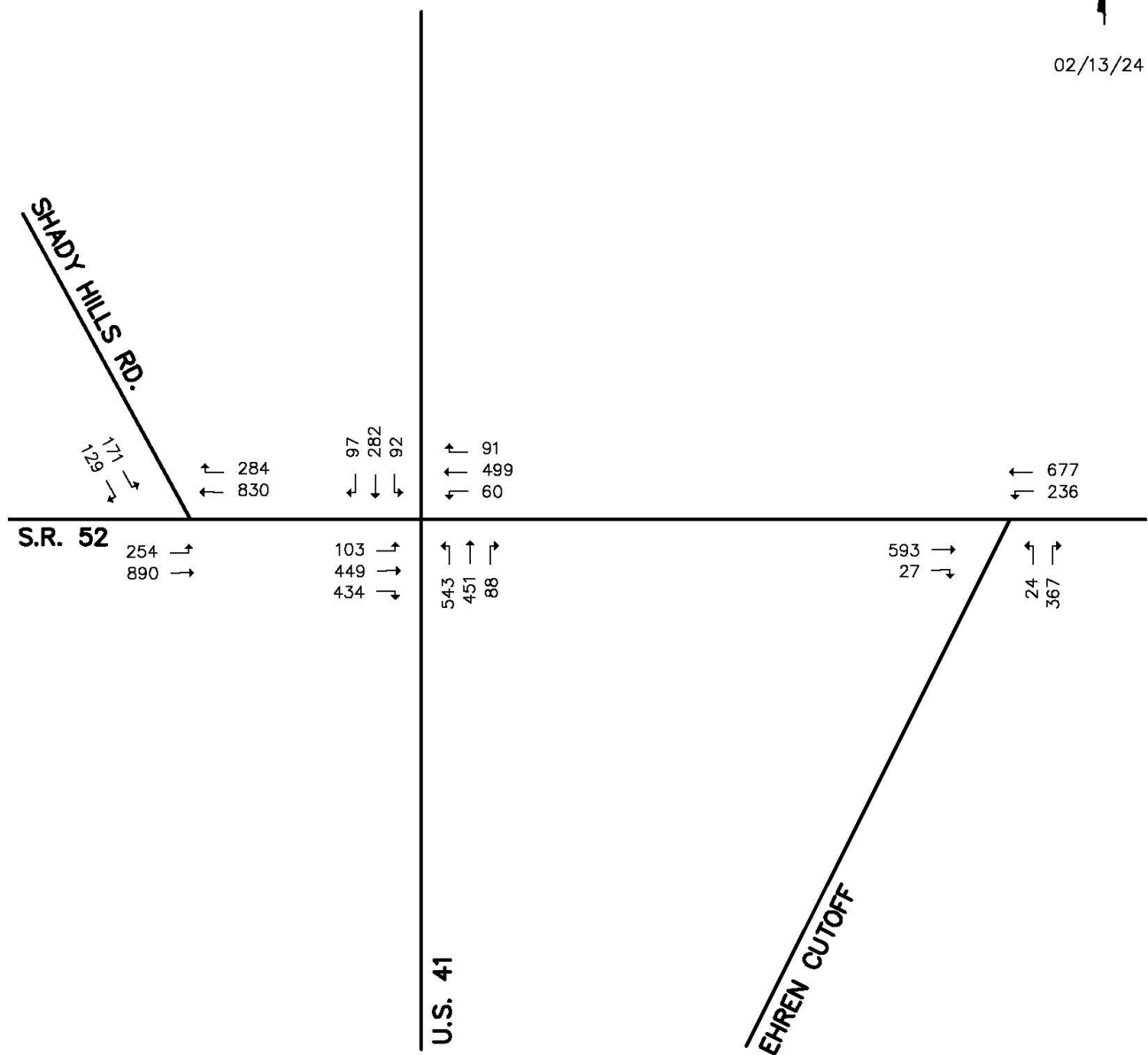


FIGURE 5
PM PEAK HOUR
2030 BACKGROUND TRAFFIC



LEGEND

13 = BACKGROUND TRAFFIC
 (23) = NEW PROJECT TRAFFIC
 <36> = PASSERBY PROJECT TRAFFIC



02/13/24

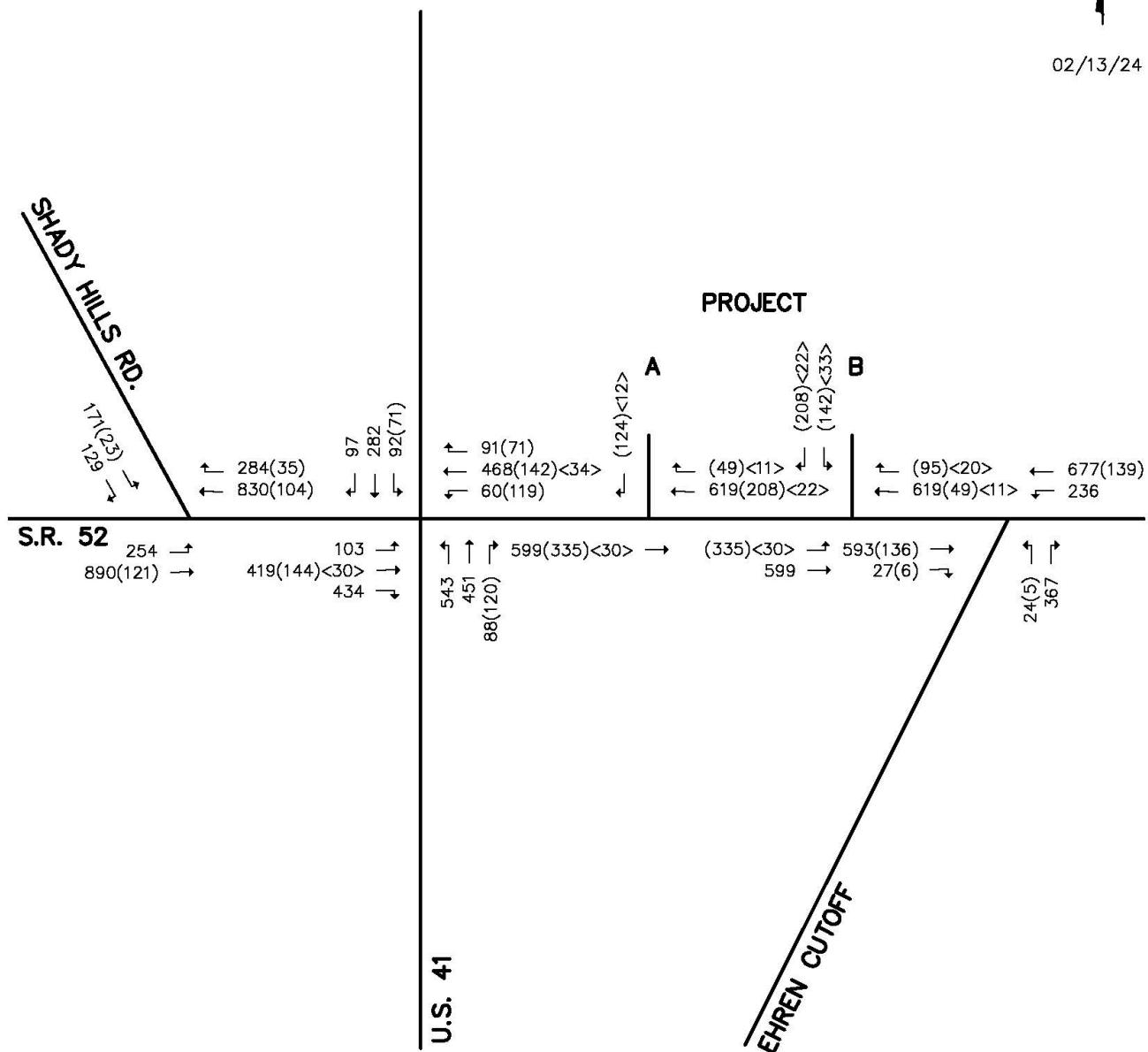


FIGURE 6
 PM PEAK HOUR
 2030 BACKGROUND PLUS
 PROJECT TRAFFIC



TABLE 4
LINK CAPACITY ANALYSIS
PM PEAK HOUR (EXISTING/BUDGETED/PLANNED GEOMETRY)

Segment	From	To	Lanes	LOS	Capacity (1)	2030 Background Traffic (2)	V/C	2030 Background Plus Project Traffic (2)	V/C
SR 52	Shady Hills Rd US 41 Project	US 41 Project Ehren Cutoff	6 D 4 D 4 D	D D D	4,960 3,360 3,360	2,100 1,270 1,270	0.42 0.38 0.38	2,383 1,949 1,556	0.48 0.58 0.46
US 41	County Line Rd SR 52	SR 52 Connerton Blvd	4 D (3) 4 D	D D	3,360 3,360	1,116 1,858	0.33 0.55	1,258 2,097	0.37 0.62

(1) Based on 2023 FDOT Generalized Capacity Tables.

(2) See Figures 5 and 6 of this report.

(3) Based on 2045 Needs Plan.



INTERSECTION ANALYSIS

The following intersections were analyzed during the PM peak hour:

- SR 52 and Shady Hills Road
- SR 52 and US 41
- SR 52 and Ehren Cutoff

The analysis was performed utilizing the methodology described in Chapters 18 and 19, Signalized and Unsignalized Intersections of Transportation Research Board (TRB) Special Report, the 2010 Highway Capacity Manual. Table 5 summarizes the results of the signalized analysis with the existing/budgeted geometry. Table 6 summarizes the results of the unsignalized analysis with the existing/budgeted geometry. The results are summarized in the following paragraphs:

SR 52 and Shady Hills Road

This is a signalized intersection. Signalized intersection analysis indicates that all the movements within the intersection should operate within the adopted V/C and delay criteria with the 2030 background traffic and with the addition of the project traffic, as shown in Table 5.

SR 52 and US 41

This is a signalized intersection. Signalized intersection analysis indicates that all movements within the intersection should operate within the adopted V/C and delay criteria with the 2030 background traffic and with the addition of the project traffic, as shown in Table 5.



TABLE 5
ESTIMATED INTERSECTION ANALYSIS (SIGNALIZED)
EXISTING/BUDGETED GEOMETRY
PM PEAK HOUR

Intersection	Movement	2030 Background Traffic						2030 Background Plus Project Traffic					
		Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
		Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	Through	V/C	Delay
SR 52 and Shady Hills Rd	EB	42.6	0.70	-	0.32	-	-	43.8	0.71	10.6	0.36	-	-
	WB	-	-	6.0	0.64	0.46	-	-	-	31.3	0.68	5.9	0.49
	SB	28.9	0.34	6.7	-	0.24	0.24	30.8	0.40	-	-	6.8	0.24
SR 52 and US 41	EB	46.9	0.35	2.1	0.44	0.29	0.29	53.9	0.40	43.6	0.63	3.5	0.31
	WB	47.0	0.24	1.1	0.61	0.21	0.21	52.2	0.52	40.5	0.60	7.7	0.35
	NB	40.5	0.62	0.4	0.33	0.12	0.12	46.1	0.66	32.6	0.42	6.2	0.33
	SB	50.8	0.48	0.5	0.28	0.16	0.16	56.4	0.65	32.5	0.28	1.4	0.17



TABLE 6
ESTIMATED INTERSECTION ANALYSIS (UNSIGNALIZED)
EXISTING/BUDGETED GEOMETRY
PM PEAK HOUR

Intersection	Movement	2030 Background Traffic				2030 Background Plus Project Traffic							
		Left		Through		Right		Left		Through		Right	
		Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C
SR 52 and Ehren Cutoff	WB	10.1	0.26	*	*	-	-	11.1	0.29	*	*	-	-
	NB	22.7	0.67	-	-	-	-	33.7	0.79	-	-	33.7	0.79

* Freeflow, therefore delay and V/C not calculated.



SR 52 and Ehren Cutoff

This is an unsignalized intersection. Unsignalized intersection analysis indicates that all movements within the intersection should operate within the adopted V/C and delay criteria with the 2030 background traffic and with the addition of the project traffic, as shown in Table 6.

CONCLUSION

Based on the Timing and Phasing Analysis, all roadway segments and intersections should operate within the adopted delay and V/C ratio criteria with the 2030 background traffic and with the addition of the project traffic with the existing/budgeted improvements.

ACCESS MANAGEMENT ANALYSIS

The Access Management Analysis was conducted for the intersections of Project Accesses and SR 52.

The Access Management Analysis was conducted for the AM and PM peak hours with the 2030 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 Chapters 18 and 19, Signalized and Unsignalized Intersections of the Transportation Research Board (TRB) Special Report, the 2010 Highway Capacity Manual. Table 7 summarizes the results of the analysis and the results are also discussed in the following paragraphs:



TABLE 7
ESTIMATED INTERSECTION ANALYSIS

Intersection	Scenario (1)	Movement	AM Peak Hour						PM Peak Hour					
			2030 Background Plus Project Traffic						2030 Background Plus Project Traffic					
			Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
			Delay	V/C	Delay	V/C	Delay	V/C	Delay	V/C	Delay	Delay	V/C	V/C
SR 52 and Project Access A	A	EB	-	-	-	-	-	0.08	-	-	-	13.4	-	0.24
		EB	15.4	0.38	15.0	0.41	-	-	35.8	0.80	13.6	-	-	-
		WB	-	-	33.4	0.70	8.7	0.12	-	-	45.3	7.3	0.84	0.25
SR 52 and Project Access B	B	SB	13.3	0.26	-	-	13.3	0.26	30.1	0.68	-	30.1	-	0.68
		EB	12.8	0.43	15.9	0.64	-	-	72.0	0.99	12.6	-	-	-
		WB	-	-	40.3	0.86	6.0	0.08	-	-	58.9	4.5	0.97	0.17
SR 52 and Project Access B	B	SB	19.5	0.33	-	-	19.5	0.33	58.7	0.92	-	58.7	-	0.92

(1) Scenario A - Signalized and SR 52 4 lanes, Scenario B - Signalized and SR 52 2 lanes.



SR 52 and Project Access A

This intersection is proposed to be unsignalized and have right-in/right-out access to SR 52. Unsignalized intersection analysis indicates that all the movements within the intersection should operate within the adopted delay and V/C ratio criteria during the AM and PM peak hours with the 2030 background plus project traffic and with the existing/budgeted improvements, as shown in Table 7.

SR 52 and Project Access B

This intersection is proposed to have full access to SR 52. Intersection analysis was conducted for this access based on the two (2) scenarios as follows:

- Scenario A – Signalized and SR 52 (4) lanes
- Scenario B – Signalized and SR 52 (2) lanes

Based on signalized intersection analysis under Scenario A, all movements should operate within adopted V/C and delay criteria during the AM and PM peak hours with 2030 background plus project traffic, as shown in Table 7.

Based on signalized intersection analysis under Scenario B, all movements within the intersection should operate within adopted V/C and delay criteria, as shown in Table 7.

ACCESS RECOMMENDATIONS

The methodology utilized to determine the need for a right and/or left turn lanes was based on the Section 901.3 of the Pasco County Land Development Code and FDOT Multimodal Access Management Guidebook. The access recommendations are



summarized in Table 8 and discussed below:

SR 52 and Project Access A

This project driveway is proposed to have right-in/right-out access to SR 52. Based on the projected volumes, a westbound right turn lane is warranted, as shown in Table 8. It is recommended a 405 foot westbound right turn lane be provided.

SR 52 and Project Access B

This project driveway is proposed to have full access to SR 52. Based on the projected volumes, the required turn lane lengths are provided for both Scenario A and Scenario B, as shown in Table 8.



TABLE 8

ACCESS RECOMMENDATIONS

<u>Intersection</u>	<u>Scenario (1)</u>	<u>Movement</u>	<u>Volume (2)</u>	<u>Turn Lane Warranted (3)</u>	<u>Queue Length (4)</u>	<u>Deceleration Length (5)</u>	<u>Total Length</u>
SR 52 and Project Access A	-	WBR	25/60	Yes	0'	405'	405'
SR 52 and Project Access B	A	WBR EBL	46/115 144/365	Yes Yes	75' 250'	405' 405'	480' 655'
SR 52 and Project Access B	B	WBR EBL	46/115 144/365	Yes Yes	125' 300'	405' 405'	530' 705'

(1) Scenario A - Signalized and SR 52 4 lanes, Scenario B - Signalized and SR 52 2 lanes.

(2) See Figures A-4 and 6, 2030 Background plus Project Traffic, of this report.

(3) Based on FDOT Multimodal Access Management Guidebook and Section 901.3 of Pasco County Land Development Code.

(4) Queue Length Calculation:

SR 52 and Project Access B:

Scenario A: SimTraffic

EBL - 252' Use 250'

WBR - 66' Use 75'

Scenario B:

EBL - 295' Use 300' - SimTraffic

WBR - 115/(3600/100) x 1.5 x 25' = 120' Use 125'

(5) Based on FDOT Design Manual Exhibit 212-1 and the design speed of 60 MPH on SR 52 (Posted +5 MPH).



APPENDIX



MPUD PLAN



METHODOLOGY STATEMENT



**NEEDS ASSESSMENT METHODOLOGY
TIMING AND PHASING METHODOLOGY
ACCESS MANAGEMENT METHODOLOGY
SUBSTANDARD ROAD METHODOLOGY**

Meeting Date: 9/20/23
Draft Submitted: 11/2/23
Final Approved:

Project Name: SR 52 Mixed Use
Accela Number: T&P-2023-00085
Record Number: SSRRA-2023-00216
Comprehensive Plan Action: Modify Comp. Plan from AG & AG/R to PD
Zoning Action: Rezone from AC to MPUD

Needs Assessment

- 1) Exemption Status
 - a. The existing Future Land Use Designation for the property is AG and AG/R.
 - b. The developer proposed to amend the Comprehensive Plan to PD.
- 2) Site Parameters
 - a. The existing Comprehensive Plan Designation would allow the entitlements, as shown in Table 1.
 - b. The Future Land Use Plan is proposed to be amended to PD to allow the following entitlements:
 - Townhomes – 300 Dwelling Units
 - Retail – 175,000 Square Feet
 - Hotel – 120 Rooms
- 3) Study Area
 - a. The study area will include SR 52 from Shady Hills Road to Ehren Cutoff.
- 4) 2045 Volumes
 - a. The 2045 volumes contained in the Pasco County Cost Affordable Level of Service Report will be utilized.
- 5) Development Traffic
 - a. The trip generation for the land uses permitted by the existing Future Land Use Plan and the proposed Future Land Use Plan will be calculated based on trip generation rates contained in ITE Trip Generation Manual, 11th Edition.

TABLE 1		
ALTERNATIVE ENTITLEMENTS		
<u>Land Use Designation</u>	<u>Size</u>	<u>Allowable Entitlements</u>
AG/R	136.07 AC	26 DU's
AG	20.0 AC	<u>2 DU's</u>
		28 DU's

- b. The net increase in the project traffic due to the proposed amendment will be calculated.
- 6) Internal Capture
 - a. Internal capture will be based on the methodology outlined in the NCHRP 684.
- 7) Passerby Capture
 - a. Passerby capture will be based on the methodology outlined in the ITE Trip Generation Manual, 11th Edition.
- 8) Distribution
 - a. The distribution of the net increase in project traffic will be based on the percentage shown in Figure 1.
- 9) Analysis
 - a. PM Peak Hour generalized link analysis will be conducted for the roadway segments within the study area for the project.
 - b. The net increase in traffic due to the proposed amendment will be added to the 2045 volumes. The analysis will identify any additional improvements required due to additional traffic.

Timing and Phasing Analysis

- 1) Exemption status:
 - a. The property is currently zoned AC.
 - 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. Developer proposes to amend the existing zoning to allow the following entitlements:

<u>Status</u>	<u>Land Use</u>	<u>Size</u>
Non-Exempt	Townhomes	300 DU's
Non-Exempt	Retail	175,000 SF
Non-Exempt	Hotel	120 Rooms

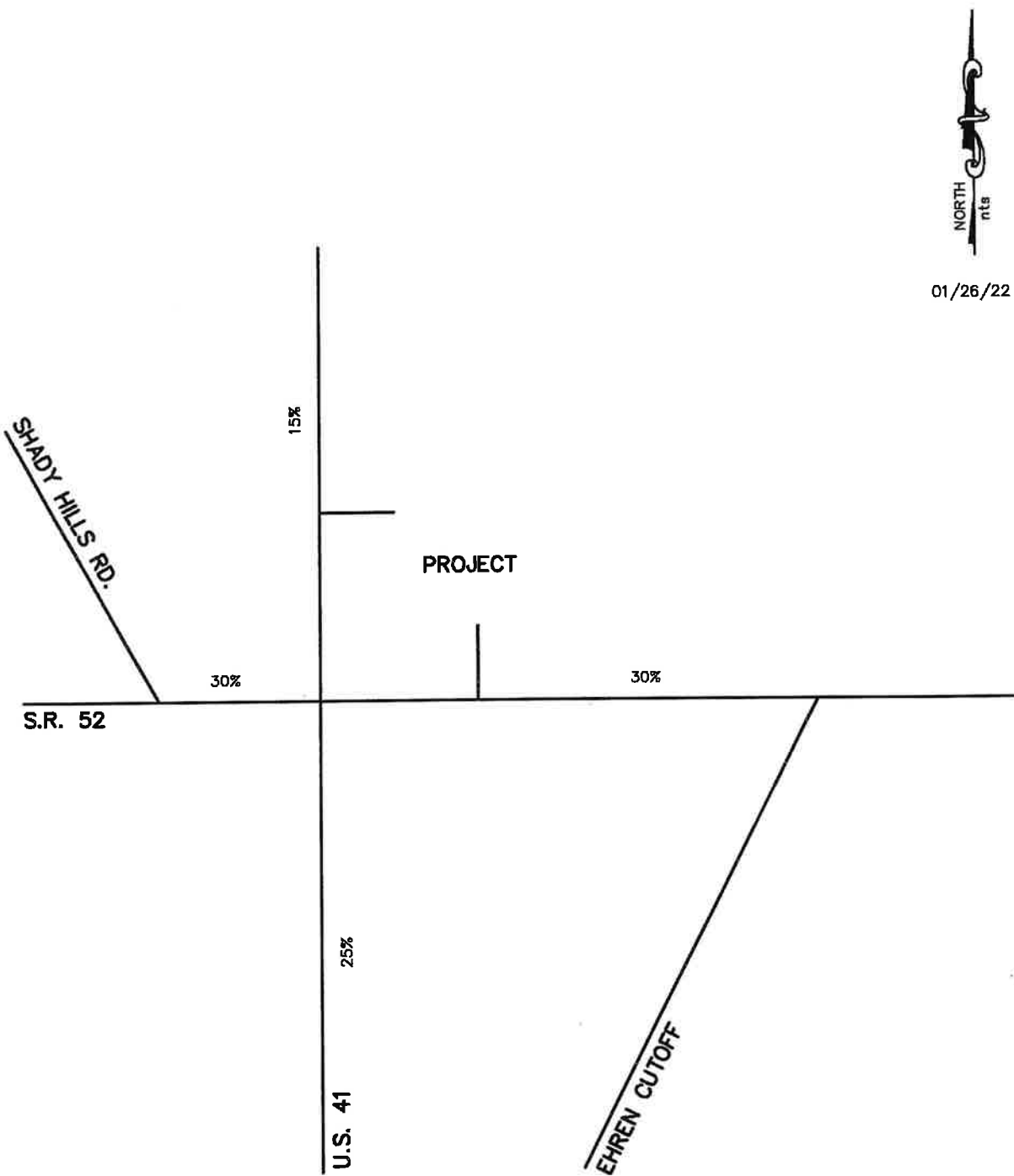


FIGURE 1
PROJECT TRAFFIC
DISTRIBUTION

- b. *Site Location* – East of US41 and north of SR 52.
- c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2030.
- d. Interim Uses Generating Traffic – N/A

Study Area:

- a. Segment:
 - SR 52 from Shady Hills Rd to Ehren Cutoff
- b. Intersections:
 - SR 52 and US41
 - SR 52 and Shady Hills Road
 - SR 52 and Ehren Cutoff

3) 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 PM to 6:00 PM) along the roadways within the study network. The count at the intersection of US41 and SR52 may be older than one (1) year due to construction activity

4) Trip Generation:

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

5) Trip Generation:

- a. The internal capture will be based on the methodology and based on NCHRP 684.

6) Passerby Capture:

- a. The passerby capture will be based on the methodology and based on ITE Trip Generation Manual, 11th Edition.

7) Background Growth Procedure:

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

8) Distribution and Assignment:

- a. The distribution of the project traffic will be based on the percentage shown in Figure 1.

9) Analysis:

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

Access Management Analysis:

An Access Management Analysis will be conducted for the project accesses to SR 52.

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

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

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

Substandard Road Analysis:

The access for the project is proposed to be via SR 52 which is an arterial road. Therefore, a substandard road analysis will not be required.

ITE TRIP GENERATION



PERIOD SETTING

Analysis Name : New Analysis
Project Name : Elite SR 52 and US 41
Date: 12/14/2023
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	300	Weekday	Best Fit (LIN) T = 7.62 (X)+-50.48	1118 50%	1118 50%	2236
820 - Shopping Center (>150k) (General Urban/Suburban)	1000 Sq. Ft. GLA	175	Weekday	Best Fit (LIN) T = 26.11 (X)+5863.73	5217 50%	5216 50%	10433
310 - Hotel (General Urban/Suburban)	Rooms	120	Weekday	Average 7.99	480 50%	479 50%	959

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	1118	0 %	1118
820 - Shopping Center (>150k)	0 %	5217	0 %	5216
310 - Hotel	0 %	480	0 %	479

INTERNAL TRIPS

215 - Single-Family Attached Housing				820 - Shopping Center (>150k)			
Exit	1118	Demand Exit:	0 % (0)	Balanced:	Demand Entry:	0 % (0)	Entry 5217
				0			
Entry	1118	Demand Entry:	0 % (0)	Balanced:	Demand Exit:	0 % (0)	Exit 5216
				0			
215 - Single-Family Attached Housing				310 - Hotel			
Exit	1118	Demand Exit:	0 % (0)	Balanced:	Demand Entry:	0 % (0)	Entry 480
				0			
Entry	1118	Demand Entry:	0 % (0)	Balanced:	Demand Exit:	0 % (0)	Exit 479
				0			
820 - Shopping Center (>150k)				310 - Hotel			

Exit 5216 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) **Entry** 480
Entry 5217 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) **Exit** 479

215 - Single-Family Attached Housing

	Total Trips	Internal Trips			External Trips
		820 - Shopping Center (>150k)	310 - Hotel	Total	
Entry	1118 (100%)	0 (0%)	0 (0%)	0 (0%)	1118 (100%)
Exit	1118 (100%)	0 (0%)	0 (0%)	0 (0%)	1118 (100%)
Total	2236 (100%)	0 (0%)	0 (0%)	0 (0%)	2236 (100%)

820 - Shopping Center (>150k)

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	310 - Hotel	Total	
Entry	5217 (100%)	0 (0%)	0 (0%)	0 (0%)	5217 (100%)
Exit	5216 (100%)	0 (0%)	0 (0%)	0 (0%)	5216 (100%)
Total	10433 (100%)	0 (0%)	0 (0%)	0 (0%)	10433 (100%)

310 - Hotel

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	820 - Shopping Center (>150k)	Total	
Entry	480 (100%)	0 (0%)	0 (0%)	0 (0%)	480 (100%)
Exit	479 (100%)	0 (0%)	0 (0%)	0 (0%)	479 (100%)
Total	959 (100%)	0 (0%)	0 (0%)	0 (0%)	959 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	2236	0	0	2236
820 - Shopping Center (>150k)	10433	0	0	10433
310 - Hotel	959	0	0	959

ITE DEVIATION DETAILS**Weekday**

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 215 - Single-Family Attached Housing (General Urban/Suburban)

Weekday

ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center (>150k) (General Urban/Suburban)

ITE does not recommend a particular pass-by% for this case.

310 - Hotel (General Urban/Suburban)

ITE does not recommend a particular pass-by% for this case.

