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

# Pasco County
# Planning Commission Agenda
# Thursday, February 19, 2026
# 1:30 PM

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

West Pasco Government Center
Board Room, 1st Floor
8731 Citizens Drive
New Port Richey, FL 34654

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 - September 4, 2025
**File Number** PDE26-0457
**Comm. Dist.** All
**Recommendation** Approve

C2 Annotated Minutes - Planning Commission Meeting - September 18, 2025
**File Number** PDE26-0458
**Comm. Dist.** All
**Recommendation** Approve

C3 Annotated Minutes - Planning Commission Meeting - October 2, 2025
**File Number** PDE26-0459
**Comm. Dist.** All
**Recommendation** Approve

## Public Hearings

PC4 Special Exception (Continuance) — Love Property/John T. Love & Laura M. Love — A Special Exception for a Reduced Rear Yard Building-line Setback for an Accessory Dwelling Unit in an E-R Estate Residential District – West Central Pasco County – North Side of Lakeview Dr, Approximately 200 Feet West of Osceola Drive – Containing Approximately 1.56 acres.
**File Number** PDE25-7917
**Comm. Dist.** 4
**Recommendation** Continuance Requested

PC5 Comprehensive Plan Amendment (Continuance) - CPAS25(02) Caliente Resorts – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from COM (Commercial) to RES-24 (Residential-24 du/ga) on Approximately 4.93 Acres of Real Property Located on Gran Via Boulevard approximately .3 Miles East of the Intersection of Caliente Boulevard and Land O' Lakes Boulevard.
**File Number** PDE26-0006
**Comm. Dist.** 2
**Recommendation** Continuance Requested

PC6 Zoning Amendment Substantial Modification (Continuance)- Caliente Resorts MPUD – LOL Properties Inc, – Rezoning Request from Master Planned Unit Development MPUD to MPUD Master Planned Unit Development District to Allow for the Development of 96 Condominium Units, and Associated Infrastructure on Approximately 4.93 Acres Located on the Western Side of Caliente Boulevard, Approximately .31 miles Northeast of the Intersection of Caliente Boulevard and Land O'Lakes Boulevard
**File Number** PDE26-7857

**Comm. Dist.** 2
**Recommendation** Continuance Requested

PC7 Zoning Amendment (Consent) – Tina Marie and Stephen Farrell/Farrell Project – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – West side of Nottingham Trail approximately 1,660 feet from north of the Intersection of Robinhood Road and Nottingham Trail – Containing approximately Ten (10) Acres.

**File Number** PDE26-7886
**Comm. Dist.** 5
**Recommendation** Approve

PC8 Zoning Amendment (Consent) – CA Properties – Change in Zoning from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District – Central Pasco County – Northeast Corner of the Intersection of Land O Lakes Boulevard and Wisteria Loop – Containing Approximately 3.68 Acres.

**File Number** PDE26-7923
**Comm. Dist.** 2
**Recommendation** Approve

PC9 Zoning Amendment (Consent) –Sandy Lakes Development Corporation – Change in Zoning from an MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to a I-1 Light Industrial Park District – South Central Pasco County – Located South of Interlaken Road approximately 500 feet West of the Intersection of Gunn Highway and Interlaken Road – Containing Approximately 75 acres.

**File Number** PDE26-0295
**Comm. Dist.** 3
**Recommendation** Approve

PC10 Comprehensive Plan Amendment (Consent) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard; a Text Amendment Creating Subarea Policy FLU 7.1.89 – SR 52 Heasley; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley.

**File Number** PDE26-0011
**Comm. Dist.** 5
**Recommendation** Approve

PC11 Zoning Amendment (Consent) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for

the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure -West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.

**File Number** PDE26-7890
**Comm. Dist.** 5
**Recommendation** Approval with Conditions

**Walk-Ons**

**Adjourn**

**PASCO COUNTY PLANNING COMMISSION**
**REGULAR MEETING**

**ANNOTATED MINUTES**

**SEPTEMBER 4, 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**

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**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
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney

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**Call To Order**

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

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

## Swearing In

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

## Proof of Publication

Ms. Wilkes noted the proof of publication.

## Public Comment

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

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

There was none.

## Consent

There was none.

**Public Hearings**

**MR. MUNZ MOVED** approval to continue Agenda Items PC1, PC2, and PC3 to their respective continuance dates; **MR. POOLE SECONDED.**

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

PC1 Zoning Amendment (Continuance) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agricultural Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 672 Single Family Detached Units and Platted Townhomes and Associated Infrastructure on Approximately 118.82 Acres Located in South Eastern Pasco County
**File Number** PDE25-7666
**Comm. Dist.** 1
**Recommendation** Continuance Requested

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

The item was continued to the October 2, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC2 Comprehensive Plan Amendment (Continuance) – CPAS25(04) Double Branch – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from AG (Agricultural) to EC (Employment Center) on Approximately 47.58 Acres of Real Property Located on the West Side of McKendree Road Approximately 3,560 Feet South of Tyndall Road and McKendree Road Intersection.
**File Number** PDE25-0311
**Comm. Dist.** 1
**Recommendation** Continuance Requested

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

The item was continued to the October 2, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC3 Zoning Amendment Substantial Modification (Continuance) - Double Branch MPUD Formerly Known As Pasco Town Center MPUD – PTC Boyette, LLC, et al. – A Rezoning Request to Substantially Modify the Double Branch MPUD Master Planned Unit Development District to Amend the Name of the MPUD to the Double Branch MPUD and to Amend the MPUD Entitlements, to Increase the Industrial Entitlements from 4,000,000 Square feet to 6,000,000 Square Feet and to Increase the Office Entitlements from 725,000 Square Feet to 1,725,000 Square Feet and Associated Infrastructure on Approximately 966.87 Acres Located in Central Pasco County

**File Number** PDE25-7881
**Comm. Dist.** 1
**Recommendation** Continuance Requested

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

The item was continued to the October 2, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC4 Zoning Amendment (Consent) – Kuriakos G & Nadukudy J G & Keeppanasseril B & L / Flint Retail and Office – Change in Zoning from a C-2 General Commercial District, C-1 Neighborhood Commercial District and R-3 Medium Density Residential District to a C-2 General Commercial District and PO-2 Professional Office District – East Pasco County – North Side of Pure Water Way (formerly known as State Road 54) – Containing Approximately 5.78 acres

**File Number** PDE25-7870
**Comm. Dist**. 1
**Recommendation** Approve

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

Ms. Yvrose Stevens, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding a correction in the memo.

Ms. Barbara Wilhite, representative for the applicant, spoke regarding the Land Use Amendment, questions from neighbors, and that a property owner representative could speak with them.

Mr. Roger Staley and Ms. Kim Pfeil spoke regarding concerns with the trees; a ten-foot privacy fence; concerns with the retention pond; and whether she would be able to speak on this item in the future.

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

Discussion was held regarding the buffering between adjacent parcels; the Land Development Code requirements; when the item was to go before the Board; flooding; and Pasco's stormwater regulations.

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

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

PC5 Zoning Amendment (Consent) – Castro Jose Manuel and Castro Garfias Jaime/ 3915 Alice Drive – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner at the Intersection of Brisk Drive and Alice Drive – Containing Approximately 1.03 acres.
**File Number** PDE25-7880
**Comm. Dist.** 2
**Recommendation** Approve

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

Ms. Doreen Roy, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Ms. Jennifer Castro spoke regarding that she was there to speak on behalf of the applicant and her uncle and that she appreciated the opportunity to speak.

Mr. Jaime Castro, the applicant, spoke regarding that he had already built his house, and that they had to split the parcel to give the half to his brother.

Mr. Shane Miller, Ms. Loretta Miller, Mr. Roger Harrison, and Ms. Nancy Hazelwood spoke regarding dirt that was brought in; flooding during Hurricanes Helene and Milton; Code Enforcement; pictures that Mr. Miller had; that the dirt was dumped into the river; dirt on the property across from the parcel; concerns with extra septic tanks; concrete and other materials by the creek; drain fields; and that it was a policy issue.

Mr. David Engel, Director of Planning, Development and Economic Growth, and Ms. Amy Tull, Planning, Development and Economic Growth, spoke during this discussion.

Discussion was held regarding the history of the parcel; the existing home; that there were mobile homes built on the property previously; whether the applicant had a

preliminary site plan for the split; the survey; whether there was a mobile home on that half; whether the applicant had brought in dirt; the County's fill ordinance; the Land Development Code; Code Enforcement; the timeframe the dirt was brought up; the location of the applicant's property and its relation with the neighboring lots and owners; Mr. Engel giving Mr. Miller his card; the alleged violations; whether the applicant had put material on other lots; whether the applicant had driven their vehicles over to other lots; the septic mound; septic regulations; the minimum acreage; the area of the new lot; permits from the Florida Department of Health; the option of an accessory dwelling unit; Special Exception; traffic; the zoning; setting a precedent; Staff's recommendation and their review consideration; whether it could be argued that it was not an isolated district; the purpose of the split; the new ADU ordinance; animal entitlements; and setbacks.

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

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

The meeting adjourned at 2:39 p.m.

PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 4, 2025

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

Prepared by: _____
Nevaeh Wilkes, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION**
**REGULAR MEETING**

**ANNOTATED MINUTES**

**SEPTEMBER 18, 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**

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**Members:**

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C
Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams
**Rep. by Mr. Richard Tonello**

**Legal Counsel:**

David Goldstein, Chief Assistant County Attorney
**Rep. by Ms. Elizabeth Blair, Senior 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

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**Call To Order**

Chairman Grey called the meeting to order at 1:33 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 C. Allen, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Richard Tonello.

**Swearing In**

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

**Proof of Publication**

Mr. Allen noted the proof of publication.

**Public Comment**

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

Mr. Allen Rose, Ms. Julia Bartunek, Ms. Lisa Bekiaris, Ms. Shirin Nayebi, Ms. Melanie Lamberson, and Ms. Joyce Defalco spoke regarding a vote that had been overrode by the Board of County Commissioners; the Planning Commission's role; stormwater management; impaired basins; flooding; the flow of Cotee River; the lower socioeconomic housing developments; the aesthetics; beautification in other areas; the destruction of woodlands; the beauty of the land; a parcel of land on the corner of Camry and Gulf Trace; Harbor Palms; gopher tortoise relocation; electrical transmission

towers; requirements for the developer; the listed species survey; the permit process; tree mitigation; warehouse landscaping; the tree protection Ordinance; Staff's timeline; possible financial incentives for land owners; and that the wildlife and trees should be protected.

**MR. PONTLITZ MOVED** approval to receive and file documents submitted by Mr. Allen Rose: **MR. MUNZ SECONDED.**

The motion was not called.

The documents were distributed by Mr. Rose.

**Consent**

There was none.

**Public Hearings**

PC1 Comprehensive Plan Amendment (Consent) – CPAS25(08) 6230 Stone Road Industrial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 10) Changing from ROR (Retail/Office/Residential) to IL (Industrial – Light) on Approximately 4.18 Acres of Real Property Located on the South Side of Stone Road Approximately 500 Feet East of the Intersection of US Hwy 19 and Stone Road.

**File Number** PDE25-0201
**Comm. Dist.** 5
**Recommendation** Approve

The Commission was sitting as the Local Planning Agency.

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

**MR. MOODY MOVED** approval to continue to the October 16, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey; **MR. PONTLITZ SECONDED.**

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

P2 Zoning Amendment (Regular) – Enclave at Livingston MPUD – Academy at the Lakes – Rezoning Request from an A-R Agricultural Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South Central Pasco
**File Number** PDE25-7781
**Comm. Dist.** 2
**Recommendation** Approval with Conditions

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

Mr. William Vermillion, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding that the southern portion of the property was encumbered by category one wetlands and a platted townhome project.

Ms. Barbara Wilhite, representative for the applicant, used a PowerPoint presentation to review the item and spoke regarding previous meetings for the project, discussions with neighbors, the focus for their presentation, a condition that resulted from a neighborhood meeting, the intersection delay, the tieback into the 20-mile level road, mobility fees, a request for the second paragraph of Condition 24 be removed, minimum product width, and buffering for the project.

Ms. Melissa Blackburn and Ms. Patricia Draper spoke regarding the existing lanes at the intersection; accidents that had occurred; traffic congestion; concerns discussed with Ms. Wilhite; the FEMA maps; the plan that had been given to them at the May meeting; buffering; elevation concerns; that the applicant's property line was higher; the runoff; the retention ponds; and the privacy and security of Huntington Ridge.

Mr. Steve Henry, representative for the applicant, spoke during the discussion.

Discussion was held regarding the Vision Road plan for Livingston; the road alignment at the intersection; the right-of-way dedication; the LDC's requirements for buffers; that they had agreed to a fence on the property line; the images that were displayed by Mr. Henry; traffic distribution; lane geometry; and the overall changes to the Conditions.

**MR. PONTLITZ MOVED** approval to receive and file documents submitted by Ms. Patricia Draper; **MR. GIRARDI SECONDED.**

The motion was not called.

The documents were distributed by Ms. Draper.

**MR. GIRARDI MOVED** approval to receive and file documents submitted by Mr. Steve Henry; **MR. PONTLITZ SECONDED.**

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

**MR. POOLE MOVED** approval to receive and file the PowerPoint presented by Ms. Barbara Wilhite; **MR. MOODY SECONDED.**

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

**MR. PONTLITZ MOVED** approval of the item with the modifications to the Conditions as stated by Ms. Barbara Wilhite; **MR. MUNZ SECONDED.**

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

PC3 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 522.9 Connected City Master Planned Unit Development District; Section 901 Infrastructure Standards; Section 901.1 Transportation Corridor Spacing; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; 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** PDE25-0332
**Comm. Dist.** All
**Recommendation** Approve

The Commission was sitting as the Local Planning Agency.

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

Ms. Rebecca Bogue, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding that the reference in the red line in the packet was incorrect, development requirements, the effect on rural areas, sidewalks, previous meetings where this was discussed, and those who had presented the proposed amendments to internal Staff.

Ms. Melliny Lamberson spoke regarding her rural neighborhood and that she would feel safer on a sidewalk.

Discussion was held regarding the MRS subdivisions; the applicability and its purpose; land use designations; the ambiguity of the changes; the concerns with the MRS; an exemption with sidewalks in rural areas; the multi-use path alignment; traffic circles; the language that was used in the Ordinance; developer requirements; that this would be applied to individual site developments; continuity between developments; that alternative standards would always be needed; a State law that would stop certain Ordinances or Codes; that they should be consciousness of that; comments from the TBBA; property values; that they could handle the item as a workshop; Pinellas County's cost approach; the average rate of inflation; mobility fees; the overall changes Staff could make; and a possible continuance.

**MR. MOODY MOVED** approval to continue to the October 2, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. PONTLITZ SECONDED**.

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

PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Creating Section 530.25; Backyard Chickens; 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** PDE25-0469
**Comm. Dist.** All
**Recommendation** Approve

The Commission was sitting as the Local Planning Agency.

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

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

Ms. Amandla Hill, Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the class; communication with the public; that the course would reflect the Ordinance; language in the Ordinance; whether this would preempt existing provisions in HOAs; the intent of the definitions; the cost of chickens; and egg sourcing.

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

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

PC5 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 802 Tree Preservation And Replacement; Section 802.1 Intent And Purpose; Section 802.2 Applicability; Section 802.3 Tree Removal; Creating Section 802.4 New Development; Section 802.5 Existing Problem Trees; Section 802.6 Tree Protection; Section 802.7 Trees Of Special Significance; Section 802.8 Heritage Trees; Section 802.9 Tree Mitigation Fund; 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** PDE25-0007
**Comm. Dist.** All
**Recommendation** Approve

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

Ms. Amandla Hill, Planning, Development and Economic Growth, spoke regarding the submitted ex-partes and used a PowerPoint presentation to review the item and spoke regarding a revision that was coordinated with stakeholders, TBBA's meeting with the Board, an amended Resolution that would include a cap, and that it would resolve internal inconsistencies.

Ms. Julia Bartunek, Ms. Catherine Cappello, Ms. Nicole Lynn, Ms. Nancy Hazelwood, and Mr. Jeremy Couch spoke regarding the benefit of keeping trees; the integrated ecosystem; impacts to flooding; a standard on Live Oaks; the favor for increased fees; tree plantings; preserving mature trees; property values; the greenhouse effect; meetings with Staff; phasing; the effectiveness of the Ordinance; the Angeline community; that the 20 percent sounded good; that agricultural land had very few trees; appreciation for Staff and the Committee's considerations; the Ordinance passing quickly without much stakeholder input; an application that was in process; that there should be a cap; the economic impact; how the Ordinance was written; replacement based on a tree's size; fund delegation; ELAMP properties; and funds.

Discussion was held regarding appreciation for the dialogue with the TBBA; the topics of the negotiations; the consensus with those who had been met with; the grandfathering; the tree mitigation fees; site development permitting; the cap; a conditional recommendation; the due process; the fee schedule; the Bert Harris act; past fee changes; the 2001 Ordinance; when the rest of the tree Ordinance would be ready; the rate of inflation since the Ordinance had been passed; impact fees; the Fees for Trees approach; a mandate; the overall changes recommended by the Committee; the earliest dates for a continuance; the possible flood of applications; the effective date

of the Resolution; a possible density bonus; that most projects came in under entitlement; values that could be provided as an incentive; the MPUD; that it was used to maximize the amount of lots on the same property; section three of the Ordinance; that the Tree Mitigation Fund was piled up and waiting to be used; property purchases; tree canopies; that this should have been embodied in the Code; Angeline; affordable housing; the Resolution that was approved by the Board of County Commissioners; that Staff had shared discussions and the Resolution draft with stakeholders; and that everybody was entitled to participate in the process.

**MR. MOODY MOVED** approval to continue the matter to the November 20, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with the recommendation that Staff bring an entire comprehensive Ordinance back to the Planning Commission with consideration of the things brought up about the grandfathering and fees by Resolution as opposed to Ordinance; **MR. POOLE SECONDED**.

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

**Walk-Ons**

There was none.

**Adjourn**

**THE COMMITTEE RECESSED AT 2:32 P.M. AND RECONVENED AT 2:42 P.M.**

**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 4:20 p.m.

PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 18, 2025

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

Prepared by: Nevaeh Wilkes
Nevaeh Wilkes, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION**
**REGULAR MEETING**

**ANNOTATED MINUTES**

**OCTOBER 2, 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**

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**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:**

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

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**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. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was 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**

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. POOLE MOVED** approval to continue Agenda Items PC1 and PC3 to their respective continuance dates and, sitting as the Local Planning Agency, continued Agenda Items PC2 and PC4 to their respective continuance dates; **MR. WILLIAMS SECONDED.**

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

PC1 Zoning Amendment (Continuance) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agricultural Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 672 Single Family Detached Units and Platted Townhomes and Associated Infrastructure on Approximately 118.82 Acres Located in South Eastern Pasco County
**File Number** PDE26-7666
**Comm. Dist.** 1
**Recommendation** Continuance Requested

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

There was no public comment.

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

PC2 Comprehensive Plan Amendment (Continuance) - CPAS24(19) Blanton Road MRS – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 08) Changing from AG/R (Agricultural/Rural) to RES-1 (Residential 1 - du/ga) on Approximately 19.69 Acres of Real Property Located on the North Side of Blanton Road Approximately 2,150 Feet East of the Intersection of Blanton Road and Trilby Road; and A Text Amendment Creating Subarea Policy FLU 7.1.61 – Blanton Road MRS; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(66) Blanton Road MRS
**File Number** PDE26-0031
**Comm. Dist.** 1
**Recommendation** Continuance Requested

The Commission was sitting as the Local Planning Agency.

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

There was no public comment.

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

PC3 Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) (Continuance) – Meadow Pointe II Community Development District (CDD) – Continuance Requested by the County to the November 6, 2025 Planning Commission Hearing Due to Neighborhood/Public Noticing Issues
**File Number** PDE26-0455
**Comm. Dist.** All
**Recommendation** Continuance Requested

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding a Public Notice Affidavit sent to the Clerk's Office and the continuance request.

There was no public comment.

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

PC4 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 522.9 Connected City Master Planned Unit Development District; Section 901 Infrastructure Standards; Section 901.1 Transportation Corridor Spacing; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
**File Number** PDE26-0002
**Comm. Dist.** All
**Recommendation** Continuance Requested

The Commission was sitting as the Local Planning Agency.

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

There was no public comment.

The item was continued to the October 16, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC5 Comprehensive Plan Amendment (Consent) – CPAS25(04) Double Branch – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from AG (Agricultural) to EC (Employment Center) on Approximately 47.58 Acres of Real Property Located on the West Side of McKendree Road Approximately 3,560 Feet South of Tyndall Road and McKendree Road Intersection.

**File Number** PDE26-0017
**Comm. Dist.** 1
**Recommendation** Approve

The Commission was sitting as the Local Planning Agency.

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

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

Ms. Barbara Wilhite, representative for the applicant, spoke regarding availability for questions and the neighbor's comments.

Dr. Judy Horvath spoke regarding the location of her property and AG impact concerns.

Ms. Amy Tull, Planning, Development and Economic Growth Department, and Mr. Joel Tew, Business Consultant for the applicant, spoke during the discussion.

Discussion was held regarding the trails and transit language concerns; the addition of future developer obligations; County EC requirements; and the potential plan for the southernmost parcel.

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

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

PC6 Zoning Amendment Substantial Modification (Consent) - Double Branch MPUD Formerly Known As Pasco Town Center MPUD – PTC Boyette, LLC, et al. – A Rezoning Request to Substantially Modify the Double Branch MPUD Master Planned Unit Development District to Amend the Name of the MPUD to the Double Branch MPUD and to Amend the MPUD Entitlements, to Increase the Industrial Entitlements from 4,000,000 Square feet to 6,000,000 Square Feet and to Increase the Office Entitlements from 725,000 Square Feet to 1,725,000 Square Feet and Associated Infrastructure on Approximately 966.87 Acres Located in Central Pasco County

**File Number** PDE26-7881
**Comm. Dist.** 1
**Recommendation** Approval with Conditions

Mr. William Vermillion, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item and spoke regarding the name change and the transit stops.

Dr. Judy Horvath and Mr. Joel Tew, Business Consultant for the applicant, spoke during the discussion.

Discussion was held regarding future intersection plans; buffering preferences and requirements; the current plan for stormwater drainage; and parcel clarification.

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

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

PC7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 530.5 Parking Or Storing Of Recreational Vehicles; Section 530.16 Parking And Storage Of Commercial Vehicles And Commercial Equipment In Certain Residential Areas Prohibited; 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** CC26-0001
**Comm. Dist.** All
**Recommendation** Approve

The Commission was sitting as the Local Planning Agency.

Ms. Denise Hernandez, Code Compliance Department, used a PowerPoint presentation to review the item.

Mr. Patrick Dutter, Director for Development Review Services, and Mr. Samuel Boundy, Assistant County Attorney, spoke during the discussion.

Discussion was held regarding Planned Unit Development Districts; a potential prohibition of RV parking within the Code of Ordinances; Senate Bill 180 concerns; the site plan review process; current prohibitions within the Code of Ordinances; Code violation enforcement; temporary right-of-way parking after a hurricane; language in the Code of Ordinances and Land Development Code; passenger vehicles within the right-of-way; dedicated parking spots; that MPUDs would be effected; recreational vehicle types; and parking issues.

**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.

**Walk-Ons**

There were none.

**Adjourn**

**MR. WILLIAMS MOVED** to adjourn the meeting; **MR. PONTLITZ SECONDED.**

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

The meeting adjourned at 2:28 p.m.

PLANNING COMMISSION
REGULAR MEETING
OCTOBER 2, 2025

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

Prepared by: _____
Amanda Dobson, Records Clerk II
Board Records Division

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 4 **FILE NO.:** PDE25-7917 **DATE:** 2/19/2026

**SUBJECT:** Special Exception (Continuance) — Love Property/John T. Love & Laura M. Love — A Special Exception for a Reduced Rear Yard Building-line Setback for an Accessory Dwelling Unit in an E-R Estate Residential District – West Central Pasco County – North Side of Lakeview Dr, Approximately 200 Feet West of Osceola Drive – Containing Approximately 1.56 acres.

**REFERENCES:** All Planning Commission (PC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 02/19/26

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

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

## RECOMMENDED COMMITTEE ACTION:

Continue to March 19, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in New Port Richey.

## BACKGROUND:

Petition No. SE-7917 (SPECEX-2025-00005), in the name of Love Property/John T. Love & Laura M. Love, has filed for a Special Exception (SE) for a request to reduce the rear yard setback for an existing accessory dwelling unit, pursuant to the Land Development Code (LDC), Section 530.24.B.1 – Zoning Standards, Supplemental Regulations, Accessory Dwelling Units. The accessory dwelling unit (ADU), built between 1971 and 1973, pre-dates the current E-R Estate-Residential District zoning and the recently adopted ADU regulations adopted on April 9, 2025 (Ordinance No. 25-22). Pursuant to LDC, Section 530.24.B.1.b, ADUs shall comply with applicable principal structure zoning setbacks. The required rear yard building-line setback is 50 feet. The subject accessory dwelling is 31.9 feet from the rear property line. The applicant seeks to bring the pre-existing accessory dwelling into compliance as it does not meet the required 50-foot rear yard building-line setback of the E-R Estate Residential District.

The parcel of land is located on the north side of Lakeview Drive, approximately 200 feet west of Osceola Drive, containing approximately 1.56 acres (Parcel I.D. No.: 24 25 16 0050 00000 119A). The property currently has a 2,090 square foot primary dwelling, a 572 square foot accessory dwelling, a detached car port, utility building, and a shed.

The lead planner for this project and author of this memo is Joseph Reinbold, Planner II.

## FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

## ATTACHMENT(S):

1. PDE25-7917 Proof of Publication

cc: DA/DE/NP/JR/PDE25-7917 Love Project

74578

# 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 PDE26-023 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARINGS ON REZONINGS AND SPECIAL EXCEPTION FOR PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 24, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. SR52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from 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 200 feet west of North Sunlake Boulevard and State Road 52 intersection (aka 08-25-18-0000-00500-0020).

2. LOL Properties Inc/Caliente MPUD (RZ-7857) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located on the northwest side of Caliente Boulevard, approximately one-quarter mile north of Land O Lakes Boulevard (aka 01-26-18-0040-00000-00M0).

3. Tina Marie & Stephen Farrell/Farrell Project (RZ-7886) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located on the west side of Nottingham Trail, approximately 1660 feet northwest of the corner of Nottingham Trail and Robinhood Road (aka 28-24-17-0000-00100-0000).

4. CA Properties Inc (RZ-7923) petition for a rezoning from a C-2 General Commercial District and a R-MH Mobile Home District to a C-2 General Commercial District for a parcel located on the east side of Land O Lakes Boulevard directly across from Wisteria Loop (aka 02-26-18-0050-00000-0100 et al).

5. RZ-7912 Harrod/Sandy Lakes/Sandy Lakes (RZ-7912) petition for a rezoning from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District and PUD Planned Unit Development District to an I-1 Light Industrial Park District for a parcel located south of Interlaken Road, approximately 500 feet west of the Gunn Highway and Interlaken Road intersection, containing approximately 75 acres (aka 34-26-17-0000-00700-0000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

6. John T & Laura M Love/Love Property (#SE-7917) petition for a special exception for an Accessory Dwelling Unit (ADU) - Reduced Setbacks in an E-R Estate-Residential District for a parcel located on the north side of Lakeview Drive, approximately 190 feet west of Osceola Drive (aka 24-25-16-0050-00000-119A).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-023

February 4, 2026 74578

# LOCAL PLANNING AGENCY
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 2 **FILE NO.:** PDE26-0006 **DATE:** 2/19/2026

**SUBJECT:** Comprehensive Plan Amendment (Continuance) - CPAS25(02) Caliente Resorts – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from COM (Commercial) to RES-24 (Residential-24 du/ga) on Approximately 4.93 Acres of Real Property Located on Gran Via Boulevard approximately .3 Miles East of the Intersection of Caliente Boulevard and Land O' Lakes Boulevard.

**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 NPR 02/19/2026 – BCC at NPR 03/24/2026.

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

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

## RECOMMENDED AGENCY ACTION:

Continue to March 5, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in Dade City

## BACKGROUND:

### PROJECT OVERVIEW

The petitioner is requesting a Comprehensive Plan Amendment to change the Future Land Use (FLU) designation from COM (Commercial) to RES-24 (Residential-24 du/ga) on 4.93 acres of parcel ID 01-26-18-0040-00000-00M0.

The amendment proposes the development of 96 condominium units within Caliente Resorts. The 96 units are a gross density of 19.5 du/ga. Since the County does not have a FLU category between RES-12 (Residential-12 du/ga) and RES-24, the RES-24 designation is requested to allow for the proposed density. At 4.93 acres, the maximum density would allow for approximately 118 units. Importantly, the maximum density proposed does not represent an increase in allowable density since the COM FLU permits residential development up to 24 du/ga, subject to specific design provisions that require commercial on the first floor of every multi-family building.

The subject site is located on Gran Via Boulevard, approximately 1,750.5 feet from the intersection of Land O' Lakes Boulevard and Caliente Boulevard. The site is enclosed by a 100% opaque 8-foot perimeter masonry wall, restricting access and visibility to the general public. The proposed RES-24 FLU more accurately reflects the site's physical context and aligns with the development pattern and character of the Caliente Resorts subdivision.

This agenda memo was prepared by: Doreen Roy, Planner II

## 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. PDE26-0006 Affidavit of Noticing
2. PDE26-0006 Public Notice

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Shelly May Johnson, ESQ.

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

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

Parcel Identification Number(s) (List All): #01-26-18-0040-00000-00M0

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

Project Name: Caliente MPUD

That attached is the following:

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

X Copy of letter sent to neighboring property owners, mailed on 2/2/26

_____

X Photos showing the placement of and language on the signage, which was posted on 2/1/26

FURTHER AFFIANT SAYETH NOT _____ Name

2/3/26 (Date)

STATE OF Florida

COUNTY OF PASCO

The foregoing instrument was acknowledged before me me by means of ☐ physical presence or ☐ online notarization, this February 3, 2026 (date) by Shelly May Johnson (name of person acknowledging), who is personally known to me or who has produced drivers license (type of identification) as identification.

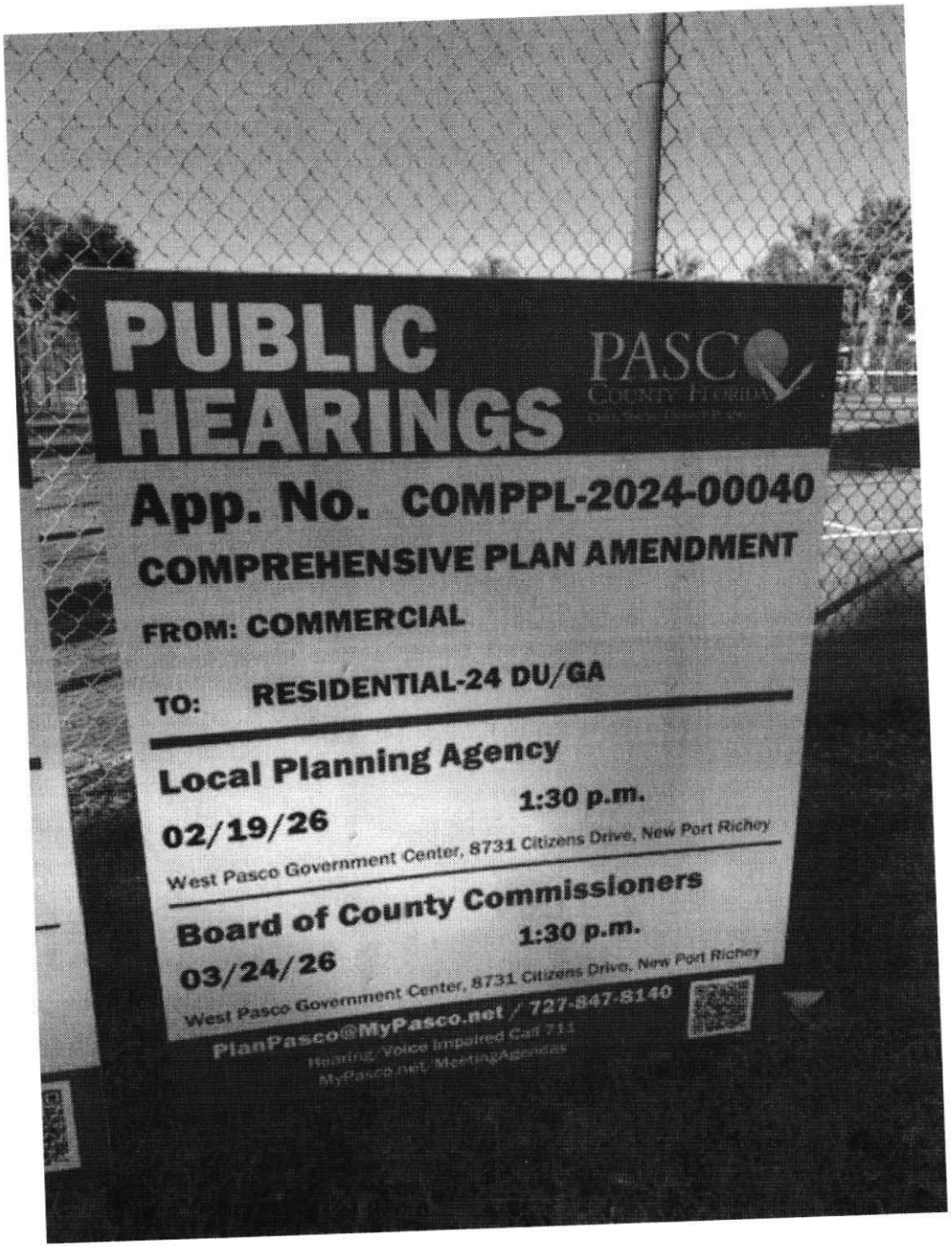
Seal:

SABRINA CALIGIURI
Notary Public, State Of Florida
Commission No. HH 244714
My Commission Expires: 3/24/2026

NOTARY PUBLIC

**shelly johnson**

**From:** shelly johnson
**Sent:** Sunday, February 1, 2026 6:33 PM
**To:** shelly johnson

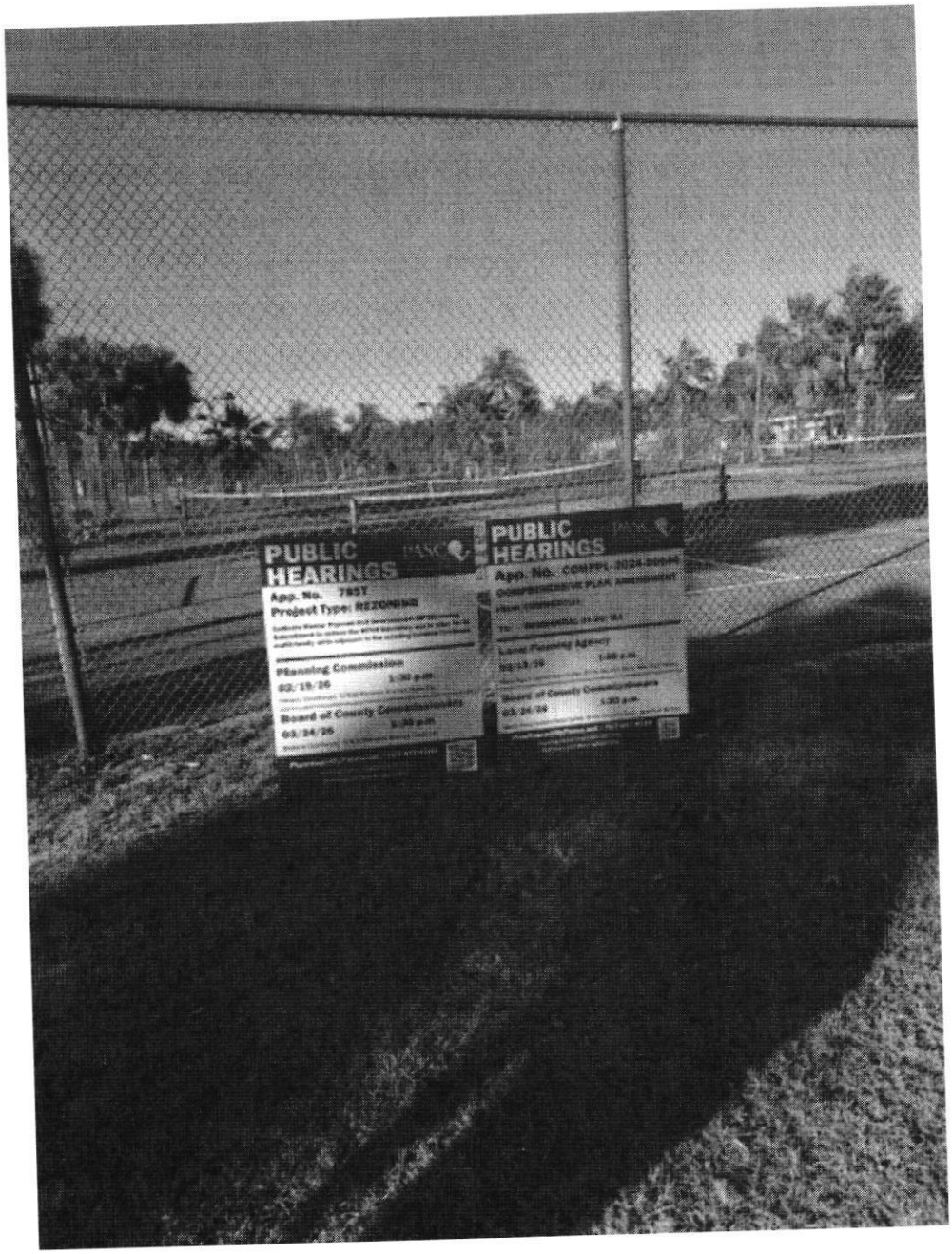


Best regards,

S

**shelly johnson**

**Subject:** FW:



# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

6400 Madison, New Port Richey, Florida 34652
Telephone: (727) 376-7300


January 28, 2026

Dear Property Owner:

This is to notify you that a Comprehensive Plan (COMPPL #2024-00040) and MPUD Zoning Amendment (RZ #7857) in the name of LOL Properties, Inc., has been filed for a comprehensive plan amendment from COM to RES-24 and an MPUD zoning amendment to the Caliente MPUD to reduce the Caliente MPUD boundary and to allow for 96 multi-family units. The property is located on the east side of US. 41/Land O Lakes Blvd. and north of Caliente Blvd. within the existing Caliente MPUD. (Parcel Id # **parcel** #01-26-18-0040-00000-00M0).

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

| | | |
|---|---|---|
| LPA/Planning Commission | February 19, 2026 1:30 p.m. | West Pasco Government Center 1st Floor Board Room 8731 Citizens Drive New Port Richey, FL 34654 |
| Board of County Commissioners | March 24, 2026 1:30 p.m. | West Pasco Government Center 1st Floor Board Room 8731 Citizens Drive New Port Richey, FL 34654 |

The development plans are available for public inspection during normal business hours: 8:00 a.m.-5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center, S- 200
8731 Citizens Drive
New Port Richey, FL 34654

To view development plans at the following locations, please call (727) 847-8142:

Pasco County Central Permitting Division
4111 Land O' Lakes Boulevard
Land O' Lakes, FL 34639

Pasco County Central Permitting Division
14236 - 6th Street, Suite 203
Dade City, FL 33525

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

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

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

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. Within five working days of your receipt of this notice, please contact the Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Florida 34654-5598; (727) 847-8030 (V) in New Port Richey; (352) 523-2411, Ext. 8030 (V) in Dade City; (813)996-2411, Ext. 8030 (V) in Land O'Lakes; or via (800) 955-8771 if you are hearing impaired.

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| 2. | 36 25 18 0010 00D00 0100<br>MCCANN KIRK & PETERS DOROTHY<br>21315 SKY VISTA DR<br>LAND O LAKES, FL 34637-7462 |
| 3. | 36 25 18 0020 00N00 0060<br>HPA BORROWER 2018-1 ML LLC<br>120 S RIVERSIDE PLAZA STE 2000<br>CHICAGO, IL 60606 |
| 4. | 36 25 18 0020 00N00 0070<br>MAVOR THOMAS & NANCY<br>7007 CARDINALWOOD LN<br>LAND O LAKES, FL 34637-7[illegible] |
| 5. | 01 26 18 0000 49900 0020<br>PASCO COUNTY FACILITIES MANAGEMENT DEPT<br>7220 OSTEEN RD<br>NEW PORT RICHEY, FL 34653-2359 |
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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here *Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA FL 33556-5201 |

Postmaster, per *(name of receiving employee)*

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00000 00F0<br>CALIENTE MASTER ASSOCIATION INC<br>C/O QUALIFIED PROPERTY MGMT5901 US HIGHWAY 19 STE<br>NEW PORT RICHEY, FL 34652-2940 | | | | |
| 2. | 01 26 18 0040 00000 00M0<br>LOL PROPERTIES INC<br>16332 EMERALD COVE DR<br>LUTZ, FL 33549 | | | | |
| 3. | 01 26 18 0040 00100 0010<br>SULLIVAN CINDY JANE<br>21231 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | 01 26 18 0040 00100 0020<br>DIMETMAN REVOCABLE TRUST DIMETMAN GABI H & CARL L TRUSTEES<br>3819 MORGANS CRK<br>SAN ANTONIO, TX 78230-1943 | | | | |
| 5. | 01 26 18 0040 00100 0030<br>RAPSON PATRICIA A<br>21227 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 6. | | | | | |

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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| | USPS® Tracking Number<br>Firm-specific Identifier | Address | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|---|
| 1. | | 01 26 18 0040 00100 0040<br>SHIELDS NORMAN ROY JR<br>21225 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 2. | | 01 26 18 0040 00100 0050<br>FRITZ JAMES<br>21223 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 3. | | 01 26 18 0040 00100 0060<br>RIDDELL STEPHEN & ETHEL<br>21221 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | | 01 26 18 0040 00100 0070<br>DEMPSEY BENJAMIN P & JENNIFER M<br>21211 CALLE ROSA DRIVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0040 00100 0080<br>KNUTSON LARRY F REVOCABLE TRUST<br>21209 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00100 0090<br>SCHMITT JEREMY & NECKER SERAFINA S<br>21207 CALLE ROSA DR<br>LAND O' LAKES, FL 34637 | | | | |
| 2. | 01 26 18 0040 00100 0100<br>ABRAHAM MATHEW M & TONI R<br>21205 CALLE ROSA DR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0040 00100 0110<br>PANZARASA STEFANO & ERIN<br>21203 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | 01 26 18 0040 00100 0130<br>ROBINSON TIMOTHY C & ELIZABETH C<br>6730 VISTA DEL LAGO AVE<br>LAND O'LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00100 0140<br>VENETTI MARK & CRYSTAL D<br>6732 VISTA DEL LAGO AVENUE<br>LAND O LAKES, FL 34637 | | | | |
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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00100 0150<br>FLOYD CAROL L<br>21105 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 2. | 01 26 18 0040 00100 0160<br>TRUST NO 6736VDLA LAND TRUST SERVICE CORPORATION TRUSTEE<br>PO BOX 547945<br>ORLANDO, FL 32854-7945 | | | | |
| 3. | 01 26 18 0040 00100 0170<br>YANNAKOPOULOS DEMETRIOS<br>6738 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-3293 | | | | |
| 4. | 01 26 18 0040 00100 0180<br>SCHMITT STEVE<br>6740 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-3293 | | | | |
| 5. | 01 26 18 0040 00100 0190<br>DEAN BOBBY P II & DEBORAH M<br>6800 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| | USPS® Tracking Number<br>Firm-specific Identifier | Address | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|---|
| 1. | | 01 26 18 0040 00100 0200<br>KERNS RANDALL E TRUST KERNS RANDALL E TRUSTEE<br>11608 WINDING RIVER DR<br>FORT MYERS, FL 33905 | | | | |
| 2. | | 01 26 18 0040 00100 0210<br>TRIAY WILLIAM L & LINDA M<br>3025 EDENBORN AVE<br>METAIRIE, LA 70002-4720 | | | | |
| 3. | | 01 26 18 0040 00100 0220<br>RUNYAN MICHAEL & FUYING XU<br>6808 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 4. | | 01 26 18 0040 00100 0230<br>COHEN DONNA<br>6810 SOMBRAS WAY<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0040 00100 0240<br>OXLEY ANTHONY F & DEBORAH J<br>6812 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00100 0260<br>WATHEN PATRICK & THERESA<br>2990 NEW HAVEN ROAD<br>BARDSTOWN, KY 40004 | | | | |
| 2. | 01 26 18 0040 00100 0270<br>RUNNFELDT BRUCE W & PAMELA M<br>6822 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 3. | 01 26 18 0040 00100 0290<br>TRUST NO 6826SW LAND TRUST SERVICE CORPORATION TRUSTEE<br>PO BOX 547945<br>ORLANDO, FL 32854 | | | | |
| 4. | 01 26 18 0040 00200 0310<br>SEALS ALBERT ALLEN & SEALS KIM ST CLAIR<br>3948 3RD ST S #321<br>JACKSONVILLE BEACH, FL 32250 | | | | |
| 5. | 01 26 18 0040 00200 0320<br>SCHULTZ ROGER & JUANITA<br>3208 ROMENCE RD<br>PORTAGE, MI 49024-4057 | | | | |
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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | Address | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00200 0330<br>MEMBRINO JOHN & SUSAN<br>6817 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7802 | | | | |
| 2. | 01 26 18 0040 00200 0340<br>SMOLSKY BRIAN E & CATHERINE M<br>180 CHAPMAN RD<br>LAKE ARIEL, PA 18436-9516 | | | | |
| 3. | 01 26 18 0040 00100 0250<br>GAERTNER NICOL<br>6818 SOMBRAS WAY<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0040 00200 0350<br>TAYLOR ALAN L & MARY L<br>6813 VISTA DEL LAGO AVENUE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00200 0360<br>HASS THOMAS H<br>6811 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7802 | | | | |
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| USPS® Tracking Number<br>Firm-specific Identifier | Address | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00200 0370<br>DUSYLOVITCH D J REVOC TRUST DUSYLOVITCH D J TRUSTEE<br>6745 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 2. | 01 26 18 0040 00200 0380<br>LIGON DON & DIANNE<br>302 QUARTER TRAK<br>YORKTOWN, VA 23693-2329 | | | | |
| 3. | 01 26 18 0040 00200 0400<br>NORTH PLAZA INVESTMENTS LLC<br>259 W SPRING ST UNIT 1221<br>COLUMBUS, OH 43215 | | | | |
| 4. | 01 26 18 0040 00200 0410<br>KENNEALLY TRUST KENNEALLY TIMOTHY & LISA TRUSTEES<br>6737 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 5. | 01 26 18 0040 00200 0420<br>LONERGAN TRUST AGREEMENT LONERGAN JOHN R & DIANE J TTEE<br>PO BOX 1319<br>LAND O LAKES, FL 34639-1319 | | | | |
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| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00200 0430<br>PERRY CHARLOTTE LYNN<br>6725 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 2. | 01 26 18 0040 00200 0440<br>TELFORD EDYTHE & GRANT<br>6723 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 3. | 01 26 18 0040 00200 0450<br>JENNINGS JOHN E & CHARLENE M<br>6721 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0040 00200 0460<br>RINEHART DONALD D & SUSAN D<br>253 BIRD KEY DR<br>SARASOTA, FL 34236-1601 | | | | |
| 5. | 01 26 18 0040 00200 0470<br>PETERSON ROBERT N & TRUDY A<br>6717 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
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| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00200 0480<br>MUZIC GREGORY C & PATRICIA A<br>4890 PENNANT RISING LANE<br>LAND O LAKES, FL 34638 | | | | |
| 2. | 01 26 18 0040 00300 0390<br>LAND STEPHANIE<br>5404 MAPLE ST<br>BELLAIRE, TX 77401 | | | | |
| 3. | 01 26 18 0040 00300 0400<br>FERREE MICHELLE LIVING TRUST FERREE MICHELLE TRUSTEE<br>21121 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 4. | 01 26 18 0040 00300 0410<br>EXSTEIN GERALD<br>21125 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 5. | 01 26 18 0040 00300 0420<br>MAHAN DANNY M & SHELLEY G<br>21129 LOS CABOS CT<br>LAND O LAKES, FL 34637 | | | | |
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| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00300 0430<br>BLOODWORTH JANET PARRY<br>21133 LOS CABOS COURT<br>LAND O LAKES, FL 34637 | | | | |
| 2. | 01 26 18 0040 00300 0440<br>BLUMENKRANTZ JEAN M REV TRUST BLUMENKRANTZ JEAN M TRUSTEE<br>21137 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 3. | 01 26 18 0040 00300 0460<br>RIGEL LEANN<br>21145 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 4. | | | | | |
| 5. | 01 26 18 0040 00300 0470<br>MUZIC GREGORY C & MUZIC PATRICIA A<br>6715 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 6. | 01 26 18 0040 00300 0480<br>WASSER ALAN 2016 TRUST & KOCHMAN CAROL REV TRUST<br>21150 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |

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| | USPS® Tracking Number<br>Firm-specific Identifier | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00300 0490<br>NEMETH DANIEL<br>21148 LOS CABOS CT<br>L[illegible] O LAKES, FL 34637-7806 | | | | |
| 2. | 01 26 18 0040 00300 0500<br>WESSINGER HUGH & PHUONGANH<br>21144 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 3. | 01 26 18 0040 00300 0510<br>OMALLEY EDWARD FRANCIS II & MICHELLE<br>21140 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 4. | 01 26 18 0040 00300 0520<br>CLARK KIMBERLY M & RICHARD<br>21136 LOS CABOS CT<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00300 0530<br>PETRISAK DENNIS & DEBORAH<br>11811 RIVE ISLE RUN<br>PARRISH, FL 34219 | | | | |
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| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00300 0540<br>BROWN REVOCABLE TRUST BROWN THOMAS N TRUSTEE<br>10524 SW 75th WAY<br>GAINESVILLE, FL 32608-2413 | | | | |
| 2. | 01 26 18 0040 00300 0570<br>POLTOREK TERRY & MARY JANE<br>21116 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 3. | 01 26 18 0040 00300 0580<br>DENNEY RICHARD L & BARRETT LYDIA JOANN<br>870 COPPERFIELD DR<br>NORMAN, OK 73072-4147 | | | | |
| 4. | 01 26 18 0060 00000 0010<br>HAIRSTON HUGH S & DEITRA N<br>6814 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3378 | | | | |
| 5. | 01 26 18 0060 00000 0020<br>GARBER JAMES C & SHARON P<br>6748 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
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| USPS® Tracking Number<br>Firm-specific Identifier | Address | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00000 0030<br>HANNAS CHARLES & DONNA<br>6736 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
| 2. | 01 26 18 0060 00000 0040<br>VON EIFF THEODORE W<br>6716 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
| 3. | 01 26 18 0060 00000 0050<br>POPPERT RACHEL<br>6648 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
| 4. | 01 26 18 0060 00000 0060<br>BUCKLEY KAREN<br>6638 MAGNOLIA PT DR<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0060 00000 0070<br>CAROLINE P J & T L TRUST CAROLINE PETER & TOBIN TTEES<br>6630 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00000 0080<br>PAULIS JOSEPH JOHN III & DEANNA<br>6620 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
| 2. | 01 26 18 0060 00000 0340<br>MAZZOLA VICTORIA M & WILLIAM<br>PO BOX 1156<br>LAND O LAKES, FL 34639-1156 | | | | |
| 3. | 01 26 18 0060 00000 0350<br>LEWIS ROBERT J SR & CATHY E<br>6615 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3275 | | | | |
| 4. | 01 26 18 0060 00000 0360<br>GREGORY ROBERT & BABBITT ROBIN R<br>6625 MAGNOLIA POINT DRIVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0060 00A00 0000<br>MAGNOLIA POINT PRESERVE HOMEOWNERS ASSOCIATION INC<br>C/O 24/7 PROPERTY MANAGMNT LLCPO BOX 2451<br>LAND O LAKES, FL 34639-2451 | | | | |
| 6. | | | | | |

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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00D00 0000<br>CURVE LAKE LANDHOLDINGS LLC<br>C/O QUALIFIED PROPERTY MGMT5901 US HIGHWAY 19 STE<br>NEW PORT RICHEY, FL 34652-2940 | | | | |
| 2. | 01 26 18 0070 00000 0190<br>CALIENTE RESORTS LLC<br>16332 EMERALD COVE DR<br>LUTZ, FL 33549 | | | | |
| 3. | 01 26 18 0080 00A00 0000<br>WOODS RESIDENTS ASSOCIATION INC<br>6944 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0080 00A00 0010<br>LARKIN JOHN P<br>1951 PETERS PL<br>CLEARWATER, FL 33764-7597 | | | | |
| 5. | 01 26 18 0080 00A00 0040<br>WHEELER GERALD A & CHRISTINE A<br>6959 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
| 6. | | | | | |

UNITED STATES POSTAL SERVICE®

# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00A00 0050<br>RENO RICHARD A & PEARSON TAMMY L<br>9616 AIR PARK DR<br>GRANBURY, TX 76049-4450 | | | | |
| 2. | 01 26 18 0080 00A00 0060<br>OLENIACZ JOHN & SUBERS APRIL<br>6951 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00A00 0070<br>THRIFT STANLEY<br>931 RIVER RD<br>VALLEY, AL 36854-5533 | | | | |
| 4. | 01 26 18 0080 00A00 0080<br>PRYOR JULIE C & RAESCH VAUGHAN J<br>6943 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
| 5. | | | | | |
| 6. | 01 26 18 0080 00A00 0090<br>PEAK 8 LLC<br>3225 S MACDILL AVE STE 129319<br>TAMPA, FL 33629 | | | | |

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Postmaster, per *(name of receiving employee)*

| | USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|---|
| 1. | | 01 26 18 0080 00A00 0100<br>DOERR JOHN C REVOCABLE LIVING TRUST<br>6754 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 2. | | 01 26 18 0080 00A00 0110<br>SIRMONS INSURANCE SERVICES INC<br>1000 COVE CAY DR 1D<br>CLEARWATER FL 33760 | | | | |
| 3. | | 01 26 18 0080 00A00 0220<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ FL 33549-6933 | | | | |
| 4. | | 01 26 18 0080 00A00 0240<br>WICKETT BRETT & SUSAN<br>6849 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0080 00A00 0250<br>JOHNSON LINDA MARIE<br>6845 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7830 | | | | |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00A00 0260<br>BARR JOHN P & SINGLETON MARTY G & JOHNSTON D P<br>63 N PUTT CORNERS RD<br>NEW PALTZ, NY 12561 | | | | |
| 2. | 01 26 18 0080 00A00 0270<br>GROSS JON<br>673 BELL STREET #23<br>MANCHESTER, NH 03103-4345 | | | | |
| 3. | 01 26 18 0080 00A00 0280<br>MARSH MARK L & DVONNE M<br>6833 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0080 00B00 0010<br>JONES ROBB<br>147 BAYVIEW LANE<br>LIVINGSTON, TX 77351 | | | | |
| 5. | 01 26 18 0080 00B00 0020<br>VINESKI RITA D<br>6811 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7830 | | | | |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0030<br>HAGERTY DAVID W<br>6807 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7830 | | | | |
| 2. | 01 26 18 0080 00B00 0040<br>MARINER STEVEN R & MICHELLE<br>815 WEST BURLEIGH AVENUE<br>BISMARCK, ND 58504 | | | | |
| 3. | 01 26 18 0080 00B00 0050<br>BRINSON PROPERTIES INC<br>23110 STATE RD 54<br>LUTZ, FL 34637 | | | | |
| 4. | 01 26 18 0080 00B00 0060<br>BOHNERT BRYAN & CHARLA<br>6608 N WESTERN AVE UNIT 1221<br>OKLAHOMA CITY, OK 73116 | | | | |
| 5. | | | | | |
| 6. | 01 26 18 0080 00B00 0080<br>PHILLIPS DAVID BRUCE<br>636 TREELINE DR<br>CHARLES TOWN, WV 25414 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0090<br>LOMAN GARY & DONNA<br>6751 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7804 | | | | |
| 2. | 01 26 18 0080 00B00 0100<br>KLEIN JOHN T<br>6747 AMANDA VISTA CIR<br>LAND O' LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00B00 0110<br>MAHON DAVID J & SHERRI J<br>PO BOX 262<br>FARINA, IL 62838-0262 | | | | |
| 4. | 01 26 18 0080 00B00 0120<br>ALARIE SOPHIE & BUJOLD SERGE<br>593 RANG SALVAIL SUD<br>ST-JUDE (QUEBEC), J0H 1P0 | | | | |
| 5. | 01 26 18 0080 00B00 0130<br>SCHELLHORN ROBERT & ALICE<br>13030 LONG PINE TRL<br>CLERMONT, FL 34711-6530 | | | | |
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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0140<br>SWEASY MARGARET L<br>6738 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 2. | 01 26 18 0080 00C00 0020<br>PARK ZACHARY R & SUSAN<br>1077 19TH AVENUE PL NW<br>HICKORY, NC 28601 | | | | |
| 3. | 01 26 18 0080 00C00 0030<br>UNIVERSITY PARKWAY LLC<br>1779 KIRBY PKWY STE 10325<br>MEMPHIS, TN 38138 | | | | |
| 4. | 01 26 18 0080 00C00 0040<br>MELTON PATTY A<br>15245 WEST DYNAMITE BLVD<br>SURPRISE, AZ 34637 | | | | |
| 5. | 01 26 18 0080 00C00 0050<br>MARTIN DEAN & MARTIN SUZANNE<br>4264 NORTHERN PIKE<br>MONROEVILLE, PA 15146 | | | | |
| 6. | | | | | |

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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0060<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ. FL 33549-6933 | | | | |
| 2. | 01 26 18 0080 00C00 0070<br>BRINSON PROPERTIES INC<br>23110 STATE ROAD 54BOX 370<br>LUTZ, FL 33549-6933 | | | | |
| 3. | 01 26 18 0080 00C00 0080<br>NORRIS CHRISTOPHER<br>6906 AMANDA VISTA CIRCLE<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0080 00C00 0090<br>ADVANTA IRA SERVICES LLC GREGORY COMPTON IRA #2774<br>13191 STARKEY RD #9<br>LARGO, FL 33773 | | | | |
| 5. | 01 26 18 0080 00C00 0100<br>CCARLSON LLC<br>912 1ST ST N<br>HUMBOLDT, IA 50548 | | | | |
| 6. | | | | | |

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# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0120<br>CAIOLA GENE P & SHARI<br>391 EXTONVILLE RD<br>ALLENTOWN, NJ 08501-1505 | | | | |
| 2. | 01 26 18 0080 00C00 0160<br>EBERLE HARRY & MARYANNE<br>2405 SIFIELD GREENS WAY<br>SUN CITY CENTER, FL 33573-7164 | | | | |
| 3. | 01 26 18 0080 00C00 0170<br>ROBERTS LYLE A<br>411 WALNUT ST 13161<br>GREEN COVE SPRINGS, FL 32043 | | | | |
| 4. | | | | | |
| 5. | 01 26 18 0080 00C00 0180<br>PLUMMER JAMES H JR<br>PO BOX 1454<br>LAND O LAKES, FL 34639-1454 | | | | |
| 6. | 01 26 18 0080 00C00 0190<br>BURNHAM HARRY & LYNN<br>6960 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7832 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0200<br>MOCK CURTIS<br>113 MARTIN CIR<br>MANKATO, MN 56001-5731 | | | | |
| 2. | 01 26 18 0080 00C00 0210<br>SWEASY MARGARET<br>6738 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00C00 0220<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ, FL 33549-6933 | | | | |
| 4. | 01 26 18 0080 00C00 0230<br>LUX RV LLC<br>8051 N TAMIAMI TRL STE E6<br>SARASOTA, FL 34243 | | | | |
| 5. | 01 26 18 0080 00C00 0240<br>DOERR JOHN C REVOCABLE LIVING TRUST<br>6754 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0260<br>PHILLIPS DAVID<br>6757 AMANDA VISTA CIR<br>LAND O LAKES. FL 34637 | | | | |
| 2. | 01 26 18 0080 00C00 0270<br>BONO RUSSELL C & JANINE M<br>6762 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7801 | | | | |
| 3. | 01 26 18 0080 00C00 0280<br>RIFE KEITH & CHERYL<br>940 E COUNTY ROAD 825 N<br>BAINBRIDGE , IN 46105-9488 | | | | |
| 4. | 01 26 18 0080 00C00 0290<br>GOTTMANN JAMES M JR<br>6770 AMANDA VISTA CIR<br>LAND O' LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0080 00C00 0300<br>PHILLIPS FREEMAN M JR & CYNTHIA M<br>PO BOX 1256<br>LAND O LAKES, FL 34639-1256 | | | | |
| 6. | | | | | |

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Postmaster, per *(name of receiving employee)*

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| USPS® Tracking Number / Firm-specific Identifier | Postage | Fee | Special Handling | Parcel Airlift |
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01 26 18 0080 00C00 0310
GOLDING JAMES R
6808 AMANDA VISTA CIR
LAND O LAKES, FL 34637-7814

01 26 18 0080 00C00 0320
HEKKEL ROCKEY & SANDRA
6812 AMANDA VISTA CIR
LAND O LAKES, FL 34637-7814

01 26 18 0080 00C00 0330
HARDESTY FAMILY TRUST HARDESTY KEVIN TRUSTEE
2649 SW 29TH AVE
CAPE CORAL, FL 33914-3849

01 26 18 0080 00D00 0000
WOODS RESIDENTS ASSOCIATION
6944 AMANDA VISTA CIR
LAND O LAKES, FL 34637

36 25 18 0010 00000 0J10

PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT

C/O VESTA DISTRICT SVCS-LOGAN MEUTHER250 INTERNATIONAL PKWY STE 208 LAKE MARY, FL 32746-5018

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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00100 0120<br>DEGLING ROBERT & MARGARET REVOCABLE TRUST DEGLING ROBERT G & MARGARET M T... 630 HUDSON AVE<br>TAMPA, FL 33606-3927 | | | | |
| 2. | 01 26 18 0040 00100 0280<br>RUPP RONALD J & CHERYL LYNN FAMILY TRUST RUPP RONALD J & CHERYL LYNN CO-TRUST... 6824 SOMBRAS WAY<br>LAND O LAKES, FL 34673 | | | | |
| 3. | 01 26 18 0040 00100 0300<br>POPETZ DONALD C & MARILEE M REV LIV TR POPETZ DONALD C & MARILEE M TTEES 6828 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 4. | 01 26 18 0040 00200 0390<br>JONES RICHARD E JR & DONNA A REV LIVING TRUST JONES RICHARD E JR & DONNA A TRU... 6741 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00300 0550<br>CHEAH TENG-HONG TRUST & CHEAH YOKE-CHENG TRUST CHEAH YOKE-CHENG & TENG-H... 21124 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 6. | | | | | |

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| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00A00 0030<br>HEARLD DAVID R & PAULA M REVOCABLE TRUST HEARLD DAVID R & PAULA M TRUSTEES<br>6963 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
| 2. | 01 26 18 0080 00C00 0010<br>BLAIR LIVING TRUST BLAIR THOMAS L & ROCHELLE M TRUSTEES 2588 DUNBAR AVE<br>THE VILLAGES, FL 32162-4504 | | | | |
| 3. | 01 26 18 0080 00C00 0140<br>JARVIS RONALD & BRENDA LIVING TRUST JARVIS RONALD WILLIAM & BRENDA WHITIS TRUS... 411 WALNUT ST #13167<br>GREEN COVE SPRINGS, FL 32043 | | | | |
| 4. | 01 26 18 0040 00300 0450<br>21141 LOS CABOS COURT LAND TRUST GOEDE JOHN C ESQ TRUSTEE<br>6609 WILLOW PARK DR SECOND FLOOR<br>NAPLES, FL 34109 | | | | |
| 5. | 01 26 18 0060 00F00 0000<br>MAGNOLIA POINT PRESERVE HOMEOWNERS ASSOCIATION INC<br>C/O 24/7 PROPERTY MANAGMNT LLCPO BOX 2451<br>LAND O LAKES, FL 34639-2451 | | | | |
| 6. | | | | | |

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**74824**

# Tampa Bay Times

Published Daily

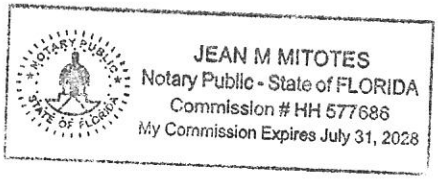
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

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 PDE26-024 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of **Affiant** _____
Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____



# NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

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

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 20) FROM COM (COMMERCIAL) TO RES-24 (RESIDENTIAL-24 DU/GA) ON APPROXIMATELY 4.93 ACRES OF REAL PROPERTY LOCATED ON GRAN VIA BLVD APPROXIMATELY .3 MILES EAST OF THE INTERSECTION OF CALIENTE BLVD AND LAND O' LAKES BLVD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

On Thursday, February 19, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, March 24, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

[CPAS25-02 Caliente Resorts]

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.

PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-024

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 2 **FILE NO.:** PDE26-7857 **DATE:** 2/19/2026

**SUBJECT:** Zoning Amendment Substantial Modification (Continuance)- Caliente Resorts MPUD – LOL Properties Inc, – Rezoning Request from Master Planned Unit Development MPUD to MPUD Master Planned Unit Development District to Allow for the Development of 96 Condominium Units, and Associated Infrastructure on Approximately 4.93 Acres Located on the Western Side of Caliente Boulevard, Approximately .31 miles Northeast of the Intersection of Caliente Boulevard and Land O'Lakes Boulevard

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

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

**RECOMMENDED COMMITTEE ACTION:**
Continue to March 05, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in Dade City

**BACKGROUND:**

**PROJECT OVERVIEW**

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

Proposed is a substantial modification to the Caliente Resorts MPUD to allow for the development of 96 condominium units and associated infrastructure on approximately 4.93 Acres located on the western side of Caliente Boulevard, approximately .31 miles northeast of the intersection of Caliente Boulevard and Land O'Lakes Boulevard. The applicant will be required, through this modification, to provide a 405-foot northbound right turn lane at the intersection of U.S. 41 and Caliente Boulevard.

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

**SITE DETAILS**

The project is located in the Central Market Area, located on the western side of Caliente Boulevard, approximately .31 miles northeast of the intersection of Caliente Boulevard and Land O'Lakes Boulevard (Parcel ID No.: 01 26 18 0040 00000 00M0).

| | |
|---|---|
| Commission District: | The Honorable Seth Weightman |
| Project Name: | Caliente MPUD Master Planned Unit Development |
| Applicants' Name(s) : | LOL Properties Inc, |
| Current Zoning District: | MPUD Master Planned Unit Development |
| Proposed Zoning District: | MPUD Master Planned Unit Development |
| Future Land Use (FLU) Classification: | COM (Commercial) |
| Water/Sewage: | Pasco/Pasco |
| Flood Zone: | AE |
| Requested Entitlements: | 96 Condominium Units |

| | |
|---|---|
| Roads/Access: | Public (Caliente Boulevard two (2)- lane County Collector Roadway) |

| SURROUNDING ZONING AND LAND USES | | | |
|---|---|---|---|
| | Zoning District | Future Land Use (FLU) | Existing Use |
| North | MPUD Master Planned Unit Development | RES-3 (Residential-3 Du/Ga) | Residential (Single-Family Detached) |
| South | C-2 General Commercial District AC-1 Agricultural District | RES-3 (Residential-3 Du/Ga) ROR (Retail/Office/Residential) | Land O'Lakes Boulevard/ Caliente Boulevard Residential (Single-Family Detached/Attached) |
| East | MPUD Master Planned Unit Development | COM (Commercial) RES-6 (Residential-6 Du/Ga) | Residential (Mobile Homes) Caliente Boulevard |
| West | MPUD Master Planned Unit Development | RES-6 (Residential -6 Du/Ga) RES-3 (Residential-3 Du/Ga) | Residential (Single-Family Detached/Attached) |

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

**ATTACHMENT(S):**
1. PDE26-7857: Affidavit of Notice
2. PDE26-7857: Proof of Publication

cc:

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Shelly May Johnson, ESQ.

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

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

Parcel Identification Number(s) (List All): #01-26-18-0040-00000-00M0

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

Project Name: Caliente MPUD

That attached is the following:

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

X Copy of letter sent to neighboring property owners, mailed on 2/2/26

_____

X Photos showing the placement of and language on the signage, which was posted on 2/1/26

FURTHER AFFIANT SAYETH NOT _____ Name

2/3/26 (Date)

STATE OF Florida
COUNTY OF PASCO

The foregoing instrument was acknowledged before me me by means of ☒ physical presence or ☐ online notarization, this February 3, 2026 (date) by Shelly May Johnson (name of person acknowledging), who is personally known to me or who has produced drivers license (type of identification) as identification.

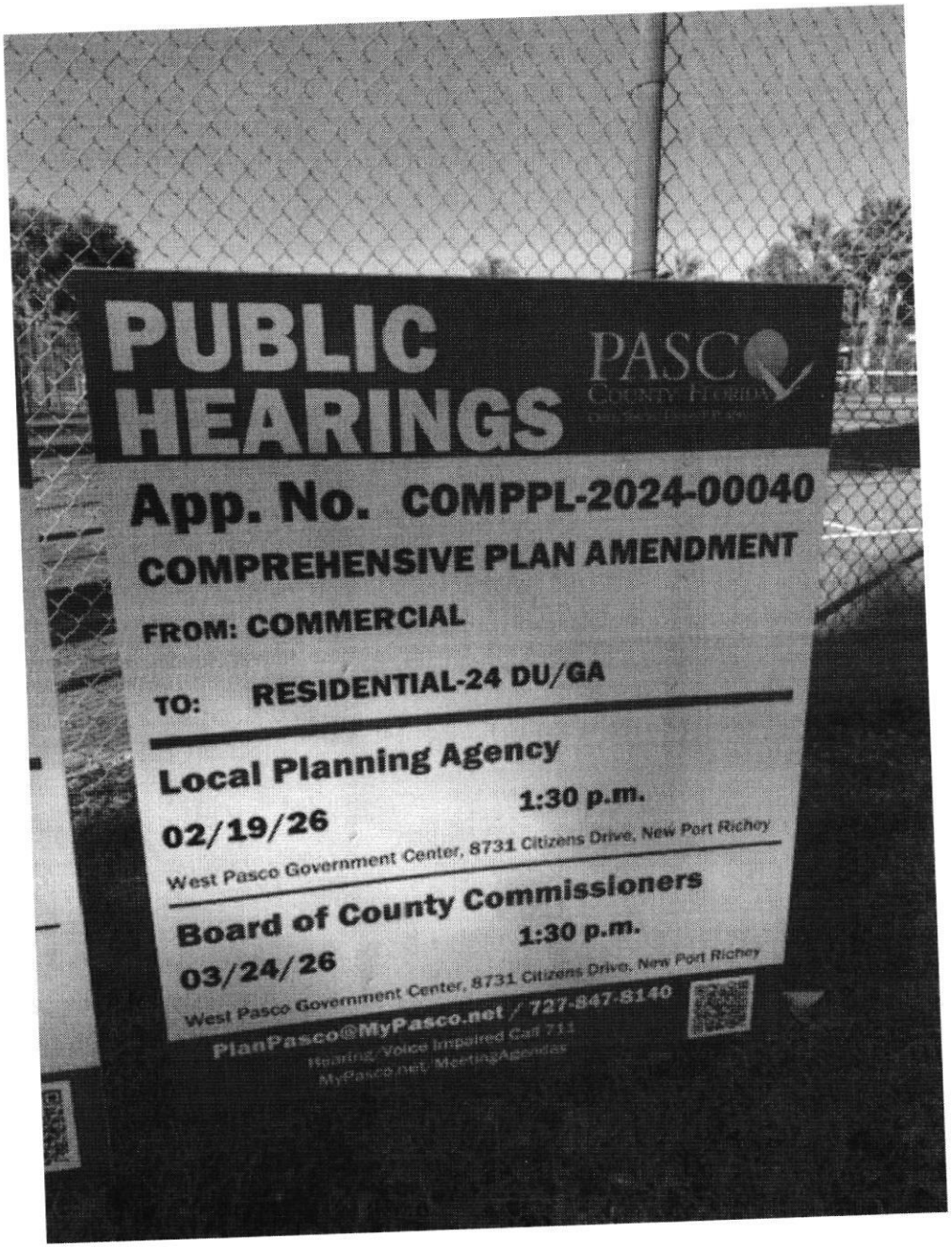
Seal:

SABRINA CALIGIURI
Notary Public, State Of Florida
Commission No. HH 244714
My Commission Expires: 3/24/2026

NOTARY PUBLIC

**shelly johnson**

**From:** shelly johnson
**Sent:** Sunday, February 1, 2026 6:33 PM
**To:** shelly johnson

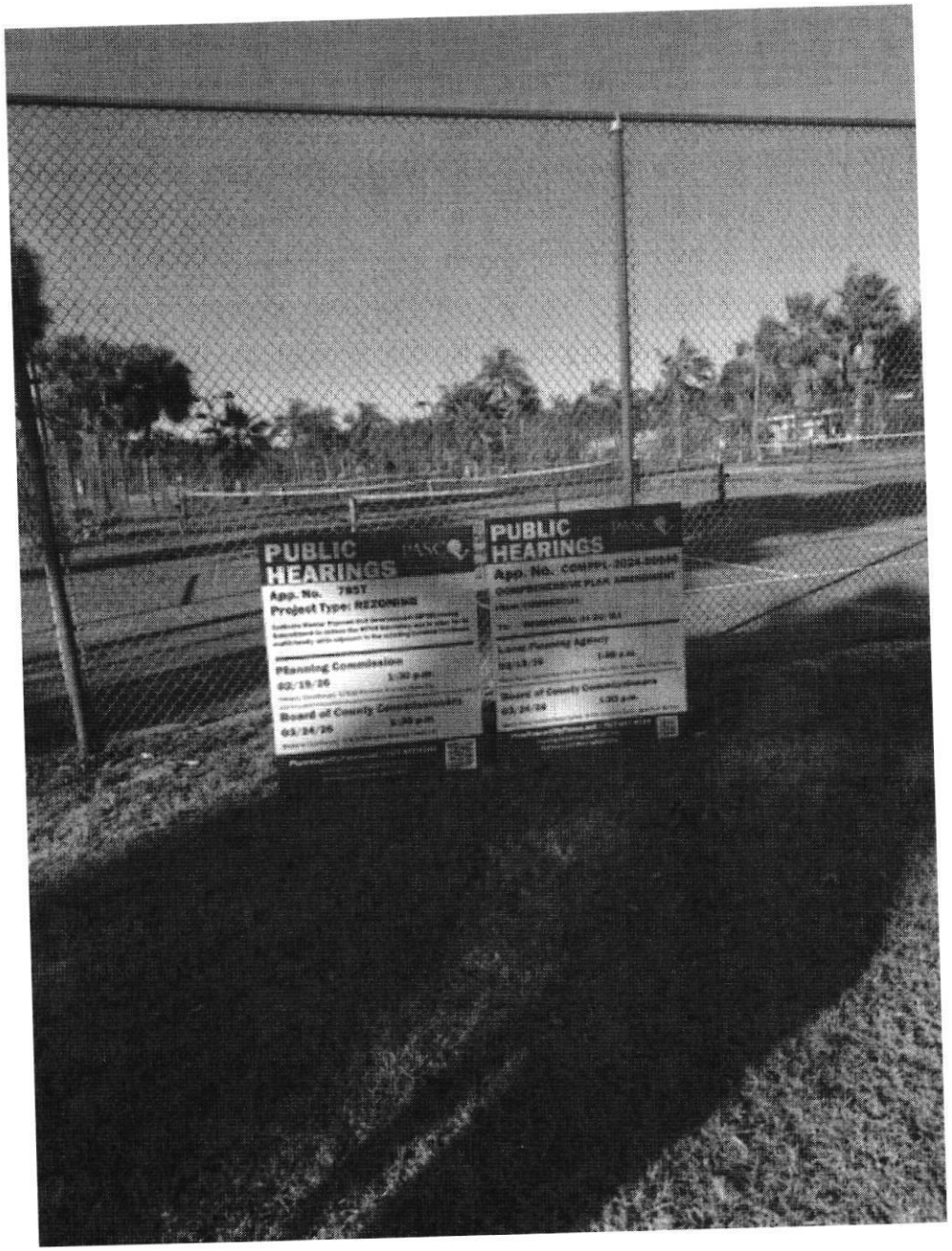


Best regards,

S

**shelly johnson**

**Subject:** FW:



# SHELLY MAY JOHNSON, PA

ATTORNEY AT LAW

6400 Madison, New Port Richey, Florida 34652
Telephone: (727) 376-7300


January 28, 2026

Dear Property Owner:

This is to notify you that a Comprehensive Plan (COMPPL #2024-00040) and MPUD Zoning Amendment (RZ #7857) in the name of LOL Properties, Inc., has been filed for a comprehensive plan amendment from COM to RES-24 and an MPUD zoning amendment to the Caliente MPUD to reduce the Caliente MPUD boundary and to allow for 96 multi-family units. The property is located on the east side of US. 41/Land O Lakes Blvd. and north of Caliente Blvd. within the existing Caliente MPUD. (Parcel Id # **parcel** #01-26-18-0040-00000-00M0).

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

| | | |
|---|---|---|
| LPA/Planning Commission | February 19, 2026 1:30 p.m. | West Pasco Government Center 1st Floor Board Room 8731 Citizens Drive New Port Richey, FL 34654 |
| Board of County Commissioners | March 24, 2026 1:30 p.m. | West Pasco Government Center 1st Floor Board Room 8731 Citizens Drive New Port Richey, FL 34654 |

The development plans are available for public inspection during normal business hours: 8:00 a.m.-5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center, S- 200
8731 Citizens Drive
New Port Richey, FL 34654

To view development plans at the following locations, please call (727) 847-8142:

Pasco County Central Permitting Division
4111 Land O' Lakes Boulevard
Land O' Lakes, FL 34639

Pasco County Central Permitting Division
14236 - 6th Street, Suite 203
Dade City, FL 33525

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

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

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

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. Within five working days of your receipt of this notice, please contact the Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Florida 34654-5598; (727) 847-8030 (V) in New Port Richey; (352) 523-2411, Ext. 8030 (V) in Dade City; (813)996-2411, Ext. 8030 (V) in Land O'Lakes; or via (800) 955-8771 if you are hearing impaired.