SUMMARY	
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Total Entering	6815
Total Exiting	6813
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	6815
Total Exiting Non-Pass-by Trips	6813

PERIOD SETTING

Analysis Name : New Analysis
Project Name : Elite SR 52 and US 41 **No :**
Date: 12/14/2023 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	300	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.52 (X) + -5.7$	38 25%	112 75%	150
820 - Shopping Center (>150k) (General Urban/Suburban)	1000 Sq. Ft. GLA	175	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.59 (X) + 133.55$	147 62%	90 38%	237
310 - Hotel (General Urban/Suburban)	Rooms	120	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) $T = 0.5 (X) + -7.45$	30 57%	23 43%	53

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	38	0 %	112
820 - Shopping Center (>150k)	0 %	147	0 %	90
310 - Hotel	0 %	30	0 %	23

INTERNAL TRIPS

215 - Single-Family Attached Housing

Exit 112 Demand Exit: 0 % (0)
Entry 38 Demand Entry: 0 % (0)

215 - Single-Family Attached Housing

820 - Shopping Center (&gt;150k)

Balanced: 0 Demand Entry: 0 % (0) **Entry** 147
 Balanced: 0 Demand Exit: 0 % (0) **Exit** 90

310 - Hotel

Exit 112	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 30
Entry 38	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 23
820 - Shopping Center (&gt;150k)				
Exit 90	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 30
Entry 147	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 23

215 - Single-Family Attached Housing

	Total Trips	Internal Trips			External Trips
		820 - Shopping Center (>150k)	310 - Hotel	Total	
Entry	38 (100%)	0 (0%)	0 (0%)	0 (0%)	38 (100%)
Exit	112 (100%)	0 (0%)	0 (0%)	0 (0%)	112 (100%)
Total	150 (100%)	0 (0%)	0 (0%)	0 (0%)	150 (100%)

820 - Shopping Center (>150k)

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	310 - Hotel	Total	
Entry	147 (100%)	0 (0%)	0 (0%)	0 (0%)	147 (100%)
Exit	90 (100%)	0 (0%)	0 (0%)	0 (0%)	90 (100%)
Total	237 (100%)	0 (0%)	0 (0%)	0 (0%)	237 (100%)

310 - Hotel

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	820 - Shopping Center (>150k)	Total	
Entry	30 (100%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Exit	23 (100%)	0 (0%)	0 (0%)	0 (0%)	23 (100%)
Total	53 (100%)	0 (0%)	0 (0%)	0 (0%)	53 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	150	0	0	150
820 - Shopping Center (>150k)	237	0	0	237
310 - Hotel	53	0	0	53

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.

820 - Shopping Center (>150k) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

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

SUMMARY	
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Total Entering	215
Total Exiting	225
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	215
Total Exiting Non-Pass-by Trips	225

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Elite SR 52 and US 41	City:	
Date:	12/14/2023	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
215 - Single-Family Attached Housing (General Urban/Suburban)	Dwelling Units	300	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.6 (X) + -3.93$	104 59%	72 41%	176
820 - Shopping Center (>150k) (General Urban/Suburban)	1000 Sq. Ft. GLA	175	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.72\ln(X) + 3.02$	405 48%	439 52%	844
310 - Hotel (General Urban/Suburban)	Rooms	120	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) $T = 0.74 (X) + -27.89$	31 51%	30 49%	61

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
215 - Single-Family Attached Housing	0 %	104	0 %	72
820 - Shopping Center (>150k)	0 %	405	0 %	439
310 - Hotel	0 %	31	0 %	30

INTERNAL TRIPS

215 - Single-Family Attached Housing

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

215 - Single-Family Attached Housing

820 - Shopping Center (>150k)

Balanced:	0	Demand Entry:	0 % (0)	Entry	405
Balanced:	0	Demand Exit:	0 % (0)	Exit	439

310 - Hotel

Exit 72 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 31
 Entry 104 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 30

820 - Shopping Center (>150k)**310 - Hotel**

Exit 439 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 31
 Entry 405 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 30

215 - Single-Family Attached Housing

	Total Trips	Internal Trips			External Trips
		820 - Shopping Center (>150k)	310 - Hotel	Total	
Entry	104 (100%)	0 (0%)	0 (0%)	0 (0%)	104 (100%)
Exit	72 (100%)	0 (0%)	0 (0%)	0 (0%)	72 (100%)
Total	176 (100%)	0 (0%)	0 (0%)	0 (0%)	176 (100%)

820 - Shopping Center (>150k)

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	310 - Hotel	Total	
Entry	405 (100%)	0 (0%)	0 (0%)	0 (0%)	405 (100%)
Exit	439 (100%)	0 (0%)	0 (0%)	0 (0%)	439 (100%)
Total	844 (100%)	0 (0%)	0 (0%)	0 (0%)	844 (100%)

310 - Hotel

	Total Trips	Internal Trips			External Trips
		215 - Single-Family Attached Housing	820 - Shopping Center (>150k)	Total	
Entry	31 (100%)	0 (0%)	0 (0%)	0 (0%)	31 (100%)
Exit	30 (100%)	0 (0%)	0 (0%)	0 (0%)	30 (100%)
Total	61 (100%)	0 (0%)	0 (0%)	0 (0%)	61 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
215 - Single-Family Attached Housing	176	0	0	176
820 - Shopping Center (>150k)	844	0	0	844
310 - Hotel	61	0	0	61

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.

820 - Shopping Center (>150k) (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

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

SUMMARY

Total Entering	540
Total Exiting	541
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	540
Total Exiting Non-Pass-by Trips	541

PASSERBY TRIPS



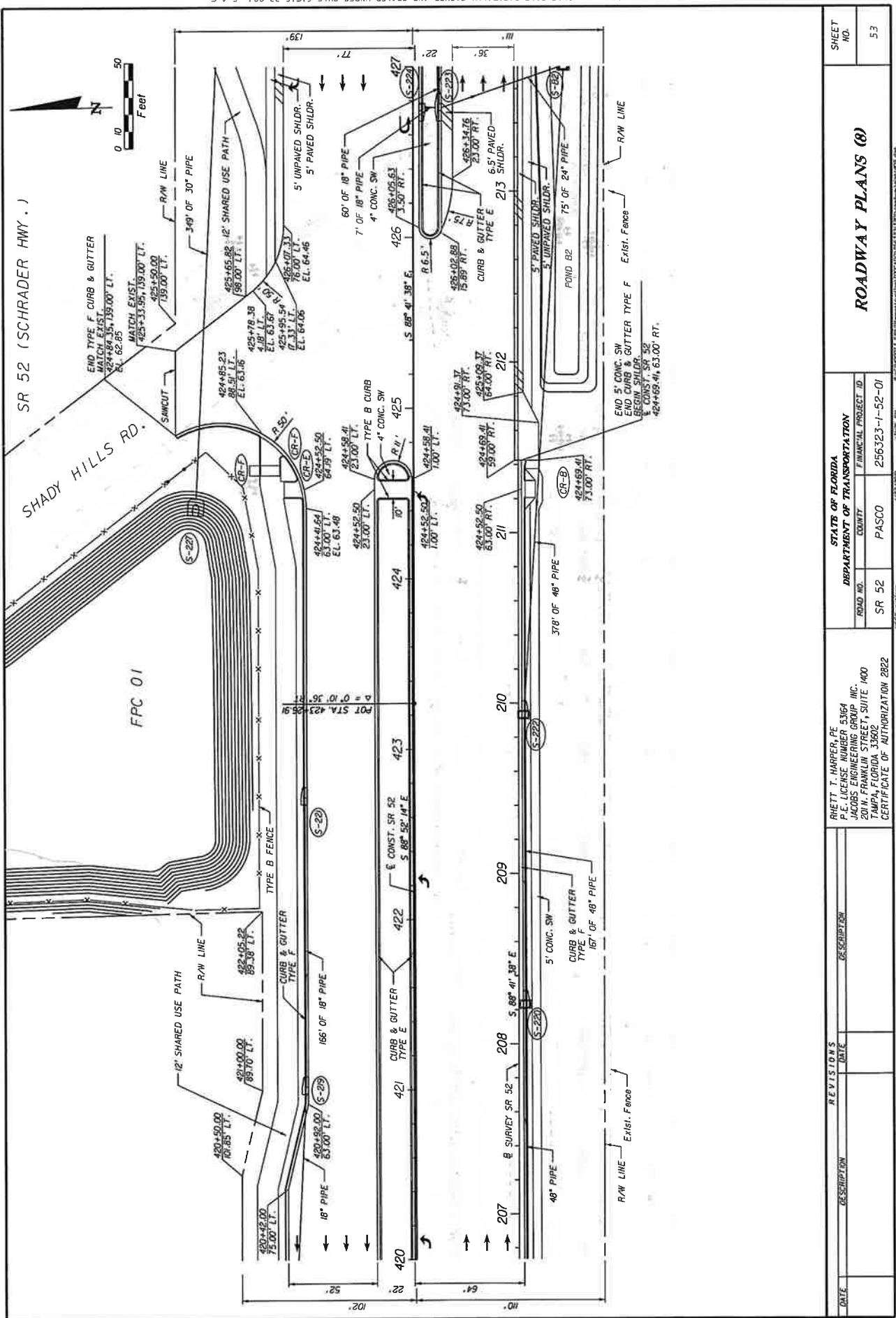
Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

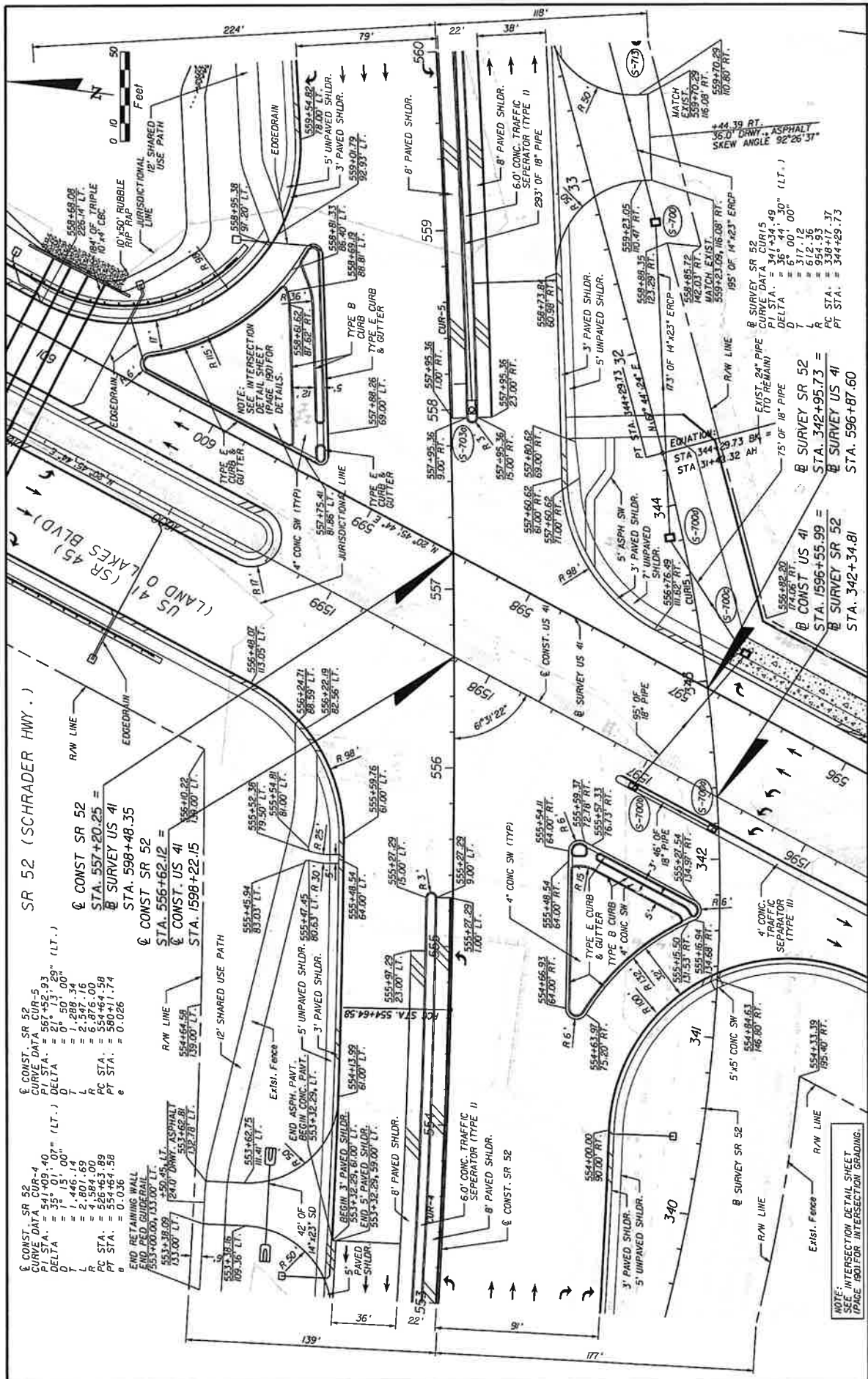
Land Use Code	820									
Land Use	Shopping Center (> 150k)									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	8 Sites with GLA between 150 and 300k					16 Sites with GLA between 300 and 900k				
Average Pass-By Rate	29% for Sites with GLA between 150 and 300k					19% for Sites with GLA between 300 and 900k				
Pass-By Characteristics for Individual Sites										

SR 52 AND US 41 – PAVEMENT MARKING PLAN

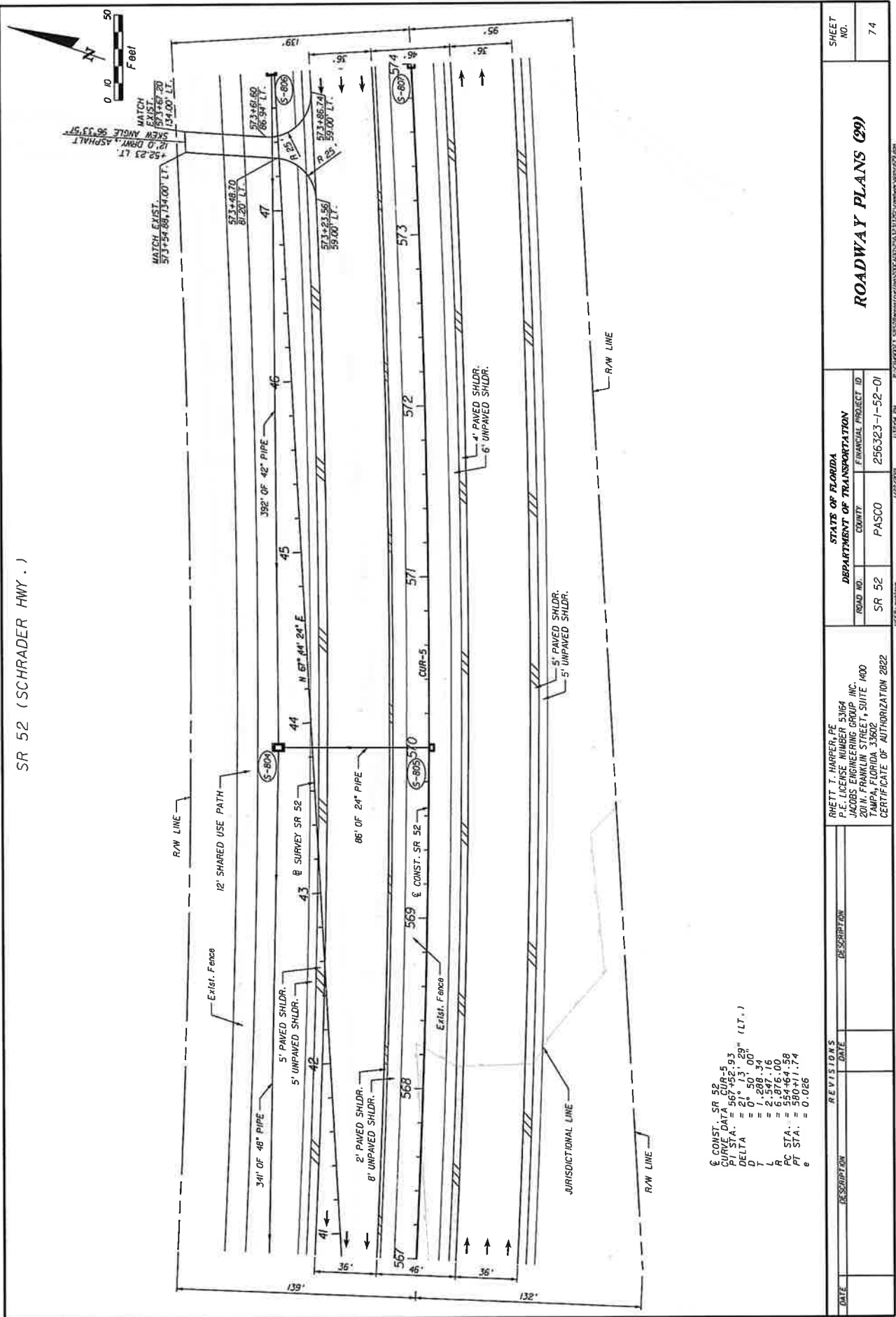




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SR 52 (SCHRADER HWY.)

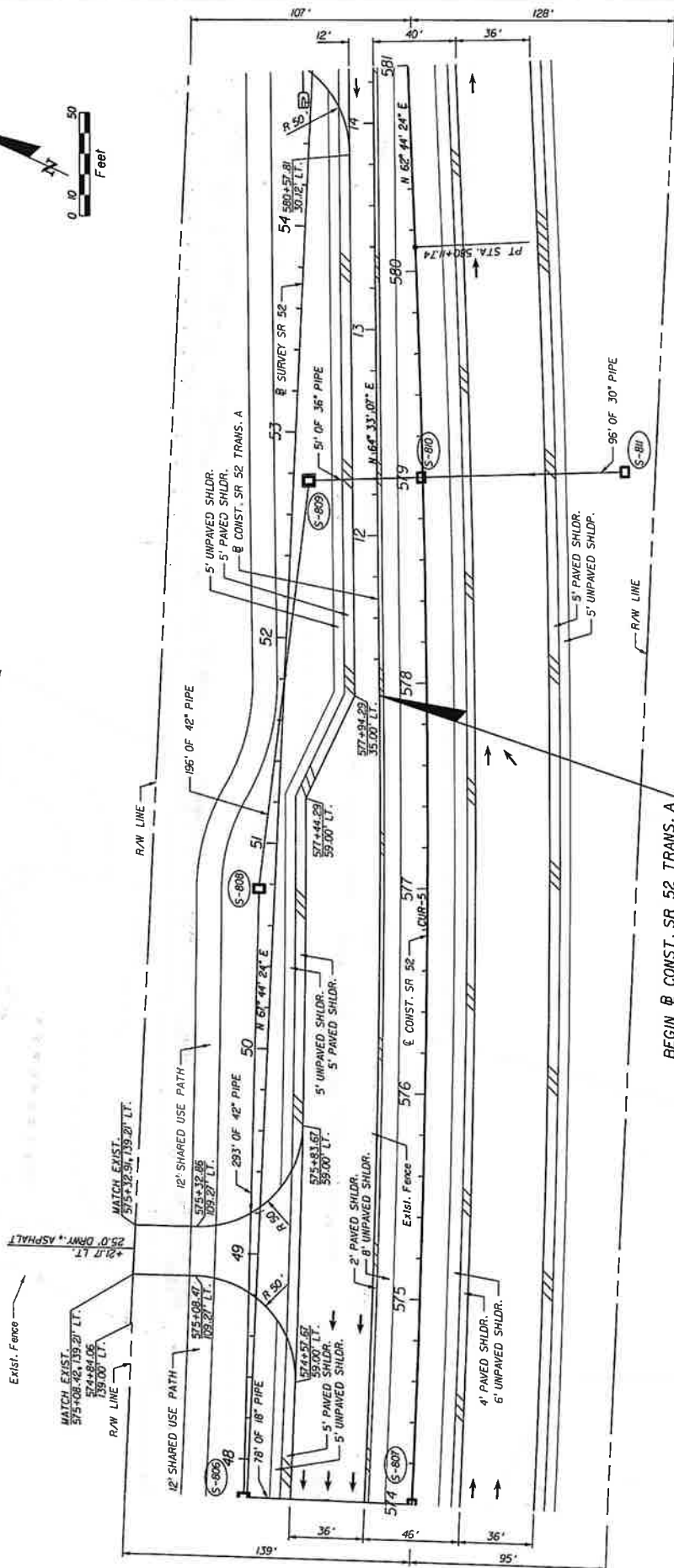
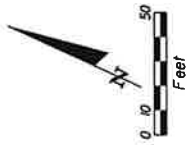


CONST. SR 52
CURVE DATA
PI STA. = 567+52.93
DELTA = 21° 13' 29" (LT.)
D = 0° 50' 00"
L = 289.34
R = 6.876.00
PC STA. = 554+64.58
PT STA. = 580+11.74
e = 0.026

REVISIONS		STATES OF FLORIDA		DEPARTMENT OF TRANSPORTATION		ROAD NO.		COUNTY		FINANCIAL PROJECT ID		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION	SR 52	PASCO	256323-1-52-01	SR 52	PASCO	256323-1-52-01	SR 52	PASCO	74	74

RHETT T. HARPER, PE
P.E. LICENSE NUMBER 53164
JACOBS ENGINEERING GROUP, INC.
201 N. FRANKLIN STREET, SUITE 1400
TAMPA, FLORIDA 33602
CERTIFICATE OF AUTHORIZATION 2822

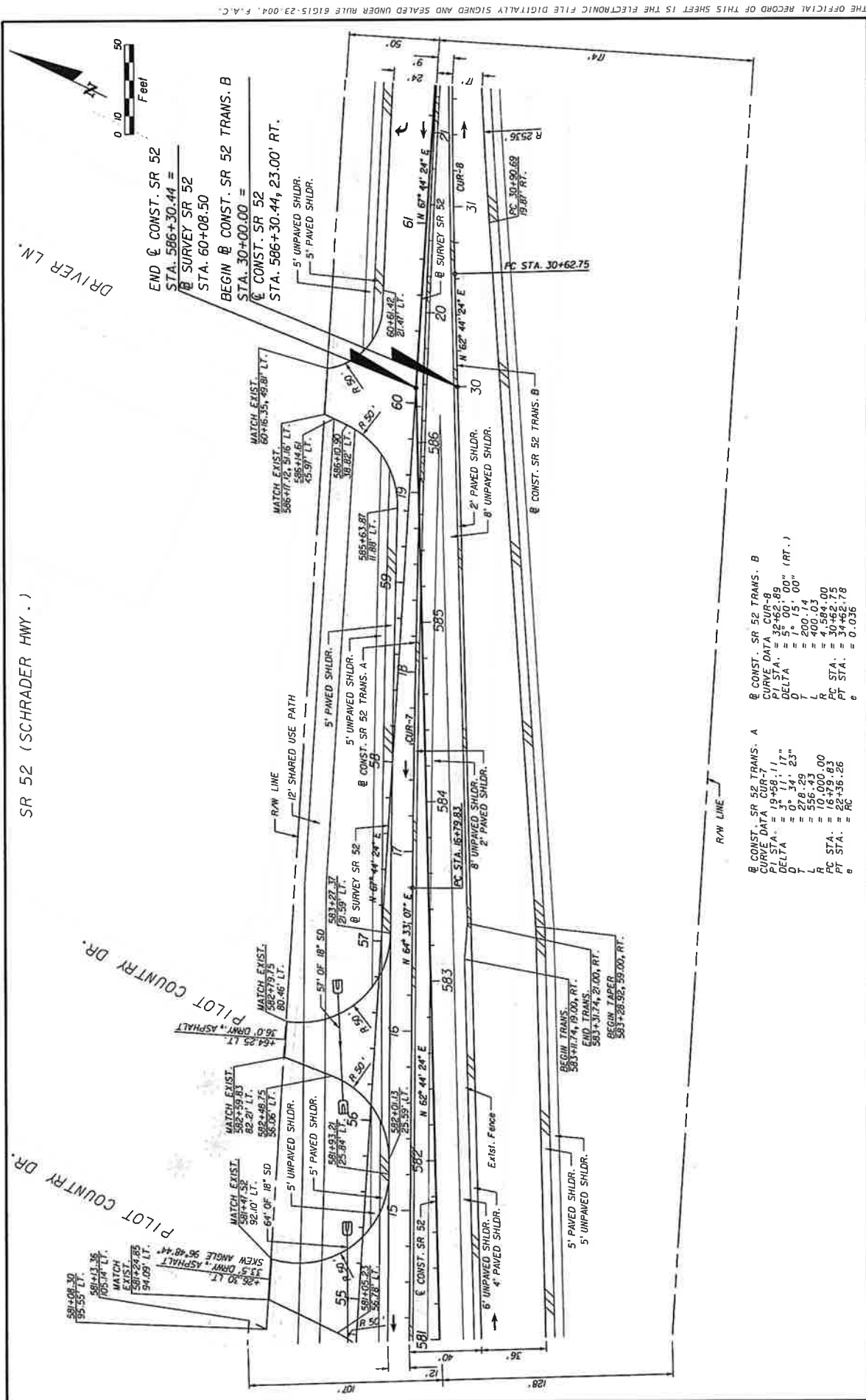
SR 52 (SCHRAEDER HWY.)



BEGIN @ CONST. SR 52 TRANS. A
 STA. 11+22.32 =
 @ CONST. SR 52
 STA. 577+94.30, 23.00' LT.

@ CONST. SR 52
 CURVE DATA CUR-5
 PI STA. = 567+52.93
 DELTA = 21° 13' 29" (LT.)
 D = 50.00'
 L = 0.298.33'
 R = 2.547.16'
 PC STA. = 564+64.58
 PT STA. = 580+11.74
 E = 0.026

REVISIONS		STATE OF FLORIDA		DEPARTMENT OF TRANSPORTATION		ROAD NO.		COUNTY		FINANCIAL PROJECT ID		SHEET NO.			
DATE	DESCRIPTION	DATE	DESCRIPTION												
RHETT T. HARPER, PE P.E. LICENSE NUMBER 53164 JACOBS ENGINEERING GROUP INC. 201 N. FRANKLIN STREET, SUITE 1400 TAMPA, FLORIDA 33602 CERTIFICATE OF AUTHORIZATION 2822												ROADWAY PLANS (30)		75	



SR 52 (SCHRADER HWY.)

Pilot Country Dr.
Pilot Country Dr.

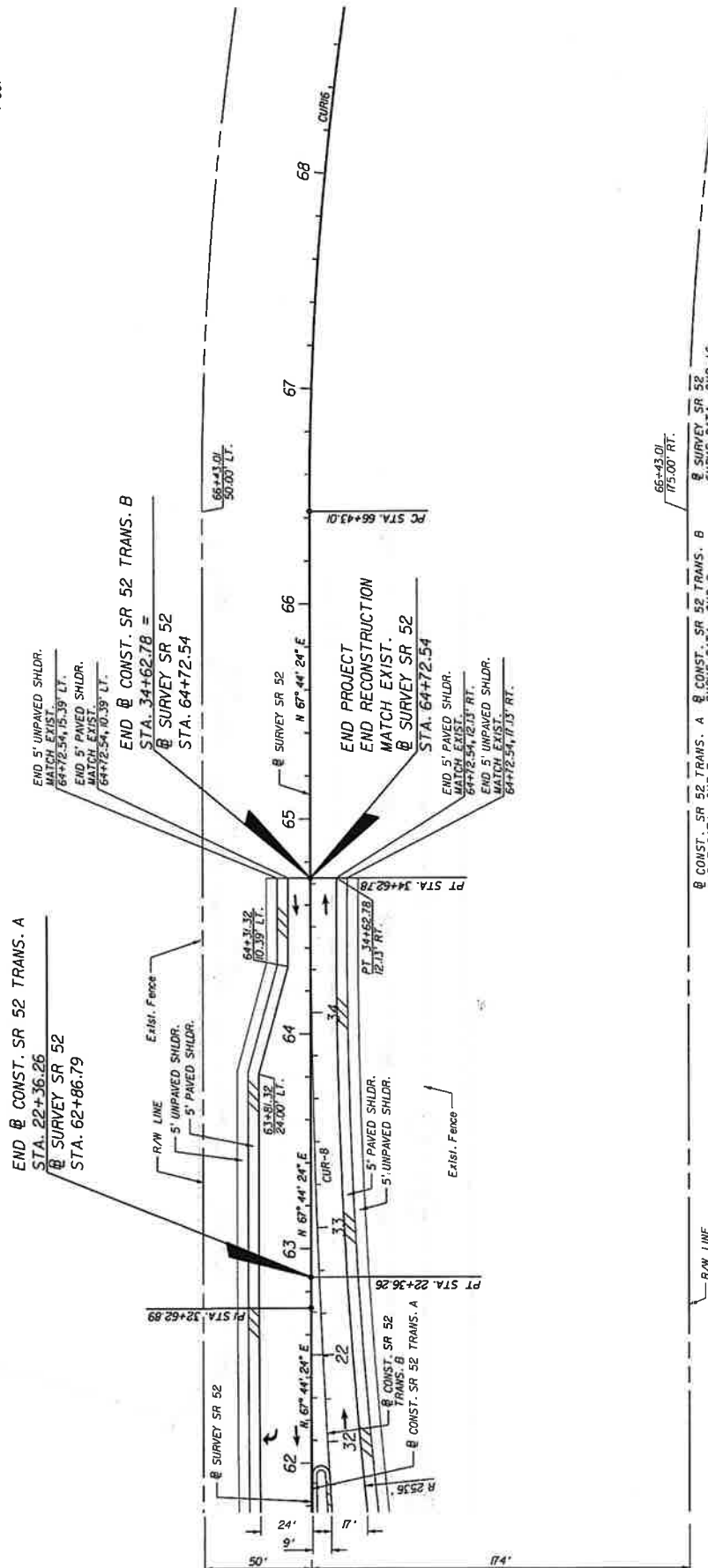
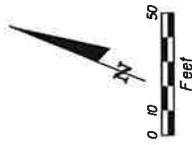
Driver Ln.
END @ CONST. SR 52
STA. 586+30.44 =
@ SURVEY SR 52
STA. 60+08.50
BEGIN @ CONST. SR 52 TRANS. B
STA. 30+00.00 =
@ CONST. SR 52
STA. 586+30.44, 23.00' RT.
5' UNPAVED SHLDR.
5' PAVED SHLDR.