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|---|---|
| 1. | 36 25 18 0010 00D00 0090<br>OBRIEN NATALIA<br>7041 TIMBER RIDGE WAY<br>LAND O LAKES, FL 34637-7453 |
| 2. | 36 25 18 0010 00D00 0100<br>MCCANN KIRK & PETERS DOROTHY<br>21315 SKY VISTA DR<br>LAND O LAKES, FL 34637-7462 |
| 3. | 36 25 18 0020 00N00 0060<br>HPA BORROWER 2018-1 ML LLC<br>120 S RIVERSIDE PLAZA STE 2000<br>CHICAGO, IL 60606 |
| 4. | 36 25 18 0020 00N00 0070<br>MAVOR THOMAS & NANCY<br>7007 CARDINALWOOD LN<br>LAND O LAKES, FL 34637-75 |
| 5. | 01 26 18 0000 49900 0020<br>PASCO COUNTY FACILITIES MANAGEMENT DEPT<br>7220 OSTEEN RD<br>NEW PORT RICHEY, FL 34653-2359 |
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| 1. | 01 26 18 0040 00000 00F0<br>CALIENTE MASTER ASSOCIATION INC<br>C/O QUALIFIED PROPERTY MGMT5901 US HIGHWAY 19 STE<br>NEW PORT RICHEY, FL 34652-2940 | | | | |
| 2. | 01 26 18 0040 00000 00M0<br>LOL PROPERTIES INC<br>16332 EMERALD COVE DR<br>LUTZ, FL 33549 | | | | |
| 3. | 01 26 18 0040 00100 0010<br>SULLIVAN CINDY JANE<br>21231 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | 01 26 18 0040 00100 0020<br>DIMETMAN REVOCABLE TRUST DIMETMAN GABI H & CARL L TRUSTEES<br>3819 MORGANS CRK<br>SAN ANTONIO, TX 78230-1943 | | | | |
| 5. | 01 26 18 0040 00100 0030<br>RAPSON PATRICIA A<br>21227 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
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| 2. | | 01 26 18 0040 00100 0050<br>FRITZ JAMES<br>21223 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 3. | | 01 26 18 0040 00100 0060<br>RIDDELL STEPHEN & ETHEL<br>21221 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | | 01 26 18 0040 00100 0070<br>DEMPSEY BENJAMIN P & JENNIFER M<br>21211 CALLE ROSA DRIVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0040 00100 0080<br>KNUTSON LARRY F REVOCABLE TRUST<br>21209 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
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| 2. | 01 26 18 0040 00100 0100<br>ABRAHAM MATHEW M & TONI R<br>21205 CALLE ROSA DR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0040 00100 0110<br>PANZARASA STEFANO & ERIN<br>21203 CALLE ROSA DR<br>LAND O LAKES, FL 34637-3292 | | | | |
| 4. | 01 26 18 0040 00100 0130<br>ROBINSON TIMOTHY C & ELIZABETH C<br>6730 VISTA DEL LAGO AVE<br>LAND O'LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00100 0140<br>VENETTI MARK & CRYSTAL D<br>6732 VISTA DEL LAGO AVENUE<br>LAND O LAKES, FL 34637 | | | | |
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| 2. | 01 26 18 0040 00100 0160<br>TRUST NO 6736VDLA LAND TRUST SERVICE CORPORATION TRUSTEE<br>PO BOX 547945<br>ORLANDO, FL 32854-7945 | | | | |
| 3. | 01 26 18 0040 00100 0170<br>YANNAKOPOULOS DEMETRIOS<br>6738 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-3293 | | | | |
| 4. | 01 26 18 0040 00100 0180<br>SCHMITT STEVE<br>6740 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-3293 | | | | |
| 5. | 01 26 18 0040 00100 0190<br>DEAN BOBBY P II & DEBORAH M<br>6800 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
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| 1. | 01 26 18 0040 00100 0200<br>KERNS RANDALL E TRUST KERNS RANDALL E TRUSTEE<br>11608 WINDING RIVER DR<br>FORT MYERS, FL 33905 | | | | |
| 2. | 01 26 18 0040 00100 0210<br>TRIAY WILLIAM L & LINDA M<br>3025 EDENBORN AVE<br>METAIRIE, LA 70002-4720 | | | | |
| 3. | 01 26 18 0040 00100 0220<br>RUNYAN MICHAEL & FUYING XU<br>6808 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 4. | 01 26 18 0040 00100 0230<br>COHEN DONNA<br>6810 SOMBRAS WAY<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00100 0240<br>OXLEY ANTHONY F & DEBORAH J<br>6812 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
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| 1. | 01 26 18 0040 00100 0260<br>WATHEN PATRICK & THERESA<br>2990 NEW HAVEN ROAD<br>BARDSTOWN, KY 40004 | | | | |
| 2. | 01 26 18 0040 00100 0270<br>RUNNFELDT BRUCE W & PAMELA M<br>6822 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 3. | 01 26 18 0040 00100 0290<br>TRUST NO 6826SW LAND TRUST SERVICE CORPORATION TRUSTEE<br>PO BOX 547945<br>ORLANDO, FL 32854 | | | | |
| 4. | 01 26 18 0040 00200 0310<br>SEALS ALBERT ALLEN & SEALS KIM ST CLAIR<br>3948 3RD ST S #321<br>JACKSONVILLE BEACH, FL 32250 | | | | |
| 5. | 01 26 18 0040 00200 0320<br>SCHULTZ ROGER & JUANITA<br>3208 ROMENCE RD<br>PORTAGE, MI 49024-4057 | | | | |
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| 1. | 01 26 18 0040 00200 0330<br>MEMBRINO JOHN & SUSAN<br>6817 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7802 | | | | |
| 2. | 01 26 18 0040 00200 0340<br>SMOLSKY BRIAN E & CATHERINE M<br>180 CHAPMAN RD<br>LAKE ARIEL, PA 18436-9516 | | | | |
| 3. | 01 26 18 0040 00100 0250<br>GAERTNER NICOL<br>6818 SOMBRAS WAY<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0040 00200 0350<br>TAYLOR ALAN L & MARY L<br>6813 VISTA DEL LAGO AVENUE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0040 00200 0360<br>HASS THOMAS H<br>6811 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7802 | | | | |
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| 1. | | 01 26 18 0040 00200 0370<br>DUSYLOVITCH D J REVOC TRUST DUSYLOVITCH D J TRUSTEE<br>6745 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 2. | | 01 26 18 0040 00200 0380<br>LIGON DON & DIANNE<br>302 QUARTER TRAK<br>YORKTOWN, VA 23693-2329 | | | | |
| 3. | | 01 26 18 0040 00200 0400<br>NORTH PLAZA INVESTMENTS LLC<br>259 W SPRING ST UNIT 1221<br>COLUMBUS, OH 43215 | | | | |
| 4. | | 01 26 18 0040 00200 0410<br>KENNEALLY TRUST KENNEALLY TIMOTHY & LISA TRUSTEES<br>6737 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 5. | | 01 26 18 0040 00200 0420<br>LONERGAN TRUST AGREEMENT LONERGAN JOHN R & DIANE J TTEE<br>PO BOX 1319<br>LAND O LAKES, FL 34639-1319 | | | | |
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| 2. | 01 26 18 0040 00200 0440<br>TELFORD EDYTHE & GRANT<br>6723 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 3. | 01 26 18 0040 00200 0450<br>JENNINGS JOHN E & CHARLENE M<br>6721 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0040 00200 0460<br>RINEHART DONALD D & SUSAN D<br>253 BIRD KEY DR<br>SARASOTA, FL 34236-1601 | | | | |
| 5. | 01 26 18 0040 00200 0470<br>PETERSON ROBERT N & TRUDY A<br>6717 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 6. | | | | | |

UNITED STATES POSTAL SERVICE®

# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00200 0480<br>MUZIC GREGORY C & PATRICIA A<br>4890 PENNANT RISING LANE<br>LAND O LAKES, FL 34638 | | | | |
| 2. | 01 26 18 0040 00300 0390<br>LAND STEPHANIE<br>5404 MAPLE ST<br>BELLAIRE, TX 77401 | | | | |
| 3. | 01 26 18 0040 00300 0400<br>FERREE MICHELLE LIVING TRUST FERREE MICHELLE TRUSTEE<br>21121 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 4. | 01 26 18 0040 00300 0410<br>EXSTEIN GERALD<br>21125 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 5. | 01 26 18 0040 00300 0420<br>MAHAN DANNY M & SHELLEY G<br>21129 LOS CABOS CT<br>LAND O LAKES, FL 34637 | | | | |
| 6. | | | | | |

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# Certificate of Mailing — Firm

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00300 0430<br>BLOODWORTH JANET PARRY<br>21133 LOS CABOS COURT<br>LAND O LAKES, FL 34637 | | | | |
| 2. | 01 26 18 0040 00300 0440<br>BLUMENKRANTZ JEAN M REV TRUST BLUMENKRANTZ JEAN M TRUSTEE<br>21137 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 3. | 01 26 18 0040 00300 0460<br>RIGEL LEANN<br>21145 LOS CABOS CT<br>LAND O LAKES, FL 34637-7807 | | | | |
| 4. | | | | | |
| 5. | 01 26 18 0040 00300 0470<br>MUZIC GREGORY C & MUZIC PATRICIA A<br>6715 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637-7800 | | | | |
| 6. | 01 26 18 0040 00300 0480<br>WASSER ALAN 2016 TRUST & KOCHMAN CAROL REV TRUST<br>21150 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|
| 1. 01 26 18 0040 00300 0490<br>NEMETH DANIEL<br>21148 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 2. 01 26 18 0040 00300 0500<br>WESSINGER HUGH & PHUONGANH<br>21144 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 3. 01 26 18 0040 00300 0510<br>OMALLEY EDWARD FRANCIS II & MICHELLE<br>21140 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 4. 01 26 18 0040 00300 0520<br>CLARK KIMBERLY M & RICHARD<br>21136 LOS CABOS CT<br>LAND O LAKES, FL 34637 | | | | |
| 5. 01 26 18 0040 00300 0530<br>PETRISAK DENNIS & DEBORAH<br>11811 RIVE ISLE RUN<br>PARRISH, FL 34219 | | | | |
| 6. | | | | |

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5549

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# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0040 00300 0540<br>BROWN REVOCABLE TRUST BROWN THOMAS N TRUSTEE<br>10524 SW 75th WAY<br>GAINESVILLE, FL 32608-2413 | | | | |
| 2. | 01 26 18 0040 00300 0570<br>POLTOREK TERRY & MARY JANE<br>21116 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 3. | 01 26 18 0040 00300 0580<br>DENNEY RICHARD L & BARRETT LYDIA JOANN<br>870 COPPERFIELD DR<br>NORMAN, OK 73072-4147 | | | | |
| 4. | 01 26 18 0060 00000 0010<br>HAIRSTON HUGH S & DEITRA N<br>6814 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3378 | | | | |
| 5. | 01 26 18 0060 00000 0020<br>GARBER JAMES C & SHARON P<br>6748 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00000 0030<br>HANNAS CHARLES & DONNA<br>6736 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
| 2. | 01 26 18 0060 00000 0040<br>VON EIFF THEODORE W<br>6716 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3376 | | | | |
| 3. | 01 26 18 0060 00000 0050<br>POPPERT RACHEL<br>6648 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
| 4. | 01 26 18 0060 00000 0060<br>BUCKLEY KAREN<br>6638 MAGNOLIA PT DR<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0060 00000 0070<br>CAROLINE P J & T L TRUST CAROLINE PETER & TOBIN TTEES<br>6630 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
| 6. | | | | | |

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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00000 0080<br>PAULIS JOSEPH JOHN III & DEANNA<br>6620 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3299 | | | | |
| 2. | 01 26 18 0060 00000 0340<br>MAZZOLA VICTORIA M & WILLIAM<br>PO BOX 1156<br>LAND O LAKES, FL 34639-1156 | | | | |
| 3. | 01 26 18 0060 00000 0350<br>LEWIS ROBERT J SR & CATHY E<br>6615 MAGNOLIA POINT DR<br>LAND O LAKES, FL 34637-3275 | | | | |
| 4. | 01 26 18 0060 00000 0360<br>GREGORY ROBERT & BABBITT ROBIN R<br>6625 MAGNOLIA POINT DRIVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0060 00A00 0000<br>MAGNOLIA POINT PRESERVE HOMEOWNERS ASSOCIATION INC<br>C/O 24/7 PROPERTY MANAGMNT LLCPO BOX 2451<br>LAND O LAKES, FL 34639-2451 | | | | |
| 6. | | | | | |

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# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here *Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |

Postmaster, per *(name of receiving employee)*

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0060 00D00 0000<br>CURVE LAKE LANDHOLDINGS LLC<br>C/O QUALIFIED PROPERTY MGMT5901 US HIGHWAY 19 STE<br>NEW PORT RICHEY, FL 34652-2940 | | | | |
| 2. | 01 26 18 0070 00000 0190<br>CALIENTE RESORTS LLC<br>16332 EMERALD COVE DR<br>LUTZ, FL 33549 | | | | |
| 3. | 01 26 18 0080 00A00 0000<br>WOODS RESIDENTS ASSOCIATION INC<br>6944 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0080 00A00 0010<br>LARKIN JOHN P<br>1951 PETERS PL<br>CLEARWATER, FL 33764-7597 | | | | |
| 5. | 01 26 18 0080 00A00 0040<br>WHEELER GERALD A & CHRISTINE A<br>6959 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00A00 0050<br>RENO RICHARD A & PEARSON TAMMY L<br>9616 AIR PARK DR<br>GRANBURY, TX 76049-4450 | | | | |
| 2. | 01 26 18 0080 00A00 0060<br>OLENIACZ JOHN & SUBERS APRIL<br>6951 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00A00 0070<br>THRIFT STANLEY<br>931 RIVER RD<br>VALLEY, AL 36854-5533 | | | | |
| 4. | 01 26 18 0080 00A00 0080<br>PRYOR JULIE C & RAESCH VAUGHAN J<br>6943 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
| 5. | | | | | |
| 6. | 01 26 18 0080 00A00 0090<br>PEAK 8 LLC<br>3225 S MACDILL AVE STE 129319<br>TAMPA, FL 33629 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |

Postmaster, per *(name of receiving employee)*

| | USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|---|
| 1. | | 01 26 18 0080 00A00 0100<br>DOERR JOHN C REVOCABLE LIVING TRUST<br>6754 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 2. | | 01 26 18 0080 00A00 0110<br>SIRMONS INSURANCE SERVICES INC<br>1000 COVE CAY DR 1D<br>CLEARWATER FL 33760 | | | | |
| 3. | | 01 26 18 0080 00A00 0220<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ FL 33549-6933 | | | | |
| 4. | | 01 26 18 0080 00A00 0240<br>WICKETT BRETT & SUSAN<br>6849 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0080 00A00 0250<br>JOHNSON LINDA MARIE<br>6845 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7830 | | | | |
| 6. | | | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | Postage | Fee | Special Handling | Parcel Airlift |
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| 1. | | | | |
| 2. | | | | |
| 3. | | | | |
| 4. | | | | |
| 5. | | | | |
| 6. | | | | |

01 26 18 0080 00A00 0260
BARR JOHN P & SINGLETON MARTY G & JOHNSTON D P
63 N PUTT CORNERS RD
NEW PALTZ, NY 12561

01 26 18 0080 00A00 0270
GROSS JON
673 BELL STREET #23
MANCHESTER, NH 03103-4345

01 26 18 0080 00A00 0280
MARSH MARK L & DVONNE M
6833 AMANDA VISTA CIR
LAND O LAKES, FL 34637

01 26 18 0080 00B00 0010
JONES ROBB
147 BAYVIEW LANE
LIVINGSTON, TX 77351

01 26 18 0080 00B00 0020
VINESKI RITA D
6811 AMANDA VISTA CIR
LAND O LAKES, FL 34637-7830

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0030<br>HAGERTY DAVID W<br>6807 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7830 | | | | |
| 2. | 01 26 18 0080 00B00 0040<br>MARINER STEVEN R & MICHELLE<br>815 WEST BURLEIGH AVENUE<br>BISMARCK, ND 58504 | | | | |
| 3. | 01 26 18 0080 00B00 0050<br>BRINSON PROPERTIES INC<br>23110 STATE RD 54<br>LUTZ, FL 34637 | | | | |
| 4. | 01 26 18 0080 00B00 0060<br>BOHNERT BRYAN & CHARLA<br>6608 N WESTERN AVE UNIT 1221<br>OKLAHOMA CITY, OK 73116 | | | | |
| 5. | | | | | |
| 6. | 01 26 18 0080 00B00 0080<br>PHILLIPS DAVID BRUCE<br>636 TREELINE DR<br>CHARLES TOWN, WV 25414 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS<br>FEB - 2 2026<br>ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0090<br>LOMAN GARY & DONNA<br>6751 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7804 | | | | |
| 2. | 01 26 18 0080 00B00 0100<br>KLEIN JOHN T<br>6747 AMANDA VISTA CIR<br>LAND O' LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00B00 0110<br>MAHON DAVID J & SHERRI J<br>PO BOX 262<br>FARINA, IL 62838-0262 | | | | |
| 4. | 01 26 18 0080 00B00 0120<br>ALARIE SOPHIE & BUJOLD SERGE<br>593 RANG SALVAIL SUD<br>ST-JUDE (QUEBEC), J0H 1P0 | | | | |
| 5. | 01 26 18 0080 00B00 0130<br>SCHELLHORN ROBERT & ALICE<br>13030 LONG PINE TRL<br>CLERMONT, FL 34711-6530 | | | | |
| 6. | | | | | |

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# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here *Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00B00 0140<br>SWEASY MARGARET L<br>6738 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 2. | 01 26 18 0080 00C00 0020<br>PARK ZACHARY R & SUSAN<br>1077 19TH AVENUE PL NW<br>HICKORY, NC 28601 | | | | |
| 3. | 01 26 18 0080 00C00 0030<br>UNIVERSITY PARKWAY LLC<br>1779 KIRBY PKWY STE 10325<br>MEMPHIS, TN 38138 | | | | |
| 4. | 01 26 18 0080 00C00 0040<br>MELTON PATTY A<br>15245 WEST DYNAMITE BLVD<br>SURPRISE, AZ 34637 | | | | |
| 5. | 01 26 18 0080 00C00 0050<br>MARTIN DEAN & MARTIN SUZANNE<br>4264 NORTHERN PIKE<br>MONROEVILLE, PA 15146 | | | | |
| 6. | | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0060<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ. FL 33549-6933 | | | | |
| 2. | 01 26 18 0080 00C00 0070<br>BRINSON PROPERTIES INC<br>23110 STATE ROAD 54BOX 370<br>LUTZ, FL 33549-6933 | | | | |
| 3. | 01 26 18 0080 00C00 0080<br>NORRIS CHRISTOPHER<br>6906 AMANDA VISTA CIRCLE<br>LAND O LAKES, FL 34637 | | | | |
| 4. | 01 26 18 0080 00C00 0090<br>ADVANTA IRA SERVICES LLC GREGORY COMPTON IRA #2774<br>13191 STARKEY RD #9<br>LARGO, FL 33773 | | | | |
| 5. | 01 26 18 0080 00C00 0100<br>CCARLSON LLC<br>912 1ST ST N<br>HUMBOLDT, IA 50548 | | | | |
| 6. | | | | | |

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# Certificate of Mailing — Firm

| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0120<br>CAIOLA GENE P & SHARI<br>391 EXTONVILLE RD<br>ALLENTOWN, NJ 08501-1505 | | | | |
| 2. | 01 26 18 0080 00C00 0160<br>EBERLE HARRY & MARYANNE<br>2405 SIFIELD GREENS WAY<br>SUN CITY CENTER, FL 33573-7164 | | | | |
| 3. | 01 26 18 0080 00C00 0170<br>ROBERTS LYLE A<br>411 WALNUT ST 13161<br>GREEN COVE SPRINGS, FL 32043 | | | | |
| 4. | | | | | |
| 5. | 01 26 18 0080 00C00 0180<br>PLUMMER JAMES H JR<br>PO BOX 1454<br>LAND O LAKES, FL 34639-1454 | | | | |
| 6. | 01 26 18 0080 00C00 0190<br>BURNHAM HARRY & LYNN<br>6960 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7832 | | | | |

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|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
|---|---|---|---|---|---|
| 1. | 01 26 18 0080 00C00 0200<br>MOCK CURTIS<br>113 MARTIN CIR<br>MANKATO, MN 56001-5731 | | | | |
| 2. | 01 26 18 0080 00C00 0210<br>SWEASY MARGARET<br>6738 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 3. | 01 26 18 0080 00C00 0220<br>BRINSON PROPERTIES INC<br>PMB 37023110 STATE ROAD 54<br>LUTZ, FL 33549-6933 | | | | |
| 4. | 01 26 18 0080 00C00 0230<br>LUX RV LLC<br>8051 N TAMIAMI TRL STE E6<br>SARASOTA, FL 34243 | | | | |
| 5. | | | | | |
| 6. | 01 26 18 0080 00C00 0240<br>DOERR JOHN C REVOCABLE LIVING TRUST<br>6754 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |

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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
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| 1. | 01 26 18 0080 00C00 0260<br>PHILLIPS DAVID<br>6757 AMANDA VISTA CIR<br>LAND O LAKES. FL 34637 | | | | |
| 2. | 01 26 18 0080 00C00 0270<br>BONO RUSSELL C & JANINE M<br>6762 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7801 | | | | |
| 3. | 01 26 18 0080 00C00 0280<br>RIFE KEITH & CHERYL<br>940 E COUNTY ROAD 825 N<br>BAINBRIDGE , IN 46105-9488 | | | | |
| 4. | 01 26 18 0080 00C00 0290<br>GOTTMANN JAMES M JR<br>6770 AMANDA VISTA CIR<br>LAND O' LAKES, FL 34637 | | | | |
| 5. | 01 26 18 0080 00C00 0300<br>PHILLIPS FREEMAN M JR & CYNTHIA M<br>PO BOX 1256<br>LAND O LAKES, FL 34639-1256 | | | | |
| 6. | | | | | |

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-

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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |

Postmaster, per *(name of receiving employee)*

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| USPS® Tracking Number<br>Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
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| 2. | 01 26 18 0080 00C00 0320<br>HEKKEL ROCKEY & SANDRA<br>6812 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7814 | | | | |
| 3. | 01 26 18 0080 00C00 0330<br>HARDESTY FAMILY TRUST HARDESTY KEVIN TRUSTEE<br>2649 SW 29TH AVE<br>CAPE CORAL, FL 33914-3849 | | | | |
| 4. | 01 26 18 0080 00D00 0000<br>WOODS RESIDENTS ASSOCIATION<br>6944 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637 | | | | |
| 5. | [illegible] | | | | |
| 6. | 36 25 18 0010 00000 0J10<br>PRESERVE AT WILDERNESS LAKE COMMUNITY DEVELOPMENT DISTRICT<br>C/O VESTA DISTRICT SVCS-LOGAN MEUTHER250 INTERNATIONAL PKWY STE 208 LAKE MARY, FL 32746-5018 | | | | |

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5548

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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
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| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

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| 1. | | 01 26 18 0040 00100 0120<br>DEGLING ROBERT & MARGARET REVOCABLE TRUST DEGLING ROBERT G & MARGARET M T... 630 HUDSON AVE<br>TAMPA, FL 33606-3927 | | | | |
| 2. | | 01 26 18 0040 00100 0280<br>RUPP RONALD J & CHERYL LYNN FAMILY TRUST RUPP RONALD J & CHERYL LYNN CO-TRUST... 6824 SOMBRAS WAY<br>LAND O LAKES, FL 34673 | | | | |
| 3. | | 01 26 18 0040 00100 0300<br>POPETZ DONALD C & MARILEE M REV LIV TR POPETZ DONALD C & MARILEE M TTEES 6828 SOMBRAS WAY<br>LAND O LAKES, FL 34637-7803 | | | | |
| 4. | | 01 26 18 0040 00200 0390<br>JONES RICHARD E JR & DONNA A REV LIVING TRUST JONES RICHARD E JR & DONNA A TRU... 6741 VISTA DEL LAGO AVE<br>LAND O LAKES, FL 34637 | | | | |
| 5. | | 01 26 18 0040 00300 0550<br>CHEAH TENG-HONG TRUST & CHEAH YOKE-CHENG TRUST CHEAH YOKE-CHENG & TENG-H... 21124 LOS CABOS CT<br>LAND O LAKES, FL 34637-7806 | | | | |
| 6. | | | | | | |



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| Name and Address of Sender | TOTAL NO. of Pieces Listed by Sender | TOTAL NO. of Pieces Received at Post Office™ | Affix Stamp Here<br>*Postmark with Date of Receipt.* |
|---|---|---|---|
| SHELLY MAY JOHNSON PA<br>6400 MADISON STREET<br>NEW PORT RICHEY FL 34652 | 5 | 5 | USPS FEB - 2 2026 ODESSA, FL 33556-5309 |
| | Postmaster, per *(name of receiving employee)* | | |

| USPS® Tracking Number / Firm-specific Identifier | | Postage | Fee | Special Handling | Parcel Airlift |
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| 1. | 01 26 18 0080 00A00 0030<br>HEARLD DAVID R & PAULA M REVOCABLE TRUST HEARLD DAVID R & PAULA M TRUSTEES<br>6963 AMANDA VISTA CIR<br>LAND O LAKES, FL 34637-7874 | | | | |
| 2. | 01 26 18 0080 00C00 0010<br>BLAIR LIVING TRUST BLAIR THOMAS L & ROCHELLE M TRUSTEES 2588 DUNBAR AVE<br>THE VILLAGES, FL 32162-4504 | | | | |
| 3. | 01 26 18 0080 00C00 0140<br>JARVIS RONALD & BRENDA LIVING TRUST JARVIS RONALD WILLIAM & BRENDA WHITIS TRUS... 411 WALNUT ST #13167<br>GREEN COVE SPRINGS, FL 32043 | | | | |
| 4. | 01 26 18 0040 00300 0450<br>21141 LOS CABOS COURT LAND TRUST GOEDE JOHN C ESQ TRUSTEE<br>6609 WILLOW PARK DR SECOND FLOOR<br>NAPLES, FL 34109 | | | | |
| 5. | 01 26 18 0060 00F00 0000<br>MAGNOLIA POINT PRESERVE HOMEOWNERS ASSOCIATION INC<br>C/O 24/7 PROPERTY MANAGMNT LLCPO BOX 2451<br>LAND O LAKES, FL 34639-2451 | | | | |
| 6. | | | | | |

PS Form **3665**, January 2017 (Page ___ of ___) PSN 7530-17-000-5

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74578

# 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 PDE26-023 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARINGS ON REZONINGS AND SPECIAL EXCEPTION FOR PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 24, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. SR52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from 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 200 feet west of North Sunlake Boulevard and State Road 52 intersection (aka 08-25-18-0000-00500-0020).

2. LOL Properties Inc/Caliente MPUD (RZ-7857) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located on the northwest side of Caliente Boulevard, approximately one-quarter mile north of Land O Lakes Boulevard (aka 01-26-18-0040-00000-00M0).

3. Tina Marie & Stephen Farrell/Farrell Project (RZ-7886) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located on the west side of Nottingham Trail, approximately 1660 feet northwest of the corner of Nottingham Trail and Robinhood Road (aka 28-24-17-0000-00100-0000).

4. CA Properties Inc (RZ-7923) petition for a rezoning from a C-2 General Commercial District and a R-MH Mobile Home District to a C-2 General Commercial District for a parcel located on the east side of Land O Lakes Boulevard directly across from Wisteria Loop (aka 02-26-18-0050-00000-0100 et al).

5. RZ-7912 Harrod/Sandy Lakes/Sandy Lakes (RZ-7912) petition for a rezoning from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District and PUD Planned Unit Development District to an I-1 Light Industrial Park District for a parcel located south of Interlaken Road, approximately 500 feet west of the Gunn Highway and Interlaken Road intersection, containing approximately 75 acres (aka 34-26-17-0000-00700-0000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

6. John T & Laura M Love/Love Property (#SE-7917) petition for a special exception for an Accessory Dwelling Unit (ADU) - Reduced Setbacks in an E-R Estate-Residential District for a parcel located on the north side of Lakeview Drive, approximately 190 feet west of Osceola Drive (aka 24-25-16-0050-00000-119A).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-023

February 4, 2026 74578

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 5 **FILE NO.:** PDE26-7886 **DATE:** 2/19/2026

**SUBJECT:** Zoning Amendment (Consent) – Tina Marie and Stephen Farrell/Farrell Project – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – West side of Nottingham Trail approximately 1,660 feet from north of the Intersection of Robinhood Road and Nottingham Trail – Containing approximately Ten (10) Acres.

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 02/19/2026– BCC at NPR 03/24/2026.

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

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

## RECOMMENDED AGENCY ACTION:

Recommend approval to the Board of County Commissioners (BCC) of the requested Zoning Amendment.

## BACKGROUND:

Petition No.7886 (REZONE-2025-00009), in the name of Tina Marie and Stephen Farrell/Farrell Project, has been filed for a change in zoning from an A-C Agricultural District to an A-R Agricultural-Residential District in accordance with Land Development Code (LDC), Section 505. The parcel of land is located approximately 1,660 feet north of the Intersection at Robinhood Road and Nottingham Trail on the west side of Nottingham Trail. Parcel I.D. No. 28-24-17-0000-00100-0000, containing approximately ten acres.

The lead planner for this project and author of this memo is Doreen Roy, Planner II.

The surrounding zoning districts and land uses are as follows:

| | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|---|---|---|---|
| **NORTH** | A-C Agricultural District, A-R Agricultural-Residential District | RES-1 (Residential-1 du/ga) | Single family dwellings; agricultural pursuits |
| **EAST** | A-C Agricultural District, MPUD Master Planned Unit Development District | RES-1 (Residential-1 du/ga) | Single family dwellings and Mobile Homes |
| **SOUTH** | A-C Agricultural District | RES-1 (Residential-1 du/ga) | Single family dwellings; agricultural pursuits |
| **WEST** | A-R Agricultural-Residential District | RES-1 (Residential-1 du/ga) | Single family dwellings, mobile homes |

FINDINGS OF FACT:

1. The subject site has a single-family mobile home on approximately ten (10) acres. The applicant wishes to rezone and subdivide the parcel to allow the homeowner to construct one (1) additional single-family dwelling in accordance with Land Development Code (LDC) Section 505, A-R Agricultural-Residential District standards for development.

2. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:

a. The Property will be zoned A-R Agricultural-Residential District ("Agricultural-Residential") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

3. Access to the property is from Nottingham Trail, a privately maintained, 2,425 foot length, residential dirt road.

4. Landscaping shall be maintained in accordance with LDC, Section 905.2.E, Landscaping Acceptance, Maintenance and Prohibitions. Current and proposed development will be subject to buffer requirements pursuant to LDC, Section 905.2 – Greenspace Requirements and Standards, Landscaping and Buffering and Table 905.2-D.

5. The subject site is in Flood Zone X and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.

6. The surrounding area is characterized by single-family dwellings, agricultural pursuits, and mobile homes.

7. The subject parcel has a Future Land Use (FLU) classification of RES-1 (Residential-1 du/ga) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the 2025 Pasco County Comprehensive Plan.

8. The subject site is within the North Market Area and the Rural Character Area (Rural Area 3).

9. The subject application was submitted for review by the Natural Resources Division, and the following comments were received.

a. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, the Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

10. On March 13, 2025, the subject request was found to be exempt from Timing and Phasing (T&P-2025-00013) analysis as the highest and best use of the existing zoning district would result in a gross trip difference (Δ) of less than 50 peak trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.

11. Nottingham Trail is a substandard roadway (dirt road/poor quality). However, pursuant to LDC Section 901.4.C, “Any project having an impact of less than or equal to 100 daily trips to a non-County maintained roadway is exempt from mitigation and analysis for that roadway segment.” (SSRRA-2025-00050).

12. On November 25, 2025, the applicant held a neighborhood meeting, in accordance with the provisions of the LDC, Section 305. The neighborhood meeting summary package is attached and incorporated hereto.

13. A Live Local deed restriction is being imposed due to the A-R Agricultural-Residential Zoning District allowing commercial farming and “other for profit business activities,” which potentially subjects the A-R Agricultural-Residential Zoning District to the Live Local Act pursuant to the very broad statutory definition of “commercial use”. See Section 125.01055(7)(n)1., Florida Statutes.

14. The subject rezoning shall not take effect until the deed restriction referenced in Finding of Fact Number 2 is recorded and delivered to the County.

15. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

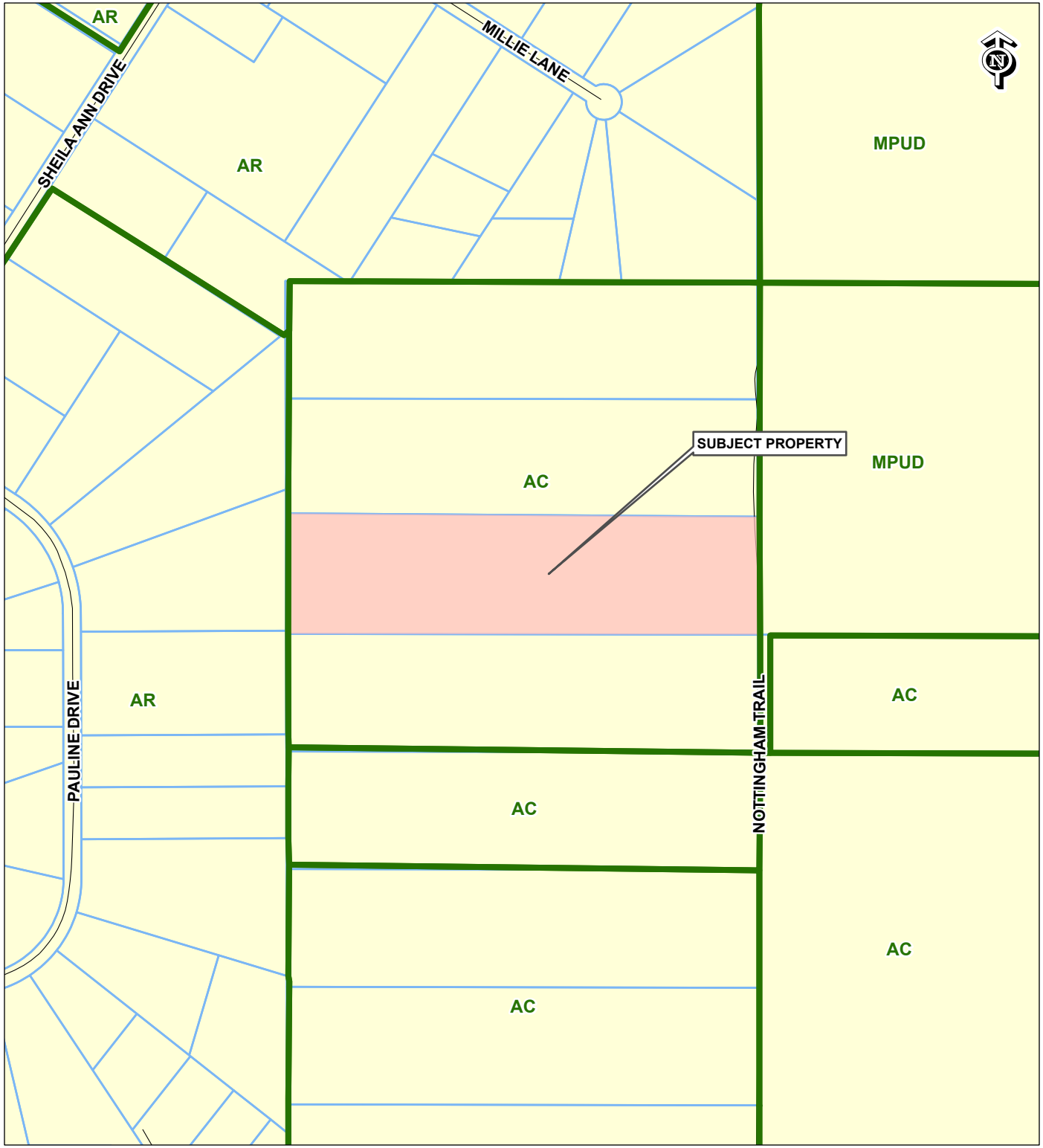
16. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANNING COMMISSION ACTION:

Approval of PDE Recommendation: _ Ayes; _ Nays

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

**ATTACHMENT(S):**
1. PDE26-7886 Maps
2. PDE26-7886 Narrative and AOR
3. PDE26-7886 Deed Restriction
4. PDE26-7886 Exhibit A-Legal Description
5. PDE26-7886 Neighborhood Meeting Summary
6. PDE26-7886 Timing and Phasing
7. PDE26-7886 Resolution
8. PDE26-7886 Affidavit of Noticing
9. PDE26-7886 Signature Sheet




# RZ-7886
# A-C TO A-R

**28-24-17-0000-00100-0000**

**TINA MARIE & STEPHEN FARRELL /**
**FARRELL PROJECT**
**13235 HUDSON AVE**
**HUDSON, FL 34669**

**PHYSICAL ADDRESS:**
**14825 NOTTINGHAM TRAIL**

**TAZ-15**
**COMMISSION DISTRICT: 5**

**SUBJECT PROPERTY**

**EXISTING ZONING**

0 400 800
Feet

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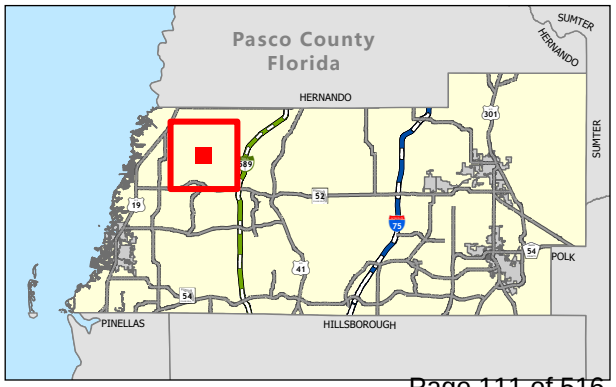

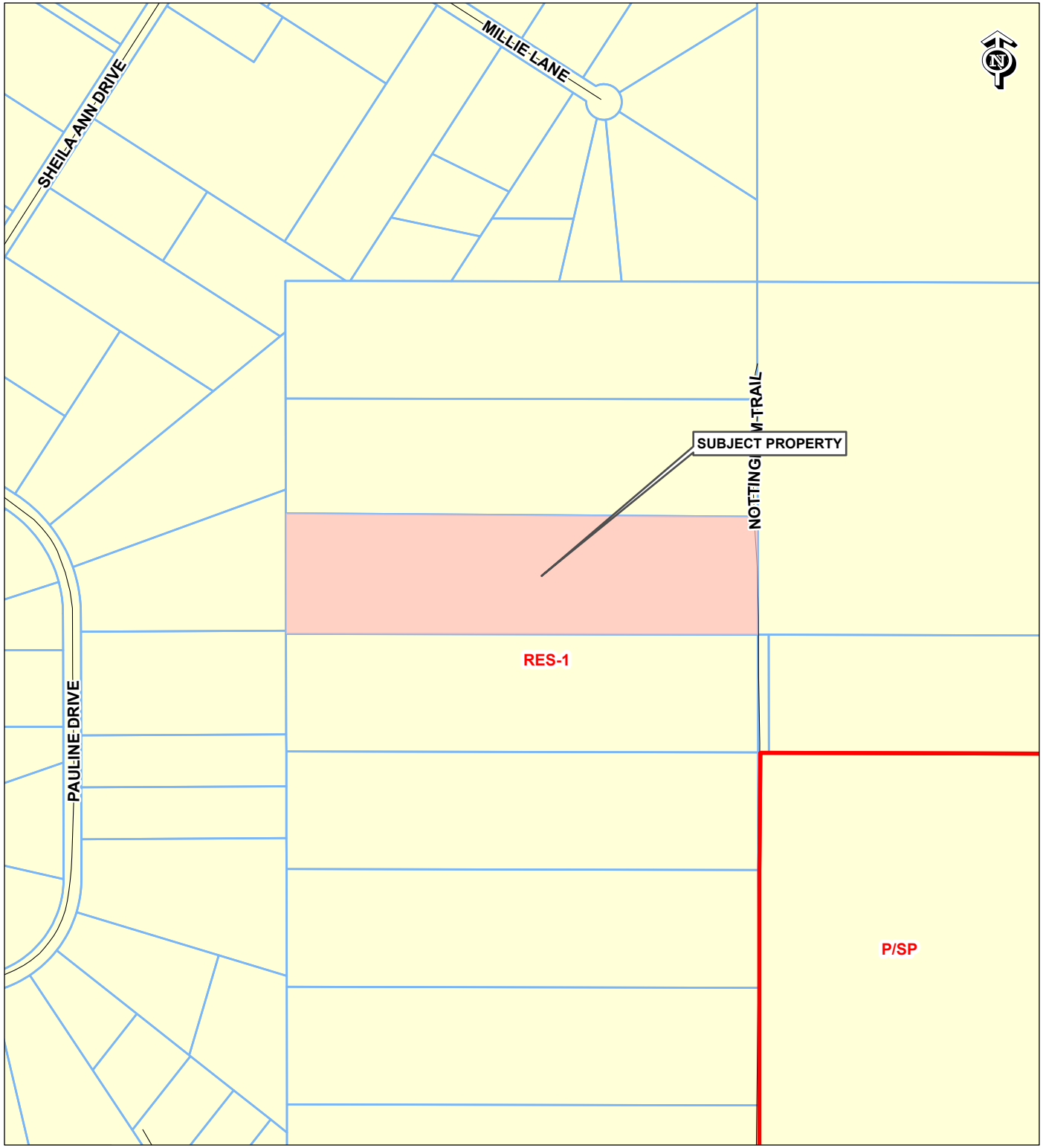


# RZ-7886
# A-C TO A-R

**28-24-17-0000-00100-0000**

**TINA MARIE & STEPHEN FARRELL /**
**FARRELL PROJECT**
**13235 HUDSON AVE**
**HUDSON, FL 34669**

**PHYSICAL ADDRESS:**
**14825 NOTTINGHAM TRAIL**

**TAZ-15**
**COMMISSION DISTRICT: 5**

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

0 400 800
Feet

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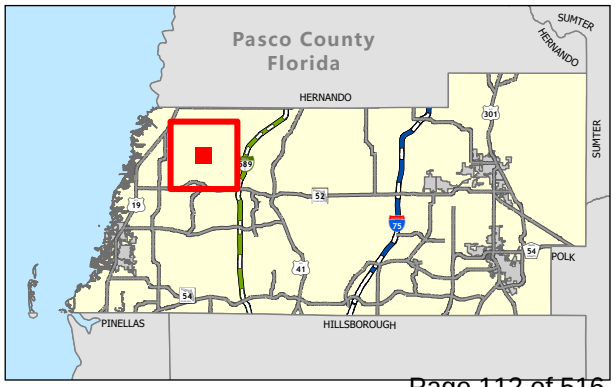

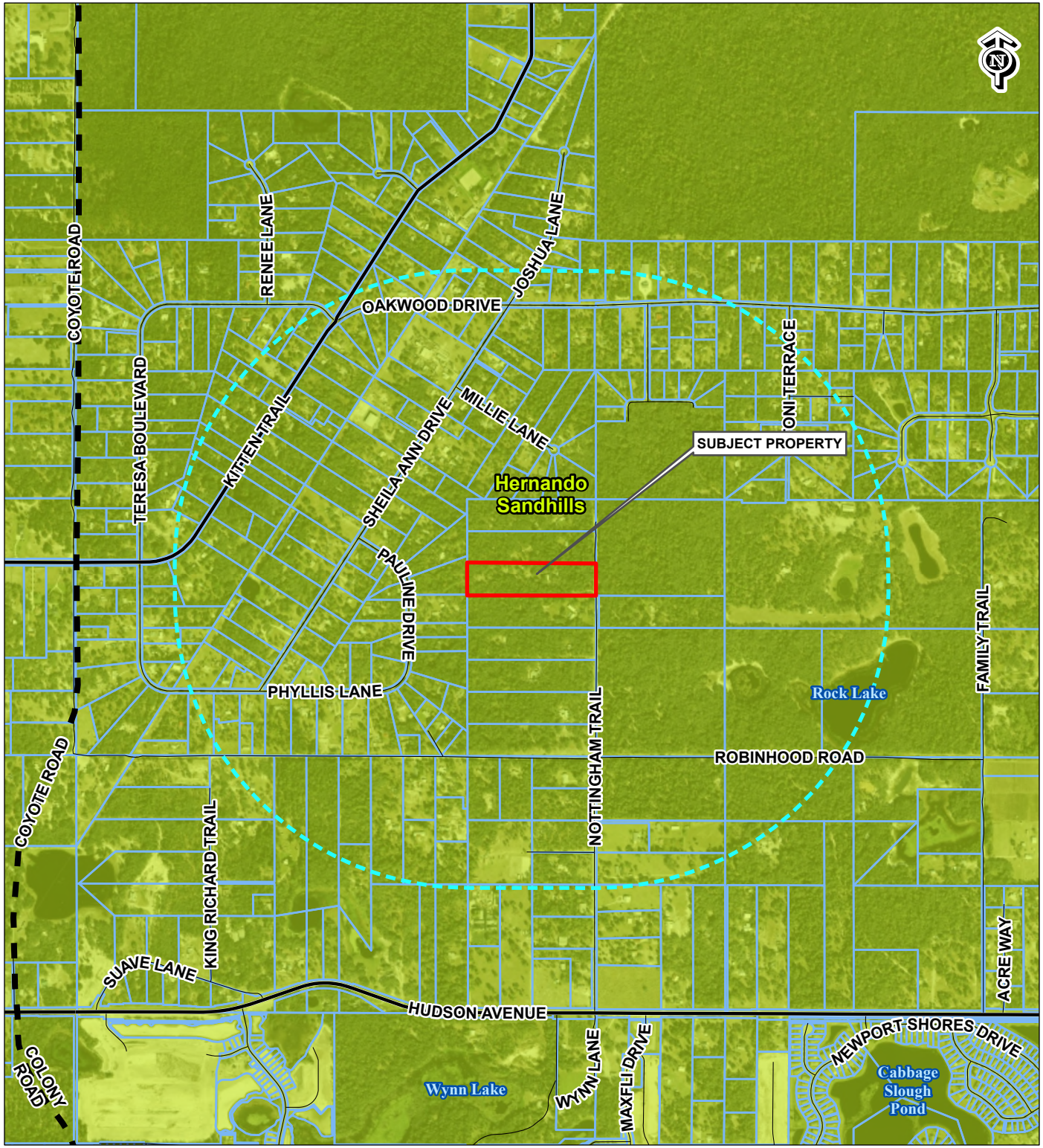


# RZ-7886
# A-C TO A-R

**28-24-17-0000-00100-0000**

**TINA MARIE & STEPHEN FARRELL / FARRELL PROJECT**
**13235 HUDSON AVE**
**HUDSON, FL 34669**

**PHYSICAL ADDRESS:**
**14825 NOTTINGHAM TRAIL**

**TAZ-15**
**COMMISSION DISTRICT: 5**

Subject Property — Existing Collector
3000ft Buffer — Vision Collector

0 1,000 2,000
Feet

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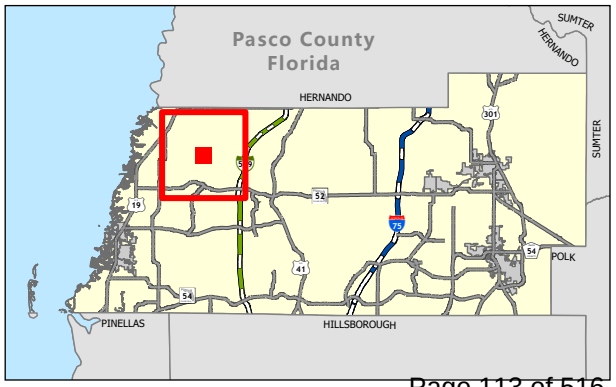

# RZ-7886
# A-C TO A-R

**28-24-17-0000-00100-0000**

**TINA MARIE & STEPHEN FARRELL /**
**FARRELL PROJECT**
**13235 HUDSON AVE**
**HUDSON, FL 34669**

**PHYSICAL ADDRESS:**
**14825 NOTTINGHAM TRAIL**

**TAZ-15**
**COMMISSION DISTRICT: 5**

**SUBJECT PROPERTY**

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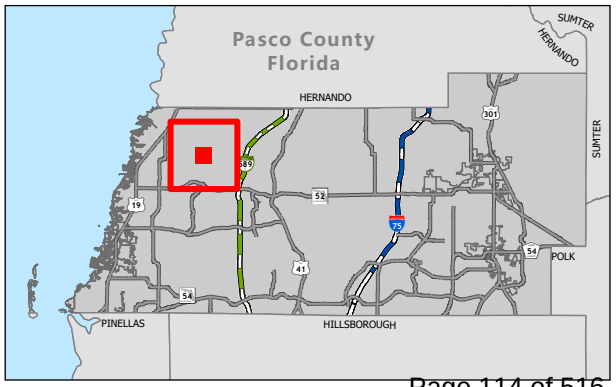


# REZONING APPLICATION

A completed application for *Timing & Phasing, Substandard Road Review (LDC 901.2) must be submitted to the Development Review Department Transportation Planner and evaluated **prior** to any rezoning application submittal to the Zoning/Planning and Economic Growth Department.

No rezoning application will be accepted without a written, County-approved Timing & Phasing and Substandard Road Analysis or written, County-approved exemption letter.

The written, County-approved analysis or exemption letter from the Development Review Department Transportation Planner **must** be attached and submitted with your rezoning application.

For Master Planned Unit Developments (MPUDs), please call the Development Application Services to schedule a content meeting for submittal at 727-847-8140.

If you have any questions or need further assistance, please contact the Zoning Division at (727) 847-8142, New Port Richey.

*A Timing & Phasing application for an MPUD Master Planned Unit Development and other rezoning types can be obtained from the Pasco County website at www.pascocountyfl.net.

LDC 108.5. County officials authorized to issue development approvals including, but not limited to, Building Permits and Certificates of Occupancy, may withhold such approvals from any person found to be in violation of this Code or in violation of any prior, unexpired, development approval issued in accordance with the provisions of this Code. Such pending development approvals and/or permits may be withheld until compliance with this Code or the developmental approval occurs. However, any person aggrieved by a decision to withhold a pending development approval and/or permit may appeal such decision to the Planning Commission, pursuant to Section 407.1.

## REQUIREMENTS FOR PUBLIC NOTICE SHALL APPLY TO ALL REZONINGS,CONDITIONAL USES, & SPECIAL EXCEPTIONS.

The applicant/representative is responsible to provide public notice for all rezoning, conditional use, and special exception applications. Public notice consists of a written notice letter sent via United States Post Office to all property owners within 500-feet* of the subject property and posting a Public Notice/Public Hearing sign on the subject property at least 14 days prior to the hearing(s); and, providing a notarized affidavit attesting to providing public notice at least 10 days prior to the public hearing(s). Depending on the type and scope of the application, a Neighborhood Meeting may be required. After submitting your application, Pasco County will provide additional instructions, sample forms for written notice and affidavit, and a mailing list of property owners within 500-feet of the subject property. Specialized public notice sign is available from Planning and Development Department for a nominal fee. Pasco County will publish a public notice in a newspaper of general circulation at least 14 days prior to the hearing(s).

*SOME AREAS MAY REQUIRE 1000 FEET TO BE DETERMINED BY STAFF.

☒ **I prefer to receive correspondence pertaining to the application via EMAIL ADDRESS:**

Kris@Boothcook.com

# APPLICATION FOR ZONING AMENDMENT
# PASCO COUNTY, FLORIDA

APPLICATION NO. _____

The undersigned owner(s) of the following legally described property has formally requested consideration of a zoning amendment in accordance with provisions of Florida Statutes and Section 402.1.B of the Pasco County Land Development Code.

It shall be the responsibility of the petitioner, or her/his legal agent of record, to provide all information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the zoning amendment being considered. **No application for review shall be deemed complete until all required information is provided.**

1. Name of Current Owner(s): Tina Marie Farrell & Stephen Farrell
2. Owner's Mailing Address: 13235 Hudson Ave
   City Hudson State FL Zip Code 34669
3. Owner's Telephone Number: 727-639-8003
4. Parcel ID No.: 28-24-17-0000-00100-0000
5. Present Zoning District: AC Proposed Zoning District: AR
6. Existing Use: Residential/single family
7. Proposed Use/Development: (provide a narrative) See Attached
8. ✓ A. **One signed and sealed boundary legal descriptions and sketches or property survey (by a registered surveyor), to be supplied at time of application.**
   ✓ B. **A Timing & Phasing and Substandard Road Review application must be submitted to the Planning & Economic Growth Department prior to submission of this application. No application will be accepted without a written County-approved analysis study or County-approved exemption (see cover sheet). A County-approved methodology statement for MPUD applications only will be accepted.** Copy of Warranty Deed ✓
9. Last Year's PAID Tax Bill ✓ 9a. Notarized Agent of Record (if applicable) ☑
10. All **MPUDs must** be submitted at an **application submittal meeting** with a planner.
11. Site Plan for ☐ MPUD Amendments with Narrative.
12. Is this application the result of a Notice of Violation? NO If so, please attach a copy. All submittals provide a copy of the pre-application meeting notes or waiver.
13. **Fees**: Please make checks payable to Pasco County Board of County Commissioners.

| | Euclidian Rezoning | | MPUD | |
|---|---|---|---|---|
| | Base Fee | $850.00 | Base Fee | $8,000.00 |
| | Per Acre or partial acre | $ 20.00 | Per Acre | $20.00 |
| | Technology Fee | $ 25.00 | (Maximum Fee $25,000) | |
| | Environmental Review Fee | $125.00 | Technology Fee | $25.00 |
| | Advertising Fee | $ 60.00 | Environmental Review Fee | $1000.00 |
| | **Public Hearing Sign** | $ 12.75 | plus $1/acre (Max total $1,750.00) | |
| | **Public Hearing Stakes** | $ 1.36 | **MPUD Substantial Modification:** | |
| | **Timing & Phasing Application** | $525.00 | Base Fee | $6,000.00 |
| | **Substandard Road Review** | $100.00 | Per Acre | $20.00 |
| | | | (Maximum Fee $25,000) | |
| | | | Technology Fee | $25.00 |
| | | | Environmental Review Fee | $1000.00 |
| | | | plus $1/acre (Max total $1,750.00) | |
| | | | **MPUD Non-substantial Modification:** | |
| | | | Base Fee | $3,000.00 |
| | | | Technology Fee | $25.00 |
| | | | Environmental Review Fee | $750.00 |

**The petitioner acknowledges that all zoning amendments are subject to all other applicable sections of the Pasco County Land Dev. Code**
**** A CONTINUANCE MAYBE GRANTED IF THE REQUEST IS RECEIVED, IN WRITING, BY THIS OFFICE WITH CAUSE SHOWN A MINIMUM OF FIVE (5) DAYS BEFORE ANY MEETING.** A $300.00 CONTINUANCE FEE MAY APPLY.**

Date: 2/6/2025 Owner's/Representative's Signature

Fee Calculation: Check Number:_____ Owner's/Representative's Name (Print) Kristina Hudson

3030 Starkey Blvd Ste 100
Representative's Address

Trinity, FL 34655
Representative's City, State, Zip Code

Accepted By:

tina@gpteam-farrell.com
Applicant E-Mail Address:

727-842-9105
Representative's Telephone Number

****ANY PROPOSED CHANGES TO CONDITIONS OF REZONING MUST BE IN WRITING AND DISTRIBUTED TO STAFF AT LEAST THREE (3) BUSINESS DAYS PRIOR TO THE MEETING. FAILURE TO DO SO WILL RESULT IN A CONTINUANCE.**

# AGENT OF RECORD LETTER

TO THE PASCO COUNTY ZONING/PLANNING AND ECONOMIC GROWTH DEPARTMENT, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Tina Marie Farrell & Stephen Farrell, hereby designate and appoint Kristina Hudson Esq. of Booth & Cook P.A. as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance appeal or site development application and applicable public hearing for application/project application and public hearing processes.

My (our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary in conjunction with the said application/project. My (our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 6 day of February 2025

APPLICANT/OWNER

Tina Marie Farrell

PRINTED NAME OF APPLICANT/OWNER

TINA@GOTEAMFARRELL.COM

EMAIL OWNER

KRIS@BOOTHCOOK.COM

EMAIL REPRESENTATIVE

APPLICANT/OWNER

Stephen Farrell

PRINTED NAME OF APPLICANT/OWNER

APPLICANT'S(S') REPRESENTATIVE

Kristina Hudson

PRINTED NAME OF REPRESENTATIVE

3030 Starkey Blvd Suite 100

REPRESENTATIVE'S ADDRESS

Trinity, FL 34655

CITY, STATE, ZIP CODE

727-842-9105

TELEPHONE NUMBER

STATE OF FLORIDA
COUNTY OF PASCO

**I HEREBY CERTIFY** that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

**WITNESS** my hand an official seal in the County and State last aforesaid this 6th day of February, 2025.

ALICIA GALATOLO
Notary Public - State of Florida
Commission # HH 131007
My Comm. Expires May 17, 2025
Bonded through National Notary Assn.

NOTARY PUBLIC
State of Florida at Large

My Commission Expires: May 17th 2025

**NOTE:** **If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**

**REZONE – 2025-00009 Narrative**:

Property currently has one (1) mobile home residential unit on it. Property is 10 acres. Applicant want to rezone parcel from AC to AR to allow homeowner to construction one (1) additional single family home.

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made, dedicated, and declared on this _____day of ____, 2026, by _____, whose post office address is _____("Declarant").

RECITALS

1. Declarant is the fee owner of that certain real property more particularly described on Exhibit A attached hereto (the "Property").

2. Declarant requested Pasco County, a political subdivision of the State of Florida, ("County") for a change of the zoning designation of the Property by Petition No. RZ-7886, from an A-C Agricultural District to an A-R Agricultural-Residential District (the "Rezoning").

3. As a condition of the Rezoning, Declarant is willing to impose certain Restrictions (as defined herein) on the Property as hereinafter set forth in this Declaration in connection with the Rezoning for the benefit of the County.

W I T N E S E T H:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarant hereby create, establish, promulgate and declare that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and restrictions:

ARTICLE I
RESTRICTIONS ON THE PROPERTY

Section 1.1 Restrictions. The following restrictions are hereby imposed upon the Property and shall continue as restrictions thereon for the benefit of the County unless otherwise approved by the County in connection with any subsequent rezoning of the Property or a portion thereof.

a. The Property will be zoned A-R Agricultural-Residential District ("Agricultural-Residential") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

## ARTICLE II
## MISCELLANEOUS PROVISIONS

Section 2.1 Enforcement. Declarant, for so long as it owns any portion of the Property, the fee simple owners of the Property (each an "Owner" and collectively, the "Owners") and the County shall have the right to enforce, by any proceedings at law or in equity, the Restrictions imposed by this Amended and Restated Declaration. Failure by Declarant, an Owner or the County to enforce any Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner, or the County have any responsibility to ensure the compliance with the Restrictions by any other party.

Section 2.2 Duration. The covenants, conditions, and Restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the Effective Date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant (for so long as it owns any portion of the Property), the Owners of the Property and the County.

Section 2.3 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County, and the Owners of the Property shall have the right and election to designate to the other from time to time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant: Tina Marie Farrell and Stephen Farrell
13235 Hudson Avenue
Hudson, FL 34669

County: Zoning Administrator
West Pasco Government Center
8731 Citizens Drive
New Port Richey, FL 34654

Section 2.4 Captions. The captions, section numbers, and article numbers appearing in this Amended and Restated Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Amended and Restated Declaration, nor in any way modify or affect this Amended and Restated Declaration.

Section 2.5 Covenants Running with the Land. The Restrictions, conditions, covenants, and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of

the owners of the Property as applicable.

Section 2.6 Amendments. This Declaration shall not be modified, amended, or rescinded except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.7 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, Declarant (for so long as it owns any portion of the Property), the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; Declarant and the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.8 No Breach. No breach of the provisions of this Declaration shall entitle Declarant or any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.9 Force Majeure. In the event Declarant or any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.10 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.11 No Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.12 Third Party Beneficiaries. Nothing contained in this Declaration shall be deemed or construed to benefit any person or entity other than Declarant, Owner(s) and County.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint venturers or render any of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon recording of this Declaration in the Public Records of the County (such date being the "Effective Date").

[EXECUTION PAGE TO FOLLOW]

DECLARANT:

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026 by _____, an authorized representative of _____. He/she is personally known to me or has produced _____ as identification.

_____
Signature of Notary

_____
Printed Name of Notary
My Commission Expires:

Exhibit A
Legal Description

Attached hereto and incorporated herein by reference.

(REVC 1/10/2025)

JOB#5481
BOUNDARY SURVEY
PASCO COUNTY

## SURVEYOR'S LEGEND

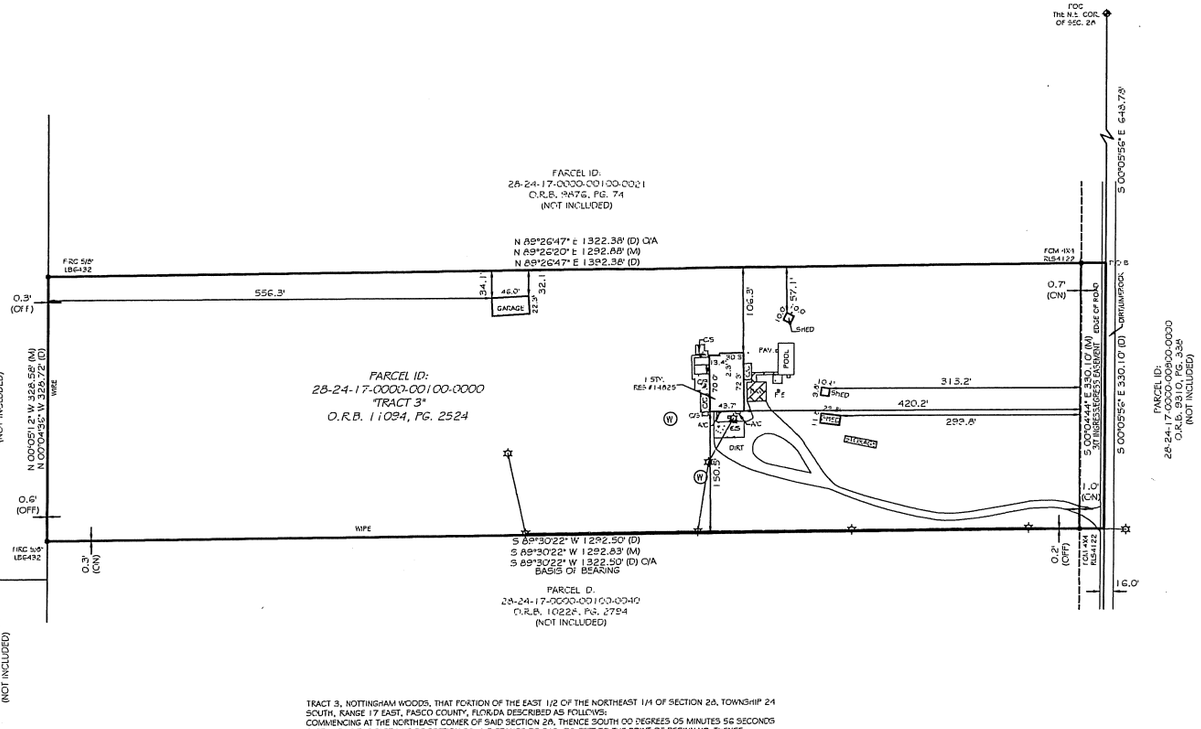
UNITTED (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES (UNLESS OTHERWISE NOTED)
ASPHALT — BRICK or TILE
CONCRETE — COVERED AREA
WATER — WOOD

SYMBOLS (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON ORIGIN/POINT
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND CM, SET MONUMENT
GUYWIRE OR ANCHOR
HANDHOLE
TREE
UTILITY OR LIGHT POLE
WELL

AIR CONDITIONING
ALUMINUM REFERENCE
BLOCK, CORNER
BACKFLOW PREVENTOR
BLOCK
BUILDING
BENCHMARK
BUILDING RESTRICTION LINE
BASEMENT
BARROW WINDOW
CALCULATED
CURVE
CABLE TV, RISER
CONCRETE BLOCK
CHORD
CHAIN LINK FENCE
CLEAN OUT
CONCRETE
CORNER
CONCRETE SIDEWALK
CONCRETE VALLEY GUTTER
CENTER LINE
COVERED PORCH
CONCRETE SLAB
DEED
DRAIN FIELD
DRIVEWAY
ELEVATION
ENCLOSURE
ENTRANCE
ELECTRIC METER
EDGE OF PAVEMENT
EDGE OF WATER
ELECTRIC UTILITY BOX
FIELD
FND, CONCRETE MONUMENT
FOUND DRILL HOLE
FINISHED FLOOR
FOUND IRON PIPE
FOUND IRON PIPE & CAP
FOUND IRON ROD
FOUND IRON ROD & CAP
FOUND NAIL
FOUND NAIL & DISC
FENCE
FOUND PARKER-KALON NAIL
FOUND PK NAIL & DISC
FOUND RAILROAD SPIKE
GARAGE
GAS METER
IDENTIFICATION
GUTTER
HYDRANT
INTERSECTION
LENGTH
LICENSED # - BUSINESS
LICENSED # - SURVEYOR
MEASURED
MAY BOOK
METERED GAS SECTION
METAL FENCE
NON RADIAL
NOT TO SCALE
ON CONCRETE SLAB
ON GROUND
OFFSET
OUTSIDE OF SUBJECT PARCEL
OVERHANG
OVERHEAD LINES
INSIDE OF SUBJECT PARCEL
OFFICIAL RECORD BOOK
OFFICIAL RECORD VOLUME
ORIENTED
OFFSET
PLAT
PLAT BOOK
POINT OF CURVATURE
POINT OF COMPOUND CURVATURE
PERMANENT CONTROL POINT
POOL EQUIPMENT
PAGE
POINT OF INTERSECTION
PROFESSIONAL LAND SURVEYOR
PLANTER
POINT OF BEGINNING
POINT OF COMMENCEMENT
FINISHED PIPE
POINT OF REVERSE CURVATURE
PERMANENT REFERENCE MONUMENT
PROFESSIONAL ENGINEER, AND MASTER
POINT OF TANGENCY
RADIUS or RADIAL
RECORD
RANGE
RESIDENCE
RIGHT OF WAY
SURVEY
SETBACK LINE
SURVEY CLOSURE LINE
SCREEN ENCLOSURE
SECTION
SEPTIC TANK
SIGNAL
SET 5/8X30" IRON ROD & CAP
SET IRON ROD & CAP
SET NAIL & DISC
SQUARE FEET
STORY
SURVEY TIE LINE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TEMPORARY BENCHMARK
TELEPHONE FACILITIES
TOP OF BANK
TOWNSHIP
TRANSFORMER
TYPICAL
UTILITY BOOK
WITNESS CORNER
WATER METER
WOOD FENCE
WATER, METER/VALVE BOX
WATER VALVE
VINYL FENCE

A.E. ACCESS EASEMENT
A.M.E. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. COUNTY UTILITY ESMT.
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT.
ESMT. EASEMENT
E.V.E. EMERGENCY VEHICLE ESMT.
I.R.E. IRRIGATION EASEMENT
L.A.E. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE ESMT.
L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROOF OVERHANG ESMT.
S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORMWATER MANAGEMENT ESMT.
T.U.E. TELEVISION/CABLE, UTILITY ESMT.
U.E. UTILITY EASEMENT




TRACT 3, NOTTINGHAM WOODS, THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SECTION 28, A DISTANCE OF 648. 78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, 330.10FCCT; THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS WEST 1322.50 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 36 SECOND WEST 328.72 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 47 SECOND EAST, 1322.39 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS AND EGRESS EASEMENT ACROSS THE EAST 30 FEET.

100 0 50 100
GRAPHIC SCALE (In Feet)
1 inch = 100' ft.

### ELECTRONIC SIGNATURE NOTICE

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 & Florida Statute TITLE XXXIX, Chapter 668. If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the electronic signature of PDF surveys you must use a hash calculator. A free hash calculator is available for download at: www.soft pedia.com/get/System/File-Management/Hash-Calculator-Kiri1.shtml
In order to validate the Electronic Signature of any survey PDF sent via surveystars.com:
1). Download a Hash Calculator. 2). Save the Survey PDF from surveystars.com or from the e-mail sent via surveystars.com.
3). Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document. Click the COMPUTE button in the lower right hand corner of the Hash Calculator. 4). Compare the 40 digit string of characters in the SHA-1 line to the 40 digit character string for the survey in the Job file at surveystars.com or on your invoice. 5). If the 40 digit string of SHA-1 characters match exactly with the string on surveystars.com or on your invoice, then this PDF is authentic. If the 40 digit string does not match exactly, then this PDF has been tampered with and it is not authentic.

### FLOOD INFORMATION

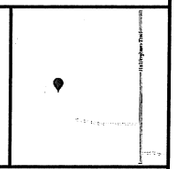
**BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN PASCO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120230, DATED 09/26/2014.**

### POINTS OF INTEREST

NONE VISIBLE

### LEGAL DESCRIPTION


BAY AREA
SURVEYING & MAPPING INC.
10651 JACAMAR DR.
NEW PORT RICHEY, FL. 34654
LICENSED BUSINESS NUMBER 8167



PROPERTY ADDRESS:
14825 NOTTINGHAM TRAIL, HUDSON, FLORIDA 34669

### GENERAL NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB#6167
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida. Administrative Code and Florida Statute 472.025. The Electronic Signature file related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature les are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title/ title commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POIs) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POIs, or which are otherwise unknown to the surveyor. These POIs may not represent all items of interest to this viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. Pursuant to F.S. 556.0035, an individual employee or agent may not be held individually liable for negligence.
16. House measurements should not be used for new construction or planning and should be verified before such activity.

CERTIFIED TO:
FARRELL TINA MARIE & STEPHEN

JOB SPECIFIC SURVEYORS NOTES:

| DRAWN BY: | LAST DATE IN FIELD: | PROJECT NO.: |
|---|---|---|
| CHECKED BY: | 1/9/2025 | 5481 |


THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.


RICHARD S. SHOUN
LICENSED SURVEYOR & MAPPER
6138
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138

BOOTH COOK
ATTORNEYS AT LAW

STEPHEN C. BOOTH
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3030 STARKEY BOULEVARD
SUITE 100
TRINITY, FLORIDA 34655
Phone (727) 842-9105
Fax (727) 848-7601

December 11, 2025

TO: **Doreen Roy, MA, APA**
Planner II, Historic Resources
Planning Services
Planning, Development and Economic Growth
Department, Pasco County
**droy@pascocountyfl.net**

RE: Neighborhood Meeting Summary for RZ-7886 Farrell Project

Dear Ms. Roy,

Attached hereto please find the following items regarding RZ-7886 Farrell Project Neighborhood Meeting:

1. Proof of Public Notice
    a. Certificate of Mailing
    b. Mailing Notice
    c. Picture of sign posting
2. Project Notification Map
3. Neighborhood Meeting Sign In Sheet
4. Neighborhood Meeting Summary
5. Signed & Notarized Affidavit

Please let me know if you have any questions and if we can proceed with coordinating the 1/8/26 Planning Commission hearing.

Sincerely,

Kristina Hudson, Esq.

| | Owner Name | Mailing Address | City, State Zip |
|---|---|---|---|
| 1 | SCHUMANN FRANK A | 12911 MILLIE LN | HUDSON, FL 34669-1200 |
| 2 | COPE ALLEN EUGENE & KATHIE ANN | 12920 OAKWOOD DR | HUDSON, FL 34669 |
| 3 | COCKER DONALD J & GLORIA J | 9170 ROBIN RD | SEMINOLE, FL 33777-3359 |
| 4 | OVERBECK MICHELE A & COCKER GLORIA J | 12906 MILLIE LN | HUDSON, FL 34669-1217 |
| 5 | TRIPP GERALD W & DENISE M | 106 OLD BELFAST RD | FRANKFORT, ME 04438-3514 |
| 6 | MARVIN AMANDA HEFFNER | 12838 MILLIE LN | HUDSON, FL 34669-1217 |
| 7 | KIMURA EVY A | 12836 MILLIE LN | HUDSON, FL 34669-1217 |
| 8 | HARDY KATHLEEN CANNON | 12834 MILLIE LN | HUDSON, FL 34669-1217 |
| 9 | CRABTREE DONALD R | 12820 MILLIE LN | HUDSON, FL 34669-1217 |
| 10 | MENEES CHARLES | 15100 SHEILA ANN DR | HUDSON, FL 34669-1225 |
| 11 | MCBRYAN IRENE | 15018 SHEILA ANN DR | HUDSON, FL 34669-1225 |
| 12 | GYANYI STEVE & APRIL | PO BOX 3182 | HOLIDAY, FL 34692-0182 |
| 13 | MICNIC FLORIDA PROPERTY LLC | 4916 CANEY CT | PORT RICHEY, FL 34668-6233 |
| 14 | PASCO COUNTY FACILITIES MANAGEMENT DEPT | 7220 OSTEEN RD | NEW PORT RICHEY, FL 34653-2359 |
| 15 | MICNIC FLORIDA PROPERTY LLC | 4916 CANEY CT | PORT RICHEY, FL 34668-6233 |
| 16 | DOMENICO ENTER OF PASCO INC & BUMSTEAD LAND TRUST & | NOTTINGHAM TRAILS LAND TRUST 285 GUM SPRINGS RD NW | GEORGETOWN, TN 37336 |
| 17 | SCHULTZ VERLA M & CHARLES R SR | 14744 NOTTINGHAM TRL | HUDSON, FL 34669-1272 |
| 18 | FARRELL TINA MARIE & STEPHEN | 13235 HUDSON AVE | HUDSON, FL 84669 |
| 19 | SULIKOWSKI STACEY | 14949 NOTTINGHAM TRL | HUDSON, FL 34669-1274 |
| 20 | PADGETT EARL E JR & KELLY R | 14905 NOTTINGHAM TRL | HUDSON, FL 34669-1274 |
| 21 | FRANK KENDYL FRANCES | 14745 NOTTINGHAM TRL | HUDSON, FL 34669 |
| 22 | WELLS CONNIE J | 14711 NOTTINGHAM TRAIL | HUDSON, FL 34669 |
| 23 | GOODMAN BRUCE & URIOSTE DAWN M | 14653 NOTTINGHAM TRL | HUDSON, FL 34669 |
| 24 | FARRELL ANNA | 13235 HUDSON AVE | HUDSON, FL 34669 |
| 25 | PASCO COUNTY FACILITIES MANAGEMENT DEPT | 7220 OSTEEN RD | NEW PORT RICHEY, FL 34653-2359 |
| 26 | RODRIGUEZ LEIDA F & TEMISTOCLE R | 2707 W LAKE AVE | TAMPA, FL 33607-6335 |
| 27 | TARR REBECCA | 14942 SHEILA ANN DR | HUDSON, FL 34669-1204 |
| 28 | GIGNAC KEVEN & GIGNAC PHILLIP ET AL | 14100 SANDY DR | BROOKSVILLE , FL 34613-3818 |
| 29 | KING CHARLOTTE LESLIE | 14834 PAULINE DR | HUDSON, FL 34669-1213 |
| 30 | URIBES REBECCA E & BILLY T | 14826 PAULINE DR | HUDSON, FL 34669-1213 |
| 31 | URIBES CHRISTOPHER L | 12628 WHITE BLUFF RD | HUDSON, FL 34669 |
| 32 | LOPATA BEVERLY R | 14730 PAULINE DR | HUDSON, FL 34669-1278 |
| 33 | PHILLIPS DEAN & VIRGINIA TRUST PHILLIPS DEAN WALTER & VIRGINIA LOUISE CO-TRUSTEES | 14708 PAULINE DR | HUDSON, FL 34669 |
| 34 | DAY SHAYNE W & CHRISTINE L | 14720 PAULINE DR | HUDSON, FL 34669-1278 |
| 35 | JITSI TRUST | 14642 PAULINE DR | HUDSON, FL 34669 |
| 36 | ELROD KELLY J & LISA M | 14620 PAULINE DR | HUDSON, FL 34669-1279 |

USPS NOV 10 2025 FL 33556-5309

| | | | |
|---|---|---|---|
| 37 | ELROD KELLY J & LISA M | 14620 PAULINE DR | HUDSON, FL 34669-1279 |
| 38 | HART CARL & BURKE MARCIA | 12539 PHYLLIS LN | HUDSON, FL 34669-1268 |
| 39 | BANDY KIM MARIE | 14711 PAULINE DR | HUDSON, FL 34669-1214 |
| 40 | KIRKPATRICK MICHAEL A & DEBRA J | 14719 PAULINE DR | HUDSON, FL 34669-1214 |
| 41 | GROVES LINDA LEE | 14733 PAULINE DR | HUDSON, FL 34669-1214 |
| 42 | WHITE LARRY W | 14827 PAULINE DR | HUDSON, FL 34669-1203 |
| 43 | WHITE DALE | 14811 PAULINE DR | HUDSON, FL 34669-1203 |
| 44 | MCHUGH THELMA J | 14842 SHEILA ANN DR | HUDSON, FL 34669-1227 |
| 45 | CONEY DEAN & SANDRA | 14903 PAULINE DR | HUDSON, FL 34669-1203 |
| 46 | DORR KELLY | 14826 SHEILA ANN DR | HUDSON, FL 34669-1227 |

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13266 BYRD DR STE 100
ODESSA, FL 33556-5309
www.usps.com

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| Product | Qty | Unit Price | Price |
|---|---|---|---|
| CTOM - Firm Domestic | 46 | | $32.20 |
| Love 2025 | 46 | $0.78 | $35.88 |
| Grand Total: | | | $68.08 |

Credit Card Remit $68.08
Card Name: VISA
Account #: XXXXXXXXXXXX2162
Approval #: 04264G
Transaction #: 320
AID: A0000000031010 Contactless
AL: VISA CREDIT
CHASE VISA

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or call 1-800-410-7420.

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Receipt #: 840-53350018-2-10279858-2
Clerk: 30

BOOTH COOK
ATTORNEYS AT LAW

STEPHEN C. BOOTH
J. HARRIS COOK (1982-2017)
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AMBER M. DORSCH
ELIZABETH J. MATTHEWS
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KRISTINA HUDSON, OF COUNSEL

3030 STARKEY BOULEVARD
SUITE 100
TRINITY, FLORIDA 34655
Phone (727) 842-9105
Fax (727) 848-7601

November 10, 2025

TO: Adjacent homeowner/Interested party

RE: Meeting Topic –Neighborhood Meeting for RZ-7886 Farrell Project

On behalf of Steve Farrell and Tina Farrell, we are inviting you to a neighborhood meeting in accordance with Section 305 of the Pasco County Land Development Code. The purpose of the meeting is to discuss the rezoning application filed with Pasco County for their property located at 14825 Nottingham Trail, Hudson, FL 34669. The property is approximately 10 Acres in size and our request is to rezone the property from AC (Agricultural) to AR (Agricultural Residential). A map attached to this letter describes the location of the project site.

Pasco Rezoning No. is **RZ-7886**. The Project Name is: **Farrell Project**.

Meeting Information:

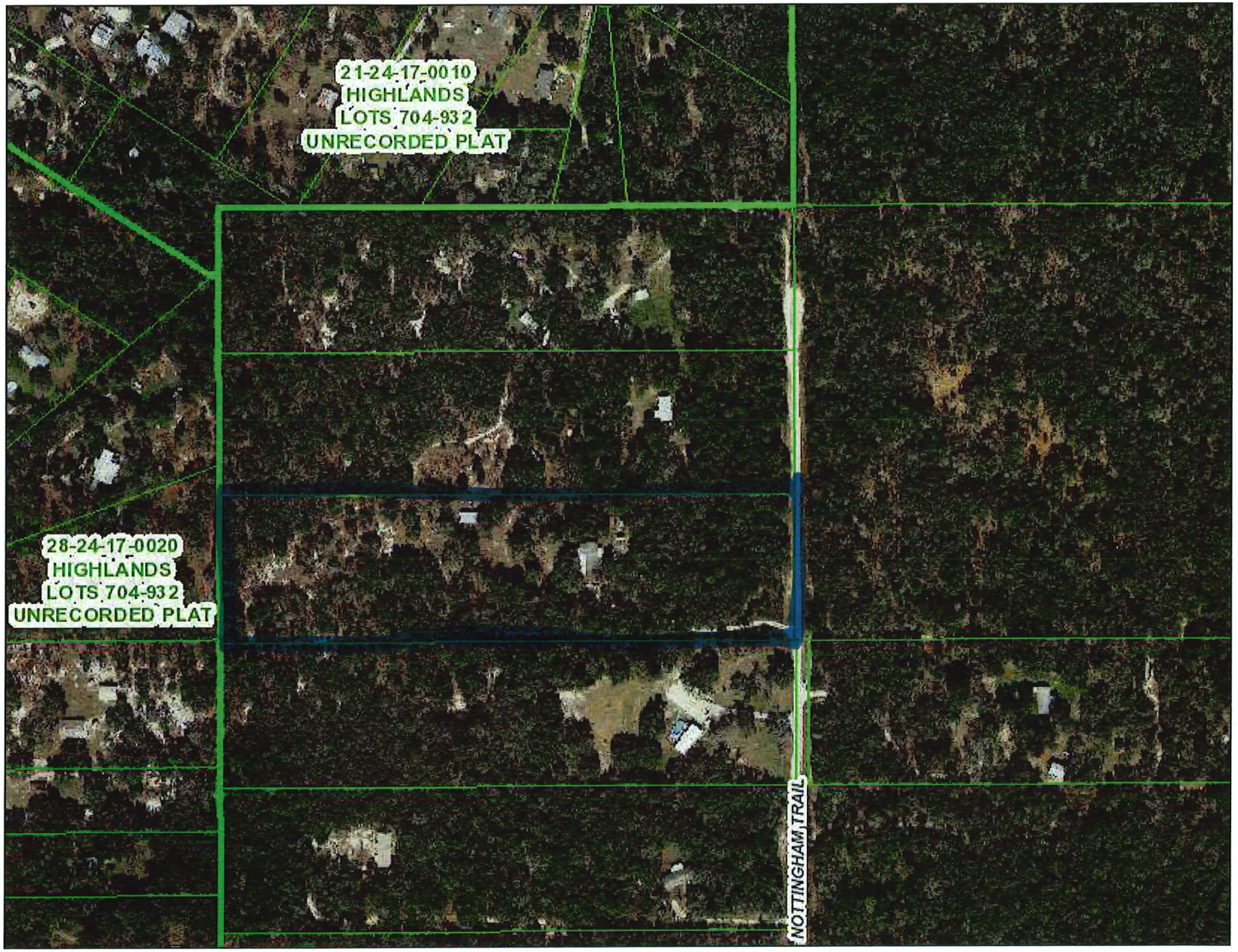
Date: Tuesday, November 25, 2025
Time: 6:00pm – 7:00 pm
Location: Concourse Event Center
11919 Alric Pottberg Rd
Shady Hills, FL 34610

The purpose of the meeting is to answer questions and receive input about our rezoning request from the neighbors. Please RSVP to steve@goteamfarrell.com if you plan to attend.

Sincerely,

Kristina Hudson, Esq.

Location Map 1 of 2




## Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)

**Mike Wells**
**Property Appraiser**
Proudly Serving Pasco County, Florida

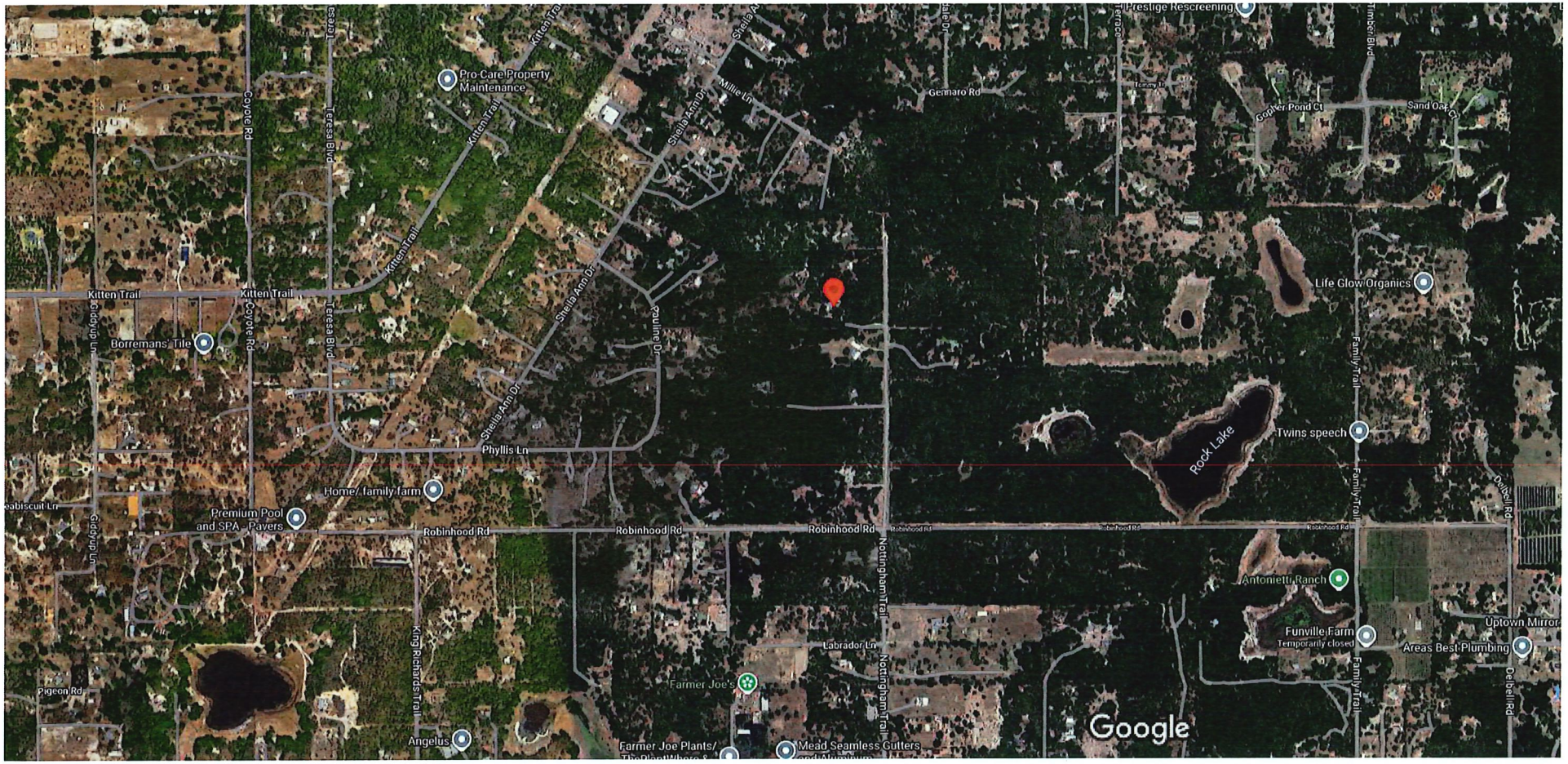
**Pasco County Property Appraiser**

0 0.0375 0.075 0.15 mi

2/4/2025, 4:30:38 PM

Google Maps

# 14825 Nottingham Trail




Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 500 ft

PUBLIC MEETING
PASCO COUNTY FLORIDA
App. No. RZ-7886
Project Type: REZONING
Neighborhood Meeting
11/25/25 6:00 p.m.
Concourse Event Center
11919 Alric Pollberg Rd
Shady Hills, FL 34610
Steve Farrell/ 727-639-8002

PUBLIC
MEETING
PASCO
Neighborhood Meeting

PUBLIC
MEETING
PASCO

NO TRESPASSING

# PUBLIC MEETING

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

**App. No.** RZ-7886

**Project Type:** REZONING

Rezoning from AC (Agricultural) District to an AR (Agricultural-Residential) District

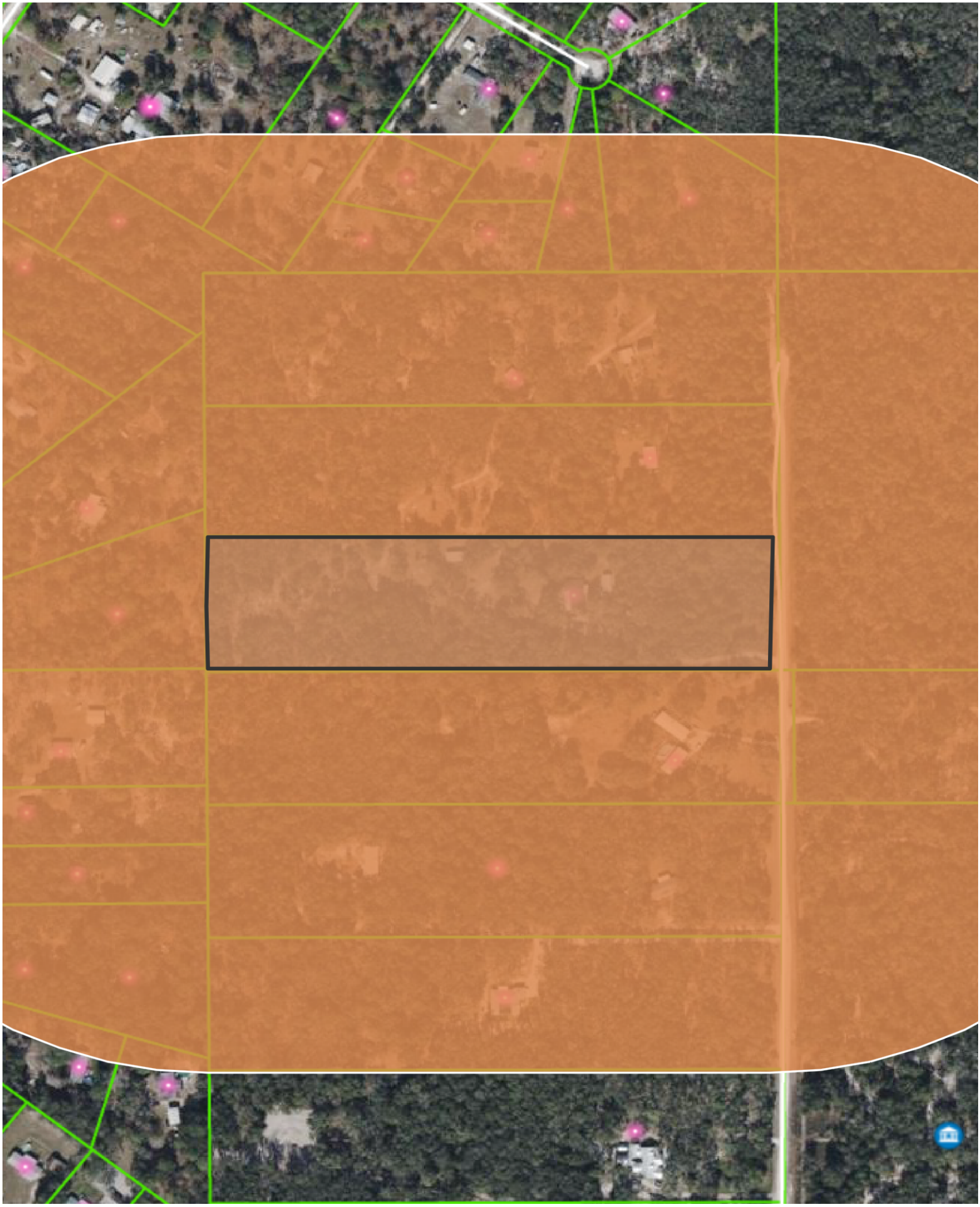
## Neighborhood Meeting

**11/25/25** . **6:00 p.m.**

**Concourse Event Center**
**11919 Alric Pottberg Rd**
**Shady Hills, FL 34610**

**Steve Farrell/ 727-639-8002**

Planning@MyPasco.net / 727-847-8140



21 24 17 0010 00000 7770
SCHUMANN FRANK A
12911 MILLIE LN
HUDSON, FL 34669-1200

21 24 17 0010 00000 7780
COPE ALLEN EUGENE & KATHIE ANN
12920 OAKWOOD DR
HUDSON, FL 34669

21 24 17 0010 00000 7790
COCKER DONALD J & GLORIA J
9170 ROBIN RD
SEMINOLE, FL 33777-3359

21 24 17 0010 00000 7791
OVERBECK MICHELE A & COCKER GLORIA J
12906 MILLIE LN
HUDSON, FL 34669-1217

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TRIPP GERALD W & DENISE M
106 OLD BELFAST RD
FRANKFORT, ME 04438-3514

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HUDSON, FL 34669-1217

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12836 MILLIE LN
HUDSON, FL 34669-1217

21 24 17 0010 00000 780D
HARDY KATHLEEN CANNON
12834 MILLIE LN
HUDSON, FL 34669-1217

21 24 17 0010 00000 7810
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12820 MILLIE LN
HUDSON, FL 34669-1217

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15018 SHEILA ANN DR
HUDSON, FL 34669-1225

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PO BOX 3182
HOLIDAY, FL 34692-0182

22 24 17 0000 00300 0000
MICNIC FLORIDA PROPERTY LLC
4916 CANEY CT
PORT RICHEY, FL 34668-6233

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PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

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4916 CANEY CT
PORT RICHEY, FL 34668-6233

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NOTTINGHAM TRAILS LAND TRUST285 GUM SPRINGS RD NW
GEORGETOWN, TN 37336

27 24 17 0000 00800 0040
SCHULTZ VERLA M & CHARLES R SR
14744 NOTTINGHAM TRL
HUDSON, FL 34669-1272

28 24 17 0000 00100 0000
FARRELL TINA MARIE & STEPHEN
13235 HUDSON AVE
HUDSON, FL 84669

28 24 17 0000 00100 0010
SULIKOWSKI STACEY
14949 NOTTINGHAM TRL
HUDSON, FL 34669-1274

28 24 17 0000 00100 0021
PADGETT EARL E JR & KELLY R
14905 NOTTINGHAM TRL
HUDSON, FL 34669-1274

28 24 17 0000 00100 0040
FRANK KENDYL FRANCES
14745 NOTTINGHAM TRL
HUDSON, FL 34669

28 24 17 0000 00100 0051
WELLS CONNIE J
14711 NOTTINGHAM TRAIL
HUDSON, FL 34669

28 24 17 0000 00100 0060
GOODMAN BRUCE & URIOSTE DAWN M
14653 NOTTINGHAM TRL
HUDSON, FL 34669

28 24 17 0000 00100 0070
FARRELL ANNA
13235 HUDSON AVE
HUDSON, FL 34669

28 24 17 0000 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

28 24 17 0020 00000 7860
RODRIGUEZ LEIDA F & TEMISTOCLE R
2707 W LAKE AVE
TAMPA, FL 33607-6335

28 24 17 0020 00000 7870
TARR REBECCA
14942 SHEILA ANN DR
HUDSON, FL 34669-1204

28 24 17 0020 00000 7880
GIGNAC KEVEN & GIGNAC PHILLIP ET AL
14100 SANDY DR
BROOKSVILLE , FL 34613-3818

28 24 17 0020 00000 788A
KING CHARLOTTE LESLIE
14834 PAULINE DR
HUDSON, FL 34669-1213

28 24 17 0020 00000 7890
URIBES REBECCA E & BILLY T
14826 PAULINE DR
HUDSON, FL 34669-1213

28 24 17 0020 00000 7901
URIBES CHRISTOPHER L
12628 WHITE BLUFF RD
HUDSON, FL 34669

28 24 17 0020 00000 7910
LOPATA BEVERLY R
14730 PAULINE DR
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28 24 17 0020 00000 7920
PHILLIPS DEAN & VIRGINIA TRUST PHILLIPS DEAN WALTER & VIRGINIA LOUISE CO-TRUSTEES
14708 PAULINE DR
HUDSON, FL 34669

28 24 17 0020 00000 7921
DAY SHAYNE W & CHRISTINE L
14720 PAULINE DR
HUDSON, FL 34669-1278

28 24 17 0020 00000 7930
JITSI TRUST
14642 PAULINE DR
HUDSON, FL 34669

28 24 17 0020 00000 7940
ELROD KELLY J & LISA M
14620 PAULINE DR
HUDSON, FL 34669-1279

28 24 17 0020 00000 7941
ELROD KELLY J & LISA M
14620 PAULINE DR
HUDSON, FL 34669-1279

28 24 17 0020 00000 8110
HART CARL & BURKE MARCIA
12539 PHYLLIS LN
HUDSON, FL 34669-1268

28 24 17 0020 00000 811A
BANDY KIM MARIE
14711 PAULINE DR
HUDSON, FL 34669-1214

28 24 17 0020 00000 8120
KIRKPATRICK MICHAEL A & DEBRA J
14719 PAULINE DR
HUDSON, FL 34669-1214

28 24 17 0020 00000 8130
GROVES LINDA LEE
14733 PAULINE DR
HUDSON, FL 34669-1214

28 24 17 0020 00000 8131
WHITE LARRY W
14827 PAULINE DR
HUDSON, FL 34669-1203

28 24 17 0020 00000 813A
WHITE DALE
14811 PAULINE DR
HUDSON, FL 34669-1203

28 24 17 0020 00000 8140
MCHUGH THELMA J
14842 SHEILA ANN DR
HUDSON, FL 34669-1227

28 24 17 0020 00000 8141
CONEY DEAN & SANDRA
14903 PAULINE DR
HUDSON, FL 34669-1203

28 24 17 0020 00000 8150
DORR KELLY
14826 SHEILA ANN DR
HUDSON, FL 34669-1227

| Name | Address | Email | Phone Number |
|---|---|---|---|
| Michele Overbeck | 12906 Millie Lane Hudson, FL 34669 | Michele@overbeckcpa.com | 727-409-5381 |
| Marcia + Carl Hart | 12539 Phyllis LN Hudson FL 34669 | Mindsechol@gmail.com | |
| Cathy Baldridge | 12906 Millie LANE Hudson, Fl 34669 | antcacky4@yahoo.com | 727-247-3813 |
| Laurie Groff for Kelly & Lisa Elrod | 14620 Pauline Dr Hudson FL 34669 | | |
| Rebecca + Billy Uribes | 14826 Pauline Dr. Hudson, FL 34669 | rebecca.uribes@gmail.com<br>Billy.uribes@gmail.com | 727 271-4566<br>727 203-1405 |
| | | | |
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| Name | Address | Email | Phone Number |
|---|---|---|---|
| Joe Jacobs | 14949 Nottingham Trl Hudson, FL 34669 | guiser49@yahoo | |
| Beverly Loftata | 14230 Pauline Dr. Hudson, FL 34669 | bloftata47@gmail.com | |
| Dawn + Bruce Goodman | 14653 Nottingham Trail Hudson, FL 34669 | dawnu1@hotmail.com | |
| CONNIE WELLS KATHERINE GOODMAN | 14711 NOTTINGHAM TRAIL HUDSON, FL. 34669 | bbynightowl@yahoo.com | |
| STACEY SULIKOWSKI JOE JACOBS | 14949 NOTTINGHAM TRL | staceyski24@hotmail | |
| | | | |
| | | | |
| | | | |
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**Farrell Project Meeting Summary**

**Time & Location**: Tuesday, November 25, 2025, 6:00pm at Concourse Event Center

**Attendees on behalf of owner**: Owners, Stephen Farrell and Tina Farrell, and Steven Galatola (attended with owner)

**Attendees from public** – 15 attendees. See attached sign in sheet.

**Presentation**: Owner discussed what plans they had for the project: that currently there is a 3,000 square foot mobile home on the property and owner seeks a rezoning from AC to AR. Owner wants to construct another single-family home on the property for family/personal use.