B. CONST. SR 52 TRANS. A
CURVE DATA CUR-8
PC STA. = 19+58.11
PT STA. = 31+17.17
DELTA = 3° 11' 17"
R = 1000.00'
L = 34.23'
T = 56.29'
E = 10.00'
PC STA. = 16+79.83
PT STA. = 22+36.26
e = RC

B. CONST. SR 52 TRANS. B
CURVE DATA CUR-8
PC STA. = 30+00.00 (RT.)
PT STA. = 42+00.00 (RT.)
DELTA = 1° 15' 00"
R = 200.14'
L = 400.03'
T = 30+62.75
PC STA. = 34+62.75
PT STA. = 0.036

REVISIONS		STATES OF FLORIDA		DEPARTMENT OF TRANSPORTATION		ROAD NO.		COUNTY		FINANCIAL PROJECT ID		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION	SR 52	PASCO	256323-1-52-01						76	

RHETT T. HARPER, PE
P.E. LICENSE NUMBER 53164
JACOBS ENGINEERING GROUP, INC.
201 N. FRANKLIN STREET, SUITE 1400
TAMPA, FLORIDA 33602
CERTIFICATE OF AUTHORIZATION 2822



DATE REVISION REVISIONS		DESCRIPTION DATE		RHETT T. HARPER, PE P.E. LICENSE NUMBER 53664 JACOBS ENGINEERING GROUP INC. 201 N. FRANKLIN STREET, SUITE 400 TAMPA, FLORIDA 33602 CERTIFICATE OF AUTHORIZATION 2822		STATES OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD NO. COUNTY FINANCIAL PROJECT ID		SR 52 PASCO 256323-1-52-01		ROADWAY PLANS (32) SHEET NO.		77	
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FDOT WORK PROGRAM



Five Year Work Program

Selection Criteria	
District 07 Pasco County Fiscal Years: 2024; 2025; 2026; 2027; 2028;	2024-2028 AD Type of Work: ADD LANES & RECONSTRUCT

Optional Search Items:	
Type of Work:	ADD LANES & RECONSTRUCT ▼
Transportation System:	(All Transportation Systems) ▼
Strategic Intermodal System (SIS):	(All SIS and Non SIS Projects) ▼
Only Funds in Fiscal Years:	☒ 2024 ☒ 2025 ☒ 2026 ☒ 2027 ☒ 2028
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
SR 52/SCHRADER HWY FM EHREN CUTOFF TO W OF CR 581/BELLAMY BR	ADD LANES & RECONSTRUCT
SR 52/SCHRADER HWY FROM E OF US 41 (SR 45) TO EHREN CUTOFF	ADD LANES & RECONSTRUCT
US 301 (SR 39) FM S OF CR 54/EILAND BLVD TO N OF KOSSIK RD	ADD LANES & RECONSTRUCT
US 301 (SR 41/GALL) FROM SR 39 TO S OF CR 54	ADD LANES & RECONSTRUCT
US 301 FROM S OF US 98 TO HERNANDO COUNTY LINE	ADD LANES & RECONSTRUCT
US 301/SR 41/GALL FROM S OF SR 56 TO S OF SR 39/PAUL BUCHMAN	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
US 98/SR 700 FROM S OF OLD LAKE LAND HWY TO US 301/SR 35/SR 39/SR 700	ADD LANES & RECONSTRUCT

This site is maintained by the Office of Work Program and Budget, located at 605 Suwannee Street, MS 21, Tallahassee, Florida 32399.

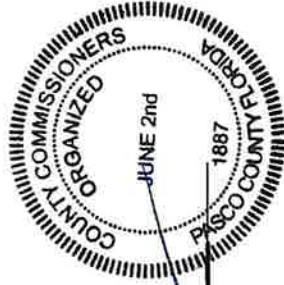
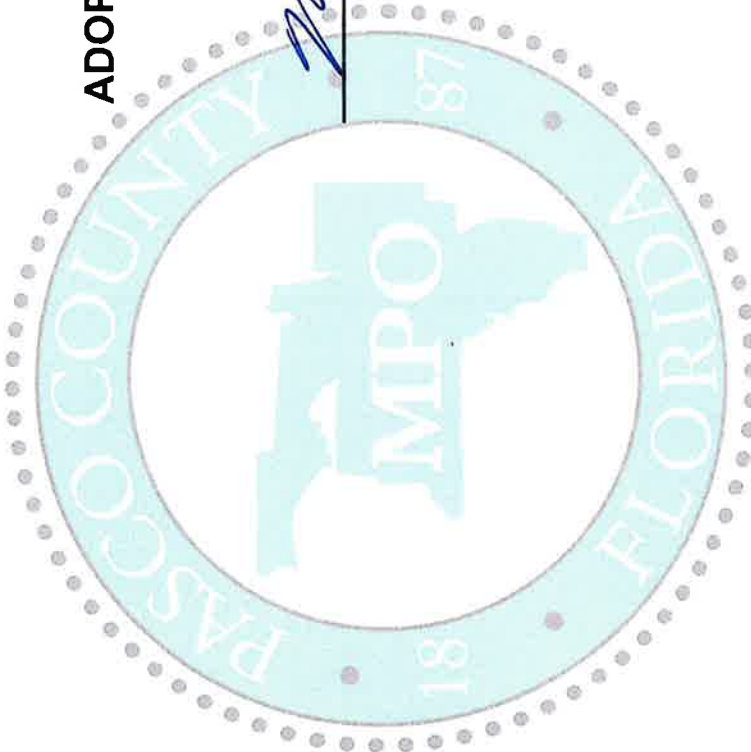
[View Contact Information for Office of Work Program and Budget](#)

Application Home: [Work Program](#)
 Office Home: [Office of Work Program and Budget](#)

PASCO COUNTY
METROPOLITAN PLANNING ORGANIZATION
FISCAL YEARS 2024 - 2028
TRANSPORTATION IMPROVEMENT PROGRAM

ADOPTION DATE: JUNE 8, 2023

Matt Murphy, Chairman



[Handwritten signature of Matt Murphy]

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 FY 2024 - 2028 Transportation Improvement Program Project List

04/24/2023

HIGHWAY PROJECTS

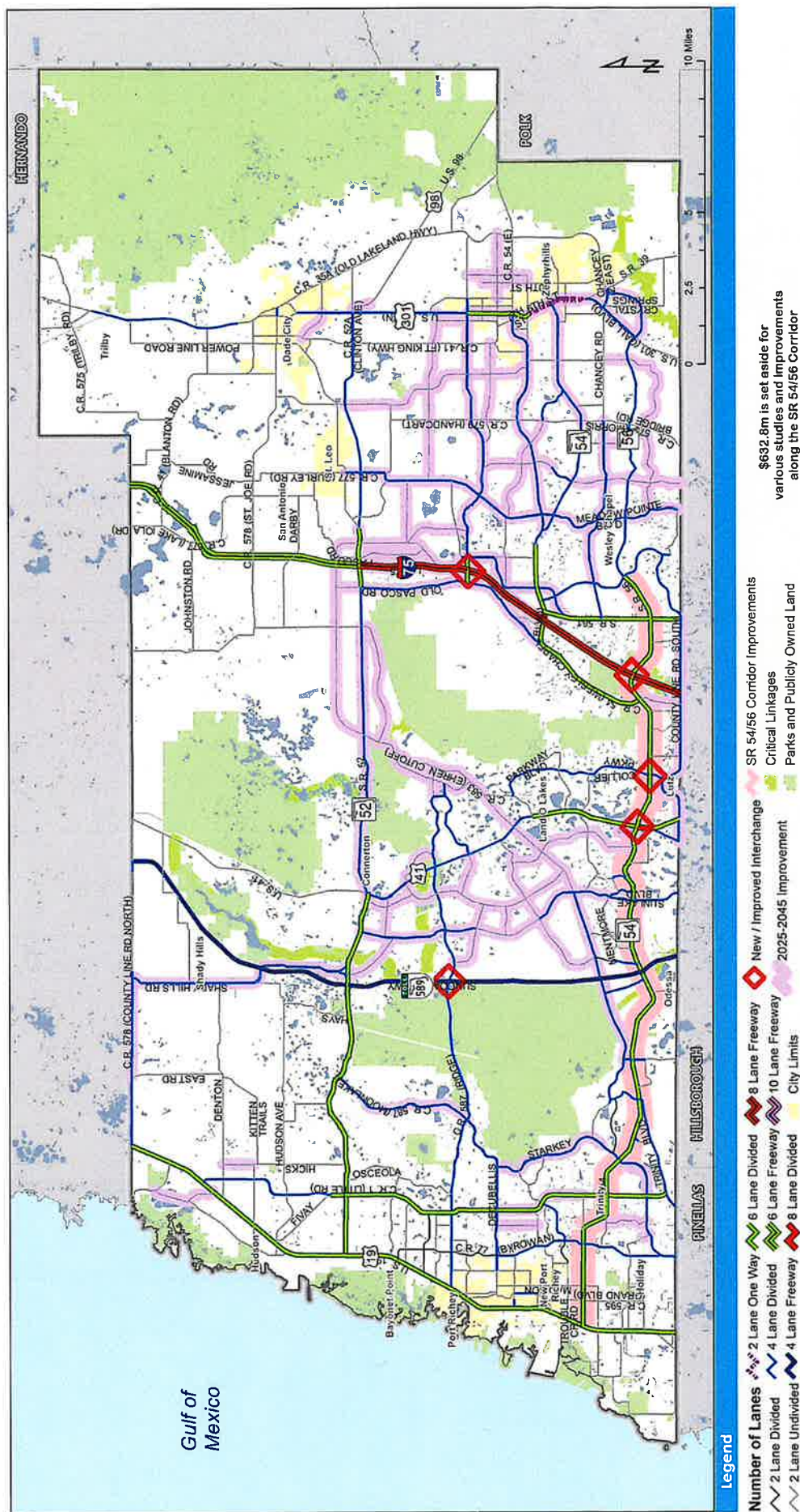
Item Number: 256334.1 District: 07 Extra Description:	Project Description: SR 52/SCHRADER HWY FROM E OF US 41 (SR 45) TO EHREN CUTOFF County: PASCO Type of Work: ADD LANES & RECONSTRUCT Project Length: 5.385MI	L RTP Page: ES-20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</
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Pasco MPO FY 2024 - 2028 Transportation Improvement Program Project List										04/24/2023
Item Number: 256334 3	Project Description: SR 52/SCHRADER HWY FM EHREN CUTOFF TO W OF CR 581/BELLAMY BR	L RTP Page ES-20								
District: 07	County: PASCO	Type of Work: ADD LANES & RECONSTRUCT	Project Length: 3.959MI							
Extra Description:	2 TO 4 LANES WITH PROVISIONS TO EXPAND TO 6 WITH PED PATH									
Phase / Responsible Agency										
RAILROAD & UTILITIES / MANAGED BY FDOT										
Fund Code: LF-LOCAL FUNDS										
				2024	2025	2026	2027	2028	>2028	All Years
								1,000,000		1,000,000
CONSTRUCTION / MANAGED BY FDOT										
Fund Code: CM-CONGESTION MITIGATION - AQ										
	DDR-DISTRICT DEDICATED REVENUE							2,064,114		2,064,114
	DIH-STATE IN-HOUSE PRODUCT SUPPORT							46,122,747		46,122,747
	SL-STP, AREAS <= 200K							1,003,155		1,003,155
	DIH-STATE IN-HOUSE PRODUCT SUPPORT							5,112,101		5,112,101
	SL-STP, URBAN AREAS > 200K							15,854,747		15,854,747
	TRIP-TRANS REGIONAL INCENTIVE PROGRAM							3,661,590		3,661,590
	TRWR-2015 SB2514A-TRAN REG INCT PRG							2,375,468		2,375,468
	Phase: CONSTRUCTION Totals							76,193,922		76,193,922
	Item: 256334 3 Totals							77,193,922		77,193,922
Item Number: 256334 4	Project Description: SR 52/SCHRADER HWY FM E OF USA1 TO W OF CR 581/BELLAMY BR	L RTP Page ES-20								
District: 07	County: PASCO	Type of Work: RIGHT OF WAY ACQUISITION	Project Length: 9.344MI							
Extra Description:	2 TO 4 LANES - ROW ACQUISITION									
Phase / Responsible Agency										
RIGHT OF WAY / MANAGED BY FDOT										
Fund Code: ACCM-ADVANCE CONSTRUCTION (CM)										
	ACSL-ADVANCE CONSTRUCTION (SL)							338,751		338,751
	ACSL-ADVANCE CONSTRUCTION (SL)							3,272,198		3,272,198
	ACSL-ADVANCE CONSTRUCTION (SU)							1,448,003		1,448,003
	DDR-DISTRICT DEDICATED REVENUE		344,234							730,745
	DIH-STATE IN-HOUSE PRODUCT SUPPORT		227,161					227,161		227,161
	DS-STATE PRIMARY HIGHWAYS & PTO		92,136					92,136		92,136
	GFSL-GF STPBG <200K		565,847					565,847		565,847
	REPE-REPURPOSED FEDERAL EARMARKS		165,280					165,280		165,280
	SA-STP, ANY AREA		2,739,691					2,739,691		2,739,691
	SL-STP, AREAS <= 200K		4,793,953					4,793,953		4,793,953
	SU-STP, URBAN AREAS > 200K		4,757,428					4,757,428		4,757,428
	TRIP-TRANS REGIONAL INCENTIVE PROGRAM		315,079					315,079		315,079
	TRWR-2015 SB2514A-TRAN REG INCT PRG		1,982,682					1,982,682		1,982,682
	Phase: RIGHT OF WAY Totals		21,084,720					21,084,720		21,084,720
	Item: 256334 4 Totals		21,084,720					21,084,720		21,084,720
	Project Totals		30,833,031				86,187,127	77,193,922		196,808,042

2045 COST FEASIBLE PLAN



Figure 4-2. Roadway Capacity Improvements and Number of Lanes (2025-2045)

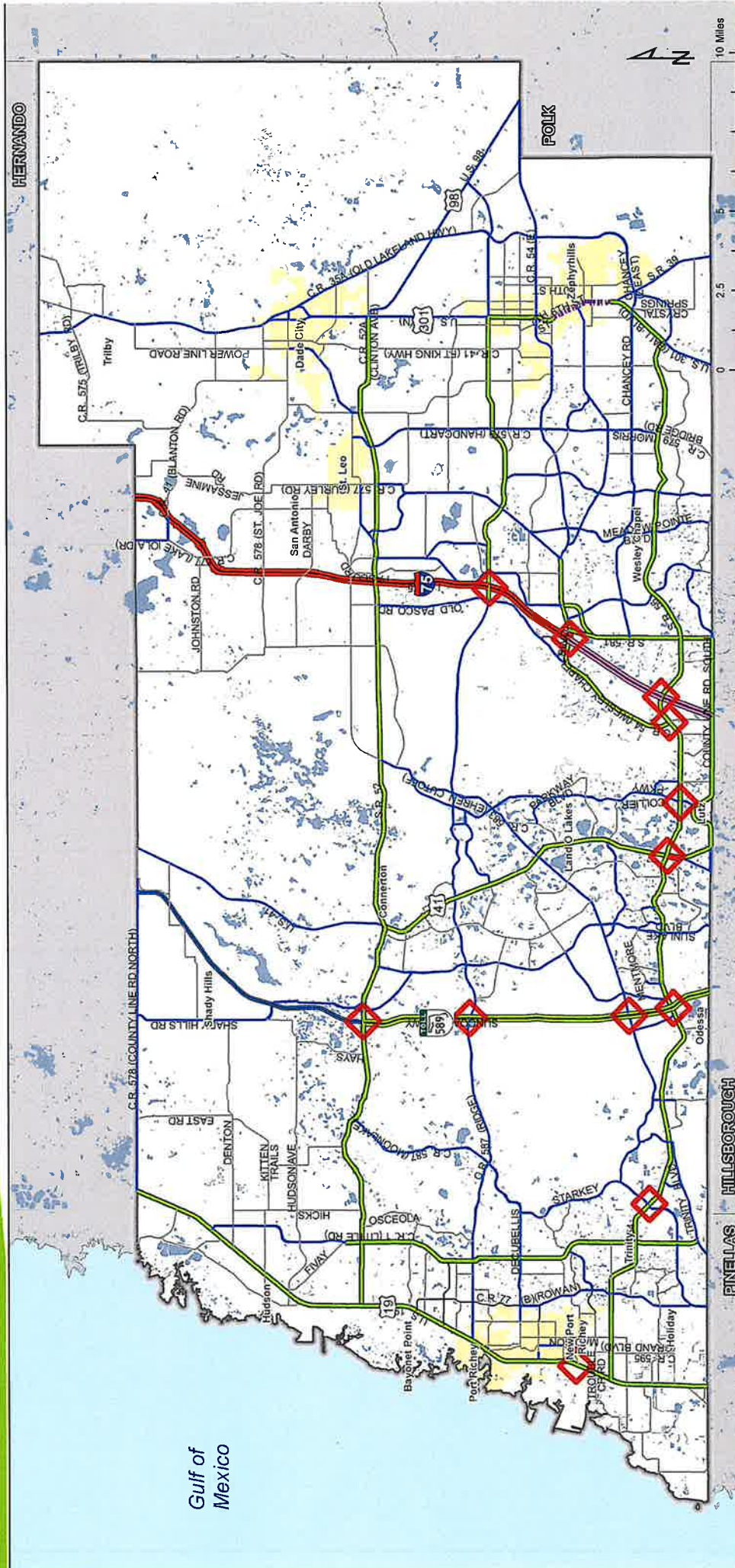


2045 NEEDS PLAN



MOBILITY 2045

Pasco County MPO
Transportation Plan



- Legend**
- Number of Lanes**
 - 2 Lane One Way
 - 2 Lane Divided
 - 4 Lane Divided
 - 2 Lane Undivided
 - 6 Lane Divided
 - 6 Lane Freeway
 - 8 Lane Divided
 - 8 Lane Freeway
 - 10 Lane Freeway
 - New Interchange/Improvement
 - City Limits

2045 Needs Network

TURNING MOVEMENT COUNTS





National Data & Surveying Services

Site Code: 23-120124-001

Date: 03/28/2023

Weather: Sunny

City: Shady Hills

County: Pasco

Count Times: 07:00 - 09:00

16:00 - 18:00

Control: Signalized

SIGNAL TIMING

PHASES	1	2	3
SL	00:48	00:47	00:47
EL/ET	00:47	00:46	00:46
ET/WT	01:42	01:44	01:43

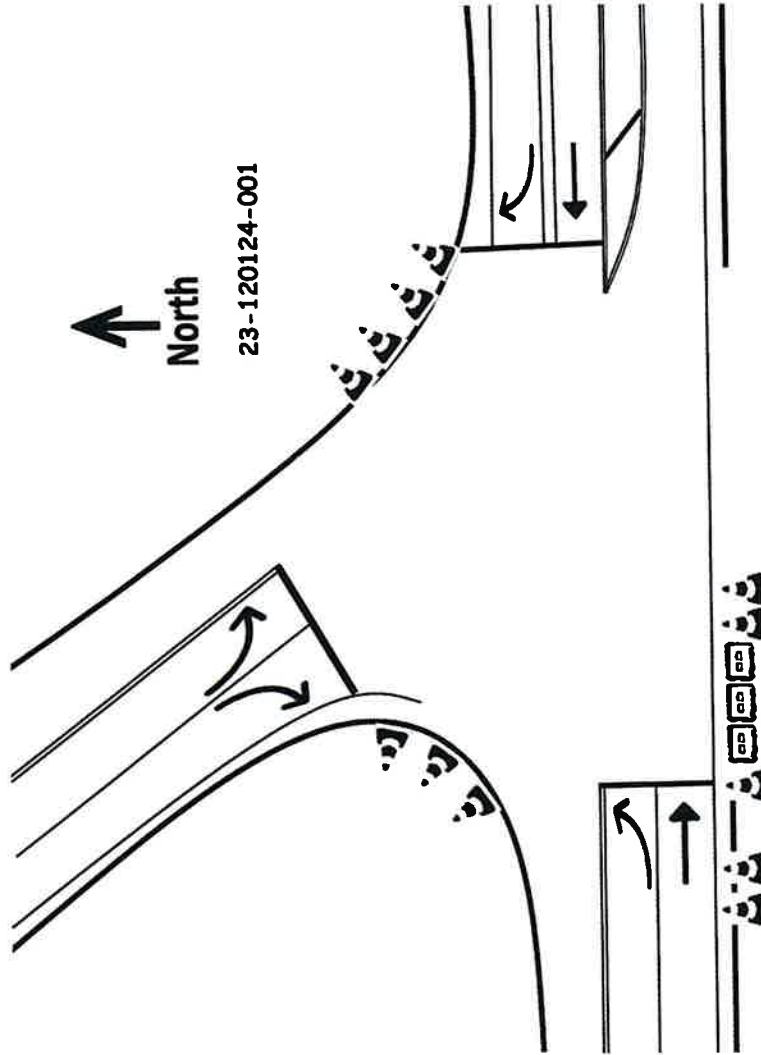


N/S Street: Shady Hills Rd

Speed: 45 MPH

E/W Street: SR 52

Speed: 45 MPH



National Data & Surveying Services Intersection Turning Movement Count

Location: Shady Hills Rd & SR 52

City: Shady Hills

Control: Signalized

Project ID: 23-120124-001

Date: 3/28/2023

Data - Total

NS/EW Streets:	Shady Hills Rd						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
7:00 AM	0	0	0	0	0	0	54	0	55	0	69	152
7:15 AM	0	0	0	0	0	0	39	0	84	0	74	172
7:30 AM	0	0	0	0	0	0	77	0	113	0	34	147
7:45 AM	0	0	0	0	0	0	71	0	74	0	49	171
8:00 AM	0	0	0	0	0	0	60	0	67	0	29	146
8:15 AM	0	0	0	0	0	0	53	0	41	0	19	107
8:30 AM	0	0	0	0	0	0	33	0	50	0	31	142
8:45 AM	0	0	0	0	0	0	43	0	45	0	24	102
TOTAL VOLUMES :	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
APPROACH %'s :	0	0	0	0	0	0	430	0	529	0	329	1139
PEAK HR :	0	0	0	0	0	0	44.84%	0.00%	55.16%	0.00%	22.41%	77.59%
PEAK HR VOL :	0	0	0	0	0	0	241	0	326	0	226	642
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.782	0.000	0.721	0.000	0.764	0.933
	07:00 AM - 08:00 AM						0.882					
	0.000						0.903					
TOTAL	2208						0.953					

NS/EW Streets:	Shady Hills Rd						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
4:00 PM	0	0	0	0	0	0	32	0	52	0	41	142
4:15 PM	0	0	0	0	0	0	45	0	39	0	40	131
4:30 PM	0	0	0	0	0	0	46	0	34	0	32	146
4:45 PM	0	0	0	0	0	0	31	0	34	0	42	156
5:00 PM	0	0	0	0	0	0	32	0	36	0	56	188
5:15 PM	0	0	0	0	0	0	46	0	22	0	58	224
5:30 PM	0	0	0	0	0	0	41	0	29	0	49	186
5:45 PM	0	0	0	0	0	0	31	0	26	0	60	183
TOTAL VOLUMES :	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
APPROACH %'s :	0	0	0	0	0	0	304	0	272	0	378	1356
PEAK HR :	0	0	0	0	0	0	52.78%	0.00%	47.22%	0.00%	21.80%	78.20%
PEAK HR VOL :	0	0	0	0	0	0	150	0	113	0	223	781
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.815	0.000	0.785	0.000	0.929	0.872
	05:00 PM - 06:00 PM						0.939					
	0.000						0.950					
TOTAL	2244						0.924					

Location: Shady Hills Rd & SR 52
City: Shady Hills
Control: Signalized

Page 223 of 311

National Data & Surveying Services Intersection Turning Movement Count

Location: Shady Hills Rd & SR 52

City: Shady Hills

Control: Signalized

Project ID: 23-120124-001

Date: 3/28/2023

Data - HT

NS/EW Streets:		Shady Hills Rd				SR 52				SR 52											
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL				
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL		WT	WR	WU	
	0	0	0	0	0	4	0	1	0	0	0	11	0	0	0	0		9	1	0	
	0	0	0	0	0	1	0	0	0	0	1	12	0	0	0	0		15	1	0	
	0	0	0	0	0	5	0	0	0	0	1	13	0	0	0	0		14	1	0	
	0	0	0	0	0	5	0	0	0	0	1	12	0	0	0	0		16	3	0	
	0	0	0	0	0	1	0	0	0	0	1	17	0	0	0	0		17	7	0	
	0	0	0	0	0	3	0	1	0	0	2	10	0	0	0	0		25	2	0	
	0	0	0	0	0	5	0	1	0	0	1	15	0	0	0	0		18	2	0	
	0	0	0	0	0	3	0	2	0	0	2	13	0	0	0	0		9	6	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	27	0	5	0	9	103	0	0	0	123	23	0	290			
PEAK HR :		07:00 AM - 08:00 AM				0.00%				0.00%				0.00%				0.00%			
PEAK HR VOL :		0	0	0	0	15	0	1	0	3	48	0	0	0	54	6	0	127			
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.750	0.000	0.250	0.000	0.750	0.923	0.000	0.000	0.000	0.844	0.500	0.000	0.858			
						0.800				0.911				0.789							
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL				
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL		WT	WR	WU	
	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0		12	7	0	
	0	0	0	0	0	1	0	1	0	0	0	11	0	0	0	0		9	1	0	
	0	0	0	0	0	2	0	1	0	0	6	0	0	0	0	0		13	4	0	
	0	0	0	0	0	4	0	0	0	2	13	0	0	0	0	7		3	0		
	0	0	0	0	0	0	0	3	0	1	7	0	0	0	0	10		0	0		
	0	0	0	0	0	2	0	0	0	2	11	0	0	0	0	9		5	0		
	0	0	0	0	0	1	0	0	0	0	9	0	0	0	0	11		2	0		
	0	0	0	0	0	1	0	0	0	2	5	0	0	0	8	0		0	16		
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	11	0	6	0	7	68	0	0	0	79	22	0	193			
PEAK HR :		05:00 PM - 06:00 PM				0.00%				0.00%				0.00%				0.00%			
PEAK HR VOL :		0	0	0	0	4	0	3	0	5	32	0	0	0	38	7	0	89			
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.500	0.000	0.250	0.000	0.625	0.727	0.000	0.000	0.000	0.864	0.350	0.000	0.767			
						0.583				0.712				0.804							

National Data & Surveying Services Intersection Turning Movement Count

Location: Shady Hills Rd & SR 52
City: Shady Hills
Control: Signalized

Project ID: 23-120124-001
Date: 3/28/2023

Data - Bikes

NS/EW Streets:		Shady Hills Rd				Shady Hills Rd				SR 52				SR 52			
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU
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	0
7:45 AM		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
8:15 AM		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
8:45 AM		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
APPROACH %'s :		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :		07:00 AM - 08:00 AM															
PEAK HR VOL :		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
TOTAL		0															
PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND			
		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
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	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
5:15 PM		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
5:45 PM		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
APPROACH %'s :		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
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
TOTAL		0															

National Data & Surveying Services Intersection Turning Movement Count

Location: Shady Hills Rd & SR 52
City: Shady Hills

Project ID: 23-120124-001
Date: 3/28/2023

Data - Pedestrians (Crosswalks)