**Questions/Discussion/Concerns**: Neighbors were concerned with all of the development in the area and that a change in zoning would lead to subdivisions and increased housing density beyond agricultural uses. They wanted to maintain the agricultural character. They were concerned about increased traffic, noise, and potential commercial uses. One neighbor complained of another neighbor in the area driving trucks starting at 6am. Another complained of wanting to make sure land was cleared legally, and another was concerned about being able to continue to ride her horses safely.

Property owner affirmed that: i) his rezoning request is for family/personal use and not commercial; and ii) that the rezoning classification sought is for an agricultural use (AR).

## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF PASCO

I, Kristina Hudson, Esq. of Booth & Cook P.A., the representative of the following described Project attest that:

That I am the representative for same of the following described property:
Parcel Identification Number(s): 28-24-17-0000-00100-0000

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

Project Name: FARRELL PROJECT
Project Number: RZ-7886
Request: REZONE FROM AC to AR
That attached is the following:

X Certificate of mailing for the notices, which were mailed on 11/10/2025
X Public Notice Signs, signs were posted on 11/11/2025

FURTHER AFFIANT SAYETH NOT

Kristina Hudson, Esq., Representative

Date: 12/11/2025

The foregoing instrument was acknowledged before means of X physical presence or _____ online notarization, this 11th day of December, 2025 by Kristina Hudson (name of person acknowledging), X who is personally known to me or ____ who has produced _____ (type of identification) as identification.

BETH MATTHEWS
MY COMMISSION # HH404503
EXPIRES: May 30, 2027

# Application Review Form Timing & Phasing–Substandard Roadway Analysis

Planning, Development and Economic Growth Department
West Pasco Government Center
New Port Richey, FL

## Application Information

**Application Number:** T&P-2025-00013

**Applicant:** Kristina Hudson

**Consultant Name:** Kristina Hudson

**Parcel ID(s):** 28 24 17 0000 00100 0000

## Application Status

**Application Status:** **Accepted**

**Date:** March 13, 2025

**Rejection Reason:** N/A

**Contact Person:** S. Hamed Haghshenas, Ph.D.

**Email:** hamedhagh@pascocountyfl.net

## Timing and Phasing Analysis

**Existing Zoning:** AC

**Existing Development Size:** 3000 sqf.

**Proposed Zoning:** AR

**Proposed Development Size:** N/A

**Land Area:** 10 Acres

| Condition | Zoning | Max Coverage | Best Use (Code) | Average Size | Peak Hr. Trip Rate |
|---|---|---|---|---|---|
| Existing | AC | 15% | Residential (210) | 1 DU/10 Acres | 1 Trip per DU |
| No. Trips (A) | $10 \times 0.1 \times 1 \times \sim 1\ Trip$ | | | | |
| Proposed | AR | 25% | Residential (210) | 1 DU/Acres | 1 Trip per DU |
| No. Trips (B) | $10 \times 1 \times 1 \times \sim 10\ Trips$ | | | | |
| Trip Delta $\Delta = (B - A)$ | $\Delta = 10 - 1 = 9\ Trips$ | | | | |

**Comment:** On March 13, 2025, the subject request was found to be **Exempt** from a Timing and Phasing analysis as the highest and best use of the existing zoning district would result in a gross trip difference ($\Delta$) of **less than 50 peak trips, a.m. or p.m.**, whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

## Substandard Roadway Analysis

**Adjacent Roadway(s) Name:** Nottingham Trail - Residential Private Road.

**Adjacent Roadway(s) Condition:** Nottingham Trail - Substandard Roadway

**Number of Daily Trips: 1 DU $\times$ 9.04 $\sim$ 10** *Avg. daily trips*

**Comment:** SSRRA-2025-00050 - **Exempt**: Nottingham Trail is a substandard roadway (dirt road). However, per LDC 901.4.C, "*Any project having an impact of less than or equal to 100 daily trips to a non-County maintained roadway is exempt from mitigation and analysis for that roadway segment.*"

**BY THE BOARD OF COUNTY COMMISSIONERS** **RESOLUTION NO. 26-24RZ**

**RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 7886 FROM AN A-C AGRICULTURAL DISTRICT TO AN A-R AGRICULTURAL-RESIDENTIAL DISTRICT.**

---

**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on March 24, 2026 on Rezoning Application No. RZ-7886; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the Planning, Development and Economic Growth Department (PDE) and does hereby adopt the following:

FINDINGS OF FACT:

1. The subject site has a single-family mobile home on approximately ten acres. The applicant wishes to rezone the parcel to allow the homeowner to construct one additional single-family dwelling in accordance with Land Development Code (LDC) Section 505.2.A.3, A-R Agricultural-Residential standards for development.
2. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:

   The Property will be zoned A-R Agricultural-Residential District (“Agricultural-Residential”) upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code (“LDC”). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain

Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida statutes.

3. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-7886, the zoning amendment is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the LDC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 24th day of March, 2026, that the zoning classification of the following described real property is hereby changed from an A-C Agricultural District to an A-R Agricultural-Residential District effective upon the recordation and delivery to the County of the deed restrictions to the property referenced in finding of fact two.

See Description on Exhibit A Attached

**DONE AND RESOLVED** this 24th day of March, 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

**AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE**

I, Kristina Hudson (Van Stronder) (Owner and Recorded Title Holder OR Authorized Representative)., the representative of the following described Project attest that:

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:
Parcel Identification Number(s): 28-24-17-0000-00100-0000

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

Project Name: FARRELL PROJECT
Project Number: RZ-7886
Request: REZONE FROM AC to AR
That attached is the following:

X Certificate of mailing for the notices, which were mailed on February 4, 2026
X Photos showing the placement of and language on the signage, which was posted on February 5, 2026

FURTHER AFFIANT SAYETH NOT

Name: Kristina Hudson Van Stronder

Date: 2/6/26

STATE OF ~~FLORIDA~~ Utah
COUNTY OF ~~PASCO~~ Salt Lake

RB
KHV 2/6/26

The foregoing instrument was acknowledged before means of ✓ physical presence or ____ online notarization, this 6th day of February, 2026 by Kristina Hudson Van Stronder (name of person acknowledging), ____ who is personally known to me or ✓ who has produced Driver's License (type of identification) as identification.

RYAN BALLARD
Notary Public - State of Utah
Commission # 731020
My Commission Expires
May 5, 2027

Ryan Ballard

| | Owner Name | Mailing Address | City, State Zip Code |
|---|---|---|---|
| 1 | SCHUMANN FRANK A | 12911 MILLIE LN | HUDSON, FL 34669-1200 |
| 2 | COPE ALLEN EUGENE & KATHIE ANN | 12920 OAKWOOD DR | HUDSON, FL 34669 |
| 3 | COCKER DONALD J & GLORIA J | 9170 ROBIN RD | SEMINOLE, FL 33777-3359 |
| 4 | OVERBECK MICHELE A & COCKER GLORIA J | 12906 MILLIE LN | HUDSON, FL 34669-1217 |
| 5 | TRIPP GERALD W & DENISE M | 106 OLD BELFAST RD | FRANKFORT, ME 04438-3514 |
| 6 | MARVIN AMANDA HEFFNER | 12838 MILLIE LN | HUDSON, FL 34669-1217 |
| 7 | KIMURA EVY A | 12836 MILLIE LN | HUDSON, FL 34669-1217 |
| 8 | HARDY KATHLEEN CANNON | 12834 MILLIE LN | HUDSON, FL 34669-1217 |
| 9 | CRABTREE DONALD R | 12820 MILLIE LN | HUDSON, FL 34669-1217 |
| 10 | MENEES CHARLES | 15100 SHEILA ANN DR | HUDSON, FL 34669-1225 |
| 11 | MCBRYAN IRENE | 15018 SHEILA ANN DR | HUDSON, FL 34669-1225 |
| 12 | GYANYI STEVE & APRIL | PO BOX 3182 | HOLIDAY, FL 34692-0182 |
| 13 | MICNIC FLORIDA PROPERTY LLC | 4916 CANEY CT | PORT RICHEY, FL 34668-6233 |
| 14 | PASCO COUNTY FACILITIES MANAGEMENT DEPT | 7220 OSTEEN RD | NEW PORT RICHEY, FL 34653-2359 |
| 15 | MICNIC FLORIDA PROPERTY LLC | 4916 CANEY CT | PORT RICHEY, FL 34668-6233 |
| 16 | DOMENICO ENTER OF PASCO INC & BUMSTEAD LAND TRUST & NOTTINGHAM TRAILS LAND TRUS | 285 GUM SPRINGS RD NW | GEORGETOWN, TN 37336 |
| 17 | SCHULTZ VERLA M & CHARLES R SR | 14744 NOTTINGHAM TRL | HUDSON, FL 34669-1272 |
| 18 | FARRELL TINA MARIE & STEPHEN | 13235 HUDSON AVE | HUDSON, FL 34669 |
| 19 | SULIKOWSKI STACEY | 14949 NOTTINGHAM TRL | HUDSON, FL 34669-1274 |
| 20 | PADGETT EARL E JR & KELLY R | 14905 NOTTINGHAM TRL | HUDSON, FL 34669-1274 |
| 21 | FRANK KENDYL FRANCES | 14745 NOTTINGHAM TRL | HUDSON, FL 34669 |
| 22 | WELLS CONNIE J | 14711 NOTTINGHAM TRAIL | HUDSON, FL 34669 |
| 23 | GOODMAN BRUCE & URIOSTE DAWN M | 14653 NOTTINGHAM TRL | HUDSON, FL 34669 |
| 24 | FARRELL ANNA | 13235 HUDSON AVE | HUDSON, FL 34669 |
| 25 | PASCO COUNTY FACILITIES MANAGEMENT DEPT | 7220 OSTEEN RD | NEW PORT RICHEY, FL 34653-2359 |
| 26 | RODRIGUEZ LEIDA F & TEMISTOCLE R | 2707 W LAKE AVE | TAMPA, FL 33607-6335 |

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FEB - 4 2026
ODESSA, FL 33556-5309

| | | | |
|---|---|---|---|
| 27 | TARR REBECCA | 14942 SHEILA ANN DR | HUDSON, FL 34669-1204 |
| 28 | GIGNAC KEVEN & GIGNAC PHILLIP ET AL | 14100 SANDY DR | BROOKSVILLE , FL 34613-3818 |
| 29 | KING CHARLOTTE LESLIE | 14834 PAULINE DR | HUDSON, FL 34669-1213 |
| 30 | URIBES REBECCA E & BILLY T | 14826 PAULINE DR | HUDSON, FL 34669-1213 |
| 31 | URIBES CHRISTOPHER L | 12628 WHITE BLUFF RD | HUDSON, FL 34669 |
| 32 | LOPATA BEVERLY R | 14730 PAULINE DR | HUDSON, FL 34669-1278 |
| 33 | PHILLIPS DEAN & VIRGINIA TRUST PHILLIPS DEAN WALTER & VIRGINIA LOUISE CO-TRUSTEES | 14708 PAULINE DR | HUDSON, FL 34669 |
| 34 | DAY SHAYNE W & CHRISTINE L | 14720 PAULINE DR | HUDSON, FL 34669-1278 |
| 35 | JITSI TRUST | 14642 PAULINE DR | HUDSON, FL 34669 |
| 36 | ELROD KELLY J & LISA M | 14620 PAULINE DR | HUDSON, FL 34669-1279 |
| 37 | ELROD KELLY J & LISA M | 14620 PAULINE DR | HUDSON, FL 34669-1279 |
| 38 | HART CARL & BURKE MARCIA | 12539 PHYLLIS LN | HUDSON, FL 34669-1268 |
| 39 | BANDY KIM MARIE | 14711 PAULINE DR | HUDSON, FL 34669-1214 |
| 40 | KIRKPATRICK MICHAEL A & DEBRA J | 14719 PAULINE DR | HUDSON, FL 34669-1214 |
| 41 | GROVES LINDA LEE | 14733 PAULINE DR | HUDSON, FL 34669-1214 |
| 42 | WHITE LARRY W | 14827 PAULINE DR | HUDSON, FL 34669-1203 |
| 43 | WHITE DALE | 14811 PAULINE DR | HUDSON, FL 34669-1203 |
| 44 | MCHUGH THELMA J | 14842 SHEILA ANN DR | HUDSON, FL 34669-1227 |
| 45 | CONEY DEAN & SANDRA | 14903 PAULINE DR | HUDSON, FL 34669-1203 |
| 46 | DORR KELLY | 14826 SHEILA ANN DR | HUDSON, FL 34669-1227 |

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ODESSA, FL 33556-5309
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TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

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TRACK STATUS ONLINE
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PURCHASE DETAILS

| Product | Qty | Unit Price | Price |
|---|---|---|---|
| Prepaid Mail<br>Fontana, CA 92337<br>Weight: 1 lb 6.80 oz<br>Acceptance Date:<br>Wed 02/04/2026<br>Tracking #:<br>9400 1361 0602 3308 9392 07 | 1 | | $0.00 |
| CTOM - Firm - Domestic | 46 | | $32.20 |
| U.S. Flag Bkit | 2 | $15.60 | $31.20 |
| CelebrationBrooms | 10 | $0.78 | $7.80 |
| Grand Total | | | $71.20 |
| Credit Card Remit<br>Card Name: VISA<br>Account #: XXXXXXXXXXXX2162<br>Approval #: 09182G<br>Transaction #: 928<br>AID: A0000000031010 Chip<br>AL: VISA CREDIT<br>PIN: Not Required CHASE VISA | | | $71.20 |

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Agents do not have any additional information other than what is provided on

BOOTH COOK
ATTORNEYS AT LAW

STEPHEN C. BOOTH
J. HARRIS COOK (1982-2017)
DAMIEN A. D'ASCENZIO
AMBER M. DORSCH
ELIZABETH J. MATTHEWS
RICHARD S. ACKLEY
KRISTINA HUDSON, OF COUNSEL

3030 STARKEY BOULEVARD
SUITE 100
TRINITY, FLORIDA 34655
Phone (727) 842-9105
Fax (727) 848-7601

February 3, 2026

TO: Adjacent homeowner/Interested party

RE: Public Notice - Rezoning RZ-7886 Farrell Project

Dear Property Owner:

This is to notify you that Petition No. **RZ-7886** has been filed in the name of the **Farrell Project** for a change in zoning from a from AC (Agricultural) District to AR (Agricultural Residential) District.

The parcel of land is located at 14825 Nottingham Trail, Hudson, FL 34669 (Parcel I.D. No.: 28-24-17-0000-00100-0000), containing approximately 10 acres.

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

| | | | |
|---|---|---|---|
| **Planning Commission** | **02/19/26*** | **West Pasco Government Center*<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |
| **Board of County Commissioners** | **03/24/26*** | **West Pasco Government Center*<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |

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

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

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

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

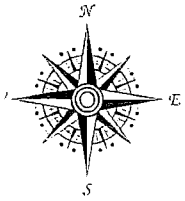
please contact the Pasco County Planning and Economic Growth Development.

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

Sincerely,

Booth & Cook, P.A.

Stephen C. Booth



# REZONING ATTACHMENT

The Planning Commission disagrees with the staff report and recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.

2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.

3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.

4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).

5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.

6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.

7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.

8. The proposed change (**might, might not**) result in lower property values in adjacent areas.

9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.

10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.

11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.

12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.

13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.

14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.

15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.

16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.

17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.

19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nayes: _____

The Planning Commission recommends _____ approval _____ denial of the application, based upon the foregoing reasons that constitute the report of the Planning Commission.

The recommendation and report of the Planning Commission are based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

The Planning Commission's recommendation is hereby submitted to the Board of County Commissioners as required under the Pasco County Land Development Code, Section 402.1.F.2.

_____ _____

Planning Commission Chairman Date

Rezoning No. 7886

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 2 **FILE NO.:** PDE26-7923 **DATE:** 2/19/2026

**SUBJECT:** Zoning Amendment (Consent) – CA Properties – Change in Zoning from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District – Central Pasco County – Northeast Corner of the Intersection of Land O Lakes Boulevard and Wisteria Loop – Containing Approximately 3.68 Acres.

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 2/19/2026 – BCC at NPR 3/24/2026

**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 requested Zoning Amendment.

## BACKGROUND:

Petition No. 7923 (REZONE-2025-00008), in the name of CA Properties Rezoning, has been filed for a change in zoning from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District and shall be subject to the development standards set forth in Section 526 of the Land Development Code (LDC). The parcel of land is located at the Northeast Corner of the intersection of Land O Lakes Boulevard and Wisteria Loop (Parcel I.D. No. 02-26-18-0050-00000-0110, 02-26-18-0050-00000-0100), containing approximately 3.68 acres.

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

The surrounding zoning districts and land uses are as follows:

| | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|---|---|---|---|
| **NORTH** | MPUD Master Planned Unit Development District | COM (Commercial); RES-9 (Residential - 9 du/ga) | Vacant/ Caliente MPUD |
| **EAST** | MPUD Master Planned Unit Development District | RES-9 (Residential - 9 du/ga) | Vacant/ Caliente MPUD |
| **SOUTH** | C-2 General Commercial District | RES-3 (Residential - 3 du/ga) | Frontier Communications, Print shop, Dollar General |
| **WEST** | C-2 General Commercial District | COM (Commercial); RES-3 (Residential - 3 du/ga) | Indoor Self-Storage, Land O Lakes Boulevard. |

FINDINGS OF FACT:

1. The subject site is currently 3.68 acres of vacant lands. The applicant proposes to develop the property in conformance with LDC, Section 526 – C-2 General Commercial District standards for development.

2. The applicant has volunteered to record a deed restriction (Attachment 6) to the property, providing the following use restrictions:

a. The Property will be zoned C-2 General Commercial District ("Commercial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those General Commercial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of general Commercial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so General Commercial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain General Commercial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

b. The following C-2 General Commercial uses are prohibited on the site:

1. Stand-alone car washes.
2. Cabinet and carpentry shops, plumbing, electrical, mechanical, welding, sheet metal or other similar trade shops.
3. Pre-owned vehicle sales or leasing.
4. Self-storage facilities.
5. Auto repair garages.
6. Lumberyards.
7. Stand-alone lawn mowers sales and repairs.
8. Mortuaries and funeral homes.
9. Crematoriums.
10. Stand-alone outdoor pottery and statues sales.
11. Propane sales, septic tank sales and installation business. However, propane sales are only allowed as an accessory use.
12. Sod sales.
13. Shooting or archery ranges.
14. Freestanding recreational vehicle/boat storage.
15. Automotive towing services and connected storage of vehicles; and
16. Gas Stations.

3. The applicant has provided the following narrative (Attachment 2):

"The applicant seeks an Euclidian Zoning Amendment from C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District. The property being rezoned consists of Pasco County Parcel Numbers 02-26-18-00050-00000-0100 and 02-26-18-0050-00000-0110. The referenced parcels currently consist of + 3.2 acres of R-MH Mobile Home District and + 0.5 acres of C-2 General Commercial District zoning and are being amended to consist of all C-2 General Commercial District zoning."

4. Access to the property is from Land O Lakes Boulevard, a Florida Department of Transportation (FDOT) maintained arterial roadway with approximately 200 feet of right-of-way.

5. Landscaping shall be maintained in accordance with LDC, Section 905.2.E, Landscaping Acceptance, Maintenance and Prohibitions. This project requires a Type B buffer in accordance with Table 905.2-D.

6. There is a 12-foot multi-use path located along the east side of Land O Lakes Boulevard, extending from State Road 52 to Caliente Boulevard. The multi-use path runs along the property's frontage on the western side that is parallel to Land O' Lakes Boulevard.

7. The subject site is located in Flood Zone X, AE, and A and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.

8. The surrounding area is characterized by commercial development, an orange orchard and vacant land along Land O' Lakes Blvd. Single family residential (high density and large lots), tourist resort and Land O' Lakes High School are located within ½ mile from the subject site.

9. The subject site is within the Central Market Area and is not located within the Urban Service Area.

10. The BCC has approved the following zoning actions on the subject property:

a. On March 5th, 1976, the Board of County Commissioners (BCC) approved Rezoning Petition No. 22 from I-2 General Industrial Park District to RMH Mobile Home District.

11. The BCC has approved the following similar actions in the surrounding area:

a. On May 11th, 1976, the Board of County Commissioners (BCC) approved Rezoning Petition No. 13 from I-2 General Industrial Park District and C-2 General Commercial District to AR Agricultural Residential District and C-2 General Commercial District for a parcel located directly south of the subject site.

b. On February 5th, 1986, the Board of County Commissioners (BCC) approved Rezoning Petition No. 3238 from AR-1 Agricultural Residential District to C-2 General Commercial District for a parcel located 190 feet west of the subject site.

12. The subject site has a Future Land Use (FLU) classification of COM (Commercial) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the Comprehensive Plan.

13. On December 9, 2025, the Board of County Commissioners (BCC) approved Ord. No. 25-49, amending the FLU on the subject site from RES-3 (Residential - 3 du/ga) to COM (Commercial).

14. On February 14, 2025, the subject request was found to be Not Exempt from a Timing and Phasing analysis as the highest and best use of the existing zoning district would result in a gross trip difference (Δ) of more than 50 peak trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan or Preliminary Development Plan, if

applicable. A Timing and Phasing Analysis (T&P-2025-00008) for the proposed development was performed by the applicant's consultant, Raysor Transportation Consulting, LLC., and approved by County staff, attached and incorporated herein (Attachment 4).

15. Land O Lakes Boulevard meets minimum County standards, and it is recognized as a standard roadway. This application was determined to be exempt from Substandard Roadway Analysis as it is located along Land O Lakes Boulevard, an arterial roadway; thus, it is not subject to Substandard Roadway Review pursuant to LDC Section 901.4.B.(SSRRA-2024-00024).

16. The subject application was submitted for review by the Natural Resources Division, and the following comments were received.

a. If, during construction activities, any evidence of the presence of State or Federally protected plant and/or animal species is discovered, the Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

b. A preliminary wildlife survey was provided with the rezoning application. This survey shall be provided at the time of the first site plan submittal. Natural Resources will verify the survey and condition the approval memo at that time.

c. A Southwest Florida Water Management District (SWFWMD) approved wetland delineation survey shall be provided with the site plan application submittal.

17. The subject rezoning shall not take effect until the deed restriction referenced in finding of fact number two is recorded and delivered to the County.

18. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

19. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANNING COMMISSION ACTION:

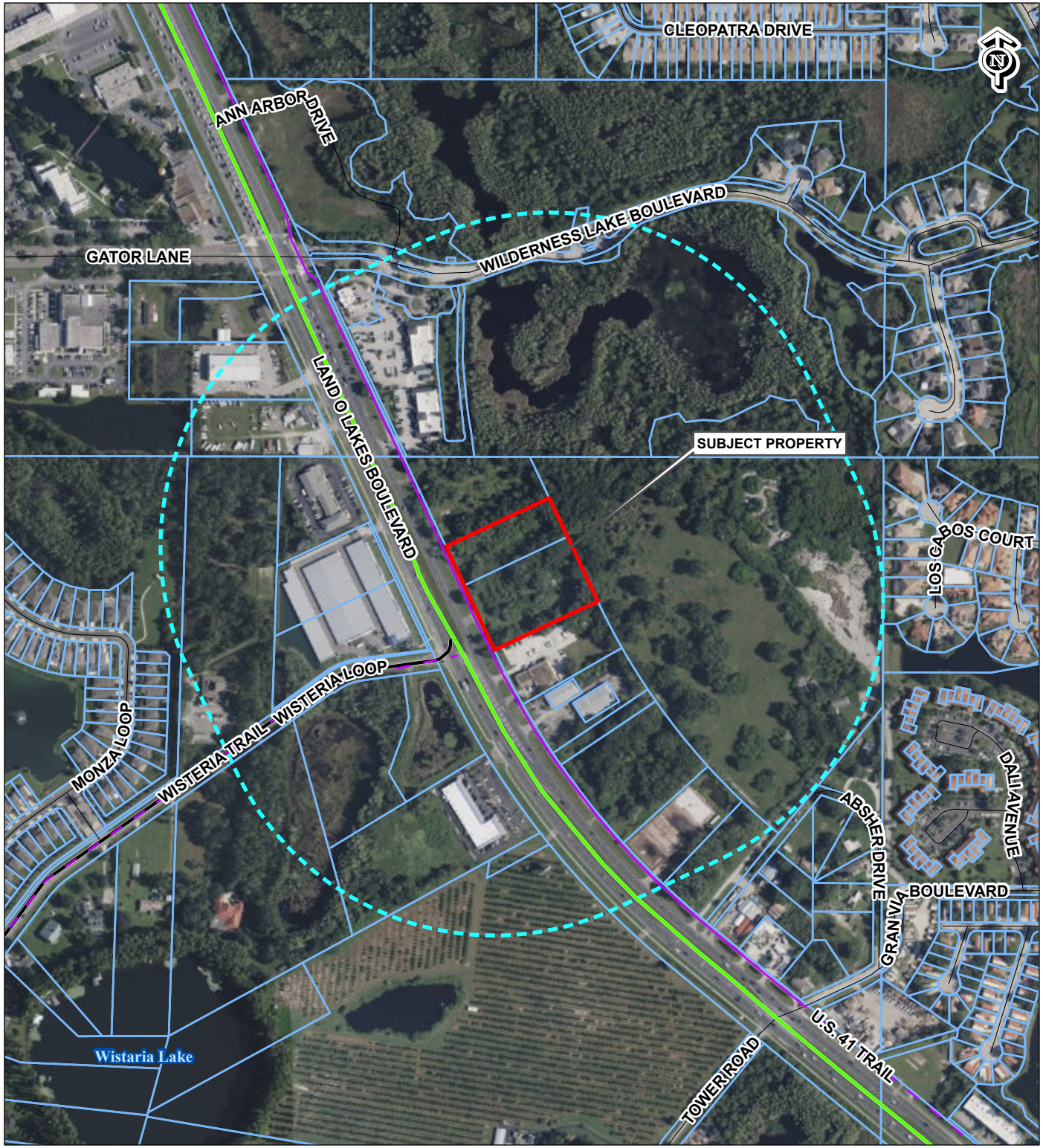
Approval of PDE Recommendation: _ Ayes; _ Nays

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

**ATTACHMENT(S):**
1. PDE26-7923 Maps
2. PDE26-7923 Narrative
3. PDE26-7923 Timing and Phasing
4. PDE26-7923 TP-2025-00008

5. PDE26-7923 Resolution
6. PDE26-7923 Deed Restriction
7. PDE26-7923 Exhibit A - Legal Description
8. PDE25-7923 Signature Sheet
9. PDE26-7923 Public Notice
10. PDE26-7923 Affidavit

cc:DA/DE/NP/GG/PDE25-7923 CA Properties




# RZ-7923
# C-2 & RMH TO C-2

**02-26-18-0050-00000-0100**
**02-26-18-0050-00000-0110**

**CA PROPERTIES INC**
**16332 EMERALD COVE DR**
**LUTZ, FL 33549**

**PHYSICAL ADDRESS:**
**ON THE EAST SIDE OF LAND O LAKES DIRECTLY ACROSS FROM WISTERIA LOOP**
**TAZ-225**
**COMMISSION DISTRICT: 2**

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Existing Trails
- Exisiting Arterial
- Existing Collector

0 500 1,000
Feet

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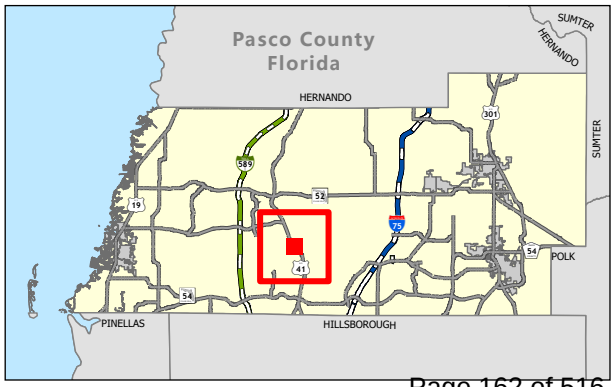

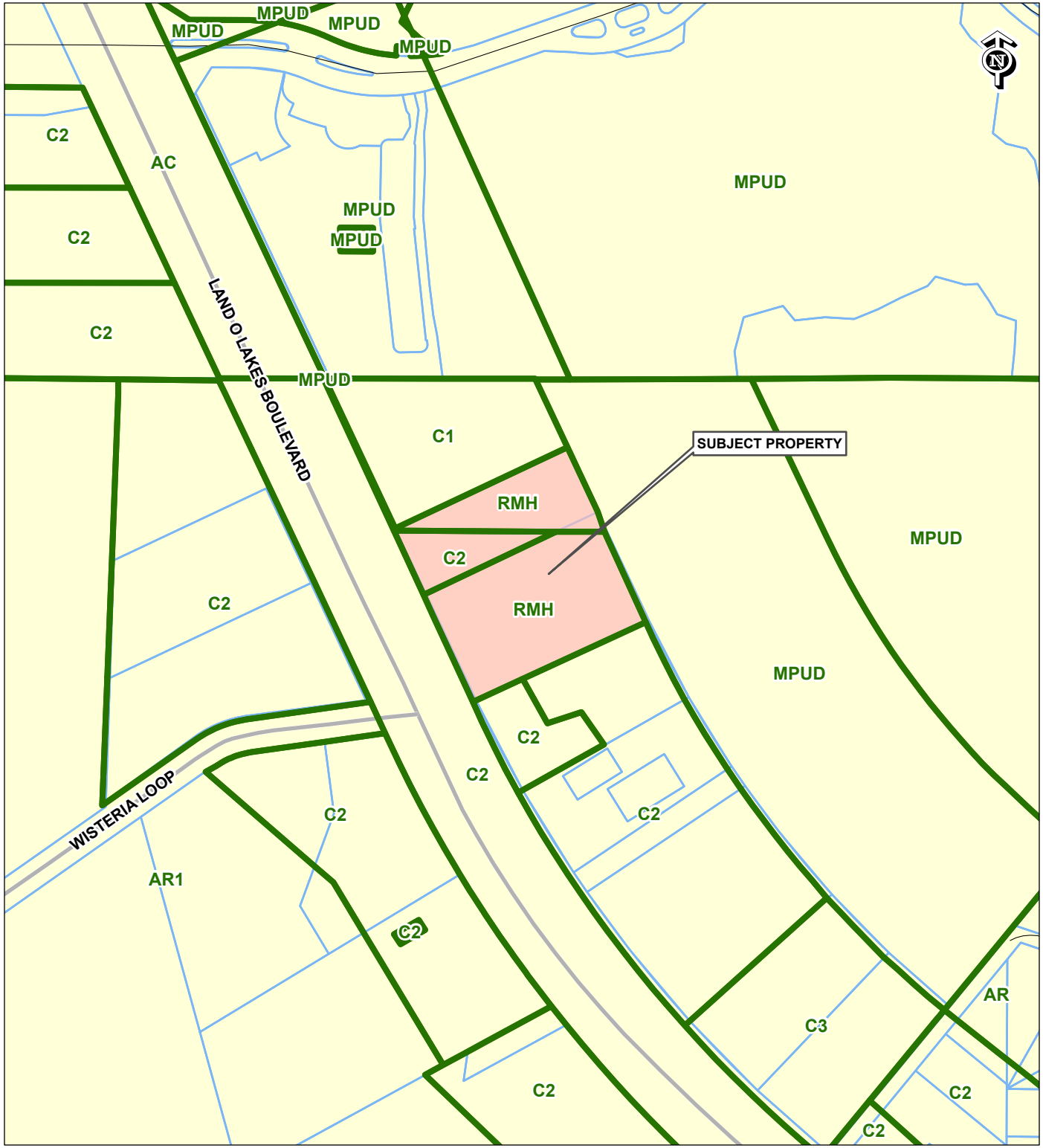


# RZ-7923
# C-2 & RMH TO C-2

**02-26-18-0050-00000-0100**
**02-26-18-0050-00000-0110**

**CA PROPERTIES INC**
**16332 EMERALD COVE DR**
**LUTZ, FL 33549**

**PHYSICAL ADDRESS:**
**ON THE EAST SIDE OF LAND O LAKES DIRECTLY ACROSS FROM WISTERIA LOOP**
**TAZ-225**
**COMMISSION DISTRICT: 2**

**SUBJECT PROPERTY**

**EXISTING ZONING**

0 300 600
Feet

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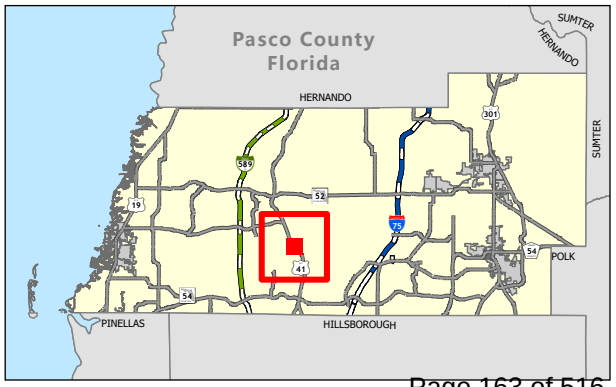

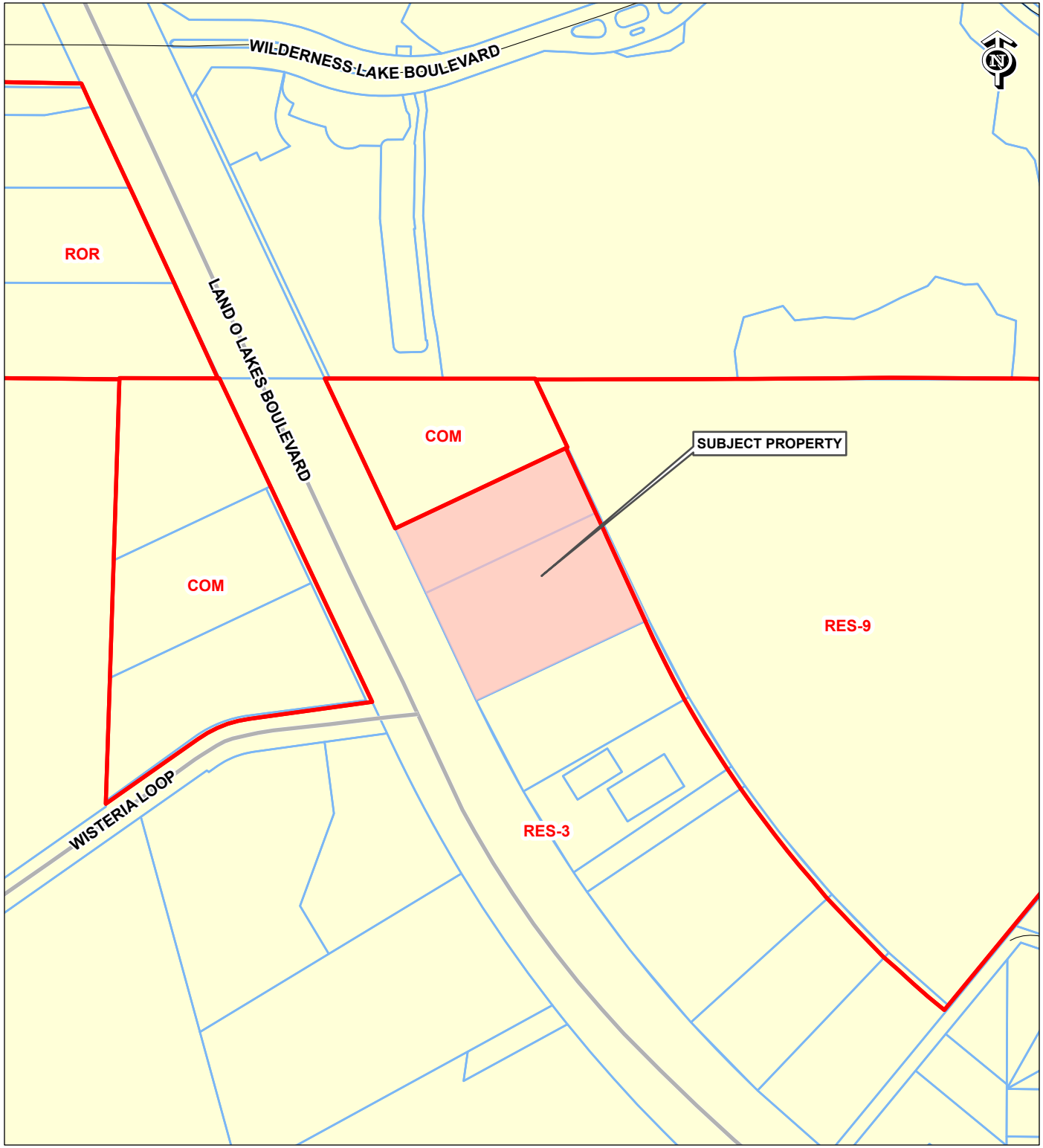


# RZ-7923
# C-2 & RMH TO C-2

**02-26-18-0050-00000-0100**
**02-26-18-0050-00000-0110**

**CA PROPERTIES INC**
**16332 EMERALD COVE DR**
**LUTZ, FL 33549**

**PHYSICAL ADDRESS:**
**ON THE EAST SIDE OF LAND O LAKES DIRECTLY ACROSS FROM WISTERIA LOOP**
**TAZ-225**
**COMMISSION DISTRICT: 2**

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

0 300 600
Feet

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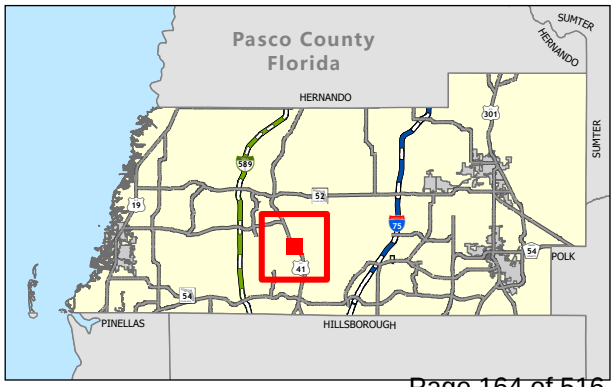

# RZ-7923
# C-2 & RMH TO C-2

**02-26-18-0050-00000-0100**
**02-26-18-0050-00000-0110**

**CA PROPERTIES INC**
**16332 EMERALD COVE DR**
**LUTZ, FL 33549**

**PHYSICAL ADDRESS:**
**ON THE EAST SIDE OF LAND O LAKES DIRECTLY ACROSS FROM WISTERIA LOOP**
**TAZ-225**
**COMMISSION DISTRICT: 2**

**SUBJECT PROPERTY**

0 300 600
Feet

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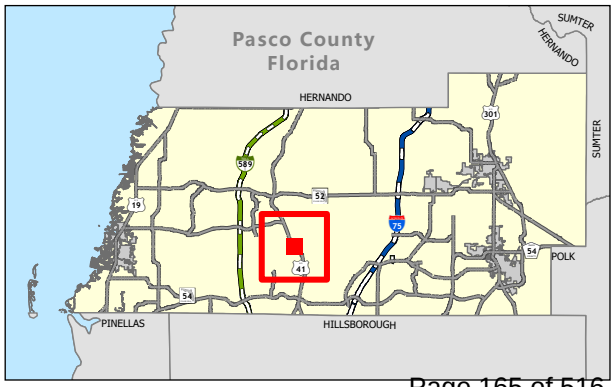


# NARRATIVE FOR CA PROPERTIES, INC. ZONING AMENDMENT APPLICATION

The applicant seeks an Euclidian Zoning Amendment from C-2 General Commercia District and R-MH Mobile Home District to a C-2 General Commercial District. The property being rezoned consists of Pasco County Parcel Numbers 02-26-18-00050-00000-0100 and 02-26-18-0050-00000-0110. The referenced parcels currently consist of ± 3.2 acres of R-MH Mobile Home District and ± 0.5 acres of C-2 General Commercial District zoning and are being amended to consist of all C-2 General Commercial District zoning.

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

JANUARY 30, 2025

PREPARED FOR:

CA PROPERTIES, INC.
16332 Emerald Cove Drive
Lutz, Florida 33549

RAYSOR Transportation Consulting

19046 Bruce B. Downs Boulevard
Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

# PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with RAYSOR Transportation Consulting, LLC, a corporation authorized to operate as an engineering business (ENB No. 27789), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT: **CA Properties Rezoning**

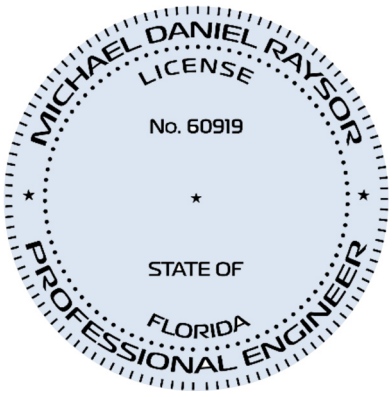
LOCATION: **Pasco County, Florida**

REPORT TYPE: **Timing & Phasing Analysis**

REPORT DATE: **January 30, 2025**

PREPARED FOR: **CA Properties, Inc.**

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.




THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael Raysor
Date: 2025.01.30 20:48:13 -05'00'

ON THE DATE ADJACENT TO THE SEAL

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

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

RAYSOR Transportation Consulting

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

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**APPENDIX B:** Trip Generation Details

**APPENDIX C:** Project Traffic Details

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**APPENDIX F:** Roadway Segment Arterial Analysis

**APPENDIX G:** Intersection Analysis

**APPENDIX H:** Preliminary Site Access Turn Lane Warrant Analysis

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

### 1.0 | INTRODUCTION

This report documents a Timing & Phasing Analysis performed in association with a proposed rezoning for the **CA PROPERTIES** project. This analysis was performed consistent with §901.12 of the Pasco County Land Development Code, and the methodology statement provided in **APPENDIX A**.

### 2.0 | PROJECT DESCRIPTION

The subject project site is located on the east side of US Highway 41, south of Wilderness Lake Boulevard, in Pasco County, Florida. Refer to **FIGURE 1.0** for the project site location map. The rezoning is proposed for portions of Pasco County parcel numbers 02-26-18-0050-00000-0100 & 02-26-18-0050-00000-0110. The referenced parcels currently have ±3.2 acres of R-MH Mobile Home District zoning, and ±0.5 acres of C-2 General Commercial District zoning. A rezoning is proposed to amend the R-MH to C-2. Refer to **FIGURE 2.0** for a map showing the existing zoning for the referenced parcels, and **FIGURE 3.0** for a map showing the proposed zoning. For the purposes of the Timing & Phasing Analysis, site access is preliminarily assumed to consist of a single right-in/right-out driveway connection to US Highway 41; noting that since the subject rezoning is Euclidean, and as such does not have an accompanying site plan, site access as referenced herein is considered conceptual. The buildout date of the project was assumed as 2031, which was used as the analysis-horizon for the Timing & Phasing Analysis.

### 3.0 | PROJECT SITE TRIP GENERATION

The Pasco County Land Development Code "reasonable yield" formula was used to identify the entitlements for use in the analysis; resulting in 52,272 square feet of commercial; as documented in **TABLE 1.0**. Trip generation was estimated for the project site using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11$^{th}$ edition), as summarized in **TABLE 1.0**, and further documented in **APPENDIX B**. The distribution of *new external* project generated traffic was estimated based on area development patterns and roadway connectivity, and the distribution of *pass-by* project generated traffic was estimated based on existing traffic patterns. The resulting assignment of project generated traffic is shown in **FIGURES 4.1 & 4.2**, as further documented in **ATTACHMENT C**.

**FIGURE 1.0 | PROJECT SITE LOCATION**

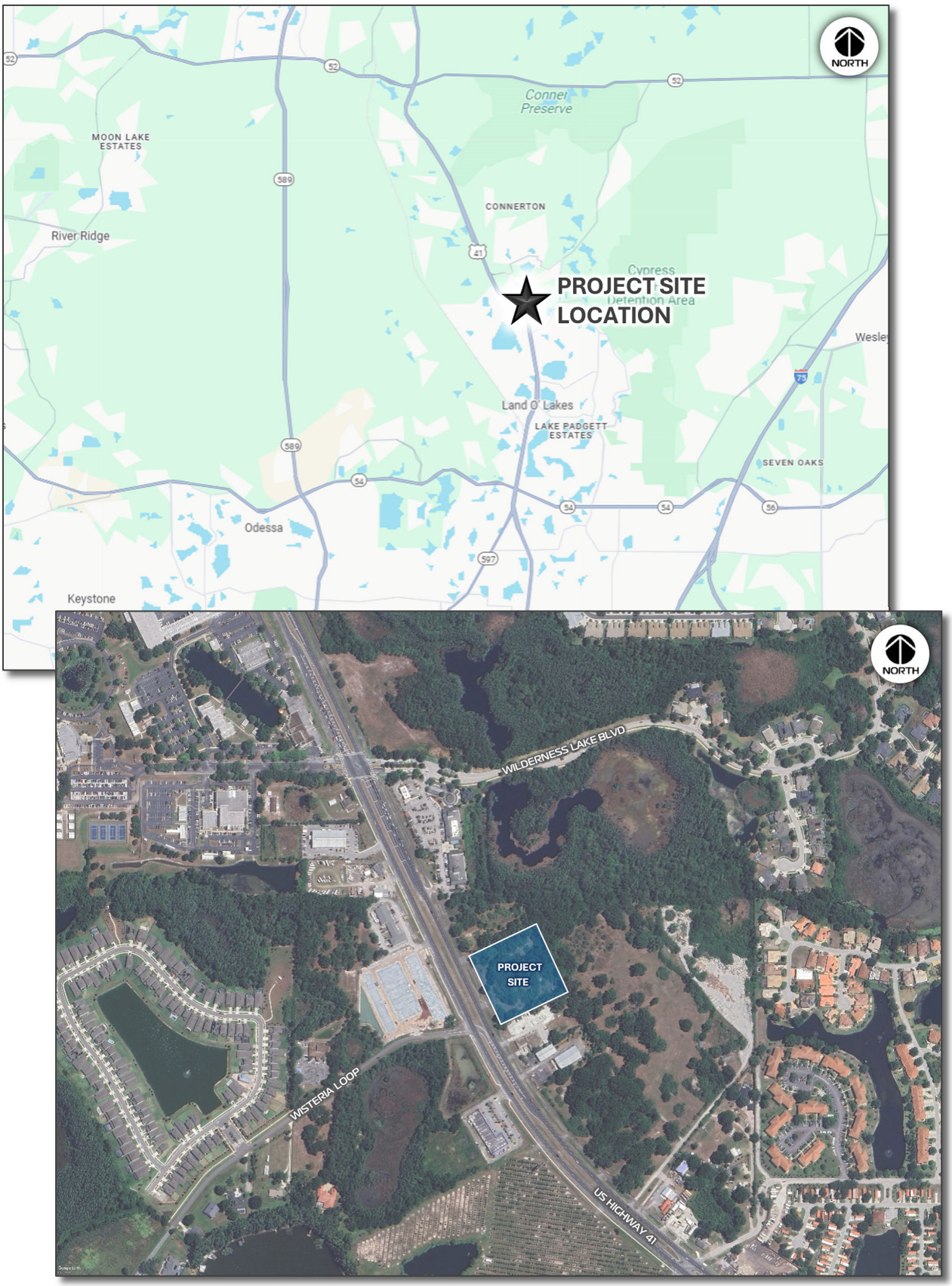


**FIGURE 2.0 | EXISTING ZONING MAP**

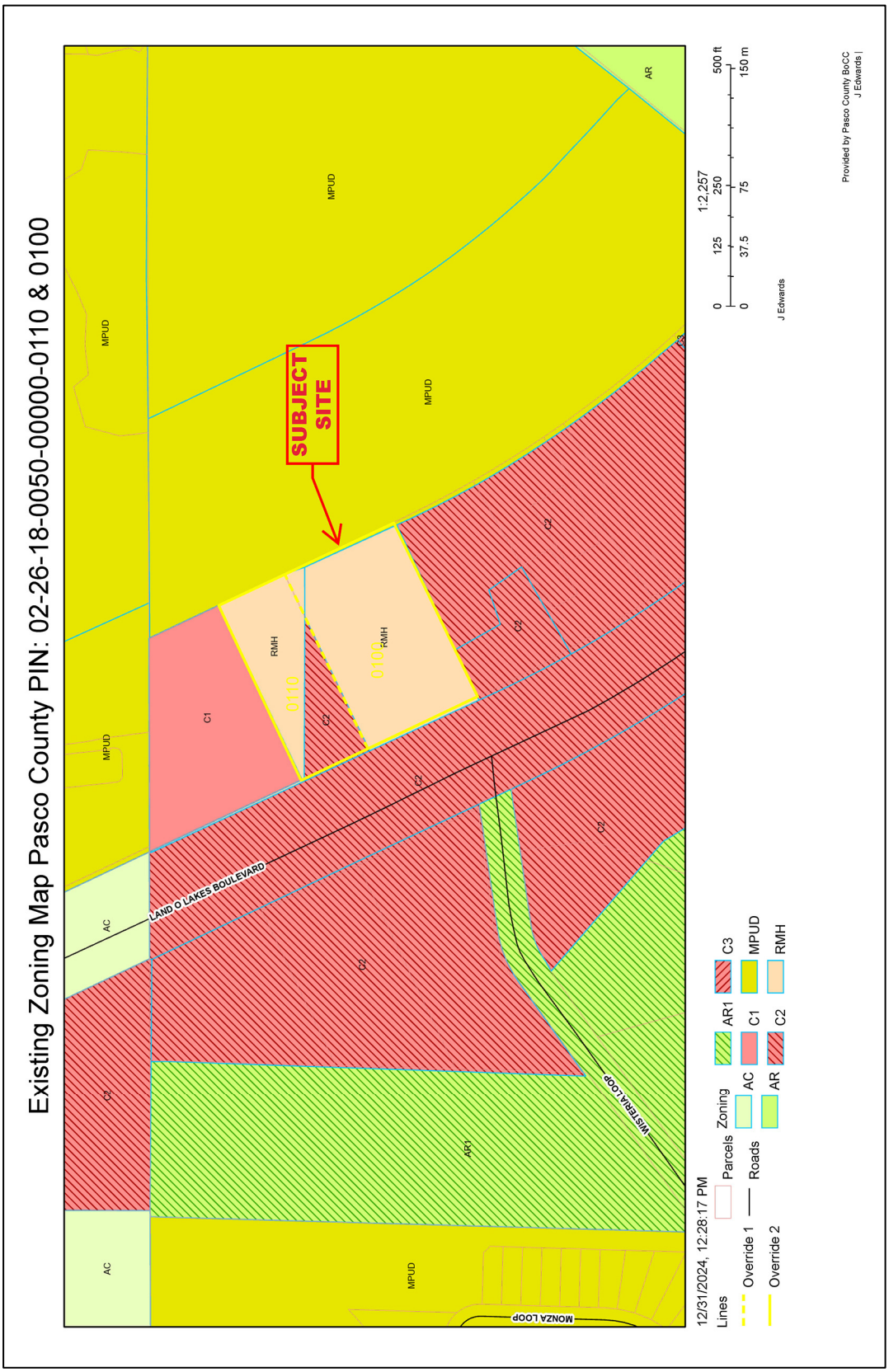


**FIGURE 3.0 | PROPOSED ZONING MAP**

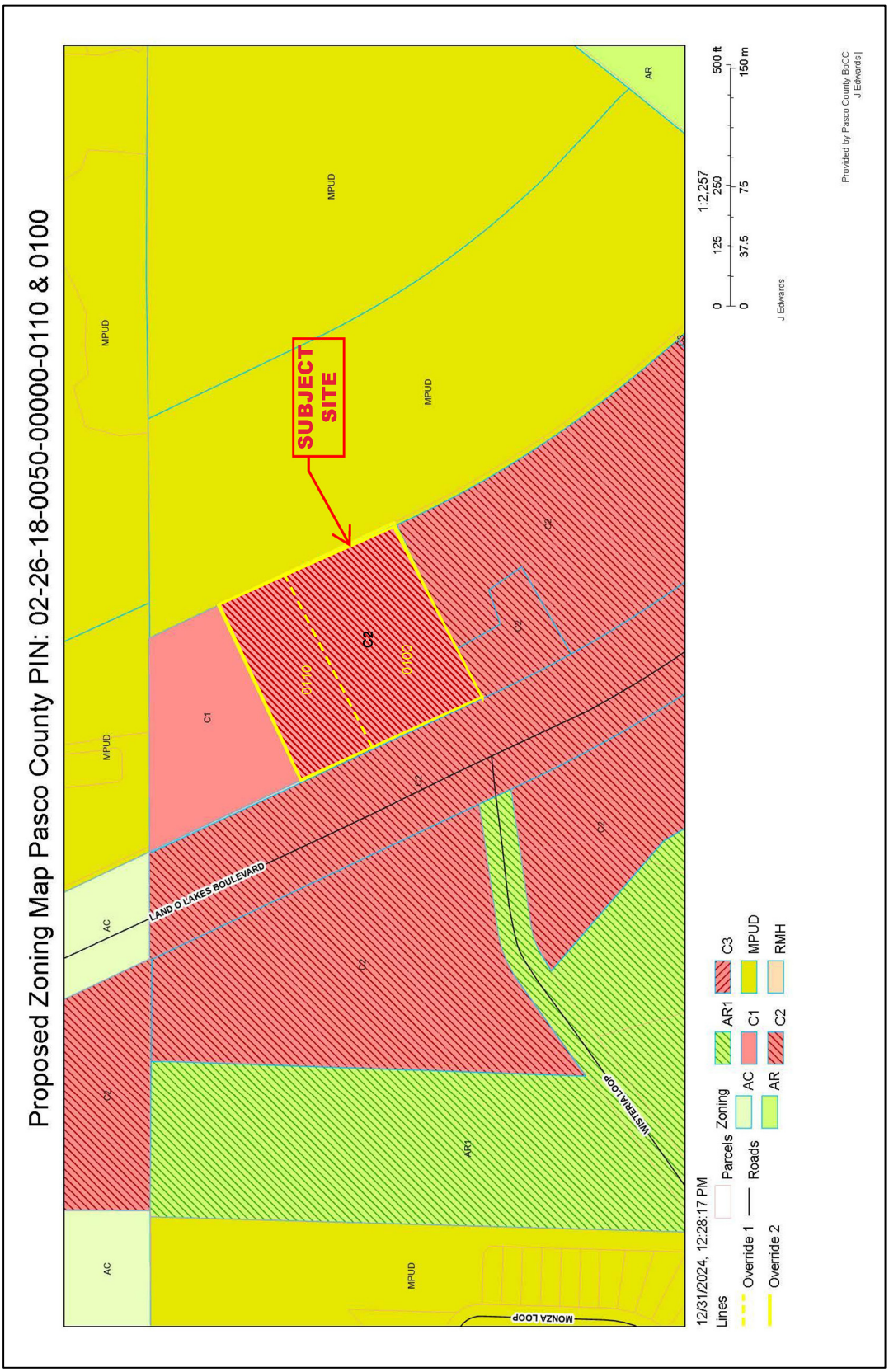


**TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE & REASONABLE YIELD**

**Trip Generation Estimate (Proposed Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 821 | Commercial | 52,272 sf | 67.52 | 3,530 | 1.73 | 90 | 56 | 34 | 5.19 | 271 | 133 | 138 |
| Pass-By Trips | | | 40% | 1,412 | 40% | 36 | 18 | 18 | 40% | 108 | 54 | 54 |
| New External Trips | | | -- | 2,118 | -- | 54 | 38 | 16 | -- | 163 | 79 | 84 |

**Trip Generation Estimate (Current Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 240 | Mobile Home Park | 21 units | Ln(T)=0.75* Ln(X)+3.11 | 220 | T = 0.30(X) + 14.45 | 21 | 4 | 17 | T = 0.57(X) + 0.35 | 12 | 8 | 4 |

**Trip Generation Differential (from Current to Proposed Zoning)**

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +3,310 | -- | +69 | +52 | +17 | -- | +259 | +125 | +134 |
| New External Trips | -- | +1,898 | -- | +33 | +34 | -1 | -- | +151 | +71 | +80 |

| | |
|---|---|
| **Proposed Zoning**<br><br>Reasonable Yield Calculations | **Proposed Zoning: C2**<br>Size: ±3.2 acres (139,392 square feet)<br>Maximum Intensty (FAR): 50%<br>LDC Reduction: 75% of Max Intensity for Reasonable Yield<br>Calculation: 139,392 x 50% x 75% = **52,272 square feet of commercial** |
| **Current Zoning**<br><br>Reasonable Yield Calculations | **Current Zoning: RMH**<br>Size: ±3.2 acres<br>Maximum Density: 8.8 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 3.2 x 8.8 x 75% = **21 mobile home units** |

**FIGURE 4.1 | PROJECT GENERATED AM PEAK HOUR TRAFFIC VOLUMES (REFER TO APPENDIX C FOR DETAILS)**

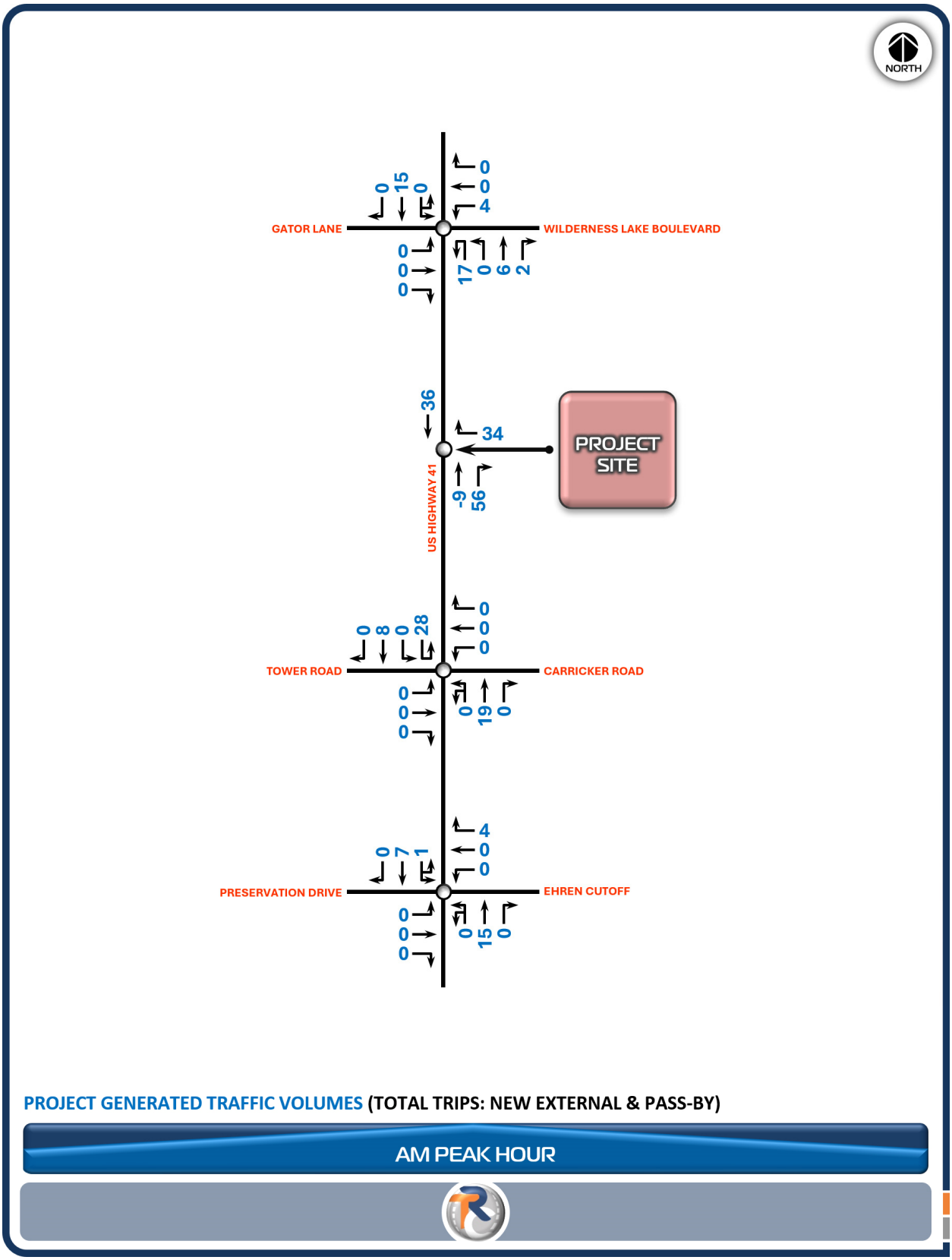
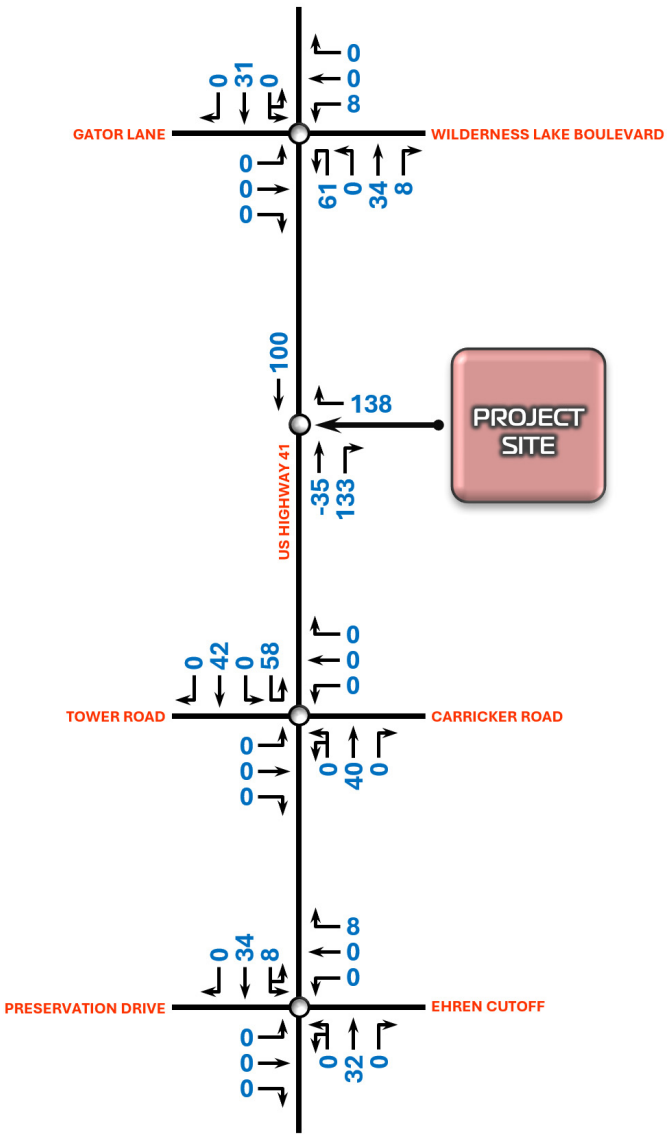


**FIGURE 4.2 | PROJECT GENERATED PM PEAK HOUR TRAFFIC VOLUMES (REFER TO APPENDIX C FOR DETAILS)**




**PROJECT GENERATED TRAFFIC VOLUMES (TOTAL TRIPS: NEW EXTERNAL & PASS-BY)**

PM PEAK HOUR

## 4.0 | STUDY AREA

The study area was determined to consist of the adjacent segment of US Highway 41, from Ehren Cutoff to Wilderness Lake Boulevard, which reflects the facility limits between adjacent signalized intersections. The study intersections were determined to consist of the signalized intersections along the study area roadway segment, and access related intersections. The following summarizes the study area for the Timing & Phasing Analysis.

- **ROADWAY SEGMENTS**
  - US Highway 41 (ADJACENT SEGMENT)

- **INTERSECTIONS**
  - US Highway 41 & Wilderness Lake Blvd
  - US Highway 41 & Carricker Road
  - US Highway 41 & Ehren Cutoff
  - US Highway 41 & Project Site Driveway Connection

## 5.0 | TRANSPORTATION IMPROVEMENTS

Pasco County Schools is currently implementing improvements to the intersection of US Highway 41 & Wilderness Lake Boulevard / Gator Lane to improve traffic operating conditions; where these improvements consist of (a) the reconstruction of the eastbound intersection approach to implement one additional traffic lane, (b) curb ramp & sidewalk modifications, and (c) associated traffic signal modifications. The eastbound intersection approach currently consists of two traffic lanes, with one lane designated as an exclusive left turn lane, and one lane designated as a shared thru/right turn lane. The planned improvements to the eastbound intersection approach consist of shifting the existing exclusive left turn lane northerly into the Gator Lane median, redesignating the existing exclusive left turn lane as a thru lane, and redesignating the existing shared thru/right turn lane as an exclusive right turn lane. These improvements will result in the addition of an exclusive right turn lane to the eastbound intersection approach, which will operate with a traffic signal overlap phase. Refer to **APPENDIX D** for further details. The foregoing improvements are reflected in the Timing & Phasing Analysis.

## 6.0 | TRAFFIC VOLUMES

Existing traffic volumes were obtained from traffic counts conducted during AM peak period (7 am to 9 am) and PM peak period (4 pm to 6 pm) conditions; subsequently adjusted to reflect peak season conditions using FDOT peak season factors. The traffic count data and adjustment factors are documented in **APPENDIX E**. Future year background traffic volumes were calculated to reflect 2031 analysis-horizon conditions using an annual growth rate of 2.0% per year, pursuant to the Pasco County growth rate table, applied to the current peak season traffic volumes. Post-development traffic volumes were calculated by adding the project generated traffic volumes to the background traffic volumes. **FIGURES 5.1** through **7.2** show the traffic volumes used in this study.

**FIGURE 5.1 | EXISTING AM PEAK HOUR TRAFFIC VOLUMES**

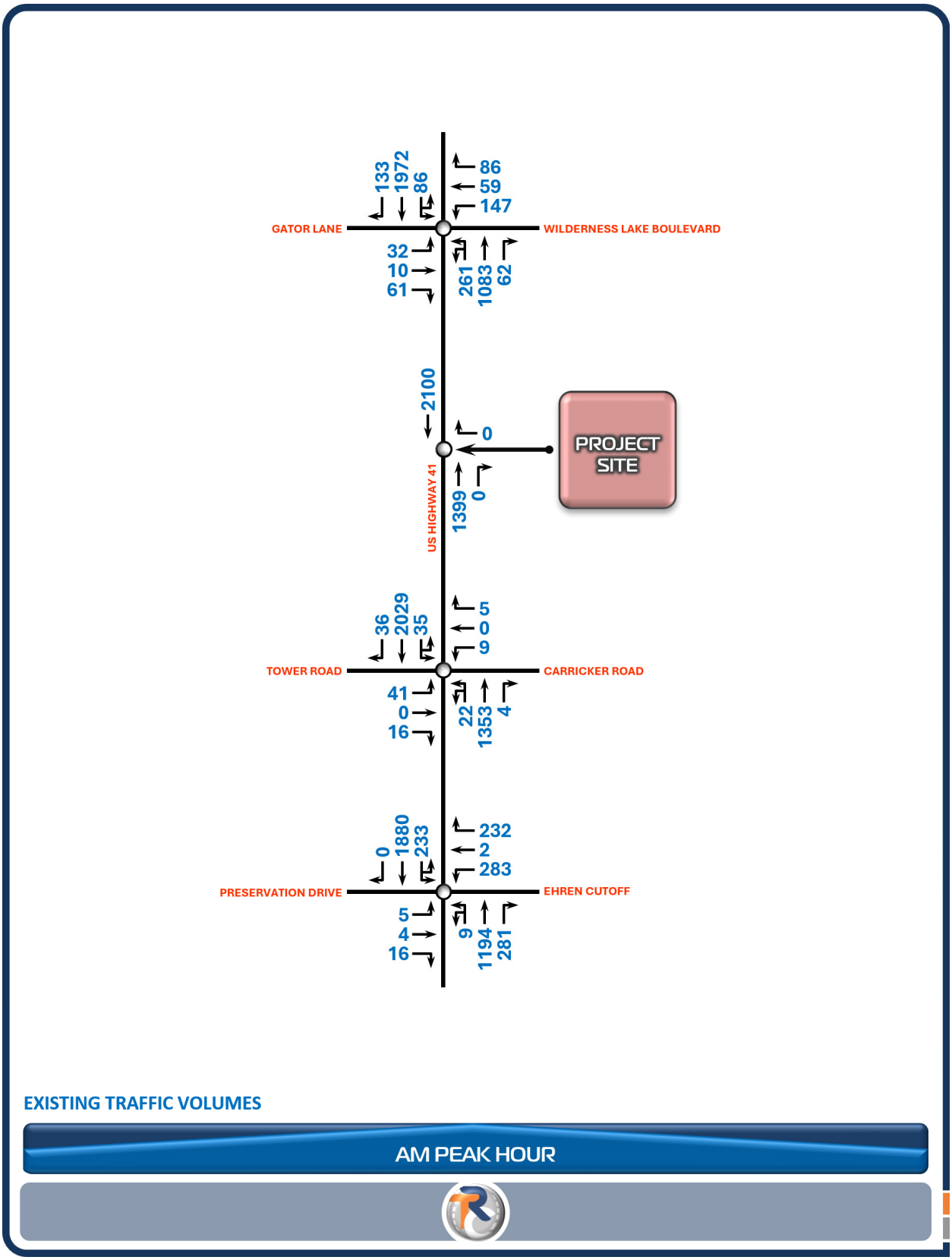


**FIGURE 5.2 | EXISTING PM PEAK HOUR TRAFFIC VOLUMES**

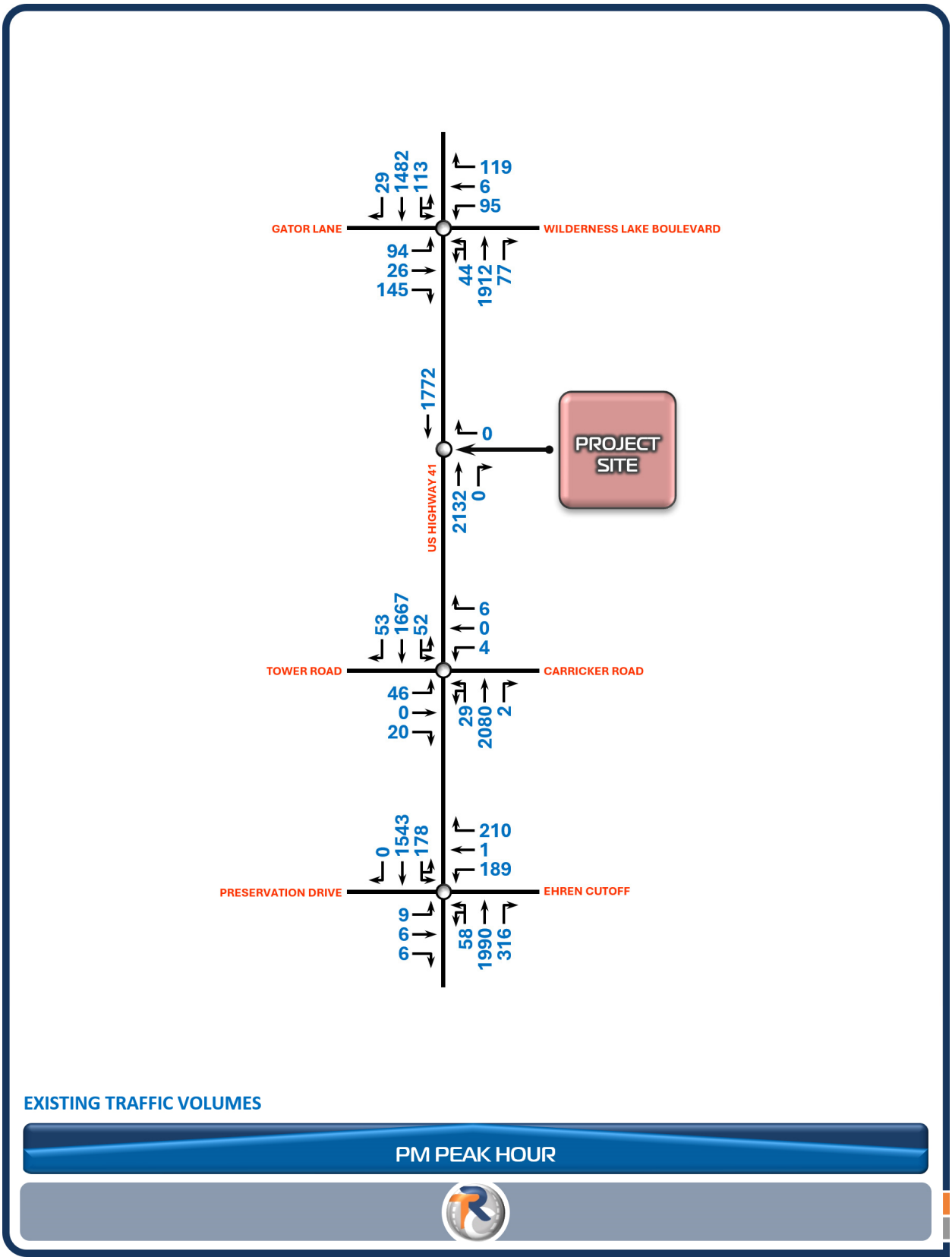


**FIGURE 6.1 | BACKGROUND AM PEAK HOUR TRAFFIC VOLUMES**

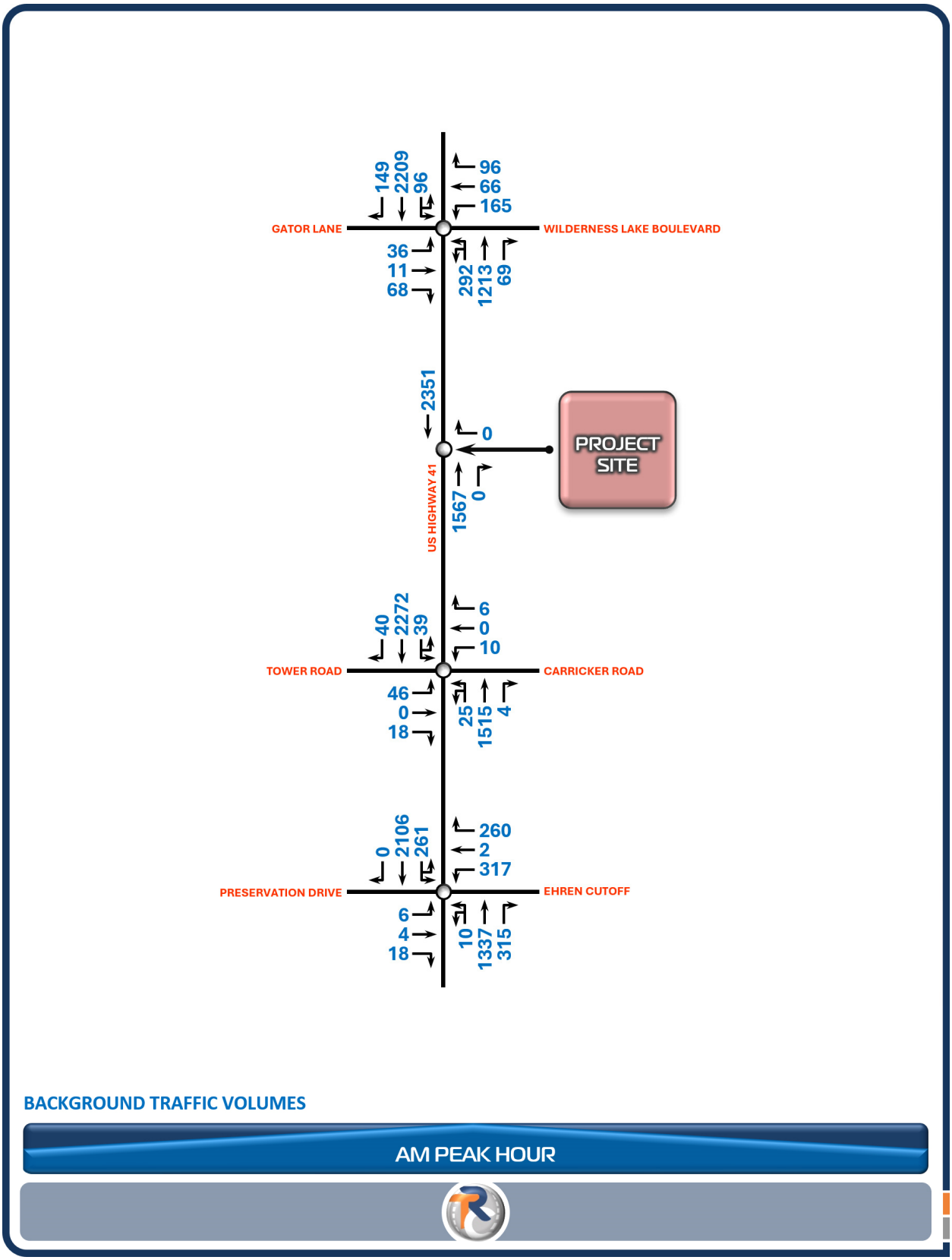


**FIGURE 6.2 | BACKGROUND PM PEAK HOUR TRAFFIC VOLUMES**

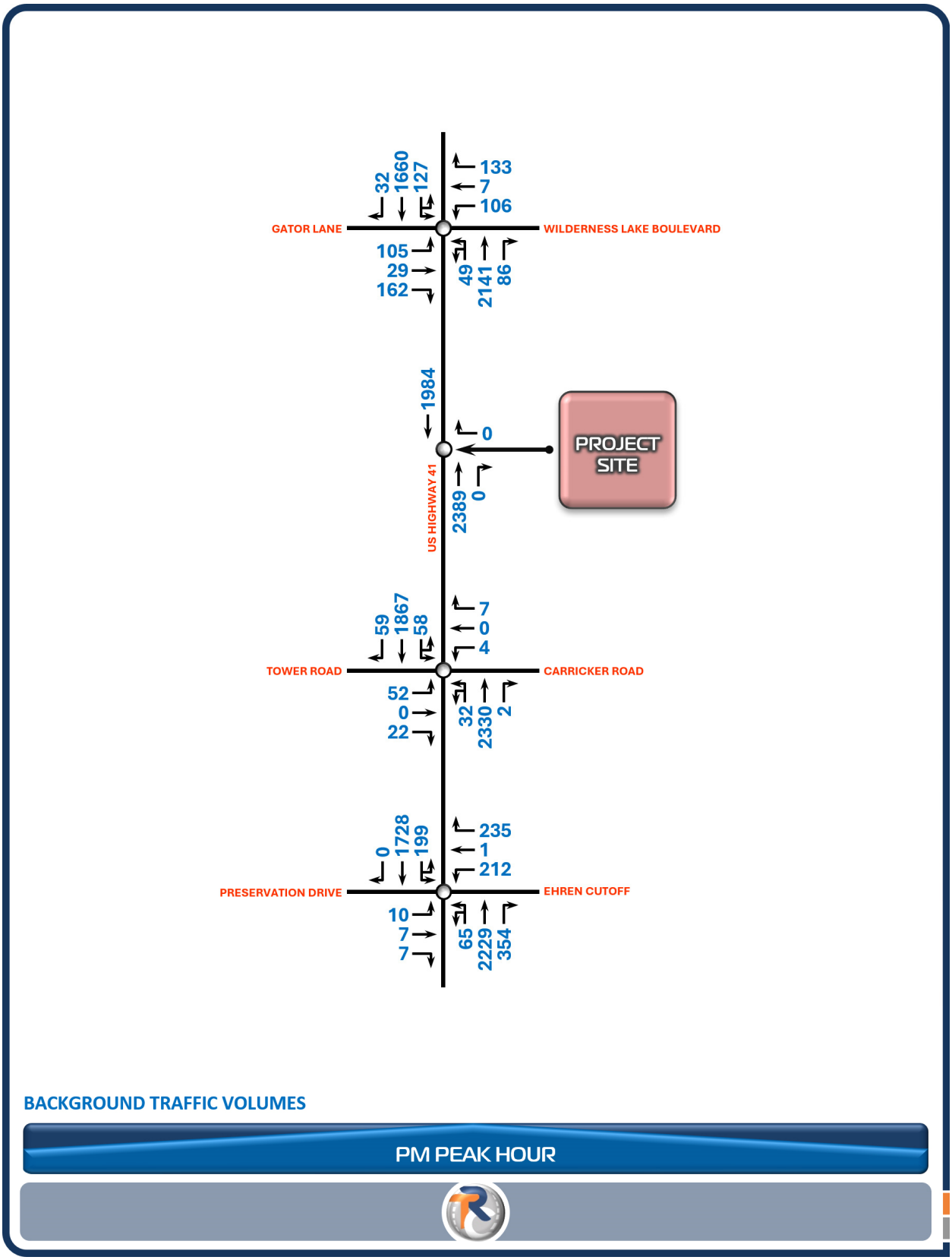


**FIGURE 7.1 | POST-DEVELOPMENT AM PEAK HOUR TRAFFIC VOLUMES**

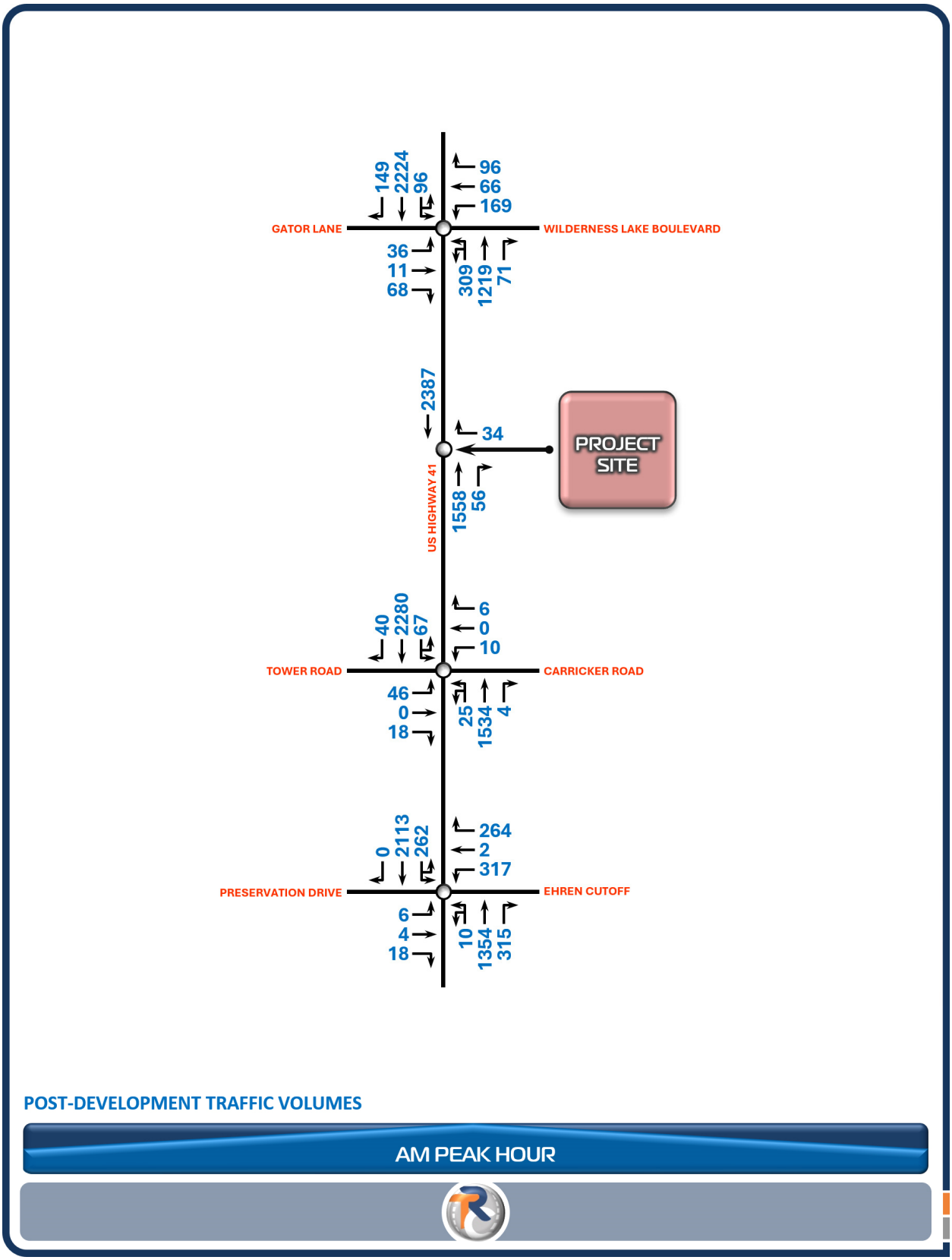
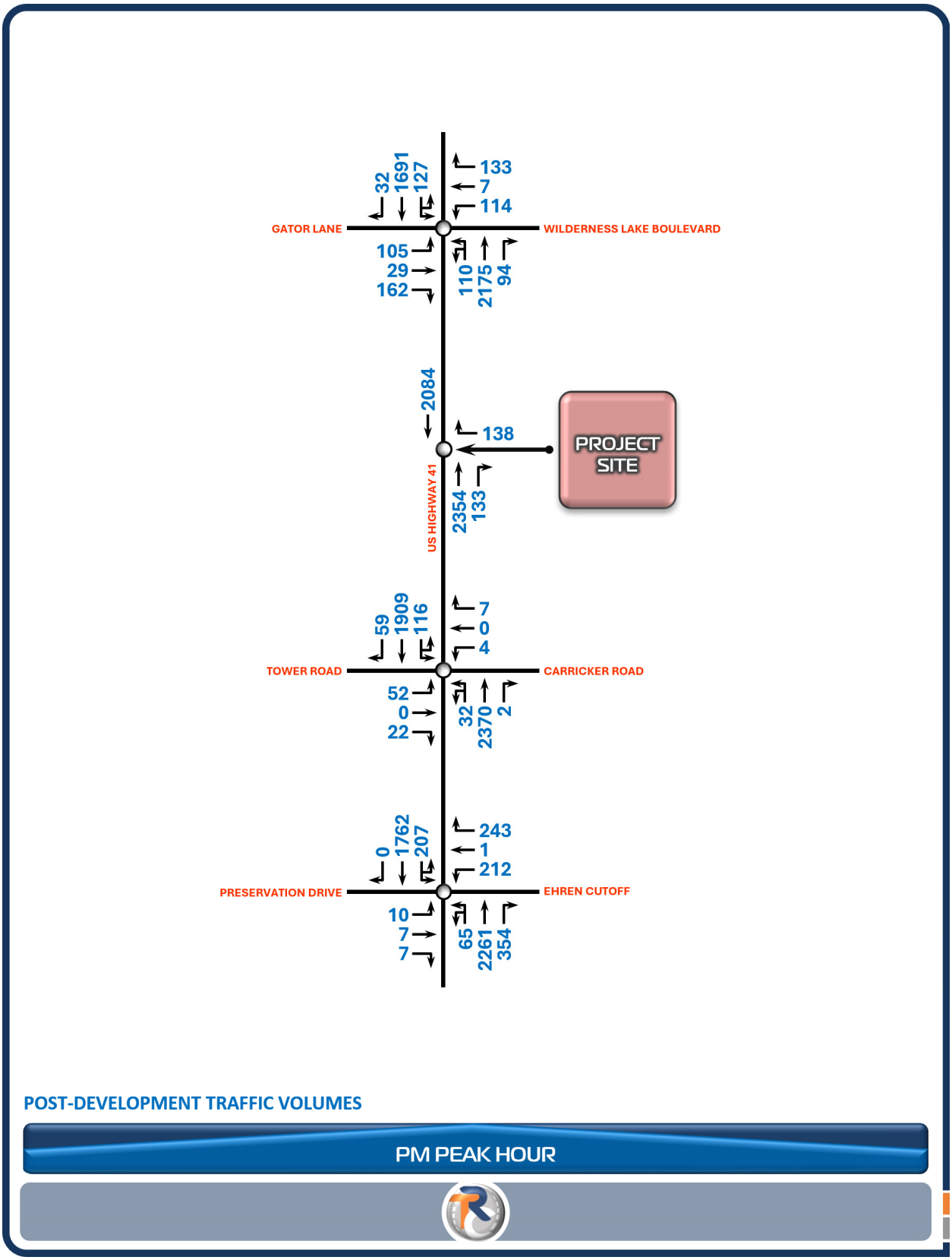


**FIGURE 7.2 | POST-DEVELOPMENT PM PEAK HOUR TRAFFIC VOLUMES**



## 7.0 | ROADWAY SEGMENT ANALYSIS

Roadway segment analyses were undertaken for background and post-development traffic conditions for weekday AM and PM peak hour conditions. The roadway segment analyses were performed using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program; as summarized in **TABLE 2.0** and further documented in **APPENDIX F**. The results of the analysis indicate that the study area roadway segment is anticipated to operate acceptably for peak hour background and post-development traffic conditions in consideration of Pasco County transportation performance standards.