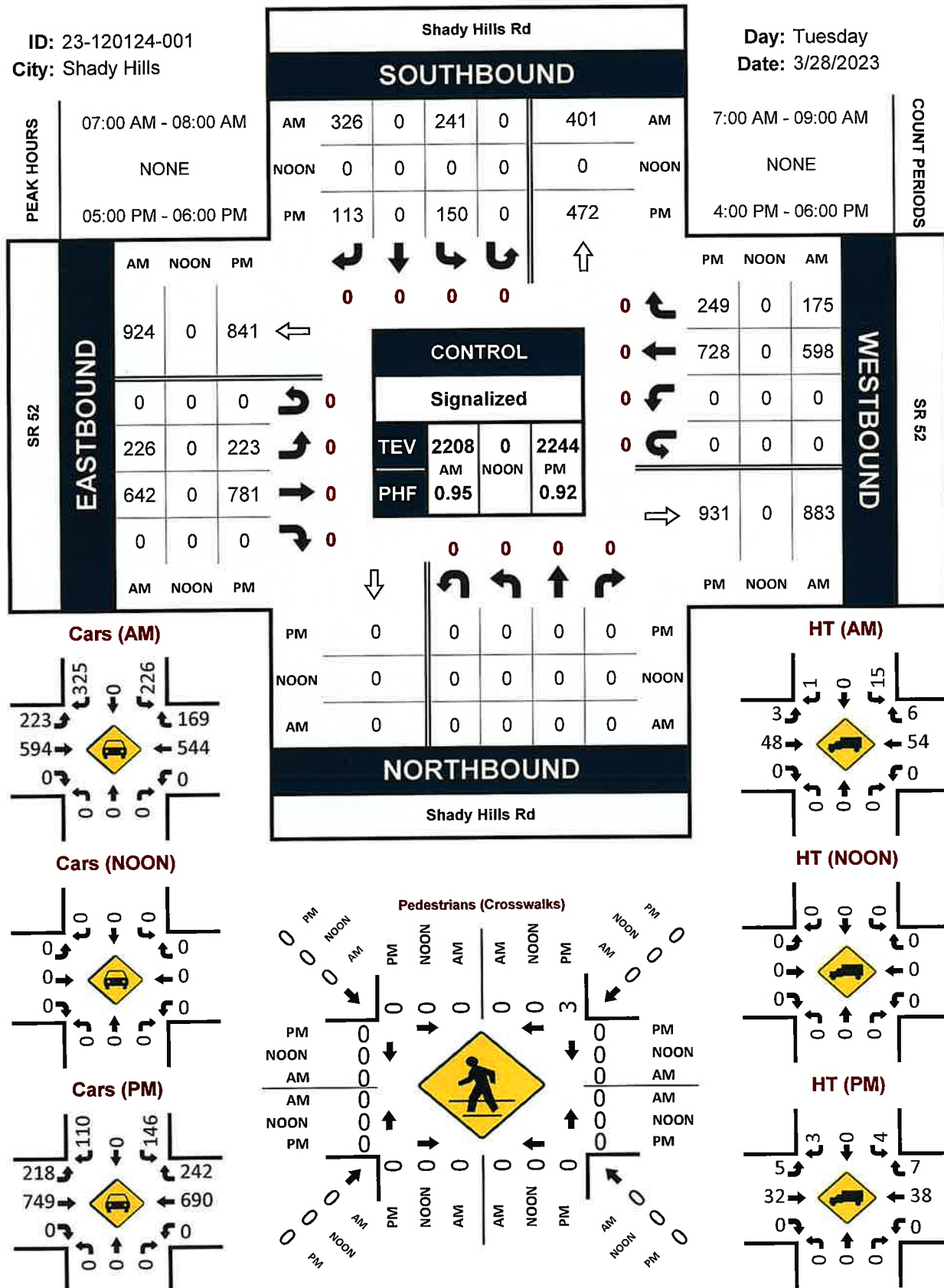
NS/EW Streets:	Shady Hills Rd		Shady Hills Rd		SR 52		SR 52	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
AM	EB	WB	EB	WB	NB	SB	NB	SB
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0
TOTAL VOLUMES :		TOTAL		TOTAL		TOTAL		
APPROACH %'s :		TOTAL		TOTAL		TOTAL		
PEAK HR :		TOTAL		TOTAL		TOTAL		
PEAK HR VOL :		TOTAL		TOTAL		TOTAL		
PEAK HR FACTOR :		TOTAL		TOTAL		TOTAL		

Shady Hills Rd & SR 52

Peak Hour Turning Movement Count

ID: 23-120124-001
City: Shady Hills

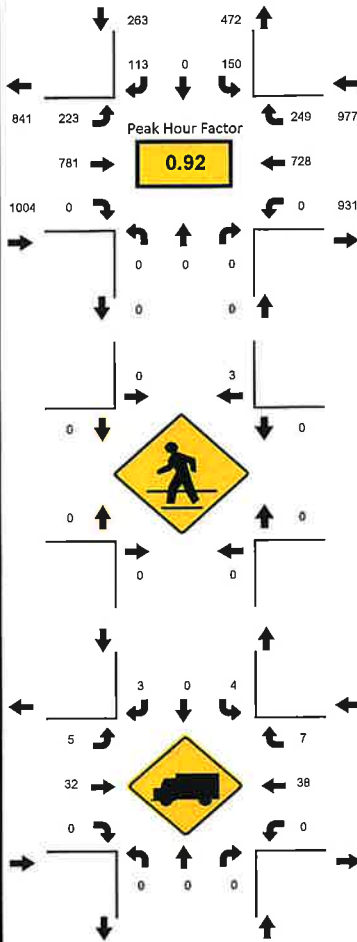
Day: Tuesday
Date: 3/28/2023



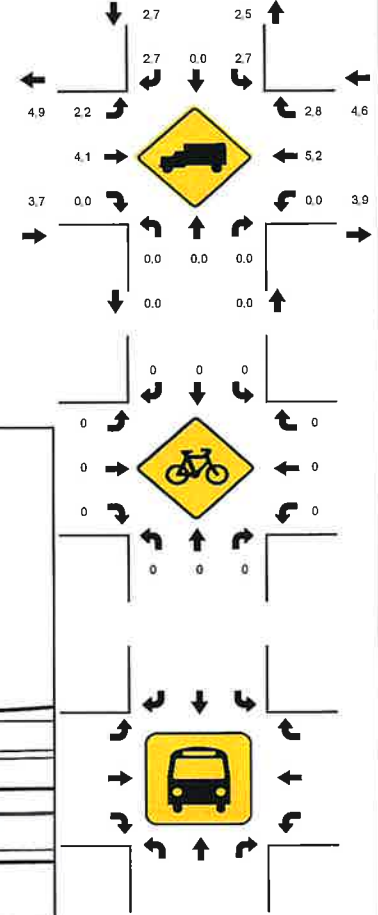
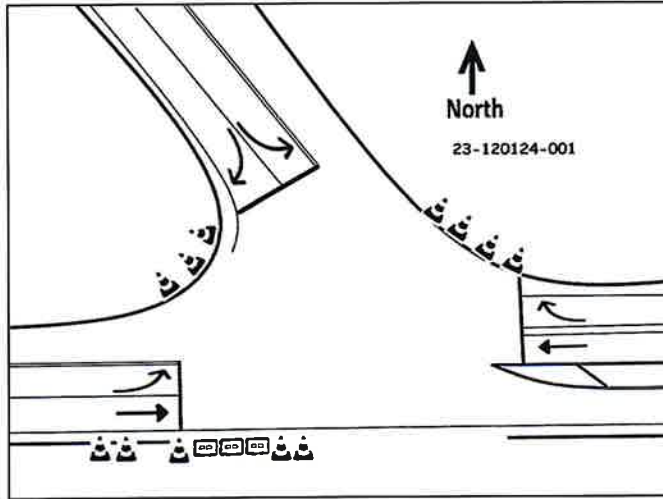
[illegible]

LOCATION: Shady Hills Rd & SR 52
CITY/STATE: Shady Hills, FL

PROJECT ID: 23-120124-001
DATE: Tue, Mar 28, 2023



Peak-Hour: 05:00 PM - 06:00 PM
Peak 15-Minute: 05:15 PM - 05:30 PM



15-Min Count Period Beginning At	Shady Hills Rd Northbound					Shady Hills Rd Southbound					SR 52 Eastbound					SR 52 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
04:00 PM	0	0	0	0		32	0	52	0		41	142	0	0		0	163	54	0		484	1948
04:15 PM	0	0	0	0		45	0	39	0		40	131	0	0		0	173	59	0		487	1999
04:30 PM	0	0	0	0		46	0	34	0		32	146	0	0		0	183	52	0		493	2119
04:45 PM	0	0	0	0		31	0	34	0		42	156	0	0		0	157	64	0		484	2172
05:00 PM	0	0	0	0		32	0	36	0		56	188	0	0		0	173	50	0		535	2244
05:15 PM	0	0	0	0		46	0	22	0		58	224	0	0		0	185	72	0		607	1709
05:30 PM	0	0	0	0		41	0	29	0		49	186	0	0		0	178	63	0		546	1102
05:45 PM	0	0	0	0		31	0	26	0		60	183	0	0		0	192	64	0		556	556
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	0	0	0		184	0	144	0		240	896	0	0		0	768	288	0		2520	
Heavy Trucks	0	0	0	0		8	0	12	0		8	44	0	0		0	44	20	0		136	
Pedestrians								12													12	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

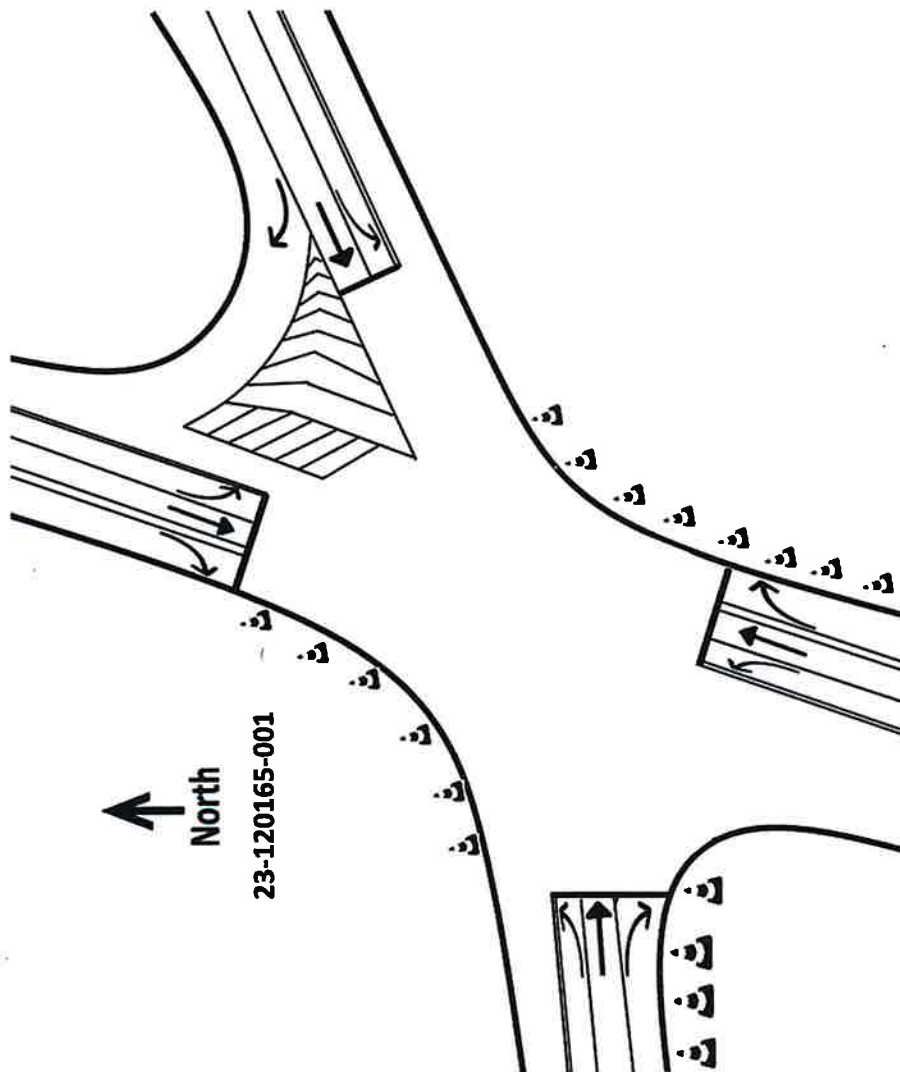


National Data & Surveying Services



N/S Street: **US 41**

Speed: **45 MPH**



E/W Street: **SR 52**

Speed: **45 MPH**

Site Code: **23-120165-001**

Date: **04/13/2023**

Weather: **Sunny**

City: **Land O' Lakes**

County: **Pasco**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**

SIGNAL TIMING

PHASES	1	2	3
NL/SL	00:32	-	00:32
NL/NT	00:38	01:10	00:36
NT/ST	00:47	00:49	00:49
EL/WL	00:32	-	00:33
WL/WT	-	00:31	-
ET/WT	01:22	01:23	01:23

National Data & Surveying Services Intersection Turning Movement Count

Location: US 41 & SR 52
City: Land O' Lakes
Control: Signalized

Project ID: 23-120165-001
Date: 4/13/2023

Data - Total

NS/EW Streets:		US 41					US 41					SR 52					SR 52					
		NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL	
AM	7:00 AM	93	56	36	0	16	71	26	0	7	98	107	124	0	15	84	19	0	0	0	0	587
	7:15 AM	93	52	24	0	21	57	26	0	15	107	124	0	0	17	89	13	0	0	0	638	
	7:30 AM	50	54	22	0	15	89	19	0	8	112	142	0	0	21	82	18	0	0	0	632	
	7:45 AM	73	40	18	0	23	84	17	0	20	88	123	0	0	23	66	20	0	0	0	595	
	8:00 AM	62	32	12	0	28	60	17	0	9	99	90	0	0	19	92	21	0	0	0	541	
	8:15 AM	68	69	35	0	14	90	20	0	12	106	79	0	0	19	75	16	0	0	0	603	
8:30 AM	65	66	29	0	29	95	20	0	14	80	80	0	0	10	73	15	0	0	0	576		
8:45 AM	53	39	25	0	13	55	12	0	20	104	73	0	0	22	83	14	0	0	0	513		
TOTAL VOLUMES :		NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		557	408	212	0	159	601	157	0	105	794	777	0	46.36%	0.00%	0.00%	15.77%	69.55%	14.69%	0.00%	4685	
PEAK HR :		07:00 AM - 08:00 AM					07:00 AM - 08:00 AM					07:00 AM - 08:00 AM					07:00 AM - 08:00 AM					
PEAK HR VOL :		309	202	100	0	75	301	88	0	50	405	455	0	0.868	0.000	0.000	0.826	0.902	0.875	0	2452	
PEAK HR FACTOR :		0.831	0.902	0.694	0.000	0.815	0.846	0.846	0.000	0.625	0.904	0.801	0.000	0.868	0.000	0.000	0.826	0.902	0.875	0.000	0.961	

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					TOTAL
	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	
4:00 PM	115	103	20	0	10	58	24	24	0	18	94	82	0	0	23	93	27	0	0	667	
4:15 PM	116	101	18	0	19	55	24	0	19	105	92	0	0	0	10	95	23	0	0	677	
4:30 PM	126	103	24	0	26	48	16	0	19	94	86	0	0	0	20	96	24	0	0	682	
4:45 PM	119	98	19	0	22	64	20	0	22	82	71	0	0	0	18	94	14	0	0	643	
5:00 PM	122	107	22	0	21	64	24	24	0	14	112	84	0	0	15	121	22	0	0	728	
5:15 PM	114	95	19	0	30	58	25	0	28	96	113	0	0	0	10	123	26	0	0	737	
5:30 PM	121	96	17	0	8	61	16	0	26	104	113	0	0	0	10	100	18	0	0	690	
5:45 PM	79	89	12	0	8	59	18	0	28	89	95	0	0	0	24	114	10	0	0	625	
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL			
APPROACH %'s :		912	792	151	0	144	467	167	0	174	776	736	0	130	836	164	0	5449			
		49.16%	42.70%	8.14%	0.00%	18.51%	60.03%	21.47%	0.00%	10.32%	46.03%	43.65%	0.00%	11.50%	73.98%	14.51%	0.00%				
PEAK HR :																					
PEAK HR VOL :		476	396	77	0	81	247	85	0	90	394	381	0	53	438	80	0	TOTAL			
PEAK HR FACTOR :		0.975	0.925	0.875	0.000	0.675	0.965	0.850	0.000	0.804	0.879	0.843	0.000	0.736	0.890	0.769	0.000	0.949			

National Data & Surveying Services Intersection Turning Movement Count

Location: US 41 & SR 52
City: Land O' Lakes
Control: Signalized

Project ID: 23-120165-001
Date: 4/13/2023

Data - Cars

NS/EW Streets:		US 41						SR 52						SR 52					
		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			WESTBOUND					
AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL		
	89	51	34	0	14	61	25	0	7	90	61	0	13	64	15	0	524		
	91	49	21	0	15	53	23	0	13	99	117	0	15	78	9	0	583		
	49	52	19	0	11	83	19	0	6	102	132	0	16	67	13	0	569		
	67	35	16	0	19	79	16	0	17	75	121	0	14	48	13	0	520		
	57	31	8	0	18	56	15	0	7	76	82	0	11	69	14	0	444		
	65	64	23	0	9	83	16	0	9	94	73	0	13	58	10	0	517		
	63	58	20	0	26	87	17	0	9	69	72	0	9	58	9	0	497		
	48	37	19	0	11	44	11	0	16	90	67	0	20	66	12	0	441		
TOTAL VOLUMES :		529	377	160	0	123	546	142	0	84	695	725	0	111	508	95	0	4095	
APPROACH %'s :		49.62%	35.37%	15.01%	0.00%	15.17%	67.32%	17.51%	0.00%	5.59%	46.21%	48.20%	0.00%	15.55%	71.15%	13.31%	0.00%		
PEAK HR :		296	187	90	0	59	276	83	0	43	366	431	0	58	257	50	0	2196	
PEAK HR VOL :		0.813	0.899	0.662	0.000	0.776	0.831	0.830	0.000	0.632	0.897	0.816	0.000	0.906	0.824	0.833	0.000	0.942	
PEAK HR FACTOR :		0.823						0.917						0.895					
								0.875											

National Data & Surveying Services Intersection Turning Movement Count

Location: US 41 & SR 52
City: Land O' Lakes
Control: Signalized

Project ID: 23-120165-001
Date: 4/13/2023

Data - HT

NS/EW Streets:	US 41						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
AM	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
7:00 AM	4	5	2	0	2	10	2	10	1	0	0	0
7:15 AM	2	3	3	0	6	4	3	4	3	0	2	8
7:30 AM	1	2	3	0	4	6	0	10	10	0	2	8
7:45 AM	6	5	5	0	4	5	1	1	13	2	3	13
8:00 AM	5	1	4	0	10	4	2	2	23	8	2	23
8:15 AM	3	5	12	0	5	7	4	0	12	6	3	12
8:30 AM	2	8	9	0	3	8	3	0	11	8	5	11
8:45 AM	5	2	6	0	2	11	1	0	4	6	4	14
TOTAL VOLUMES :	NL 28	NT 31	NR 41	NU 0	36	55	15	0	21	99	52	0
APPROACH %'s :	28.00%	31.00%	41.00%	0.00%	33.96%	51.89%	14.15%	0.00%	12.21%	57.56%	30.23%	0.00%
PEAK HR :	13	15	10	0	16	25	5	0	7	39	24	0
PEAK HR VOL :	0.542	0.750	0.833	0.000	0.667	0.625	0.417	0.000	0.583	0.750	0.600	0.000
PEAK HR FACTOR :	0.731						0.885					
TOTAL	18	64	20	0	0.500	0.800	0.714	0.000	0.18	0.800	0.714	0.000
TOTAL	0.750						0.795					
TOTAL	0.853						0.853					

NS/EW Streets:	US 41						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND		
PM	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	0
4:00 PM	8	5	1	0	3	0	4	0	3	8	0	0
4:15 PM	7	5	0	0	6	2	0	0	1	4	3	0
4:30 PM	2	3	0	0	6	1	1	0	1	7	1	0
4:45 PM	6	4	1	0	6	3	2	0	3	3	4	0
5:00 PM	0	0	1	0	4	1	2	0	1	5	1	0
5:15 PM	2	1	0	0	2	2	2	0	0	6	1	0
5:30 PM	1	1	1	0	1	1	1	0	1	7	3	0
5:45 PM	1	1	1	0	2	3	0	0	1	6	3	0
TOTAL VOLUMES :	NL 27	NT 20	NR 5	NU 0	30	13	12	0	11	46	16	0
APPROACH %'s :	51.92%	38.46%	9.62%	0.00%	54.55%	23.64%	21.82%	0.00%	15.07%	63.01%	21.92%	0.00%
PEAK HR :	9	6	3	0	13	7	7	0	5	21	9	0
PEAK HR VOL :	0.375	0.375	0.750	0.000	0.542	0.583	0.875	0.000	0.417	0.750	0.563	0.000
PEAK HR FACTOR :	0.409						0.614					
TOTAL	3	28	11	0	0.250	0.700	0.550	0.000	0.3	0.250	0.550	0.000
TOTAL	0.656						0.795					
TOTAL	0.763						0.763					

National Data & Surveying Services Intersection Turning Movement Count

Location: US 41 & SR 52
City: Land O' Lakes
Control: Signalized

Project ID: 23-120165-001
Date: 4/13/2023

Data - Bikes

NS/EW Streets:		US 41					SR 52					SR 52									
AM	NORTHBOUND		NORTHBOUND		SOUTHBOUND		EASTBOUND		EASTBOUND		WESTBOUND		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	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	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :		07:00 AM - 08:00 AM																			
PEAK HR VOL :		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
PM	NORTHBOUND		NORTHBOUND		SOUTHBOUND		EASTBOUND		EASTBOUND		WESTBOUND		WESTBOUND								
	NL	NT	NR	NU <td>0</td> <td>SL</td> <td>ST</td> <td>SR</td> <td>SU</td> <td>0</td> <td>EL</td> <td>ET</td> <td>ER</td> <td>EU</td> <td>0</td> <td>WL</td> <td>WT</td> <td>WR</td> <td>WU</td> <td>TOTAL</td>	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	0	0	0	0	0	0	0	0	1	
	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	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	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	TOTAL
APPROACH %'s :		0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	1	0	0	3
PEAK HR :		04:45 PM - 05:45 PM																			
PEAK HR VOL :		0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
PEAK HR FACTOR :		0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.250

National Data & Surveying Services Intersection Turning Movement Count

Location: US 41 & SR 52
City: Land O' Lakes

Project ID: 23-120165-001
Date: 4/13/2023

Data - Pedestrians (Crosswalks)

NS/EW Streets:		US 41		US 41		SR 52		SR 52		
AM		NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB		TOTAL
7:00 AM	1	1	0	0	0	1	0	0		3
7:15 AM	0	0	0	0	0	0	0	0		0
7:30 AM	0	1	0	0	0	0	0	0		1
7:45 AM	0	0	0	0	0	0	0	0		0
8:00 AM	0	0	0	0	0	0	0	0		0
8:15 AM	0	0	0	0	0	0	0	0		0
8:30 AM	0	0	1	0	0	0	0	0		1
8:45 AM	0	1	0	0	0	0	0	0		1
TOTAL VOLUMES :		EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :		1	3	1	0	0	1	0	0	6
		25.00%	75.00%	100.00%	0.00%	0.00%	100.00%			
PEAK HR :		07:00 AM - 08:00 AM								
PEAK HR VOL :		1	2	0	0	0	1	0	0	4
PEAK HR FACTOR :		0.250	0.500			0.250				0.333
		0.375				0.250				

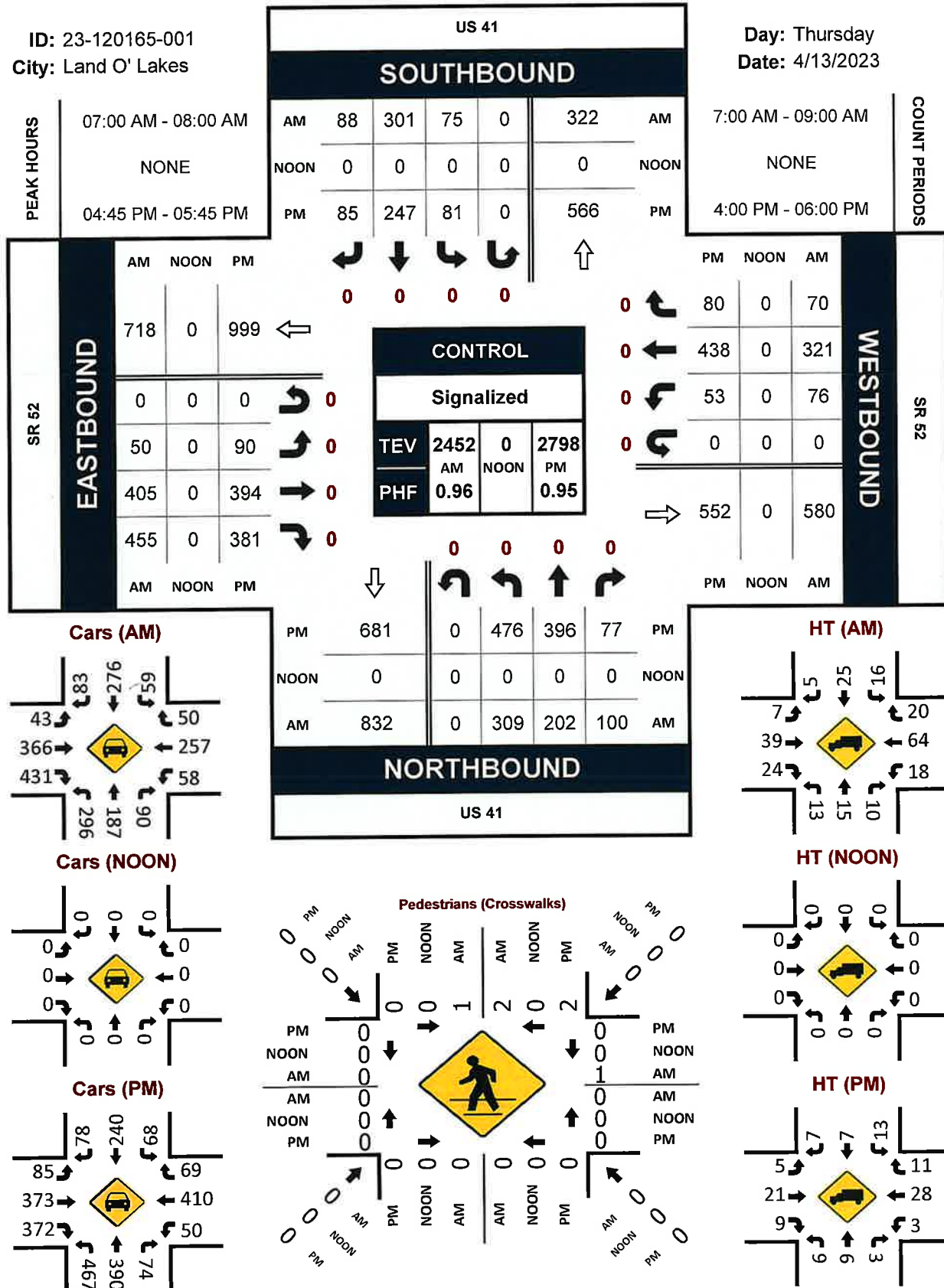
PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL	
	EB	WB	EB	WB	NB	SB	NB	SB		
	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0		
	2	0	0	0	0	0	0	2		
	0	2	0	0	0	0	0	2		
	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0		
	0	0	0	0	0	0	0	0		
EB		WB	EB	WB	NB	SB	NB	SB	TOTAL	
2		2	0	0	0	0	0	0	4	
TOTAL VOLUMES :		50.00%		50.00%		50.00%		50.00%		TOTAL
APPROACH %'s :		50.00%		50.00%		50.00%		50.00%		
PEAK HR :		04:45 PM - 05:45 PM		0		0		0		
PEAK HR VOL :		0		2		0		0		2
PEAK HR FACTOR :		0.250		0.250		0.250		0.250		0.250

US 41 & SR 52

Peak Hour Turning Movement Count

ID: 23-120165-001
City: Land O' Lakes

Day: Thursday
Date: 4/13/2023



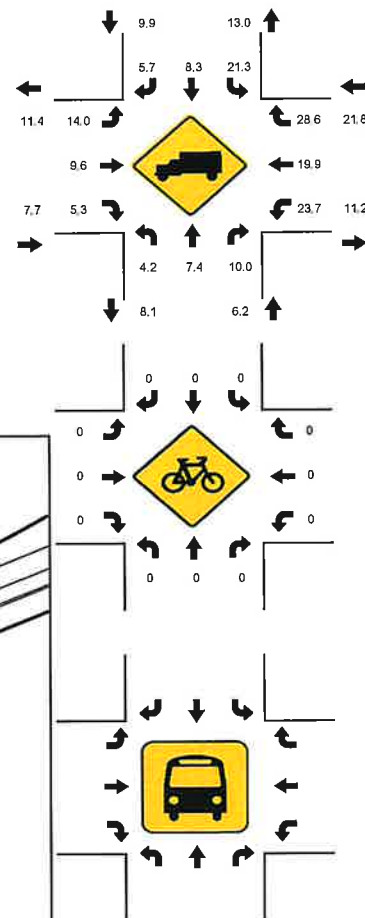
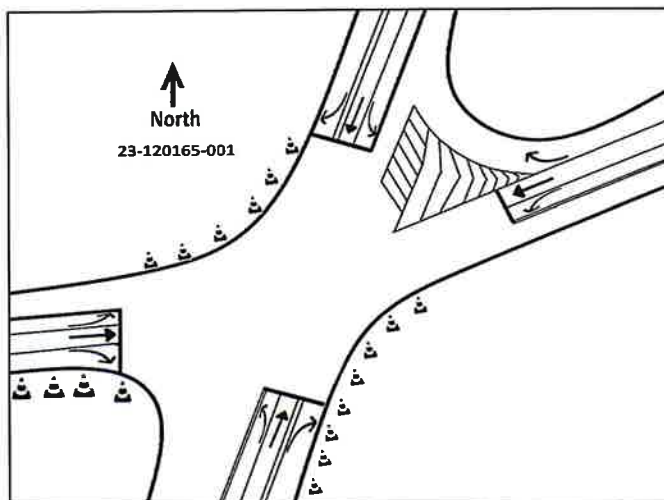
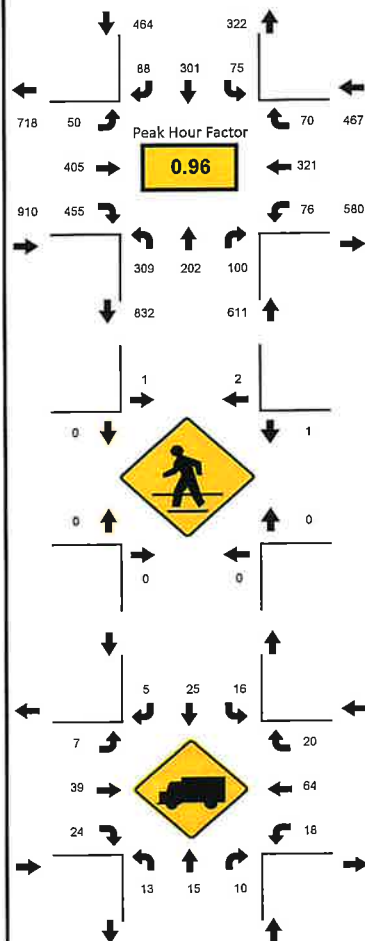
LOCATION: US 41 & SR 52
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 23-120165-001
DATE: Thu, Apr 13, 2023

Peak-Hour: 07:00 AM - 08:00 AM
Peak 15-Minute: 07:15 AM - 07:30 AM



National Data & Surveying Services



15-Min Count Period Beginning At	US 41 Northbound					US 41 Southbound					SR 52 Eastbound					SR 52 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	93	56	36	0		16	71	26	0		7	98	66	0		15	84	19	0		587	2452
7:15 AM	93	52	24	0		21	57	26	0		15	107	124	0		17	89	13	0		638	2406
7:30 AM	50	54	22	0		15	89	19	0		8	112	142	0		21	82	18	0		632	2371
7:45 AM	73	40	18	0		23	84	17	0		20	88	123	0		23	66	20	0		595	2315
8:00 AM	62	32	12	0		28	60	17	0		9	99	90	0		19	92	21	0		541	2233
8:15 AM	68	69	35	0		14	90	20	0		12	106	79	0		19	75	16	0		603	1692
8:30 AM	65	66	29	0		29	95	20	0		14	80	80	0		10	73	15	0		576	1089
8:45 AM	53	39	25	0		13	55	12	0		20	104	73	0		22	83	14	0		513	513
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	372	224	144	0		92	356	104	0		80	448	568	0		92	356	80	0		2916	
Heavy Trucks	24	20	12	0		24	40	12	0		12	52	40	0		36	80	28	0		380	
Pedestrians								8									4				12	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

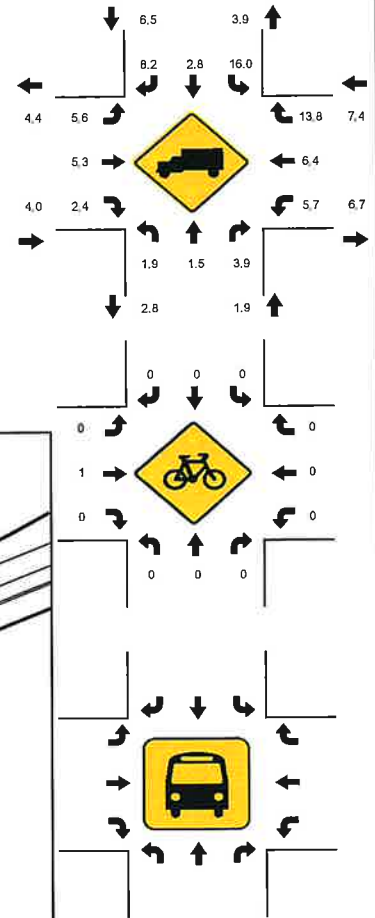
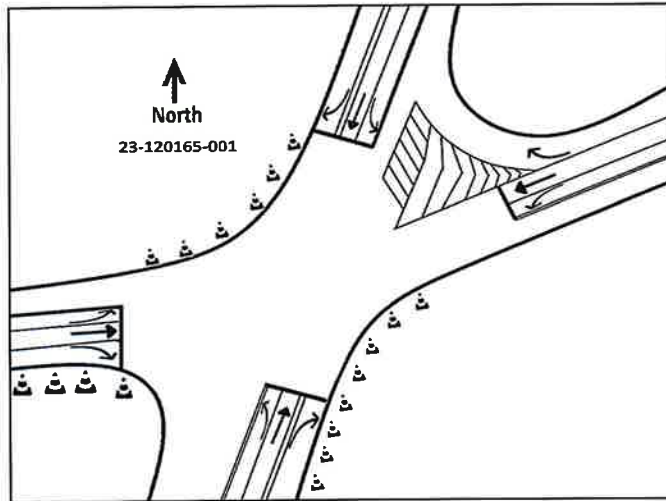
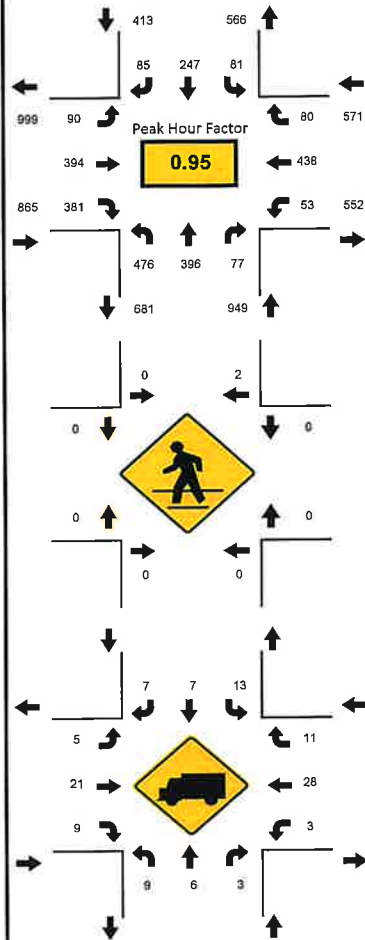
LOCATION: US 41 & SR 52
CITY/STATE: Land O' Lakes, FL

PROJECT ID: 23-120165-001
DATE: Thu, Apr 13, 2023

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



National Data & Surveying Services



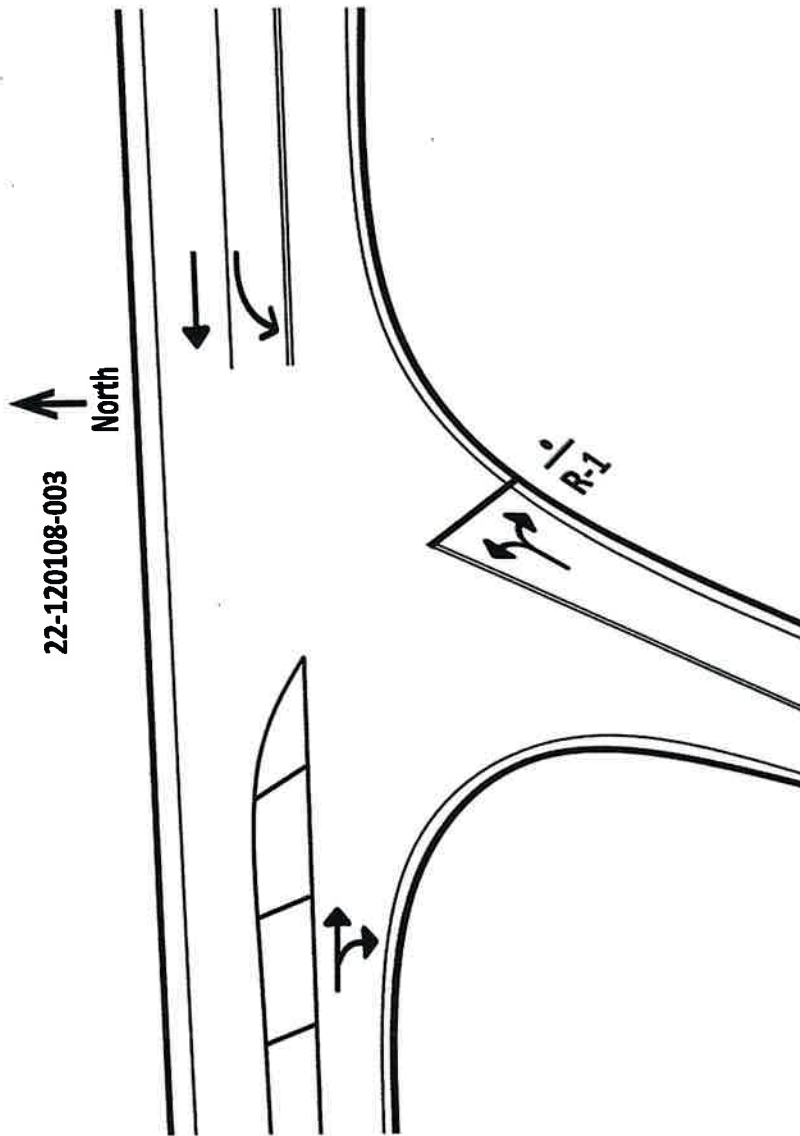
15-Min Count Period Beginning At	US 41 Northbound					US 41 Southbound					SR 52 Eastbound					SR 52 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	115	103	20	0		10	58	24	0		18	94	82	0		23	93	27	0		667	2669
4:15 PM	116	101	18	0		19	55	24	0		19	105	92	0		10	95	23	0		677	2730
4:30 PM	126	103	24	0		26	48	16	0		19	94	86	0		20	96	24	0		682	2790
4:45 PM	119	98	19	0		22	64	20	0		22	82	71	0		18	94	14	0		643	2798
5:00 PM	122	107	22	0		21	64	24	0		14	112	84	0		15	121	22	0		728	2780
5:15 PM	114	95	19	0		30	58	25	0		28	96	113	0		10	123	26	0		737	2052
5:30 PM	121	96	17	0		8	61	16	0		26	104	113	0		10	100	18	0		690	1315
5:45 PM	79	89	12	0		8	59	18	0		28	89	95	0		24	114	10	0		625	625
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	488	428	88	0		120	256	100	0		112	448	452	0		72	492	104	0		3160	
Heavy Trucks	24	16	4	0		24	12	8	0		12	28	16	0		12	40	20	0		216	
Pedestrians								8													8	
Bicycles	0	0	0	0		0	0	0	0		0	4	0	0		0	0	0	0		4	
Buses																						
Stopped Buses																						



N/S Street: CR 583/Ehren Cutoff

Speed: 45 MPH

Speed: 45 MPH



National Data & Surveying Services Intersection Turning Movement Count

Location: CR 583/Ehren Cutoff & SR 52

City: Land O' Lakes

Control: 1-Way Stop(NB)

Project ID: 22-120108-003

Date: 3/23/2022

Data - Total

NS/EW Streets:	CR 583/Ehren Cutoff						CR 583/Ehren Cutoff						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			EU			ER		
AM	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	EU	ER	EU	WL	WT	WR
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	4	0	41	0	0	0	0	148	4	50	115	0	0	14	0	45	140	0
7:30 AM	9	0	49	0	0	0	0	142	14	45	140	0	0	6	0	61	109	0
7:45 AM	4	0	43	0	0	0	0	133	6	38	103	0	0	12	0	38	103	0
8:00 AM	6	0	42	0	0	0	0	131	12	46	97	0	0	3	0	42	120	0
8:15 AM	2	0	46	0	0	0	0	121	3	42	120	0	0	5	0	30	142	0
8:30 AM	2	0	41	0	0	0	0	98	5	37	85	0	0	15	0	37	85	0
8:45 AM	3	0	38	0	0	0	0	119	10				0	10	0			
	6	0	38	0	0	0	0						0		0			
TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	EU	ER	EU	WL	WT	WR
APPROACH % s :	36	0	338	0	0	0	0.00%	1017	69	349	911	0	0	69	0	27.70%	72.30%	0.00%
PEAK HR :	07:00 AM - 08:00 AM																	
PEAK HR VOL :	23	0	175	0	0	0	0	554	36	194	467	0	0	36	0	194	467	0
PEAK HR FACTOR :	0.639	0.000	0.893	0.000	0.000	0.000	0.000	0.936	0.643	0.795	0.834	0.000	0.000	0.643	0.000	0.795	0.834	0.000
	0.853						0.946						0.893					
TOTAL	1449						0.908						0.000					

NS/EW Streets:	CR 583/Ehren Cutoff						CR 583/Ehren Cutoff						SR 52					
	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			EU			ER		
PM	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	EU	ER	EU	WL	WT	WR
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	5	0	64	0	0	0	0	142	5	40	146	0	0	6	0	57	145	0
4:30 PM	2	0	68	0	0	0	0	124	6	51	141	0	0	3	0	51	141	0
4:45 PM	7	0	73	0	0	0	0	129	6	53	170	0	0	5	0	53	170	0
5:00 PM	9	0	76	0	0	0	0	133	9	43	118	0	0	5	0	43	118	0
5:15 PM	3	0	86	0	0	0	0	121	5	56	155	0	0	5	0	56	155	0
5:30 PM	2	0	66	0	0	0	0	131	5	58	123	0	0	5	0	58	123	0
5:45 PM	2	0	52	0	0	0	0	128	5	52	122	0	0	5	0	52	122	0
TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	EL	ET	ER	WL	WT	WR	EU	ER	EU	WL	WT	WR
APPROACH % s :	32	0	566	0	0	0	0.00%	1036	44	410	1120	0	0	44	0	26.80%	73.20%	0.00%
PEAK HR :	04:30 PM - 05:30 PM																	
PEAK HR VOL :	21	0	316	0	0	0	0	511	23	203	584	0	0	23	0	203	584	0
PEAK HR FACTOR :	0.583	0.000	0.919	0.000	0.000	0.000	0.000	0.961	0.639	0.906	0.859	0.000	0.000	0.639	0.000	0.906	0.859	0.000
	0.947						0.940						0.882					
TOTAL	3208						0.946						0.000					

National Data & Surveying Services Intersection Turning Movement Count

Location: CR 583/Ehren Cutoff & SR 52
City: Land O' Lakes
Control: 1-Way Stop(NB)

Project ID: 22-120108-003
Date: 3/23/2022

Data - Cars

NS/EW Streets:	CR 583/Ehren Cutoff										CR 583/Ehren Cutoff										SR 52									
	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					TOTAL									
AM	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL									
	4	0	34	0	0	0	0	0	0	0	0	130	4	0	0	41	94	0	0	0	307									
	9	0	46	0	0	0	0	0	0	0	0	122	13	0	0	41	118	0	0	0	349									
	4	0	37	0	0	0	0	0	0	0	0	122	5	0	0	58	90	0	0	0	316									
	4	0	39	0	0	0	0	0	0	0	0	115	8	0	0	34	79	0	0	0	279									
	2	0	41	0	0	0	0	0	0	0	0	104	3	0	0	35	77	0	0	0	262									
	2	0	32	0	0	0	0	0	0	0	0	77	5	0	0	36	97	0	0	0	249									
	3	0	37	0	0	0	0	0	0	0	0	105	15	0	0	28	114	0	0	0	302									
	5	0	35	0	0	0	0	0	0	0	0	104	9	0	0	35	70	0	0	0	258									
TOTAL VOLUMES :	NL	NT	NR	NU	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL									
APPROACH %'s :	33	0	301	0	0	0	0	0	0	0	0	879	62	0	0	308	739	0	0	0	2322									
	9.88%	0.00%	90.12%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	93.41%	6.59%	0.00%	0.00%	29.42%	70.58%	0.00%	0.00%	0.00%										
PEAK HR :																														
PEAK HR VOL :	21	0	156	0	0	0	0	0	0	0	0	489	30	0	0	174	381	0	0	0	1251									
PEAK HR FACTOR :	0.583	0.000	0.848	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.940	0.577	0.000	0.000	0.750	0.807	0.000	0.000	0.000	0.896									
	0.805						0.961						0.873																	

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	0
4:00 PM	3	0	64	0	0	0	0	0	0	0	0	0	128	5	0	0	37	121	0	0	0	358
4:15 PM	2	0	66	0	0	0	0	0	0	0	0	0	110	5	0	0	55	124	0	0	0	362
4:30 PM	2	0	71	0	0	0	0	0	0	0	0	0	119	3	0	0	46	130	0	0	0	371
4:45 PM	7	0	65	0	0	0	0	0	0	0	0	0	114	6	0	0	52	156	0	0	0	400
5:00 PM	9	0	72	0	0	0	0	0	0	0	0	0	121	9	0	0	42	108	0	0	0	361
5:15 PM	3	0	82	0	0	0	0	0	0	0	0	0	111	4	0	0	53	139	0	0	0	392
5:30 PM	1	0	64	0	0	0	0	0	0	0	0	0	124	5	0	0	54	118	0	0	0	366
5:45 PM	2	0	50	0	0	0	0	0	0	0	0	0	112	5	0	0	51	116	0	0	0	336
TOTAL VOLUMES :	NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL
APPROACH %'s :	29	0	534	0	0	0	0	0	0	0	0	0	939	42	0	0	390	1012	0	0	0	2946
PEAK HR :	5.15%	0.00%	94.85%	0.00%	0.00%	0.00%	0.00%	0.00%	95.72%	4.28%	0.00%	0.00%	95.72%	4.28%	0.00%	0.00%	27.82%	72.18%	0.00%	0.00%	0.00%	TOTAL
PEAK HR VOL :	21	0	290	0	0	0	0	0	0	0	0	0	465	22	0	0	193	533	0	0	0	1524
PEAK HR FACTOR :	0.583	0.000	0.884	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.961	0.611	0.000	0.000	0.910	0.854	0.000	0.000	0.953	
	0.915						0.937						0.873									

National Data & Surveying Services Intersection Turning Movement Count

Location: CR 583/Ehren Cutoff & SR 52
City: Land O' Lakes
Control: 1-Way Stop(NB)

Project ID: 22-120108-003
Date: 3/23/2022

Data - HT

NS/EW Streets:		CR 583/Ehren Cutoff						SR 52						SR 52					
		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND								
AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL		
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL		
	7:00 AM	0	0	7	0	0	0	0	0	18	0	0	0	9	21	0	0	55	
	7:15 AM	0	0	3	0	0	0	0	0	20	1	0	0	4	22	0	0	50	
	7:30 AM	0	0	6	0	0	0	0	0	11	1	0	0	3	19	0	0	40	
	7:45 AM	2	0	3	0	0	0	0	0	16	4	0	0	4	24	0	0	53	
8:00 AM	0	0	5	0	0	0	0	0	17	0	0	0	11	20	0	0	53		
8:15 AM	0	0	9	0	0	0	0	0	21	0	0	0	6	23	0	0	59		
8:30 AM	0	0	1	0	0	0	0	0	20	0	0	0	2	28	0	0	51		
8:45 AM	1	0	3	0	0	0	0	0	15	1	0	0	2	15	0	0	37		
TOTAL VOLUMES :		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :		3	0	37	0	0	0	0	0	0	138	7	0	41	172	0	0	398	
PEAK HR :		7.50%	0.00%	92.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	95.17%	4.83%	0.00%	19.25%	80.75%	0.00%	0.00%		
PEAK HR VOL :		2	0	19	0	0	0	0	0	0	65	6	0	20	86	0	0	198	
PEAK HR FACTOR :		0.250	0.000	0.679	0.000	0.000	0.000	0.000	0.000	0.000	0.813	0.375	0.000	0.556	0.896	0.000	0.000	0.900	
		0.750 0.845 0.883																	

PM	NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			TOTAL			
	0 NL	0 NT	0 NR	0 SL	0 ST	0 SR	0 SU	0 EL	0 ET	0 ER	0 EU	0 WL		0 WT	0 WR	0 WU
4:00 PM	2	0	0	0	0	0	0	0	14	0	0	3	25	0	0	44
4:15 PM	0	0	2	0	0	0	0	0	14	1	0	2	21	0	0	40
4:30 PM	0	0	10	0	0	0	0	0	9	0	0	5	11	0	0	35
4:45 PM	0	0	8	0	0	0	0	0	15	0	0	1	14	0	0	38
5:00 PM	0	0	4	0	0	0	0	0	12	0	0	1	10	0	0	27
5:15 PM	0	0	4	0	0	0	0	0	10	1	0	3	16	0	0	34
5:30 PM	1	0	2	0	0	0	0	0	7	0	0	4	5	0	0	19
5:45 PM	0	0	2	0	0	0	0	0	16	0	0	1	6	0	0	25
TOTAL VOLUMES :	NL	NT	NR	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s :	3	0	32	0	0	0	0	0	97	2	0	20	108	0	0	262
PEAK HR :	8.57%	0.00%	91.43%	0.00%	0.00%	0.00%	0.00%	0.00%	97.98%	2.02%	0.00%	15.63%	84.38%	0.00%	0.00%	
PEAK HR VOL :	0	0	26	0	0	0	0	0	46	1	0	10	51	0	0	134
PEAK HR FACTOR :	0.000	0.000	0.650	0.000	0.000	0.000	0.000	0.000	0.767	0.250	0.000	0.500	0.797	0.000	0.000	0.882
			0.650						0.783				0.803			

National Data & Surveying Services Intersection Turning Movement Count

Location: CR 583/Ehren Cutoff & SR 52
City: Land O' Lakes
Control: 1-Way Stop(NB)

Project ID: 22-120108-003
Date: 3/23/2022

Data - Bikes

NS/EW Streets:		CR 583/Ehren Cutoff						CR 583/Ehren Cutoff						SR 52						SR 52					
		NORTHBOUND						SOUTHBOUND						EASTBOUND						WESTBOUND					
AM		NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL		
		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	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	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	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	0	
8:00 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:15 AM		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	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	0	
TOTAL VOLUMES :		NL	NT	NR	NU	0	0	SL	ST	SR	SU	0	EL	ET	ER	EU	0	WL	WT	WR	WU	0	TOTAL	0	
APPROACH %'S :																									
PEAK HR :																									
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	

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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: CR 583/Ehren Cutoff & SR 52
City: Land O' Lakes

Project ID: 22-120108-003
Date: 3/23/2022

Data - Pedestrians (Crosswalks)

NS/EW Streets:	CR 583/Ehren Cutoff		CR 583/Ehren Cutoff		SR 52		SR 52	
	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	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	0	0	0	0	0
PEAK HR :	07:00 AM - 08:00 AM							
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL								
TOTAL								

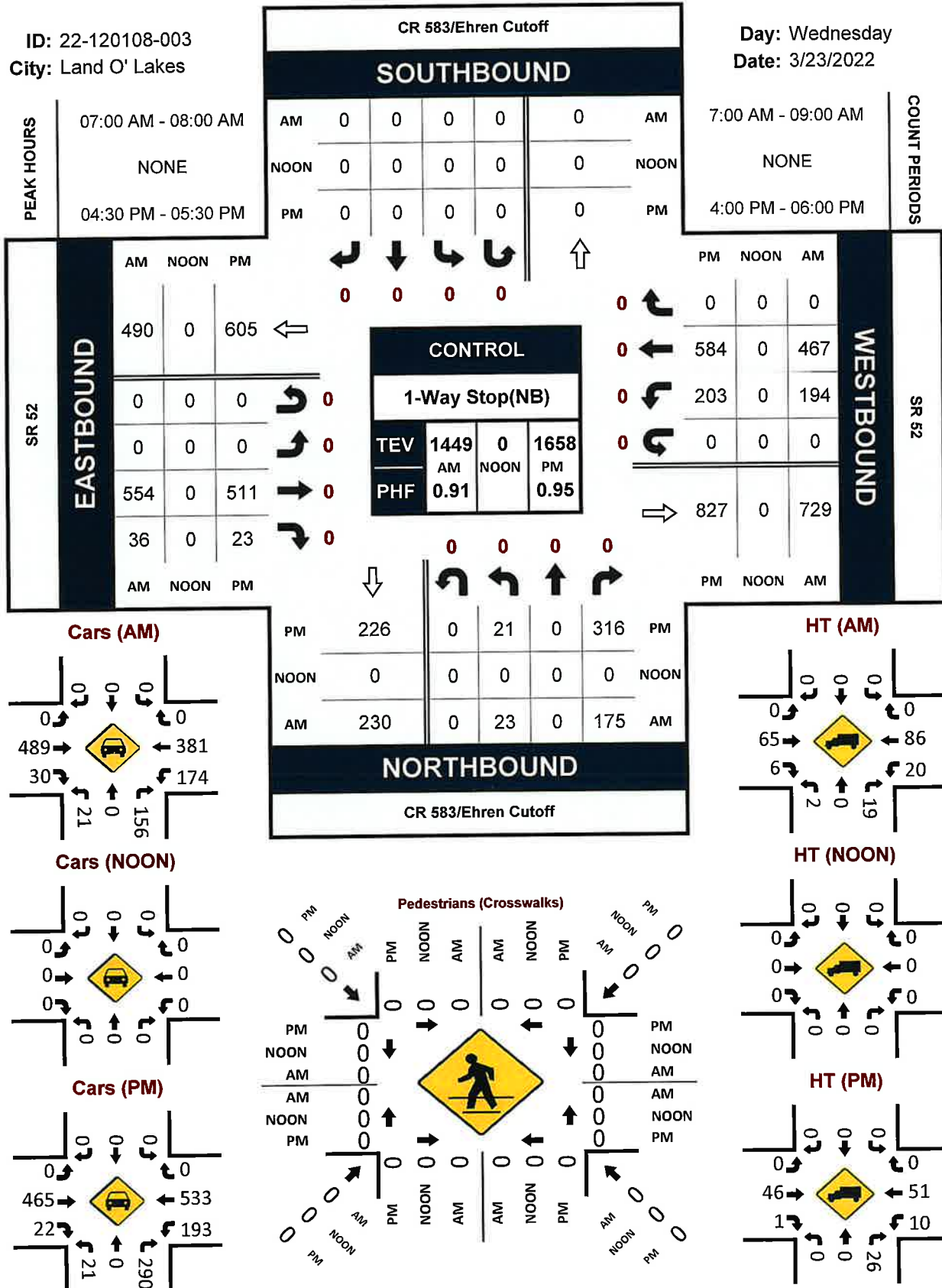
NS/EW Streets:	CR 583/Ehren Cutoff		CR 583/Ehren Cutoff		SR 52		SR 52	
	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG	
PM	EB	WB	EB	WB	NB	SB	NB	SB
4:00 PM	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0
4:45 PM	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	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 :	04:30 PM - 05:30 PM							
PEAK HR VOL :	0	0	0	0	0	0	0	0
PEAK HR FACTOR :								
TOTAL								
TOTAL								