**TABLE 2.0 | ROADWAY SEGMENT ANALYSIS SUMMARY**

| Roadway Segment | LOS Std | Peak Hour | Direction | Background Traffic | | Post-Development Traffic | |
|---|---|---|---|---|---|---|---|
| | | | | Speed | LOS | Speed | LOS |
| **US Highway 41** | D | AM | NB | 48.1 mph | A | 48.1 mph | A |
| | | | SB | 45.6 mph | A | 45.7 mph | A |
| FROM Ehren Cutoff<br>TO Wilderness Lake Boulevard | | PM | NB | 41.9 mph | B | 41.3 mph | B |
| | | | SB | 47.7 mph | A | 47.6 mph | A |

## 8.0 | INTERSECTION ANALYSIS

Intersection operational analyses were undertaken for background and post-development traffic conditions for weekday AM and PM peak hour conditions. The intersection analyses were performed using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program; as summarized in **TABLES 3.1 & 3.2** and further documented in **APPENDIX G**. The results of the analysis indicate that the study area intersections are anticipated to operate acceptably for peak hour background and post-development traffic conditions in consideration of Pasco County transportation performance standards, **for all movements that accommodate project generated traffic**. Specifically, the applicable transportation performance standards are either (a) individual movements with a volume-to-capacity ratio no greater than 1.00 with an average vehicular delay no greater than 120 seconds, or (b) a volume-to-capacity ratio less than 0.80 with an average vehicular delay no greater than 150 seconds.

**TABLE 3.1 | INTERSECTION ANALYSIS SUMMARY (BACKGROUND TRAFFIC CONDITIONS)**

| Location | Peak Hour | Metric | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L | T | R | L | T | R | L | T | R | L | T | R | |
| US Highway 41 & Ehren Cutoff | AM | LOS | [3] | D | [3] | [3] | E | D | C | D | [3] | E | C | [3] | C |
| | | Delay | [3] | 36.9 | [3] | [3] | 69.2 | 39.1 | 23.7 | 36.5 | [3] | 72.6 | 23.5 | [3] | 35.0 |
| | | V/C | [3] | 0.03 | [3] | [3] | 0.88 | 0.21 | 0.13 | 0.80 | [3] | 0.89 | 0.74 | [3] | 0.91 |
| | PM | LOS | [3] | D | [3] | [3] | F | E | B | D | [3] | F | B | [3] | C |
| | | Delay | [3] | 54.8 | [3] | [3] | 90.2 | 58.4 | 14.1 | 37.4 | [3] | 81.1 | 15.6 | [3] | 34.6 |
| | | V/C | [3] | 0.06 | [3] | [3] | 0.87 | 0.33 | 0.36 | 0.93 | [3] | 0.84 | 0.55 | [3] | 0.9 |
| US Highway 41 & Tower Road / Carricker Road | AM | LOS | [3] | F | [3] | [3] | F | [3] | D | [2] | [3] | B | [2] | [3] | [1] |
| | | Delay | [3] | 686.2 | [3] | [3] | 52.0 | [3] | 26.1 | [2] | [3] | 14.6 | [2] | [3] | [1] |
| | | V/C | [3] | 1.93 | [3] | [3] | 0.18 | [3] | 0.13 | [2] | [3] | 0.10 | [2] | [3] | [1] |
| | PM | LOS | [3] | F | [3] | [3] | F | [3] | C | [2] | [3] | E | [2] | [3] | [1] |
| | | Delay | [3] | 822.3 | [3] | [3] | 99.2 | [3] | 20.5 | [2] | [3] | 35.5 | [2] | [3] | [1] |
| | | V/C | [3] | 2.27 | [3] | [3] | 0.24 | [3] | 0.13 | [2] | [3] | 0.35 | [2] | [3] | [1] |
| US Highway 41 & Wilderness Lake Blvd / Gator Lane | AM | LOS | F | F | E | F | F | [3] | F | B | A | F | D | B | D |
| | | Delay | 93.8 | 92.4 | 69.7 | 87.6 | 110.1 | [3] | 101.2 | 15.6 | 9.8 | 92.1 | 41.1 | 10.9 | 42.9 |
| | | V/C | 0.57 | 0.36 | 0.05 | 0.78 | 0.85 | [3] | 0.88 | 0.56 | 0.05 | 0.70 | 0.97 | 0.10 | 0.96 |
| | PM | LOS | F | F | F | E | E | [3] | E | D | A | F | B | A | D |
| | | Delay | 103.8 | 97.0 | 95.8 | 65.7 | 72.3 | [3] | 66.6 | 37.4 | 9.1 | 111.1 | 18.9 | 8.0 | 38.0 |
| | | V/C | 0.85 | 0.64 | 0.83 | 0.60 | 0.43 | [3] | 0.23 | 0.98 | 0.06 | 0.90 | 0.79 | 0.02 | 0.94 |
| US Highway 41 & Conceptual Project Site Driveway | AM | LOS | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | Delay | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | V/C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | PM | LOS | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | Delay | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| | | V/C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- |

[1] NOT APPLICABLE [2] UNOPPOSED [3] SHARED LANE

**TABLE 3.2 | INTERSECTION ANALYSIS SUMMARY (POST-DEVELOPMENT TRAFFIC CONDITIONS)**

| Location | Peak Hour | Metric | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L | T | R | L | T | R | L | T | R | L | T | R | |
| US Highway 41 & Ehren Cutoff | AM | LOS | [3] | D | [3] | [3] | E | D | C | D | [3] | E | C | [3] | D |
| | | Delay | [3] | 37.5 | [3] | [3] | 71.2 | 39.8 | 23.7 | 36.7 | [3] | 73.2 | 23.3 | [3] | 35.2 |
| | | V/C | [3] | 0.03 | [3] | [3] | 0.89 | 0.22 | 0.13 | 0.80 | [3] | 0.89 | 0.74 | [3] | 0.91 |
| | PM | LOS | [3] | E | [3] | [3] | F | E | B | D | [3] | F | B | [3] | D |
| | | Delay | [3] | 55.9 | [3] | [3] | 93.0 | 59.9 | 14.5 | 39.2 | [3] | 86.2 | 15.6 | [3] | 36 |
| | | V/C | [3] | 0.06 | [3] | [3] | 0.87 | 0.35 | 0.37 | 0.94 | [3] | 0.86 | 0.56 | [3] | 0.91 |
| US Highway 41 & Tower Road / Carricker Road | AM | LOS | [3] | F | [3] | [3] | F | [3] | D | [2] | [3] | C | [2] | [3] | [1] |
| | | Delay | [3] | 890.4 | [3] | [3] | 58.8 | [3] | 26.3 | [2] | [3] | 15.7 | [2] | [3] | [1] |
| | | V/C | [3] | 2.31 | [3] | [3] | 0.20 | [3] | 0.13 | [2] | [3] | 0.17 | [2] | [3] | [1] |
| | PM | LOS | [3] | F | [3] | [3] | F | [3] | C | [2] | [3] | F | [2] | [3] | [1] |
| | | Delay | [3] | [4] | [3] | [3] | 507.5 | [3] | 21.2 | [2] | [3] | 67.9 | [2] | [3] | [1] |
| | | V/C | [3] | 57.39 | [3] | [3] | 0.81 | [3] | 0.14 | [2] | [3] | 0.73 | [2] | [3] | [1] |
| US Highway 41 & Wilderness Lake Blvd / Gator Lane | AM | LOS | F | F | E | F | F | [3] | F | B | A | F | D | B | D |
| | | Delay | 94.1 | 92.7 | 69.9 | 90.2 | 109.9 | [3] | 110.9 | 15.6 | 9.8 | 93.2 | 42.4 | 10.9 | 44.5 |
| | | V/C | 0.57 | 0.36 | 0.05 | 0.80 | 0.85 | [3] | 0.93 | 0.56 | 0.05 | 0.70 | 0.98 | 0.10 | 0.97 |
| | PM | LOS | F | F | F | E | E | [3] | E | D | A | F | B | A | D |
| | | Delay | 106.3 | 97.8 | 97.9 | 69.7 | 73.6 | [3] | 70.4 | 39.5 | 9.0 | 115.0 | 19.2 | 7.9 | 39.7 |
| | | V/C | 0.85 | 0.64 | 0.83 | 0.66 | 0.45 | [3] | 0.53 | 0.98 | 0.06 | 0.91 | 0.80 | 0.02 | 0.95 |
| US Highway 41 & Conceptual Project Site Driveway | AM | LOS | [1] | [1] | [1] | [1] | [1] | C | [1] | [2] | [2] | [1] | [2] | [1] | [1] |
| | | Delay | [1] | [1] | [1] | [1] | [1] | 17.6 | [1] | [2] | [2] | [1] | [2] | [1] | [1] |
| | | V/C | [1] | [1] | [1] | [1] | [1] | 0.11 | [1] | [2] | [2] | [1] | [2] | [1] | [1] |
| | PM | LOS | [1] | [1] | [1] | [1] | [1] | F | [1] | [2] | [2] | [1] | [2] | [1] | [1] |
| | | Delay | [1] | [1] | [1] | [1] | [1] | 112.8 | [1] | [2] | [2] | [1] | [2] | [1] | [1] |
| | | V/C | [1] | [1] | [1] | [1] | [1] | 0.94 | [1] | [2] | [2] | [1] | [2] | [1] | [1] |

[1] NOT APPLICABLE [2] UNOPPOSED [3] SHARED LANE

## 9.0 | PRELIMINARY SITE ACCESS TURN LANE WARRANT ANALYSIS

A preliminary site access turn lane warrant analysis was undertaken for the *conceptual* project site driveway connection to US Highway 41. A final detailed site access turn lane warrant evaluation is deferred to the site plan permitting phase, at which time specific land use quantities, access configurations, traffic control, and associated improvements will be determined. The results of the preliminary evaluation indicate that a site access right turn lane is anticipated to be warranted on US Highway 41 at the *conceptual* project site driveway. Refer to **APPENDIX H** for documentation of the preliminary site access turn lane warrant analysis.

## 10.0 | CONCLUSION

Based on the data, analyses and findings presented herein in regard to a proposed rezoning for the **CA PROPERTIES** project to amend ±3.2 acres of R-MH Mobile Home District zoning to C-2 General Commercial District zoning, the proposed rezoning was found to be approvable from a transportation perspective.

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX A

## METHODOLOGY STATEMENT

RAYSOR Transportation Consulting

# TECHNICAL MEMORANDUM

**TO:** PASCO COUNTY CURRENT PLANNING DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 360
NEW PORT RICHEY, FLORIDA 34654

**FROM:** MICHAEL D. RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING, LLC

**SUBJECT:** CA PROPERTIES REZONING
TIMING & PHASING ANALYSIS METHODOLOGY STATEMENT

**DATE:** JANUARY 23, 2025

## 1.0 | EXEMPTION STATUS

- The subject rezoning requires a Timing & Phasing Analysis, as the rezoning will result in the generation of greater than 50 additional non-exempt peak hour trips.

## 2.0 | SITE PARAMETERS

- **SITE LOCATION:** The subject project site is located on the east side of US Highway 41, south of Wilderness Lake Boulevard, in Pasco County, Florida. Refer to **ATTACHMENT A** for the project site location map.

- **PARCELS:** The project site consists of portions of Pasco County parcel numbers 02-26-18-0050-00000-0100 & 02-26-18-0050-00000-0110.

- **DESCRIPTION OF LAND USE:** The referenced parcels currently have ±3.2 acres of R-MH Mobile Home District zoning, and ±0.5 acres of C-2 General Commercial District zoning. A rezoning is proposed to amend the R-MH to C-2. Since the proposed rezoning is Euclidean, and as such does not have an accompanying site plan, site access will be assumed to consist of a single right-in/right-out driveway connection to US Highway 41 for the purposes of the Timing & Phasing Analysis; which will include a preliminary site access analysis. Refer to **ATTACHMENT B** for a map showing the existing zoning for the referenced parcels, and **ATTACHMENT C** for a map showing the proposed zoning.

- **BUILDOUT SCHEDULE:** The buildout date of the project for the purposes of the Timing & Phasing Analysis will be assumed as 2031; which provides for a six year analysis horizon.

- **INTERIM USES GENERATING TRAFFIC:** Not Applicable

## 3.0 | STUDY AREA

- **ROADWAY SEGMENTS**
  - US Highway 41 (ADJACENT SEGMENT)

- **INTERSECTIONS**
  - US Highway 41 & Wilderness Lake Blvd
  - US Highway 41 & Carricker Road
  - US Highway 41 & Ehren Cutoff
  - US Highway 41 & Project Site Driveway Connection

## 4.0 | TRAFFIC COUNTS

- Traffic counts to be used in the analysis will be conducted during AM (7 am to 9 am) and PM (4 pm to 6 pm) peak periods on a typical weekday. The traffic counts will be adjusted to reflect peak season conditions using FDOT's latest available seasonal adjustment factors.

## 5.0 | TRIP GENERATION

- **REASONABLE YIELD:** The trip generation for the project site will be based on the County's Reasonable Yield Formula pursuant to LDC §901.12 for the area to be rezoned, resulting in 52,272 square feet of commercial development, as shown in **ATTACHMENT D**.

- **TRIP GENERATION:** Trip generation for the project site will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition). Refer to **ATTACHMENT D** for the project site trip generation estimate.

- **INTERNAL CAPTURE:** N/A – none proposed

- **PASS-BY:** Pass-by trips will be estimated using ITE procedures, limited to 10% of background traffic volumes; as documented in **ATTACHMENT D**.

## 6.0 | PROJECT TRAFFIC DISTRIBUTION

- The distribution of project generated traffic will be estimated based on area development and traffic patterns.

## 7.0 | BACKGROUND TRAFFIC GROWTH

- Background traffic volumes will be calculated using a 2% annual growth rate (pursuant to the Pasco County growth rate table) through the 2031 analysis horizon.

## 8.0 | POST-DEVELOPMENT (TOTAL) TRAFFIC VOLUMES

- Post-development traffic volumes will be calculated as 2031 background volumes plus project generated traffic.

## 9.0 | ANALYSIS

- The analysis of the study area roadways and intersections will be performed for both AM & PM peak hours.

- FDOT Generalized Tables will be used for the analysis of the study roadway segments (on a two-way basis).

- Intersection analyses will be performed using *Highway Capacity Manual* methodologies calculated using *Synchro* software.

- The need for turn lanes at the project site access connection will be evaluated based on the analysis results and in consideration of Land Development Code criteria; noting that the turn lane analysis will be *preliminary* as the subject rezoning is Euclidean and as such does not have an accompanying site plan.

## 10.0 | REPORT

- A report will be prepared summarizing the above described data, analysis, and findings.

## 11.0 | COORDINATION

- The Applicant and the County will hold conference calls as needed to discuss the analysis and to coordinate on questions or issues that may arise in the preparation/results of the analysis.

## 12.0 | NEIGHBORHOOD MEETINGS

- The Timing & Phasing Analysis may need to be revised based on input received at neighborhood meetings, where these revisions would be required prior to public hearings.

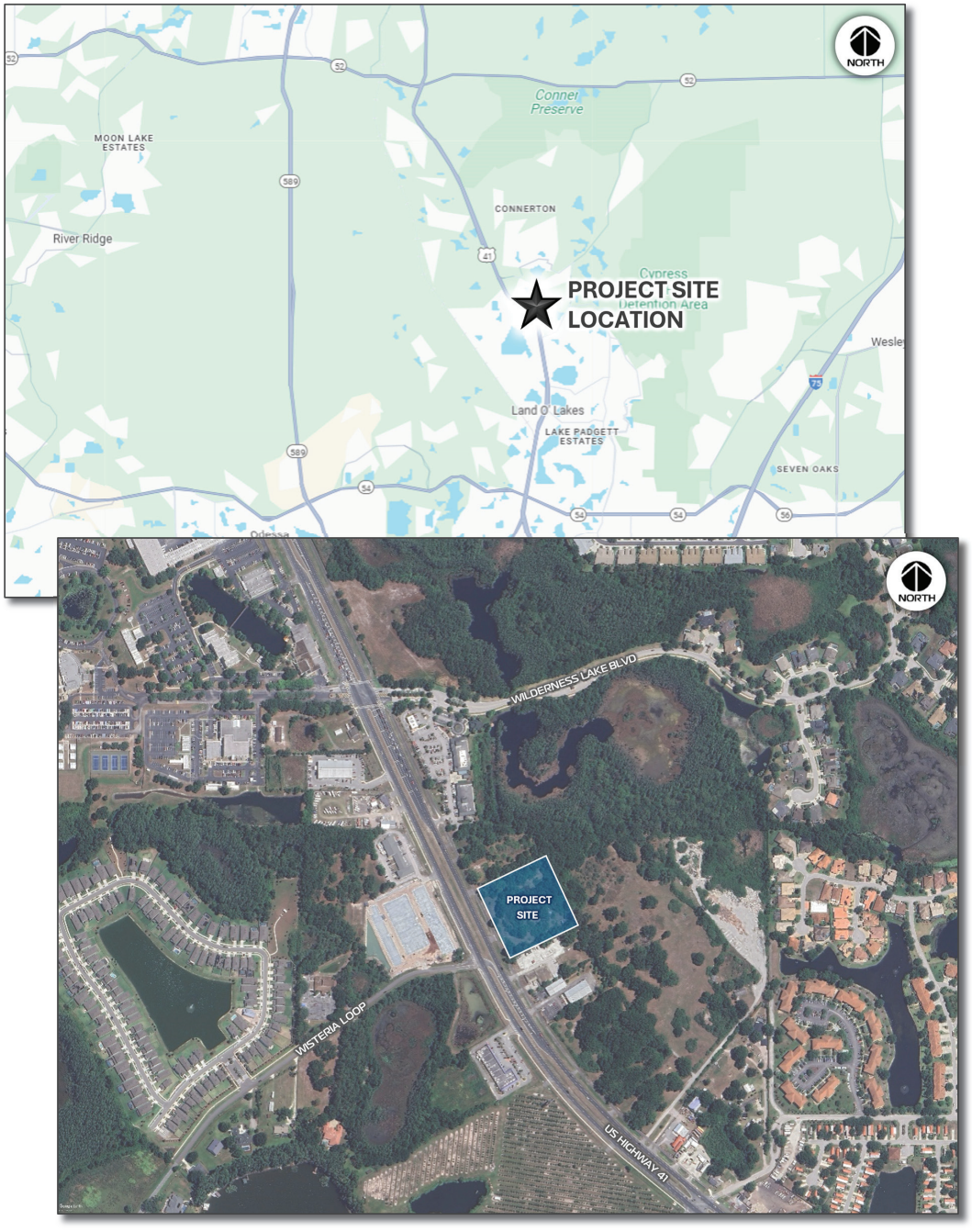
## 13.0 | OTHER

- The Land Development Code will be used for parameters not specifically mentioned herein.

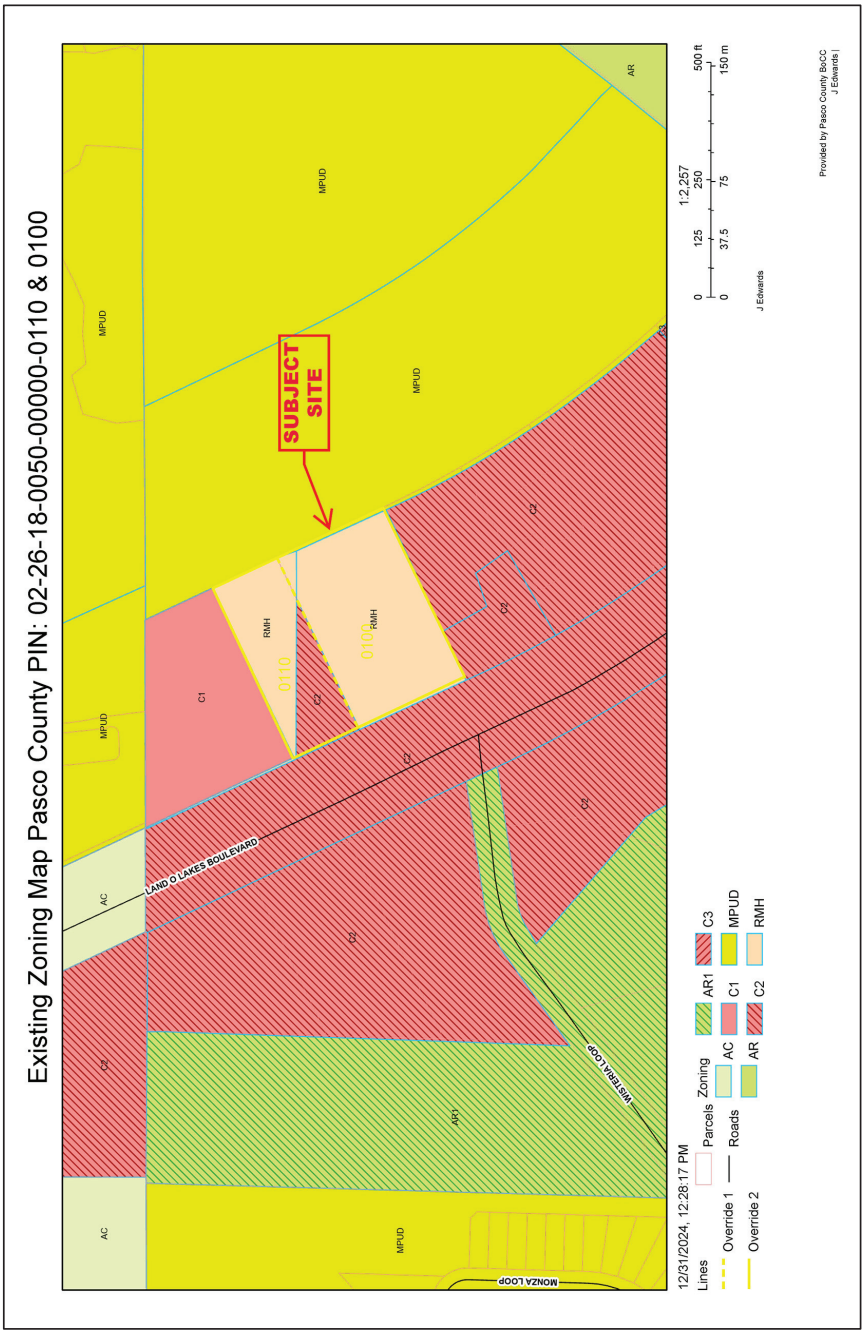
# ATTACHMENT A

RAYSOR Transportation Consulting

**CA PROPERTIES REZONING**
Project Site Location Map

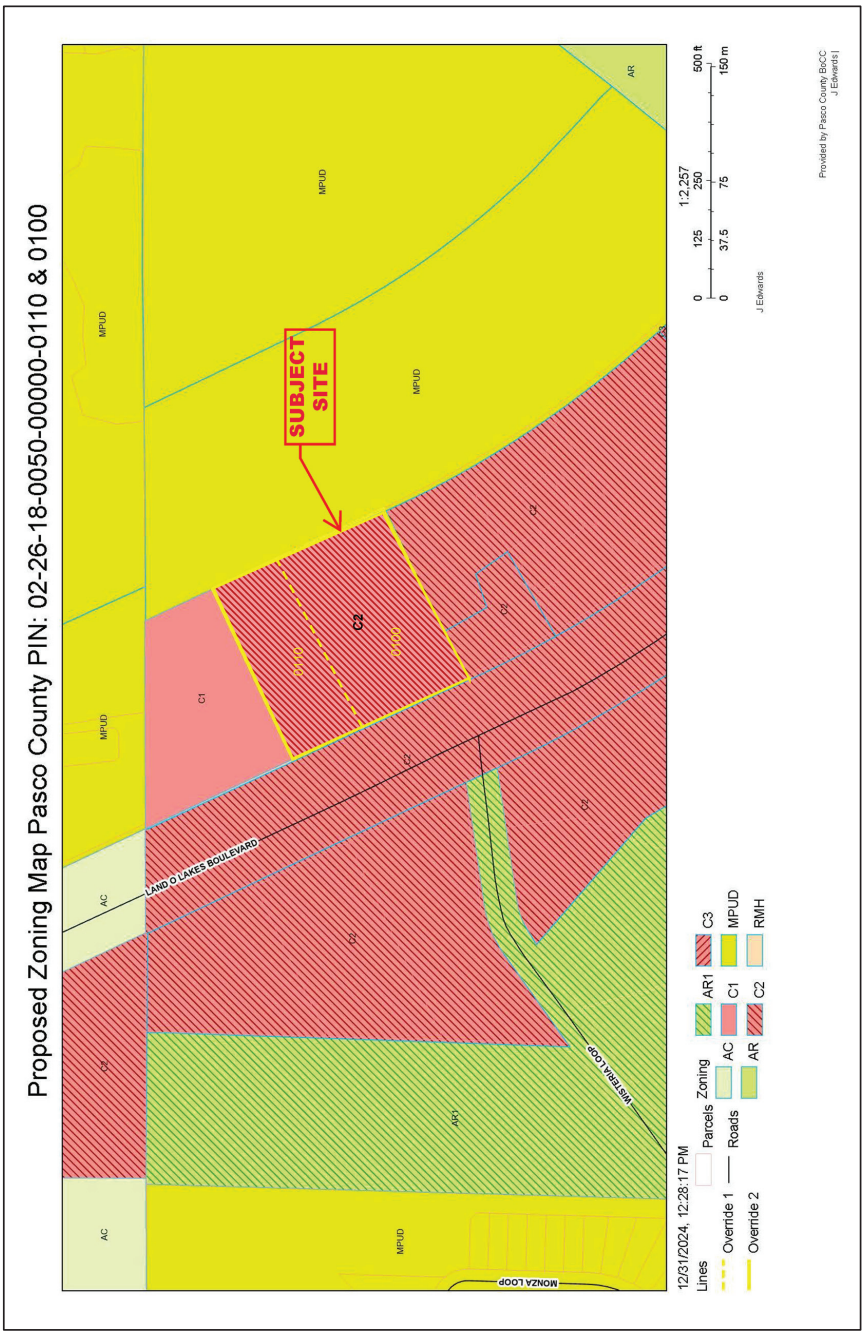


## ATTACHMENT B



# ATTACHMENT C





# ATTACHMENT D

RAYSOR Transportation Consulting

**CA PROPERTIES REZONING**
Project Site Trip Generation Estimate

**Trip Generation Estimate (Proposed Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 821 | Commercial | 52,272 sf | 67.52 | 3,530 | 1.73 | 90 | 56 | 34 | 5.19 | 271 | 133 | 138 |
| Pass-By Trips | | | 40% | 1,412 | 40% | 36 | 18 | 18 | 40% | 108 | 54 | 54 |
| New External Trips | | | -- | 2,118 | -- | 54 | 38 | 16 | -- | 163 | 79 | 84 |

**Trip Generation Estimate (Current Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 240 | Mobile Home Park | 21 units | Ln(T)=0.75* Ln(X)+3.11 | 220 | T = 0.30(X) + 14.45 | 21 | 4 | 17 | T = 0.57(X) + 0.35 | 12 | 8 | 4 |

**Trip Generation Differential (from Current to Proposed Zoning)**

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +3,310 | -- | +69 | +52 | +17 | -- | +259 | +125 | +134 |
| New External Trips | -- | +1,898 | -- | +33 | +34 | -1 | -- | +151 | +71 | +80 |

| | |
|---|---|
| **Proposed Zoning**<br><br>Reasonable Yield Calculations | **Proposed Zoning: C2**<br>Size: ± 3.2 acres (139,392 square feet)<br>Maximum Intensty (FAR): 50%<br>LDC Reduction: 75% of Max Intensity for Reasonable Yield<br>Calculation: 139,392 x 50% x 75% = **52,272 square feet of commercial** |
| **Current Zoning**<br><br>Reasonable Yield Calculations | **Current Zoning: RMH**<br>Size: ± 3.2 acres<br>Maximum Density: 8.8 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 3.2 x 8.8 x 75% = **21 mobile home units** |

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX B

## TRIP GENERATION DETAILS

### Trip Generation Estimate (Proposed Zoning)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 821 | Commercial | 52,272 sf | 67.52 | 3,530 | 1.73 | 90 | 56 | 34 | 5.19 | 271 | 133 | 138 |
| Pass-By Trips | | | 40% | 1,412 | 40% | 36 | 18 | 18 | 40% | 108 | 54 | 54 |
| New External Trips | | | -- | 2,118 | -- | 54 | 38 | 16 | -- | 163 | 79 | 84 |

### Trip Generation Estimate (Current Zoning)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 240 | Mobile Home Park | 21 units | Ln(T)=0.75* Ln(X)+3.11 | 220 | T = 0.30(X) + 14.45 | 21 | 4 | 17 | T = 0.57(X) + 0.35 | 12 | 8 | 4 |

### Trip Generation Differential (from Current to Proposed Zoning)

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +3,310 | -- | +69 | +52 | +17 | -- | +259 | +125 | +134 |
| New External Trips | -- | +1,898 | -- | +33 | +34 | -1 | -- | +151 | +71 | +80 |

| | |
|---|---|
| **Proposed Zoning**<br><br>Reasonable Yield Calculations | **Proposed Zoning: C2**<br>Size: ± 3.2 acres (139,392 square feet)<br>Maximum Intensty (FAR): 50%<br>LDC Reduction: 75% of Max Intensity for Reasonable Yield<br>Calculation: 139,392 x 50% x 75% = **52,272 square feet of commercial** |
| **Current Zoning**<br><br>Reasonable Yield Calculations | **Current Zoning: RMH**<br>Size: ± 3.2 acres<br>Maximum Density: 8.8 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 3.2 x 8.8 x 75% = **21 mobile home units** |

# Land Use: 240
# Mobile Home Park

## Description

A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.

## Additional Data

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Delaware, Indiana, Oregon, Virginia, and West Virginia.

## Source Numbers

155, 169, 252, 936, 1066

# Mobile Home Park
# (240)

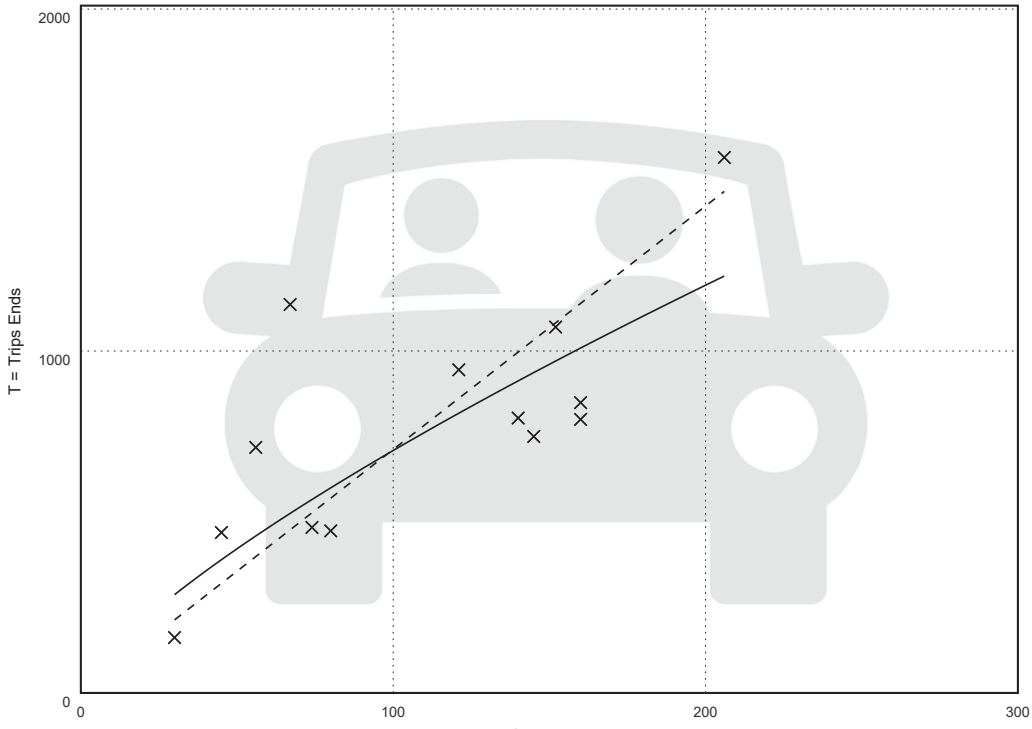
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 110
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.12 | 5.00 - 16.96 | 2.91 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.75 Ln(X) + 3.11**

**$R^2$= 0.61**

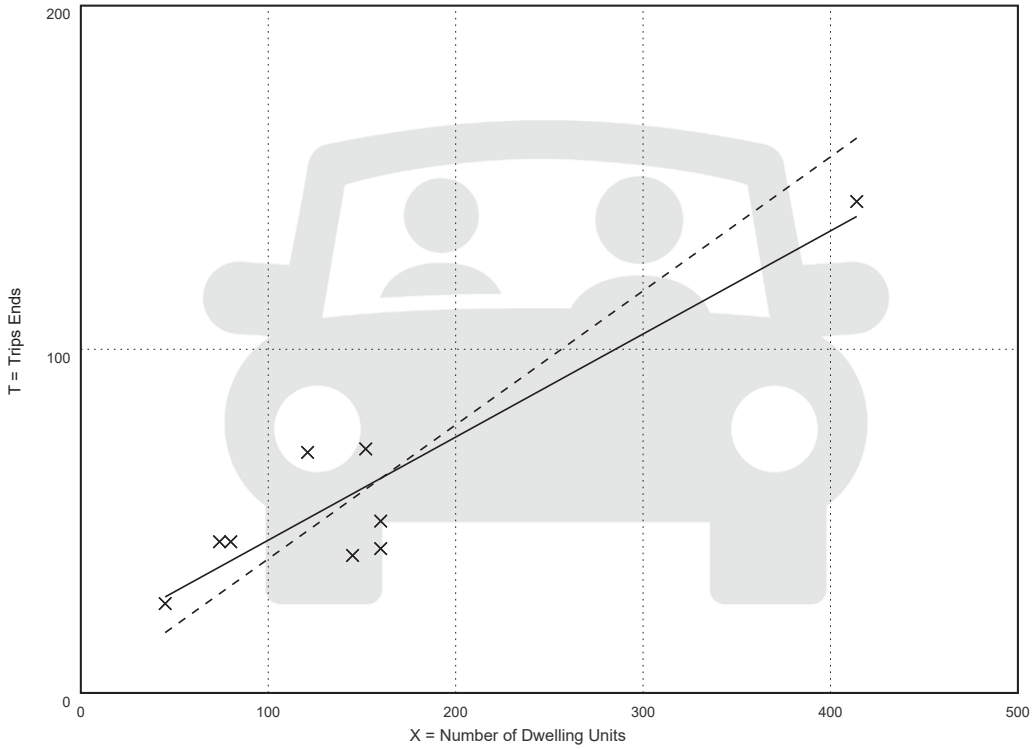
# Mobile Home Park
# (240)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 150
Directional Distribution: 21% entering, 79% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.39 | 0.26 - 0.59 | 0.12 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.30(X) + 14.45**

**$R^2$= 0.84**

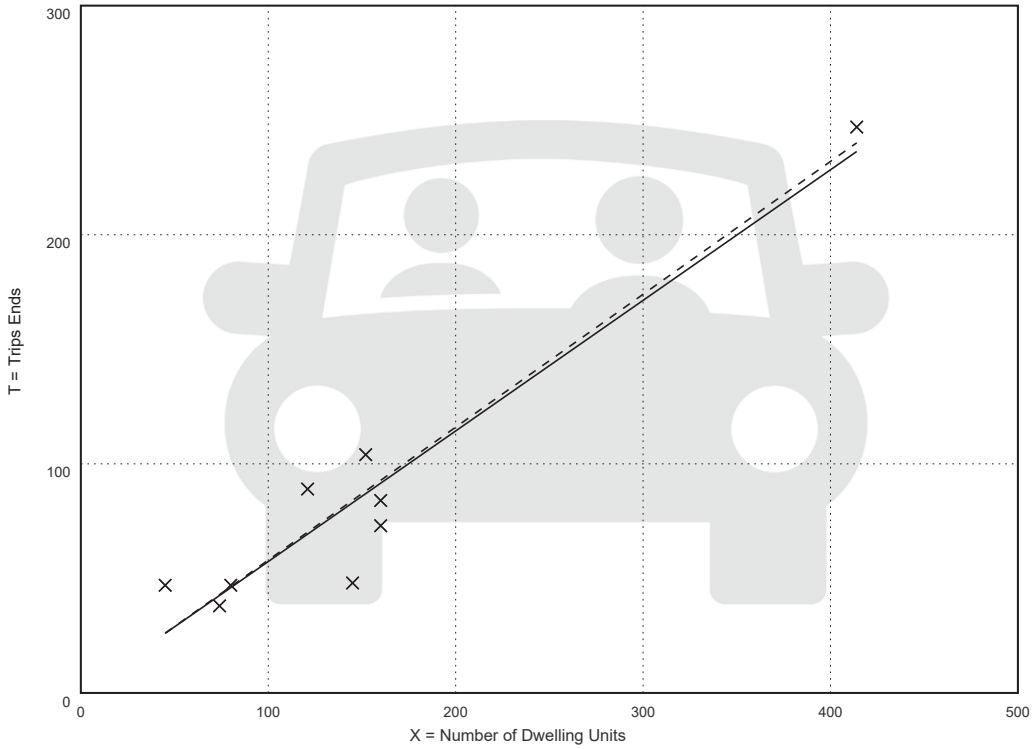
# Mobile Home Park
# (240)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 150
Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.58 | 0.33 - 1.04 | 0.15 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.57(X) + 0.35**

**$R^2$= 0.91**

# Land Use: 821
# Shopping Plaza (40-150k)

## Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term "plaza" in the land use name rather than "center" is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

## Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

# Shopping Plaza (40-150k) - Supermarket - No (821)

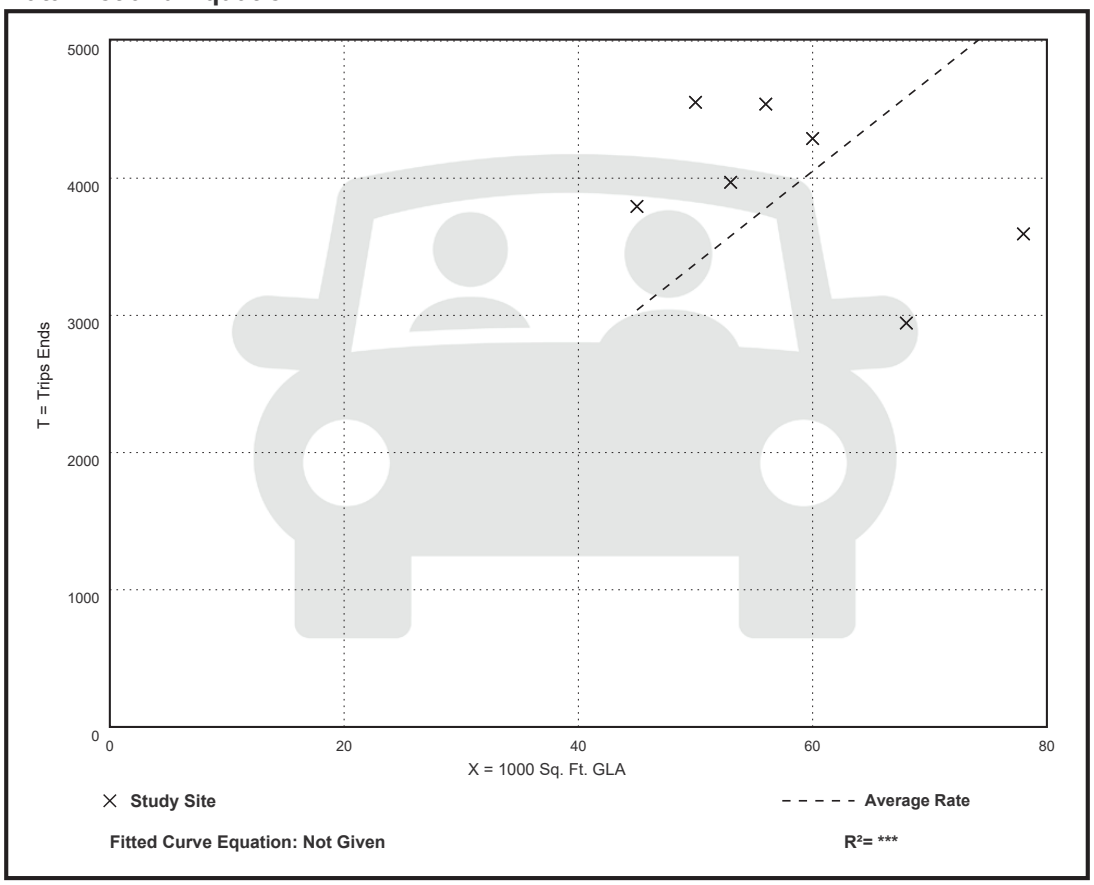
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 67.52 | 43.29 - 91.06 | 19.25 |

## Data Plot and Equation



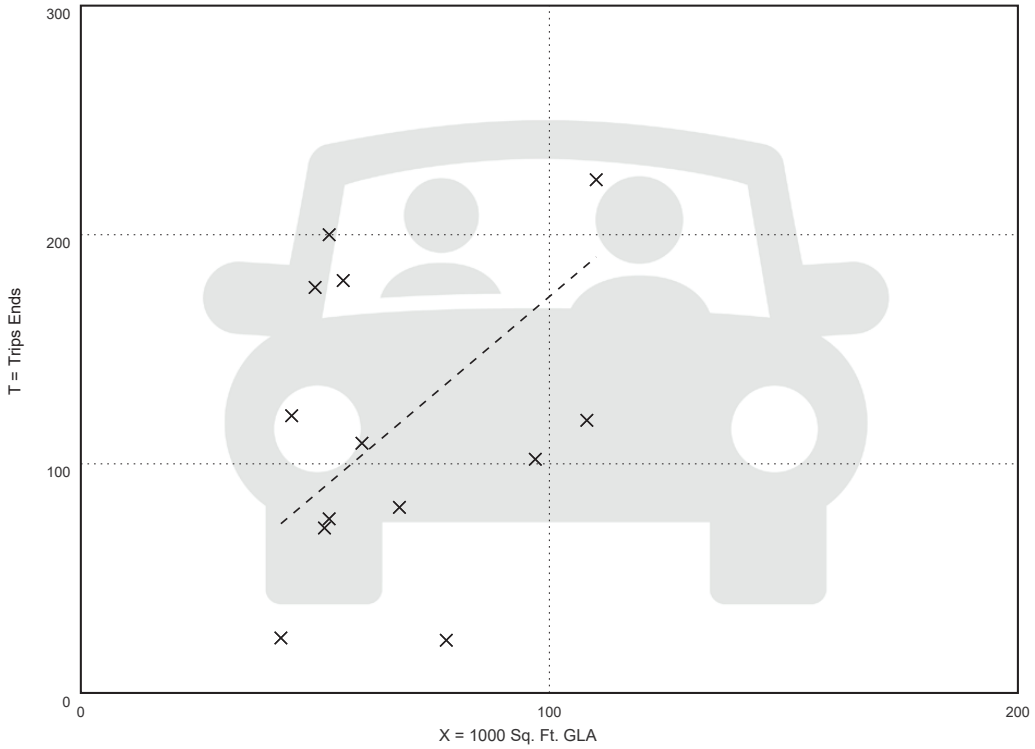
# Shopping Plaza (40-150k) - Supermarket - No (821)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 67
Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 1.73 | 0.29 - 3.77 | 1.06 |

## Data Plot and Equation



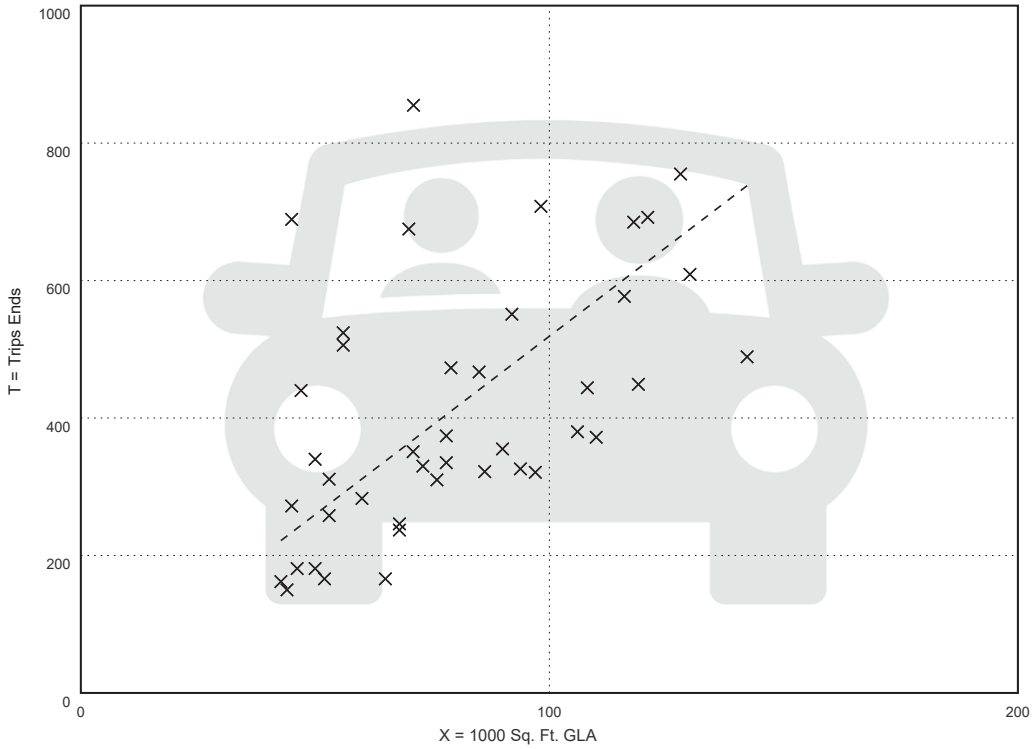
# Shopping Plaza (40-150k) - Supermarket - No (821)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 42
Avg. 1000 Sq. Ft. GLA: 79
Directional Distribution: 49% entering, 51% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 5.19 | 2.55 - 15.31 | 2.28 |

## Data Plot and Equation



## Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

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

Pass-By Characteristics for Individual Sites

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

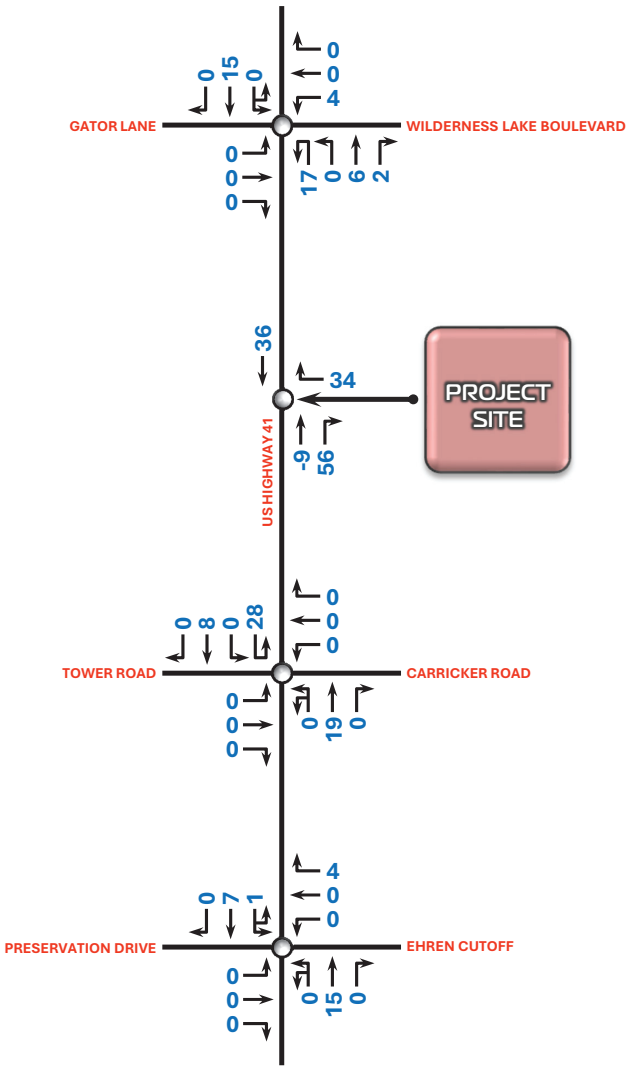
# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

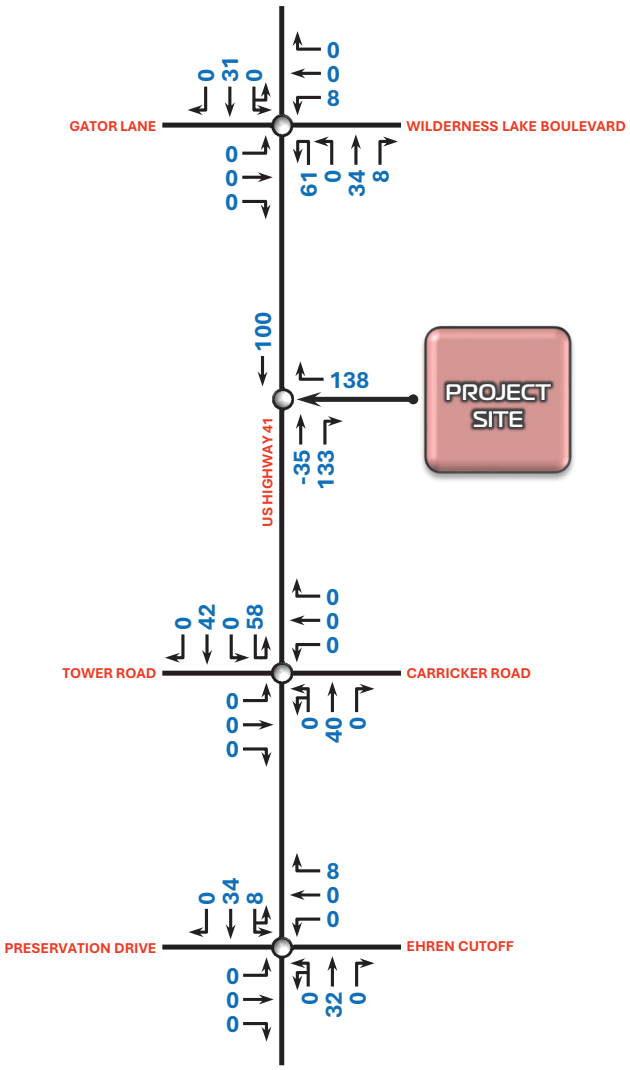
# APPENDIX C

## PROJECT TRAFFIC DETAILS



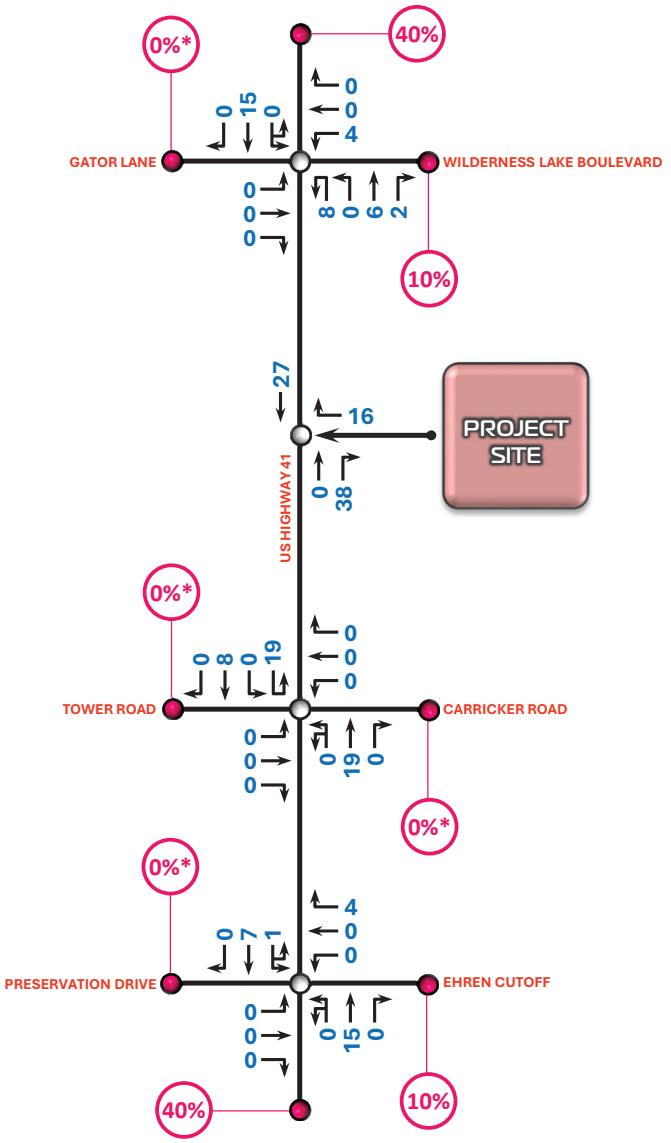

**PROJECT GENERATED TRAFFIC VOLUMES** (TOTAL TRIPS: NEW EXTERNAL & PASS-BY)

AM PEAK HOUR



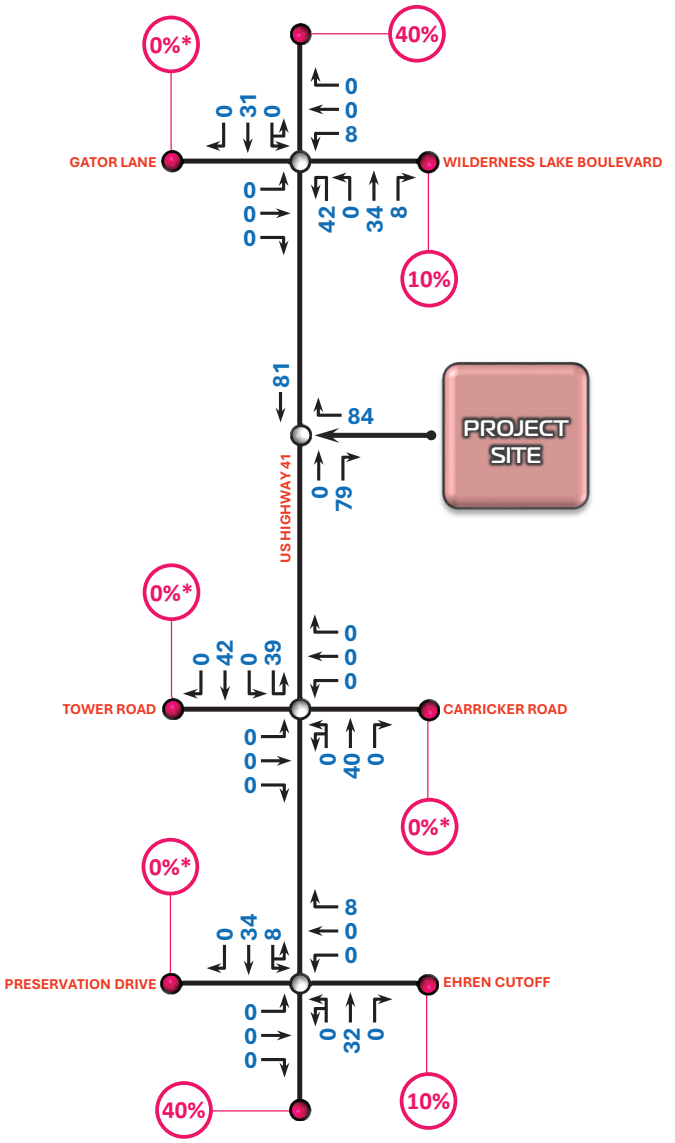

**PROJECT GENERATED TRAFFIC VOLUMES** (TOTAL TRIPS: NEW EXTERNAL & PASS-BY)

PM PEAK HOUR



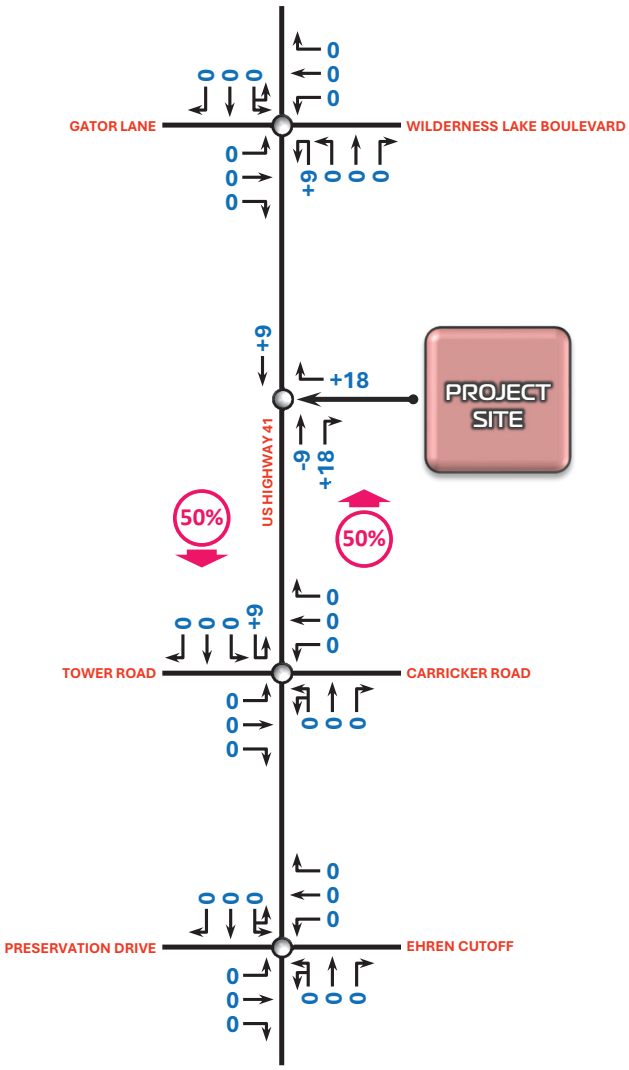

PROJECT GENERATED TRAFFIC VOLUMES (NEW EXTERNAL TRIPS) *MINIMAL DISTRIBUTION

AM PEAK HOUR



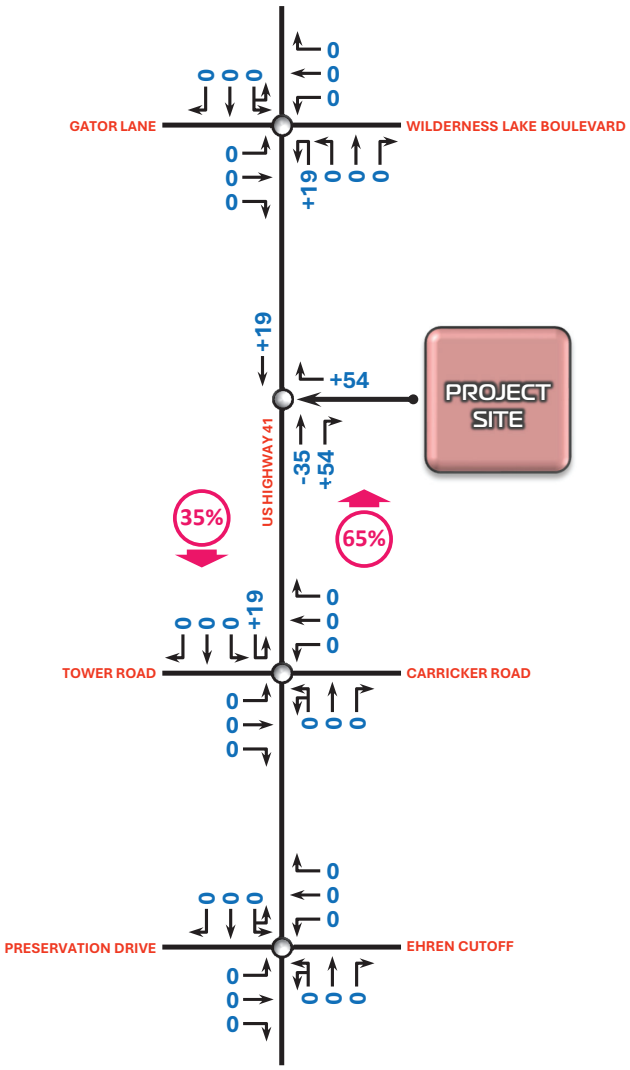

**PROJECT GENERATED TRAFFIC VOLUMES** (NEW EXTERNAL TRIPS) *MINIMAL DISTRIBUTION

PM PEAK HOUR




**PROJECT GENERATED TRAFFIC VOLUMES (PASS-BY TRIPS)**

AM PEAK HOUR




**PROJECT GENERATED TRAFFIC VOLUMES (PASS-BY TRIPS)**

PM PEAK HOUR

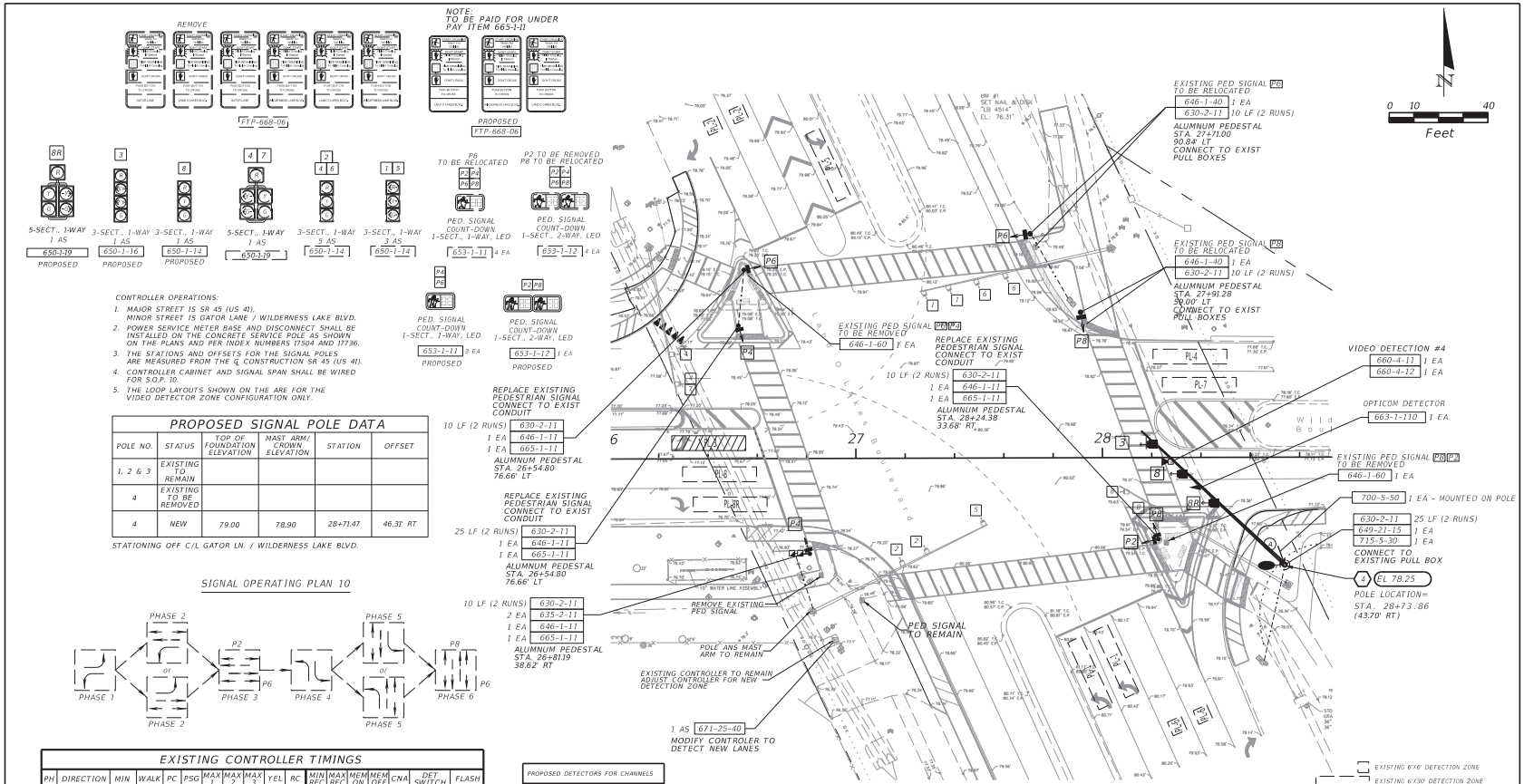
# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX D

## US HIGHWAY 41 & GATOR LANE IMPROVEMENTS




EXISTING CONTROLLER TIMINGS

| PH | DIRECTION | MIN | WALK | PC | PSG | MAX 1 | MAX 2 | MAX 3 | YEL | RC | MIN REC | MAX REC | MEM ON | MEM OFF | CNA | DET SWITCH | FLASH |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | SBLT | 5 | | | 3 | 30 | | | 5.5 | 2.3 | | | X | | | | R |
| 2 | NB | 20 | 7 | 24 | 4 | 90 | 105 | 130 | 5.5 | 2.3 | X | | | X | | | Y |
| 3 | WBLT | 5 | | | 3 | 25 | 25 | | 3.4 | 6 | | | X | | | X/8 | |
| 4 | EB | 7 | 7 | 33 | 3 | 30 | 80 | 95 | 3.4 | 6 | | | X | | | | R |
| 5 | NBLT | 5 | | | 3 | 65 | 60 | | 5.5 | 2.3 | | | X | | | | R |
| 6 | SB | 20 | 7 | 30 | 5 | 90 | 105 | 130 | 5.5 | 2.3 | X | | | X | | | Y |
| 7 | EBLT | 5 | | | 4 | 25 | 45 | | 3.4 | 6 | | | X | | | X/4 | |
| 8 | WB | 7 | 7 | 30 | 3 | 30 | 50 | 40 | 3.4 | 6 | | | X | | | | R |

PROPOSED DETECTORS FOR CHANNELS

| VIDEO DETECTION PHASE | NO. OF CHANNELS | NO. OF NEW DETS. | DELAY TIME (SEC) |
|---|---|---|---|
| PL-3 | 1 | 1 | 0 |

EXISTING DETECTORS FOR CHANNELS

| VIDEO DETECTION PHASE | NO. OF CHANNELS | NO. OF NEW DETS | DELAY TIME (SEC) |
|---|---|---|---|
| PL-1 | 2 | 0 | 0 |
| PL-2 | 2 | 0 | 0 |
| PL-4 | 2 | 0 | 0 |
| PL-5 | 1 | 0 | 0 |
| PL-6 | 2 | 0 | 0 |
| PL-8 | 2 | 0 | 0 |

DESIGN SPEED = 60 MPH
CLEAR ZONE REQUIREMENTS:
MIN. 30' FROM EDGE OF TRAVEL LANES
MIN. 18' FROM EDGE OF AUXILIARY LANES

THE EXISTING SIGNAL POLE SHALL REMAIN IN OPERATION UNTIL THE PROPOSED SIGNAL IS FULLY OPERATIONAL.

CONTRACTOR SHALL ADJUST PULL BOXES, FIBER OPTIC PULL BOXES, CONDUIT, SIGNAL CABLE, FIBER OPTIC CABLE AND ANY OTHER ANCILLARY ITEMS AS NECESSARY TO ACCOMODATE TRAFFIC SIGNAL MODIFICATION CONSTUCTION WHERE THIS WORK SHALL BE CONSIDERED INCEDENTAL AND INCLUDED IN THE CONTRACT PRICE. THIS ALSO SHALL INCLUDE ANY NEW CONDUIT RUNS THAT MAY BE NECESSARY. INCLUDING REPLACEMENT OF DAMAGED CONDUIT.

PAY ITEM 670-5-400 INCLUDES ALL NECESSARY WORK AND MATERIALS TO MODIFY THE CONTROLLER TO ACCOMODATE ALL EXISTING AND PROPOSED SIGNALIZATION EQUIPMENT AS SHOWN ON THE PLANS.