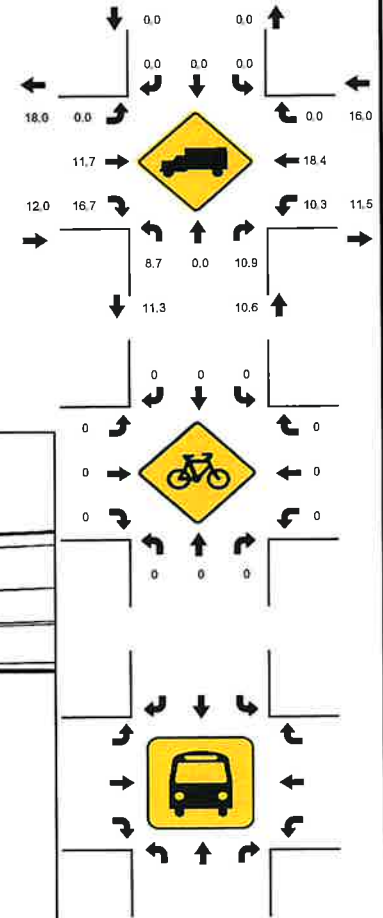
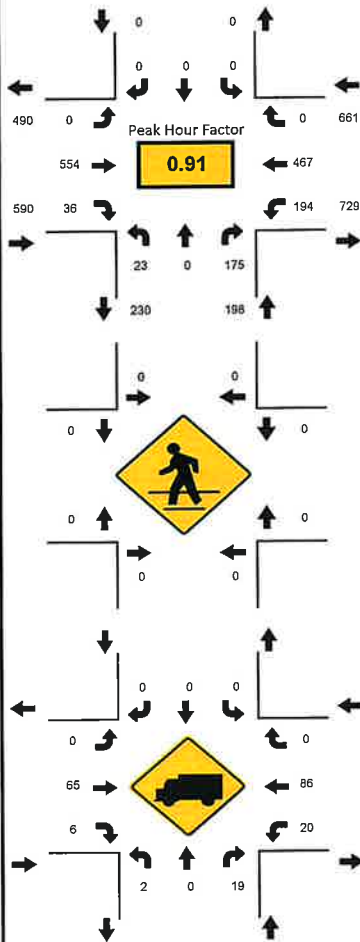
CR 583/Ehren Cutoff & SR 52

Peak Hour Turning Movement Count

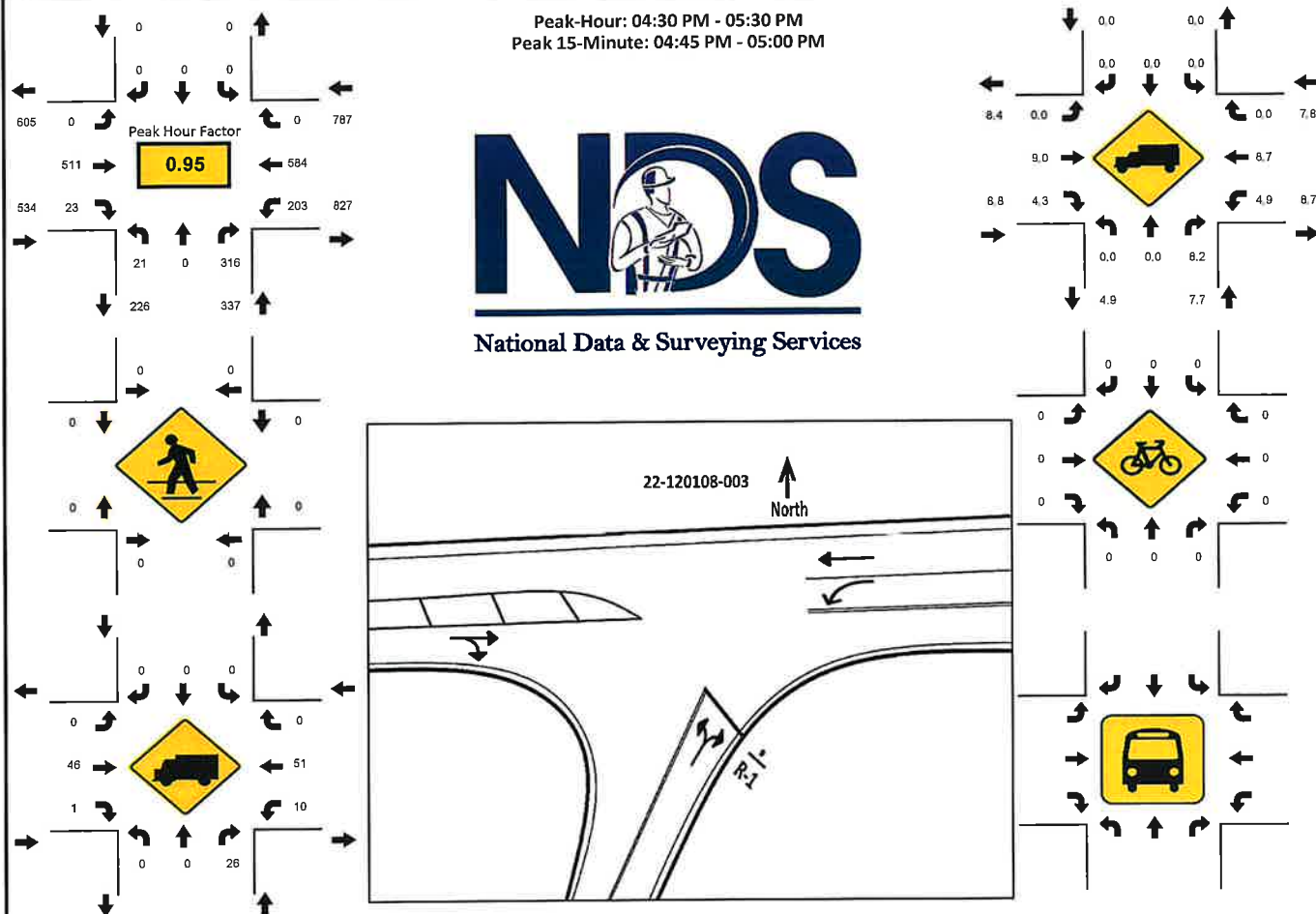
ID: 22-120108-003
City: Land O' Lakes

Day: Wednesday
Date: 3/23/2022





15-Min Count Period Beginning At	CR 583/Ehren Cutoff Northbound					CR 583/Ehren Cutoff Southbound					SR 52 Eastbound					SR 52 Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	4	0	41	0		0	0	0	0	0	0	148	4	0		50	115	0	0		362	1449
7:15 AM	9	0	49	0		0	0	0	0	0	0	142	14	0		45	140	0	0		399	1402
7:30 AM	4	0	43	0		0	0	0	0	0	0	133	6	0		61	109	0	0		356	1311
7:45 AM	6	0	42	0		0	0	0	0	0	0	131	12	0		38	103	0	0		332	1308
8:00 AM	2	0	46	0		0	0	0	0	0	0	121	3	0		46	97	0	0		315	1271
8:15 AM	2	0	41	0		0	0	0	0	0	0	98	5	0		42	120	0	0		308	956
8:30 AM	3	0	38	0		0	0	0	0	0	0	125	15	0		30	142	0	0		353	648
8:45 AM	6	0	38	0		0	0	0	0	0	0	119	10	0		37	85	0	0		295	295
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	36	0	196	0		0	0	0	0	0	0	592	56	0		244	560	0	0		1684	
Heavy Trucks	8	0	28	0		0	0	0	0	0	0	80	16	0		36	96	0	0		264	
Pedestrians		0					0					0					0				0	
Bicycles	0	0	0	0		0	0	0	0	0	0	0	0	0		0	0	0	0		0	
Buses																						
Stopped Buses																						

[illegible]

FDOT PEAK SEASON ADJUSTMENT FACTORS



2022 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 1400 PASCO COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.96 PSCF
1	01/01/2022 - 01/01/2022	0.99	1.03
2	01/02/2022 - 01/08/2022	1.02	1.06
3	01/09/2022 - 01/15/2022	1.04	1.08
4	01/16/2022 - 01/22/2022	1.03	1.07
5	01/23/2022 - 01/29/2022	1.01	1.05
6	01/30/2022 - 02/05/2022	1.00	1.04
* 7	02/06/2022 - 02/12/2022	0.98	1.02
* 8	02/13/2022 - 02/19/2022	0.97	1.01
* 9	02/20/2022 - 02/26/2022	0.96	1.00
*10	02/27/2022 - 03/05/2022	0.95	0.99
*11	03/06/2022 - 03/12/2022	0.95	0.99
*12	03/13/2022 - 03/19/2022	0.94	0.98
*13	03/20/2022 - 03/26/2022	0.95	0.99
*14	03/27/2022 - 04/02/2022	0.95	0.99
*15	04/03/2022 - 04/09/2022	0.96	1.00
*16	04/10/2022 - 04/16/2022	0.96	1.00
*17	04/17/2022 - 04/23/2022	0.97	1.01
*18	04/24/2022 - 04/30/2022	0.98	1.02
*19	05/01/2022 - 05/07/2022	0.98	1.02
20	05/08/2022 - 05/14/2022	0.99	1.03
21	05/15/2022 - 05/21/2022	1.00	1.04
22	05/22/2022 - 05/28/2022	1.01	1.05
23	05/29/2022 - 06/04/2022	1.01	1.05
24	06/05/2022 - 06/11/2022	1.02	1.06
25	06/12/2022 - 06/18/2022	1.03	1.07
26	06/19/2022 - 06/25/2022	1.03	1.07
27	06/26/2022 - 07/02/2022	1.03	1.07
28	07/03/2022 - 07/09/2022	1.03	1.07
29	07/10/2022 - 07/16/2022	1.04	1.08
30	07/17/2022 - 07/23/2022	1.04	1.08
31	07/24/2022 - 07/30/2022	1.04	1.08
32	07/31/2022 - 08/06/2022	1.04	1.08
33	08/07/2022 - 08/13/2022	1.04	1.08
34	08/14/2022 - 08/20/2022	1.04	1.08
35	08/21/2022 - 08/27/2022	1.04	1.08
36	08/28/2022 - 09/03/2022	1.05	1.09
37	09/04/2022 - 09/10/2022	1.05	1.09
38	09/11/2022 - 09/17/2022	1.06	1.10
39	09/18/2022 - 09/24/2022	1.04	1.08
40	09/25/2022 - 10/01/2022	1.02	1.06
41	10/02/2022 - 10/08/2022	1.00	1.04
42	10/09/2022 - 10/15/2022	0.98	1.02
43	10/16/2022 - 10/22/2022	0.98	1.02
44	10/23/2022 - 10/29/2022	0.99	1.03
45	10/30/2022 - 11/05/2022	0.99	1.03
46	11/06/2022 - 11/12/2022	1.00	1.04
47	11/13/2022 - 11/19/2022	1.01	1.05
48	11/20/2022 - 11/26/2022	1.00	1.04
49	11/27/2022 - 12/03/2022	1.00	1.04
50	12/04/2022 - 12/10/2022	0.99	1.03
51	12/11/2022 - 12/17/2022	0.99	1.03
52	12/18/2022 - 12/24/2022	1.02	1.06
53	12/25/2022 - 12/31/2022	1.04	1.08

* PEAK SEASON

23-FEB-2023 09:11:23

830UPD

7_1400_PKSEASON.TXT

GROWTH RATE CALCULATIONS



TABLE A-1

GROWTH RATE CALCULATION

<u>Location</u>	<u>Traffic Counts 2021</u>	<u>Traffic Counts 2015</u>	<u>Percent Annual Growth</u>
US 41 south of SR 52	21,000	20,500	0.41%
SR 52 east of US 41	14,600	12,400	2.90%
SR 52 west of US 41	24,000	23,000	<u>0.72%</u>
		Average	1.34%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 0025 - SR 45/US 41/LAND O LAKES BLVD, SOUTH OF SR 52

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	21000 F	N 10500	S 10500	9.00	55.10	8.30
2021	21000 C	N 10500	S 10500	9.00	54.60	8.30
2020	21000 C	N 10000	S 11000	9.00	55.40	7.50
2019	23500 F	N 11500	S 12000	9.00	56.20	8.00
2018	22500 C	N 11000	S 11500	9.00	57.10	8.00
2017	21500 F	N 10500	S 11000	9.00	57.30	6.70
2016	20500 C	N 10000	S 10500	9.00	57.90	6.70
2015	20500 C	N 10000	S 10500	9.00	57.90	7.60
2014	19500 C	N 9700	S 9800	9.00	56.10	6.90
2013	19400 C	N 9800	S 9600	9.00	60.00	6.90
2012	17100 C	N 8600	S 8500	9.00	59.00	6.40
2011	15300 C	N 7800	S 7500	9.00	58.20	6.40
2010	16700 C	N 8500	S 8200	9.07	58.18	8.60
2009	17400 C	N 8900	S 8500	9.17	58.07	7.30
2008	16500 C	N 8300	S 8200	9.52	56.97	8.90
2007	17300 C	N 8800	S 8500	9.26	52.68	10.40

$$(21000/20500 - 1) \times 100 = 0.41\%$$

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 0006 - SR 52, EAST OF SR 45/US 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	14800 F	E 7400	W 7400	9.00	55.10	20.20
2021	14600 C	E 7300	W 7300	9.00	54.60	20.20
2020	13700 C	E 6900	W 6800	9.00	55.40	19.90
2019	15100 F	E 7700	W 7400	9.00	56.20	17.30
2018	14700 C	E 7500	W 7200	9.00	57.10	17.30
2017	13700 F	E 6800	W 6900	9.00	57.30	19.60
2016	13100 C	E 6500	W 6600	9.00	57.90	19.60
2015	12400 C	E 6200	W 6200	9.00	57.90	16.20
2014	11200 C	E 5600	W 5600	9.00	56.10	16.20
2013	10900 C	E 5400	W 5500	9.00	60.00	16.90
2012	10700 C	E 5300	W 5400	9.00	59.00	15.40
2011	10500 C	E 5300	W 5200	9.00	58.20	15.00
2010	11500 C	E 5800	W 5700	9.07	58.18	14.80
2009	10900 C	E 5500	W 5400	9.17	58.07	12.30
2008	11200 C	E 5700	W 5500	9.52	56.97	17.20
2007	12300 C	E 6300	W 6000	9.26	52.68	17.00

$$(14600 / 12400 - 1) / 6 \times 100 = 2.9\%$$

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 0106 - SR 52, WEST OF SR 45/US 41

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	24000 F	E 12000	W 12000	9.00	55.10	14.10
2021	24000 C	E 12000	W 12000	9.00	54.60	14.10
2020	25500 S	E 13000	W 12500	9.00	55.40	10.40
2019	25500 F	E 13000	W 12500	9.00	56.20	10.40
2018	24500 C	E 12500	W 12000	9.00	57.10	10.40
2017	24500 F	E 12500	W 12000	9.00	57.30	10.70
2016	23500 C	E 12000	W 11500	9.00	57.90	10.70
2015	23000 C	E 11500	W 11500	9.00	57.90	10.00
2014	21000 C	E 10500	W 10500	9.00	56.10	9.60
2013	21000 C	E 10500	W 10500	9.00	60.00	9.10
2012	19100 C	E 9500	W 9600	9.00	59.00	9.40
2011	18600 C	E 9300	W 9300	9.00	58.20	9.30
2010	19300 C	E 9600	W 9700	9.07	58.18	8.60
2009	19000 C	E 9500	W 9500	9.17	58.07	8.40
2008	19300 C	E 9600	W 9700	9.52	56.97	9.10
2007	19600 C	E 9800	W 9800	9.26	52.68	14.50

$$(24000/23000 - 1) / 6 \times 100 = 0.72\%$$

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

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

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT

	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

(Core Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

(Rural)

	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

	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	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	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	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

	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

	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

	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

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



(C1-Natural &
C2-Rural)

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.

Motor Vehicle Highway Generalized Service Volume Tables

C1 & C2

Input Parameters Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Peak Hour Directional

Peak Hour Two-Way

AADT

	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	**

(C3C-Suburban Commercial)

	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	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

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	0.5	0.45
Major Street Through g/c	(1,2,3 lanes)	(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)

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

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

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



(C5-Urban Center)

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

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

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



(C6-Urban Core)

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

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

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

Adjustment Factors

The peak hour directional service volumes should be 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 Divided 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)	0.55 (1,2,3 lanes)	0.52 (1,2,3 lanes)
Yellow Change Interval	4.4	4.8	4	3.7
Red Change Interval	2	2	2	2

INTERSECTION ANALYSIS
(TIMING AND PHASING)



Lanes, Volumes, Timings
5: SR 52 & Shadyhills Rd

01/19/2024



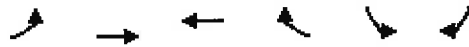
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	254	890	830	284	171	129
Future Volume (vph)	254	890	830	284	171	129
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	400	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	5085	5085	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	5085	5085	1583	1770	1583
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				290		132
Link Speed (mph)		45	45		45	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		18.7	166.6		15.8	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	259	908	847	290	174	132
Shared Lane Traffic (%)						
Lane Group Flow (vph)	259	908	847	290	174	132
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	1
Detector Template	Left	Thru	Thru	Right	Left	Right
Leading Detector (ft)	20	100	100	20	20	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	6	20	20	20
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		CI+Ex	CI+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	7	4	8		6	
Permitted Phases				8		6

Scenario 1 PM Peak 3:00 pm 01/19/2024 Background and Existing/Budgeted Improvements

Synchro 11 Report
Page 1

Lanes, Volumes, Timings
5: SR 52 & Shadyhills Rd

01/19/2024



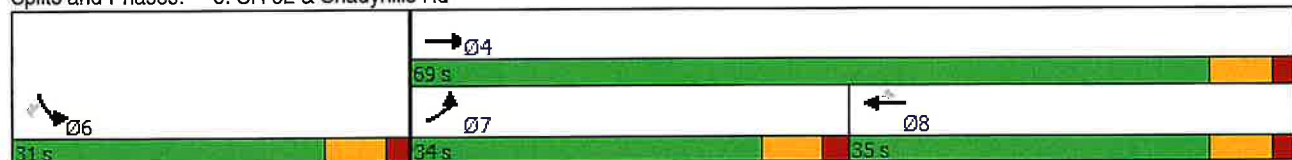
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	24.8
Total Split (s)	34.0	69.0	35.0	35.0	31.0	31.0
Total Split (%)	34.0%	69.0%	35.0%	35.0%	31.0%	31.0%
Maximum Green (s)	27.2	62.2	28.2	28.2	24.2	24.2
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	Max	Max
Walk Time (s)		7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0	0	0	0
Act Effct Green (s)	17.7	46.8	22.1	22.1	24.5	24.5
Actuated g/C Ratio	0.21	0.55	0.26	0.26	0.29	0.29
v/c Ratio	0.70	0.32	0.64	0.46	0.34	0.24
Control Delay	42.6	10.5	30.7	6.0	28.9	6.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.6	10.5	30.7	6.0	28.9	6.7
LOS	D	B	C	A	C	A
Approach Delay		17.6	24.4		19.4	
Approach LOS		B	C		B	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 85.1
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.70
Intersection Signal Delay: 20.8
Intersection Capacity Utilization 56.6%
Analysis Period (min) 15

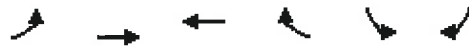
Intersection LOS: C
ICU Level of Service B

Splits and Phases: 5: SR 52 & Shadyhills Rd



Lanes, Volumes, Timings
5: SR 52 & Shadyhills Rd

02/09/2024



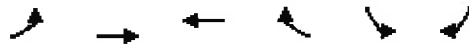
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	254	1011	934	319	194	129
Future Volume (vph)	254	1011	934	319	194	129
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	400	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.91	0.91	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	5085	5085	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	5085	5085	1583	1770	1583
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				326		132
Link Speed (mph)		45	45		45	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		18.7	166.6		15.8	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	259	1032	953	326	198	132
Shared Lane Traffic (%)						
Lane Group Flow (vph)	259	1032	953	326	198	132
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	1
Detector Template	Left	Thru	Thru	Right	Left	Right
Leading Detector (ft)	20	100	100	20	20	20
Trailing Detector (ft)	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	6	20	20	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		Cl+Ex	Cl+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	Prot	NA	NA	Perm	Prot	Perm
Protected Phases	7	4	8		6	
Permitted Phases				8		6

Scenario 1 PM Peak 3:00 pm 01/19/2024 Background Plus Project and Existing/Budgeted Improvements

Synchro 11 Report
Page 1

Lanes, Volumes, Timings
5: SR 52 & Shadyhills Rd

02/09/2024

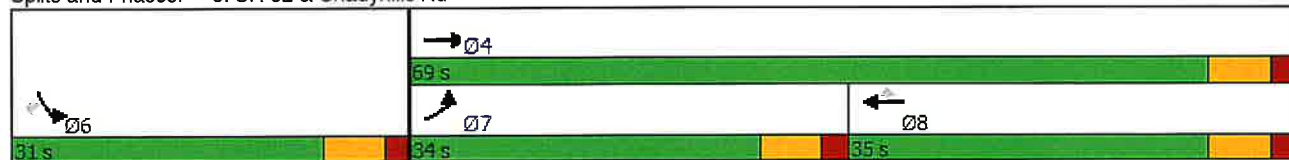


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	24.8
Total Split (s)	34.0	69.0	35.0	35.0	31.0	31.0
Total Split (%)	34.0%	69.0%	35.0%	35.0%	31.0%	31.0%
Maximum Green (s)	27.2	62.2	28.2	28.2	24.2	24.2
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	Max	Max
Walk Time (s)		7.0	7.0	7.0	7.0	7.0
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	11.0
Pedestrian Calls (#/hr)		0	0	0	0	0
Act Effct Green (s)	18.0	49.0	24.1	24.1	24.5	24.5
Actuated g/C Ratio	0.21	0.56	0.28	0.28	0.28	0.28
v/c Ratio	0.71	0.36	0.68	0.49	0.40	0.24
Control Delay	43.8	10.6	31.3	5.9	30.8	6.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.8	10.6	31.3	5.9	30.8	6.8
LOS	D	B	C	A	C	A
Approach Delay		17.2	24.8		21.2	
Approach LOS		B	C		C	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 87.2
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.71
Intersection Signal Delay: 21.0
Intersection Capacity Utilization 59.9%
Analysis Period (min) 15
Intersection LOS: C
ICU Level of Service B

Splits and Phases: 5: SR 52 & Shadyhills Rd



Lanes, Volumes, Timings
3: US 41 & SR 52

02/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	449	434	60	499	91	543	451	88	92	282	97
Future Volume (vph)	103	449	434	60	499	91	543	451	88	92	282	97
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	500		500	500		500	600		600	600		500
Storage Lanes	2		2	2		1	3		0	1		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.91	1.00	0.94	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	2787	3433	5085	1583	4990	3539	1583	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	2787	3433	5085	1583	4990	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			438			220			158			220
Link Speed (mph)		45			45			45			30	
Link Distance (ft)		14051			1800			3000			999	
Travel Time (s)		212.9			27.3			45.5			22.7	
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)	104	454	438	61	504	92	548	456	89	93	285	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	104	454	438	61	504	92	548	456	89	93	285	98
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)		24			24			36			36	
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	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	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	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	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	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	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	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	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	Prot	NA	pt+ov	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4	4 5	3	8		5	2		1	6	
Permitted Phases						8			2			6

Scenario 1 PM Peak 11:59 pm 04/12/2022 Background and Existing/Budgeted Geometry

Synchro 11 Report
Page 1

Lanes, Volumes, Timings
3: US 41 & SR 52

02/01/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4 5	3	8	8	5	2	2	1	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)	11.8	24.8		11.8	24.8	24.8	11.8	24.8	24.8	11.8	24.8	24.8
Total Split (s)	19.0	36.0		16.0	33.0	33.0	34.0	42.0	42.0	26.0	34.0	34.0
Total Split (%)	15.8%	30.0%		13.3%	27.5%	27.5%	28.3%	35.0%	35.0%	21.7%	28.3%	28.3%
Maximum Green (s)	12.2	29.2		9.2	26.2	26.2	27.2	35.2	35.2	19.2	27.2	27.2
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	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	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8		6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		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	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max	Max	None	Max	Max
Walk Time (s)		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
Pedestrian Calls (#/hr)		0			0	0		0	0		0	0
Act Effct Green (s)	8.4	19.7	43.7	7.2	15.6	15.6	17.1	38.0	38.0	10.5	28.3	28.3
Actuated g/C Ratio	0.09	0.20	0.45	0.07	0.16	0.16	0.18	0.39	0.39	0.11	0.29	0.29
v/c Ratio	0.35	0.44	0.29	0.24	0.61	0.21	0.62	0.33	0.12	0.48	0.28	0.16
Control Delay	46.9	36.8	2.1	47.0	41.7	1.1	40.5	23.9	0.4	50.8	29.1	0.5
Queue Delay	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 Delay	46.9	36.8	2.1	47.0	41.7	1.1	40.5	23.9	0.4	50.8	29.1	0.5
LOS	D	D	A	D	D	A	D	C	A	D	C	A
Approach Delay		22.6			36.5			30.3			27.4	
Approach LOS		C			D			C			C	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 96.9

Natural Cycle: 75

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 28.8

Intersection LOS: C

Intersection Capacity Utilization 54.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 3: US 41 & SR 52

 Ø1	 Ø2	 Ø3	 Ø4
26 s	42 s	16 s	36 s
 Ø5	 Ø6	 Ø7	 Ø8
34 s	34 s	19 s	33 s

Lanes, Volumes, Timings
3: US 41 & SR 52

02/09/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	593	434	179	644	162	543	451	208	163	282	97
Future Volume (vph)	103	593	434	179	644	162	543	451	208	163	282	97
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	500		500	500		500	600		600	600		500
Storage Lanes	2		2	2		1	3		0	1		2
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	0.97	0.91	0.88	0.97	0.91	1.00	0.94	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	5085	2787	3433	5085	1583	4990	3539	1583	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	3433	5085	2787	3433	5085	1583	4990	3539	1583	1770	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			395			164			210			158
Link Speed (mph)		45			45			45			30	
Link Distance (ft)		14051			1800			3000			999	
Travel Time (s)		212.9			27.3			45.5			22.7	
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)	104	599	438	181	651	164	548	456	210	165	285	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	104	599	438	181	651	164	548	456	210	165	285	98
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)		24			24			36			36	
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	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	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	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	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	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	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	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	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	Prot	NA	pt+ov	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4	4.5	3	8		5	2		1	6	
Permitted Phases						8			2			6

Scenario 1 PM Peak 04/13/2022 Background Plus Project and Existing/Budgeted Geometry

Synchro 11 Report
Page 1

Lanes, Volumes, Timings
3: US 41 & SR 52

02/09/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4	4 5	3	8	8	5	2	2	1	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)	11.8	24.8		11.8	24.8	24.8	11.8	24.8	24.8	11.8	24.8	24.8
Total Split (s)	16.0	32.0		21.0	37.0	37.0	30.0	36.0	36.0	31.0	37.0	37.0
Total Split (%)	13.3%	26.7%		17.5%	30.8%	30.8%	25.0%	30.0%	30.0%	25.8%	30.8%	30.8%
Maximum Green (s)	9.2	25.2		14.2	30.2	30.2	23.2	29.2	29.2	24.2	30.2	30.2
Yellow Time (s)	4.8	4.8		4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0	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	0.0	0.0	0.0
Total Lost Time (s)	6.8	6.8		6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes		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	3.0	3.0
Recall Mode	None	None		None	None	None	None	Max	Max	None	Max	Max
Walk Time (s)		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
Pedestrian Calls (#/hr)		0			0	0		0	0		0	0
Act Effct Green (s)	8.2	20.0	44.8	10.9	22.8	22.8	17.9	33.1	33.1	15.3	30.5	30.5
Actuated g/C Ratio	0.08	0.19	0.42	0.10	0.21	0.21	0.17	0.31	0.31	0.14	0.29	0.29
v/c Ratio	0.40	0.63	0.31	0.52	0.60	0.35	0.66	0.42	0.33	0.65	0.28	0.17
Control Delay	53.9	43.6	3.5	52.2	40.5	7.7	46.1	32.6	6.2	56.4	32.5	1.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	53.9	43.6	3.5	52.2	40.5	7.7	46.1	32.6	6.2	56.4	32.5	1.4
LOS	D	D	A	D	D	A	D	C	A	E	C	A
Approach Delay		29.1			37.2			34.1			34.1	
Approach LOS		C			D			C			C	

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 106.8

Natural Cycle: 80

Control Type: Actuated-Uncoordinated

Maximum v/c Ratio: 0.66

Intersection Signal Delay: 33.5

Intersection LOS: C

Intersection Capacity Utilization 60.8%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 3: US 41 & SR 52

 Ø1	 Ø2	 Ø3	 Ø4
31 s	36 s	21 s	32 s
 Ø5	 Ø6	 Ø7	 Ø8
30 s	37 s	16 s	37 s

HCS7 Two-Way Stop-Control Report

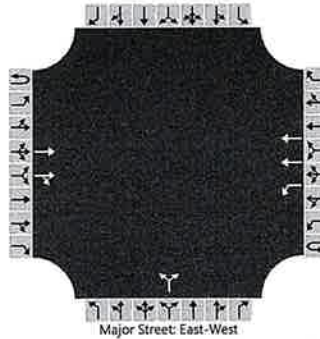
General Information

Analyst	
Agency/Co.	
Date Performed	1/16/2024
Analysis Year	2030
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background and Existing/Budgeted Impr