EXISTING SIGNAL INFORMATION PER FDOT PLANS DATED APRIL 13, 2009

REVISIONS

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

COASTAL DESIGN CONSULTANTS
7026 Little Road, New Port Richey, Fl 34653
Certificate of Authorization No. 00009572
Hunter P. Brown, P.E. No. 74664

DISTRICT SCHOOL BOARD OF PASCO COUNTY

| ROAD NO. | COUNTY | WORK ORDER NUMBER |
|---|---|---|
| GATOR LN | PASCO | TASK ORDER NUMBER |

SIGNAL PLAN

SHEET NO. T-1

$USERS $DATES $TIMES $FILES

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX E

## TRAFFIC VOLUMES & ADJUSTMENT FACTORS

Type of peak hour being reported: Intersection Peak

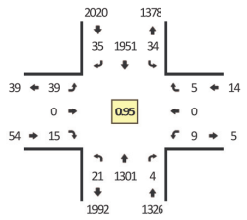
Method for determining peak hour: Total Entering Volume

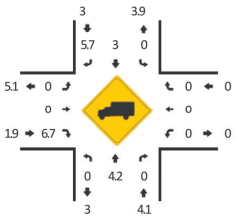
**LOCATION:** US Hwy 41 -- Carricker Rd/Tower Rd
**CITY/STATE:** Land O' Lakes, FL

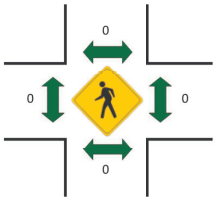
**QC JOB #:** 16893503
**DATE:** Wed, Jan 22 2025

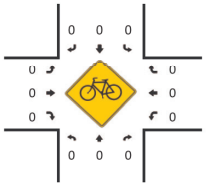
**Peak-Hour: 7:15 AM -- 8:15 AM**
**Peak 15-Min: 8:00 AM -- 8:15 AM**

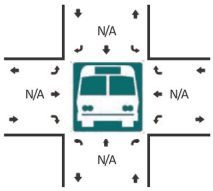
TRUE DATA TO IMPROVE MOBILITY

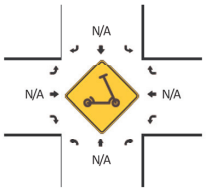







R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Carricker Rd/Tower Rd (Eastbound) | | | | | Carricker Rd/Tower Rd (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 1 | 192 | 1 | 2 | 0 | 0 | 468 | 4 | 10 | 0 | 4 | 0 | 4 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 690 | |
| 7:15 AM | 0 | 271 | 0 | 5 | 0 | 0 | 535 | 9 | 9 | 0 | 6 | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 839 | |
| 7:30 AM | 1 | 282 | 2 | 3 | 0 | 0 | 479 | 8 | 5 | 0 | 5 | 0 | 3 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 793 | |
| 7:45 AM | 1 | 394 | 1 | 7 | 0 | 1 | 441 | 5 | 8 | 0 | 17 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 881 | 3203 |
| 8:00 AM | 2 | 354 | 1 | 2 | 0 | 0 | 496 | 13 | 11 | 0 | 11 | 0 | 5 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 901 | 3414 |
| 8:15 AM | 1 | 294 | 0 | 3 | 0 | 2 | 476 | 13 | 9 | 0 | 10 | 0 | 8 | 0 | 0 | 1 | 0 | 4 | 0 | 0 | 821 | 3396 |
| 8:30 AM | 1 | 252 | 0 | 5 | 0 | 1 | 432 | 7 | 6 | 0 | 7 | 0 | 6 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 723 | 3326 |
| 8:45 AM | 2 | 251 | 0 | 1 | 0 | 0 | 409 | 5 | 5 | 0 | 5 | 0 | 9 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 695 | 3140 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 8 | 1416 | 4 | 8 | 0 | 0 | 1984 | 52 | 44 | 0 | 44 | 0 | 20 | 0 | 0 | 16 | 0 | 8 | 0 | 0 | 3604 |
| Heavy Trucks | 0 | 84 | 0 | | | 0 | 52 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 136 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/27/2025 8:15 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

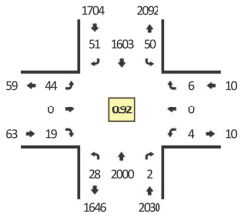
Type of peak hour being reported: Intersection Peak

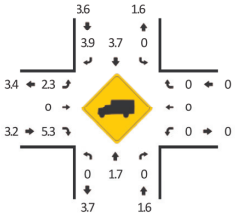
Method for determining peak hour: Total Entering Volume

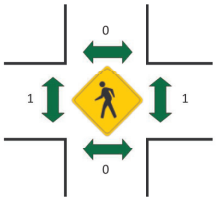
**LOCATION:** US Hwy 41 -- Carricker Rd/Tower Rd
**CITY/STATE:** Land O' Lakes, FL

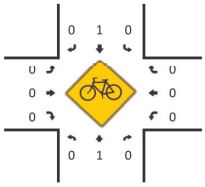
**QC JOB #:** 16893504
**DATE:** Wed, Jan 22 2025

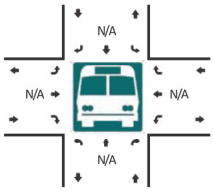
**Peak-Hour: 4:15 PM -- 5:15 PM**
**Peak 15-Min: 4:30 PM -- 4:45 PM**

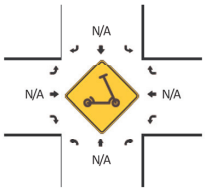







R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Carricker Rd/Tower Rd (Eastbound) | | | | | Carricker Rd/Tower Rd (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 6 | 476 | 0 | 5 | 0 | 0 | 298 | 5 | 8 | 0 | 6 | 0 | 9 | 0 | 0 | 1 | 0 | 5 | 0 | 0 | 822 | |
| 4:15 PM | 2 | 487 | 1 | 8 | 0 | 2 | 381 | 11 | 10 | 0 | 9 | 0 | 3 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 917 | |
| 4:30 PM | 0 | 559 | 1 | 1 | 0 | 3 | 427 | 21 | 9 | 0 | 12 | 0 | 4 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1039 | |
| 4:45 PM | 2 | 468 | 0 | 4 | 0 | 1 | 372 | 12 | 12 | 0 | 14 | 0 | 6 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 894 | 3672 |
| 5:00 PM | 4 | 486 | 0 | 7 | 0 | 2 | 423 | 7 | 11 | 0 | 9 | 0 | 6 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 957 | 3807 |
| 5:15 PM | 5 | 520 | 4 | 4 | 0 | 0 | 354 | 5 | 6 | 0 | 11 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 911 | 3801 |
| 5:30 PM | 3 | 454 | 0 | 1 | 0 | 2 | 357 | 8 | 6 | 0 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 846 | 3608 |
| 5:45 PM | 3 | 430 | 0 | 3 | 0 | 3 | 293 | 7 | 5 | 0 | 5 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 753 | 3467 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 0 | 2236 | 4 | 4 | 0 | 12 | 1708 | 84 | 36 | 0 | 48 | 0 | 16 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 4156 |
| Heavy Trucks | 0 | 44 | 0 | | | 0 | 52 | 8 | | | 4 | 0 | 4 | | | 0 | 0 | 0 | | | 112 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 4 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 4 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/27/2025 8:15 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

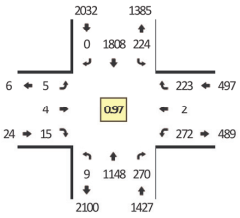
Type of peak hour being reported: Intersection Peak

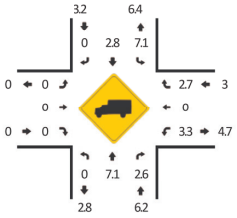
Method for determining peak hour: Total Entering Volume

**LOCATION:** US Hwy 41 -- Ehren Cutoff/Preservation Dr
**CITY/STATE:** Land O' Lakes, FL

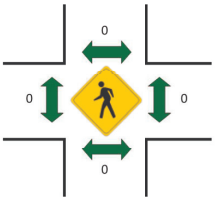
**QC JOB #:** 16893505
**DATE:** Wed, Jan 22 2025

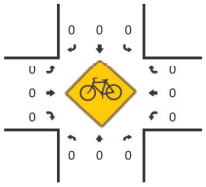
**Peak-Hour: 7:30 AM -- 8:30 AM**
**Peak 15-Min: 7:45 AM -- 8:00 AM**

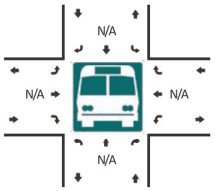


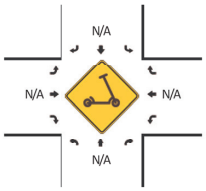




TRUE DATA TO IMPROVE MOBILITY








R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Ehren Cutoff/Preservation Dr (Eastbound) | | | | | Ehren Cutoff/Preservation Dr (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 1 | 176 | 13 | 4 | 9 | 55 | 409 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 1 | 83 | 0 | 10 | 0 | 6 | 773 | |
| 7:15 AM | 1 | 227 | 35 | 6 | 1 | 30 | 504 | 0 | 1 | 0 | 2 | 0 | 1 | 0 | 4 | 69 | 0 | 16 | 0 | 17 | 914 | |
| 7:30 AM | 0 | 289 | 39 | 4 | 10 | 50 | 463 | 0 | 2 | 0 | 2 | 0 | 2 | 0 | 2 | 64 | 0 | 23 | 0 | 17 | 967 | |
| 7:45 AM | 1 | 299 | 52 | 0 | 7 | 68 | 444 | 0 | 4 | 0 | 1 | 2 | 2 | 0 | 2 | 79 | 0 | 36 | 0 | 25 | 1022 | 3676 |
| 8:00 AM | 0 | 294 | 57 | 1 | 12 | 46 | 457 | 0 | 1 | 0 | 1 | 2 | 1 | 0 | 3 | 64 | 2 | 36 | 0 | 41 | 1018 | 3921 |
| 8:15 AM | 3 | 266 | 78 | 0 | 15 | 51 | 444 | 0 | 2 | 0 | 1 | 0 | 2 | 0 | 1 | 65 | 0 | 27 | 0 | 18 | 973 | 3980 |
| 8:30 AM | 2 | 200 | 31 | 2 | 9 | 22 | 400 | 0 | 4 | 0 | 1 | 3 | 2 | 0 | 2 | 79 | 1 | 21 | 0 | 13 | 792 | 3805 |
| 8:45 AM | 3 | 259 | 34 | 6 | 3 | 28 | 439 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 3 | 65 | 0 | 12 | 0 | 14 | 870 | 3653 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 4 | 1196 | 236 | 0 | 28 | 272 | 1776 | 0 | 16 | 0 | 4 | 8 | 16 | 0 | 8 | 316 | 0 | 244 | 0 | 100 | 4224 |
| Heavy Trucks | 0 | 64 | 8 | | | 32 | 40 | 0 | | | 0 | 0 | 0 | | | 16 | 0 | 0 | | | 160 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/27/2025 8:15 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

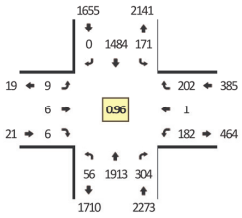
Type of peak hour being reported: Intersection Peak

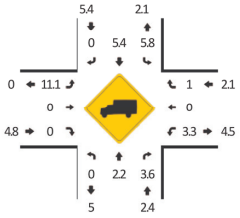
Method for determining peak hour: Total Entering Volume

**LOCATION:** US Hwy 41 -- Ehren Cutoff/Preservation Dr
**CITY/STATE:** Land O' Lakes, FL

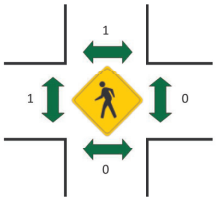
**QC JOB #:** 16893506
**DATE:** Wed, Jan 22 2025

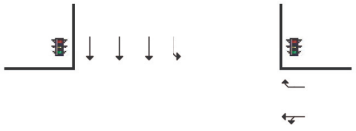
**Peak-Hour: 4:15 PM -- 5:15 PM**
**Peak 15-Min: 5:00 PM -- 5:15 PM**

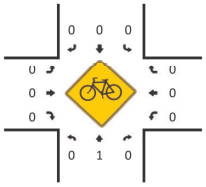


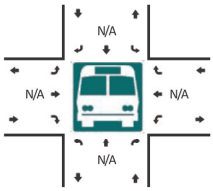



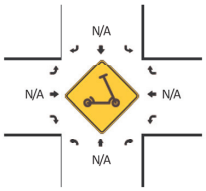

TRUE DATA TO IMPROVE MOBILITY








R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Ehren Cutoff/Preservation Dr (Eastbound) | | | | | Ehren Cutoff/Preservation Dr (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 8 | 455 | 66 | 10 | 23 | 24 | 303 | 0 | 5 | 0 | 2 | 1 | 0 | 0 | 1 | 44 | 0 | 26 | 0 | 10 | 978 | |
| 4:15 PM | 5 | 497 | 71 | 12 | 5 | 40 | 365 | 0 | 1 | 0 | 3 | 2 | 0 | 0 | 2 | 42 | 0 | 24 | 0 | 21 | 1090 | |
| 4:30 PM | 5 | 475 | 71 | 8 | 9 | 30 | 368 | 0 | 4 | 0 | 1 | 0 | 1 | 0 | 0 | 45 | 1 | 36 | 0 | 22 | 1076 | |
| 4:45 PM | 2 | 461 | 72 | 6 | 2 | 41 | 344 | 0 | 7 | 0 | 1 | 1 | 1 | 0 | 2 | 58 | 0 | 32 | 0 | 13 | 1043 | 4187 |
| 5:00 PM | 6 | 480 | 71 | 12 | 3 | 43 | 407 | 0 | 5 | 0 | 4 | 3 | 0 | 0 | 0 | 37 | 0 | 24 | 0 | 30 | 1125 | 4334 |
| 5:15 PM | 1 | 452 | 82 | 9 | 8 | 25 | 320 | 0 | 11 | 0 | 1 | 0 | 0 | 0 | 6 | 40 | 1 | 21 | 0 | 14 | 991 | 4235 |
| 5:30 PM | 3 | 465 | 72 | 2 | 8 | 29 | 335 | 0 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 32 | 1 | 21 | 0 | 27 | 998 | 4157 |
| 5:45 PM | 5 | 411 | 47 | 6 | 6 | 22 | 284 | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 3 | 43 | 1 | 16 | 0 | 15 | 863 | 3977 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 24 | 1920 | 296 | 48 | 12 | 172 | 1628 | 0 | 20 | 0 | 16 | 12 | 0 | 0 | 0 | 148 | 0 | 216 | 0 | 120 | 4632 |
| Heavy Trucks | 0 | 16 | 4 | | | 12 | 56 | 0 | | | 0 | 0 | 0 | | | 8 | 0 | 0 | | | 96 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 4 | | | | | 0 | | | | | 0 | | | | 4 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/27/2025 8:15 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

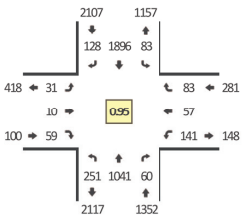
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

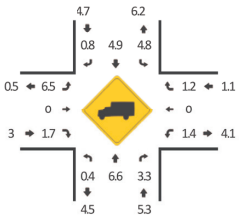
**LOCATION:** US Hwy 41 -- Wilderness Lane Blvd/Gator Ln
**CITY/STATE:** Pasco, FL

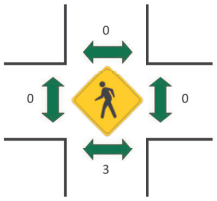
**QC JOB #:** 16893501
**DATE:** : Wed, Jan 22 2025

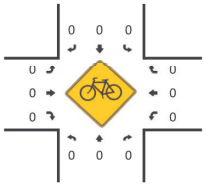
**Peak-Hour: 7:30 AM -- 8:30 AM**
**Peak 15-Min: 7:45 AM -- 8:00 AM**

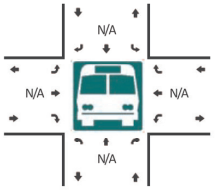


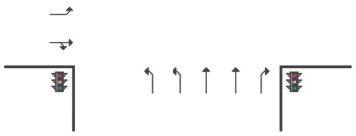
TRUE DATA TO IMPROVE MOBILITY

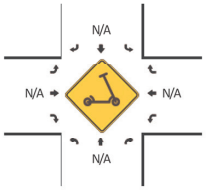







R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Wilderness Lane Blvd/Gator Ln (Eastbound) | | | | | Wilderness Lane Blvd/Gator Ln (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 31 | 202 | 5 | 1 | 5 | 14 | 397 | 32 | 1 | 18 | 74 | 23 | 81 | 0 | 20 | 27 | 16 | 14 | 0 | 10 | 971 | |
| 7:15 AM | 40 | 213 | 10 | 6 | 3 | 15 | 446 | 15 | 1 | 9 | 7 | 4 | 3 | 0 | 5 | 27 | 9 | 15 | 0 | 10 | 838 | |
| 7:30 AM | 45 | 260 | 6 | 3 | 2 | 26 | 520 | 23 | 1 | 3 | 6 | 2 | 1 | 0 | 2 | 30 | 10 | 6 | 0 | 7 | 953 | |
| 7:45 AM | 110 | 279 | 11 | 10 | 8 | 10 | 391 | 40 | 2 | 20 | 6 | 6 | 12 | 0 | 12 | 35 | 36 | 20 | 0 | 6 | 1014 | 3776 |
| 8:00 AM | 47 | 252 | 13 | 3 | 4 | 15 | 459 | 15 | 2 | 11 | 11 | 2 | 9 | 1 | 8 | 40 | 6 | 13 | 0 | 8 | 919 | 3724 |
| 8:15 AM | 28 | 250 | 8 | 5 | 8 | 27 | 526 | 11 | 0 | 5 | 5 | 0 | 4 | 2 | 11 | 36 | 5 | 11 | 0 | 12 | 954 | 3840 |
| 8:30 AM | 12 | 255 | 13 | 4 | 6 | 27 | 500 | 12 | 0 | 4 | 6 | 0 | 2 | 0 | 9 | 19 | 2 | 7 | 0 | 31 | 909 | 3796 |
| 8:45 AM | 19 | 240 | 17 | 7 | 8 | 14 | 502 | 14 | 0 | 3 | 5 | 4 | 8 | 0 | 5 | 34 | 9 | 12 | 0 | 7 | 908 | 3690 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 440 | 1116 | 76 | 40 | 32 | 40 | 1564 | 240 | 8 | 80 | 24 | 24 | 96 | 0 | 48 | 140 | 144 | 104 | 0 | 24 | 4240 |
| Heavy Trucks | 4 | 76 | 4 | | | 0 | 64 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 4 | | | 152 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 4 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 4 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/30/2025 11:21 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

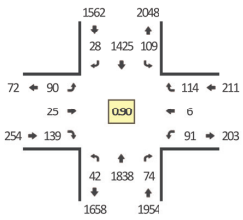
Type of peak hour being reported: Intersection Peak

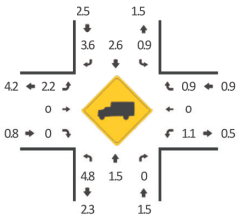
Method for determining peak hour: Total Entering Volume

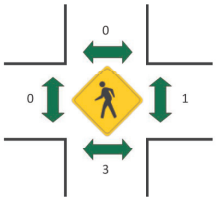
**LOCATION:** US Hwy 41 -- Wilderness Lane Blvd/Gator Ln
**CITY/STATE:** Pasco, FL

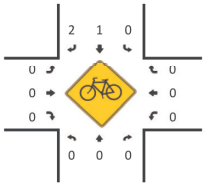
**QC JOB #:** 16893502
**DATE:** WED, Jan 22 2025

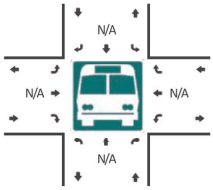
**Peak-Hour: 4:30 PM -- 5:30 PM**
**Peak 15-Min: 4:30 PM -- 4:45 PM**

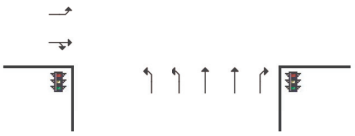


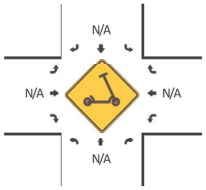








R* = RTOR

| 15-Min Count Period Beginning At | US Hwy 41 (Northbound) | | | | | US Hwy 41 (Southbound) | | | | | Wilderness Lane Blvd/Gator Ln (Eastbound) | | | | | Wilderness Lane Blvd/Gator Ln (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 10 | 447 | 13 | 4 | 19 | 19 | 273 | 9 | 0 | 2 | 40 | 14 | 27 | 0 | 25 | 25 | 6 | 3 | 0 | 26 | 962 | |
| 4:15 PM | 17 | 442 | 15 | 5 | 13 | 29 | 296 | 10 | 1 | 1 | 25 | 3 | 6 | 0 | 24 | 16 | 5 | 19 | 0 | 8 | 935 | |
| 4:30 PM | 10 | 480 | 11 | 2 | 6 | 23 | 366 | 7 | 1 | 0 | 40 | 9 | 43 | 0 | 39 | 27 | 3 | 12 | 1 | 22 | 1102 | |
| 4:45 PM | 11 | 430 | 14 | 0 | 3 | 27 | 351 | 8 | 0 | 0 | 21 | 11 | 9 | 0 | 18 | 16 | 0 | 6 | 0 | 14 | 939 | 3938 |
| 5:00 PM | 7 | 456 | 13 | 2 | 2 | 28 | 349 | 5 | 3 | 1 | 20 | 3 | 3 | 0 | 14 | 19 | 0 | 6 | 0 | 23 | 954 | 3930 |
| 5:15 PM | 10 | 472 | 16 | 0 | 9 | 25 | 359 | 5 | 2 | 2 | 9 | 2 | 1 | 0 | 12 | 28 | 3 | 23 | 0 | 8 | 986 | 3981 |
| 5:30 PM | 6 | 502 | 15 | 0 | 1 | 25 | 355 | 7 | 2 | 7 | 2 | 0 | 1 | 0 | 7 | 13 | 0 | 3 | 0 | 17 | 963 | 3842 |
| 5:45 PM | 27 | 511 | 23 | 1 | 5 | 20 | 323 | 25 | 0 | 4 | 4 | 3 | 3 | 0 | 6 | 14 | 8 | 15 | 0 | 16 | 1008 | 3911 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 40 | 1920 | 68 | 8 | 24 | 92 | 1464 | 28 | 4 | 0 | 160 | 36 | 328 | 0 | 156 | 108 | 12 | 136 | 4 | 88 | 4676 |
| Heavy Trucks | 4 | 32 | 0 | | | 0 | 44 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 4 | | | 84 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 8 | | | | | 0 | | | | | 0 | | | | | 4 | | | | 12 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 1/30/2025 11:21 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 1400 PASCO COUNTYWIDE

MOCF: 0.97

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2023 - 01/07/2023 | 1.01 | 1.04 |
| 2 | 01/08/2023 - 01/14/2023 | 1.01 | 1.04 |
| 3 | 01/15/2023 - 01/21/2023 | 1.02 | 1.05 |
| 4 | 01/22/2023 - 01/28/2023 | 1.01 | 1.04 |
| 5 | 01/29/2023 - 02/04/2023 | 1.00 | 1.03 |
| * 6 | 02/05/2023 - 02/11/2023 | 0.98 | 1.01 |
| * 7 | 02/12/2023 - 02/18/2023 | 0.97 | 1.00 |
| * 8 | 02/19/2023 - 02/25/2023 | 0.97 | 1.00 |
| * 9 | 02/26/2023 - 03/04/2023 | 0.96 | 0.99 |
| *10 | 03/05/2023 - 03/11/2023 | 0.96 | 0.99 |
| *11 | 03/12/2023 - 03/18/2023 | 0.95 | 0.98 |
| *12 | 03/19/2023 - 03/25/2023 | 0.95 | 0.98 |
| *13 | 03/26/2023 - 04/01/2023 | 0.96 | 0.99 |
| *14 | 04/02/2023 - 04/08/2023 | 0.96 | 0.99 |
| *15 | 04/09/2023 - 04/15/2023 | 0.97 | 1.00 |
| *16 | 04/16/2023 - 04/22/2023 | 0.97 | 1.00 |
| *17 | 04/23/2023 - 04/29/2023 | 0.98 | 1.01 |
| *18 | 04/30/2023 - 05/06/2023 | 0.98 | 1.01 |
| 19 | 05/07/2023 - 05/13/2023 | 0.99 | 1.02 |
| 20 | 05/14/2023 - 05/20/2023 | 1.00 | 1.03 |
| 21 | 05/21/2023 - 05/27/2023 | 1.00 | 1.03 |
| 22 | 05/28/2023 - 06/03/2023 | 1.01 | 1.04 |
| 23 | 06/04/2023 - 06/10/2023 | 1.01 | 1.04 |
| 24 | 06/11/2023 - 06/17/2023 | 1.02 | 1.05 |
| 25 | 06/18/2023 - 06/24/2023 | 1.02 | 1.05 |
| 26 | 06/25/2023 - 07/01/2023 | 1.03 | 1.06 |
| 27 | 07/02/2023 - 07/08/2023 | 1.03 | 1.06 |
| 28 | 07/09/2023 - 07/15/2023 | 1.03 | 1.06 |
| 29 | 07/16/2023 - 07/22/2023 | 1.04 | 1.07 |
| 30 | 07/23/2023 - 07/29/2023 | 1.04 | 1.07 |
| 31 | 07/30/2023 - 08/05/2023 | 1.05 | 1.08 |
| 32 | 08/06/2023 - 08/12/2023 | 1.05 | 1.08 |
| 33 | 08/13/2023 - 08/19/2023 | 1.05 | 1.08 |
| 34 | 08/20/2023 - 08/26/2023 | 1.05 | 1.08 |
| 35 | 08/27/2023 - 09/02/2023 | 1.04 | 1.07 |
| 36 | 09/03/2023 - 09/09/2023 | 1.03 | 1.06 |
| 37 | 09/10/2023 - 09/16/2023 | 1.03 | 1.06 |
| 38 | 09/17/2023 - 09/23/2023 | 1.02 | 1.05 |
| 39 | 09/24/2023 - 09/30/2023 | 1.02 | 1.05 |
| 40 | 10/01/2023 - 10/07/2023 | 1.01 | 1.04 |
| 41 | 10/08/2023 - 10/14/2023 | 1.01 | 1.04 |
| 42 | 10/15/2023 - 10/21/2023 | 1.01 | 1.04 |
| 43 | 10/22/2023 - 10/28/2023 | 1.00 | 1.03 |
| 44 | 10/29/2023 - 11/04/2023 | 1.00 | 1.03 |
| 45 | 11/05/2023 - 11/11/2023 | 0.99 | 1.02 |
| 46 | 11/12/2023 - 11/18/2023 | 0.98 | 1.01 |
| 47 | 11/19/2023 - 11/25/2023 | 0.99 | 1.02 |
| 48 | 11/26/2023 - 12/02/2023 | 1.00 | 1.03 |
| 49 | 12/03/2023 - 12/09/2023 | 1.00 | 1.03 |
| 50 | 12/10/2023 - 12/16/2023 | 1.01 | 1.04 |
| 51 | 12/17/2023 - 12/23/2023 | 1.01 | 1.04 |
| 52 | 12/24/2023 - 12/30/2023 | 1.02 | 1.05 |
| 53 | 12/31/2023 - 12/31/2023 | 1.02 | 1.05 |

* PEAK SEASON

09-MAR-2024 18:41:42 830UPD

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX F

## ROADWAY SEGMENT
## ARTERIAL ANALYSIS

## Arterial Level of Service: NB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Wilderness Blvd | I | 55 | 109.1 | 15.6 | 124.7 | 1.67 | 48.1 | A |
| Total | I | | 109.1 | 15.6 | 124.7 | 1.67 | 48.1 | A |

## Arterial Level of Service: SB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Ehren Cutoff | I | 55 | 109.1 | 22.4 | 131.5 | 1.67 | 45.6 | A |
| Total | I | | 109.1 | 22.4 | 131.5 | 1.67 | 45.6 | A |

## Arterial Level of Service: NB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Wilderness Blvd | I | 55 | 109.1 | 34.2 | 143.3 | 1.67 | 41.9 | B |
| Total | I | | 109.1 | 34.2 | 143.3 | 1.67 | 41.9 | B |

## Arterial Level of Service: SB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Ehren Cutoff | I | 55 | 109.1 | 16.8 | 125.9 | 1.67 | 47.7 | A |
| Total | I | | 109.1 | 16.8 | 125.9 | 1.67 | 47.7 | A |

## Arterial Level of Service: NB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Wilderness Blvd | I | 55 | 109.1 | 15.6 | 124.7 | 1.67 | 48.1 | A |
| Total | I | | 109.1 | 15.6 | 124.7 | 1.67 | 48.1 | A |

## Arterial Level of Service: SB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Ehren Cutoff | I | 55 | 109.1 | 22.2 | 131.3 | 1.67 | 45.7 | A |
| Total | I | | 109.1 | 22.2 | 131.3 | 1.67 | 45.7 | A |

## Arterial Level of Service: NB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Wilderness Blvd | I | 55 | 109.1 | 36.1 | 145.2 | 1.67 | 41.3 | B |
| Total | I | | 109.1 | 36.1 | 145.2 | 1.67 | 41.3 | B |

## Arterial Level of Service: SB US-41

| Cross Street | Arterial Class | Flow Speed | Running Time | Signal Delay | Travel Time (s) | Dist (mi) | Arterial Speed | Arterial LOS |
|---|---|---|---|---|---|---|---|---|
| Ehren Cutoff | I | 55 | 109.1 | 17.0 | 126.1 | 1.67 | 47.6 | A |
| Total | I | | 109.1 | 17.0 | 126.1 | 1.67 | 47.6 | A |

# CA PROPERTIES

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX G

## INTERSECTION ANALYSIS

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 36 | 11 | 68 | 165 | 66 | 96 | 292 | 1213 | 69 | 96 | 2209 | 149 |
| Future Volume (vph) | 36 | 11 | 68 | 165 | 66 | 96 | 292 | 1213 | 69 | 96 | 2209 | 149 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | *1.00 | 0.95 | 1.00 | 1.00 | *1.00 | 1.00 |
| Frt | 1.00 | 1.00 | 0.85 | 1.00 | 0.91 | | 1.00 | 1.00 | 0.85 | 1.00 | 1.00 | 0.85 |
| Flt Protected | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (prot) | 1687 | 1900 | 1583 | 1787 | 1720 | | 3610 | 3374 | 1568 | 1719 | 3619 | 1599 |
| Flt Permitted | 1.00 | 1.00 | 1.00 | 0.49 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (perm) | 1776 | 1900 | 1583 | 929 | 1720 | | 3610 | 3374 | 1568 | 1719 | 3619 | 1599 |
| Peak-hour factor, PHF | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Adj. Flow (vph) | 38 | 12 | 72 | 174 | 69 | 101 | 307 | 1277 | 73 | 101 | 2325 | 157 |
| RTOR Reduction (vph) | 0 | 0 | 64 | 0 | 29 | 0 | 0 | 0 | 24 | 0 | 0 | 53 |
| Lane Group Flow (vph) | 38 | 12 | 8 | 174 | 141 | 0 | 307 | 1277 | 49 | 101 | 2325 | 104 |
| Heavy Vehicles (%) | 7% | 0% | 2% | 1% | 0% | 1% | 0% | 7% | 3% | 5% | 5% | 1% |
| Turn Type | pm+pt | NA | pm+ov | pm+pt | NA | | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | 5 | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | | | | 2 | | | 6 |
| Actuated Green, G (s) | 6.9 | 3.1 | 20.1 | 25.9 | 17.1 | | 17.0 | 118.6 | 118.6 | 14.9 | 116.5 | 116.5 |
| Effective Green, g (s) | 6.9 | 3.1 | 20.1 | 25.9 | 17.1 | | 17.0 | 118.6 | 118.6 | 14.9 | 116.5 | 116.5 |
| Actuated g/C Ratio | 0.04 | 0.02 | 0.11 | 0.15 | 0.10 | | 0.10 | 0.67 | 0.67 | 0.08 | 0.66 | 0.66 |
| Clearance Time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| 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 |
| Lane Grp Cap (vph) | 67 | 33 | 180 | 222 | 166 | | 347 | 2268 | 1054 | 145 | 2390 | 1056 |
| v/s Ratio Prot | 0.01 | 0.01 | 0.00 | c0.08 | c0.08 | | c0.09 | 0.38 | | 0.06 | c0.64 | |
| v/s Ratio Perm | 0.01 | | 0.00 | 0.04 | | | | | 0.03 | | | 0.06 |
| v/c Ratio | 0.57 | 0.36 | 0.05 | 0.78 | 0.85 | | 0.88 | 0.56 | 0.05 | 0.70 | 0.97 | 0.10 |
| Uniform Delay, d1 | 83.3 | 85.7 | 69.6 | 71.2 | 78.4 | | 78.7 | 15.2 | 9.8 | 78.6 | 28.4 | 10.9 |
| Progression Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Incremental Delay, d2 | 10.6 | 6.7 | 0.1 | 16.4 | 31.8 | | 22.5 | 0.3 | 0.0 | 13.6 | 12.6 | 0.0 |
| Delay (s) | 93.8 | 92.4 | 69.7 | 87.6 | 110.1 | | 101.2 | 15.6 | 9.8 | 92.1 | 41.1 | 10.9 |
| Level of Service | F | F | E | F | F | | F | B | A | F | D | B |
| Approach Delay (s/veh) | | 79.5 | | | 98.7 | | | 31.2 | | | 41.2 | |
| Approach LOS | | E | | | F | | | C | | | D | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 42.9 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.96 | | |
| Actuated Cycle Length (s) | 176.4 | Sum of lost time (s) | 22.0 |
| Intersection Capacity Utilization | 102.7% | ICU Level of Service | G |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 46 | 0 | 18 | 10 | 0 | 6 | 25 | 1515 | 4 | 39 | 2272 | 40 |
| Future Volume (Veh/h) | 46 | 0 | 18 | 10 | 0 | 6 | 25 | 1515 | 4 | 39 | 2272 | 40 |
| Sign Control | | Stop | | | Stop | | | Free | | | Free | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Hourly flow rate (vph) | 48 | 0 | 19 | 11 | 0 | 6 | 26 | 1595 | 4 | 41 | 2392 | 42 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | | | | | | | Raised | | | Raised | |
| Median storage veh) | | | | | | | | 2 | | | 2 | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 3351 | 4146 | 1217 | 2946 | 4165 | 800 | 2434 | | | 1599 | | |
| vC1, stage 1 conf vol | 2495 | 2495 | | 1649 | 1649 | | | | | | | |
| vC2, stage 2 conf vol | 856 | 1651 | | 1297 | 2516 | | | | | | | |
| vCu, unblocked vol | 3351 | 4146 | 1217 | 2946 | 4165 | 800 | 2434 | | | 1599 | | |
| tC, single (s) | 7.5 | 6.5 | 7.0 | 7.5 | 6.5 | 6.9 | 4.1 | | | 4.1 | | |
| tC, 2 stage (s) | 6.5 | 5.5 | | 6.5 | 5.5 | | | | | | | |
| tF (s) | 3.5 | 4.0 | 3.4 | 3.5 | 4.0 | 3.3 | 2.2 | | | 2.2 | | |
| p0 queue free % | 0 | 100 | 89 | 84 | 100 | 98 | 87 | | | 90 | | |
| cM capacity (veh/h) | 26 | 44 | 166 | 67 | 24 | 332 | 197 | | | 415 | | |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 | SB 3 |
|---|---|---|---|---|---|---|---|---|
| Volume Total | 67 | 17 | 26 | 1063 | 536 | 41 | 1595 | 839 |
| Volume Left | 48 | 11 | 26 | 0 | 0 | 41 | 0 | 0 |
| Volume Right | 19 | 6 | 0 | 0 | 4 | 0 | 0 | 42 |
| cSH | 35 | 93 | 197 | 1700 | 1700 | 415 | 1700 | 1700 |
| Volume to Capacity | 1.93 | 0.18 | 0.13 | 0.63 | 0.32 | 0.10 | 0.94 | 0.49 |
| Queue Length 95th (ft) | 186 | 16 | 11 | 0 | 0 | 8 | 0 | 0 |
| Control Delay (s/veh) | 686.2 | 52.0 | 26.1 | 0.0 | 0.0 | 14.6 | 0.0 | 0.0 |
| Lane LOS | F | F | D | | | B | | |
| Approach Delay (s/veh) | 686.2 | 52.0 | 0.4 | | | 0.2 | | |
| Approach LOS | F | F | | | | | | |

| Intersection Summary | | | | |
|---|---|---|---|---|
| Average Delay | 11.5 | | | |
| Intersection Capacity Utilization | 75.3% | ICU Level of Service | | D |
| Analysis Period (min) | 15 | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 6 | 4 | 18 | 317 | 2 | 260 | 10 | 1337 | 315 | 261 | 2106 | 0 |
| Future Volume (vph) | 6 | 4 | 18 | 317 | 2 | 260 | 10 | 1337 | 315 | 261 | 2106 | 0 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lane Util. Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 0.91 | | 1.00 | 0.91 | |
| Frt | | 0.91 | | | 1.00 | 0.85 | 1.00 | 0.97 | | 1.00 | 1.00 | |
| Flt Protected | | 0.99 | | | 0.95 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | |
| Satd. Flow (prot) | | 1714 | | | 1758 | 1568 | 1805 | 4743 | | 1687 | 5036 | |
| Flt Permitted | | 0.93 | | | 0.71 | 1.00 | 0.06 | 1.00 | | 0.06 | 1.00 | |
| Satd. Flow (perm) | | 1615 | | | 1303 | 1568 | 119 | 4743 | | 101 | 5036 | |
| Peak-hour factor, PHF | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 |
| Adj. Flow (vph) | 6 | 4 | 19 | 327 | 2 | 268 | 10 | 1378 | 325 | 269 | 2171 | 0 |
| RTOR Reduction (vph) | 0 | 14 | 0 | 0 | 0 | 172 | 0 | 26 | 0 | 0 | 0 | 0 |
| Lane Group Flow (vph) | 0 | 15 | 0 | 0 | 329 | 96 | 10 | 1677 | 0 | 269 | 2171 | 0 |
| Heavy Vehicles (%) | 0% | 0% | 0% | 3% | 0% | 3% | 0% | 7% | 3% | 7% | 3% | 0% |
| Turn Type | Perm | NA | | Perm | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | | 4 | | | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | | 8 | | 8 | 2 | | | 6 | | |
| Actuated Green, G (s) | | 41.4 | | | 41.4 | 41.4 | 66.2 | 64.0 | | 91.5 | 83.3 | |
| Effective Green, g (s) | | 41.4 | | | 41.4 | 41.4 | 66.2 | 64.0 | | 91.5 | 83.3 | |
| Actuated g/C Ratio | | 0.29 | | | 0.29 | 0.29 | 0.46 | 0.44 | | 0.64 | 0.58 | |
| Clearance Time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Vehicle Extension (s) | | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | | 464 | | | 374 | 451 | 80 | 2109 | | 301 | 2915 | |
| v/s Ratio Prot | | | | | | | 0.00 | 0.35 | | c0.13 | 0.43 | |
| v/s Ratio Perm | | 0.01 | | | c0.25 | 0.06 | 0.06 | | | c0.43 | | |
| v/c Ratio | | 0.03 | | | 0.88 | 0.21 | 0.13 | 0.80 | | 0.89 | 0.74 | |
| Uniform Delay, d1 | | 36.9 | | | 48.9 | 38.9 | 23.0 | 34.3 | | 46.0 | 22.4 | |
| Progression Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | |
| Incremental Delay, d2 | | 0.0 | | | 20.3 | 0.2 | 0.7 | 2.2 | | 26.6 | 1.1 | |
| Delay (s) | | 36.9 | | | 69.2 | 39.1 | 23.7 | 36.5 | | 72.6 | 23.5 | |
| Level of Service | | D | | | E | D | C | D | | E | C | |
| Approach Delay (s/veh) | | 36.9 | | | 55.7 | | | 36.4 | | | 28.9 | |
| Approach LOS | | D | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 35.0 | HCM 2000 Level of Service | C |
| HCM 2000 Volume to Capacity ratio | 0.91 | | |
| Actuated Cycle Length (s) | 143.9 | Sum of lost time (s) | 17.0 |
| Intersection Capacity Utilization | 85.8% | ICU Level of Service | E |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 105 | 29 | 162 | 106 | 7 | 133 | 49 | 2141 | 86 | 127 | 1660 | 32 |
| Future Volume (vph) | 105 | 29 | 162 | 106 | 7 | 133 | 49 | 2141 | 86 | 127 | 1660 | 32 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 0.97 | *1.00 | 1.00 | 1.00 | 0.95 | 1.00 |
| Frt | 1.00 | 1.00 | 0.85 | 1.00 | 0.86 | | 1.00 | 1.00 | 0.85 | 1.00 | 1.00 | 0.85 |
| Flt Protected | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (prot) | 1687 | 1810 | 1553 | 1805 | 1630 | | 3303 | 3654 | 1615 | 1805 | 3406 | 1615 |
| Flt Permitted | 0.95 | 1.00 | 1.00 | 0.49 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (perm) | 1691 | 1810 | 1553 | 938 | 1630 | | 3303 | 3654 | 1615 | 1805 | 3406 | 1615 |
| Peak-hour factor, PHF | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Adj. Flow (vph) | 115 | 32 | 178 | 116 | 8 | 146 | 54 | 2353 | 95 | 140 | 1824 | 35 |
| RTOR Reduction (vph) | 0 | 0 | 52 | 0 | 116 | 0 | 0 | 0 | 32 | 0 | 0 | 11 |
| Lane Group Flow (vph) | 115 | 32 | 126 | 116 | 38 | 0 | 54 | 2353 | 63 | 140 | 1824 | 24 |
| Heavy Vehicles (%) | 7% | 5% | 4% | 0% | 0% | 0% | 6% | 4% | 0% | 0% | 6% | 0% |
| Turn Type | pm+pt | NA | pm+ov | pm+pt | NA | | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | 5 | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | | | | 2 | | | 6 |
| Actuated Green, G (s) | 12.2 | 4.2 | 14.8 | 20.0 | 8.1 | | 10.6 | 99.3 | 99.3 | 13.0 | 101.7 | 101.7 |
| Effective Green, g (s) | 12.2 | 4.2 | 14.8 | 20.0 | 8.1 | | 10.6 | 99.3 | 99.3 | 13.0 | 101.7 | 101.7 |
| Actuated g/C Ratio | 0.08 | 0.03 | 0.10 | 0.13 | 0.05 | | 0.07 | 0.66 | 0.66 | 0.09 | 0.68 | 0.68 |
| Clearance Time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| 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 |
| Lane Grp Cap (vph) | 136 | 50 | 152 | 193 | 87 | | 232 | 2412 | 1066 | 156 | 2303 | 1092 |
| v/s Ratio Prot | c0.04 | 0.02 | 0.06 | c0.05 | 0.02 | | 0.02 | c0.64 | | c0.08 | 0.54 | |
| v/s Ratio Perm | 0.02 | | 0.02 | c0.03 | | | | | 0.04 | | | 0.01 |
| v/c Ratio | 0.85 | 0.64 | 0.83 | 0.60 | 0.43 | | 0.23 | 0.98 | 0.06 | 0.90 | 0.79 | 0.02 |
| Uniform Delay, d1 | 68.2 | 72.4 | 66.5 | 60.5 | 68.9 | | 66.1 | 24.4 | 9.0 | 68.0 | 17.0 | 8.0 |
| Progression Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Incremental Delay, d2 | 35.6 | 24.7 | 29.3 | 5.2 | 3.4 | | 0.5 | 13.0 | 0.0 | 43.0 | 1.9 | 0.0 |
| Delay (s) | 103.8 | 97.0 | 95.8 | 65.7 | 72.3 | | 66.6 | 37.4 | 9.1 | 111.1 | 18.9 | 8.0 |
| Level of Service | F | F | F | E | E | | E | D | A | F | B | A |
| Approach Delay (s/veh) | | 98.8 | | | 69.5 | | | 36.9 | | | 25.2 | |
| Approach LOS | | F | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 38.0 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.94 | | |
| Actuated Cycle Length (s) | 150.4 | Sum of lost time (s) | 22.0 |
| Intersection Capacity Utilization | 99.0% | ICU Level of Service | F |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 52 | 0 | 22 | 4 | 0 | 7 | 32 | 2330 | 2 | 58 | 1867 | 59 |
| Future Volume (Veh/h) | 52 | 0 | 22 | 4 | 0 | 7 | 32 | 2330 | 2 | 58 | 1867 | 59 |
| Sign Control | | Stop | | | Stop | | | Free | | | Free | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Hourly flow rate (vph) | 57 | 0 | 24 | 4 | 0 | 8 | 35 | 2533 | 2 | 63 | 2029 | 64 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | | | | | | | Raised | | | Raised | |
| Median storage veh) | | | | | | | | 2 | | | 2 | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 3532 | 4792 | 1047 | 3769 | 4823 | 1268 | 2093 | | | 2535 | | |
| vC1, stage 1 conf vol | 2187 | 2187 | | 2604 | 2604 | | | | | | | |
| vC2, stage 2 conf vol | 1345 | 2605 | | 1165 | 2219 | | | | | | | |
| vCu, unblocked vol | 3532 | 4792 | 1047 | 3769 | 4823 | 1268 | 2093 | | | 2535 | | |
| tC, single (s) | 7.5 | 6.5 | 7.0 | 7.5 | 6.5 | 6.9 | 4.1 | | | 4.1 | | |
| tC, 2 stage (s) | 6.5 | 5.5 | | 6.5 | 5.5 | | | | | | | |
| tF (s) | 3.5 | 4.0 | 3.4 | 3.5 | 4.0 | 3.3 | 2.2 | | | 2.2 | | |
| p0 queue free % | 0 | 100 | 89 | 81 | 100 | 95 | 87 | | | 65 | | |
| cM capacity (veh/h) | 26 | 0 | 220 | 21 | 16 | 163 | 267 | | | 179 | | |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 | SB 3 |
|---|---|---|---|---|---|---|---|---|
| Volume Total | 81 | 12 | 35 | 1689 | 846 | 63 | 1353 | 740 |
| Volume Left | 57 | 4 | 35 | 0 | 0 | 63 | 0 | 0 |
| Volume Right | 24 | 8 | 0 | 0 | 2 | 0 | 0 | 64 |
| cSH | 36 | 50 | 267 | 1700 | 1700 | 179 | 1700 | 1700 |
| Volume to Capacity | 2.27 | 0.24 | 0.13 | 0.99 | 0.50 | 0.35 | 0.80 | 0.44 |
| Queue Length 95th (ft) | 226 | 20 | 11 | 0 | 0 | 37 | 0 | 0 |
| Control Delay (s/veh) | 822.3 | 99.2 | 20.5 | 0.0 | 0.0 | 35.5 | 0.0 | 0.0 |
| Lane LOS | F | F | C | | | E | | |
| Approach Delay (s/veh) | 822.3 | 99.2 | 0.3 | | | 1.0 | | |
| Approach LOS | F | F | | | | | | |

| Intersection Summary | | | | |
|---|---|---|---|---|
| Average Delay | 14.7 | | | |
| Intersection Capacity Utilization | 78.8% | ICU Level of Service | D | |
| Analysis Period (min) | 15 | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 10 | 7 | 7 | 212 | 1 | 235 | 65 | 2229 | 354 | 199 | 1728 | 0 |
| Future Volume (vph) | 10 | 7 | 7 | 212 | 1 | 235 | 65 | 2229 | 354 | 199 | 1728 | 0 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lane Util. Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 0.91 | | 1.00 | 0.91 | |
| Frt | | 0.96 | | | 1.00 | 0.85 | 1.00 | 0.98 | | 1.00 | 1.00 | |
| Flt Protected | | 0.98 | | | 0.95 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | |
| Satd. Flow (prot) | | 1710 | | | 1757 | 1599 | 1805 | 4967 | | 1703 | 4940 | |
| Flt Permitted | | 0.87 | | | 0.71 | 1.00 | 0.10 | 1.00 | | 0.04 | 1.00 | |
| Satd. Flow (perm) | | 1514 | | | 1309 | 1599 | 190 | 4967 | | 69 | 4940 | |
| Peak-hour factor, PHF | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 |
| Adj. Flow (vph) | 10 | 7 | 7 | 221 | 1 | 245 | 68 | 2322 | 369 | 207 | 1800 | 0 |
| RTOR Reduction (vph) | 0 | 6 | 0 | 0 | 0 | 143 | 0 | 11 | 0 | 0 | 0 | 0 |
| Lane Group Flow (vph) | 0 | 18 | 0 | 0 | 222 | 102 | 68 | 2680 | 0 | 207 | 1800 | 0 |
| Heavy Vehicles (%) | 11% | 0% | 0% | 3% | 0% | 1% | 0% | 2% | 4% | 6% | 5% | 0% |
| Turn Type | Perm | NA | | Perm | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | | 4 | | | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | | 8 | | 8 | 2 | | | 6 | | |
| Actuated Green, G (s) | | 32.8 | | | 32.8 | 32.8 | 104.9 | 97.5 | | 123.5 | 110.1 | |
| Effective Green, g (s) | | 32.8 | | | 32.8 | 32.8 | 104.9 | 97.5 | | 123.5 | 110.1 | |
| Actuated g/C Ratio | | 0.20 | | | 0.20 | 0.20 | 0.63 | 0.58 | | 0.74 | 0.66 | |
| Clearance Time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Vehicle Extension (s) | | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | | 296 | | | 256 | 313 | 190 | 2894 | | 246 | 3251 | |
| v/s Ratio Prot | | | | | | | 0.02 | c0.54 | | c0.10 | 0.36 | |
| v/s Ratio Perm | | 0.01 | | | c0.17 | 0.06 | 0.21 | | | 0.52 | | |
| v/c Ratio | | 0.06 | | | 0.87 | 0.33 | 0.36 | 0.93 | | 0.84 | 0.55 | |
| Uniform Delay, d1 | | 54.7 | | | 65.1 | 57.8 | 13.0 | 31.6 | | 59.1 | 15.4 | |
| Progression Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | |
| Incremental Delay, d2 | | 0.1 | | | 25.1 | 0.6 | 1.2 | 5.8 | | 22.1 | 0.2 | |
| Delay (s) | | 54.8 | | | 90.2 | 58.4 | 14.1 | 37.4 | | 81.1 | 15.6 | |
| Level of Service | | D | | | F | E | B | D | | F | B | |
| Approach Delay (s/veh) | | 54.8 | | | 73.5 | | | 36.8 | | | 22.3 | |
| Approach LOS | | D | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 34.6 | HCM 2000 Level of Service | C |
| HCM 2000 Volume to Capacity ratio | 0.90 | | |
| Actuated Cycle Length (s) | 167.3 | Sum of lost time (s) | 17.0 |
| Intersection Capacity Utilization | 94.6% | ICU Level of Service | F |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 36 | 11 | 68 | 169 | 66 | 96 | 309 | 1219 | 71 | 96 | 2224 | 149 |
| Future Volume (vph) | 36 | 11 | 68 | 169 | 66 | 96 | 309 | 1219 | 71 | 96 | 2224 | 149 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | *1.00 | 0.95 | 1.00 | 1.00 | *1.00 | 1.00 |
| Frt | 1.00 | 1.00 | 0.85 | 1.00 | 0.91 | | 1.00 | 1.00 | 0.85 | 1.00 | 1.00 | 0.85 |
| Flt Protected | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (prot) | 1687 | 1900 | 1583 | 1787 | 1720 | | 3610 | 3374 | 1568 | 1719 | 3619 | 1599 |
| Flt Permitted | 1.00 | 1.00 | 1.00 | 0.49 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (perm) | 1776 | 1900 | 1583 | 929 | 1720 | | 3610 | 3374 | 1568 | 1719 | 3619 | 1599 |
| Peak-hour factor, PHF | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Adj. Flow (vph) | 38 | 12 | 72 | 178 | 69 | 101 | 325 | 1283 | 75 | 101 | 2341 | 157 |
| RTOR Reduction (vph) | 0 | 0 | 64 | 0 | 29 | 0 | 0 | 0 | 24 | 0 | 0 | 53 |
| Lane Group Flow (vph) | 38 | 12 | 8 | 178 | 141 | 0 | 325 | 1283 | 51 | 101 | 2341 | 104 |
| Heavy Vehicles (%) | 7% | 0% | 2% | 1% | 0% | 1% | 0% | 7% | 3% | 5% | 5% | 1% |
| Turn Type | pm+pt | NA | pm+ov | pm+pt | NA | | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | 5 | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | | | | 2 | | | 6 |
| Actuated Green, G (s) | 6.9 | 3.1 | 20.2 | 25.9 | 17.1 | | 17.1 | 119.2 | 119.2 | 14.9 | 117.0 | 117.0 |
| Effective Green, g (s) | 6.9 | 3.1 | 20.2 | 25.9 | 17.1 | | 17.1 | 119.2 | 119.2 | 14.9 | 117.0 | 117.0 |
| Actuated g/C Ratio | 0.04 | 0.02 | 0.11 | 0.15 | 0.10 | | 0.10 | 0.67 | 0.67 | 0.08 | 0.66 | 0.66 |
| Clearance Time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| 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 |
| Lane Grp Cap (vph) | 67 | 33 | 180 | 222 | 166 | | 348 | 2272 | 1055 | 144 | 2392 | 1056 |
| v/s Ratio Prot | 0.01 | 0.01 | 0.00 | c0.08 | c0.08 | | c0.09 | 0.38 | | 0.06 | c0.65 | |
| v/s Ratio Perm | 0.01 | | 0.00 | 0.04 | | | | | 0.03 | | | 0.06 |
| v/c Ratio | 0.57 | 0.36 | 0.05 | 0.80 | 0.85 | | 0.93 | 0.56 | 0.05 | 0.70 | 0.98 | 0.10 |
| Uniform Delay, d1 | 83.6 | 86.0 | 69.8 | 71.7 | 78.7 | | 79.4 | 15.2 | 9.8 | 78.9 | 28.8 | 10.9 |
| Progression Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Incremental Delay, d2 | 10.6 | 6.7 | 0.1 | 18.5 | 31.2 | | 31.5 | 0.3 | 0.0 | 14.3 | 13.6 | 0.0 |
| Delay (s) | 94.1 | 92.7 | 69.9 | 90.2 | 109.9 | | 110.9 | 15.6 | 9.8 | 93.2 | 42.4 | 10.9 |
| Level of Service | F | F | E | F | F | | F | B | A | F | D | B |
| Approach Delay (s/veh) | | 79.7 | | | 99.8 | | | 33.7 | | | 42.5 | |
| Approach LOS | | E | | | F | | | C | | | D | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 44.5 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.97 | | |
| Actuated Cycle Length (s) | 177.0 | Sum of lost time (s) | 22.0 |
| Intersection Capacity Utilization | 103.8% | ICU Level of Service | G |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 46 | 0 | 18 | 10 | 0 | 6 | 25 | 1534 | 4 | 67 | 2280 | 40 |
| Future Volume (Veh/h) | 46 | 0 | 18 | 10 | 0 | 6 | 25 | 1534 | 4 | 67 | 2280 | 40 |
| Sign Control | | Stop | | | Stop | | | Free | | | Free | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Hourly flow rate (vph) | 48 | 0 | 19 | 11 | 0 | 6 | 26 | 1615 | 4 | 71 | 2400 | 42 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | | | | | | | Raised | | | Raised | |
| Median storage veh) | | | | | | | | 2 | | | 2 | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 3429 | 4234 | 1221 | 3030 | 4253 | 810 | 2442 | | | 1619 | | |
| vC1, stage 1 conf vol | 2563 | 2563 | | 1669 | 1669 | | | | | | | |
| vC2, stage 2 conf vol | 866 | 1671 | | 1361 | 2584 | | | | | | | |
| vCu, unblocked vol | 3429 | 4234 | 1221 | 3030 | 4253 | 810 | 2442 | | | 1619 | | |
| tC, single (s) | 7.5 | 6.5 | 7.0 | 7.5 | 6.5 | 6.9 | 4.1 | | | 4.1 | | |
| tC, 2 stage (s) | 6.5 | 5.5 | | 6.5 | 5.5 | | | | | | | |
| tF (s) | 3.5 | 4.0 | 3.4 | 3.5 | 4.0 | 3.3 | 2.2 | | | 2.2 | | |
| p0 queue free % | 0 | 100 | 88 | 81 | 100 | 98 | 87 | | | 83 | | |
| cM capacity (veh/h) | 22 | 34 | 165 | 59 | 17 | 327 | 195 | | | 408 | | |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 | SB 3 |
|---|---|---|---|---|---|---|---|---|
| Volume Total | 67 | 17 | 26 | 1077 | 542 | 71 | 1600 | 842 |
| Volume Left | 48 | 11 | 26 | 0 | 0 | 71 | 0 | 0 |
| Volume Right | 19 | 6 | 0 | 0 | 4 | 0 | 0 | 42 |
| cSH | 29 | 84 | 195 | 1700 | 1700 | 408 | 1700 | 1700 |
| Volume to Capacity | 2.31 | 0.20 | 0.13 | 0.63 | 0.32 | 0.17 | 0.94 | 0.50 |
| Queue Length 95th (ft) | 198 | 18 | 11 | 0 | 0 | 16 | 0 | 0 |
| Control Delay (s/veh) | 890.4 | 58.8 | 26.3 | 0.0 | 0.0 | 15.7 | 0.0 | 0.0 |
| Lane LOS | F | F | D | | | C | | |
| Approach Delay (s/veh) | 890.4 | 58.8 | 0.4 | | | 0.4 | | |
| Approach LOS | F | F | | | | | | |

| Intersection Summary | | | | |
|---|---|---|---|---|
| Average Delay | 14.7 | | | |
| Intersection Capacity Utilization | 75.5% | ICU Level of Service | D | |
| Analysis Period (min) | 15 | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 6 | 4 | 18 | 317 | 2 | 264 | 10 | 1354 | 315 | 262 | 2113 | 0 |
| Future Volume (vph) | 6 | 4 | 18 | 317 | 2 | 264 | 10 | 1354 | 315 | 262 | 2113 | 0 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lane Util. Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 0.91 | | 1.00 | 0.91 | |
| Frt | | 0.91 | | | 1.00 | 0.85 | 1.00 | 0.97 | | 1.00 | 1.00 | |
| Flt Protected | | 0.99 | | | 0.95 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | |
| Satd. Flow (prot) | | 1714 | | | 1758 | 1568 | 1805 | 4744 | | 1687 | 5036 | |
| Flt Permitted | | 0.93 | | | 0.71 | 1.00 | 0.06 | 1.00 | | 0.06 | 1.00 | |
| Satd. Flow (perm) | | 1614 | | | 1303 | 1568 | 117 | 4744 | | 100 | 5036 | |
| Peak-hour factor, PHF | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 | 0.97 |
| Adj. Flow (vph) | 6 | 4 | 19 | 327 | 2 | 272 | 10 | 1396 | 325 | 270 | 2178 | 0 |
| RTOR Reduction (vph) | 0 | 14 | 0 | 0 | 0 | 174 | 0 | 25 | 0 | 0 | 0 | 0 |
| Lane Group Flow (vph) | 0 | 15 | 0 | 0 | 329 | 98 | 10 | 1696 | 0 | 270 | 2178 | 0 |
| Heavy Vehicles (%) | 0% | 0% | 0% | 3% | 0% | 3% | 0% | 7% | 3% | 7% | 3% | 0% |
| Turn Type | Perm | NA | | Perm | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | | 4 | | | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | | 8 | | 8 | 2 | | | 6 | | |
| Actuated Green, G (s) | | 41.4 | | | 41.4 | 41.4 | 67.2 | 65.0 | | 92.8 | 84.6 | |
| Effective Green, g (s) | | 41.4 | | | 41.4 | 41.4 | 67.2 | 65.0 | | 92.8 | 84.6 | |
| Actuated g/C Ratio | | 0.29 | | | 0.29 | 0.29 | 0.46 | 0.45 | | 0.64 | 0.58 | |
| Clearance Time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Vehicle Extension (s) | | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | | 460 | | | 371 | 447 | 79 | 2123 | | 302 | 2934 | |
| v/s Ratio Prot | | | | | | | 0.00 | 0.36 | | c0.13 | 0.43 | |
| v/s Ratio Perm | | 0.01 | | | c0.25 | 0.06 | 0.06 | | | c0.44 | | |
| v/c Ratio | | 0.03 | | | 0.89 | 0.22 | 0.13 | 0.80 | | 0.89 | 0.74 | |
| Uniform Delay, d1 | | 37.5 | | | 49.7 | 39.6 | 22.9 | 34.5 | | 46.6 | 22.3 | |
| Progression Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | |
| Incremental Delay, d2 | | 0.0 | | | 21.6 | 0.2 | 0.7 | 2.2 | | 26.6 | 1.0 | |
| Delay (s) | | 37.5 | | | 71.2 | 39.8 | 23.7 | 36.7 | | 73.2 | 23.3 | |
| Level of Service | | D | | | E | D | C | D | | E | C | |
| Approach Delay (s/veh) | | 37.5 | | | 57.0 | | | 36.6 | | | 28.8 | |
| Approach LOS | | D | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 35.2 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.91 | | |
| Actuated Cycle Length (s) | 145.2 | Sum of lost time (s) | 17.0 |
| Intersection Capacity Utilization | 86.2% | ICU Level of Service | E |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (veh/h) | 0 | 34 | 1558 | 56 | 0 | 2387 |
| Future Volume (Veh/h) | 0 | 34 | 1558 | 56 | 0 | 2387 |
| Sign Control | Stop | | Free | | | Free |
| Grade | 0% | | 0% | | | 0% |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Hourly flow rate (vph) | 0 | 36 | 1640 | 59 | 0 | 2513 |
| Pedestrians | | | | | | |
| Lane Width (ft) | | | | | | |
| Walking Speed (ft/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | | Raised | | | Raised |
| Median storage veh) | | | 2 | | | 2 |
| Upstream signal (ft) | | | | | | 1200 |
| pX, platoon unblocked | 0.35 | | | | | |
| vC, conflicting volume | 2897 | 820 | | | 1699 | |
| vC1, stage 1 conf vol | 1640 | | | | | |
| vC2, stage 2 conf vol | 1257 | | | | | |
| vCu, unblocked vol | 2708 | 820 | | | 1699 | |
| tC, single (s) | 6.8 | 6.9 | | | 4.1 | |
| tC, 2 stage (s) | 5.8 | | | | | |
| tF (s) | 3.5 | 3.3 | | | 2.2 | |
| p0 queue free % | 100 | 89 | | | 100 | |
| cM capacity (veh/h) | 129 | 322 | | | 380 | |

| Direction, Lane # | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 |
|---|---|---|---|---|---|---|
| Volume Total | 36 | 820 | 820 | 59 | 1257 | 1257 |
| Volume Left | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume Right | 36 | 0 | 0 | 59 | 0 | 0 |
| cSH | 322 | 1700 | 1700 | 1700 | 1700 | 1700 |
| Volume to Capacity | 0.11 | 0.48 | 0.48 | 0.03 | 0.74 | 0.74 |
| Queue Length 95th (ft) | 9 | 0 | 0 | 0 | 0 | 0 |
| Control Delay (s/veh) | 17.6 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Lane LOS | C | | | | | |
| Approach Delay (s/veh) | 17.6 | 0.0 | | | 0.0 | |
| Approach LOS | C | | | | | |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | 0.1 | | |
| Intersection Capacity Utilization | 69.3% | ICU Level of Service | C |
| Analysis Period (min) | 15 | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 105 | 29 | 162 | 114 | 7 | 133 | 110 | 2175 | 94 | 127 | 1691 | 32 |
| Future Volume (vph) | 105 | 29 | 162 | 114 | 7 | 133 | 110 | 2175 | 94 | 127 | 1691 | 32 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 0.97 | *1.00 | 1.00 | 1.00 | 0.95 | 1.00 |
| Frt | 1.00 | 1.00 | 0.85 | 1.00 | 0.86 | | 1.00 | 1.00 | 0.85 | 1.00 | 1.00 | 0.85 |
| Flt Protected | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (prot) | 1687 | 1810 | 1553 | 1805 | 1630 | | 3303 | 3654 | 1615 | 1805 | 3406 | 1615 |
| Flt Permitted | 0.95 | 1.00 | 1.00 | 0.50 | 1.00 | | 0.95 | 1.00 | 1.00 | 0.95 | 1.00 | 1.00 |
| Satd. Flow (perm) | 1691 | 1810 | 1553 | 950 | 1630 | | 3303 | 3654 | 1615 | 1805 | 3406 | 1615 |
| Peak-hour factor, PHF | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 | 0.91 |
| Adj. Flow (vph) | 115 | 32 | 178 | 125 | 8 | 146 | 121 | 2390 | 103 | 140 | 1858 | 35 |
| RTOR Reduction (vph) | 0 | 0 | 52 | 0 | 116 | 0 | 0 | 0 | 35 | 0 | 0 | 11 |
| Lane Group Flow (vph) | 115 | 32 | 126 | 125 | 38 | 0 | 121 | 2390 | 68 | 140 | 1858 | 24 |
| Heavy Vehicles (%) | 7% | 5% | 4% | 0% | 0% | 0% | 6% | 4% | 0% | 0% | 6% | 0% |
| Turn Type | pm+pt | NA | pm+ov | pm+pt | NA | | Prot | NA | Perm | Prot | NA | Perm |
| Protected Phases | 7 | 4 | 5 | 3 | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | 4 | 8 | | | | | 2 | | | 6 |
| Actuated Green, G (s) | 12.2 | 4.2 | 14.8 | 19.8 | 8.0 | | 10.6 | 100.9 | 100.9 | 13.0 | 103.3 | 103.3 |
| Effective Green, g (s) | 12.2 | 4.2 | 14.8 | 19.8 | 8.0 | | 10.6 | 100.9 | 100.9 | 13.0 | 103.3 | 103.3 |
| Actuated g/C Ratio | 0.08 | 0.03 | 0.10 | 0.13 | 0.05 | | 0.07 | 0.66 | 0.66 | 0.09 | 0.68 | 0.68 |
| Clearance Time (s) | 5.0 | 5.0 | 6.0 | 5.0 | 5.0 | | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| 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 |
| Lane Grp Cap (vph) | 135 | 50 | 151 | 190 | 85 | | 230 | 2427 | 1072 | 154 | 2316 | 1098 |
| v/s Ratio Prot | 0.04 | 0.02 | 0.06 | c0.05 | 0.02 | | 0.04 | c0.65 | | c0.08 | 0.55 | |
| v/s Ratio Perm | 0.02 | | 0.02 | c0.03 | | | | | 0.04 | | | 0.01 |
| v/c Ratio | 0.85 | 0.64 | 0.83 | 0.66 | 0.45 | | 0.53 | 0.98 | 0.06 | 0.91 | 0.80 | 0.02 |
| Uniform Delay, d1 | 69.0 | 73.1 | 67.3 | 61.8 | 69.8 | | 68.2 | 24.8 | 8.9 | 68.9 | 17.1 | 7.9 |
| Progression Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Incremental Delay, d2 | 37.3 | 24.7 | 30.6 | 8.0 | 3.8 | | 2.2 | 14.7 | 0.0 | 46.1 | 2.1 | 0.0 |
| Delay (s) | 106.3 | 97.8 | 97.9 | 69.7 | 73.6 | | 70.4 | 39.5 | 9.0 | 115.0 | 19.2 | 7.9 |
| Level of Service | F | F | F | E | E | | E | D | A | F | B | A |
| Approach Delay (s/veh) | | 100.9 | | | 71.9 | | | 39.7 | | | 25.6 | |
| Approach LOS | | F | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 39.7 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.95 | | |
| Actuated Cycle Length (s) | 151.9 | Sum of lost time (s) | 22.0 |
| Intersection Capacity Utilization | 99.9% | ICU Level of Service | F |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 52 | 0 | 22 | 4 | 0 | 7 | 32 | 2370 | 2 | 116 | 1909 | 59 |
| Future Volume (Veh/h) | 52 | 0 | 22 | 4 | 0 | 7 | 32 | 2370 | 2 | 116 | 1909 | 59 |
| Sign Control | | Stop | | | Stop | | | Free | | | Free | |
| Grade | | 0% | | | 0% | | | 0% | | | 0% | |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Hourly flow rate (vph) | 57 | 0 | 24 | 4 | 0 | 8 | 35 | 2576 | 2 | 126 | 2075 | 64 |
| Pedestrians | | | | | | | | | | | | |
| Lane Width (ft) | | | | | | | | | | | | |
| Walking Speed (ft/s) | | | | | | | | | | | | |
| Percent Blockage | | | | | | | | | | | | |
| Right turn flare (veh) | | | | | | | | | | | | |
| Median type | | | | | | | | Raised | | | Raised | |
| Median storage veh) | | | | | | | | 2 | | | 2 | |
| Upstream signal (ft) | | | | | | | | | | | | |
| pX, platoon unblocked | | | | | | | | | | | | |
| vC, conflicting volume | 3725 | 5007 | 1070 | 3961 | 5038 | 1289 | 2139 | | | 2578 | | |
| vC1, stage 1 conf vol | 2359 | 2359 | | 2647 | 2647 | | | | | | | |
| vC2, stage 2 conf vol | 1366 | 2648 | | 1314 | 2391 | | | | | | | |
| vCu, unblocked vol | 3725 | 5007 | 1070 | 3961 | 5038 | 1289 | 2139 | | | 2578 | | |
| tC, single (s) | 7.5 | 6.5 | 7.0 | 7.5 | 6.5 | 6.9 | 4.1 | | | 4.1 | | |
| tC, 2 stage (s) | 6.5 | 5.5 | | 6.5 | 5.5 | | | | | | | |
| tF (s) | 3.5 | 4.0 | 3.4 | 3.5 | 4.0 | 3.3 | 2.2 | | | 2.2 | | |
| p0 queue free % | 0 | 100 | 89 | 24 | 100 | 95 | 86 | | | 27 | | |
| cM capacity (veh/h) | 1 | 0 | 212 | 5 | 0 | 157 | 257 | | | 173 | | |

| Direction, Lane # | EB 1 | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 | SB 3 |
|---|---|---|---|---|---|---|---|---|
| Volume Total | 81 | 12 | 35 | 1717 | 861 | 126 | 1383 | 756 |
| Volume Left | 57 | 4 | 35 | 0 | 0 | 126 | 0 | 0 |
| Volume Right | 24 | 8 | 0 | 0 | 2 | 0 | 0 | 64 |
| cSH | 1 | 15 | 257 | 1700 | 1700 | 173 | 1700 | 1700 |
| Volume to Capacity | 57.39 | 0.81 | 0.14 | 1.01 | 0.51 | 0.73 | 0.81 | 0.44 |
| Queue Length 95th (ft) | Err | 49 | 12 | 0 | 0 | 114 | 0 | 0 |
| Control Delay (s/veh) | Err | 507.5 | 21.2 | 0.0 | 0.0 | 67.9 | 0.0 | 0.0 |
| Lane LOS | F | F | C | | | F | | |
| Approach Delay (s/veh) | Err | 507.5 | 0.3 | | | 3.8 | | |
| Approach LOS | F | F | | | | | | |

| Intersection Summary | | | | |
|---|---|---|---|---|
| Average Delay | 166.0 | | | |
| Intersection Capacity Utilization | 89.7% | ICU Level of Service | E | |
| Analysis Period (min) | 15 | | | |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 10 | 7 | 7 | 212 | 1 | 243 | 65 | 2261 | 354 | 207 | 1762 | 0 |
| Future Volume (vph) | 10 | 7 | 7 | 212 | 1 | 243 | 65 | 2261 | 354 | 207 | 1762 | 0 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Total Lost time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lane Util. Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 0.91 | | 1.00 | 0.91 | |
| Frt | | 0.96 | | | 1.00 | 0.85 | 1.00 | 0.98 | | 1.00 | 1.00 | |
| Flt Protected | | 0.98 | | | 0.95 | 1.00 | 0.95 | 1.00 | | 0.95 | 1.00 | |
| Satd. Flow (prot) | | 1710 | | | 1757 | 1599 | 1805 | 4969 | | 1703 | 4940 | |
| Flt Permitted | | 0.87 | | | 0.71 | 1.00 | 0.10 | 1.00 | | 0.04 | 1.00 | |
| Satd. Flow (perm) | | 1513 | | | 1309 | 1599 | 183 | 4969 | | 68 | 4940 | |
| Peak-hour factor, PHF | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 |
| Adj. Flow (vph) | 10 | 7 | 7 | 221 | 1 | 253 | 68 | 2355 | 369 | 216 | 1835 | 0 |
| RTOR Reduction (vph) | 0 | 6 | 0 | 0 | 0 | 143 | 0 | 11 | 0 | 0 | 0 | 0 |
| Lane Group Flow (vph) | 0 | 18 | 0 | 0 | 222 | 110 | 68 | 2713 | 0 | 216 | 1835 | 0 |
| Heavy Vehicles (%) | 11% | 0% | 0% | 3% | 0% | 1% | 0% | 2% | 4% | 6% | 5% | 0% |
| Turn Type | Perm | NA | | Perm | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | | 4 | | | 8 | | 5 | 2 | | 1 | 6 | |
| Permitted Phases | 4 | | | 8 | | 8 | 2 | | | 6 | | |
| Actuated Green, G (s) | | 33.1 | | | 33.1 | 33.1 | 106.5 | 99.2 | | 126.0 | 112.7 | |
| Effective Green, g (s) | | 33.1 | | | 33.1 | 33.1 | 106.5 | 99.2 | | 126.0 | 112.7 | |
| Actuated g/C Ratio | | 0.19 | | | 0.19 | 0.19 | 0.63 | 0.58 | | 0.74 | 0.66 | |
| Clearance Time (s) | | 5.0 | | | 5.0 | 5.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Vehicle Extension (s) | | 3.0 | | | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Lane Grp Cap (vph) | | 294 | | | 254 | 311 | 184 | 2897 | | 250 | 3273 | |
| v/s Ratio Prot | | | | | | | 0.02 | c0.55 | | c0.11 | 0.37 | |
| v/s Ratio Perm | | 0.01 | | | c0.17 | 0.07 | 0.21 | | | 0.53 | | |
| v/c Ratio | | 0.06 | | | 0.87 | 0.35 | 0.37 | 0.94 | | 0.86 | 0.56 | |
| Uniform Delay, d1 | | 55.8 | | | 66.5 | 59.2 | 13.3 | 32.6 | | 61.0 | 15.4 | |
| Progression Factor | | 1.00 | | | 1.00 | 1.00 | 1.00 | 1.00 | | 1.00 | 1.00 | |
| Incremental Delay, d2 | | 0.1 | | | 26.5 | 0.7 | 1.3 | 6.6 | | 25.2 | 0.2 | |
| Delay (s) | | 55.9 | | | 93.0 | 59.9 | 14.5 | 39.2 | | 86.2 | 15.6 | |
| Level of Service | | E | | | F | E | B | D | | F | B | |
| Approach Delay (s/veh) | | 55.9 | | | 75.4 | | | 38.6 | | | 23.1 | |
| Approach LOS | | E | | | E | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| HCM 2000 Control Delay (s/veh) | 36.0 | HCM 2000 Level of Service | D |
| HCM 2000 Volume to Capacity ratio | 0.91 | | |
| Actuated Cycle Length (s) | 170.1 | Sum of lost time (s) | 17.0 |
| Intersection Capacity Utilization | 95.7% | ICU Level of Service | F |
| Analysis Period (min) | 15 | | |
| c Critical Lane Group | | | |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (veh/h) | 0 | 138 | 2354 | 133 | 0 | 2084 |
| Future Volume (Veh/h) | 0 | 138 | 2354 | 133 | 0 | 2084 |
| Sign Control | Stop | | Free | | | Free |
| Grade | 0% | | 0% | | | 0% |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Hourly flow rate (vph) | 0 | 150 | 2559 | 145 | 0 | 2265 |
| Pedestrians | | | | | | |
| Lane Width (ft) | | | | | | |
| Walking Speed (ft/s) | | | | | | |
| Percent Blockage | | | | | | |
| Right turn flare (veh) | | | | | | |
| Median type | | | Raised | | | Raised |
| Median storage veh) | | | 2 | | | 2 |
| Upstream signal (ft) | | | | | | 1200 |
| pX, platoon unblocked | 0.57 | | | | | |
| vC, conflicting volume | 3692 | 1280 | | | 2704 | |
| vC1, stage 1 conf vol | 2559 | | | | | |
| vC2, stage 2 conf vol | 1133 | | | | | |
| vCu, unblocked vol | 4207 | 1280 | | | 2704 | |
| tC, single (s) | 6.8 | 6.9 | | | 4.1 | |
| tC, 2 stage (s) | 5.8 | | | | | |
| tF (s) | 3.5 | 3.3 | | | 2.2 | |
| p0 queue free % | 100 | 6 | | | 100 | |
| cM capacity (veh/h) | 44 | 160 | | | 154 | |

| Direction, Lane # | WB 1 | NB 1 | NB 2 | NB 3 | SB 1 | SB 2 |
|---|---|---|---|---|---|---|
| Volume Total | 150 | 1280 | 1280 | 145 | 1133 | 1133 |
| Volume Left | 0 | 0 | 0 | 0 | 0 | 0 |
| Volume Right | 150 | 0 | 0 | 145 | 0 | 0 |
| cSH | 160 | 1700 | 1700 | 1700 | 1700 | 1700 |
| Volume to Capacity | 0.94 | 0.75 | 0.75 | 0.09 | 0.67 | 0.67 |
| Queue Length 95th (ft) | 173 | 0 | 0 | 0 | 0 | 0 |
| Control Delay (s/veh) | 112.8 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Lane LOS | F | | | | | |
| Approach Delay (s/veh) | 112.8 | 0.0 | | | 0.0 | |
| Approach LOS | F | | | | | |

| Intersection Summary | | | |
|---|---|---|---|
| Average Delay | 3.3 | | |
| Intersection Capacity Utilization | 80.3% | ICU Level of Service | D |
| Analysis Period (min) | 15 | | |

# CA PROPERTIES

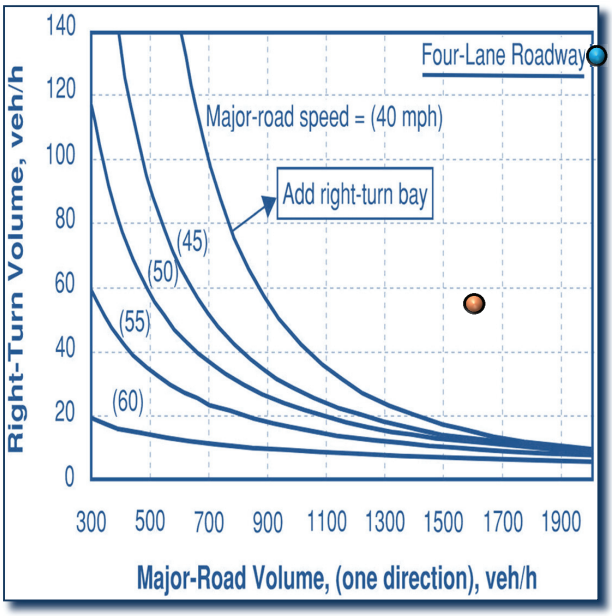
## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX H

## PRELIMINARY SITE ACCESS
## TURN LANE WARRANT ANALYSIS

## LOCATION: US HIGHWAY 41 & CONCEPTUAL PROJECT SITE DRIVEWAY




SOURCE: FDOT MULTIMODAL ACCESS MANAGEMENT GUIDEBOOK (2023)

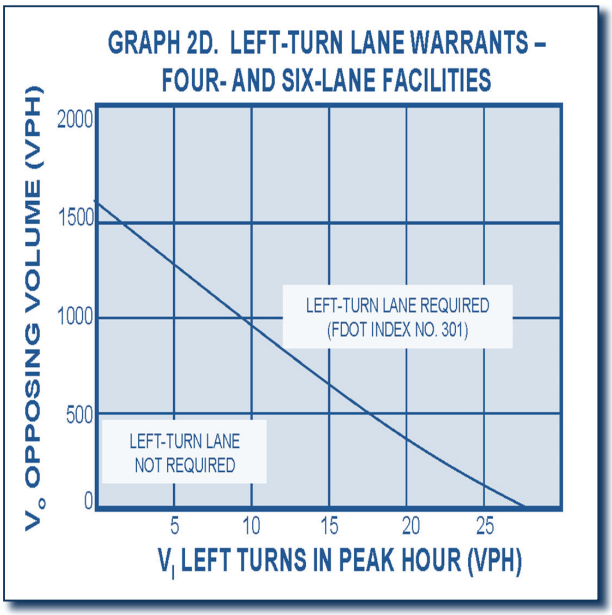
### RIGHT TURN LANE WARRANT

**NORTHBOUND RIGHT TURN LANE**

**AM PEAK HOUR**
Right Turn Volume: **56 vph**
Approach Volume: **1614 vph**

**PM PEAK HOUR**
Right Turn Volume: **133 vph**
Approach Volume: **2487 vph**

**RESULT: WARRANTED**




SOURCE: ADAPTED FROM NCHRP NO. 279 (PASCO COUNTY LDC §901.3)

### LEFT TURN LANE WARRANT

**SUTHBOUND LEFT TURN LANE**

**AM PEAK HOUR**
Left Turn Volume: **n/a**
Approach Volume: **n/a**
Opposing Volume: **n/a**

**PM PEAK HOUR**
Left Turn Volume: **n/a**
Approach Volume: **n/a**
Opposing Volume: **n/a**

**RESULT: NOT APPLICABLE**

## CA PROPERTIES REZONING

**PRELIMINARY SITE ACCESS TURN LANE WARRANT ANALYSIS**

RAYSOR Transportation Consulting

# Application Review Form Timing & Phasing–Substandard Roadway Analysis

Planning, Development and Economic Growth Department
West Pasco Government Center
New Port Richey, FL

## Application Information

**Application Number:** T&P-2025-00008

**Applicant:** Raysor Transportation Consulting LLC

**Consultant Name:** Michael D Raysor

**Parcel ID(s):** 02 26 18 0050 00000 0100 & 02 26 18 0050 00000 0110

## Application Status

**Application Status:** **Accepted**

**Date:** February 14, 2025

**Rejection Reason:** N/A

**Contact Person:** S. Hamed Haghshenas, Ph.D.

**Email:** hamedhagh@pascocountyfl.net

## Timing and Phasing Analysis

**Existing Zoning:** RMH/C-2

**Existing Development Size:** 1 Mobile Home

**Proposed Zoning:** C-2

**Proposed Development Size:** 52,272 sq.f.

**Land Area:** 3.2 Acres

| Condition | Zoning | Max Coverage | Best Use (Code) | Average Size | Peak Hr. Trip Rate |
|---|---|---|---|---|---|
| Existing 1 (98.4%) | RMH | 35% | Residential (210) | 8.8 DU/Acres | 1 Trip per DU |
| Existing 2 (63.4%) | RMH | 35% | Residential (210) | 8.8 DU/Acres | 1 Trip per DU |
| No. Trips (A) | **RMH:** $2.3 \times 0.98 \times 8.8 \times 1 \sim 20\ Trips$<br>**RMH:** $1.38 \times 0.64 \times 8.8 \times 1 \sim 8\ Trips$<br>$20 + 8 = 28\ Trips$ | | | | |
| Proposed | C-2 | 50% | Shopping Center(820) | 376,000 sq.f. | 3.4 Trip per Vehicle |
| No. Trips (B) | $3.2 \times 43.56 \times 0.75 \times 0.5 \times 3.4 \sim 178\ Trips$ | | | | |
| Trip Delta $\Delta = (B - A)$ | $\Delta = 178 - 28 = 150\ Trips$ | | | | |

**Comment:** On February 14, 2025, the subject request was found to be **Not Exempt** from a Timing and Phasing analysis as the highest and best use of the existing zoning district would result in a gross trip difference ($\Delta$) of **more than 50 peak trips, a.m. or p.m.**, whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

**BY THE BOARD OF COUNTY COMMISSIONERS** **RESOLUTION NO. 26-27RZ**

**RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 7923 FROM A C-2 GENERAL COMMERCIAL DISTRICT AND R-MH MOBILE HOME DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT**

**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on March 10, 2026, on Rezoning Application No. RZ-7923; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT:

1. The subject site is currently 3.86 acres of vacant lands. The applicant proposes to develop the property in conformance with LDC, Section 526 – C-2 General Commercial District standards for development.
2. The applicant has volunteered to record a deed restriction (Attachment 6) to the property providing the following use restrictions:

a. The Property will be zoned A-R Agricultural-Residential District ("Agricultural-Residential") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section

125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

b. The following C-2 General Commercial uses are prohibited on the site:

1. Stand-alone car washes.
2. Cabinet and carpentry shops, plumbing, electrical, mechanical, welding, sheet metal or other similar trade shops.
3. Pre-owned vehicle sales or leasing.
4. Self-storage facilities.
5. Auto repair garages.
6. Lumberyards.
7. Stand-alone lawn mowers sales and repairs.
8. Mortuaries and funeral homes.
9. Crematoriums.
10. Stand-alone outdoor pottery and statues sales.
11. Propane sales, septic tank sales and installation business. However, propane sales are only allowed as an accessory use.
12. Sod sales.
13. Shooting or archery ranges.
14. Freestanding recreational vehicle/boat storage.
15. Automotive towing services and connected storage of vehicles; and
16. Gas Stations.

3. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-7923, the rezoning amendment is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 10th day of March, 2026, that the zoning classification of the

following described real property is hereby changed from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District effective upon the recordation and delivery to the County of the deed restrictions to the property referenced in finding of fact two.

See Description on Exhibit A Attached

**DONE AND RESOLVED** this 10th day of March, 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made, dedicated, and declared on this 10 day of March, 2026, by CA PROPERTIES INC, whose address is 16332 EMERALD COVE DR, LUTZ, FL 33549 ("Declarants").

RECITALS

1. Declarants are the fee owner of that certain real property more particularly described on Exhibit A attached hereto (the "Property").

2. Declarants requested Pasco County, a political subdivision of the State of Florida, "County") for a change of the zoning designation of the Property by Petition No. RZ-7923, from C-2 (General Commercial District) and RMH Mobile Home District to a C-2 (General Commercial District) (the "Rezoning").

3. As a condition of the Rezoning, Declarants are willing to impose certain Restrictions (as defined herein) on the Property as hereinafter set forth in this Declaration in connection with the Rezoning for the benefit of the County.

W I T N E S E T H:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarants hereby create, establish, promulgate and declare that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and Restrictions:

ARTICLE I
RESTRICTIONS ON THE PROPERTY

Section 1.1 Restrictions. The following restrictions (collectively, the "Restrictions") are hereby imposed upon the Property and shall continue as restriction thereon for the benefit of the County unless otherwise approved by the County in connection with any subsequent land use changes or rezoning of the Property:

a. The Property will be zoned C-2 General Commercial District ("Commercial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those General Commercial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of general Commercial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so General Commercial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain General Commercial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the

Declarant and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

b. The following C-2 General Commercial uses are prohibited on the site:
    1. Stand-alone car washes
    2. Cabinet and carpentry shops, plumbing, electrical, mechanical, welding, sheet metal or other similar trade shops
    3. Pre-owned vehicle sales or leasing
    4. Self-storage facilities
    5. Auto repair garages
    6. Lumberyards
    7. Stand-alone lawn mowers sales and repairs
    8. Mortuaries and funeral homes
    9. Crematoriums
    10. Stand-alone outdoor pottery and statues sales
    11. Propane sales, septic tank sales and installation business. However, propane sales are only allowed as an accessory use
    12. Sod sales
    13. Shooting or archery ranges
    14. Freestanding recreational vehicle/boat storage
    15. Automotive towing services and connected storage of vehicles; and
    16. Gas Stations

## ARTICLE II
## MISCELLANEOUS PROVISIONS

Section 2.1. Enforcement. Declarant, for so long as it owns any portion of the Property, the fee simple owners of the Property (each an "Owner" and collectively, the "Owners") and the County shall have the right to enforce, by any proceedings at law or in equity, the Restrictions imposed by this Declaration. Failure by Declarant, an Owner or the County to enforce any Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner, or the County have any responsibility to ensure compliance with the Restrictions by any other party.

Section 2.2 Duration. The covenants, conditions, and Restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the Effective Date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant (for so long as it owns any portion of the Property), the Owners of the Property and the County.

Section 2.3 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County, and the Owners of the Property shall have the right and election to designate to the other from time to

time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant: CA PROPERTIES INC
16332 EMERALD COVE DR
LUTZ, FL 33549

County: Zoning Administrator
West Pasco Government Center
8731 Citizens Drive
New Port Richey, FL 34654

Section 2.4 Captions. The captions, section numbers, and article numbers appearing in this Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Declaration, nor in any way modify or affect this Declaration.

Section 2.5 Covenants Running with the Land. The Restrictions, conditions, covenants, and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.6 Amendments. This Declaration shall not be modified, amended, or rescinded except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.7 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, Declarant (for so long as it owns any portion of the Property), the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; Declarant and the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.8 No Breach. No breach of the provisions of this Declaration shall entitle Declarant or any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.9 Force Majeure. In the event Declarant or any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate

funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.10 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.11 No Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.12 Third Party Beneficiaries. Nothing contained in this Declaration shall be deemed or construed to benefit any person or entity other than Declarant, Owner(s) and County.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint venturers or render any of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon recording of this Declaration in the Public Records of the County (such date being the “Effective Date”).

[EXECUTION PAGE TO FOLLOW]

DECLARANT: CA PROPERTIES INC

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____. He/she is personally known to me or has produced _____ as identification.

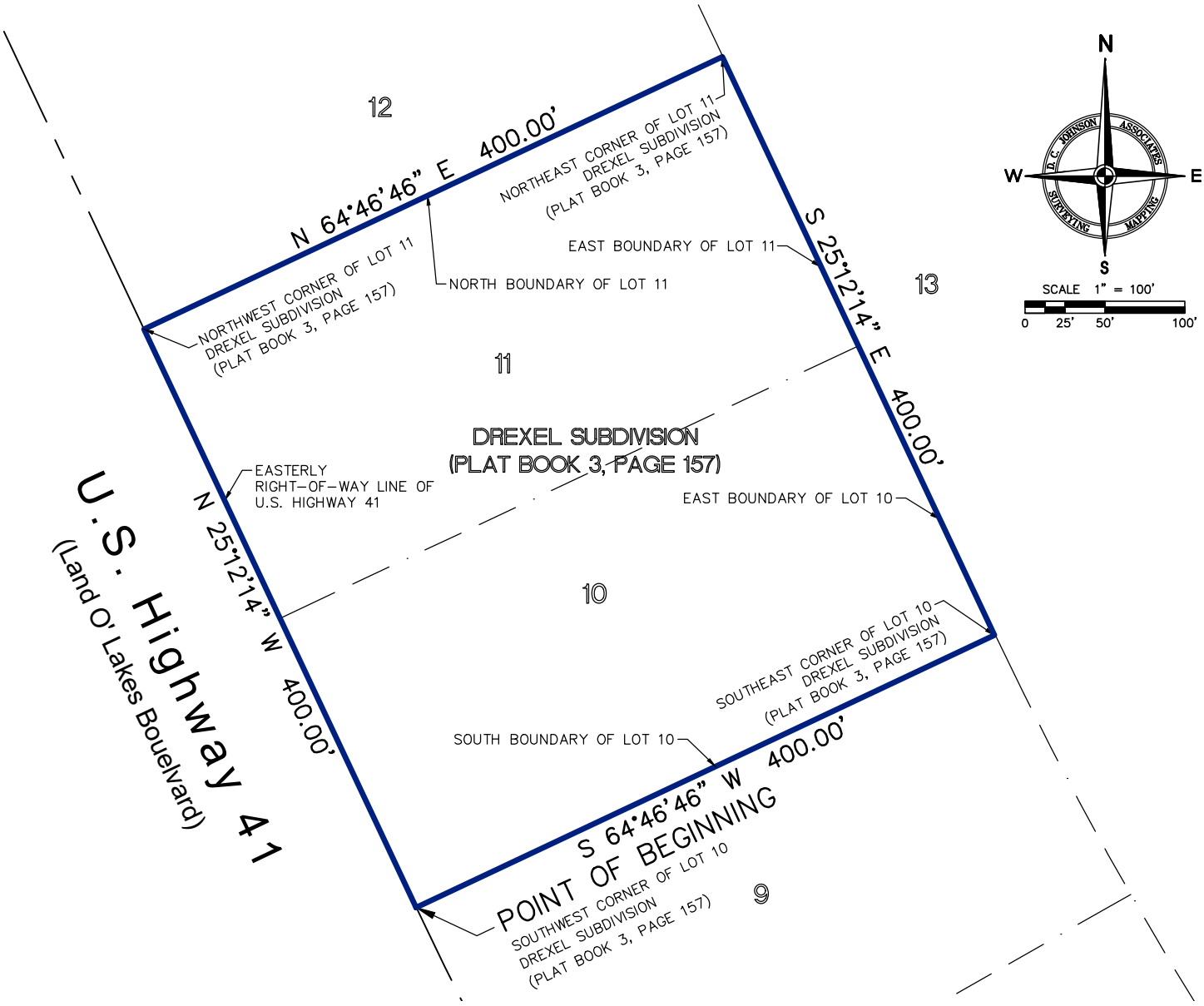
_____
Signature of Notary

_____
Printed Name of Notary

My Commission Expires:

Exhibit A
Legal Description

Attached hereto and incorporated herein by reference.




DESCRIPTION:

A parcel of land lying within Section 2, Township 26 South, Range 18 East, Pasco County, Florida and being Lot 10 and 11 of DREXEL SUBDIVISION, as recorded in Plat Book 3, Page 157 of the Public Records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southwest corner of said Lot 10; thence N.25°12'14"W., along the Easterly right-of-way line of U.S. Highway 41, a distance of 400.00 feet to the Northwest corner of said Lot 11; thence N.64°46'46"E., along the North boundary of said Lot 11, a distance of 400.00 feet to the Northeast corner of said Lot 11; thence S.25°12'14"E., along the East boundary of said Lot 11 and then along the East boundary of said Lot 10, a distance of 400.00 feet to the Southeast corner of said Lot 10; thence S.64°46'46"W., along the South boundary of said Lot 10, a distance of 400.00 feet to the POINT OF BEGINNING.

Containing 3.673 acres, more or less.

# DESCRIPTION AND SKETCH
# NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

## CA Properties

PREPARED FOR

**Coastal Design Consultants, Inc.**

JOB NO: 2020-168A01.BG00005 | DRAWN BY: ARG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz

Digitally signed by Andrew R. Getz
Date: 2024.10.08 14:39:55 -04'00'

STATE OF FLORIDA
Andrew R. Getz
Professional Surveyor and Mapper
Date: 10/8/2024

Andrew R. Getz PLS/PSM License Number 7043
For D.C. Johnson & Associates, Inc.
*Not valid without the signature and raised seal of a Florida Licensed Surveyor*

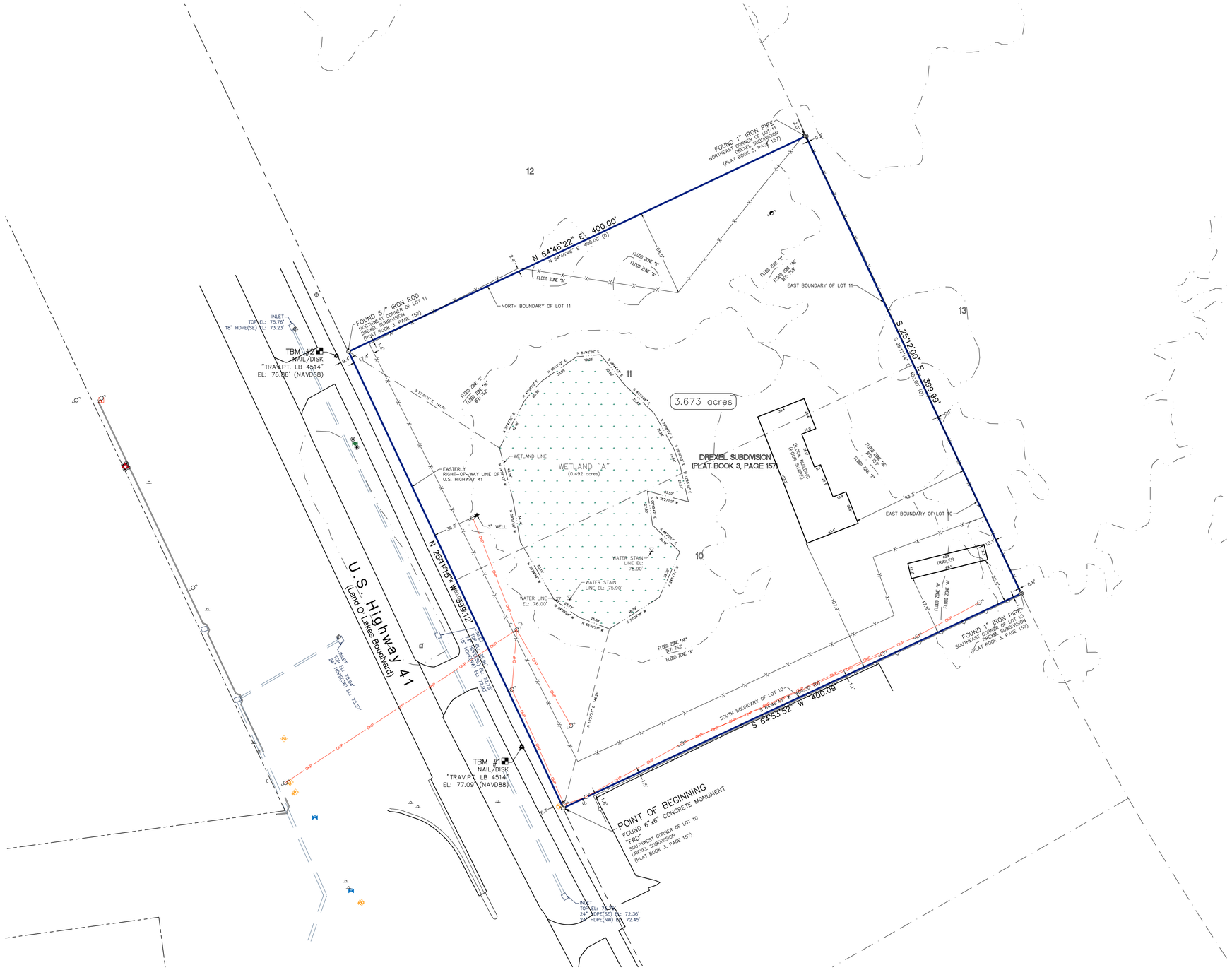

DC JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dcjohnson.com

A PORTION OF

# SECTION 2, TOWNSHIP 26 SOUTH, RANGE 18 EAST
# PASCO COUNTY, FLORIDA

ALSO BEING PART OF THE MAP OR PLAT OF

## DREXEL SUBDIVISION




## LEGEND

| | |
|---|---|
| IP, IR | = IRON PIPE, IRON ROD |
| CM | = CONCRETE MONUMENT |
| (F) | = FIELD DERIVED MEASUREMENT |
| (D) | = MEASUREMENT PER DESCRIPTION |
| (P) | = PLAT MEASUREMENT |
| (C) | = CALCULATED MEASUREMENT |
| ℄ | = PROPERTY LINE, CENTERLINE |
| R/W | = RIGHT-OF-WAY |
| EL. | = ELEVATION |
| I.E. | = INVERT ELEVATION |
| F.F. | = FINISHED FLOOR ELEVATION |
| TBM | = TEMPORARY BENCHMARK |
| PVC | = POLY-VINYL CHLORIDE PIPE |
| RCP | = REINFORCED CONCRETE PIPE |
| CMP | = CORRUGATE METAL PIPE |
| HDPE | = HIGH-DENSITY POLYETHYLENE PIPE |
| ○ | = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED) |
| ● | = SET 5/8" IR "DC JOHNSON LB 4514" |
| □ | = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED) |
| ■ | = SET 4"x4" CM "LB 4514" |
| △ | = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED) |
| ▲ | = SET NAIL & DISK "LB 4514" |
| ◎ | = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED) |
| | = VERTICAL CONTROL BENCHMARK |
| | = POWER POLE/TELEPHONE POLE |
| | = METER POLE |
| | = GUY ANCHOR |
| | = WELL |
| | = BOLLARD |
| | = ROADSIGN |
| | = REFLECTOR SIGN |
| | = MAILBOX |
| | = AIR RELEASE VALVE – SANITARY |
| | = FIRE HYDRANT |
| | = ELECTRIC BOX |
| | = GATE VALVE – WATER |
| | = GATE VALVE – SANITARY |
| | = FIBER OPTIC VAULT/HAND HOLE |
| | = FIBER OPTIC WITNESS POST |
| | = TELEPHONE PEDESTAL |
| | = HYDROPERIOD / SEASONAL HIGH WATER |

N

W — JOHNSON ASSOCIATES — SURVEYING MAPPING — E

S

SCALE 1" = 40'

0 20' 40' 80'

**DESCRIPTION:**
A parcel of land lying within Section 2, Township 26 South, Range 18 East, Pasco County, Florida and being Lot 10 and 11 of DREXEL SUBDIVISION, as recorded in Plat Book 3, Page 157 of the Public Records of Pasco County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Southwest corner of said Lot 10; thence N.25°12'14"W., along the Easterly right-of-way line of U.S. Highway 41, a distance of 400.00 feet to the Northwest corner of said Lot 11; thence N.64°46'46"E., along the North boundary of said Lot 11, a distance of 400.00 feet to the Northeast corner of said Lot 11; thence S.25°12'14"E., along the East boundary of said Lot 11 and then along the East boundary of said Lot 10, a distance of 400.00 feet to the Southeast corner of said Lot 10; thence S.64°46'46"W., along the South boundary of said Lot 10, a distance of 400.00 feet to the POINT OF BEGINNING. Containing 3.673 acres, more or less.

## SURVEYOR'S NOTES:

1. The specific purpose of this survey is to show the wetland delineation of the subject property.
2. 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.
3. This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
4. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
5. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings and coordinates shown hereon are based on the NAD83 / Florida State Plane Coordinate System, FL-West Projection, (USft) with East boundary of Lot 11, DREXEL SUBDIVISION having a grid bearing of S.25°12'00"E.
6. Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "E 659", located along U.S. 41 in Land O'Lakes, Florida, published elevation = 77.50' (NAVD88).
7. Bearings and distances shown hereon are field measured, unless otherwise indicated.
8. The text for ties to improvements indicates the direction they lie in relation to the boundary.
9. Subject property appears to lie in Flood Zones "X", "A", and "AE" according to FEMA Flood Insurance Rate Map Panel No. 12101C0238F, dated 9/26/2014.
10. 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.).
13. Wetland lines were delineated by Flatwoods Consulting Group, LLC on June 28, 2024.
14. Aerial imagery shown hereon provided by DC Johnson & Associates, captured on 1/17/2025.

| BY | REVISION | DATE |
|---|---|---|
| | | |

DATE OF FIELD SURVEY: 1/17/2025

Digitally signed by Andrew R. Getz
Date: 2025.02.24 11:37:36 -05'00'

Andrew R. Getz
PLS/PSM License Number 7046
This survey conforms to the "Standards of Practice" set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

SEAL

SURV. ARC DATE: 1/17/2025
DESIG. ARC DATE: 1/17/2025

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11111 Ridge Road, Unit 1
San Antonio, FL 33576
Phone: (352) 588-2768
Email: surveying@dcjohnson.com
www.dcjohnson.com

SPECIFIC PURPOSE SURVEY

PREPARED FOR:
Coastal Design Consultants, Inc.

CA Properties

PROJECT NO. 2020-168A01BG00006
SEC: 2 | TWP: 26 S | RNG: 18 E | COUNTY: Pasco County

SCALE: As Shown
SHEET NO: 1 of 1

# REZONING ATTACHMENT

The Board of County Commissioners disagrees with the Planning Commission's recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.

2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.

3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.

4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).

5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.

6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.

7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.

8. The proposed change (**might, might not**) result in lower property values in adjacent areas.

9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.

10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.

11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.

12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.

13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.

14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.

15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.

16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.

17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.

19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nays: _____

The Board of County Commissioners Action: _____ approval _____ denial of the application, based upon the foregoing reasons that constitutes the action of the Board of County Commissioners.

The action of the Board of County Commissioners is based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

_____ 03/10/2026
Board of County Commissioners Chairman Date

Rezoning No. RZ-7923

74578

# 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 PDE26-023 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARINGS ON REZONINGS AND SPECIAL EXCEPTION FOR PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 24, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. SR52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from 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 200 feet west of North Sunlake Boulevard and State Road 52 intersection (aka 08-25-18-0000-00500-0020).

2. LOL Properties Inc/Caliente MPUD (RZ-7857) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located on the northwest side of Caliente Boulevard, approximately one-quarter mile north of Land O Lakes Boulevard (aka 01-26-18-0040-00000-00M0).

3. Tina Marie & Stephen Farrell/Farrell Project (RZ-7886) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located on the west side of Nottingham Trail, approximately 1660 feet northwest of the corner of Nottingham Trail and Robinhood Road (aka 28-24-17-0000-00100-0000).

4. CA Properties Inc (RZ-7923) petition for a rezoning from a C-2 General Commercial District and a R-MH Mobile Home District to a C-2 General Commercial District for a parcel located on the east side of Land O Lakes Boulevard directly across from Wisteria Loop (aka 02-26-18-0050-00000-0100 et al).

5. RZ-7912 Harrod/Sandy Lakes/Sandy Lakes (RZ-7912) petition for a rezoning from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District and PUD Planned Unit Development District to an I-1 Light Industrial Park District for a parcel located south of Interlaken Road, approximately 500 feet west of the Gunn Highway and Interlaken Road intersection, containing approximately 75 acres (aka 34-26-17-0000-00700-0000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

6. John T & Laura M Love/Love Property (#SE-7917) petition for a special exception for an Accessory Dwelling Unit (ADU) - Reduced Setbacks in an E-R Estate-Residential District for a parcel located on the north side of Lakeview Drive, approximately 190 feet west of Osceola Drive (aka 24-25-16-0050-00000-119A).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-023

February 4, 2026 74578

**AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

CLARKE G. HOBBY, ESQ. / HOBBY & HOBBY, P.A.
Record Title Holder(s) or Authorized Representative Name(s)

That it is the owner and record title holder or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 02-26-18-0050-00000-0100 and 02-26-18-0050-00000-0110

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

Project Name: CA PROPERTIES INC.

Project Number: RZ-7923

Request: REZONING FROM R-MH AND C-2 TO C-2

That attached is the following:

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

X Certificate of mailing for the notices, which were mailed on 02/04/2026 (Date).

X Photos showing the placement of and language on the signage, which was posted on 02/03/2026 (Date).

FURTHER AFFIANT SAYETH NOT

Clarke G. Hobby

The foregoing instrument was acknowledged before me the 2/4/26 (date), by Clarke G. Hobby (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

DANYELLE RODRIGUEZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-23-2028 STATE OF FLORIDA COMMISSION NUMBER HH 482726

NOTARY PUBLIC

# HOBBY & HOBBY, P.A.
**Attorneys and Counselors at Law**

H. Clyde Hobby
Clarke G. Hobby
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338
Facsimile (813) 223-9606


## CERTIFICATE OF MAILING
## FOR
## CA PROPERTIES INC – RZ-7923

D'ASCOLI THOMAS L & FRANCES
3235 PINE SHADOW DR
LAND O LAKES, FL 34639-4541

FL DEPT OF TRANSPORTATION
BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

PASCO COUNTY FACILITIES
MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

PRESERVE AT WILDERNESS LAKE CDD
C/O VESTA DISTRICT SVCS - LM
250 INTERNATIONAL PKWY STE 208
LAKE MARY, FL 32746-5018

WILDERNESS CENTER LLC
7916 EVOLUTIONS WAY STE 210
TRINITY, FL 34655-9900

INFINITY REALESTATE HOLDINGS CORP
6743 LAND O LAKES BLVD
LAND O LAKES, FL 34638-3234

FLORIDA COMMERCIAL REAL ESTATE
VENTURES INC
6931 LAND O LAKES BLVD
LAND O LAKES, FL 34638-3231

HLSSIII LAND O LAKES LLC
PO BOX 320099
ALEXANDIRA, VA 22320

CA PROPERTIES INC
16332 EMERALD COVE DR
LUTZ, FL 33549

CHEEK EAST LANDS LLC
8743 SKYLINE BLVD
OAKLAND, CA 94611-1652

6812LOL LLC
2502 LAND O LAKES BLVD
LAND O LAKES, FL 34639

FRONTIER TAMPA BAY FL FIBER 1 LLC
401 MERRITT 7
NORWALK, CT 06851

GERGES GERGES S &
TERIZA GERGES AIHAB
27255 FORDHAM DR
WESLEY CHAPEL, FL 33544-8735

UNITED STATES POSTAL SERVICE®
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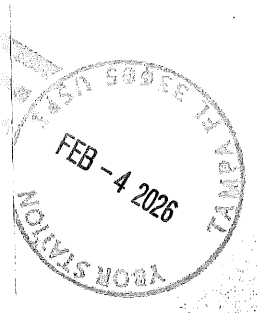


# HOBBY & HOBBY, P.A.

**Attorneys and Counselors at Law**

H. Clyde Hobby
Clarke G. Hobby
John C. White
Joseph T. King

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338

Dear Property Owner:

This is to notify you that Petition No. RZ-7923 has been filed in the name of CA Properties, Inc. for a change in zoning from C-2 (General Commercial) District and R-MH (Mobile Home) District to a C-2 (General Commercial) District.

The property is located on Land O'Lakes Blvd. approximately .2 miles south of Wilderness Lake Blvd. (Pasco County Parcel ID Nos.: 02-26-18-0050-00000-0100 and 02-26-18-0050-00000-0110) and contains 3.68 acres more or less.

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

| | | | |
|---|---|---|---|
| **Planning Commission** | **2/19/26** | **West Pasco Govt. Center<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |
| **Board of County Commissioners** | **3/24/26** | **West Pasco Govt. Center<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |

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

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

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

**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.**

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7923
Project Type: REZONING
REZONING FROM C-2 GENERAL COMMERCIAL DISTRICT AND R-MH MOBILE HOME DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT
Planning Commission
02/19/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
03/24/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO
COUNTY FLORIDA
App. No. RZ-7923
Project Type: REZONING
REZONING FROM C-2 GENERAL COMMERCIAL DISTRICT AND R-MH MOBILE HOME DISTRICT TO A C-2 GENERAL COMMERCIAL DISTRICT
Planning Commission
02/19/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
03/24/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 3 **FILE NO.:** PDE26-0295 **DATE:** 2/19/2026

**SUBJECT:** Zoning Amendment (Consent) –Sandy Lakes Development Corporation – Change in Zoning from an MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to a I-1 Light Industrial Park District – South Central Pasco County – Located South of Interlaken Road approximately 500 feet West of the Intersection of Gunn Highway and Interlaken Road – Containing Approximately 75 acres.

**REFERENCES:** All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 02/19/26 – BCC at NPR 03/24/26

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

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

## RECOMMENDED COMMITTEE ACTION:

Recommend approval to the Board of County Commissioners (BCC) of the requested Zoning Amendment.

## BACKGROUND:

Petition No. 0295 (REZONE-2025-00013), in the name of Sandy Lakes Development Corporation, has been filed for a change in zoning from a MF-1 Multiple-Family Medium District, PUD Planned Unit Development District, and I-1 Light Industrial District to a I-1 Light Industrial District. The parcel of land is located south of Interlaken Road approximately 500 feet west of Gunn Highway (Parcel I.D. No.: 34 26 17 0000 00700 0000), containing approximately 75 acres.

The lead planner for this project and author of this memo is Brian Yunker, Planner II.

The surrounding zoning districts and land uses are as follows:

| | ZONING DISTRICT | FUTURE LAND USE | EXISTING USE |
|---|---|---|---|
| **NORTH** | A-C Agricultural District, A-R Agricultural Residential District, I-1 Light Industrial Park District | PD (Planned Development) and RES-9 (Residential-9 du/ga) | Right-of-way (Interlaken Road), Light Industrial and Residential Uses, and Odessa Town Centre |
| **EAST** | PUD Planned Unit Development District and I-1 Light Industrial District | IL (Light-Industrial) and RES-6 (Residential-6 du/ga) | Light Industrial, Right-of-way (Gunn Highway) and Residential uses |
| **SOUTH** | A-C Agricultural District and I-1 Light Industrial Park District | IL (Light-Industrial) and RES-9 (Residential-9 du/ga) | Light Industrial, Vacant, and Agricultural Pursuits |

| | | | |
|---|---|---|---|
| **WEST** | MPUD Master Planned Unit Development District — Trinity Communities | IL (Light-Industrial) | Odessa Elementary School; Agricultural Pursuits |

FINING OF FACT:

1. The subject site is currently vacant and consists of approximately 75 acres. The applicant proposes to develop the property in conformance with Land Development Code (LDC) Section 528 - I-1 Light Industrial District standards for development.

2. The applicant has volunteered to record a deed restriction (Attachment 5) to the property providing the following use restrictions:

a. The Property will be zoned I-1 Light Industrial Park District ("Light Industrial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Light Industrial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of Light Industrial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so Light Industrial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Furthermore, the rezoning was determined to be exempt from transportation analysis pursuant to Section 901.12 of the LDC solely based on the Light Industrial uses set forth in the LDC and not based on any uses permitted by Section 125.01055(7), Florida Statutes. Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Light Industrial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

3. The applicant has provided the following narrative (Attachment 2):

"The Applicant is requesting a change in zoning from MF-1 (Multi Family Medium Density) District, I-1 (Light Industrial) District and PUD (Planned Development) District to an I-1 (Light Industrial) District.
The property is located at the southwest corner of Gunn Highway and Interlaken Road (Parcel ID No.: 34-26-17-0000-00700-0000) and contains 75.017 acres, more or less".

4. Access to the property is from Interlaken Road, a County maintained, 2-lane existing collector road with approximately 80 feet of right-of-way.

5. Applicant shall acquire an ingress/egress easement and drainage easement from the County, over the easterly top of bank of the County's pond parcel for Interlaken Road (Parcel No. 34-26-17-0000-49900-1120), pursuant to an exchange agreement with the County, in a form acceptable to the Real Property Division. The material terms of the exchange agreement shall require the Applicant to provide a drainage easement to the County over a portion of Applicant's wetland, as well as to accept maintenance responsibility of Parcel No. 34-26-17-0000-49900-1120, and in exchange, the County shall convey an ingress/egress easement and drainage easement to Applicant.

6. Landscaping shall be maintained in accordance with LDC, Section 905.2.E, Landscaping

Acceptance, Maintenance and Prohibitions. Current and proposed development will be subject to buffer requirements pursuant to LDC, Section 905.2 – Greenspace Requirements and Standards, Landscaping and Buffering and Table 905.2-D.

7. There is an 8-foot multiuse-use paved trail segment located along the south side of Interlaken Road from Gunn Highway to Ketzal Road.

8. The subject site is in Flood Zones “X” and “A”, and the development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.

9. The surrounding area is characterized by Odessa Elementary School to the west, Interlaken Road and Duke Energy Odessa to the north, and Euclid University Southern Campus and commercial type of development to the east of the subject site.

10. On February 17, 2026, the Board of County Commissioners (BCC) adopted CPA25(04), a Comprehensive Plan Amendment amending the Future Land Use (FLU) for the subject area from RES-9 (Residential 9 – du/ga), and IL (Industrial-Light) to IL (Industrial-Light). Pursuant to Section FLU A-6 General Application, the proposed rezoning is consistent the 2025 Pasco County Comprehensive Plan.

11. The subject site is within the South Market Area and within the Urban Service Area.

12. The Board of County Commissioners (BCC) has approved the following similar actions in the surrounding area as follows:

a. On April 11, 1985, the Board of County Commissioners (BCC) approved Rezoning Petition No. 2849, from A-C Agricultural District and I-1 Light Industrial Park District to I-1 Light Industrial Park District with conditions for the subject site.
b. On January 26, 1988, Petition No. 3759, from A-C Agricultural District, R-4 High Density Residential District, MF-1 Multiple-Family Medium Density District, and I-1 Light Industrial Park District to MPUD Master Planned Unit Development District (Trinity Communities) which, allowed Single-Family and Multi-Family dwelling units, Commerce Park, Office Park, and Commercial.
c. On January 28, 1992, Petition No. 4500, from MPUD Master Planned Unit Development District (Trinity Communities) to PUD Planned Unit Development District for 57 single-family detached dwellings.

13. The subject application was submitted for review by the Natural Resources Division, and the following comments were received:

a. If during construction activities, any evidence of the presence of State or Federally protected plant and/or animal species is discovered, the Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
b. A preliminary wildlife survey was provided with the rezoning application. This survey shall be provided at the time of first site plan submittal. Natural Resources will verify the survey and condition the approval memo at that time.
c. A SWFWMD approved wetland delineation survey shall be provided with site plan application

submittal. Pasco County Wetland Categories will be finalized at site plan review upon receipt of the SWFWMD approved wetland delineation survey.
d. On July 12, 2022, Petition No. 7621, from MPUD Master Planned Unit Development District (Trinity Communities) to an MF-1 Multiple Family Medium Density District with deed restrictions.

14. On December 8, 2025, the subject request was found to be exempt from Timing and Phasing (T&P-2025-00108). Pursuant to the LDC Section 901.12.C.3, rezonings to I-1 Light Industrial Park District are exempt from transportation analysis. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

15. The Project has access from Interlaken Road which meets minimum County standards. It is recognized as a standard road and was determined to be exempt from Substandard Roadway Analysis pursuant to LDC, Section 901.4. (SSRRA-2025-00108).

16. The subject rezoning shall not take effect until the deed restriction referenced in Finding of Fact Number 2 is recorded and delivered to the County.

17. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

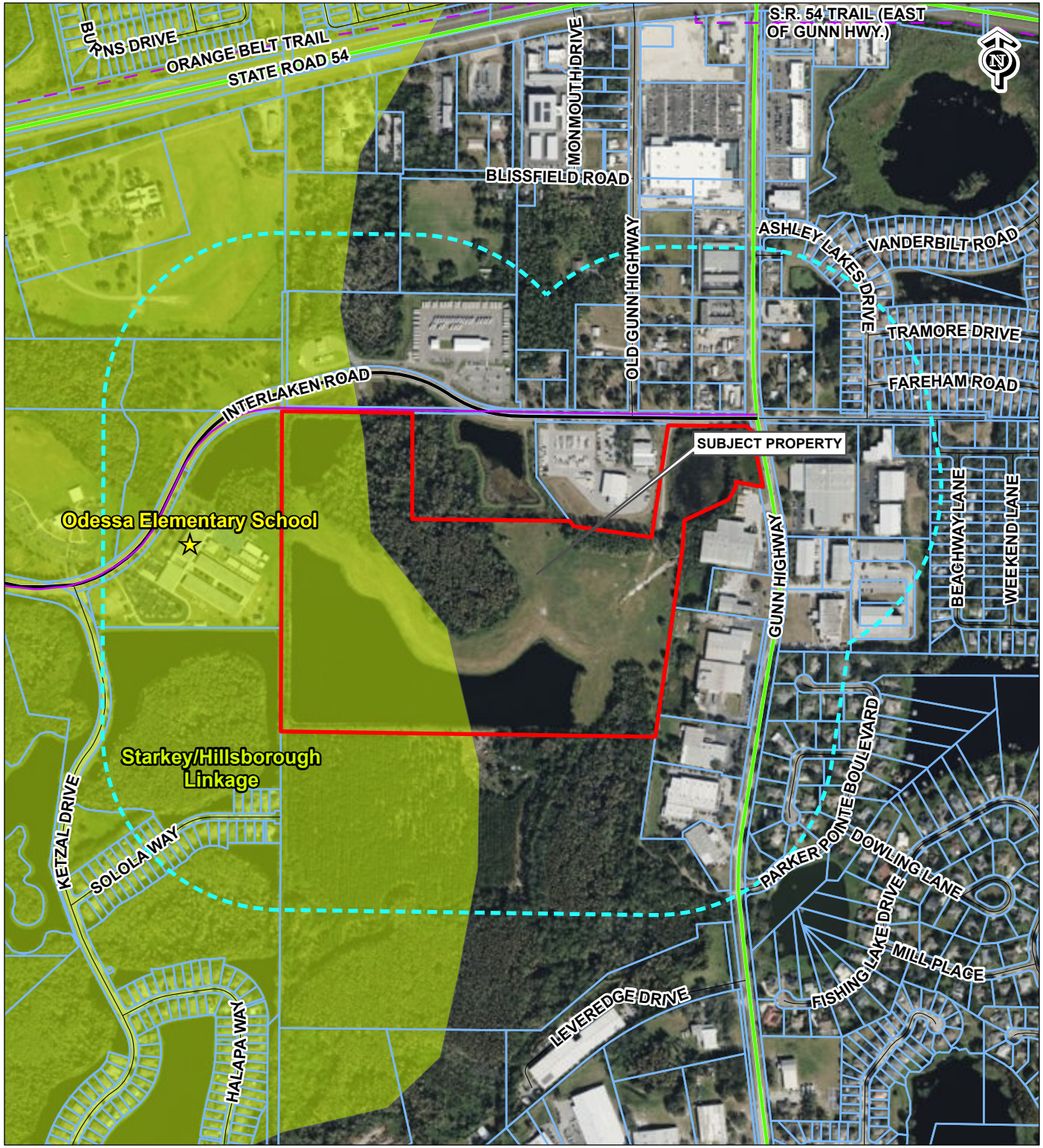
18. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANING COMMISSION ACTION

Approval of PDE Recommendation: ____ Ayes ; ____ Nays

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

**ATTACHMENT(S):**
1. PDE26-7912 Visuals
2. PDE26-0295 Narrative
3. PDE26-0295 Resolution
4. PDE26-0295 Timing & Phasing
5. PDE26-0295 LLA Deed Restriction
6. PDE26-0295 Exhibit A
7. PDE26-0295 Public Notice
8. PDE26-0295 Affidavit
9. PDE26-0295 Signature Sheet




# RZ-7912
# MF-1, I-1, PUD, A-C to I-1

**34-26-17-0000-00700-0000**

**SANDY LAKES DEVELOPMENT / HARROD/SANDY LAKES**
**339 ANCLOTE RD**
**TARPON SPRINGS, FL 34689-6910**

**PHYSICAL ADDRESS:**
**SOUTHWEST CORNER OF INTERLAKEN ROAD AND GUNN HIGHWAY**

**TAZ-207**
**COMMISSION DISTRICT: 3**

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Existing Trails
- Exisiting Arterial
- Existing Collector
- Ecological Planning

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Feet

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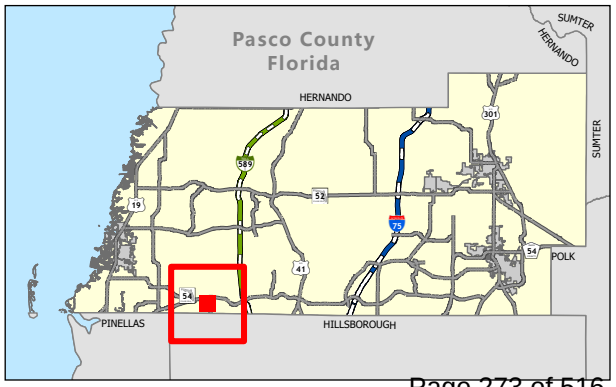

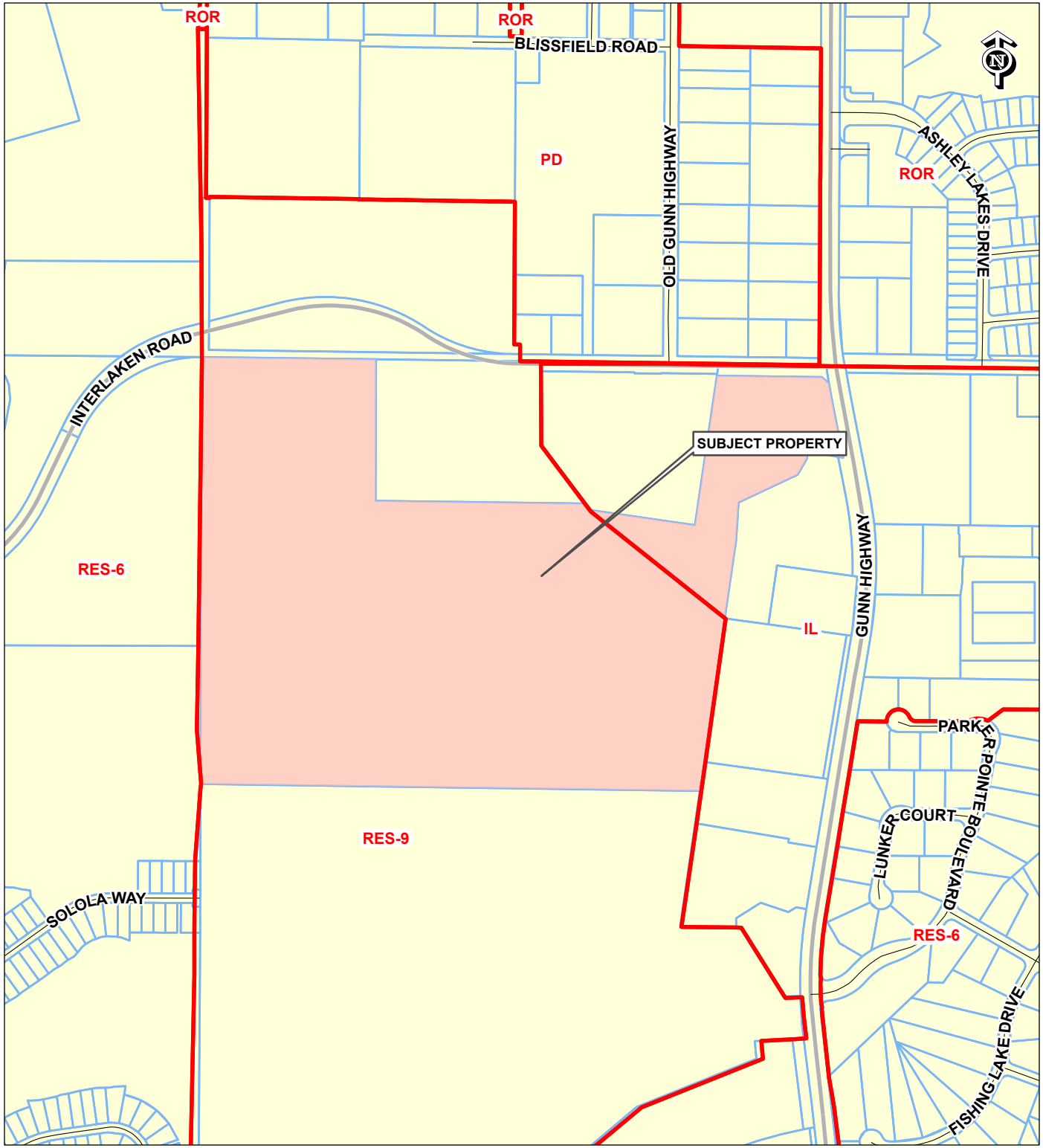


# RZ-7912
# MF-1, I-1, PUD, A-C to I-1

**34-26-17-0000-00700-0000**

**SANDY LAKES DEVELOPMENT /**
**HARROD/SANDY LAKES**
**339 ANCLOTE RD**
**TARPON SPRINGS, FL 34689-6910**

**PHYSICAL ADDRESS:**
**SOUTHWEST CORNER OF**
**INTERLAKEN ROAD AND GUNN HIGHWAY**

**TAZ-207**
**COMMISSION DISTRICT: 3**

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

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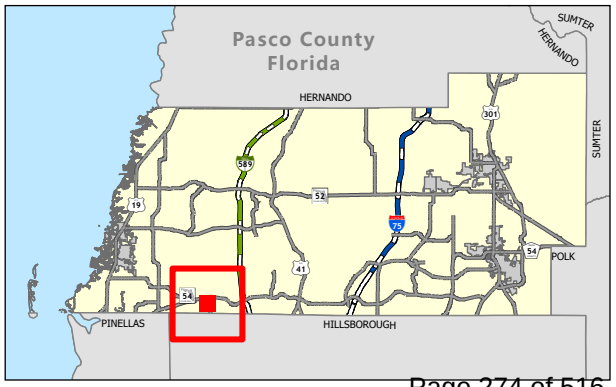

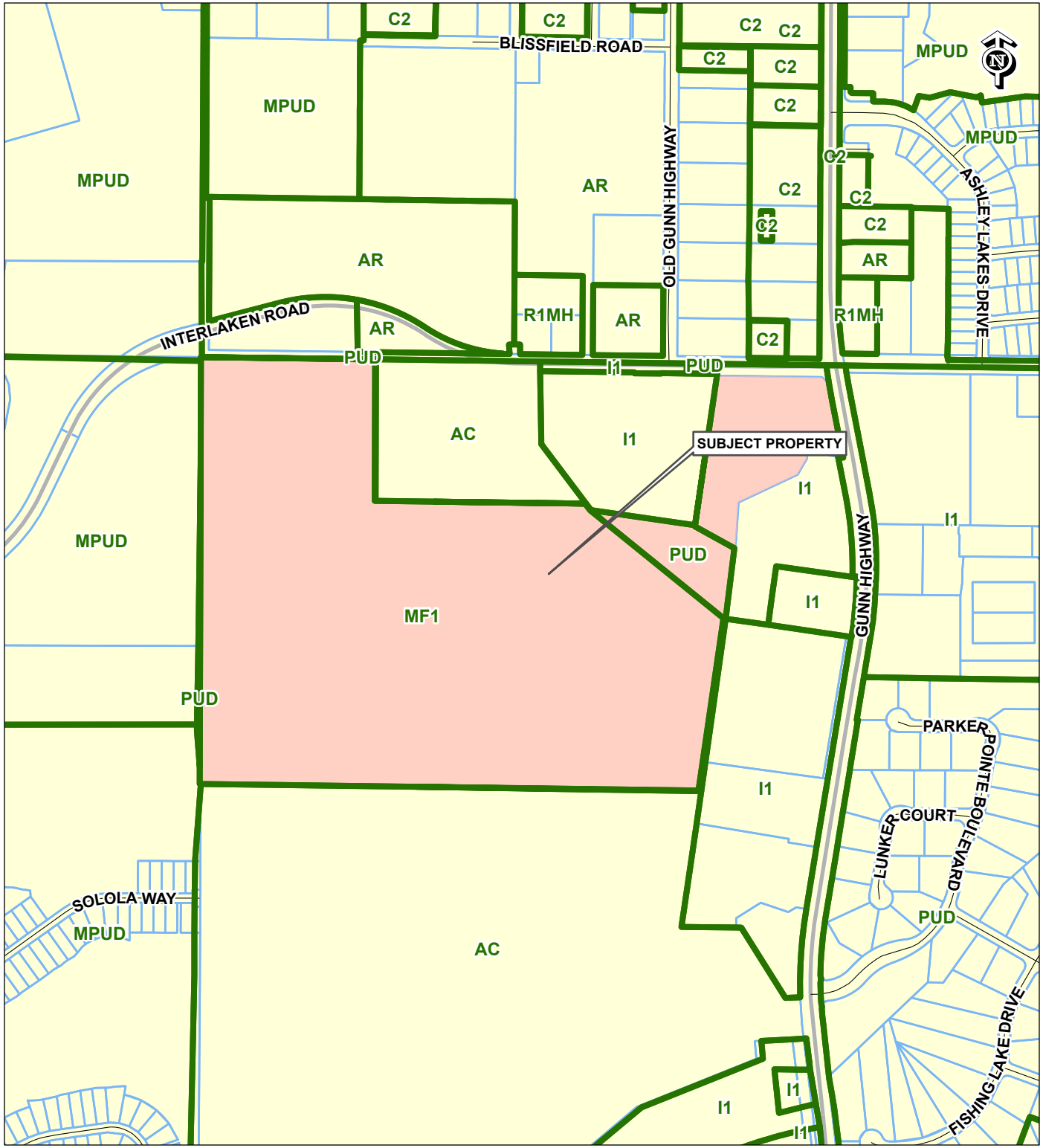


# RZ-7912
# MF-1, I-1, PUD, A-C to I-1

**34-26-17-0000-00700-0000**

**SANDY LAKES DEVELOPMENT /**
**HARROD/SANDY LAKES**
**339 ANCLOTE RD**
**TARPON SPRINGS, FL 34689-6910**

**PHYSICAL ADDRESS:**
**SOUTHWEST CORNER OF**
**INTERLAKEN ROAD AND GUNN HIGHWAY**

**TAZ-207**
**COMMISSION DISTRICT: 3**

**SUBJECT PROPERTY**
**EXISTING ZONING**

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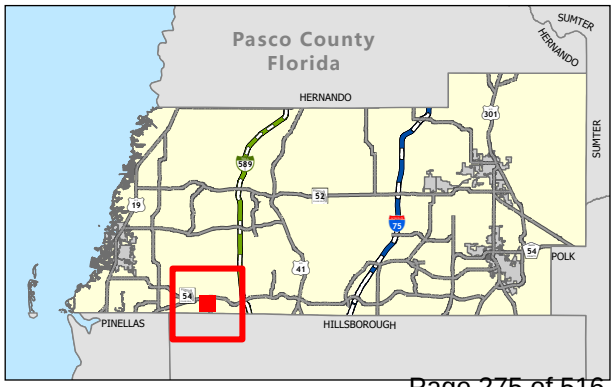

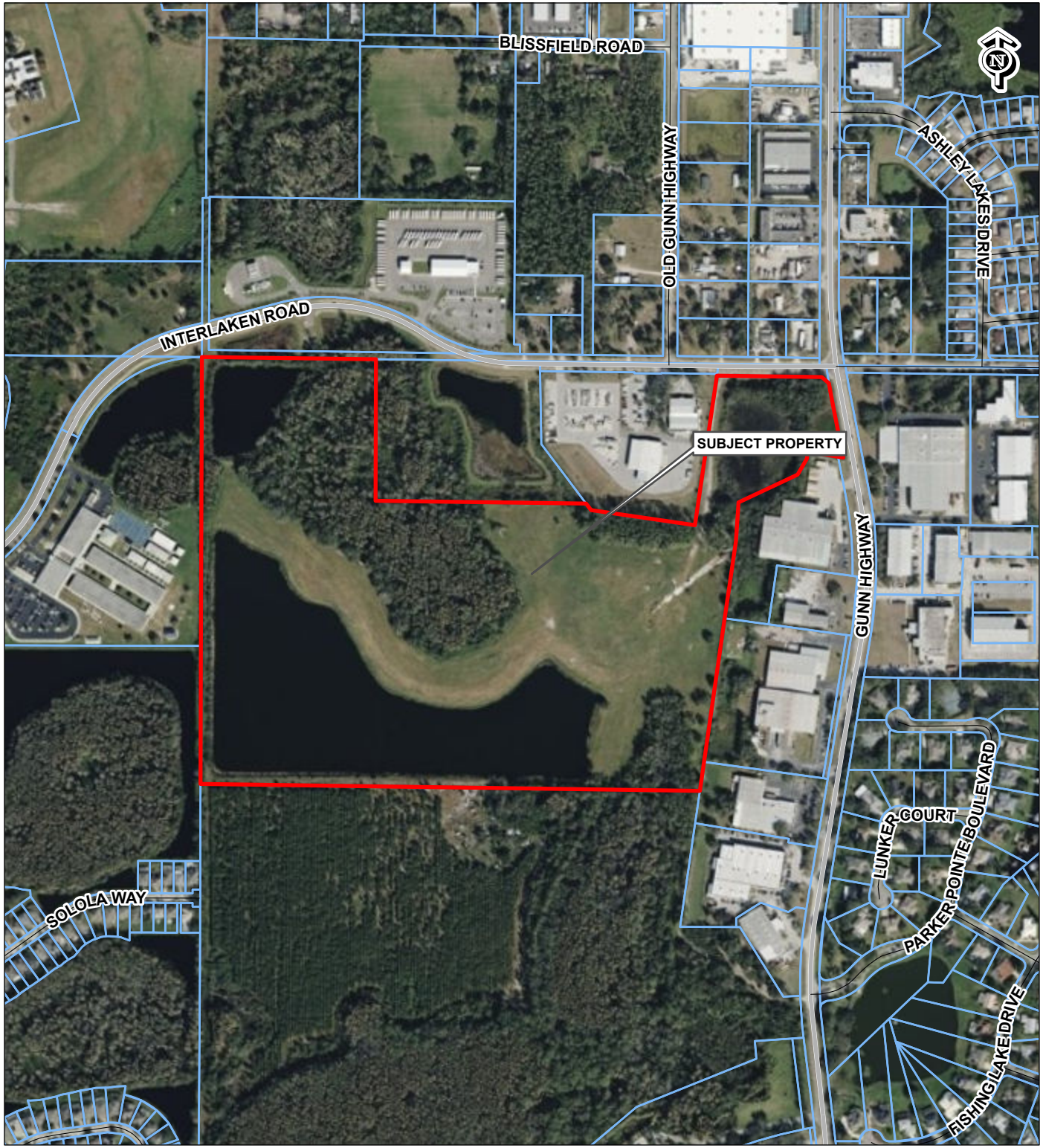


# RZ-7912
# MF-1, I-1, PUD, A-C to I-1

**34-26-17-0000-00700-0000**

**SANDY LAKES DEVELOPMENT /**
**HARROD/SANDY LAKES**
**339 ANCLOTE RD**
**TARPON SPRINGS, FL 34689-6910**

**PHYSICAL ADDRESS:**
**SOUTHWEST CORNER OF**
**INTERLAKEN ROAD AND GUNN HIGHWAY**

**TAZ-207**
**COMMISSION DISTRICT: 3**

**SUBJECT PROPERTY**

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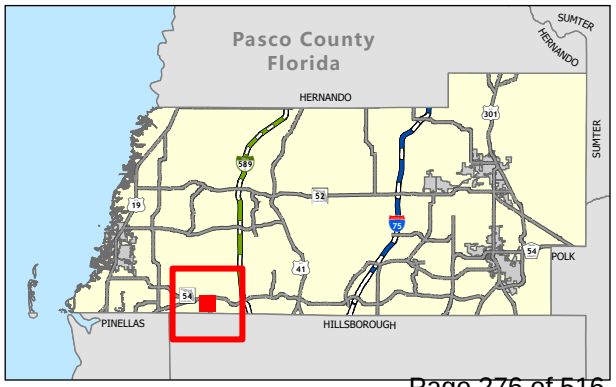

# NARRATIVE

The Applicant is requesting a change in zoning from MF-1 (Multi Family Medium Density) District, I-1 (Light Industrial) District and PUD (Planned Development) District to an I-1 (Light Industrial) District.

The property is located at the southwest corner of Gunn Highway and Interlaken Road (Parcel ID No.: 34-26-17-0000-00700-0000) and contains 75.017 acres, more or less.

**BY THE BOARD OF COUNTY COMMISSIONERS** **RESOLUTION NO. 26-30RZ**

**RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 7912 FROM A MF-1 MULTIPLE-FAMILY MEDIUM DENSITY DISTRICT, I-1 LIGHT INDUSTRIAL PARK DISTRICT, AND PUD PLANNED UNIT DEVELOPMENT DISTRICT TO I-1 LIGHT INDUSTRIAL PARK DISTRICT.**

**WHEREAS**, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on March 24, 2026, on Rezoning Application No. 7912; and

**WHEREAS**, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

**WHEREAS**, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

**WHEREAS**, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the Planning, Development and Economic Growth Department (PDE) and does hereby adopt the following:

FINDINGS OF FACT:

1. The subject site is currently vacant and consists of approximately 75 acres. The applicant proposes to develop the property in conformance with Land Development Code (LDC) Section 528 - I-1 Light Industrial District standards for development.
2. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:

   The Property will be zoned I-1 Light Industrial Park District ("Light Industrial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Light Industrial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of Light Industrial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so Light Industrial uses will be permitted to be developed on the Property beyond

the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Furthermore, the rezoning was determined to be exempt from transportation analysis pursuant to Section 901.12 of the LDC solely based on the Light Industrial uses set forth in the LDC and not based on any uses permitted by Section 125.01055(7), Florida Statutes. Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Light Industrial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

3. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-0295, the zoning amendment is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the LDC.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 24th day of March, 2026, that the zoning classification of the following described real property is hereby changed from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to I-1 Light Industrial Park District effective upon the recordation and delivery to the County of the deed restrictions to the property referenced in finding of fact two.

See Description on Exhibit A Attached

**DONE AND RESOLVED** this 24th of March, 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

# Record T&P-2025-00041: Timing and Phasing
# Record Status: Exempt

Add to collection

Record Info | Payments | Custom Component

** To use the online payment service, please log in with your user account. **

## Processing Status

Application Acceptance

Due on **05/26/2025**, assigned to **Stacy Y Burgess**
Marked as **Content Review** on **05/05/2025** by **Jorg Klutznik**

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*Due on **05/05/2025**, assigned to **TBD***
*Marked as **Missing Information** on **05/05/2025** by **Jorg Klutznik***

---

*Due on **05/05/2025**, assigned to **TBD***
*Marked as **Content Review** on **05/05/2025** by **Jorg Klutznik***

---

*Due on **05/26/2025**, assigned to **Stacy Y Burgess***
*Marked as **Exempt** on **06/12/2025** by **Ahsan Khalil***

Comment: This is an IL use and is exempt from T&P. An Access Mgt. analysis will be prepared at time of Site Plan review.

Request Methodology

Review Analysis

Case Complete

Address: 8731 Citizens Drive | New Port Richey, FL 34654

Phone: 727-847-2411

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made, dedicated, and declared on this _____day of ____, 2026, by _____, whose post office address is _____("Declarant").

RECITALS

1. Declarant is the fee owner of that certain real property more particularly described on Exhibit A attached hereto (the "Property").

2. Declarant requested Pasco County, a political subdivision of the State of Florida, ("County") for a change of the zoning designation of the Property by Petition No. RZ-7912, from MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to I-1 Light Industrial Park District (the "Rezoning").

3. As a condition of the Rezoning, Declarant is willing to impose certain Restrictions (as defined herein) on the Property as hereinafter set forth in this Declaration in connection with the Rezoning for the benefit of the County.

W I T N E S E T H:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarant hereby create, establish, promulgate and declare that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and restrictions:

ARTICLE I
RESTRICTIONS ON THE PROPERTY

Section 1.1 Restrictions. The following restrictions are hereby imposed upon the Property and shall continue as restrictions thereon for the benefit of the County unless otherwise approved by the County in connection with any subsequent rezoning of the Property or a portion thereof.

a. The Property will be zoned I-1 Light Industrial Park District ("Light Industrial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Light Industrial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of Light Industrial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so Light Industrial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Furthermore, the Rezoning was determined to be exempt from transportation analysis pursuant to Section 901.12 of the LDC solely based on the Light Industrial uses set forth in the LDC, and not based on any uses permitted by Section 125.01055(7), Florida Statutes. Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Light

Industrial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

## ARTICLE II
## MISCELLANEOUS PROVISIONS

Section 2.1 Enforcement. Declarant, for so long as it owns any portion of the Property, the fee simple owners of the Property (each an "Owner" and collectively, the "Owners") and the County shall have the right to enforce, by any proceedings at law or in equity, the Restrictions imposed by this Amended and Restated Declaration. Failure by Declarant, an Owner or the County to enforce any Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner, or the County have any responsibility to ensure the compliance with the Restrictions by any other party.

Section 2.2 Duration. The covenants, conditions, and Restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the Effective Date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant (for so long as it owns any portion of the Property), the Owners of the Property and the County.

Section 2.3 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally-recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County, and the Owners of the Property shall have the right and election to designate to the other from time to time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant: _____
_____
_____
_____

County: Zoning Administrator
West Pasco Government Center
8731 Citizens Drive
New Port Richey, FL 34654

Section 2.4 Captions. The captions, section numbers, and article numbers appearing in this Amended and Restated Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Amended and Restated Declaration, nor in any way modify or affect this Amended and Restated Declaration.

Section 2.5 Covenants Running with the Land. The Restrictions, conditions, covenants, and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.6 Amendments. This Declaration shall not be modified, amended, or rescinded except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.7 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, Declarant (for so long as it owns any portion of the Property), the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; Declarant and the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.8 No Breach. No breach of the provisions of this Declaration shall entitle Declarant or any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.9 Force Majeure. In the event Declarant or any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.10 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.11 No Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.12 Third Party Beneficiaries. Nothing contained in this Declaration shall be deemed or construed to benefit any person or entity other than Declarant, Owner(s) and County.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint venturers or render any of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon recording of this Declaration in the Public Records of the County (such date being the "Effective Date").

[EXECUTION PAGE TO FOLLOW]

DECLARANT:

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026 by _____, an authorized representative of _____. He/she is personally known to me or has produced _____ as identification.

_____
Signature of Notary

_____
Printed Name of Notary
My Commission Expires:

Exhibit A
Legal Description

Attached hereto and incorporated herein by reference.

Description: (Taken from First American Title Insurance Company File No. 2061-5647248)

The land referred to herein below is situated in the County of PASCO, State of Florida, and described as follows:

PARCEL L-1:

That part of Section 34, Township 26 South, Range 17 East, Pasco County, Florida, described as follows: COMMENCING at a point in the centerline of Gunn Highway (S-587), said point being 168.18 feet due East and 991.88 feet due South (true bearings) of the 1/2 mile or 1/4 Section corner of the North boundary of said Section 34; run thence North 82°20'30" West, for 577.3 feet to the POINT OF BEGINNING; run thence South 08°03'30" West for 883.11 feet; thence North 89°29'30" West (parallel to the North boundary of the Northwest 1/4) for 2096.56 feet to a point 491.45 feet Southerly of the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°04'30" West, along the West boundary of the Northwest 1/4 for 1199.66 feet; thence South 89°29'30" East (parallel to the North boundary of the Northwest 1/4) for 1617.28 feet; thence South 37°16'30" East, for 35.61 feet; thence South 82°02'30" East, for 441.28 feet; thence North 08°04'30" East for 685.5 feet to the North boundary of the Northwest 1/4 of said Section 34; thence South 89°29'30" East, along said North boundary for 60.53 feet; thence South 08°04'30" West, for 693.35 feet; thence South 62°49'45" East, for 125.15 feet; thence South 08°03'30" West, for 176.35 feet to the POINT OF BEGINNING. SUBJECT to right-of-way for Gunn Highway (old location); and BEGINNING at the Northwest corner of Section 34, Township 26 South, Range 17 East, Pasco County, Florida; go thence South 89°29'30" East, 732.90 feet; thence South 00°04'30" East, 594.39 feet; thence North 89°29'30" West, 732.90 feet; thence North 00°04'30" West, 594.39 feet to the POINT OF BEGINNING.

PARCEL B-2:

From the Northeast corner of the Northwest 1/4 of Section 34; Township 26 South, Range 17 East, Pasco County, Florida; run thence North 89°29'44" West, 1.50 feet along the North boundary of said Section 34, to the West right-of-way line of Gunn Highway (State Road 587) and the POINT OF BEGINNING; thence along said West right-of-way line Southeasterly, 152.67 feet along the arc of a curve concave to the Northeast, and having a radius of 2904.79 feet (chord bearing South 09°34'12" East, 152.65 feet); thence continuing along said West right-of-way line, South 11°04'33" East, 412.33 feet; thence continuing along said West right-of-way line Southeasterly 433.33 feet, along the arc of a curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing South 03°18'10" East, 432.00 feet); thence North 82°19'32" West, 536.66 feet; thence North 08°03'08" East, 176.35 feet; thence North 62°50'07" West, 125.15 feet; thence North 08°04'08" East, 693.35 feet to the North boundary of said Section 34; thence South 89°29'44" East, 391.72 feet along said North boundary to the POINT OF BEGINNING. SUBJECT to existing road right-of-way for Gunn Highway.

PARCEL E-3:

A parcel of land lying in Section 34, Township 26 South, Range 17 East, Pasco County, Florida, said parcel being more particularly described as follows: From the North 1/4 corner of said Section 34, run thence East 168.18 feet; thence South 991.98 feet; thence North 82°20'30" West, 42.08 feet to a point on the Westerly right-of-way line of Gunn Highway (S.R. 587), also being the POINT OF BEGINNING; thence along said Westerly right-of-way line, 130.03 feet along the arc of a curve to the right having a radius of 1597.01 feet (chord bearing South 06°52'46" West, 129.99 feet) to a point of tangency; thence continuing along said Westerly right-of-way line, South 09°12'43" West, 21.11 feet; thence North 82°20'30" West, 537.49 feet; thence North 08°03'30" East, 151.10 feet; thence South 82°20'30" East, 536.54 feet to the POINT OF BEGINNING. SUBJECT to existing road right-of-way for Gunn Highway.

LESS AND EXCEPT:

Commence at the Northeast corner of the Northwest 1/4 of Section 34, Township 26 South, Range 17 East, Pasco County, Florida; thence North 89 degrees 29' 44" West, along the North boundary of said Northwest 1/4, a distance of 1.50 feet to the West Right of Way line of Gunn Highway (Formerly known as State Road 587); Thence along said right of way line Southerly, 152.67 feet along the arc of a curve concave to the Northeast having a radius of 2904.79 feet (chord bearing and distance of South 09 degrees 34' 12" East, 152.65 feet); thence continue along said Right of Way line, South 11 degrees 04'33" East, a distance of 242.34 feet for a POINT OF BEGINNING, thence continue along said Right of Way line, South 11 degrees 04' 33" East, a distance of 169.99 feet; thence continue along said Right of Way line, Southerly 334.42 feet along the arc of an irregular curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing and distance of South 04 degrees 54' 08" East, 333.81 feet); thence departing said Right of Way line, North 82 degrees 19' 32" West, a distance of 340.72 feet; thence South 08 degrees 03' 29" West, a distance of 249.59 feet; thence North 82 degrees 19' 32" West, a distance of 185.70 feet; thence North 08 degrees 03' 08" East, a distance of 327.65 feet; thence North 03 degrees 50' 10" East, a distance of 162.64 feet; thence North 64 degrees 40' 55" East, a distance of 273.74 feet; thence North 29 degrees 54' 03" East, a distance of 78.32 feet, thence North 03 degrees 52' 34" East, a distance of 30.27 feet; thence South 80 degrees 19' 01" East, a distance of 152.36 feet to the Point of Beginning. LESS AND EXCEPT the Easterly 20.00 feet thereof for road right-of-way.

ALSO LESS AND EXCEPT:

Commence at the Northeast corner of the Northwest 1/4 of Section 34, Township 26 South, Range 17 East, Pasco County, Florida; thence N. 89 degrees 29'44" W, along the North boundary of said Northwest 1/4 a distance of 1.50 feet to the West right-of-way line of Gunn Highway (State Road 587); thence along said right-of-way line Southeasterly 152.67 feet along the arc of a curve concave to the Northeast and having a radius of 2904.79 feet (chord bearing and distance of S 09 degrees 34'12" E, 152.65 feet); thence continue along said right-of-way line S 11 degrees 04'33" E, a distance of 412.33 feet; thence continuing along said right-of-way line Southeasterly 460.30 feet along the arc of a curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing and distance of S 02 degrees 38'39" W, 458.71 feet) for a Point of Beginning; thence continue 103.01 feet along the arc of said curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing and distance of S 07 degrees 27'39" W, RD102.99 feet); thence continuing along said right-of-way line S 09 degrees 12'43" W, a distance of 21.11 feet; thence departing said right-of-way line N 82 degrees 19'32" W, a distance of 351.69 feet; thence N 06 degrees 03'29" E, a distance of 124.09 feet; thence S 82 degrees 19'32" E, a distance of 351.04 feet to the Point of Beginning.

AND

Commence at the Northeast corner of the Northwest 1/4 of Section 34, Township 26 South, Range 17 East, Pasco County, Florida; thence N 89 degrees 29'44" W, along the North boundary of said Northwest 1/4 a distance of 1.50 feet to the West right-of-way line of Gunn Highway (State Road 587); thence along said right-of-way line Southeasterly 152.67 feet along the arc of a curve concave to the Northeast and having a radius of 2904.79 feet (chord bearing and distance of S 09 degrees 34'12" E, 152.65 feet); thence continue along said right-of-way S 11 degrees 04'33" E, a distance of 412.33 feet; thence continuing along said right-of-way line Southeasterly 334.42 feet along the arc of a curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing and distance of S 05 degrees 12'09" W, 333.81 feet) for a Point of Beginning; thence continue along said right-of-way line Southwesterly 125.89 feet along the arc of a curve concave to the Southwest and having a radius of 1597.02 feet (chord bearing and distance of S 03 degrees 21'17" W, 125.85 feet); thence departing said right-of-way line N 82 degrees 19'32" W, a distance of 351.04 feet; thence N 08 degrees 03'29" E, a distance of 125.50 feet; thence S 82 degrees 19'32" E, a distance of 340.72 feet to the Point of Beginning.

ALSO LESS AND EXCEPT:

A portion of Section 34, Township 26 South, Range 17 East, Pasco County, Florida, as described in Official Record Book 3083, Page 1006, of the Public Records of Pasco County, Florida and being further described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 34; thence along the North boundary of the Northwest 1/4 of said Section 34, North 89°14'52" West, a distance of 1.45 feet to the Westerly right-of-way of Gunn Highway (County Road No. 587) for a POINT OF BEGINNING; thence along the Westerly right-of-way of said Gunn Highway, 76.73 feet along the arc of a curve to the left, said curve having a radius of 2904.79 feet, a central angle of 1°30'48" and a chord of 76.73 feet which bears South 08°29'29" East; thence North 49°05'52" West, a distance of 39.67 feet; thence North 89°15'14" West, a distance of 440.82 feet to the boundary of the Sandy Lakes Development Corporation parcel as described in Official Records Book 3083, Page 1006 of the Public Records of Pasco County, Florida, the same being the Easterly boundary of the Spivey Joint Ventures parcel as described in Official Records Book 3759, Page 1569 of the Public Records of Pasco County, Florida; thence along the boundary of said Sandy Lakes Development Corporation parcel and the Easterly boundary of said Spivey Joint Ventures parcel, North 08°19'08" East, a distance of 50.64 feet to the North boundary of the Northwest 1/4 of said Section 34; thence along the North boundary of the Northwest 1/4 of said Section 34, South 89°14'52" East, a distance of 452.14 feet to the POINT OF BEGINNING.

**THE ABOVE PARCELS ALSO BEING DESCRIBED AS FOLLOWS**

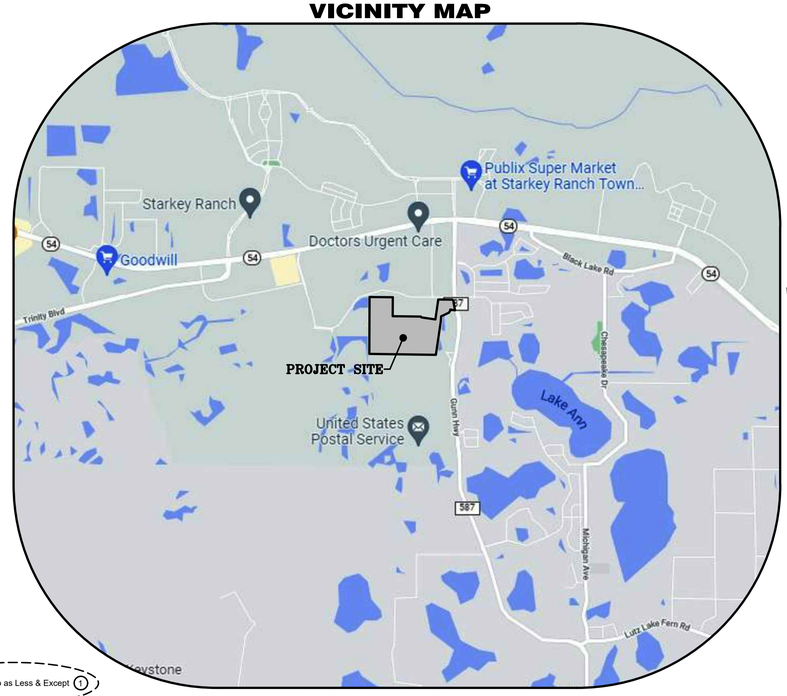
**DESCRIPTION (As Prepared by GeoPoint Surveying, Inc.):**

A parcel of land lying in Section 34, Township 26 South, Range 17 East, Pasco County, Florida, and being more particularly described as follows:

**BEGIN** at the Northwest corner of said Section 34, run thence along the North boundary of the Northwest 1/4 of said Section 34, S.89°14'50"E., a distance of 732.90 feet; thence departing said North boundary, S.00°10'00"W., a distance of 594.39 feet; S.89°14'50"E., a distance of 884.29 feet; thence S.36°59'08"E., a distance of 35.44 feet; thence S.81°48'30"E., a distance of 441.23 feet; thence N.08°20'03"E., a distance of 634.79 feet to the South Right-of-way of INTERLAKEN ROAD; thence along said South Right-of-way the following two (2) courses: (1) S.89°16'43"E., a distance of 440.82 feet; (2) S.45°07'21"E., a distance of 40.49 feet to the West Right-of-way of GUNN HIGHWAY, also known as STATE ROAD 587; thence along said West Right-of-way the following two (2) courses: (1) Southerly, 75.84 feet along the arc of a non-tangent curve to the left having a radius of 2904.79 feet and a central angle of 01°29'45" (chord bearing S.09°59'48"E., 75.84 feet); (2) S.10°44'40"E., a distance of 241.71 feet; thence departing said West Right-of-way, N.79°59'08"W., a distance of 152.37 feet; thence S.04°12'27"W., a distance of 30.28 feet; thence S.30°05'08"W., a distance of 78.31 feet; thence S.64°51'46"W., a distance of 273.74 feet; thence S.04°03'20"W., a distance of 162.59 feet; thence S.08°17'37"W., a distance of 1059.80 feet; thence N.89°14'50"W., a distance of 2096.69 feet to the West boundary of said Northwest 1/4 of Section 34; thence along said West boundary, N.00°10'00"E., a distance of 1794.04 feet to the **POINT OF BEGINNING.**

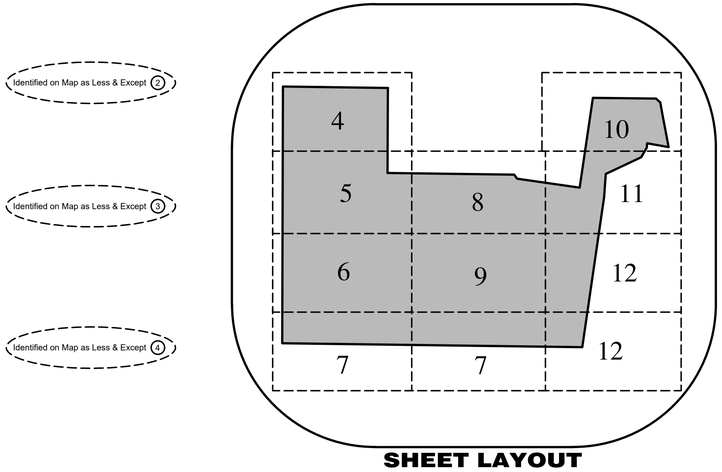
**Containing 75.017 acres, more or less.**

## VICINITY MAP




Identified on Map as Less & Except (1)

## NOT TO SCALE



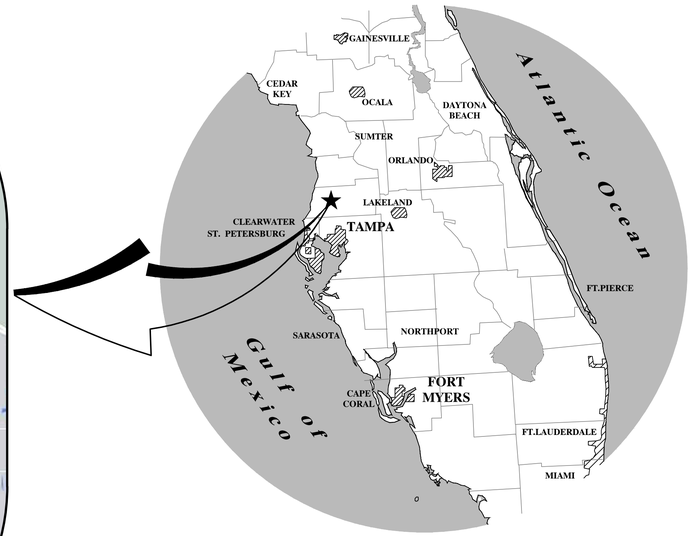

Identified on Map as Less & Except (2)

Identified on Map as Less & Except (3)

Identified on Map as Less & Except (4)

## SHEET LAYOUT

| Sheet Index | |
|---|---|
| SHEET 1 | Cover Sheet, Survey Notes, Description & Sheet Layout |
| SHEET 2 | Overall Boundary |
| SHEET 3 | Overall Contour Sheet |
| SHEETS 4–12 | Occupational Sheets |




**SURVEYOR'S NOTES:**

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance, File Number: 2061-5647428 with an effective date of January 28, 2022, and issued by Hill, Ward & Henderson, P.A. NOTE: The description as shown hereon, corrects a few scrivener's errors within the description found in Title Commitment, changes to description were made at request of Hill, Ward & Henderson, P.A.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 34, Township 26 South, Range 17 East, Pasco County, Florida, having a Grid bearing of N.00°10'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. This survey is intended to be displayed at 1" = 150' or smaller.
5. All dimensions, unless otherwise noted, are survey dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zones "A" and "X", according to Flood Insurance Rate Maps, Map No. 12101C0386F & 12101C0387F for Pasco County, Community No. 120230, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8. Elevations shown hereon are based on the National Geodetic Survey Benchmark "ODESSA A", having a published elevation of 53.80 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
9. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
10. The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim 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 Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
11. The above described parcel shown hereon has physical access to Interlaken Road and Gunn Highway (also known as State Road 584).

SCHEDULE BII - EXCEPTIONS:

Items 1-6: Not a Matter of Survey

Item 7: INTENTIONALLY DELETED.

Items 8-12: Not a Matter of Survey

Item 13: INTENTIONALLY DELETED.

Item 14: Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, an undivided three-fourths interest in all minerals that are or may be in, on or under the said above described lands, and an undivided one-half interest in all the petroleum or petroleum products that is or may be in or under the said above described land, with the privilege to mine and develop the same", as contained in Deed No. 814, recorded in Deed Book 113, Page 228, of the public records of Pasco County, Florida. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Quitclaim Deed recorded in Official Records Book 1327, Page 59, of the public records of Pasco County, Florida. **(A portion of Deed Book 113, Page 228 affects said parcel as shown hereon; ORB 1327, Pg 59 affects a portion of said parcel as shown hereon. Note the description in ORB 1327, Pg 59 does not close mathematically.)**

Item 15: State Road right of way reserved unto the State of Florida in Deed No. 814, from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 113, Page 228; as affected by Quitclaim Deed recorded in Official Records Book 1300, Page 730, of the public records of Pasco County, Florida. **(There is no evidence of State Road centerline within 100' of described parcel. Does not affect said parcel.)**

Item 16: Easement in favor of Tampa Electric Company, a Florida corporation, recorded in Official Records Book 814, Page 1160, of the public records of Pasco County, Florida. **(Affects as shown hereon.)**

Item 17: INTENTIONALLY DELETED.

Item 18: INTENTIONALLY DELETED.

Item 19: INTENTIONALLY DELETED.

Item 20: Permanent Pipeline Easement in favor of Tampa Bay Water, a regional water supply authority, as described in Order of Taking recorded in Official Records Book 4077, Page 1889, of the public records of Pasco County, Florida. **(Affects as shown hereon.)**

Item 21: Non-Exclusive Drainage Easement in favor of Pasco County, a political subdivision of the State of Florida, recorded in Official Records Book 9095, Page 977, of the public records of Pasco County, Florida. **(Affects as shown hereon.)**

Item 22: Perpetual Slope Easement in favor of Pasco County, a political subdivision of the State of Florida, recorded in Official Records Book 9095, Page 981, of the public records of Pasco County, Florida. **(Affects as shown hereon.)**

Item 23: The following matters disclosed by survey prepared by GeoPoint Surveying, Inc., dated January 18, 2022, Project Interlaken (AKA Sandy Lakes):

a. 4' barbed wire fence, hog wire fence, asphalt pavement and cubing encroach long the North boundaries. **(Affects as shown hereon.)**

CREW #1 PARTY CHIEF: CG
FIELD BOOK: 85-2021-Pages: 28 - 35
DATA FILE: INTERLAKEN BTT 88 CG.txt
CREW #2 PARTY CHIEF: ---
FIELD BOOK: ---
DATA FILE: ---
CREW #3 PARTY CHIEF: ---
FIELD BOOK: ---
DATA FILE: ---

Revisions

| DATE | DESCRIPTION | DRAWN | P.CHIEF |
|---|---|---|---|
| 04/11/22 | Updated Title at Client's Request | CMA | --- |
| 02/20/25 | Updated Survey with field visit to verify corners and improvements | LAT | --- |
| --- | --- | --- | --- |
| --- | --- | --- | --- |
| --- | --- | --- | --- |
| --- | --- | --- | --- |

Surveyor's Certification

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, 2, 3, 4, 5, 7(a), 8, 13 & 14 of Table A thereof.

FIELD SURVEY DATE: **February 19, 2025**

THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 5J-17.060 AND 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.

Digitally signed by Charles Arnett
Date: 2025.03.12 14:55:43 -04'00'

**Charles M. Arnett** **LS6884**

Survey is Certified To:

First American Title Insurance Company;
Hill, Ward & Henderson, P.A.;
Mattamy Tampa/Sarasota LLC, a Delaware limited liability company;
Sandy Lakes Development Corporation, a Florida corporation;

FILE PATH: P:\SANDY LAKES (AKA INTERLAKEN)\SURVEY\SANDY LAKES-BTT-SHTS-1&2.DWG PLOTTED BY: CHARLES ARNETT ON: 3/12/2025 2:54 PM LAST SAVED BY: CARNETT ON: 3/12/2025 2:53 PM


www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

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213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720


# ALTA/NSPS Land Title Surveys

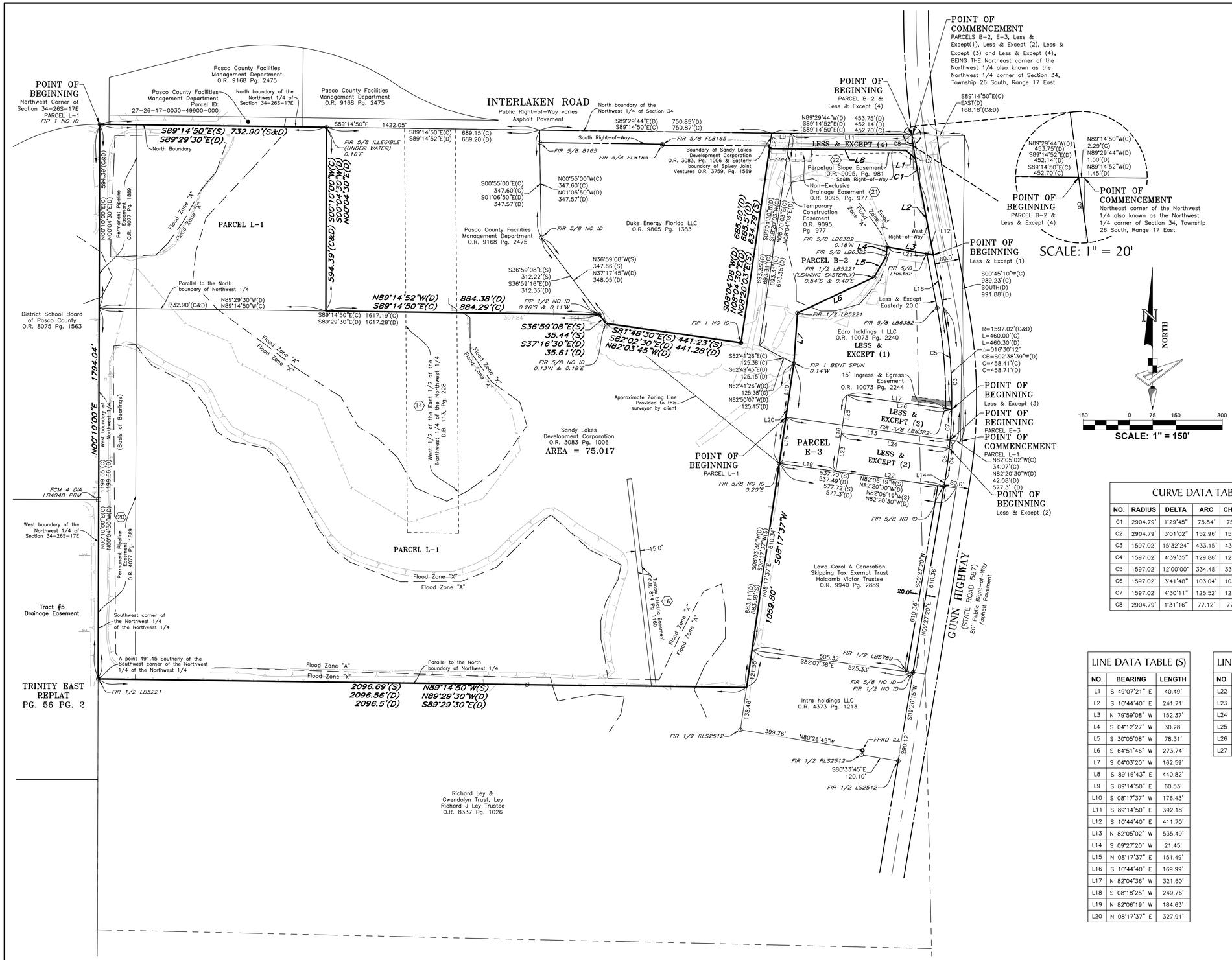
Boundary, Topographic, Wetland, Bathymetric and Tree Location Survey

PREPARED FOR:
Aurora Civil Engineering, Inc

LOCATED IN:
Section 34, Township 26 S., Range 17 E. Pasco County, Florida

JOB #: 189950
DRAWN BY: LAT DATE: 02/19/2025
LIDAR CREW: --- DATE: --/--/----
SURFACE BY: LAT
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
OFC CHECK: MHC FLD CHECK: CG

SHEET: **01** of **12**



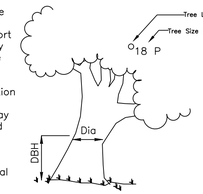

## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
| (D) | Deed Dimension |
| (C) | Calculated Dimension |
| O.R. | Official Records Book |
| Pg(s). | Page(s) |
| FIP | Found Iron Pipe |
| FIR | Found Iron Rod |
| HDP | High Density Polyethylene |
| PVC | Polyvinyl Chloride Pipe |
| RCP | Reinforced Concrete Pipe |
| TCP | Terra Cotta Pipe |
| Inv | Invert Elevation |
| Elev | Elevation |
| CI | Curb Inlet |
| (17) | Title B-2 Items |
| GTI | Grate Top Inlet |
| MES | Mitered End Section |
| Conc. | Concrete |
| (F) | Fiber Optic Manhole |
| TSP | Traffic Signal Post |
| TB | Traffic Signal Box |
| B | Bollard |
| P | Sign |
| FM | Force Main Gate Valve |
| ARV | Air Release Valve |
| | Water Gate Valve |
| ES | Electric Switch Box |
| 24.8 | Location of reading |
| | Spot Elevation |

## TREE LEGEND

| | |
|---|---|
| CM | CAMPHOR |
| CP | CABBAGE PALM (SABAL PALM) |
| LA | LAUREL OAK (DIAMOND OAK) |
| SL | SLASH PINE (YELLOW PINE) |
| SP | SAND PINE (SCRUB PINE) |
| WO | WATER OAK |
| BCH | |

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at dia– meter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.




## CURVE DATA TABLE (S)

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|---|---|---|---|---|---|
| C1 | 2904.79' | 1°29'45" | 75.84' | 75.84' | S 09°59'48" E |
| C2 | 2904.79' | 3°01'02" | 152.96' | 152.94' | S 09°14'09" E |
| C3 | 1597.02' | 15°32'24" | 433.15' | 431.83' | S 02°58'28" E |
| C4 | 1597.02' | 4°39'35" | 129.88' | 129.85' | S 07°07'32" W |
| C5 | 1597.02' | 12°00'00" | 334.48' | 333.87' | S 04°44'40" E |
| C6 | 1597.02' | 3°41'48" | 103.04' | 103.02' | S 07°36'26" W |
| C7 | 1597.02' | 4°30'11" | 125.52' | 125.49' | S 03°30'26" W |
| C8 | 2904.79' | 1°31'16" | 77.12' | 77.12' | S 08°29'17" E |

## CURVE DATA TABLE (D)

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|---|---|---|---|---|---|
| C2 | 2904.79' | ------- | 152.67' | 152.65' | S 09°34'12" E |
| C3 | 1597.02' | ------- | 433.33' | 432.00' | S 03°18'10" E |
| C4 | 1597.01' | ------- | 130.03' | 129.99' | S 06°52'46" W |
| C5 | 1597.02' | ------- | 334.42' | 333.81' | S 04°54'08" E |
| C5 | 1597.02' | ------- | 334.42' | 333.81' | S 05°12'09" W |
| C6 | 1597.02' | ------- | 103.01' | ------- | S 07°27'39" W |
| C7 | 1597.02' | ------- | 125.89' | 125.85' | S 03°21'17" W |
| C8 | 2904.79' | 1°30'48" | 76.73' | 76.73' | S 08°29'29" E |

## LINE DATA TABLE (S)

| NO. | BEARING | LENGTH |
|---|---|---|
| L1 | S 49°07'21" E | 40.49' |
| L2 | S 10°44'40" E | 241.71' |
| L3 | N 79°59'08" W | 152.37' |
| L4 | S 04°12'27" W | 30.28' |
| L5 | S 30°05'08" W | 78.31' |
| L6 | S 64°51'46" W | 273.74' |
| L7 | S 04°03'20" W | 162.59' |
| L8 | S 89°16'43" E | 440.82' |
| L9 | S 89°14'50" E | 60.53' |
| L10 | S 08°17'37" W | 176.43' |
| L11 | S 89°14'50" E | 392.18' |
| L12 | S 10°44'40" E | 411.70' |
| L13 | N 82°05'02" W | 535.49' |
| L14 | S 09°27'20" W | 21.45' |
| L15 | N 08°17'37" E | 151.49' |
| L16 | S 10°44'40" E | 169.99' |
| L17 | N 82°04'36" W | 321.60' |
| L18 | S 08°18'25" W | 249.76' |
| L19 | N 82°06'19" W | 184.63' |
| L20 | N 08°17'37" E | 327.91' |

## LINE DATA TABLE (S)

| NO. | BEARING | LENGTH |
|---|---|---|
| L22 | N 82°06'19" W | 353.07' |
| L23 | N 08°18'25" E | 124.22' |
| L24 | S 82°08'42" E | 352.24' |
| L25 | N 08°18'25" E | 125.53' |
| L26 | S 82°04'36" E | 341.74' |
| L27 | N 08°20'03" E | 50.71' |

## LINE DATA TABLE (D)

| NO. | BEARING | LENGTH |
|---|---|---|
| L1 | N 49°05'52" W | 39.67' |
| L2 | S 11°04'33" E | 242.34' |
| L3 | S 80°19'01" E | 152.36' |
| L4 | N 03°52'34" E | 30.27' |
| L5 | N 29°54'03" W | 78.32' |
| L6 | N 64°40'55" E | 273.74' |
| L7 | N 03°50'10" E | 162.64' |
| L8 | N 89°15'14" E | 440.82' |
| L9 | S 89°29'30" E | 60.53' |
| L10 | S 08°03'30" W | 176.35' |
| L10 | N 08°03'08" E | 176.35' |
| L11 | S 89°29'44" E | 391.72' |
| L12 | S 11°04'33" E | 412.33' |
| L13 | N 82°19'32" W | 536.66' |
| L13 | N 82°20'30" W | 578.62' |
| L13 | S 82°20'30" E | 536.54' |
| L14 | S 09°12'43" W | 21.11' |
| L15 | N 08°03'30" E | 151.10' |
| L16 | S 11°04'33" E | 169.99' |
| L18 | S 08°03'29" W | 249.59' |
| L19 | N 82°19'32" W | 185.70' |
| L20 | N 08°03'08" E | 327.65' |

## LINE DATA TABLE (D)

| NO. | BEARING | LENGTH |
|---|---|---|
| L22 | N 82°19'32" W | 351.69' |
| L23 | N 06°03'29" E | 124.09' |
| L24 | S 82°19'32" E | 351.04' |
| L24 | N 82°19'32" W | 351.04' |
| L25 | N 08°03'29" E | 125.50' |
| L26 | S 82°19'32" E | 340.72' |
| L26 | N 82°19'32" W | 340.72' |
| L27 | N 08°19'08" E | 50.64' |

## LINE DATA TABLE (C)

| NO. | BEARING | LENGTH |
|---|---|---|
| L19 | N 82°19'32" W | 185.70' |
| L21 | S 79°59'08" E | 130.98' |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# ALTA/NSPS Land Title Surveys

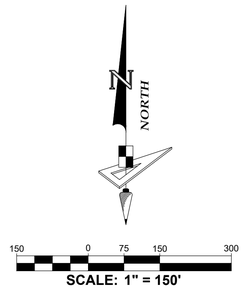
Boundary, Topographic, Wetland, Bathymetric and Tree Location Survey

PREPARED FOR:
Aurora Civil Engineering, Inc
LOCATED IN:
Section 34, Township 26 S., Range 17 E. Pasco County, Florida

See Sheet 1 for Certifications, Signature, & Revisions.
Not valid without all Sheets




FILE PATH: P:\SANDY LAKES (AKA INTERLAKEN)\SURVEY\SANDY LAKES-BTT-SHTS-1&2.DWG PLOTTED BY: DARKO SOLANO ON: 2/20/2025 12:42 PM LAST SAVED BY: LOUIST ON: 2/20/2025 12:40 PM




## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
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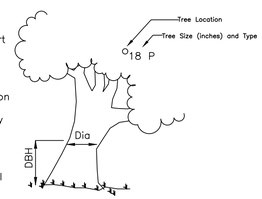
| O.R. | Official Records Book |
| Pg(s). | Page(s) |
| FIP | Found Iron Pipe |
| FIR | Found Iron Rod |
| HDP | High Density Polyethylene |
| PVC | Polyvinyl Chloride Pipe |
| RCP | Reinforced Concrete Pipe |
| TCP | Terra Cotta Pipe |
| Inv | Invert Elevation |
| Elev | Elevation |
| CI | Curb Inlet |
| GTI | Grate Top Inlet |
| MES | Mitered End Section |
| Conc. | Concrete |
| F | Fiber Optic Manhole |
| TSP | Traffic Signal Post |
| TB | Traffic Signal Box |
| B | Bollard |
| | Sign |
| FM | Force Main Gate Valve |
| ARV | Air Release Valve |
| | Water Gate Valve |
| ES | Electric Switch Box |
| | Location of reading |
| 24.8 X | Spot Elevation |

## TREE LEGEND

| | |
|---|---|
| CM | CAMPHOR |
| CP | CABBAGE PALM (SABAL PALM) |
| LA | LAUREL OAK (DIAMOND OAK) |
| SL | SLASH PINE (YELLOW PINE) |
| SP | SAND PINE (SCRUB PINE) |
| WO | WATER OAK |
| BCH | ---------- |

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at dia- meter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.