Site Information

Intersection	
Jurisdiction	
East/West Street	SR 52
North/South Street	Ehren Cutoff
Peak Hour Factor	0.98
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)			593	27	0	236	677			24		367				
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)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						241					399					
Capacity, c (veh/h)						939					592					
v/c Ratio						0.26					0.67					
95% Queue Length, Q ₉₅ (veh)						1.0					5.1					
Control Delay (s/veh)						10.1					22.7					
Level of Service (LOS)						B					C					
Approach Delay (s/veh)					2.6				22.7							
Approach LOS									C							

HCS7 Two-Way Stop-Control Report

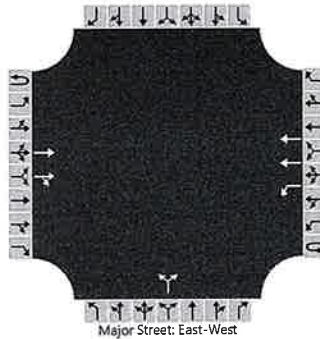
General Information

Analyst	
Agency/Co.	
Date Performed	1/16/2024
Analysis Year	2030
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project and Existing/Budgeted Impr

Site Information

Intersection	
Jurisdiction	
East/West Street	SR 52
North/South Street	Ehren Cutoff
Peak Hour Factor	0.98
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)			729	33	0	236	816			29		367				
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)						4.1				7.5		6.9				
Critical Headway (sec)						4.16				6.86		6.96				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						241					404					
Capacity, c (veh/h)						828					511					
v/c Ratio						0.29					0.79					
95% Queue Length, Q ₉₅ (veh)						1.2					7.3					
Control Delay (s/veh)						11.1					33.7					
Level of Service (LOS)						B					D					
Approach Delay (s/veh)					2.5				33.7							
Approach LOS									D							

AM PEAK HOUR VOLUMES

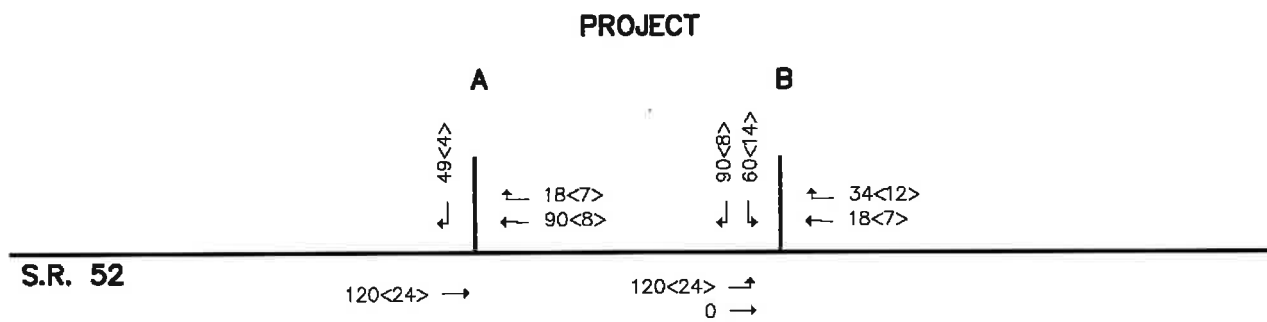


LEGEND

33 = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



02/13/24



**FIGURE A-1
AM PEAK HOUR
PROJECT TRAFFIC**





02/13/24

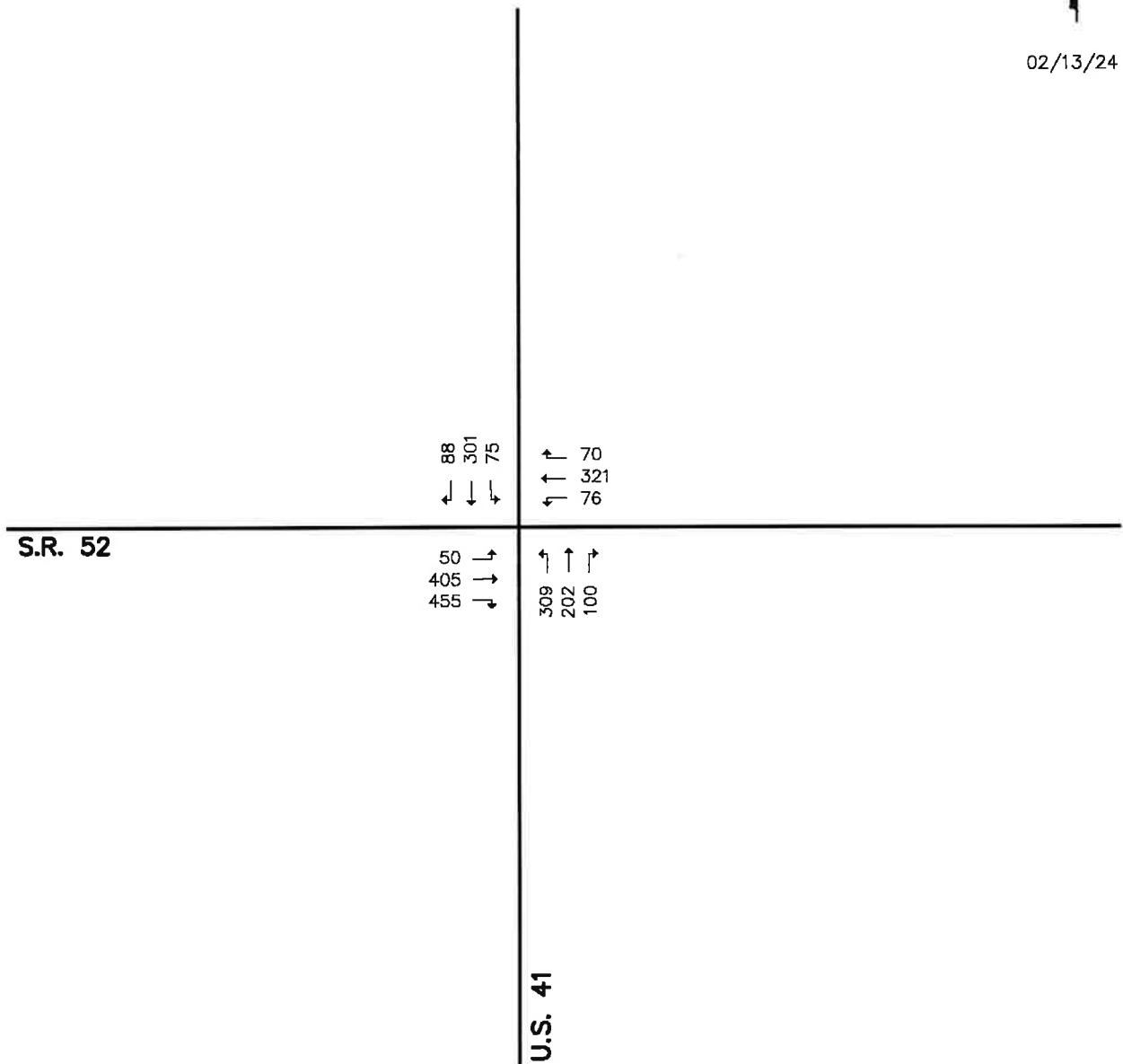


FIGURE A-2
AM PEAK HOUR
PEAK SEASON TRAFFIC





02/13/24

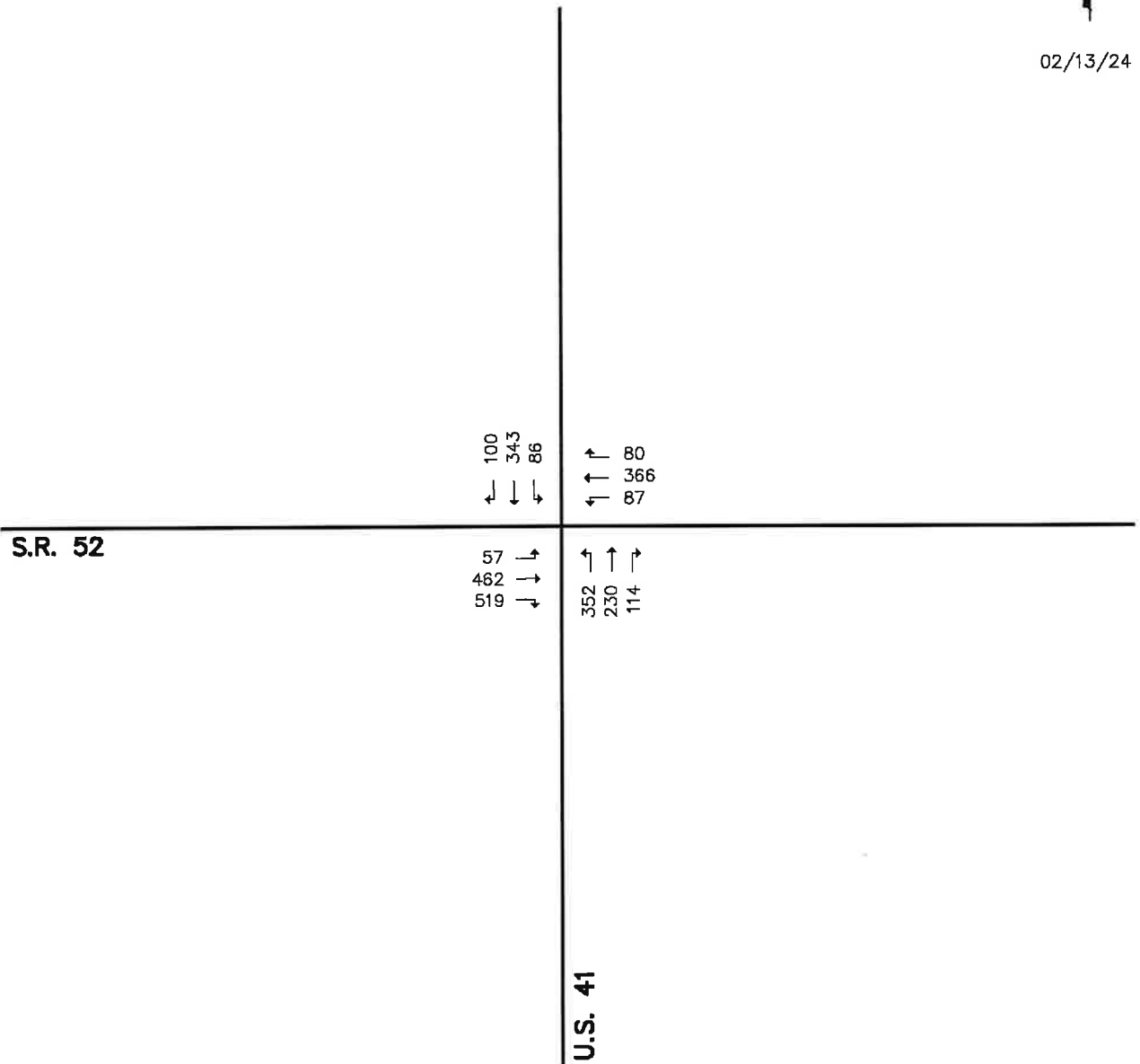


FIGURE A-3
AM PEAK HOUR
2030 BACKGROUND TRAFFIC



LEGEND

13 = BACKGROUND TRAFFIC
(23) = NEW PROJECT TRAFFIC
<36> = PASSERBY PROJECT TRAFFIC



02/13/24

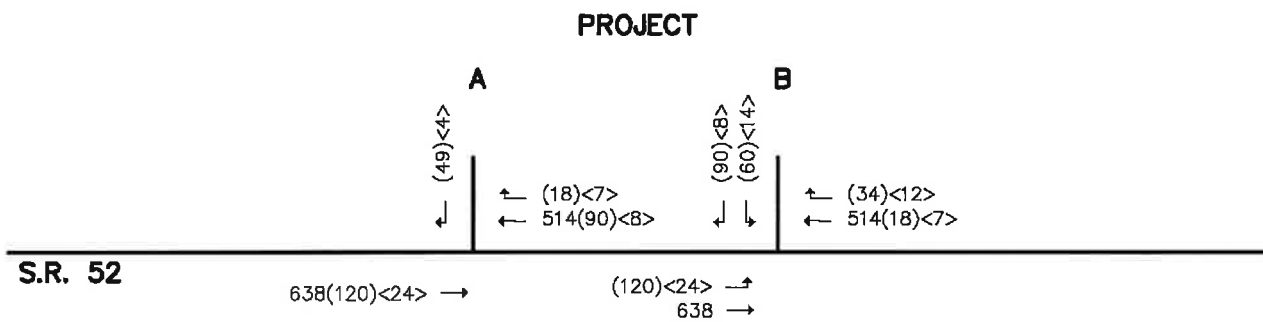


FIGURE A-4
AM PEAK HOUR
2030 BACKGROUND PLUS
PROJECT TRAFFIC



INTERSECTION ANALYSIS
(ACCESS MANAGEMENT)



HCS7 Two-Way Stop-Control Report

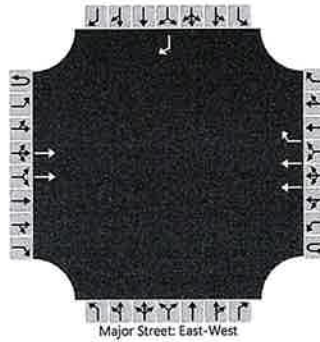
General Information

Analyst	
Agency/Co.	
Date Performed	1/16/2024
Analysis Year	2030
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project and Existing/Budgeted Impr

Site Information

Intersection	
Jurisdiction	
East/West Street	SR 52
North/South Street	Access A
Peak Hour Factor	0.98
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	0	2	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			782				612	25								53
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																54
Capacity, c (veh/h)																681
v/c Ratio																0.08
95% Queue Length, Q ₉₅ (veh)																0.3
Control Delay (s/veh)																10.7
Level of Service (LOS)																B
Approach Delay (s/veh)													10.7			
Approach LOS													B			

HCS7 Two-Way Stop-Control Report

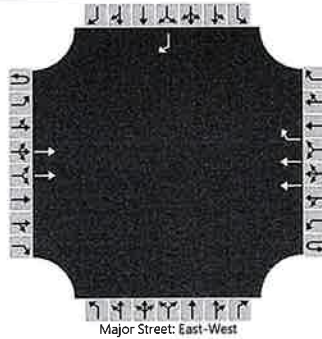
General Information

Analyst	
Agency/Co.	
Date Performed	1/16/2024
Analysis Year	2030
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Background Plus Project and Existing/Budgeted Impr

Site Information

Intersection	
Jurisdiction	
East/West Street	SR 52
North/South Street	Access A
Peak Hour Factor	0.98
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	0	2	1		0	0	0		0	0	1
Configuration			T				T	R								R
Volume (veh/h)			964				849	60								136
Percent Heavy Vehicles (%)																3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.96
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																139
Capacity, c (veh/h)																568
v/c Ratio																0.24
95% Queue Length, Q ₉₅ (veh)																1.0
Control Delay (s/veh)																13.4
Level of Service (LOS)																B
Approach Delay (s/veh)													13.4			
Approach LOS													B			

Lanes, Volumes, Timings
5: SR 52 & Project Access B

01/29/2024



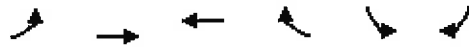
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	144	638	539	46	74	98
Future Volume (vph)	144	638	539	46	74	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	0	0
Storage Lanes	1			1	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Ft				0.850	0.923	
Ft Protected	0.950				0.979	
Satd. Flow (prot)	1770	3539	3539	1583	1683	0
Ft Permitted	0.233				0.979	
Satd. Flow (perm)	434	3539	3539	1583	1683	0
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				47	67	
Link Speed (mph)		55	55		25	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		15.3	136.3		28.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	147	651	550	47	76	100
Shared Lane Traffic (%)						
Lane Group Flow (vph)	147	651	550	47	176	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	
Detector Template	Left	Thru	Thru	Right	Left	
Leading Detector (ft)	20	100	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0	
Detector 1 Size(ft)	20	6	6	20	20	
Detector 1 Type	CI+Ex	CI+Ex	CI+Ex	CI+Ex	CI+Ex	
Detector 1 Channel						
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		CI+Ex	CI+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	pm+pt	NA	NA	Perm	Prot	
Protected Phases	7	4	8		6	
Permitted Phases	4			8		

Scenario 1 AM Peak-Scenario A 3:00 pm 01/19/2024 Background Plus Project

Synchro 11 Report
Page 1

Lanes, Volumes, Timings
5: SR 52 & Project Access B

01/29/2024

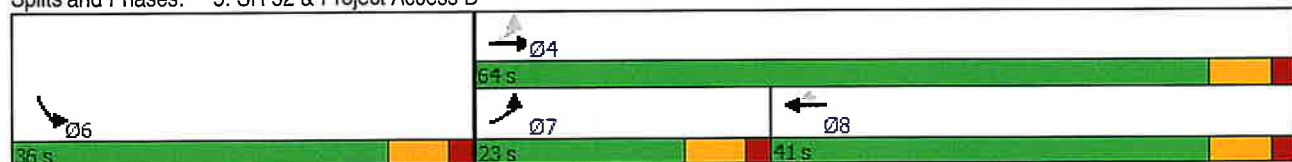


Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	
Total Split (s)	23.0	64.0	41.0	41.0	36.0	
Total Split (%)	23.0%	64.0%	41.0%	41.0%	36.0%	
Maximum Green (s)	16.2	57.2	34.2	34.2	29.2	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	None	Max	
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effct Green (s)	35.5	35.5	17.5	17.5	29.4	
Actuated g/C Ratio	0.45	0.45	0.22	0.22	0.37	
v/c Ratio	0.38	0.41	0.70	0.12	0.26	
Control Delay	15.4	15.0	33.4	8.7	13.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	15.4	15.0	33.4	8.7	13.3	
LOS	B	B	C	A	B	
Approach Delay		15.0	31.4		13.3	
Approach LOS		B	C		B	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 78.6
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.70
Intersection Signal Delay: 21.1
Intersection Capacity Utilization 50.0%
Analysis Period (min) 15
Intersection LOS: C
ICU Level of Service A

Splits and Phases: 5: SR 52 & Project Access B



Queuing and Blocking Report
Background Plus Project

01/29/2024

Intersection: 5: SR 52 & Project Access B

Movement	EB	EB	EB	WB	WB	WB	SB
Directions Served	L	T	T	T	T	R	LR
Maximum Queue (ft)	113	146	160	160	162	55	106
Average Queue (ft)	60	77	91	110	113	23	49
95th Queue (ft)	117	129	160	171	178	56	102
Link Distance (ft)		1186	1186	10959	10959		981
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	400					300	
Storage Blk Time (%)							
Queuing Penalty (veh)							

Network Summary

Network wide Queuing Penalty: 0

Lanes, Volumes, Timings
5: SR 52 & Project Access B

02/09/2024

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	365	599	679	115	175	230
Future Volume (vph)	365	599	679	115	175	230
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	0	0
Storage Lanes	1			1	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Flt				0.850	0.923	
Flt Protected	0.950				0.979	
Satd. Flow (prot)	1770	3539	3539	1583	1683	0
Flt Permitted	0.140				0.979	
Satd. Flow (perm)	261	3539	3539	1583	1683	0
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				117	70	
Link Speed (mph)		55	55		25	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		15.3	136.3		28.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	372	611	693	117	179	235
Shared Lane Traffic (%)						
Lane Group Flow (vph)	372	611	693	117	414	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	
Detector Template	Left	Thru	Thru	Right	Left	
Leading Detector (ft)	20	100	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0	
Detector 1 Size(ft)	20	6	6	20	20	
Detector 1 Type	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	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		Cl+Ex	Cl+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	pm+pt	NA	NA	Perm	Prot	
Protected Phases	7	4	8		6	
Permitted Phases	4			8		

Scenario 1 PM Peak-Scenario A 3:00 pm 01/19/2024 Background Plus Project

Synchro 11 Report
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Lanes, Volumes, Timings
5: SR 52 & Project Access B

02/09/2024



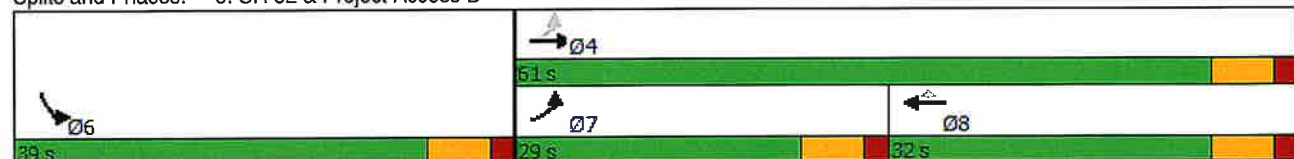
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	
Total Split (s)	29.0	61.0	32.0	32.0	39.0	
Total Split (%)	29.0%	61.0%	32.0%	32.0%	39.0%	
Maximum Green (s)	22.2	54.2	25.2	25.2	32.2	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	None	Max	
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effect Green (s)	50.3	50.3	22.5	22.5	32.3	
Actuated g/C Ratio	0.52	0.52	0.23	0.23	0.34	
v/c Ratio	0.80	0.33	0.84	0.25	0.68	
Control Delay	35.8	13.6	45.3	7.3	30.1	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	35.8	13.6	45.3	7.3	30.1	
LOS	D	B	D	A	C	
Approach Delay		22.0	39.8		30.1	
Approach LOS		C	D		C	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 96.3
Natural Cycle: 70
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.84
Intersection Signal Delay: 30.1
Intersection Capacity Utilization 79.8%
Analysis Period (min) 15

Intersection LOS: C
ICU Level of Service D

Splits and Phases: 5: SR 52 & Project Access B



Queuing and Blocking Report
Background Plus Project

02/09/2024

Intersection: 5: SR 52 & Project Access B

Movement	EB	EB	EB	WB	WB	WB	SB
Directions Served	L	T	T	T	T	R	LR
Maximum Queue (ft)	238	120	146	247	250	64	212
Average Queue (ft)	157	78	97	184	185	38	145
95th Queue (ft)	252	127	151	247	256	66	242
Link Distance (ft)		1186	1186	10959	10959		981
Upstream Blk Time (%)							
Queuing Penalty (veh)							
Storage Bay Dist (ft)	400					300	
Storage Blk Time (%)							
Queuing Penalty (veh)							

Network Summary

Network wide Queuing Penalty: 0

Lanes, Volumes, Timings
5: SR 52 & Project Access B

01/29/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	144	638	539	46	74	98
Future Volume (vph)	144	638	539	46	74	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	0	0
Storage Lanes	1			1	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850	0.923	
Flt Protected	0.950				0.979	
Satd. Flow (prot)	1770	1863	1863	1583	1683	0
Flt Permitted	0.149				0.979	
Satd. Flow (perm)	278	1863	1863	1583	1683	0
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				47	62	
Link Speed (mph)		55	55		25	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		15.3	136.3		28.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	147	651	550	47	76	100
Shared Lane Traffic (%)						
Lane Group Flow (vph)	147	651	550	47	176	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	
Detector Template	Left	Thru	Thru	Right	Left	
Leading Detector (ft)	20	100	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0	
Detector 1 Size(ft)	20	6	6	20	20	
Detector 1 Type	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	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		Cl+Ex	Cl+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	pm+pt	NA	NA	Perm	Prot	
Protected Phases	7	4	8		6	
Permitted Phases	4			8		

Scenario 1 AM Peak-Scenario B 3:00 pm 01/19/2024 Background Plus Project

Synchro 11 Report
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Lanes, Volumes, Timings
5: SR 52 & Project Access B

01/29/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	
Total Split (s)	23.8	69.3	45.5	45.5	30.7	
Total Split (%)	23.8%	69.3%	45.5%	45.5%	30.7%	
Maximum Green (s)	17.0	62.5	38.7	38.7	23.9	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	None	Max	
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effct Green (s)	46.4	46.4	29.0	29.0	24.2	
Actuated g/C Ratio	0.55	0.55	0.34	0.34	0.29	
v/c Ratio	0.43	0.64	0.86	0.08	0.33	
Control Delay	12.8	15.9	40.3	6.0	19.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	12.8	15.9	40.3	6.0	19.5	
LOS	B	B	D	A	B	
Approach Delay		15.4	37.6		19.5	
Approach LOS		B	D		B	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 84.4
Natural Cycle: 65
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.86
Intersection Signal Delay: 24.3
Intersection Capacity Utilization 63.5%
Analysis Period (min) 15

Intersection LOS: C
ICU Level of Service B

Splits and Phases: 5: SR 52 & Project Access B



Queuing and Blocking Report Background Plus Project

01/29/2024

Intersection: 5: SR 52 & Project Access B

Movement	EB	EB	WB	WB	SB
Directions Served	L	T	T	R	LR
Maximum Queue (ft)	102	249	297	48	121
Average Queue (ft)	63	149	208	20	66
95th Queue (ft)	115	261	307	54	134
Link Distance (ft)		1186	10959		993
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400			300	
Storage Blk Time (%)			1		
Queuing Penalty (veh)			1		

Network Summary

Network wide Queuing Penalty: 1

Lanes, Volumes, Timings
5: SR 52 & Project Access B

02/09/2024

						
Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	365	599	679	115	175	230
Future Volume (vph)	365	599	679	115	175	230
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	400			300	0	0
Storage Lanes	1			1	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr				0.850	0.923	
Flt Protected	0.950				0.979	
Satd. Flow (prot)	1770	1863	1863	1583	1683	0
Flt Permitted	0.089				0.979	
Satd. Flow (perm)	166	1863	1863	1583	1683	0
Right Turn on Red				Yes		Yes
Satd. Flow (RTOR)				117	62	
Link Speed (mph)		55	55		25	
Link Distance (ft)		1236	10993		1041	
Travel Time (s)		15.3	136.3		28.4	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	372	611	693	117	179	235
Shared Lane Traffic (%)						
Lane Group Flow (vph)	372	611	693	117	414	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Number of Detectors	1	2	2	1	1	
Detector Template	Left	Thru	Thru	Right	Left	
Leading Detector (ft)	20	100	100	20	20	
Trailing Detector (ft)	0	0	0	0	0	
Detector 1 Position(ft)	0	0	0	0	0	
Detector 1 Size(ft)	20	6	6	20	20	
Detector 1 Type	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	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	
Detector 2 Position(ft)		94	94			
Detector 2 Size(ft)		6	6			
Detector 2 Type		Cl+Ex	Cl+Ex			
Detector 2 Channel						
Detector 2 Extend (s)		0.0	0.0			
Turn Type	pm+pt	NA	NA	Perm	Prot	
Protected Phases	7	4	8		6	
Permitted Phases	4			8		

Scenario 1 PM Peak-Scenario B 3:00 pm 01/19/2024 Background Plus Project

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Lanes, Volumes, Timings
5: SR 52 & Project Access B

02/09/2024



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Detector Phase	7	4	8	8	6	
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	11.8	24.8	24.8	24.8	24.8	
Total Split (s)	23.8	69.3	45.5	45.5	30.7	
Total Split (%)	23.8%	69.3%	45.5%	45.5%	30.7%	
Maximum Green (s)	17.0	62.5	38.7	38.7	23.9	
Yellow Time (s)	4.8	4.8	4.8	4.8	4.8	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	6.8	6.8	6.8	6.8	6.8	
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None	None	None	Max	
Walk Time (s)		7.0	7.0	7.0	7.0	
Flash Dont Walk (s)		11.0	11.0	11.0	11.0	
Pedestrian Calls (#/hr)		0	0	0	0	
Act Effct Green (s)	61.9	61.9	38.1	38.1	23.9	
Actuated g/C Ratio	0.62	0.62	0.38	0.38	0.24	
v/c Ratio	0.99	0.53	0.97	0.17	0.92	
Control Delay	72.0	12.6	58.9	4.5	58.7	
Queue Delay	0.0	0.0	0.0	0.0	0.0	
Total Delay	72.0	12.6	58.9	4.5	58.7	
LOS	E	B	E	A	E	
Approach Delay		35.0	51.0		58.7	
Approach LOS		D	D		E	

Intersection Summary

Area Type: Other
Cycle Length: 100
Actuated Cycle Length: 99.4
Natural Cycle: 90
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.99
Intersection Signal Delay: 45.3
Intersection Capacity Utilization 96.8%
Analysis Period (min) 15
Intersection LOS: D
ICU Level of Service F