# OVERALL CONTOUR SHEET

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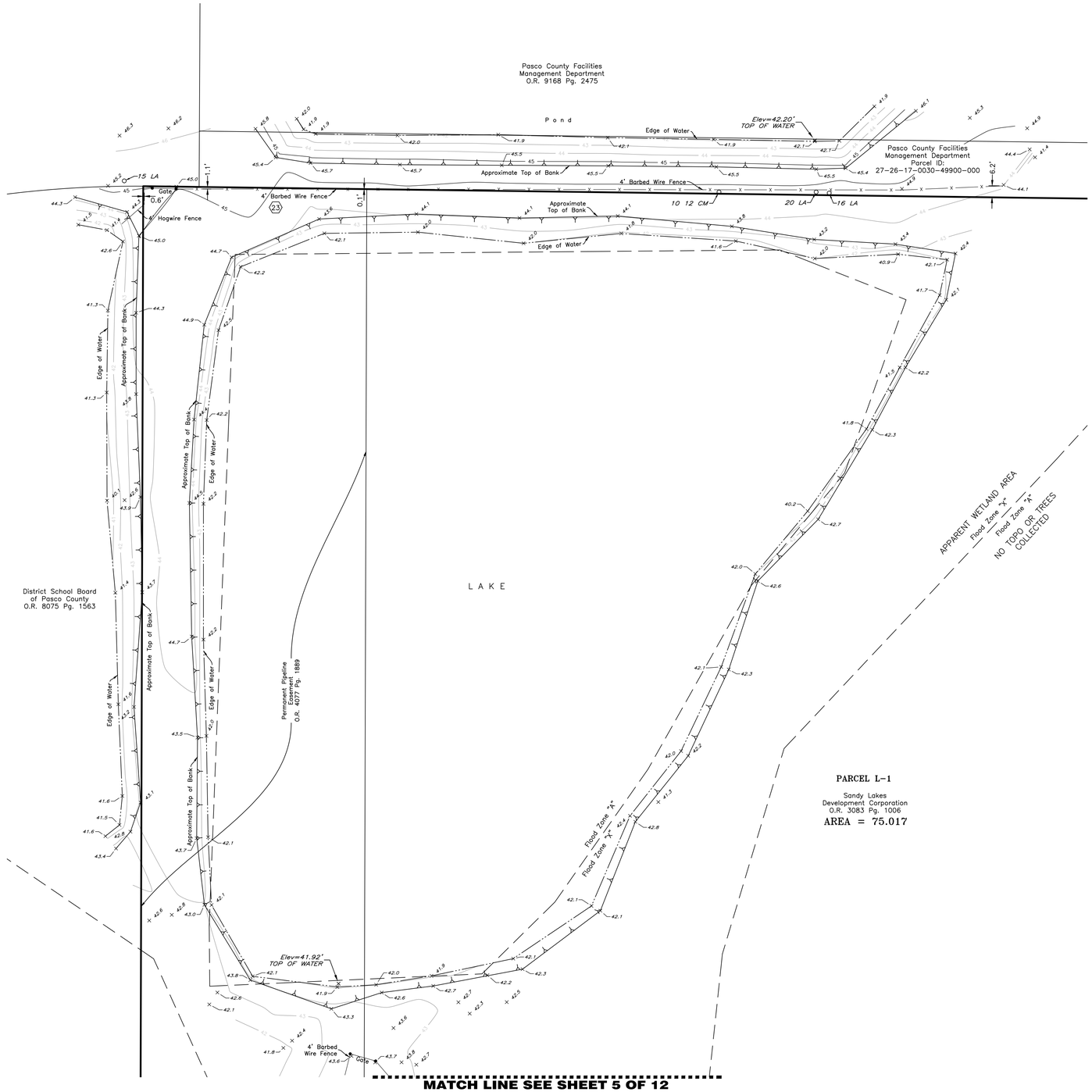
SHEET: 03 of 12

FILE PATH: P:\SANDY LAKES (AKA INTERLAKEN)\SURVEY\SANDY LAKES-BTT-SHT-3.DWG PLOTTED BY: DARKO SOLANO ON: 2/20/2025 12:44 PM LAST SAVED BY: LOUIST ON: 2/20/2025 11:16 AM




## TREE LEGEND

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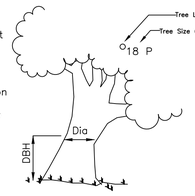


NORTH

30 0 15 30 60

SCALE: 1" = 30'

## LEGEND

| | |
|---|---|
| (S) | Survey Dimension |
| (D) | Deed Dimension |
| (C) | Calculated Dimension |
| O.R. | Official Records Book |
| Pg(s). | Page(s) |
| FIP | Found Iron Pipe |
| FIR | Found Iron Rod |
| HDP | High Density Polyethylene |
| PVC | Polyvinyl Chloride Pipe |
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| CI | Curb Inlet |
| GTI | Grate Top Inlet |
| MES | Mitered End Section |
| Conc. | Concrete |
| F | Fiber Optic Manhole |
| TSP | Traffic Signal Post |
| | Traffic Signal Box |
| | Bollard |
| | Sign |
| FM | Force Main Gate Valve |
| ARV | Air Release Valve |
| | Water Gate Valve |
| ES | Electric Switch Box |

Location of reading

24.8 ×

Spot Elevation


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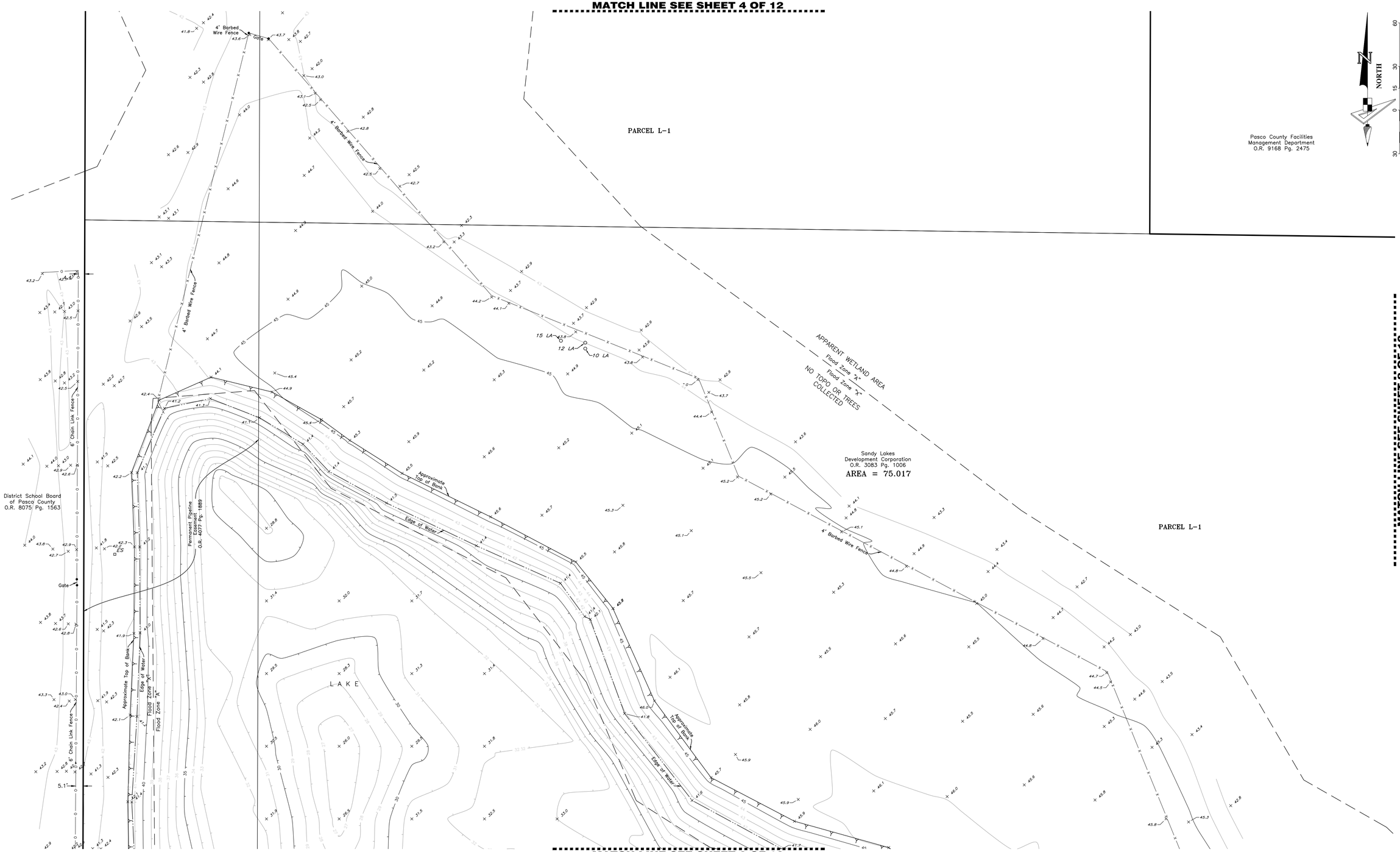
SHEET: **04** of **12**


FILE PATH: P:\SANDY LAKES (AKA INTERLAKEN)\SURVEY\SANDY LAKES-BTT-SHTS-4-12.DWG PLOTTED BY: DARKO SOLANO ON: 2/20/2025 12:46 PM LAST SAVED BY: LOUIST ON: 2/20/2025 12:40 PM

**MATCH LINE SEE SHEET 4 OF 12**




**MATCH LINE SEE SHEET 8 OF 12**

**MATCH LINE SEE SHEET 6 OF 12**

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND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SHEET: **05** of **12**


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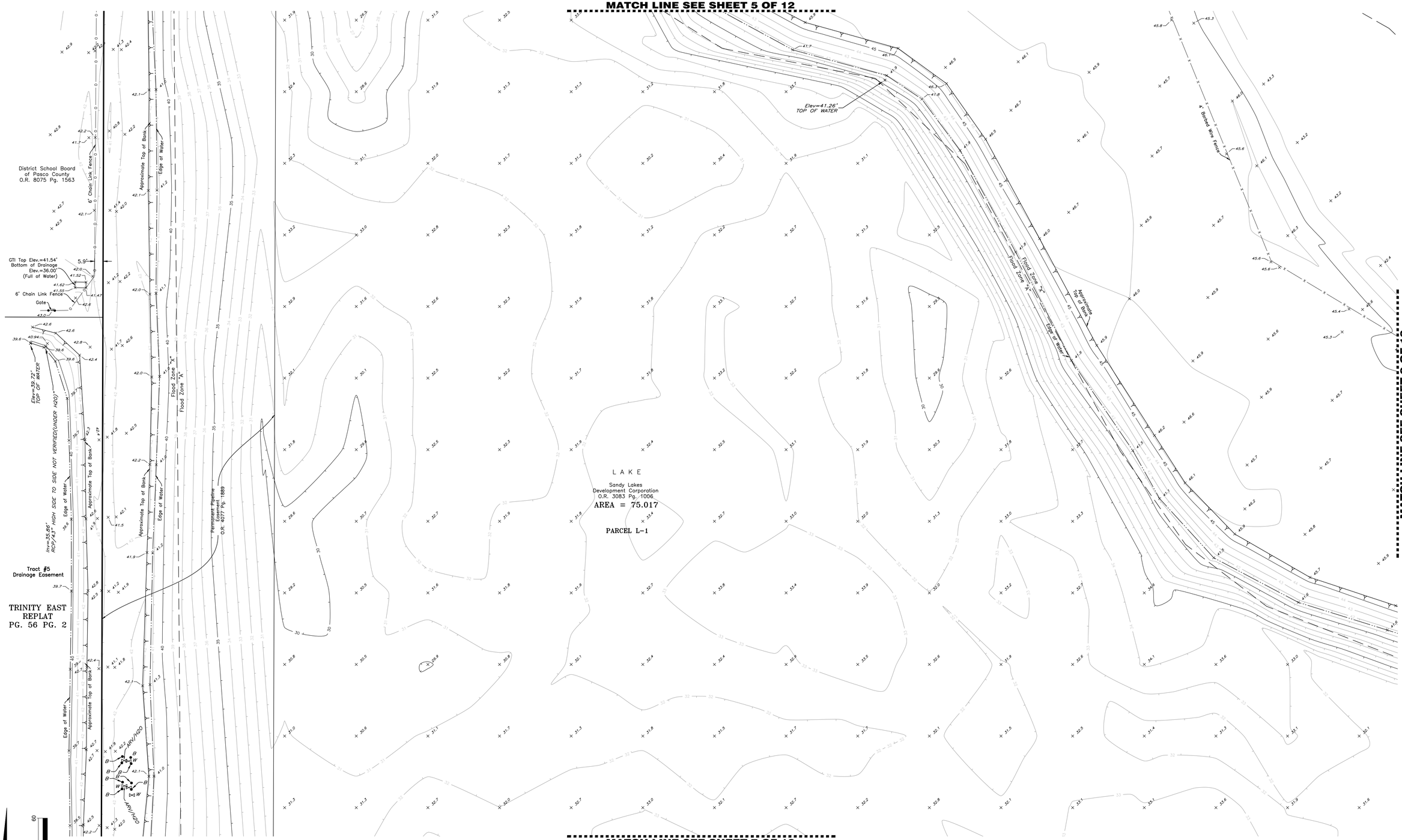
**MATCH LINE SEE SHEET 5 OF 12**




**MATCH LINE SEE SHEET 9 OF 12**

**MATCH LINE SEE SHEET 7 OF 12**

NORTH

SCALE: 1" = 30'

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND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SHEET: **06** of **12**


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**MATCH LINE SEE SHEET 6 OF 12**

**SEE MATCH LINE "A"**

NORTH

SCALE: 1" = 30'

60 30 15 0 30

TRINITY EAST REPLAT PG. 56 PG. 2

ract #5
ge Easement

Edge of Water

Approximate Top of Bank

Flood Zone "A"

Flood Zone "X"

Permanent Pipeline Easement O.R. 4077 Pg. 1889

LAKE

Sandy Lakes Development Corporation O.R. 3083 Pg. 1006

AREA = 75.017

PARCEL L-1

15 LA

12 13 LA

Gate

4' Barbed Wire Fence (Poor Condition)

15 CP

Edge of Water

Flood Zone "A"

Flood Zone "X"

Approximate Top of Bank

4' Barbed Wire Fence (Poor Condition)

**MATCH LINE "A"**

**MATCH LINE SEE SHEET 14 OF 12**

LAKE

Sandy Lakes Development Corporation O.R. 3083 Pg. 1006

AREA = 75.017

PARCEL L-1

Edge of Water

Flood Zone "A"

Flood Zone "X"

Approximate Top of Bank

Tampa Electric Easement O.R. 814 Pg. 160

15.0'

10 SL

10 SL

4' Barbed Wire Fence

Gate

13 CP

019 LI

4' Barbed Wire Fence (Poor Condition)

4' Barbed Wire Fence

4' Barbed Wire Fence (Poor Condition)

See Detail "A"

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND

DETAIL "A"
SCALE: 1"=30'


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MATCH LINE SEE SHEET 5 OF 12

Pasco County Facilities
Management Department
O.R. 9168 Pg. 2475

Duke Energy Florida LLC
O.R. 9865 Pg. 1383

NORTH

SCALE: 1" = 30'

Elev=43.16'
TOP OF WATER

307.84'

121.25'

10 LI

18 LI

21 LA

14 LA

16 11 LI

23

6.5'

7.1'

3.8'

2.5'

3.5'

Drip Line For Pine Trees (Typ.)

10 LA

20 LA

11 LA

Flood Zone "A"

4 Barbed Wire Fence

Wet 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, D.B. 113, Pg. 228

APPARENT WETLAND AREA

NO TOPO OR TREES COLLECTED

Sandy Lakes
Development Corporation
O.R. 3083 Pg. 1006

AREA = 75.017

PARCEL L-1

MATCH LINE SEE SHEET 12 OF 12

MATCH LINE SEE SHEET 9 OF 12

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND


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Phone: (561) 444-2720


# ALTA/NSPS Land Title Surveys

Boundary, Topographic, Wetland, Bathymetric and Tree Location Survey

PREPARED FOR:
Aurora Civil Engineering, Inc

LOCATED IN:
Section 34, Township 26 S., Range 17 E. Pasco County, Florida

See Sheet 1 for Certifications, Signature, & Revisions.
Not valid without all Sheets

SHEET: **08** of **12**


FILE PATH: P:\SANDY LAKES (AKA INTERLAKEN)\SURVEY\SANDY LAKES-BTT-SHTS-4-12.DWG PLOTTED BY: DARKO SOLANO ON: 2/20/2025 12:46 PM LAST SAVED BY: LOUIST ON: 2/20/2025 12:40 PM

**MATCH LINE SEE SHEET 8 OF 12**

**MATCH LINE SEE SHEET 6 OF 12**

**MATCH LINE SEE SHEET 13 OF 12**

West 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of the
O.B. 113, Pg. 228

APPARENT WETLAND AREA

NO TOPO OR TREES COLLECTED

4' Barbed Wire Fence

Gate

Flood Zone "X"
Flood Zone "A"

PARCEL L-1

Approximate Top of Bank

Edge of Water

Tampa Electric Easement
O.R. 814, Pg. 1100

15.0'

L A K E
Sandy Lakes
Development Corporation
O.R. 3083 Pg. 1006
AREA = 75.017

**MATCH LINE SEE SHEET 10 OF 12**

NORTH

30 0 15 30 60

SCALE: 1" = 30'

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND


www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720


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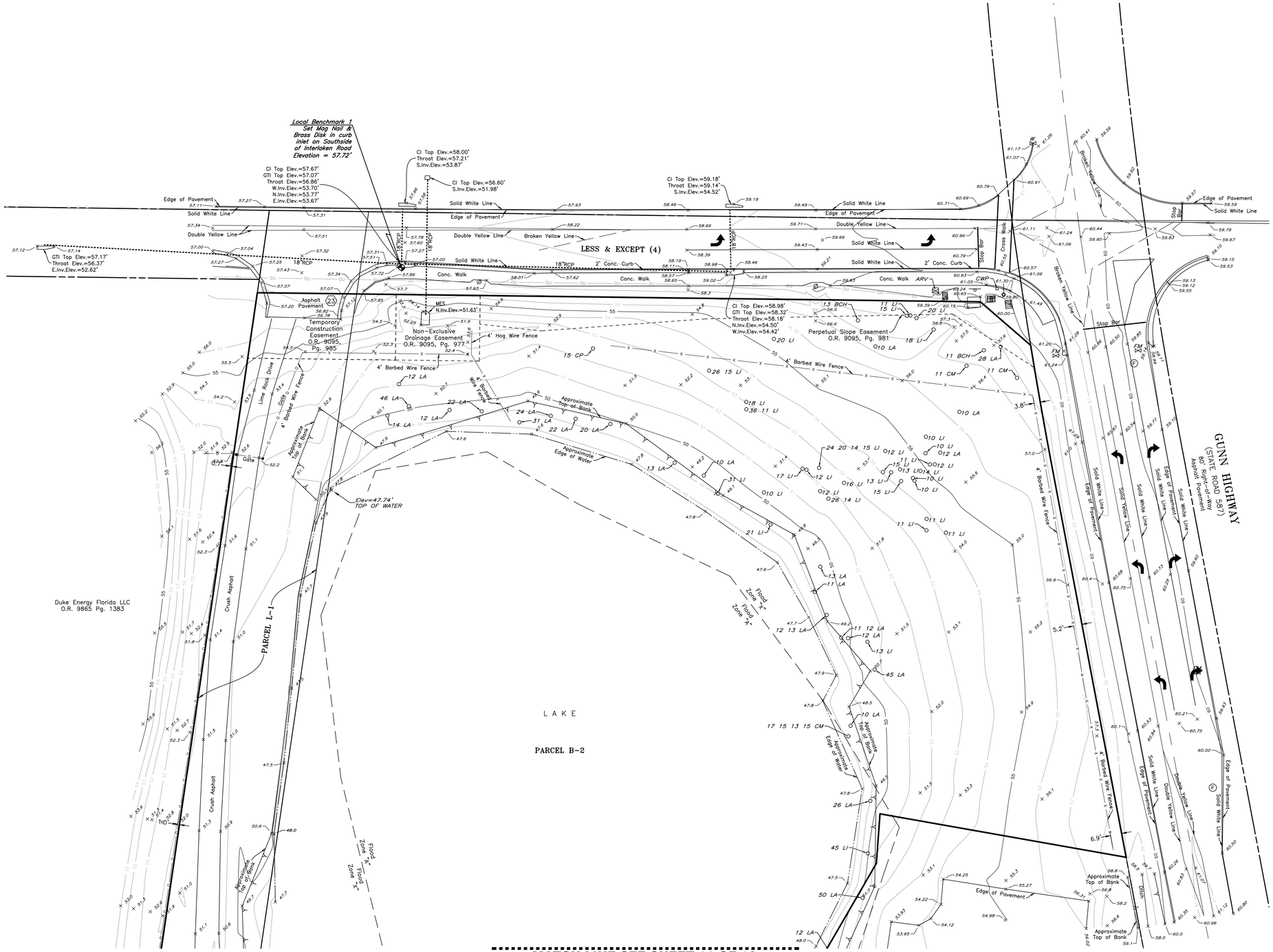
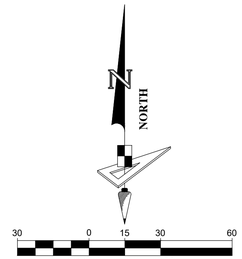


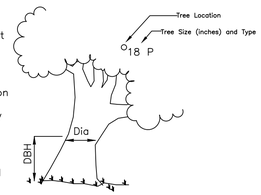

## LEGEND

- (S) ------- Survey Dimension
- (D) ------- Deed Dimension
- (C) ------- Calculated Dimension
- O.R. ------- Official Records Book
- Pg(s). ------- Page(s)
- FIP ------- Found Iron Pipe
- FIR ------- Found Iron Rod
- HDP ------- High Density Polyethylene
- PVC ------- Polyvinyl Chloride Pipe
- RCP ------- Reinforced Concrete Pipe
- TCP ------- Terra Cotta Pipe
- Inv ------- Invert Elevation
- Elev ------- Elevation
- Cl ------- Curb Inlet
- GTI ------- Grate Top Inlet
- MES ------- Mitered End Section
- Conc. ------- Concrete
- (F) ------- Fiber Optic Manhole
- TSP ------- Traffic Signal Post
- ------- Traffic Signal Box
- ------- Bollard
- ------- Sign
- FM ------- Force Main Gate Valve
- ARV ------- Air Release Valve
- ------- Water Gate Valve
- ES ------- Electric Switch Box
- Location of reading
- 24.8 Spot Elevation

## TREE LEGEND

- CM ---- CAMPHOR
- CP ---- CABBAGE PALM (SABAL PALM)
- LA ---- LAUREL OAK (DIAMOND OAK)
- SL ---- SLASH PINE (YELLOW PINE)
- SP ---- SAND PINE (SCRUB PINE)
- WO ---- WATER OAK
- BCH ---- ------------

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at dia- meter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

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Altamonte Springs, Florida 32701
Phone: (321) 270-0440
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# ALTA/NSPS Land Title Surveys

Boundary, Topographic, Wetland, Bathymetric and Tree Location Survey

PREPARED FOR:
Aurora Civil Engineering, Inc
LOCATED IN:
Section 34, Township 26 S., Range 17 E. Pasco County, Florida

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SHEET: **10** of **12**

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**MATCH LINE SEE SHEET 10 OF 12**

**MATCH LINE SEE SHEET 8 OF 12**

Duke Energy Florida LLC
O.R. 9865 Pg. 1383

PARCEL L-1

Sandy Lakes
Development Corporation
O.R. 3083 Pg. 1006
AREA = 75.017

PARCEL L-1

LAKE

PARCEL B-2

Edro holdings II LLC
O.R. 10073 Pg. 2240

LESS &
EXCEPT (1)

LESS &
EXCEPT (3)

GUNN HIGHWAY
(STATE ROAD 587)
80' Right-of-Way
Asphalt Pavement

*Local Benchmark 1*
*Set Mag Nail & Brass Disk in West Edge of Pavement of Gunn Highway*
*Elevation = 60.43'*

15' Ingress & Egress Easement
O.R. 10073 Pg. 2244

Elev=45.88'
TOP OF WATER

Inv=47.17'
HDPE 12"

Inv=47.76'
HDPE 12"

PLANTED PINES(400+-)

Drip Line For Pine Trees (Typ.)

Crush Asphalt

Approximate Top of Bank

Approximate Edge of Water

Ditch

Flood Zone "X"

Edge of Pavement

Asphalt Pavement

Asphalt

4' Barbed Wire Fence

6' Wood Fence

**MATCH LINE SEE SHEET 12 OF 12**

NOTE: SEE SHEET 10 OF 12 FOR LEGEND AND TREE LEGEND

NORTH

SCALE: 1" = 30'

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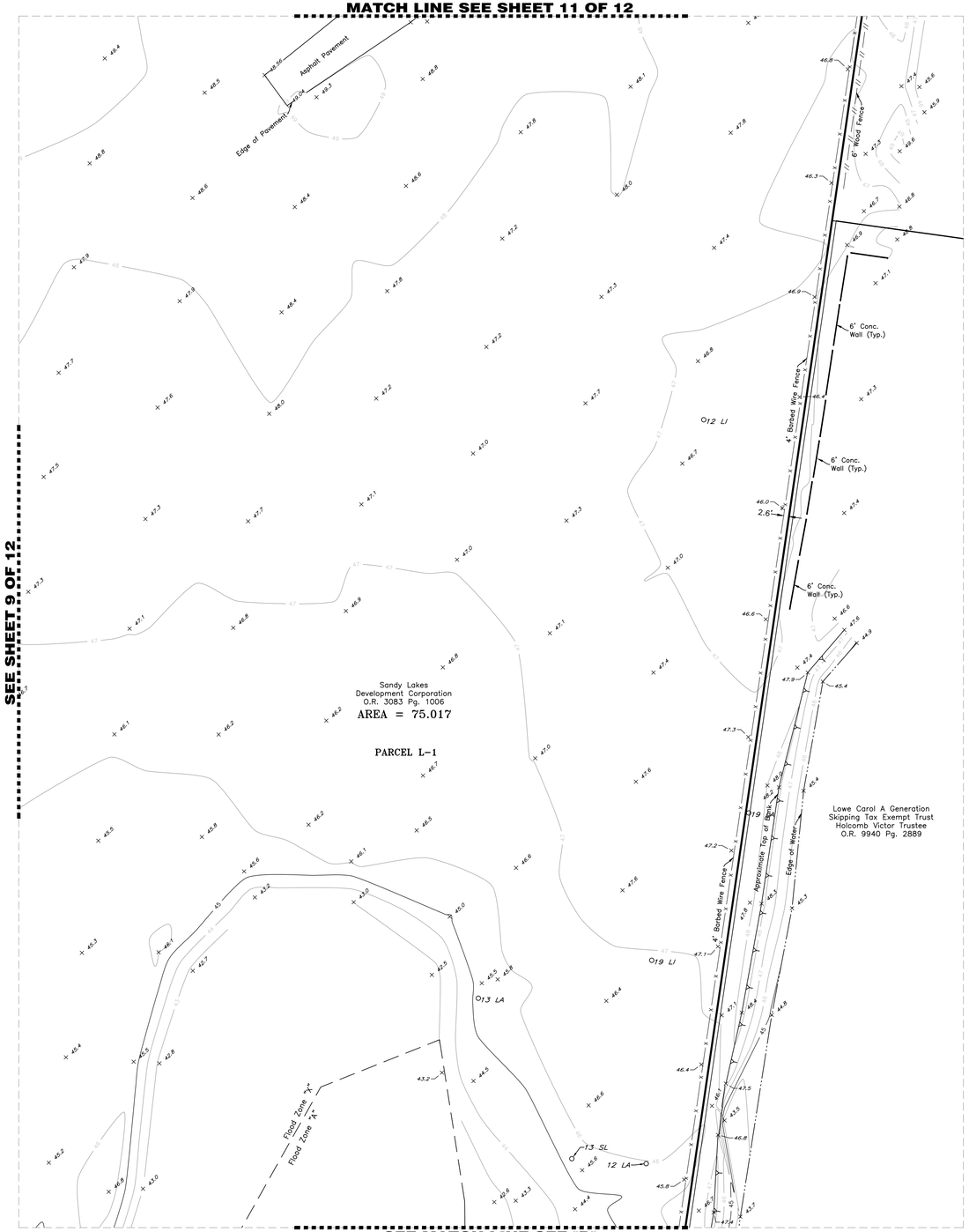
SHEET: **11** of **12**

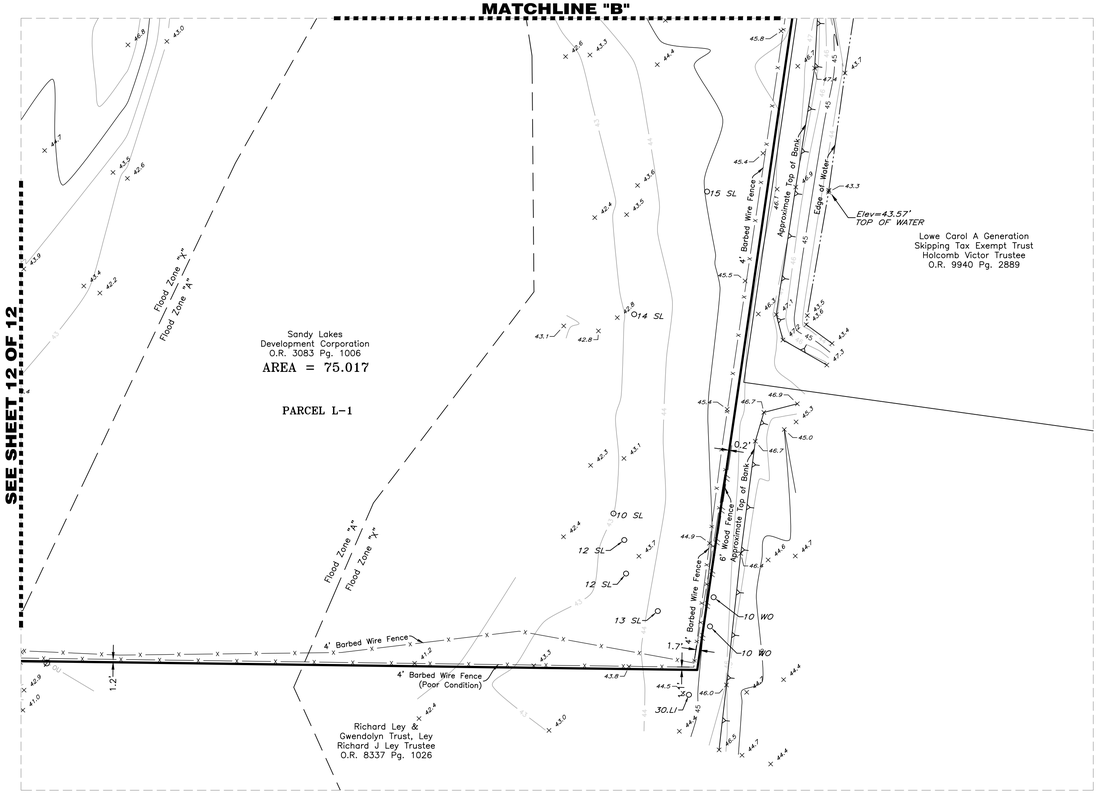
MATCH LINE SEE SHEET 11 OF 12

SEE SHEET 9 OF 12

MATCHLINE "B"

SEE SHEET 12 OF 12

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| TSP | Traffic Signal Post |
| TB | Traffic Signal Box |
| B | Bollard |
| S | Sign |
| FM | Force Main Gate Valve |
| ARV | Air Release Valve |
| WV | Water Gate Valve |
| ES | Electric Switch Box |

24.8 — Location of reading / Spot Elevation

## TREE LEGEND

| | |
|---|---|
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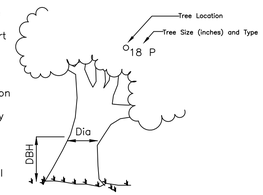


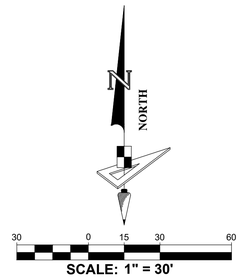


SEE MATCH LINE SEE "B"


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## AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

CLARKE G. HOBBY / HOBBY & HOBBY, P.A.
Record Title Holder(s) or Authorized Representative Name(s)

That it is the owner and record title holder or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 34-26-17-0000-00700-0000

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

Project Name: SANDY LAKES DEVELOPMENT

Project Number: RZ-7912

Request: REZONING FROM MF-1, I-1 & PUD TO I-1

That attached is the following:

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

X Certificate of mailing for the notices, which were mailed on 02/05/2026 (Date).

X Photos showing the placement of and language on the signage, which was posted on 02/05/2026 (Date).

FURTHER AFFIANT SAYETH NOT

Clarke G. Hobby

The foregoing instrument was acknowledged before me the 2/5/26 (date), by Clarke G. Hobby (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

DANYETTE RODRIGUEZ NOTARY PUBLIC MY COMMISSION EXPIRES 2-23-2028 STATE OF FLORIDA COMMISSION NUMBER HH 482706

NOTARY PUBLIC

# HOBBY & HOBBY, P.A.
**Attorneys and Counselors at Law**

H. Clyde Hobby
Clarke G. Hobby
John C. White
Joseph T. King

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338
Facsimile (813) 223-9606


## CERTIFICATE OF MAILING

**FOR**

**SANDY LAKES DEVELOPMENT – RZ-7912**

A G TREJOS INVESTMENTS LLC
10609 TARPON SPRINGS RD
ODESSA, FL 33556

ASDOURIAN LEVON &
RIZK DONNA MARIE
12935 SOLOLA WAY
TRINITY, FL 34655

ASHLEY LAKES HOMEOWNERS ASSOC
C/O QUALIFIED PROPERTY MGMT
5901 US HIGHWAY 19 STE 7
NEW PORT RICHEY, FL 34652-2940

AZIZ JOHN
5012 HEMINGWAY CIR
HAINES CITY, FL 33844-2859

CERVAY JOSEPH DAVID &
ROBERTHA MAGDALEINA
12941 SOLOLA WAY
TRINITY, FL 34655-7248

CSSL REALITY TRUST LLC
12811 TYLER RUN AVE
ODESSA , FL 33556-5241

DAHL CHRISTOPHER LEWIS &
ANNETTE CAREY
13543 INTERLAKEN RD
ODESSA, FL 33556-3512

DIOCESE OF ST PETERSBURG PARKES
GREGORY L BISHOP
PO BOX 40200
ST PETERSBURG, FL 33743-0200

DISTRICT SCHOOL BOARD OF
PASCO COUNTY
7227 LAND O LAKES BLVD
LAND O LAKES, FL 34638-2826

DUKE ENERGY FLORIDA LLC
PROPERTY TAX DEPARTMENT
PO BOX 37996
CHARLOTTE , NC 28237

EDRO HOLDINGS II LLC
43 MCKEE DR
MAHWAH, NJ 07430

FLEX-CP LLC
1005 GUNN HWYSTE 110
ODESSA, FL 33556

GAMEZ & GARCIA INVESTMENT INC
1516 MCCREA DR
LUTZ, FL 33549

GUNN HIGHWAY REEP LLC
PO BOX 1469
PORT RICHEY, FL 34673-1469

HOLLOWAY JACK W & JUDY A
3720 W LUTZ LAKE FERN RD
LUTZ, FL 33558-4991

12 pcs MB

UNITED STATES POSTAL SERVICE

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U.S. POSTAGE PAID
TAMPA, FL
33605
FEB 05, 26
AMOUNT
**$8.40**
S2324K502820-25

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FEB - 5 2026

INTRA HOLDINGS LLC
PO BOX 39
TARPON SPRINGS, FL 34688-0039

LEY RICHARD & GWENDOLYN TRUST
LEY RICHARD J TRUSTEE
1325 GUNN HWY
ODESSA, FL 33556-5303

LOWE CAROL A GENERATION SKIPPING
TAX EXEMPT TRUST
HOLCOMB VICTOR TRUSTEE
3203 W CYPRESS ST
TAMPA, FL 33607-5109

MANNINO RICK A & TRACY A
12953 SOLOLA WAY
TRINITY, FL 34655-7248

MILLER RICKEY L & JUDY A
2026 OLD GUNN HWY
ODESSA, FL 33556-3515

MOHR DEBRA & CHRISTIE SHIRLEY M
2014 GUNN HIGHWAY
ODESSA, FL 33556

NGUYEN MINH TAM TRAN &
ZEE NANCY
12948 SOLOLA WAY
TRINITY, FL 34655

NM COMMERCIAL PROPERTIES LLC
1551 GUNN HWY
ODESSA, FL 33556-5308

NORTHSTAR CEMETERY SERVICES OF
FLORIDA LLC
1900 ST JAMES PL STE 300
HOUSTON, TX 77056

PASCO COUNTY FACILITIES
MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

RODRIGUEZ STEVEN & KIMBERLY
12954 SOLOLA WAY
TRINITY, FL 34655-7247

SANDY LAKES DEVELOPMENT CORP
339 ANCLOTE RD
TARPON SPRINGS, FL 34689-6910

SPIVEY JIM V & DENISE
14315 WADSWORTH DR
ODESSA, FL 33556-3836

STARKEY RANCH VETERINARY
HOLDINGS
PO BOX 1273
ODESSA, FL 33556-1067

THOMPSON JIMMY D & PAMELA S
2044 OLD GUNN HWY
ODESSA, FL 33556-3515

TREJOS GUSTAVO ADOLFO & ANGELA
10609 TARPON SPRINGS RD
ODESSA, FL 33556-5022

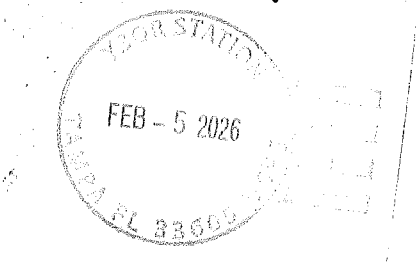
TRINITY COMMUNITIES MASTER
ASSOCIATION INC
3527 PALM HARBOR BLVD
PALM HARBOR, FL 34683

TRINITY EAST HOMEOWNERS ASSOC INC
C/O PREMIER COMM CONSULTANTS
18215 BRANCH RD
HUDSON, FL 34667-5841

WEEKS JODY JOHN &
MEYER JUANITA MARIE
2049 OLD GUNN HWY
ODESSA, FL 33556-3516

FOWLER JENNIFER STACEY
12944 SOLOLA WAY
TRINITY, FL 34655-7247

20 pcs



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John C. White
Joseph T. King

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338

# REVISED

Dear Property Owner:

This is to notify you that Petition No. RZ-7912 has been filed in the name of Sandy Lakes Development Corporation for a change in zoning from MF-1 (Multi Family Medium Density) District, I-1 (Light Industrial) District and PUD (Planned Development) District to an I-1 (Light Industrial) District.

The property is located at the southwest corner of Gunn Highway and Interlaken Road (Parcel ID No.: 34-26-17-0000-00700-0000) and contains 75.017 acres, more or less.

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

| | | | |
|---|---|---|---|
| **Planning Commission** | **2/19/26** | **West Pasco Govt. Center<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |
| **Board of County Commissioners** | **3/24/26** | **West Pasco Govt. Center<br>1st Floor, Board Room<br>8731 Citizens Drive<br>New Port Richey, FL 34654** | **1:30 p.m.** |

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

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

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

**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.**

evelopment Of
D PROPERTIES
229.1500
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7912
Project Type: REZONING
Rezoning from MF-1 (Multi-Family Medium Density), PUD (Planned Development) and I-1 (LIGHT INDUSTRIAL) Districts to I-1 (Light Industrial) District
Planning Commission
02/19/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
03/24/26 1:30 p.m.

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7912
Project Type: REZONING
Rezoning from MF-1 (Multi-Family Medium Density), PUD (Planned Development) and I-1 (LIGHT INDUSTRIAL) Districts to I-1 (Light Industrial) District
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02/19/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
03/24/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

74578

# 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 PDE26-023 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARINGS ON REZONINGS AND SPECIAL EXCEPTION FOR PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 24, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. SR52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from 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 200 feet west of North Sunlake Boulevard and State Road 52 intersection (aka 08-25-18-0000-00500-0020).

2. LOL Properties Inc/Caliente MPUD (RZ-7857) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located on the northwest side of Caliente Boulevard, approximately one-quarter mile north of Land O Lakes Boulevard (aka 01-26-18-0040-00000-00M0).

3. Tina Marie & Stephen Farrell/Farrell Project (RZ-7886) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located on the west side of Nottingham Trail, approximately 1660 feet northwest of the corner of Nottingham Trail and Robinhood Road (aka 28-24-17-0000-00100-0000).

4. CA Properties Inc (RZ-7923) petition for a rezoning from a C-2 General Commercial District and a R-MH Mobile Home District to a C-2 General Commercial District for a parcel located on the east side of Land O Lakes Boulevard directly across from Wisteria Loop (aka 02-26-18-0050-00000-0100 et al).

5. RZ-7912 Harrod/Sandy Lakes/Sandy Lakes (RZ-7912) petition for a rezoning from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District and PUD Planned Unit Development District to an I-1 Light Industrial Park District for a parcel located south of Interlaken Road, approximately 500 feet west of the Gunn Highway and Interlaken Road intersection, containing approximately 75 acres (aka 34-26-17-0000-00700-0000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

6. John T & Laura M Love/Love Property (#SE-7917) petition for a special exception for an Accessory Dwelling Unit (ADU) - Reduced Setbacks in an E-R Estate-Residential District for a parcel located on the north side of Lakeview Drive, approximately 190 feet west of Osceola Drive (aka 24-25-16-0050-00000-119A).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-023

February 4, 2026 74578

# REZONING ATTACHMENT

The Planning Commission disagrees with the staff report and recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.

2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.

3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.

4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).

5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.

6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.

7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.

8. The proposed change (**might, might not**) result in lower property values in adjacent areas.

9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.

10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.

11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.

12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.

13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.

14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.

15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.

16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.

17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.

19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nayes: _____

The Planning Commission recommends _____ approval _____ denial of the application, based upon the foregoing reasons that constitute the report of the Planning Commission.

The recommendation and report of the Planning Commission are based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

The Planning Commission's recommendation is hereby submitted to the Board of County Commissioners as required under the Pasco County Land Development Code, Section 402.1.F.2.

_____ _____3/24/26_____
Planning Commission Chairman Date

Rezoning No. _____RZ-7912_____

# LOCAL PLANNING AGENCY
# AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 5 **FILE NO.:** PDE26-0011 **DATE:** 2/19/2026

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

**REFERENCES:** All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR): LPA at NPR 01/22/2026 Continued – LPA at NPR 2/19/2026 – BCC at NPR 02/17/2026 Continued - BCC at NPR 03/24/2026

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

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

## RECOMMENDED AGENCY 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 RES-3 (Residential-3 du/ga) to PD (Planned Development) to allow for 15,000 square feet of commercial uses and 100 platted townhomes on approximately 18.99 acres. The proposed gross density and intensity outlined in Subarea Policy FLU 7.1.89 is a decrease in intensity from .27 Floor Area Ratio (FAR) to approximately .018 FAR, and an increase in density from approximately 3 dwelling units/gross acre (du/ga) to approximately 5.3 du/ga. However, it should be noted that there is not a Southwest Florida Water Management District (SWFWMD) approved delineation of the wetlands on site, and the net density could fluctuate and slightly exceed a net density of three dwelling units per acre.

Through the establishment of Subarea Policy FLU 7.1.89 and the companion MPUD Master Plan Unit Development District Master Plan, the PD designation enables the organization of residential and commercial uses, emphasizing commercial development along the SR 52 corridor. Together, the Subarea Policy and the MPUD conditions of approval (COAs) enhance internal circulation, improve site design, and establish a transition between proposed uses.

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

| GENERAL INFORMATION | |
|---|---|
| Agent of Record (AOR) | Barbara Wilhite, P.A. |
| Applicant | SR 52 Heasley, LLC |
| Project Address | 17059 State Road 52, Land O Lakes, FL 34638 |

| SITE DETAILS | | | | | | |
|---|---|---|---|---|---|---|
| Parcel ID | Acres | Existing Future Land Use(s) | Existing Zoning | Proposed Future Land Use(s) | Existing Use(s) | Proposed Use(s) |
| 08 25 18 0000 00500 0020 | 18.99 | RES-3 (Residential-3 du/ga) | A-C Agricultural District | PD (Planned Development) | Vacant/undeveloped land | 15,000 SF of Commercial/ 100 platted townhomes |

| SURROUNDING ZONING AND LAND USES | | | |
|---|---|---|---|
| | Zoning District | Future Land Use(s) | Existing Use |
| North | A-R Agricultural Residential District | RES-6 (Residential - 6 du/ga) | Single Family Homes |
| South | MPUD Master Planned Unit Development; A-C Agricultural District | RES-6 (Residential - 6 du/ga); PD (Planned Development) | State Road 52; Angeline Welcome Center and Cafe (Project Arthur MPUD) |
| East | I-1 Light Industrial Park District; C-2 General Commercial District | IL (Industrial - Light); COM (Commercial) | Self-Storage; Industrial |
| West | A-C Agricultural District | RES-6 (Residential - 6 du/ga) | Undeveloped |

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

## FINDINGS OF FACT

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

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies**. The Planning, Development and Economic Growth Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment. There is an accompanying rezoning petition in the name of Rezoning Petition No. 7890 submitted concurrently with the Comprehensive Plan Amendment.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits**. Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, 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.

4. **Live Local Provision.** MPUD Conditions of Approval (COA) on the subject site to ensure the intended use of the property is for commercial uses, and not to include residential uses.

## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

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

### PD (PLANNED DEVELOPMENT)

The applicant is proposing an amendment to the Pasco County Comprehensive Plan, amending FLU Map 2-15 and Sheet 12 from RES-3 (Residential 3 du/ga) to PD (Planned Development). The proposed development will add employment generating capacity within the proposed land use by preserving 15,000 square feet of commercial space along the frontage of SR 52 for job creation.

As a result of this preservation, a general range of potential uses will be allowable on site, creating a mixed-use development with proposed residential townhomes to the rear. This development pattern is consistent with the MPUD to the south in the Project Arthur MPUD (Angeline), which locates residential uses to the rear of any non-residential uses along major arterial roadways.

### POLICY FLU 8.1.3: CENTRAL MARKET AREA ESTABLISHMENT

The mission for the Central Market Area is envisioned as a suburban area through the creation of a compact and mixed-use locations that enhances existing ecological areas.

The proposed amendment aligns with the vision and mission of the Central Market Area by creating additional housing options in the Pasco County housing market. The proposed residential community will create housing options for residents near the employment generating land uses. The development of the frontage of State Road 52 with commercial uses creates the potential for different forms of development to locate within proximity to each other, aligning with intent of Policy FLU 8.1.3.

### POLICY FLU 1.6.3: - TRANSITIONAL LAND USES

Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential land use designations, between varying densities of residential land use designations. Exhibit 2-2, Appropriate Transitional Land Uses, is to be used as a guideline in determining appropriate transitional land uses.

The proposed amendment is going from RES-3 to PD to allow for commercial and residential development. Sensitive site design may be accomplished via Land Development Code requirements that set the appropriate landscape, buffering, and setbacks for commercial uses adjacent to residential uses. These requirements will be established through the Land Development Code during the site plan review process.

### POLICY FLU 1.8.7: - ECONOMIC DEVELOPMENT

Pasco County shall encourage development which will contribute more to the County in revenue than

it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan.

The proposed change from RES-3 to PD FLU aligns with the County's intent to encourage development that will contribute more to the County in terms of tax revenue than it will cost the County in terms of service demands. The PD seeks to develop a mixture of uses that include commercial and residential development. The southern portion of the project, adjacent to SR 52, shall contain 15,000 square feet of Retail/Commercial/Office uses. The commercial will then transition to 100 platted townhomes located at the rear/ northern portion of the property. This aligns with Policy FLU 1.8.7 by keeping the commercial uses along the SR 52 frontage and placing less service-demanding residential (townhomes) to the rear of the property, where commercial uses are less viable from a visibility and traffic access standpoint.

**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 is available for present and future employment-generating land uses, such as office, industrial, and employment center uses.

The proposed amendment is consistent with Policy FLU 1.8.10 by retaining approximately 4.24 acres for 15,000 square feet of employment generating uses and enabling commercial development to occur along the entire frontage of SR 52. The rear of the property abuts an established residential neighborhood development to the north. Commercial uses are less economically viable the further north and away from SR 52 they are. In addition to compliance with Land Development Code requirements and any approved variations or alternative standards for cross-access and interconnectivity to the adjacent properties, special consideration shall be given to pedestrian/bicycle connectivity between the residential and non-residential portions of the project to allow for pedestrian use of the Multi-Use Path MUP along SR 52. For the proposed amendment, transportation capacity is again determined to be available for the proposed development.

## PLANNING DISCUSSION

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

1. Site Characteristics.The proposed project is located in the Central Market Area. The property is located in FEMA Flood Zones A and X. According to Pasco Mapper there is presence of category 3 wetlands on site that will be verified at the time of zoning and/or site development. There are no archeological sites on the subject property.
2. Right-of-Way(ROW). Access to and from the subject site is on State Road 52, a 6-lane Florida Department of Transportation (FDOT) maintained arterial roadway with 235 feet of right-of-way.
3. Trails. There is an existing 12-foot multi-use path (MUP) on the north side of the SR 52 ROW abutting the south frontage of the subject site. There is a direct connection from the subject site to the MUP, and proposed connectivity within the MPUD.
4. Transit/Bus Stops. There are no bus stops on this portion of State Road 52. The nearest accessible public transit is approximately 4.30 miles west of the subject site, located on SR 52 and Moon Lake Road.

## PRELIMINARY FEASIBILITY ANALYSIS

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

1. Transportation Needs Assessment (TNA). On 7/16/2025, the following comment was received: “According to the Transportation Needs Assessment (TNA) report prepared by the project's Professional Engineer (PE), the roadway segments within the study area will operate within the adopted Level of Service with the Background Traffic and with the addition of the net increase in the project traffic based on the 2050 Cost Affordable Plan.”
2. Pasco County Utilities (PCU). On 4/17/2025, Pasco County Utilities commented the following... “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 120 ERUs:

Potable Water: Development within this property will be required to connect to Pasco County Utilities Water system. There is currently potable water capacity to support the proposed development. The nearest watermain to the subject property is located at: Approximately 245 feet southwest of the subject property at opposite side of SR 52.

Wastewater: Development within this property will be required to connect to 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 at: Approximately 15 feet southwest of the subject property.

Reclaimed water: The subject property is located within the Weeki Wachee Basin Management Action Plan (BMAP) and will not connect to Pasco County Utilities reclaimed water system.

Comprehensive plan approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting. Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer’s expense per Pasco County Code Chapter 110 – Utilities.”

3. Pasco Sheriff’s Office (PSO). On 05/16/2025, the Sheriff’s Office had “no comments”.
4. Fire. On 05/16/2025, Fire had “no comments”.
5. Emergency Management. On 05/16/2025, Emergency Management had “no comments”.
6. School District. On June 6, 2025, the Pasco County School District submitted the School Impact Analysis, attached hereto.
7. Parks, Recreation, and Natural Resources (PRNR).
a) On 5/16/2025, Parks and Recreation had “no comment”.
b) On 5/05/2025, Natural Resources commented the following,
“The project is not located within an Ecological Corridor or Ecological Planning Unit. Natural Resources will address the on-site wetlands at the time of zoning and/or site development submittal. A state-approved wetland boundary survey will be required. Natural Resources will address any potential listed species on site at the time of MPUD zoning and/or site development submittal. A preliminary wildlife survey will be required. To ensure consistency with POLICY CON 1.1.4: - PROTECT EXISTING CONSERVATION LANDS of the Comprehensive Plan, the applicant shall submit an Environmental Management Plan (EMP) for review to Pasco County Natural Resources with the first application for preliminary site plan or site development plan. The EMP will address the continued maintenance and removal of nuisance and exotic species within the parcel, require a fence to be installed around the perimeter of the development parcel adjacent to the ELAMP property and a lighting plan so that it does not disrupt wildlife utilizing the ELAMP parcel.”

8. Library Services. On 05/16/2025, Library Services had “no comments”.

9. Active Transportation Planning. On 5/15/2025, the Active Transportation Planner commented "The subject site is adjacent to State Road 52, an arterial road maintained by the Florida Department of Transportation. There is a 12-foot multiuse path (MUP) on the north side of State Road 52. The MUP connects to the Suncoast Trail and a MUP on Land O' Lakes Boulevard. If rezoning is approved, the path along State Road 52 shall remain continuous through any new driveways or access points. There is no transit in the area."

| **CASE HISTORY** | | |
|---|---|---|
| | **Date** | **Vote: Approve / Deny** |
| *Local Planning Agency (LPA)* | 02/19/2026 | Pending |
| *Board of County Commissioners – Adoption* | 03/24/2026 | Pending |

| **APPENDIX** | |
|---|---|
| **FUTURE LAND USE** | |
| **Term** | **Reference** |
| RES-3 (RESIDENTIAL 3 du/ga) | Chapter Two- Future Land Use Element Section FLU A-6 |
| RES-6 (RESIDENTIAL 6 du/ga) | |
| IL (INDUSTRIAL LIGHT) | |
| PD (PLANNED DEVELOPMENT) | |
| **ZONING** | |
| **Term** | **Reference** |
| A-C AGRICULTURAL DISTRICT | Section 503, Land Development Code |
| A-R AGRICULTURAL RESIDENTIAL DISTRICT | Section 505, Land Development Code |
| I-1 LIGHT INDUSTRIAL PARK DISTRICT | Section 528, Land Development Code |
| MPUD (MASTER PLANNED UNIT DEVELOPMENT DISTRICT) | Section 522, 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. PDE26-0011 Maps
2. PDE26-0011 FLU Designation - PD Planned Development
3. PDE26-0011 Proposed Ordinance
4. PDE26-0011 PD Concept Plan
5. PDE26-0011 Transportation Needs Assessment
6. PDE26-0011 School Impact Analysis
7. PDE26-0011 Ex Parte Forms

8. PDE26-0011 Public Notice
9. PDe26-0011 Affidavit of Public Notice

# CPAS25(09)

## SR 52 HEASLEY

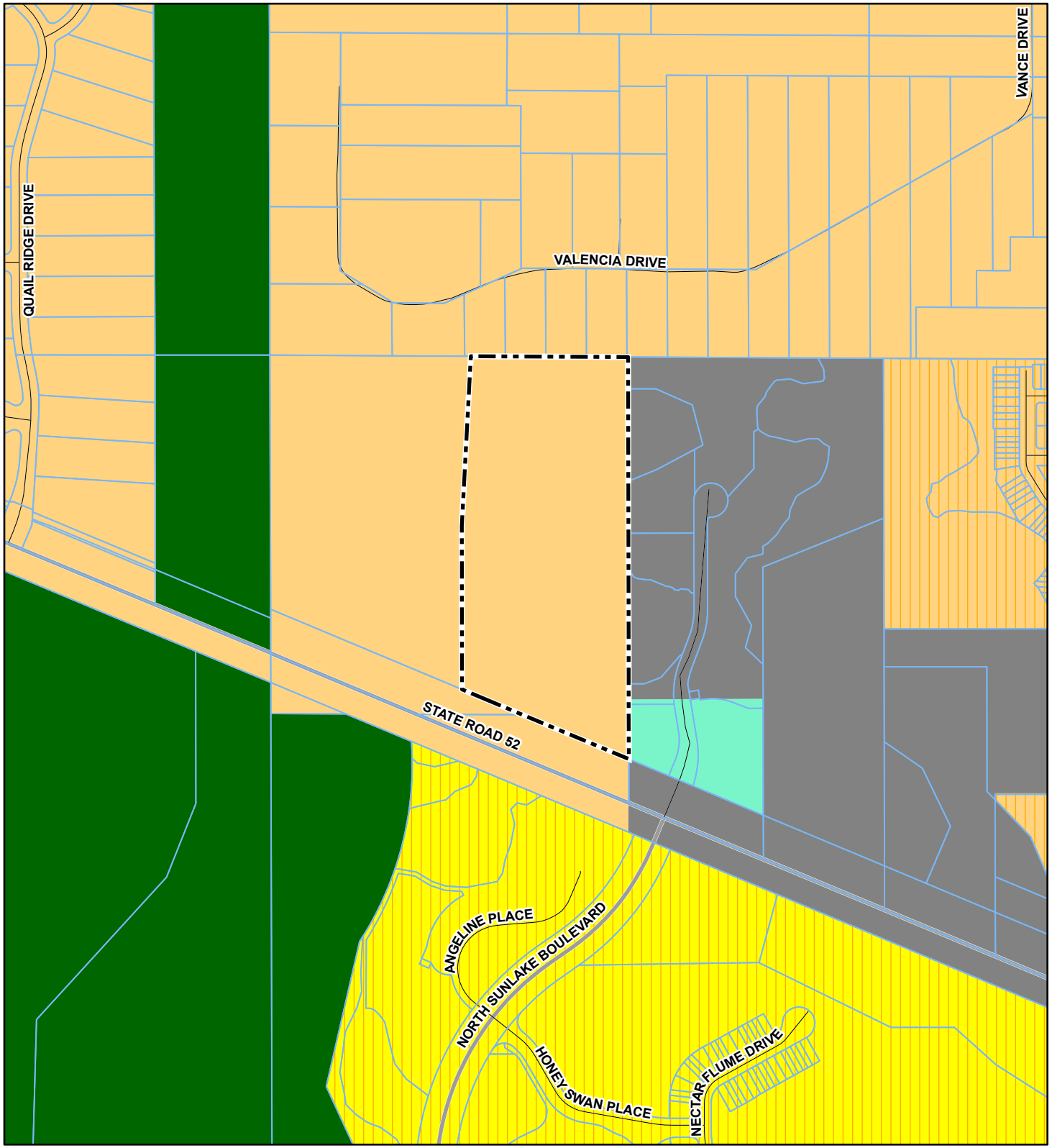
**08 25 18 0000 00500 0020**

SUBJECT PROPERTY

**COMMISSION DISTRICT: 1**

0 500 1,000
Feet

GISFlat02\FLU\CPAS25(09)
jhelmrich 12/2/2025




# CPAS25(09)

## SR 52 HEASLEY

**08 25 18 0000 00500 0020**

SUBJECT PROPERTY

FLU CODE

| | |
|---|---|
| COM | PD |
| CON | RES-3 |
| IL | RES-6 |

**COMMISSION DISTRICT: 5**

0 500 1,000
Feet

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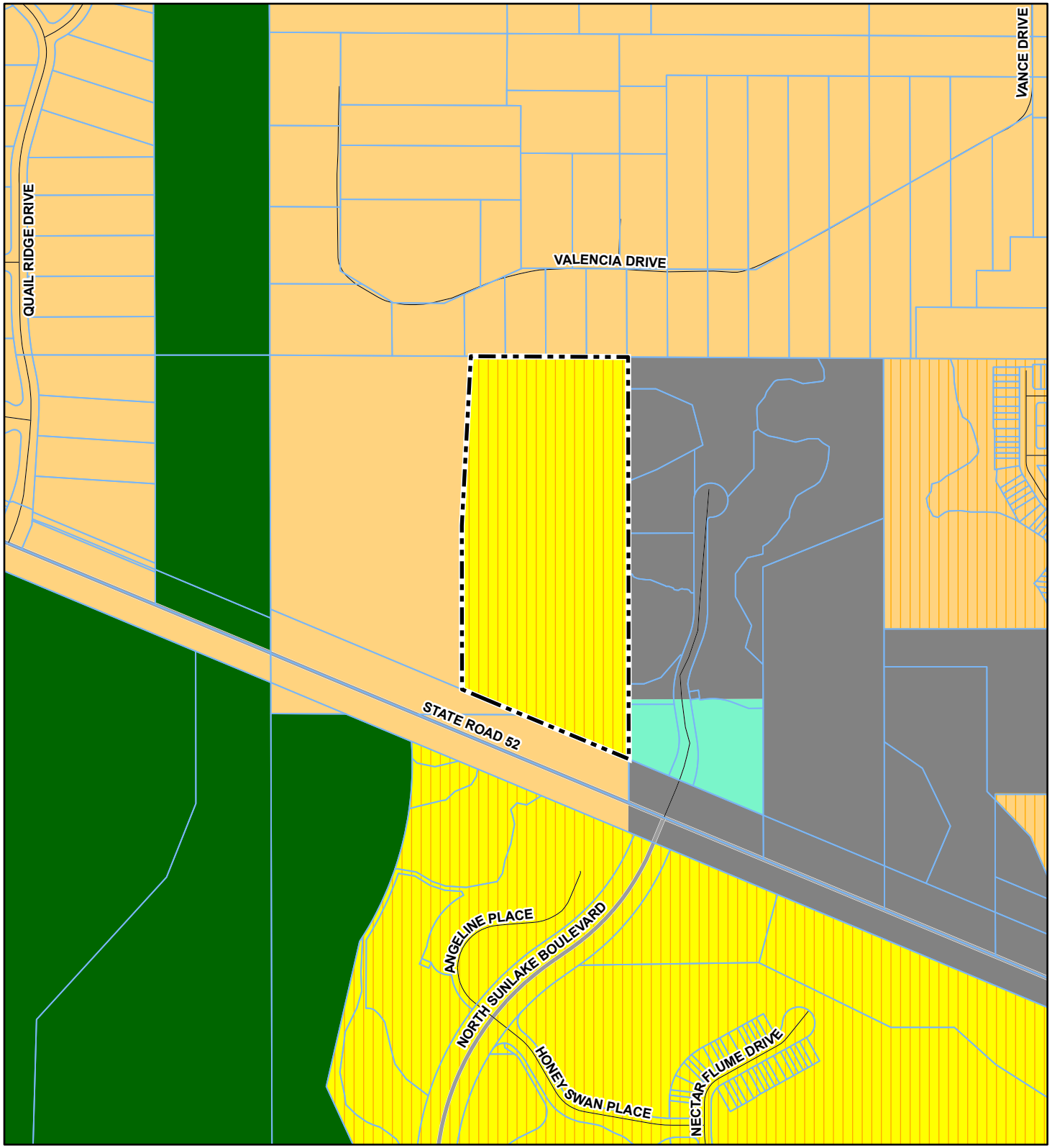
jhelmrich 12/2/2025




# CPAS25(09)

## SR 52 HEASLEY

**08 25 18 0000 00500 0020**

SUBJECT PROPERTY

FLU CODE

| | |
|---|---|
| COM | PD |
| CON | RES-3 |
| IL | RES-6 |

**COMMISSION DISTRICT: 5**

0 500 1,000
Feet

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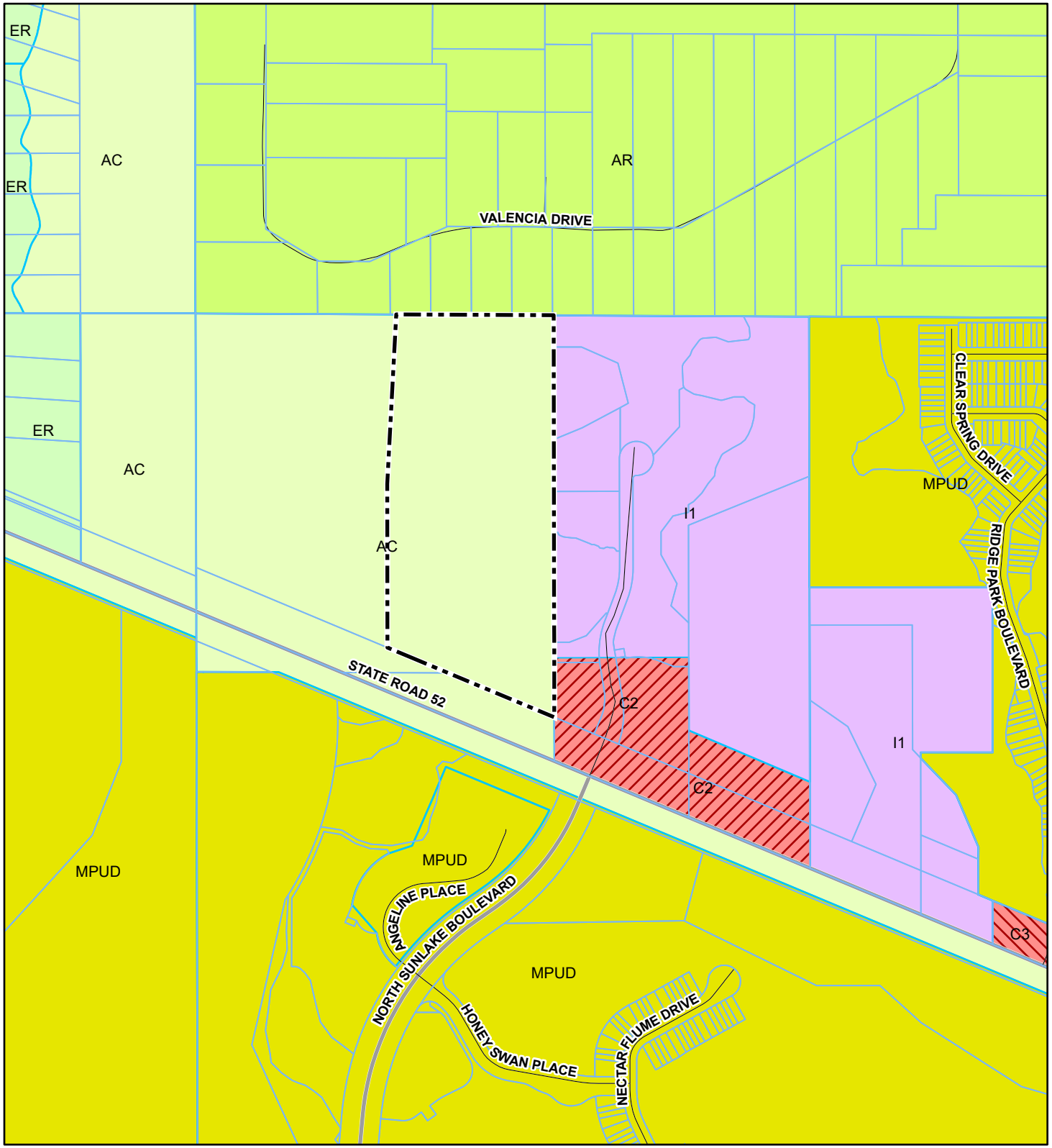
jhelmrich 12/2/2025




# CPAS25(09)

## SR 52 HEASLEY

**08 25 18 0000 00500 0020**

SUBJECT PROPERTY

ZONE

| | |
|---|---|
| AC | ER |
| AR | I1 |
| C2 | MPUD |

**COMMISSION DISTRICT: 5**

0 600 1,200
Feet

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jhelmrich 12/2/2025

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

## CPAS25(09) EXISTING LAND USE

## T 2 5 S  R 1 8 E

DATE ADOPTED: 06/15/1989

**SHEET 12 OF 24**

ORDINANCE # 89-13

SUBJECT PROPERTY CPAS25(09)
EXISTING LAND USE RES-3 (See Inset)

HAYS ROAD
SHADY HILLS ROAD
US HIGHWAY 41
STATE ROAD 52
GRAND LIVE OAK BOULEVARD
ASBEL ROAD
SUNCOAST PARKWAY SBND
SUNCOAST PARKWAY NBND
NORTH SUNLAKE BOULEVARD
LAND O LAKES BOULEVARD
CONNERTON BOULEVARD
PLEASANT PLAINS PARKWAY
EHREN CUTOFF
WISTERIA LOOP

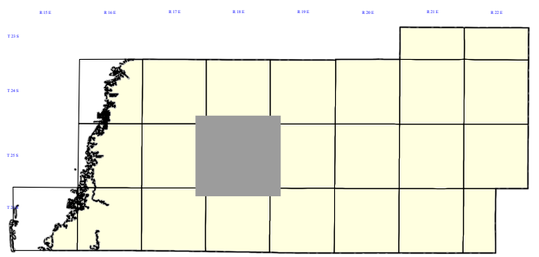
VALENCIA DRIVE
STATE ROAD 52
NORTH SUNLAKE BOULEVARD

### FUTURE LAND USE 2025 CLASSIFICATIONS

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

### OVERLAYS

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



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0 0.5 1 2
Miles

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

| Modified By: | Date Saved: |
|---|---|
| jhelmrich | 12/2/2025 8:36 AM |

GISFlat02\FLU\CPAS24(19)

**PD (PLANNED DEVELOPMENT)**

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

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

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

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

**General Range of Potential Uses**:

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

**Special Provisions and Mix of Uses**:

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

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

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

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

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

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

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

**Mix of Uses:**

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

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

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

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

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

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

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 12) CHANGING FROM RES-3 (RESIDENTIAL 3 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 18.99 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52, APPROXIMATELY 620 FEET WEST OF NORTH SUNLAKE BOULEVARD; A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.89 – SR 52 HEASLEY PD ; A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(89) SR 52 HEASLEY 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 163.3187, Florida Statutes; and

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

**WHEREAS**, 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 February 19, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and found the proposed amendment consistent with the adopted Comprehensive Plan; and

**WHEREAS**, the Board of County Commissioners, on March 24, 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 RES-3 (RESIDENTIAL-3 DU/GA) to PD (PLANNED

DEVELOPMENT) on approximately 18.99 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 7.1.89 – SR 52 Heasley 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 adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**SECTION 5. LEGISLATIVE FINDINGS OF FACT**

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

**ADOPTED** by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 24th day of March, 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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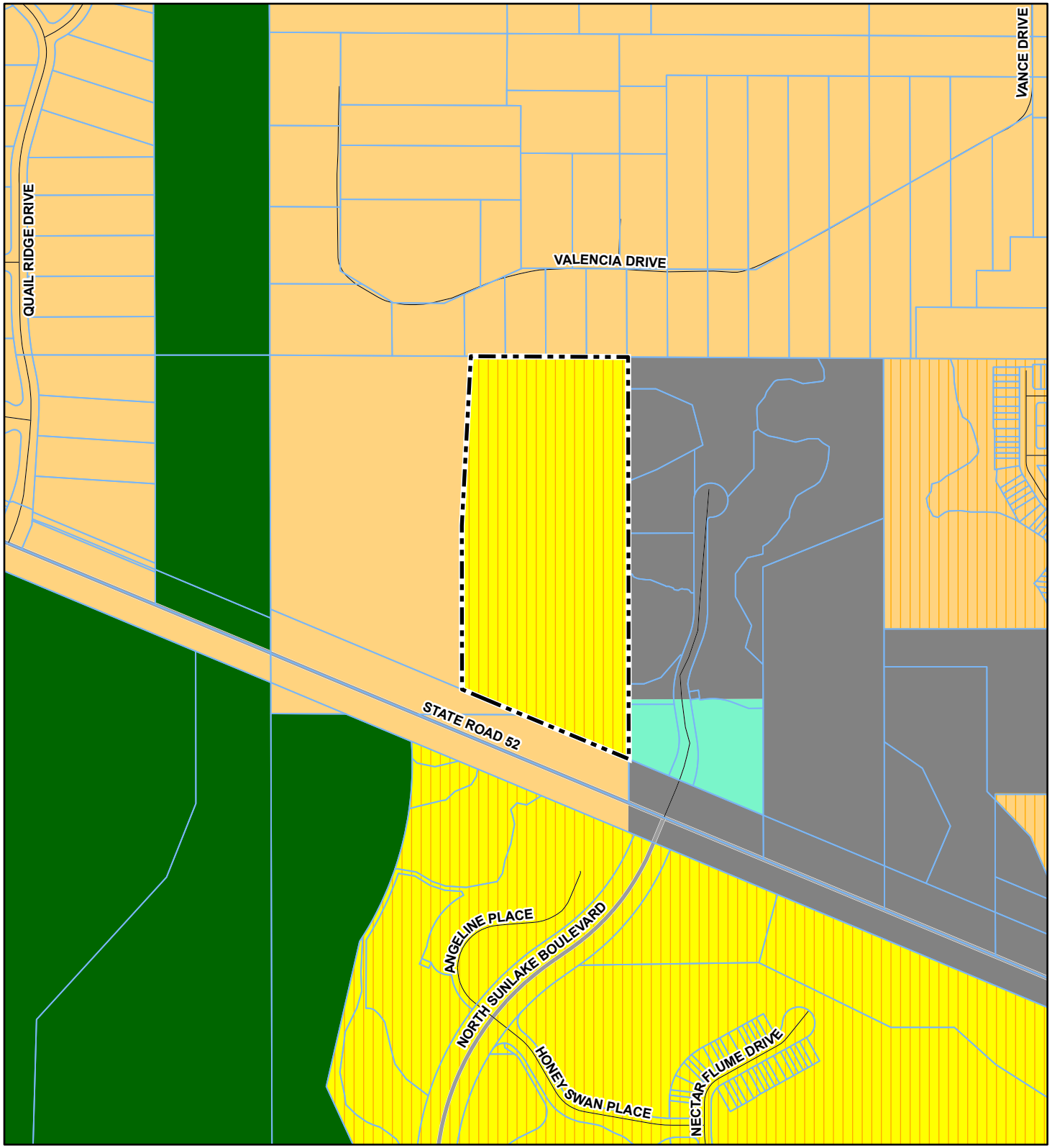


# CPAS25(09)

## SR 52 HEASLEY

**08 25 18 0000 00500 0020**

SUBJECT PROPERTY

FLU CODE

| | |
|---|---|
| COM | PD |
| CON | RES-3 |
| IL | RES-6 |

**COMMISSION DISTRICT: 5**

0 500 1,000
Feet

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jhelmrich 12/2/2025

**Exhibit B**

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## SR 52 HEASLEY PD SUBAREA POLICY

## POLICY FLU 7.1.89- SR 52 HEASLEY PD

The SR 52 Heasley PD (Planned Development) is identified on Future Land Use Subarea Map 2-9(89). 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 7.1.89, 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.

### Guiding Development Policies

a. The following maximum levels of development and permitted uses within the SR 52 Heasley PD Subarea are approved.

| **Maximum Development Potential** | |
|---|---|
| **Land Uses** | **Intensity/Density** |
| Retail/Commercial/Office | 15,000 Square Feet |
| Townhomes | 100 Dwelling Units |

b. The MPUD Master Planned Unit Development District Conditions of Approval (COAs) shall prohibit certain commercial uses that may not be compatible with the surrounding area and proposed residential in the rear. Additional restrictions may be set forth in the COAs.

c. The southern portion of the SR 52 Heasley PD Subarea is located along SR 52, as depicted on the PD Concept Plan, and 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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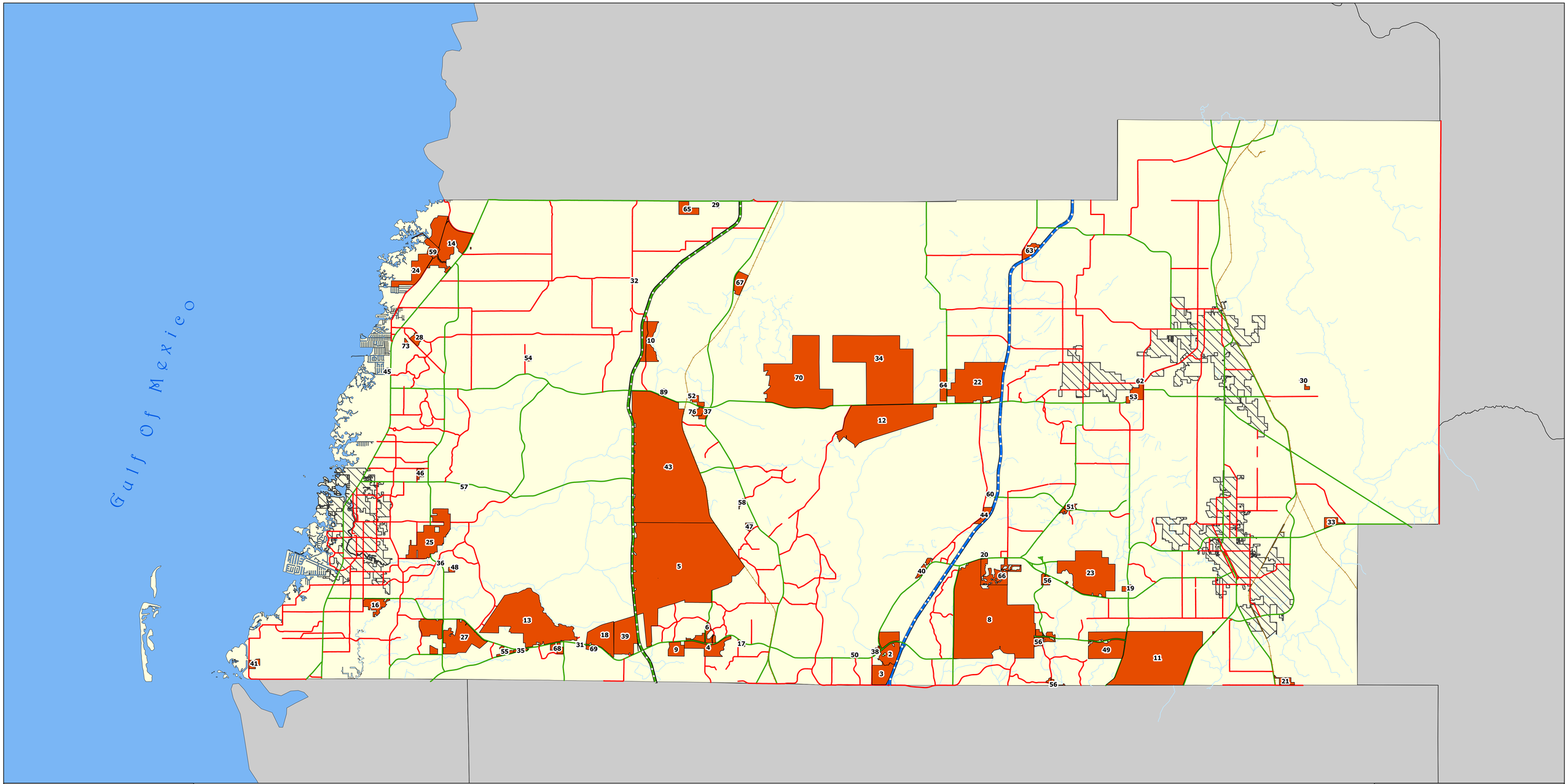


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# Legend

| 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 | STONEYBROOK 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) |
| 61 | BLANTON ROAD MRS CPAS24(19) |
| 62 | PITTMAN/MASSEY-HAPPY HILL CPAS22(10) |
| 63 | NORTH PASCO RV RESORT CPAL21(10) |
| 64 | FAIRCLOTH AT BELLAMY CPAL21(05) |
| 65 | NORTHRIDGE CPAL21(23) |
| 66 | SADDLEBROOK RESORT PD CPAL22(06) |

| 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) |
| 76 | LAND O' LAKES 52-41 |
| 89 | SR 52 HEASLEY CPAS25(09) |

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY

PASCO COUNTY FLORIDA 18 87

# MAP 2 - 9
# SUBAREA

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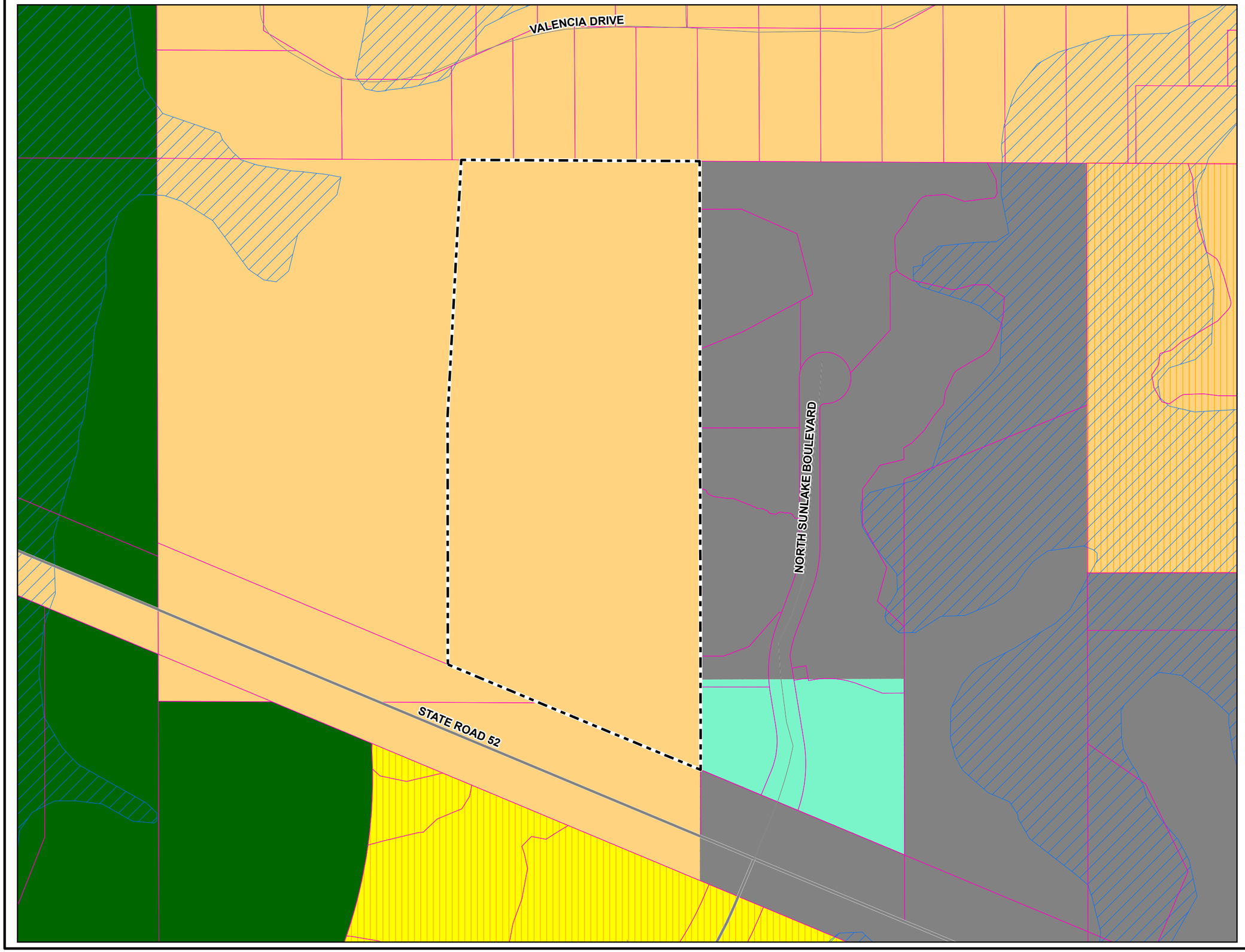
Author: jhelmrich

Date: 10/16/2025




THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

# MAP # 2-9 (89)
# SR 52 HEASLEY

## FLU Subareas
## SUBAREA DETAILS

SUBJECT PROPERTY

Wetlands - Class I
Flexible Plan Boundry
City Limits

### Future Land Use Categories

- COMMERCIAL
- CONSERVATION LANDS
- INDUSTRIAL-LIGHT
- PLANNED DEVELOPMENT
- RESIDENTIAL-3
- RESIDENTIAL-6

REVISIONS:

| DATE // ORDINANCE # | DATE // ORDINANCE # |
|---|---|
| 12/21/10 // 10-50 | |

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jhelmrich 12/2/2025
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WETLAND

100'X100'
OPEN PLAY AREA

NEIGHBORHOOD
PARK
1.0 AC

STORMWATER
POND

STORMWATER
POND

WETLAND

FLOODPLAIN COMPENSATION

PARCEL 1

PARCEL 2

PARCEL 3

N

0 25 50 100

**LEGEND**

| | |
|---|---|
| TOWNHOMES | |
| COMMERCIAL | |
| STORMWATER POND | |
| NEIGHBORHOOD PARK | |
| WETLAND CONSERVATION | |

PREPARED FOR

**SR 52 HEASLEY, LLC**

PROJECT NAME

**HEASLEY PARCEL**

SHEET NAME

**NON-BINDING PD CONCEPT PLAN**


Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342


| NO | DATE | REVISIONS |
|---|---|---|

| | |
|---|---|
| PROJECT ID | 1128 |
| PROJECT NO | 2024-1128 |
| DESIGNED | - |
| CHECKED | RRP |
| DRAWN | DJA/RRP |
| QC | RDF |
| DATE | OCTOBER 10, 2025 |
| SHEET | 1 OF 1 |

Oct 10, 2025 @ 10:40am P:\1128\ProjData\MasterPlans\MPUD\1128_HEA-CSITE-CONCEPT-PD (NB).dwg – RicardoRamos

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# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

# TRANSPORTATION NEEDS ASSESSMENT

JUNE 12, 2025
(REVISION #1)

PREPARED FOR:

SR 52 HEASLEY, LLC
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619

RAYSOR Transportation Consulting

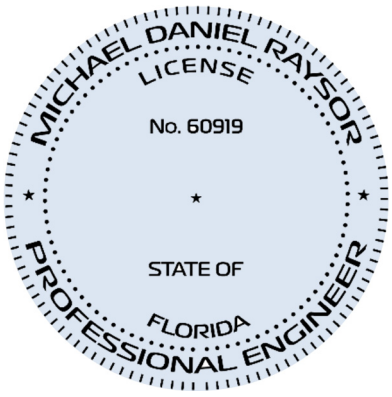
19046 Bruce B. Downs Boulevard
Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

# PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with RAYSOR Transportation Consulting, LLC, a corporation authorized to operate as an engineering business (ENB No. 27789), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

| | |
|---|---|
| PROJECT: | **SR 52 Heasley Comprehensive Plan Future Land Use Amendment** |
| LOCATION: | **Pasco County, Florida** |
| REPORT TYPE: | **Transportation Needs Assessment** |
| REPORT DATE: | **June 12, 2025 (Revision #1)** |
| PREPARED FOR: | **SR 52 Heasley, LLC** |

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.




THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael Raysor
Date: 2025.06.12 13:37:46 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
TAMPA, FL 33647
ENB NO. 27789
MICHAEL D. RAYSOR, P.E. NO. 60919

RAYSOR Transportation Consulting

# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

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SECTION 2.0 Project Description ..... 1
SECTION 3.0 Project Site Trip Generation ..... 1
SECTION 4.0 Study Area ..... 6
SECTION 5.0 Traffic Volumes ..... 6
SECTION 6.0 Roadway Segment Analysis ..... 6
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APPENDIX B Trip Generation Details
APPENDIX C 2050 LRTP Background Traffic Volumes
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# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

### 1.0 | INTRODUCTION

This report documents a Transportation Needs Assessment performed in association with a proposed Comprehensive Plan Future Land Use Amendment for the **SR 52 HEASLEY** project. This analysis was performed consistent with §901.12 of the Pasco County Land Development Code, and in general accordance with the methodology statement provided in **APPENDIX A**; noting that this version of the assessment considers a 2050 analysis-horizon with associated revisions (which differs from methodology statement).

### 2.0 | PROJECT DESCRIPTION

The subject ±18.99 acre project site is located on the north side of State Road 52, west of Sunlake Boulevard, in Pasco County, Florida. Refer to **FIGURE 1.0** for the project site location map. The project site currently has a future land use of Residential-3 (RES-3), which is proposed to be amended to Planned Development (PD) with entitlements for 120 townhomes and 15,000 square feet of commercial. The project site consists of Pasco County parcel number 08-25-18-0000-00500-0020; as shown in **FIGURE 2.0**. The build-out date for the project is not applicable in association with a Comprehensive Plan Future Land Use Amendment, where the analysis-horizon for the Transportation Needs Assessment is 2050, reflecting the current planning horizon for the Pasco County Long Range Transportation Plan.

### 3.0 | PROJECT SITE TRIP GENERATION

The Pasco County Land Development Code "reasonable yield" formula was used to identify the entitlements for the current future land use scenario, resulting in 43 single family residential units; as documented in **TABLE 1.0**. Trip generation was estimated for the project site for the current and proposed future land use scenarios using the Institute of Transportation Engineers (ITE) Trip Generation Manual (11$^{th}$ edition), as summarized in **TABLE 1.0**, and further documented in **APPENDIX B**; which identifies a net increase in PM peak hour project generated traffic of 92 driveway trips and 44 new external trips. The distribution of the net increase in PM peak hour new external project generated traffic was estimated based on area development and traffic patterns; as shown in **FIGURE 3.0**.