Splits and Phases: 5: SR 52 & Project Access B



Queuing and Blocking Report
Background Plus Project

02/09/2024

Intersection: 5: SR 52 & Project Access B

Movement	EB	EB	WB	WB	SB
Directions Served	L	T	T	R	LR
Maximum Queue (ft)	264	232	590	262	324
Average Queue (ft)	156	122	385	109	223
95th Queue (ft)	295	239	623	316	368
Link Distance (ft)		1186	10959		993
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	400			300	
Storage Blk Time (%)			25	0	
Queuing Penalty (veh)			29	0	

Network Summary

Network wide Queuing Penalty: 29

FDOT MULTIMODAL ACCESS MANAGEMENT GUIDEBOOK





Multimodal Access Management Guidebook

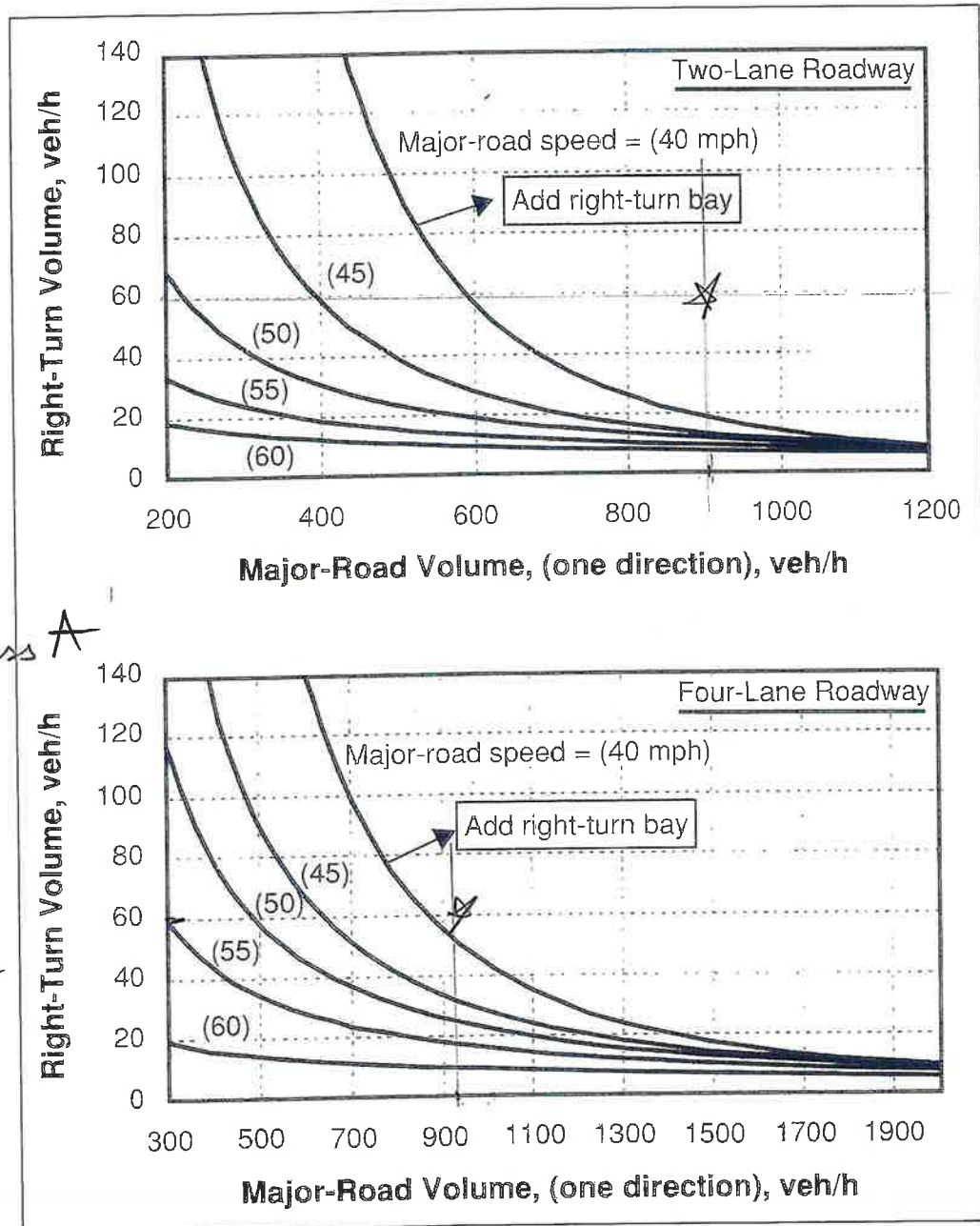
October 2023



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
SYSTEMS IMPLEMENTATION OFFICE
605 Suwannee Street, MS 19 • Tallahassee, FL 32399
www.fdot.gov/planning



Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection



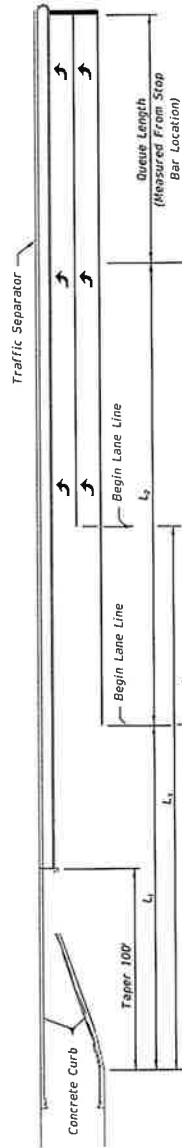
Source: [NCHRP Report 457](#), TDOT Highway System Access Manual

SR 52 - d Access A
 PM - WBR
 VR = 60
 Major Rd Vol = 909
 WBR Warrant 1

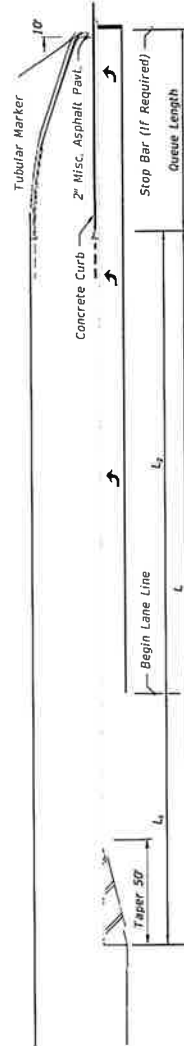
FDOT DESIGN MANUAL EXHIBIT 212-1



MEDIAN TURN LANES MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES									
URBAN CONDITIONS					RURAL CONDITIONS				
Design Speed (mph)	Clearance Distance L ₁ (ft.)	Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L ₃ (ft.)	Clearance Distance L ₃ (ft.)	Brake To Stop Distance L ₂ (ft.)	Total Decel. Distance L ₃ (ft.)	Clearance Distance L ₃ (ft.)	Clearance Distance L ₃ (ft.)	Clearance Distance L ₃ (ft.)
35	25	75	145	110	—	—	—	—	—
40	30	80	155	120	—	—	—	—	—
45	35	85	165	135	—	—	—	—	—
50	40/44	105	185	150	185	230	160	160	160
55	48	125	200	160	225	260	195	195	195
60	52	145	215	170	260	300	230	230	230
65	55	170	230	180	290	330	270	270	270

NOT TO SCALE

EXHIBIT 212-1
01/01/2023



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

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

School Impact Analysis

Project Name	State Road 52 Elite							18-Mar-24
Project Location	North side of State Road 52, 0.75 miles east of U. S. Highway 41							
Parcel ID Numbers	10-25-18-0000-00300-0021, 10-25-18-0000-00300-0022, 10-25-18-0000-00300-0020, 03-25-18-0000-00800-0030 (156.06 acres)							
Property Owner/Developer	JDP Elite Land Development 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	300	0.077	0.037	0.047	24	12	15	51
Multi-Family	0	0.115	0.052	0.068	0	0	0	0
Mobile Home	0	0.12	0.055	0.071	0	0	0	0
Totals	300				24	12	15	51

School Impacts*	School	2023-24 Current Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School	Capacity				
Mary Giella Elementary	644	602	93%	626	97%
Crews Lake Middle	1,386	754	54%	766	55%
Land O'Lakes High	1,978	2,272	115%	2,287	116%
*School attendance boundaries are subject to change and could affect schools listed above.					

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 PDE26-014 was published in said newspaper by print in the issues of 12/17/25 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

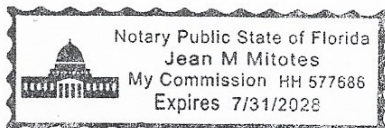


Sworn to and subscribed before me this 12/17/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



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

PUBLIC NOTICE is hereby given that the Pasco County Board of County Commissioners will hold a public hearing on **Thursday, January 8, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, 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. Adrian Phillip Overpass LLC/ Adrian Phillip MPUD (RZ-7837) 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 northeast corner of the intersection of Old Pasco Road and Overpass Road (aka 29-25-20-0000-00500-00000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, January 8, 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, April 7, 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):

2. X05 Farm LLC et al / Elite SR 52 MPUD (RZ-7811) petition for a rezoning from an A-R Agricultural-Residential District and an A-C Agricultural District to a MPUD Master Planned Unit Development District for a parcel located on the north side of State Road 52, approximately one-half mile east of US Highway 41 (aka 10-25-18-0000-00300-0021 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
PDE 26-014

December 17, 2025

68958

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): 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022

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: Elite 52

Project Number: CPA24(03) and RZ-7811

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 12/18/2025

X Photos showing the placement of the public hearing sign posted on the property on 12/24/2025



Barbara L. Wilhite, Agent of Record

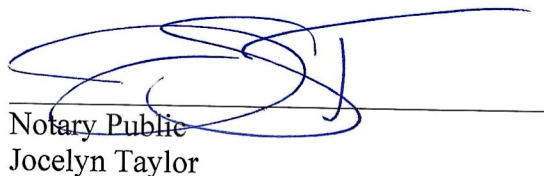
FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 30 day of December 2025, 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

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

December 18, 2025

RE: Elite 52 (CPA24(03)) and Rezoning (RZ-7811)
Parcel Nos. 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022

Dear Property Owner:

This letter is to advise you that a Comprehensive Plan Amendment CPA24(03) (Elite 52 PD) has been filed in the name of the property owners, X05 Farm, LLC; JDP Elite Land Development, LLC; and, J&K Elite Commercial, to change the land use from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) and a Rezoning Application (RZ-7811) has been filed to change the zoning from A-C Agricultural District and A-R Agricultural Residential District to MPUD (Master Planned Unit Development District). The original applications with the county were to allow for the development of a maximum of: 300 platted townhomes; 175,000 sf commercial/retail; and, 120 hotel rooms. The applications have been **revised** to only allow for the development of a maximum of: **108 single family homes**; 175,000 sf commercial/retail; and, 120 hotel rooms.

The subject property is located on the north side of State Road 52 and consists of 156.2 acres m.o.l., (Parcel Nos. 03-25-18-0000-00800-0030; 10-25-18-0000-00300-0020; 10-25-18-0000-00300-0021; and, 10-25-18-0000-00300-0022).

The public hearings for consideration of these applications will be held as follows:

Planning Commission/Local Planning Agency CPA24(03) (RZ-7811)	01/08/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners Transmittal CPA24(03)	02/03/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.
Board of County Commissioners Adoption CPA24(03) (RZ-7811)	04/07/2026	Historic Pasco County Courthouse 2 nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525	1:30 p.m.

Property Owner
December 18, 2025
Page Two

The applications and all supporting documentation on file regarding can be viewed by contacting the following individuals:

CPA24(03)

Gianna German, Planner I – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-380-3512; ggerman@pascocountyfl.net.

(RZ-7811)

William Vermillion, AICP-C, CNU-A, Senior Planner – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 210 New Port Richey, Florida 34654; 727-380-3521; wvermillion@pascocountyfl.net.

If you are in opposition to the above-stated applications, 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.

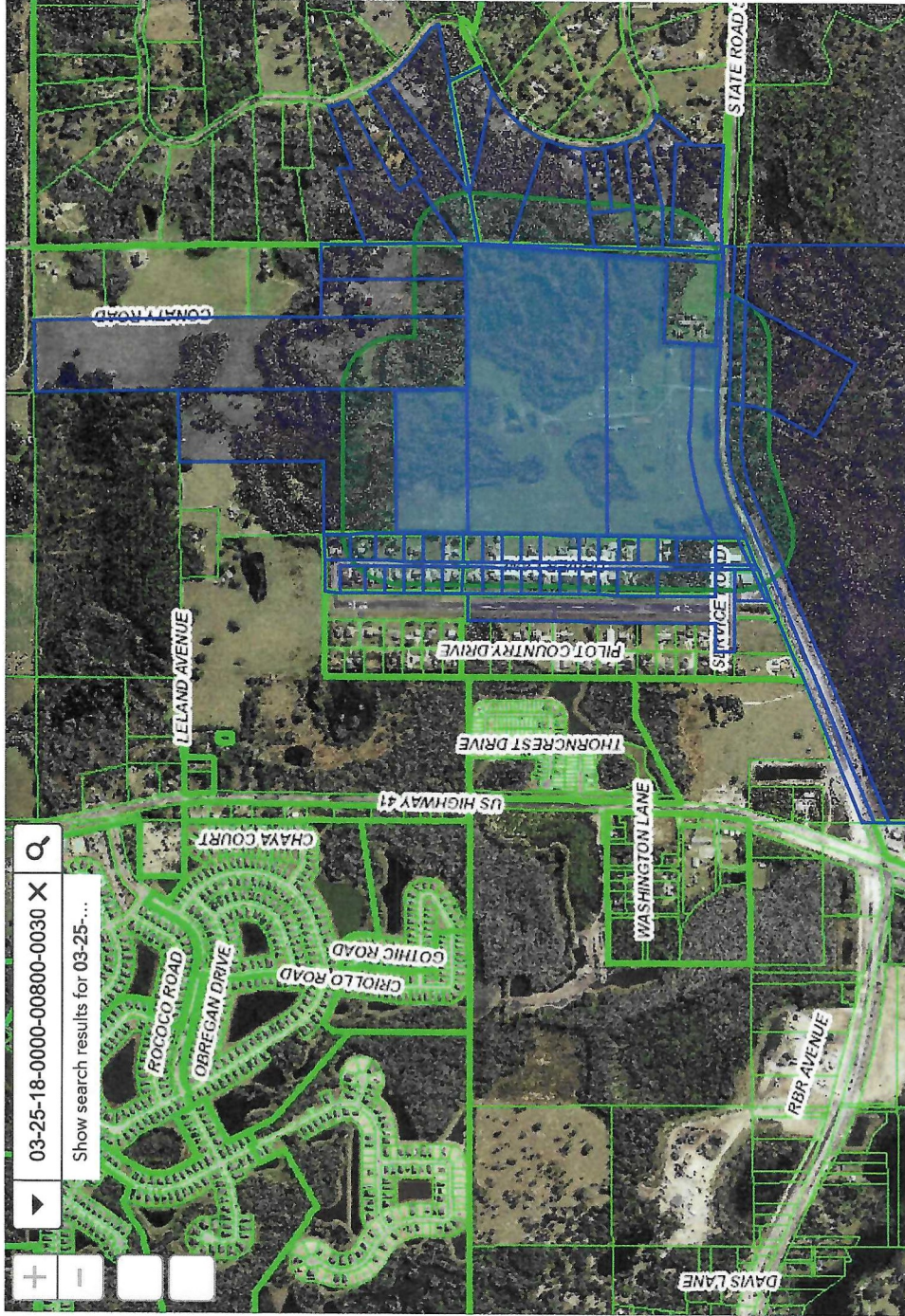
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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, flowing script.

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)

70 addressees found; do you want to continue?

Review

Download

54 total

Parcel	Name 1	Name 2	Address 1	Address 2	City
11-25-18-0010-00000-1150	ADRIANI CHAD DAVID & JENNIFER LEIGH		11971 PASCO TRAILS BOULEVARD		SPRING HILL, FL 34610
03-25-18-0000-01500-0000	BLANKENSHIP RANDY		12519 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4809
10-25-18-0000-00300-0010	BRADY CAROLYN WANDA JEAN		1671 VIRGINIA LEE CIR		BROOKSVILLE, FL 34662
10-25-18-0030-00000-0690	BUDD MARK G & KAREN A		11748 DRIVER LN		SPRING HILL, FL 34610-7980
10-25-18-0030-00000-0630	BUDD MARK JR & ERIKA		20854 AUBURN LEAF TRL		LAND O LAKES, FL 34638-3750
11-25-18-0010-00000-1161	CHERRY PAUL H & LISA L		11965 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0000-01400-0000	CONATY GREGORY N		12110 CONATY ROAD		SPRING HILL, FL 34610
10-25-18-0030-00000-0490	CORELLA NEIL		11991 DRIVER LN		SPRING HILL, FL 34610-7985
10-25-18-0030-00000-0650	CUNNINGHAM CHARLES D & KAREN L		901 KNOB HILL CIR		KISSIMMEE, FL 34744-5508
02-25-18-0010-00000-1100	DE SCHEPPER JOHN II		249 WILTON ROAD		WESTPORT, CT 06880
10-25-18-0000-29900-1810	FL DEPT OF TRANSPORTATION		BUREAU OF RIGHT OF WAY	11201 MCKINLEY D	TAMPA, FL 33612-6456
11-25-18-0010-00000-1162	FRATES DANIEL G &	DUNCAN ELIZAB	11967 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0030-00000-0560	GEORGE STEPHEN N		12220 DRIVER LN		SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0730	GIURTINO JOEL F & PATRICIA E		11626 DRIVER LN		SPRING HILL, FL 34610-7978
10-25-18-0030-00000-0430	GOODMAN FAMILY TRUST	GOODMAN MIC	11749 DRIVER LN		SPRING HILL, FL 34610
03-25-18-0030-00000-0540	GREENBERG STEVEN D &	CHRISTINE C	12137 DRIVER LN		SPRING HILL, FL 34610-7989
03-25-18-0000-00100-0010	GRINDY ENTERPRISES INC		PO BOX 1578		BROOKSVILLE, FL 34605-1578
11-25-18-0010-00000-1140	GROTHAUS HANS & KATHERINE E		4073 W SHINNECOCK		CEDAR HILLS, UT 84062
10-25-18-0030-00000-0640	HAINES CAITLYN & BUELL CHRISTOPHER		11934 DRIVER LN		SPRING HILL, FL 34610
11-25-18-0010-00000-1171	HALSNIK RENEE K		11961 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
10-25-18-0030-00000-0440	HERTENSTEIN DENNIS		11757 DRIVER LN		SPRING HILL, FL 34610
10-25-18-0000-00300-0022	J & K ELITE COMMERCIAL	DEVELOPMENT L	6600 N FLORIDA AVE		TAMPA, FL 33604-6023
10-25-18-0000-00300-0021	JDP ELITE LAND DEVELOPMENT LLC		6600 N FLORIDA AVE		TAMPA, FL 33604-6023
03-25-18-0000-00800-0020	KOZORA DAVID & SUSAN		1112 ANOLAS WAY		LUTZ, FL 33548-2902
10-25-18-0030-00000-0480	LESTER JAMES A & AIDA M		11935 DRIVER LN		BROOKSVILLE, FL 34610-7985
02-25-18-0010-00000-1130	MEREDITH LARRY D & FAYEA		12113 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4805
10-25-18-0030-00000-0420	MORGANO PHYLLIS C REVOCABLE TRUST		11729 DRIVER LANE		SPRING HILL, FL 34610
03-25-18-0030-00000-0550	MYERS REX LLOYD & CAROLYN KAY		12203 DRIVER LN		SPRING HILL, FL 34610-7989
10-25-18-0030-00000-0720	NEYRA JESUS MANUEL & NEYRA GRETCHEN STARR		12206 QUAIL RIDGE DR		SPRING HILL, FL 34610
10-25-18-0000-00400-0010	OLD FLORIDA RANCH LLC		C/O CHARLES HARPER	100 N TAMPA ST STE	TAMPA, FL 33602
02-25-18-0010-00000-1120	OLSON GREGORY J & ANDREA E		12133 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4805
11-25-18-0010-00000-1141	PASSFELD RONALD D & KIM		11989 PASCO TRAILS BLVD		SPRING HILL, FL 34610-4802
03-25-18-0030-00000-0510	PILAWSKI DARREN & BOBBI		12025 DRIVER LN		SPRING HILL, FL 34610
10-25-18-0030-00000-0740	PILOT COUNTRY AIRPORT X05 LLC		11500 PILOT COUNTRY DRIVE		SPRINGHILL, FL 34610
10-25-18-0030-00000-00B0	PILOT COUNTRY ESTATES	HOMEOWNERS / PO BOX 444			LAND O LAKES, FL 34639-0444
10-25-18-0030-00000-0700	RAMASWAMY ASHOK		179 MARINA DEL REY CT		CLEARWATER, FL 33767-2994

36 pg 1

03-25-18-0030-00000-0520	RICHARDS EDMOND & SUSAN REV TR RICHARDS EDMC	12051 DRIVER LN	SPRING HILL, FL 34610-7987
10-25-18-0030-00000-0450	ROBERTS KENNETH B & LINDA	11831 DRIVER LN	SPRING HILL, FL 34610-7983
03-25-18-0030-00000-0570	SAFFOLD MICHAEL & TAMBRE	12154 DRIVER LN	SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0470	SCOTT WILLIAM M & MICHELLE L	11915 DRIVER LN	SPRING HILL, FL 34610-7931
10-25-18-0030-29900-101D	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	11201 N MCKINLEY DR	TAMPA, FL 33612-6456
03-25-18-0030-00000-0530	STETTNER ERIC JOHN & STETTNER GEORGE J	12117 DRIVER LN	BROOKSVILLE, FL 34610-7989
10-25-18-0030-00000-0710	STOLTE ANDREW J & ERIKA E	11708 DRIVER LN	SPRING HILL, FL 34610-7980
10-25-18-0030-00000-0660	STOLTE JOHN T TRUST	STOLTE JOHN T T 11852 DRIVER LN	SPRING HILL, FL 34610-7982
03-25-18-0030-00000-0620	TAYLOR GREGORY S & VICKI M	12012 DRIVER LN	SPRING HILL, FL 34610-7986
03-25-18-0030-00000-0600	TOTH NORMAN	12048 DRIVER LN	SPRING HILL, FL 34610-7986
03-25-18-0030-00000-0590	TOTH NORMAN J	12136 DRIVER LN	SPRING HILL, FL 34610-7988
10-25-18-0030-00000-0460	TWAALFHOVEN MARK	11800 DRIVER LANE	SPRING HILL, FL 34610-7982
10-25-18-0030-00000-0410	WALLACE DARRELL G & ADAMS-WALLACE CAROLYN S	11709 DRIVER LN	SPRING HILL, FL 34610-7981
03-25-18-0030-00000-0610	WALLIS FAMILY TRUST	WALLIS MATTHEW 11550 PILOT COUNTRY DR	SPRING HILL, FL 34610
10-25-18-0000-00300-0000	WATSON EILEEN MCCABE	P.O. BOX 1147	SAN ANTONIO, FL 33576-1174
03-25-18-0030-00000-0500	WESLEY & DEBORAH HAWKINS REVOC WESLEY W & DEF	12011 DRIVER LN	SPRING HILL, FL 34610
11-25-18-0010-00000-1180	WITHLACOOCHEE RIVER ELECTRIC	COOPERATIVE IN PO BOX 278	DADE CITY, FL 33526-0278
10-25-18-0000-00300-0020	X05 FARM LLC	11500 PILOT COUNTRY DR	SPRING HILL, FL 34610-7914



U.S. POSTAGE PAID
 NEW PORT RICHEY, FL
 34653
 DEC 18 25
 AMOUNT
\$25.20
 S2324N500717-4

0000



U.S. POSTAGE PAID
 NEW PORT RICHEY, FL
 34653
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PUBLIC HEARINGS



App. No. CPA24(03)

COMPREHENSIVE PLAN AMENDMENT
FROM: AGRICULTURAL/RURAL AND OTHER
TO: PLANNED DEVELOPMENT

Local Planning Agency

01/08/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners #1

02/03/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners #2

04/07/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. RZ-7811

Project Type: REZONING

**Change zoning from A-C and A-R to MPUD to allow
development of up to 108 single family homes;
175,000 sf commercial/retail; &, 120 hotel rooms.**

Planning Commission

01/08/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

04/07/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

Meeting Agenda



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FROM

TO:

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Historic

Boar

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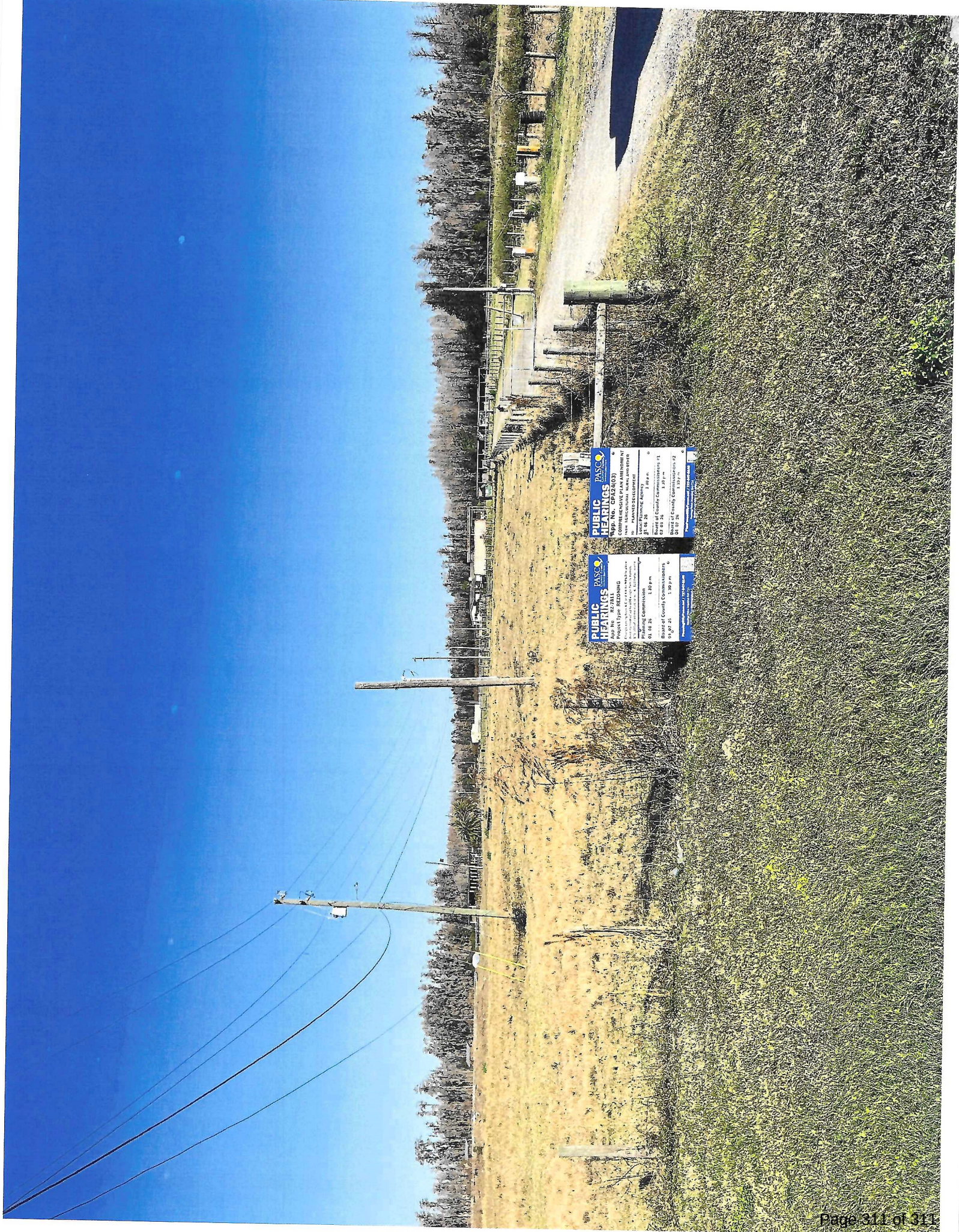
Historic Co

Board

04/07

Historic Co

PlanPa



PUBLIC HEARINGS
PASCAGOULA PLANNING AGENCY
08/18/26
COMPREHENSIVE PLAN AMENDMENT
NEW RESIDENTIAL, NEARLY 5000 SFE
08/18/26 1:00 p.m.
Board of County Commissioners #1
08/18/26 3:00 p.m.
08/19/26 1:00 p.m.
08/19/26 3:00 p.m.

PUBLIC HEARINGS
PASCAGOULA PLANNING AGENCY
08/18/26
REZONING
PROJECT TYPE REZONING
08/18/26 1:00 p.m.
08/18/26 3:00 p.m.
Board of County Commissioners #1
08/18/26 3:00 p.m.
08/19/26 1:00 p.m.
08/19/26 3:00 p.m.