**FIGURE 1.0 | PROJECT SITE LOCATION**

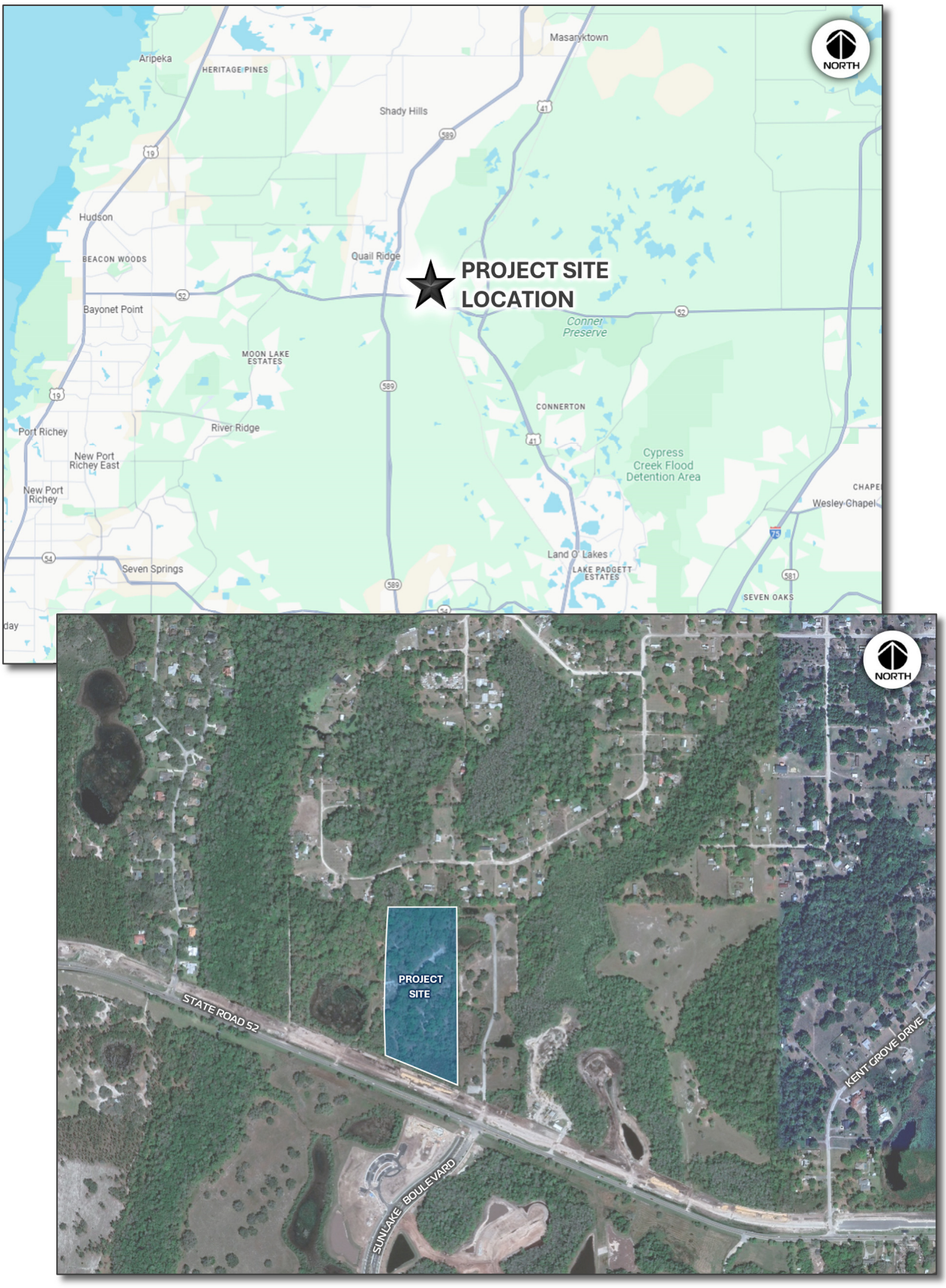


**FIGURE 2.0 | PROJECT SITE PARCEL MAP**

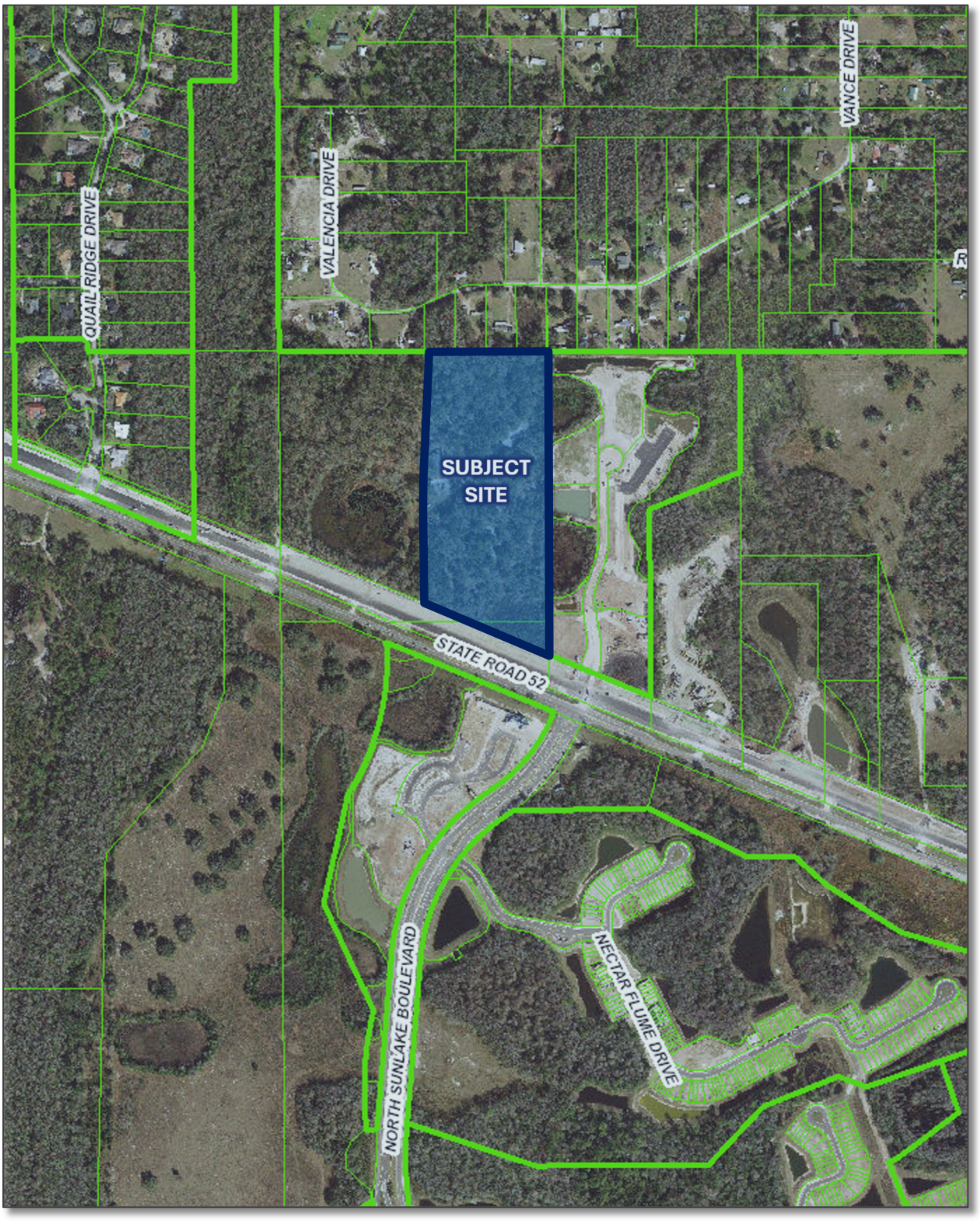


**TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE & REASONABLE YIELD**

**Trip Generation Estimate (Proposed Future Land Use)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | SF Residential (Attached) | 120 units | T=7.62(X) -50.48 | 864 | T=0.52(X) -5.70 | 57 | 14 | 43 | T=0.60(X) -3.93 | 68 | 40 | 28 |
| 822 | Commercial (<40 ksf) | 15,000 sf | T=42.20(X) +229.68 | 864 | Ln(T)=0.66* Ln(X)+1.84 | 38 | 23 | 15 | Ln(T)=0.71* Ln(X)+2.72 | 104 | 52 | 52 |
| Gross Trips | | | -- | 1,728 | -- | 95 | 37 | 58 | -- | 172 | 92 | 80 |
| Internal Capture | | | 10.0% | 172 | 16.8% | 16 | 8 | 8 | 20.0% | 34 | 17 | 17 |
| Driveway Trips | | | -- | 1,556 | -- | 79 | 29 | 50 | -- | 138 | 75 | 63 |
| Pass-By Trips[1] | | | 40% | 588 | 40% | 28 | 14 | 14 | 40% | 48 | 24 | 24 |
| New External Trips | | | -- | 968 | -- | 51 | 15 | 36 | -- | 90 | 51 | 39 |

[1]PASS-BY PERCENTAGE APPLIED TO COMMERCIAL DRIVEWAY TRIPS ONLY

**Trip Generation Estimate (Current Future Land Use)**

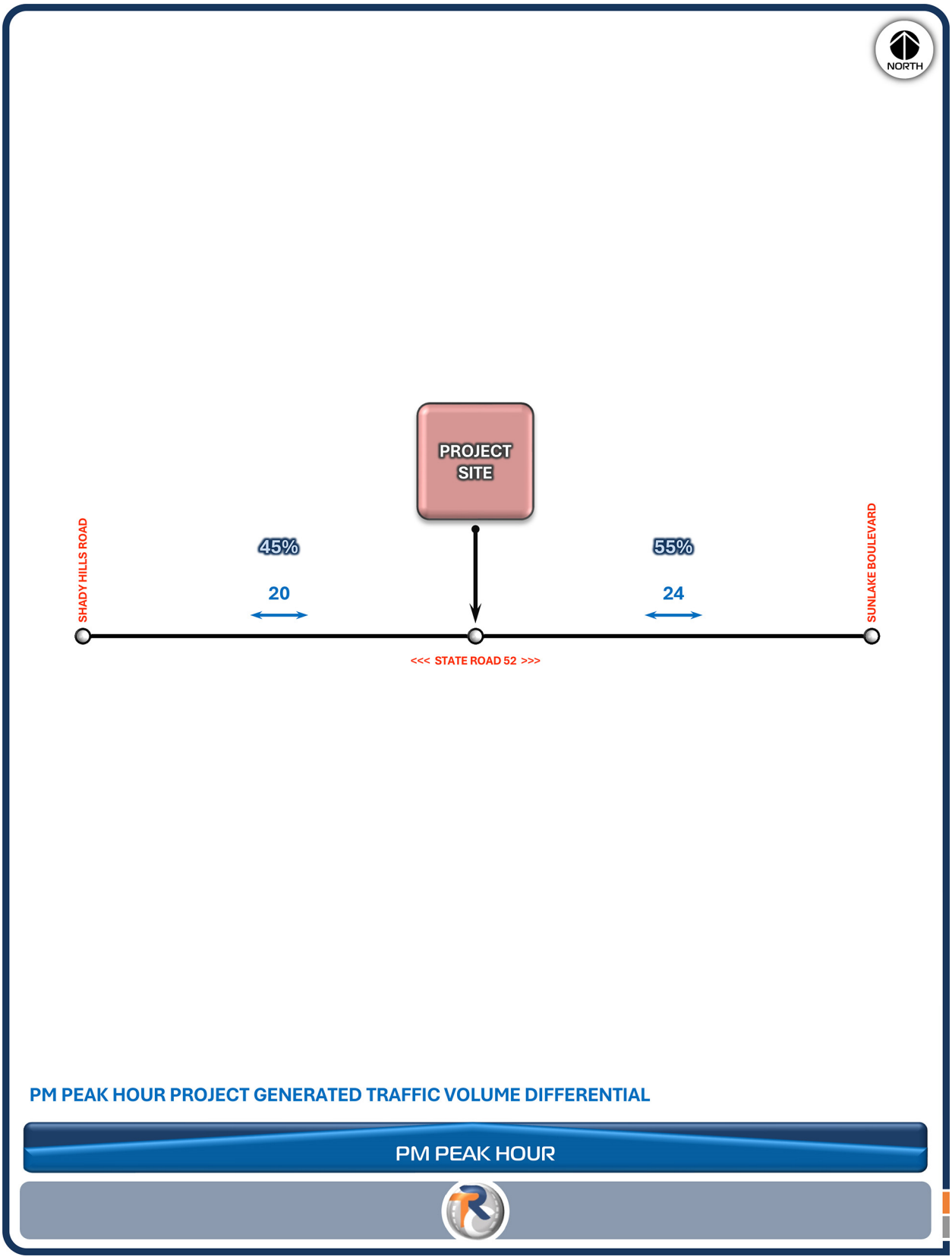
| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 210 | SF Detached Residential | 43 units | Ln(T)=0.92* Ln(X)+2.68 | 464 | Ln(T)=0.91* Ln(X)+0.12 | 35 | 9 | 26 | Ln(T)=0.94* Ln(X)+0.27 | 46 | 29 | 17 |

**Trip Generation Differential (from Current to Proposed Future Land Use)**

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +1,092 | -- | +44 | +20 | +24 | -- | +92 | +46 | +46 |
| New External Trips | -- | +504 | -- | +16 | +6 | +10 | -- | +44 | +22 | +22 |

| | |
|---|---|
| **Current Future Land Use**<br><br>Reasonable Yield Calculations | **Current Future Land Use: RES-3**<br>Size: ± 18.99 acres<br>Maximum Density: 3.0 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 18.99 x 3.0 x 75% = **43 single family residential units** |

**FIGURE 3.0 | PROJECT GENERATED PM PEAK HOUR NEW EXTERNAL TRIP DIFFERENTIAL**



## 4.0 | STUDY AREA

The study area was determined to consist of the adjacent segment of State Road 52, which is a State principal arterial roadway; as listed below. The specific study segments comprise the facility limits between major roadway segments pursuant to the Pasco County Vision Plan; where Shady Hills Road is a collector roadway and Sunlake Boulevard is an arterial roadway.

- **STATE ROAD 52:** Shady Hills Road ~ Project Site
- **STATE ROAD 52:** Project Site ~ Sunlake Boulevard

## 5.0 | TRAFFIC VOLUMES

Background traffic volumes were obtained from the 2050 Traffic Volume Map provided by the Pasco County Metropolitan Planning Organization (MPO); as documented in **APPENDIX C**. The 2050 traffic volumes are reported on an AADT basis, and thus were adjusted to reflect PM peak hour peak season traffic conditions using FDOT's standard K-Factor (9.0). The 2050 AADT background traffic volumes are shown in **FIGURE 4.0** and the 2050 PM peak hour peak season background traffic volumes are shown in **FIGURE 5.0**. Total traffic volumes were calculated as 2050 background traffic volumes plus the net increase in PM peak hour new external project generated traffic between the current and proposed future land use scenarios, as shown in **FIGURE 6.0**.

## 6.0 | ROADWAY SEGMENT ANALYSIS

An analysis of the study area roadway segments was performed for 2050 PM peak hour traffic conditions. The analysis was conducted using generalized capacities pursuant to FDOT's *2023 Multimodal Quality / Level of Service Handbook*; as documented in **APPENDIX D**. The roadway segment analysis is summarized in **TABLE 2.0** which indicates that the study area roadway segments are anticipated to have adequate capacity to accommodate the proposed Comprehensive Plan Future Land Use Amendment.

## 7.0 | CONCLUSION

Based on the data, analyses and findings presented herein in regard to a proposed Comprehensive Plan Future Land Use Amendment for the **SR 52 HEASLEY** project in association with amending the future land use *from* Residential-3 (RES-3) *to* Planned Development (PD) with entitlements for 120 townhomes and 15,000 square feet of commercial, the proposed Comprehensive Plan Amendment was found to be approvable from a transportation perspective.

**FIGURE 4.0 | 2050 BACKGROUND AADT TRAFFIC VOLUMES**

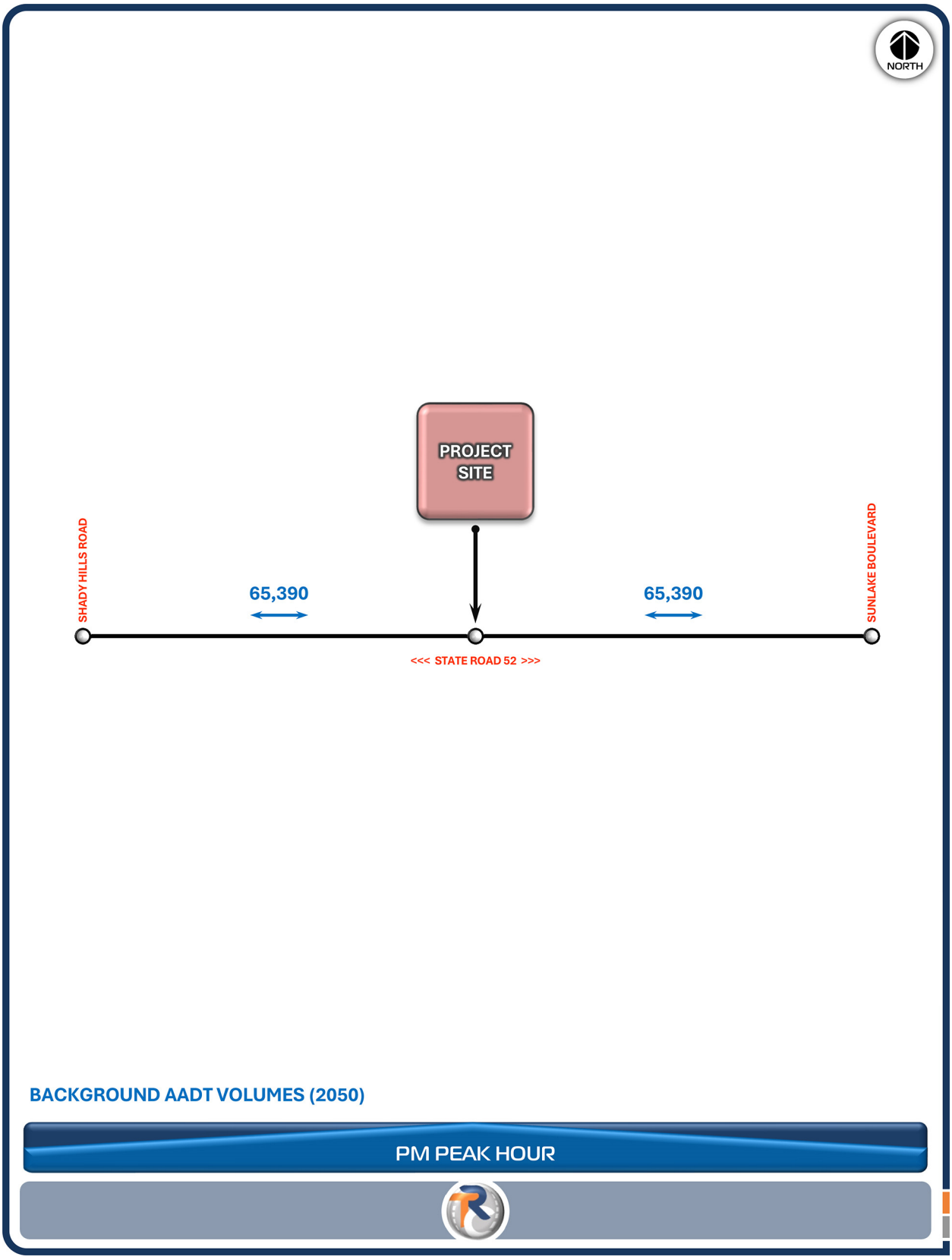


**FIGURE 5.0 | 2050 PM PEAK HOUR BACKGROUND TRAFFIC VOLUMES**

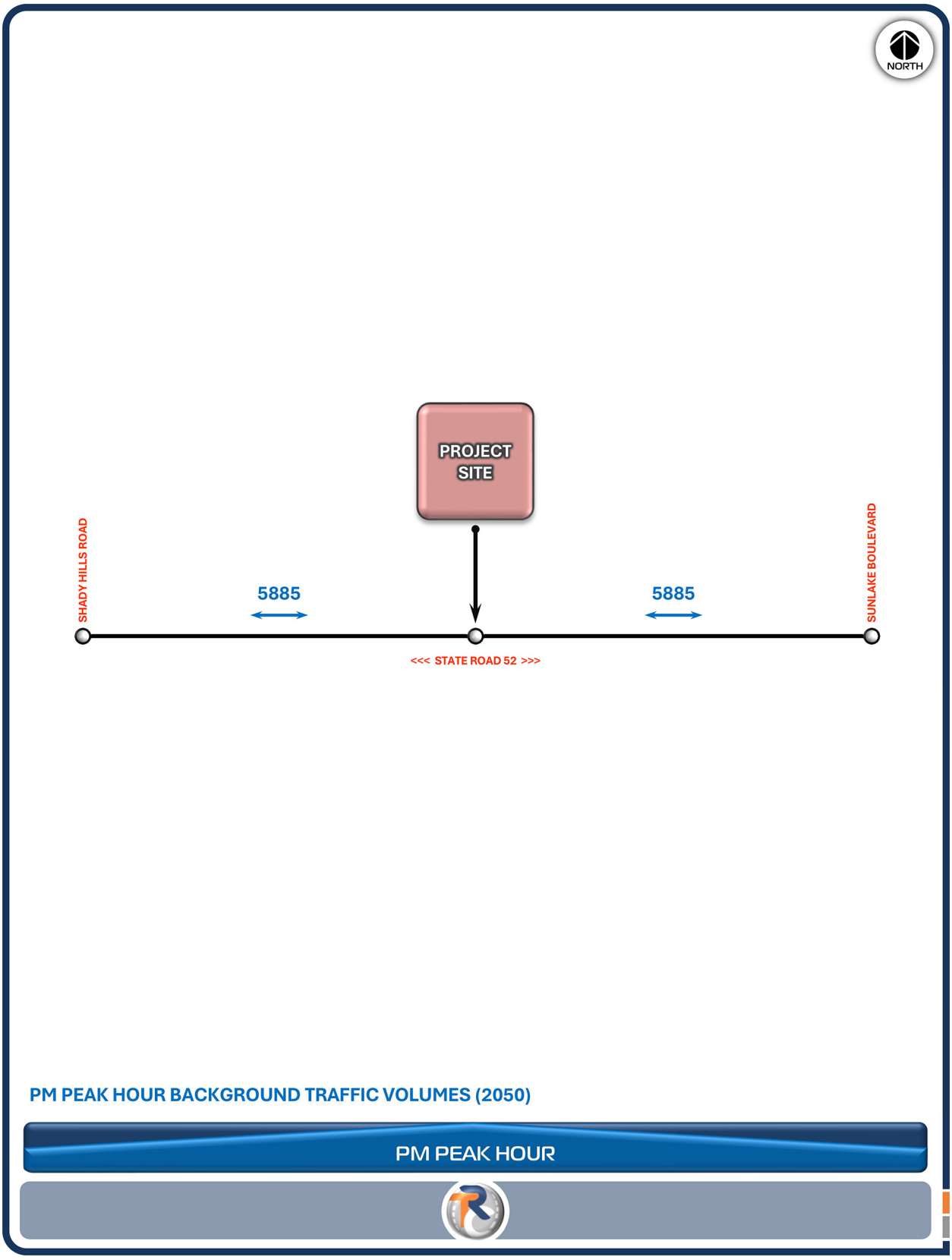


**FIGURE 6.0 | 2050 PM PEAK HOUR TOTAL TRAFFIC VOLUMES**

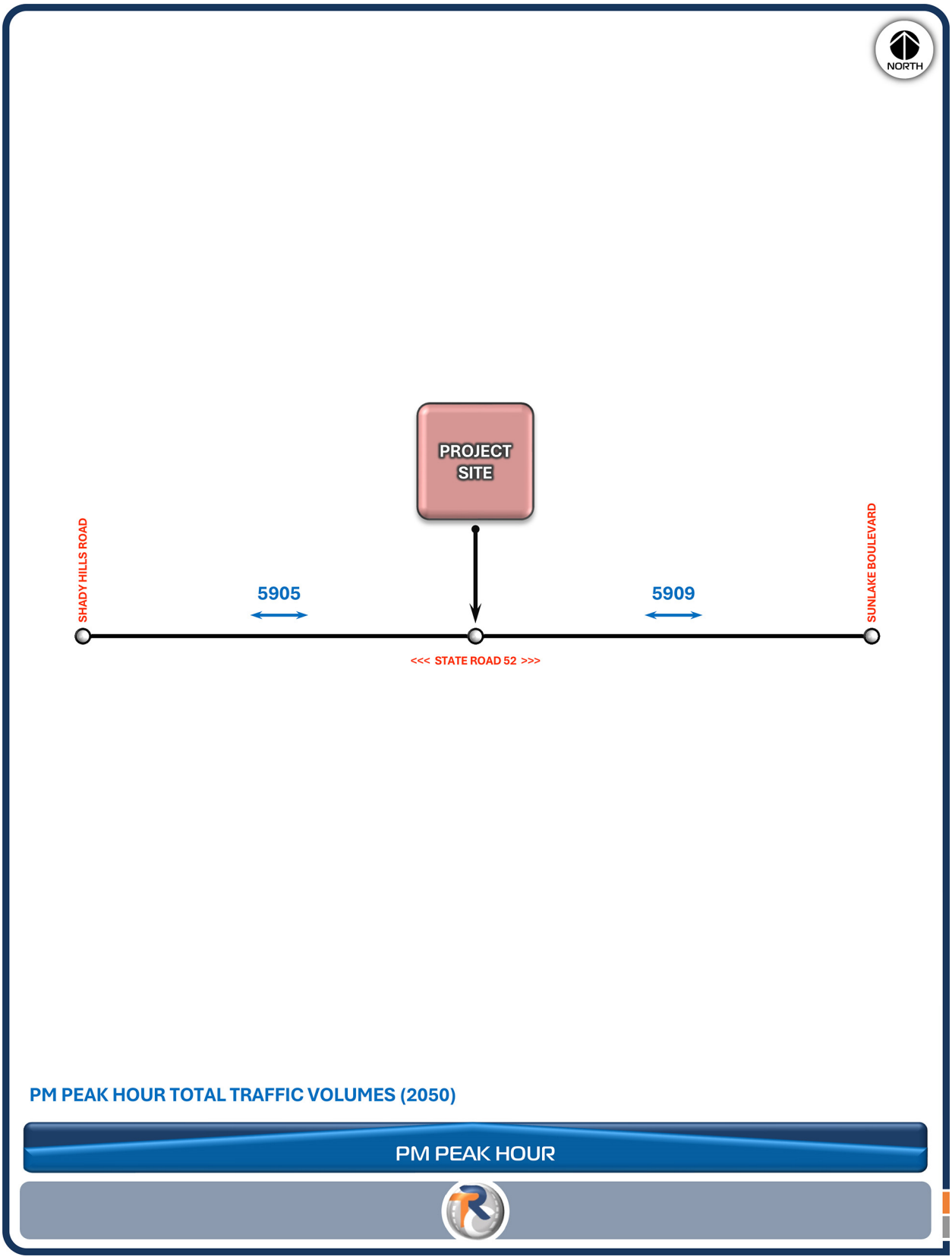


**TABLE 2.0 | 2050 PM PEAK HOUR ROADWAY SEGMENT ANALYSIS SUMMARY**

| Roadway Segment | Scenario | LOS Std 2050 CA Lanes / Context Class | Service Volume | Volume | LOS | V/C |
|---|---|---|---|---|---|---|
| **STATE ROAD 52** between Shady Hills Road and Project Site | Background Traffic | D / 6 / C2 | 7,950 | 5,885 | **C** | **0.74** |
| | Total Traffic | D / 6 / C2 | 7,950 | 5,905 | **C** | **0.74** |
| **RIDGE ROAD** between Project Site and Sunlake Boulevard | Background Traffic | D / 6 / C2 | 7,950 | 5,885 | **C** | **0.74** |
| | Total Traffic | D / 6 / C2 | 7,950 | 5,909 | **C** | **0.74** |

# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

# APPENDIX A

## METHODOLOGY STATEMENT

RAYSOR Transportation Consulting

# TECHNICAL MEMORANDUM

**TO:** PASCO COUNTY CURRENT PLANNING DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 360
NEW PORT RICHEY, FLORIDA 34654

**FROM:** MICHAEL D. RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING, LLC

**SUBJECT:** SR52 HEASLEY COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT
TRANSPORTATION NEEDS ASSESSMENT METHODOLOGY STATEMENT

**DATE:** MARCH 18, 2025

## 1.0 | EXEMPTION STATUS

- The subject Comprehensive Plan Future Land Use Amendment requires a Transportation Needs Assessment, as the amendment will result in the generation of greater than 50 additional non-exempt peak hour trips.

## 2.0 | SITE PARAMETERS

- **SITE LOCATION:** The subject project site is located on the north side of State Road 52, west of Sunlake Boulevard, in Pasco County, Florida. Refer to **ATTACHMENT A** for the project site location map.

- **PARCELS:** The project site consists of Pasco County parcel number 08-25-18-0000-00500-0020 (18.26 acres), and ±0.73 acres of Pasco County parcel number 08-25-18-0000-00400-0020, where the latter will be purchased from FDOT and combined into the initially referenced parcel. Refer to **ATTACHMENT B** for a map showing the referenced parcels.

- **DESCRIPTION OF LAND USE:** The referenced combined parcel (totaling ±18.99 acres) currently has a future land use of RESIDENTIAL-3 (RES-3), which is proposed to be amended to PLANNED DEVELOPMENT (PD).

- **BUILDOUT SCHEDULE:** The buildout date of the project is not applicable in association with a Comprehensive Plan Future Land Use Amendment.

- **INTERIM USES GENERATING TRAFFIC:** Not Applicable

## 3.0 | STUDY AREA

- **ROADWAY SEGMENTS**
  - State Road 52 (ADJACENT SEGMENT)
  - Sunlake Boulevard (SOUTH OF SR 52)

## 4.0 | TRIP GENERATION

- **REASONABLE YIELD:** The trip generation for the current future land use will be based on the County's Reasonable Yield Formula pursuant to LDC §901.12; resulting in entitlements of 43 single family residential units for the currtent future land use, as shown in **ATTACHMENT C**.

- **TRIP GENERATION:** Trip generation for the project site will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition). Refer to **ATTACHMENT C** for the project site trip generation estimate.

- **INTERNAL CAPTURE:** Internally captured trips will be estimated using ITE procedures, limited to 20% of gross trip generation; as documented in **ATTACHMENT C**.

- **PASS-BY:** Pass-by trips will be estimated using ITE procedures, limited to 10% of background traffic volumes; as documented in **ATTACHMENT C**.

## 5.0 | PROJECT TRAFFIC DISTRIBUTION

- The distribution of project generated traffic will be estimated based on area development and traffic patterns.

## 6.0 | TRAFFIC VOLUMES

- Background traffic volumes will be obtained from the 2045 Long Range Transportation Plan.

- Post-development traffic volumes will be calculated as 2045 background traffic volumes plus the net change in new external project generated traffic between the current and proposed future land use scenarios.

## 7.0 | ANALYSIS

- The analysis for the study area roadway segments will be performed for PM peak hour background and post-development 2045 traffic conditions.

- The analysis will be conducted using generalized service volumes.

## 8.0 | REPORT

- A report will be prepared summarizing the above described data, analysis, and findings.

## 9.0 | COORDINATION

- The Applicant and the County will hold conference calls as needed to discuss the analysis and to coordinate on questions or issues that may arise in the preparation/results of the analysis.

## 10.0 | NEIGHBORHOOD MEETINGS

- The Transportation Needs Assessment may need to be revised based on input received at neighborhood meetings, where these revisions would be required prior to public hearings.

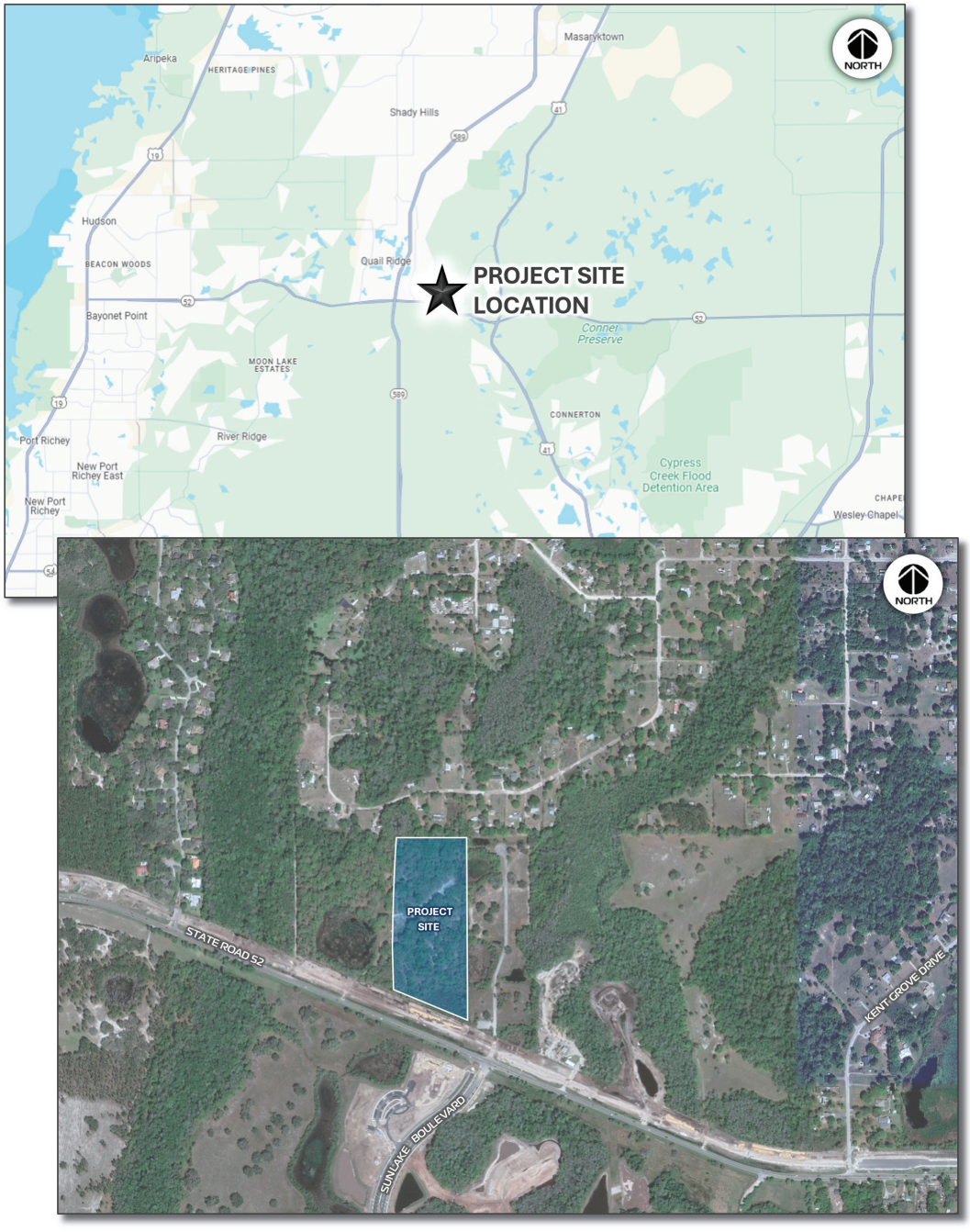
## 11.0 | OTHER

- The Land Development Code will be used for parameters not specifically mentioned herein.

# ATTACHMENT A

RAYSOR Transportation Consulting

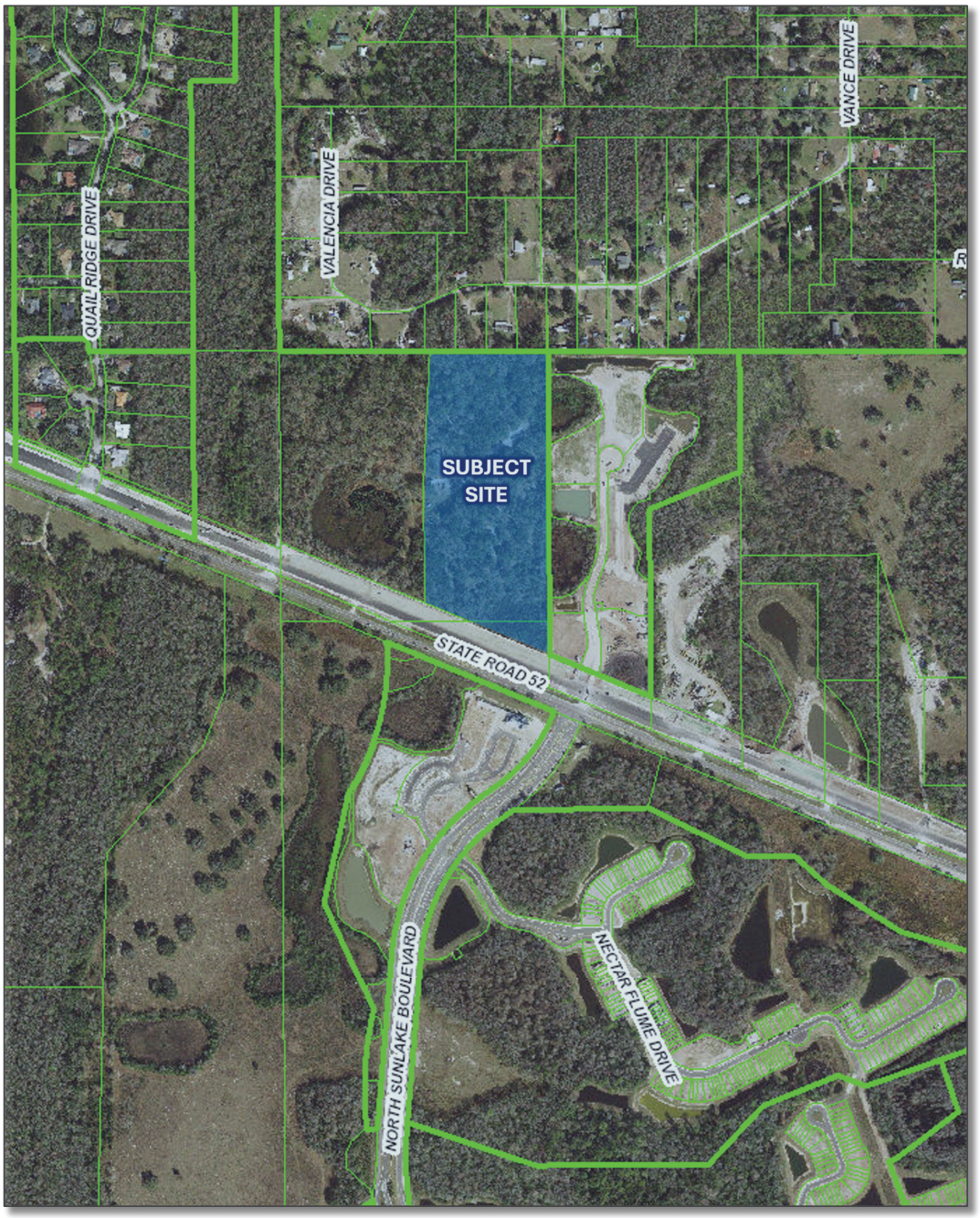
**SR52 HEASLEY COMPREHENSIVE PLAN AMENDMENT**
Project Site Location Map



# ATTACHMENT B

RAYSOR Transportation Consulting

**SR52 HEASLEY COMPREHENSIVE PLAN AMENDMENT**
Project Site Parcel Map



# ATTACHMENT C

RAYSOR Transportation Consulting

**SR52 HEASLEY COMPREHENSIVE PLAN AMENDMENT**
Project Site Trip Generation Estimate

**Trip Generation Estimate (Proposed Future Land Use)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | SF Residential (Attached) | 120 units | T=7.62(X) -50.48 | 864 | T=0.52(X) -5.70 | 57 | 14 | 43 | T=0.60(X) -3.93 | 68 | 40 | 28 |
| 822 | Commercial (<40 ksf) | 15,000 sf | T=42.20(X) +229.68 | 864 | Ln(T)=0.66* Ln(X)+1.84 | 38 | 23 | 15 | Ln(T)=0.71* Ln(X)+2.72 | 104 | 52 | 52 |
| Gross Trips | | | -- | 1,728 | -- | 95 | 37 | 58 | -- | 172 | 92 | 80 |
| Internal Capture | | | 10.0% | 172 | 16.8% | 16 | 8 | 8 | 20.0% | 34 | 17 | 17 |
| Driveway Trips | | | -- | 1,556 | -- | 79 | 29 | 50 | -- | 138 | 75 | 63 |
| Pass-By Trips[1] | | | 40% | 588 | 40% | 28 | 14 | 14 | 40% | 48 | 24 | 24 |
| New External Trips | | | -- | 968 | -- | 51 | 15 | 36 | -- | 90 | 51 | 39 |

[1] PASS-BY PERCENTAGE APPLIED TO COMMERCIAL DRIVEWAY TRIPS ONLY

**Trip Generation Estimate (Current Future Land Use)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 210 | SF Detached Residential | 43 units | Ln(T)=0.92* Ln(X)+2.68 | 464 | Ln(T)=0.91* Ln(X)+0.12 | 35 | 9 | 26 | Ln(T)=0.94* Ln(X)+0.27 | 46 | 29 | 17 |

**Trip Generation Differential (from Current to Proposed Future Land Use)**

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +1,092 | -- | +44 | +20 | +24 | -- | +92 | +46 | +46 |
| New External Trips | -- | +504 | -- | +16 | +6 | +10 | -- | +44 | +22 | +22 |

| | |
|---|---|
| **Current Future Land Use**<br><br>Reasonable Yield Calculations | **Current Future Land Use: RES-3**<br>Size: ± 18.99 acres<br>Maximum Density: 3.0 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 18.99 x 3.0 x 75% = **43 single family residential units** |

# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

# APPENDIX B

## TRIP GENERATION DETAILS

### Trip Generation Estimate (Proposed Future Land Use)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | SF Residential (Attached) | 120 units | T=7.62(X) -50.48 | 864 | T=0.52(X) -5.70 | 57 | 14 | 43 | T=0.60(X) -3.93 | 68 | 40 | 28 |
| 822 | Commercial (<40 ksf) | 15,000 sf | T=42.20(X) +229.68 | 864 | Ln(T)=0.66* Ln(X)+1.84 | 38 | 23 | 15 | Ln(T)=0.71* Ln(X)+2.72 | 104 | 52 | 52 |
| Gross Trips | | | -- | 1,728 | -- | 95 | 37 | 58 | -- | 172 | 92 | 80 |
| Internal Capture | | | 10.0% | 172 | 16.8% | 16 | 8 | 8 | 20.0% | 34 | 17 | 17 |
| Driveway Trips | | | -- | 1,556 | -- | 79 | 29 | 50 | -- | 138 | 75 | 63 |
| Pass-By Trips[1] | | | 40% | 588 | 40% | 28 | 14 | 14 | 40% | 48 | 24 | 24 |
| New External Trips | | | -- | 968 | -- | 51 | 15 | 36 | -- | 90 | 51 | 39 |

[1] PASS-BY PERCENTAGE APPLIED TO COMMERCIAL DRIVEWAY TRIPS ONLY

### Trip Generation Estimate (Current Future Land Use)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 210 | SF Detached Residential | 43 units | Ln(T)=0.92* Ln(X)+2.68 | 464 | Ln(T)=0.91* Ln(X)+0.12 | 35 | 9 | 26 | Ln(T)=0.94* Ln(X)+0.27 | 46 | 29 | 17 |

### Trip Generation Differential (from Current to Proposed Future Land Use)

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +1,092 | -- | +44 | +20 | +24 | -- | +92 | +46 | +46 |
| New External Trips | -- | +504 | -- | +16 | +6 | +10 | -- | +44 | +22 | +22 |

| | |
|---|---|
| **Current Future Land Use**<br><br>Reasonable Yield Calculations | **Current Future Land Use: RES-3**<br>Size: ± 18.99 acres<br>Maximum Density: 3.0 units per acre<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 18.99 x 3.0 x 75% = **43 single family residential units** |

# Land Use: 210
# Single-Family Detached Housing

## Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

## Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

## Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

# Single-Family Detached Housing
# (210)

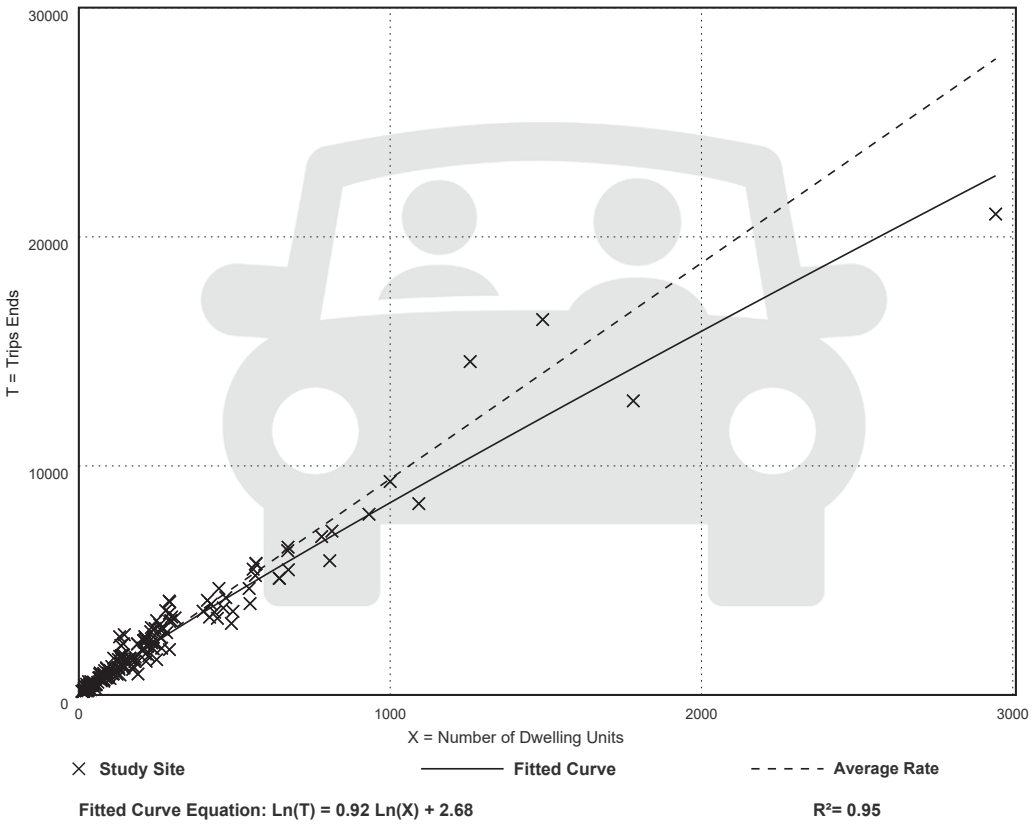
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.43 | 4.45 - 22.61 | 2.13 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68**

**$R^2$= 0.95**

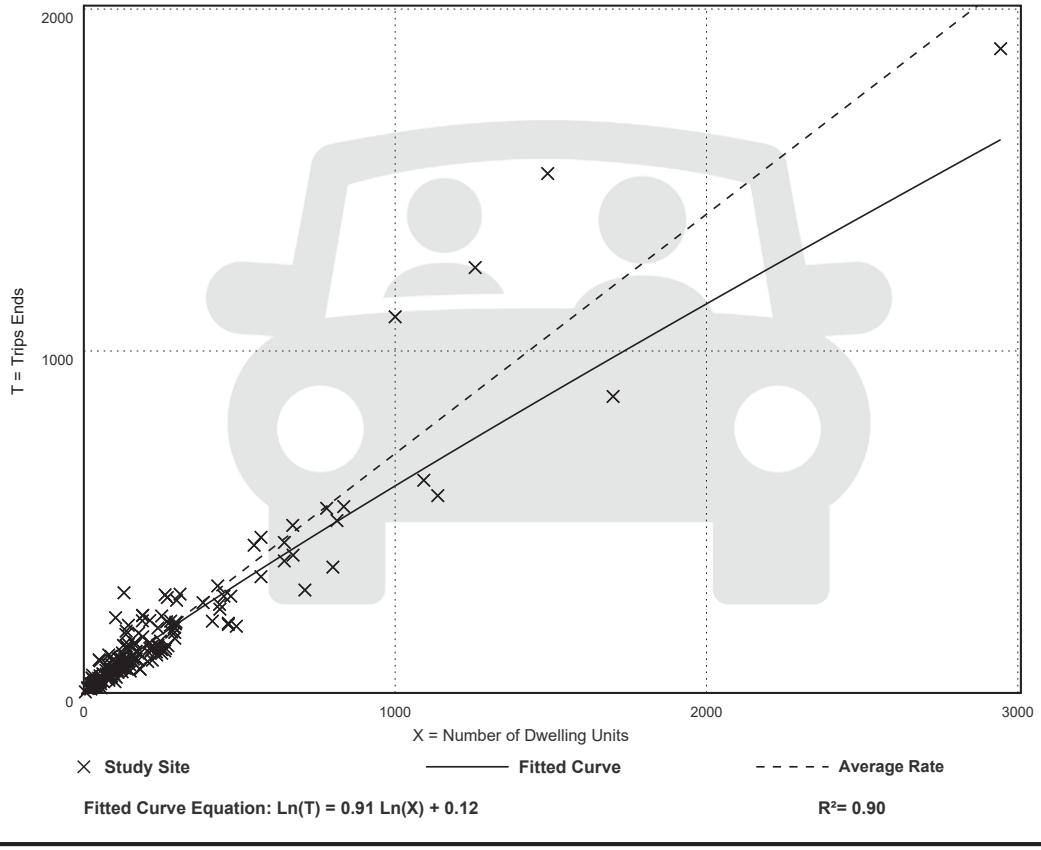
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.70 | 0.27 - 2.27 | 0.24 |

## Data Plot and Equation



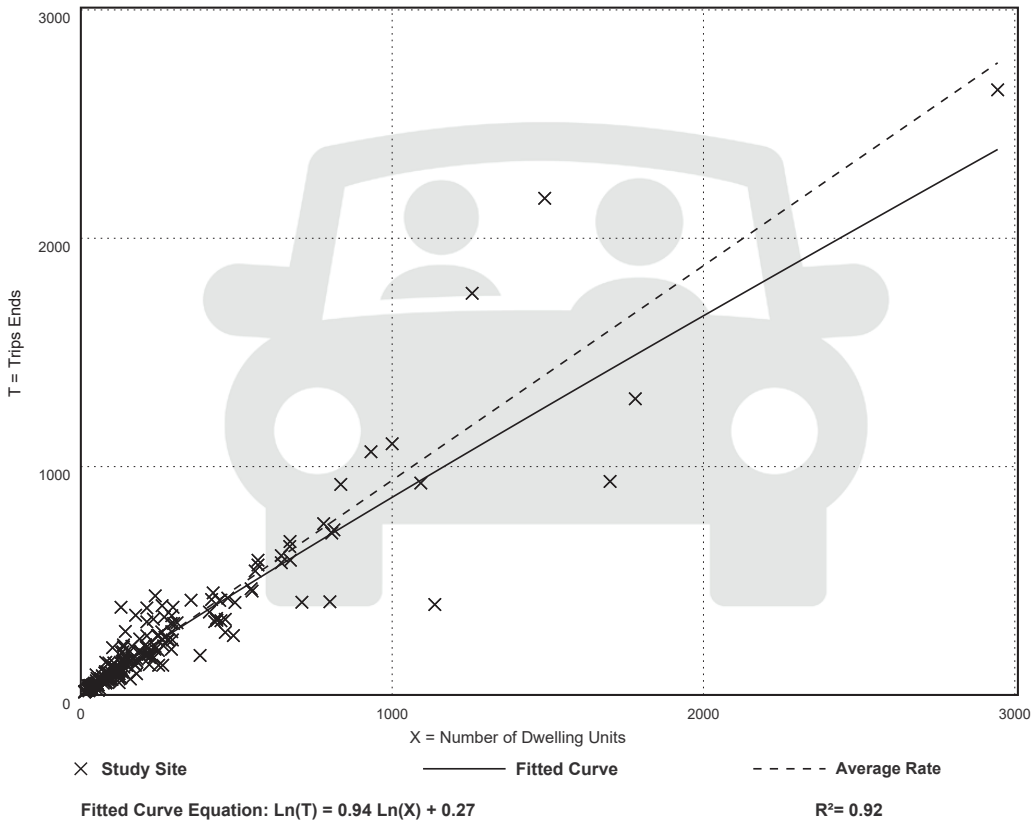
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.94 | 0.35 - 2.98 | 0.31 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27**

**$R^2$= 0.92**

# Land Use: 215
# Single-Family Attached Housing

## Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

## Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

## Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

# Single-Family Attached Housing
# (215)

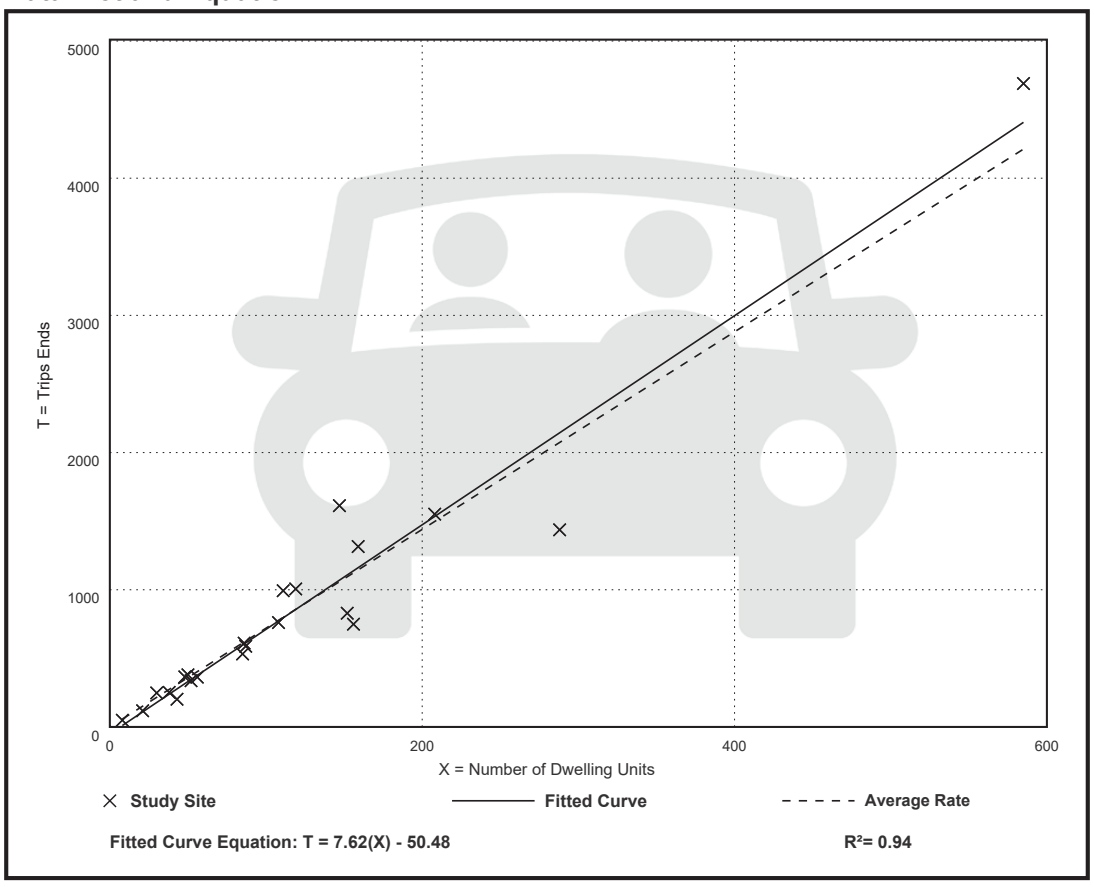
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.20 | 4.70 - 10.97 | 1.61 |

## Data Plot and Equation



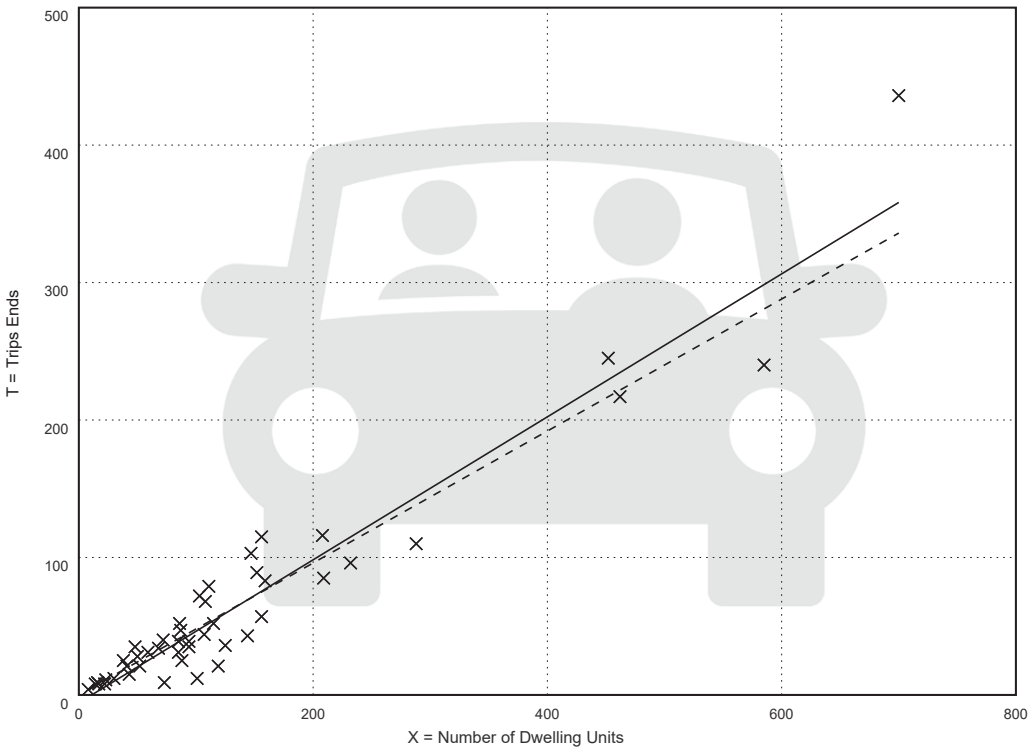
# Single-Family Attached Housing
# (215)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.48 | 0.12 - 0.74 | 0.14 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.52(X) - 5.70**

**$R^2$= 0.92**

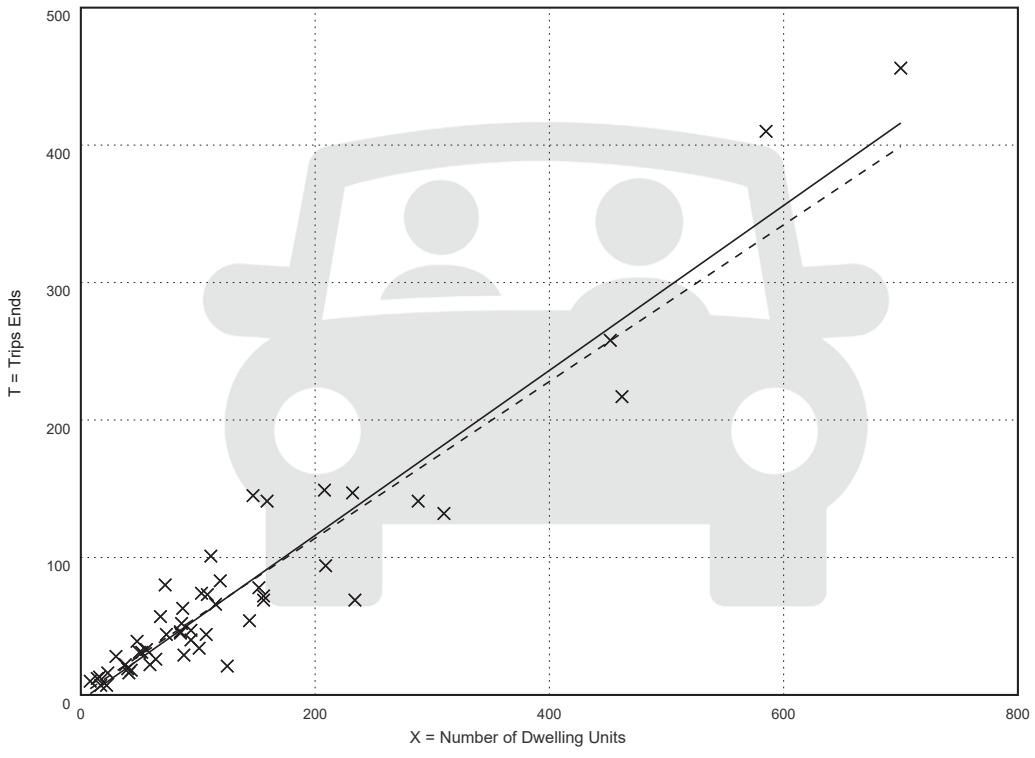
# Single-Family Attached Housing
# (215)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.57 | 0.17 - 1.25 | 0.18 |

## Data Plot and Equation



# Land Use: 822
# Strip Retail Plaza (<40k)

## Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

## Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

# Strip Retail Plaza (<40k)
# (822)

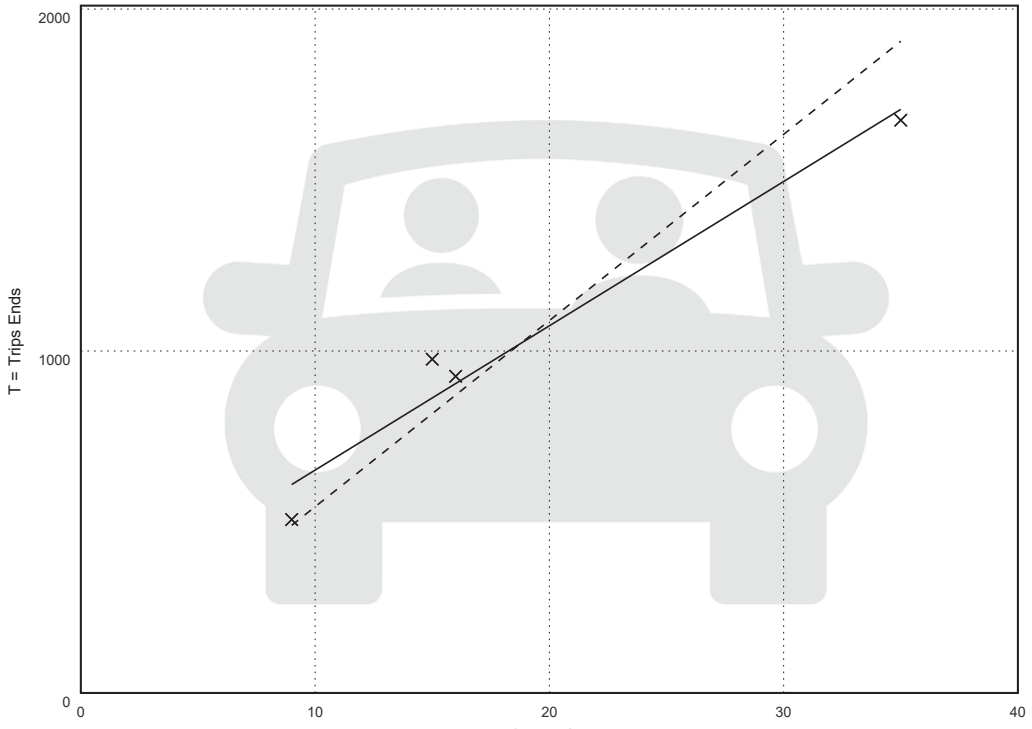
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 54.45 | 47.86 - 65.07 | 7.81 |

## Data Plot and Equation




**Fitted Curve Equation: T = 42.20(X) + 229.68**

**$R^2$= 0.96**

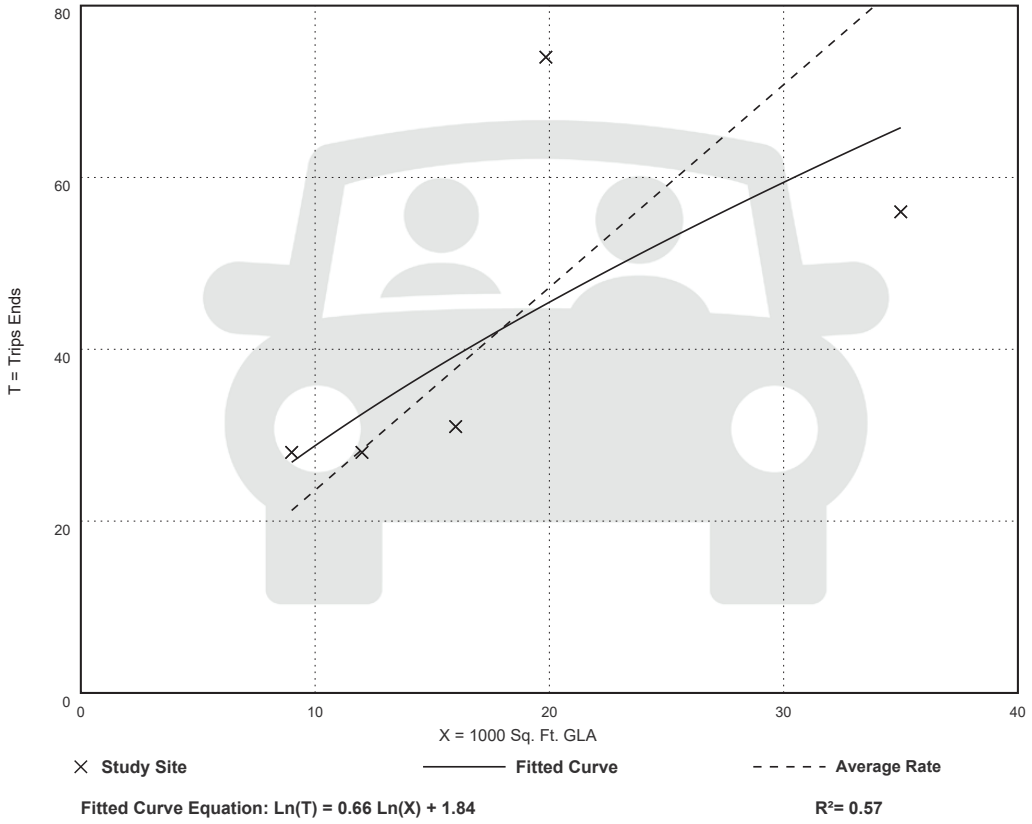
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.36 | 1.60 - 3.73 | 0.94 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84**

**$R^2$= 0.57**

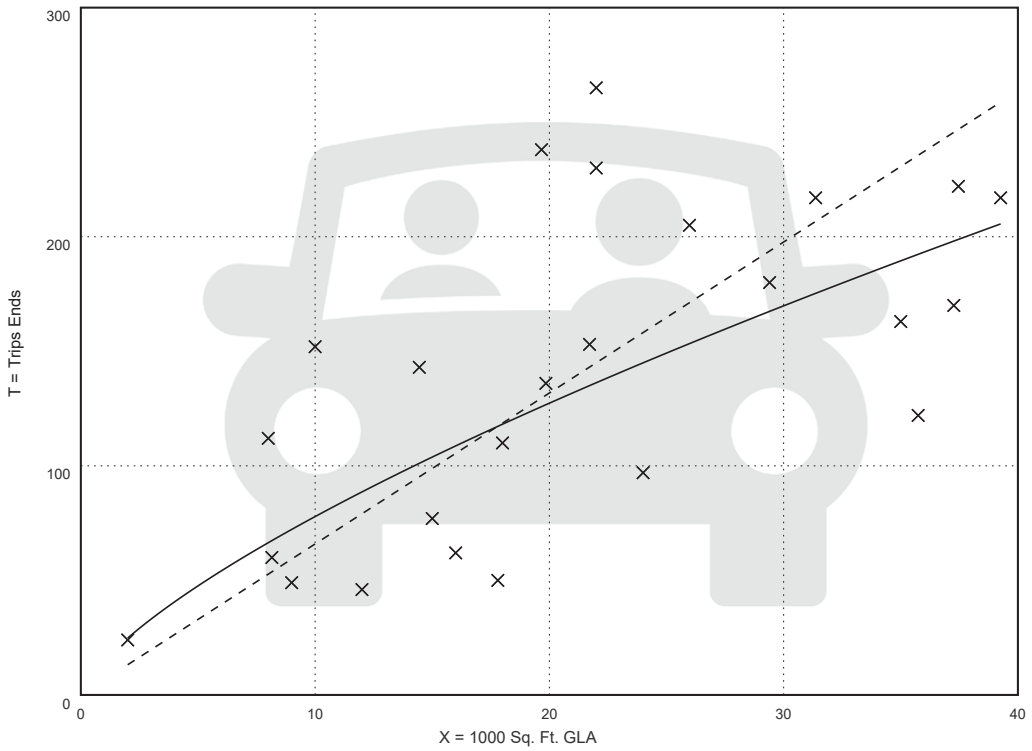
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.59 | 2.81 - 15.20 | 2.94 |

## Data Plot and Equation



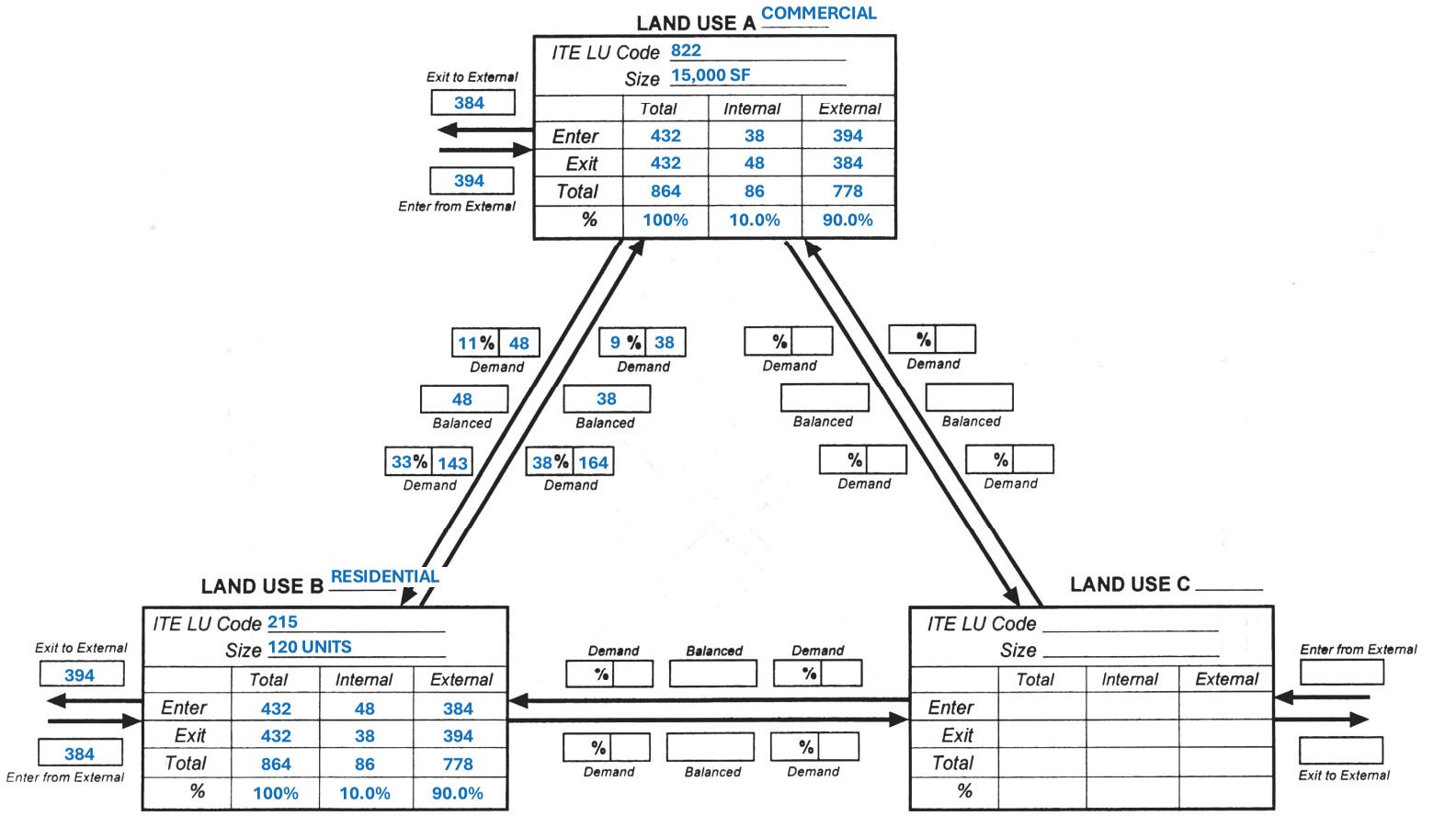

**Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72**

**$R^2$= 0.56**

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period DAILY




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 394 | 384 | | 778 |
| Exit | 384 | 394 | | 778 |
| Total | 778 | 778 | | 1556 |
| Single-Use Trip Gen. Est. | 864 | 864 | | 1728 |

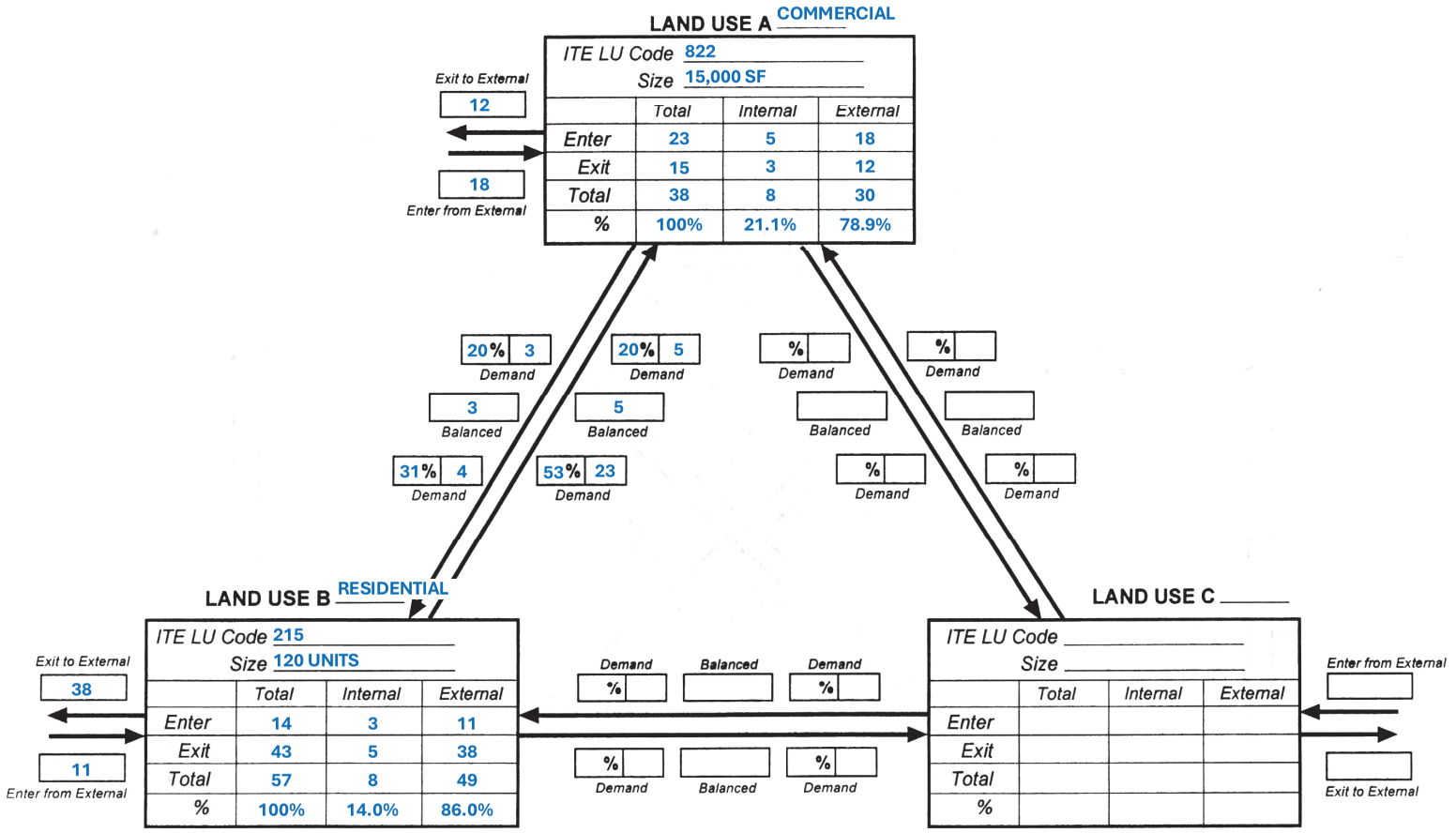
Source: Kaku Associates, Inc.

INTERNAL CAPTURE 172 (10.0%)

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period AM PEAK HOUR




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 18 | 11 | | 29 |
| Exit | 12 | 38 | | 50 |
| Total | 30 | 49 | | 79 |
| Single-Use Trip Gen. Est. | 38 | 57 | | 95 |

Source: Kaku Associates, Inc.

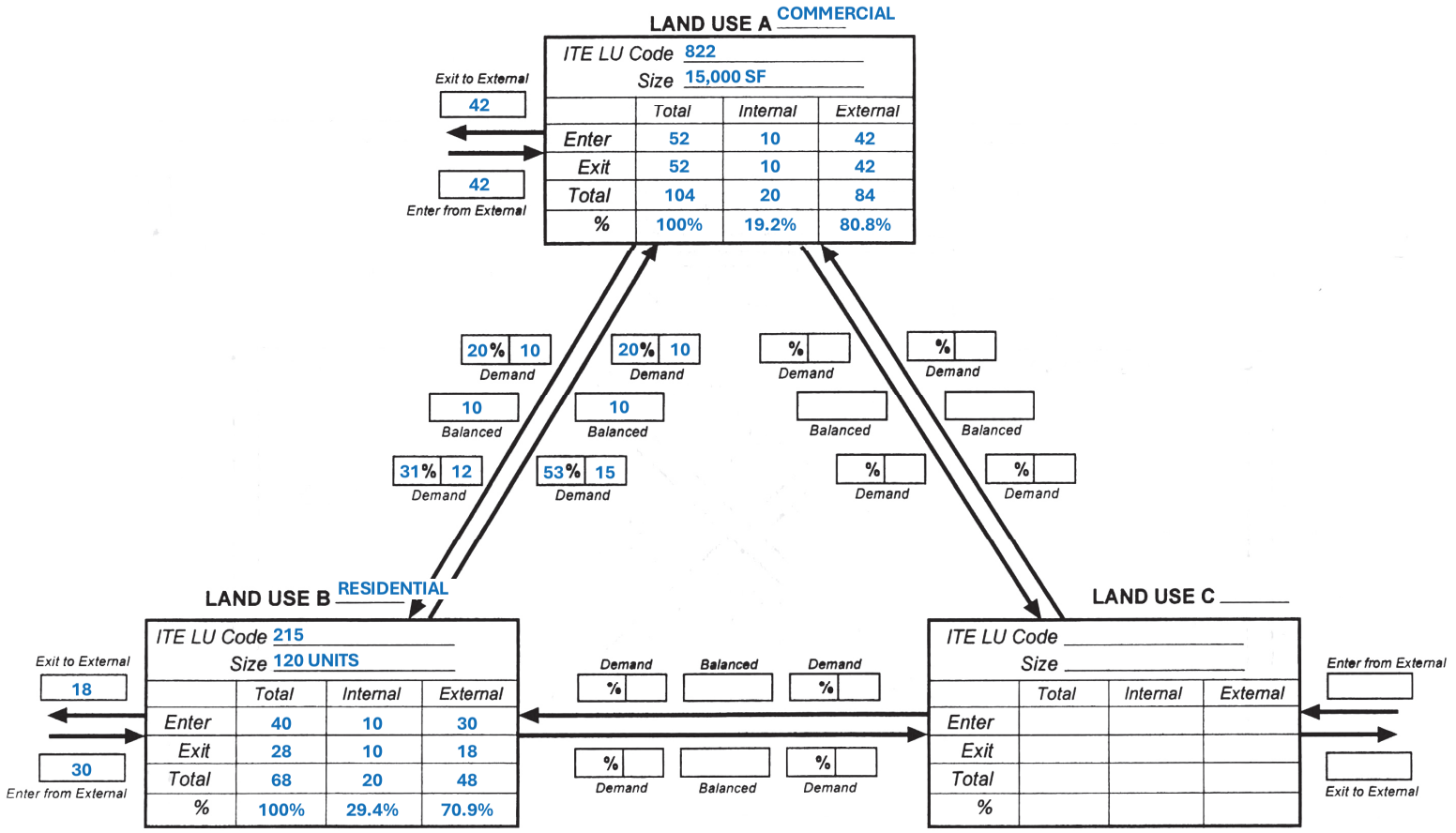
INTERNAL CAPTURE 16 (16.8%)

*NOTE: pm demand values used to estimate am demand given lack of am demand values*

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period PM PEAK HOUR




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 42 | 30 | | 72 |
| Exit | 42 | 18 | | 60 |
| Total | 84 | 48 | | 132 |
| Single-Use Trip Gen. Est. | 104 | 68 | | 172 |

Source: Kaku Associates, Inc.

INTERNAL CAPTURE
40 (23.3%)
34 @ 20.0%

**Vehicle Pass-By Rates by Land Use**

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

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

Pass-By Characteristics for Individual Sites

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

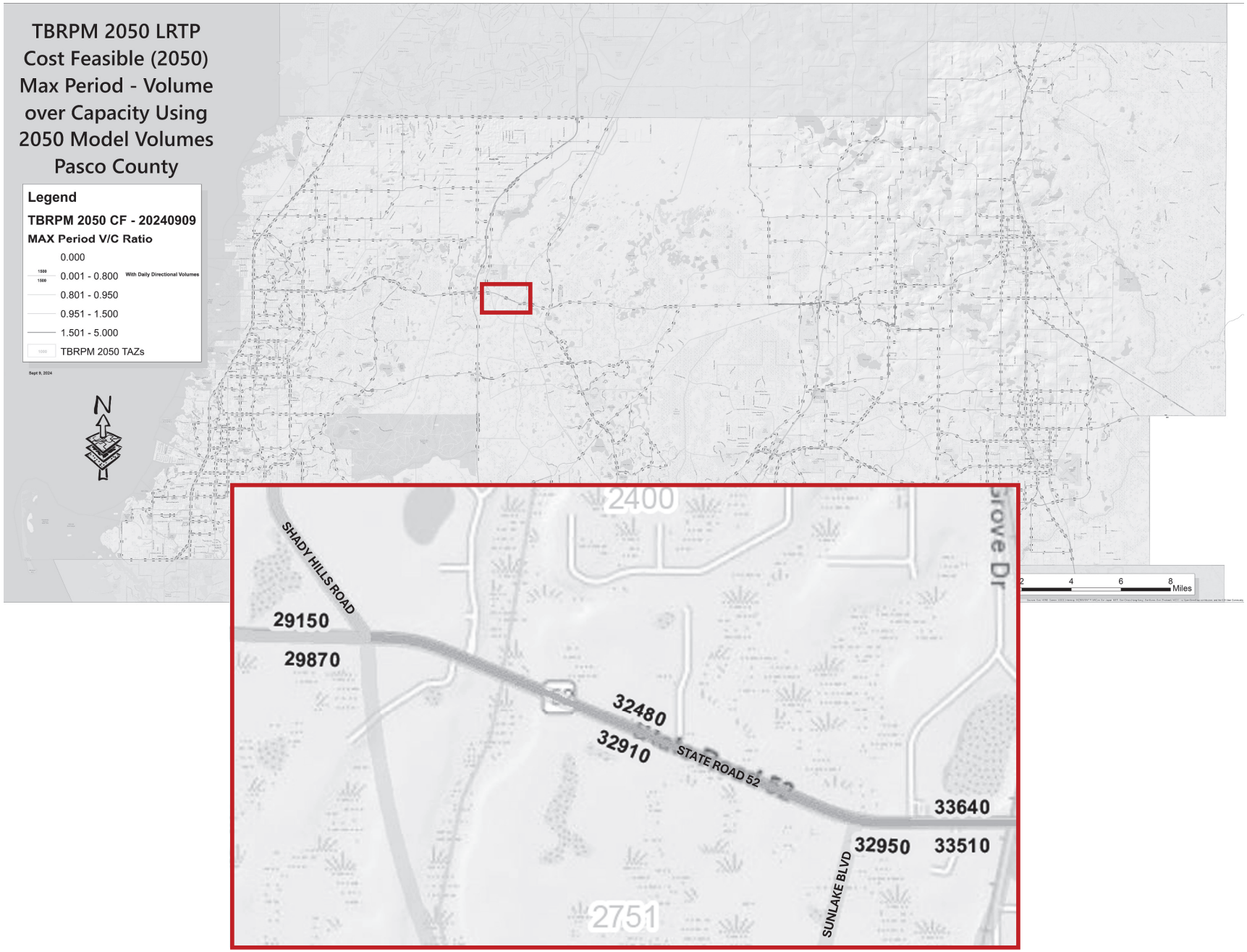
# SR 52 HEASLEY

## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

# APPENDIX C

## 2050 LONG RANGE TRANSPORTATION PLAN
## BACKGROUND TRAFFIC VOLUMES


TBRPM 2050 LRTP
Cost Feasible (2050)
Max Period - Volume
over Capacity Using
2050 Model Volumes
Pasco County
Legend
TBRPM 2050 CF - 20240909
MAX Period V/C Ratio
0.000
0.001 - 0.800
With Daily Directional Volumes
0.801 - 0.950
0.951 - 1.500
1.501 - 5.000
TBRPM 2050 TAZs
Sept 9, 2024
N
2 4 6 8
Miles
2400
SHADY HILLS ROAD
29150
29870
32480
32910
STATE ROAD 52
33640
32950
33510
SUNLAKE BLVD
2751

# SR 52 HEASLEY

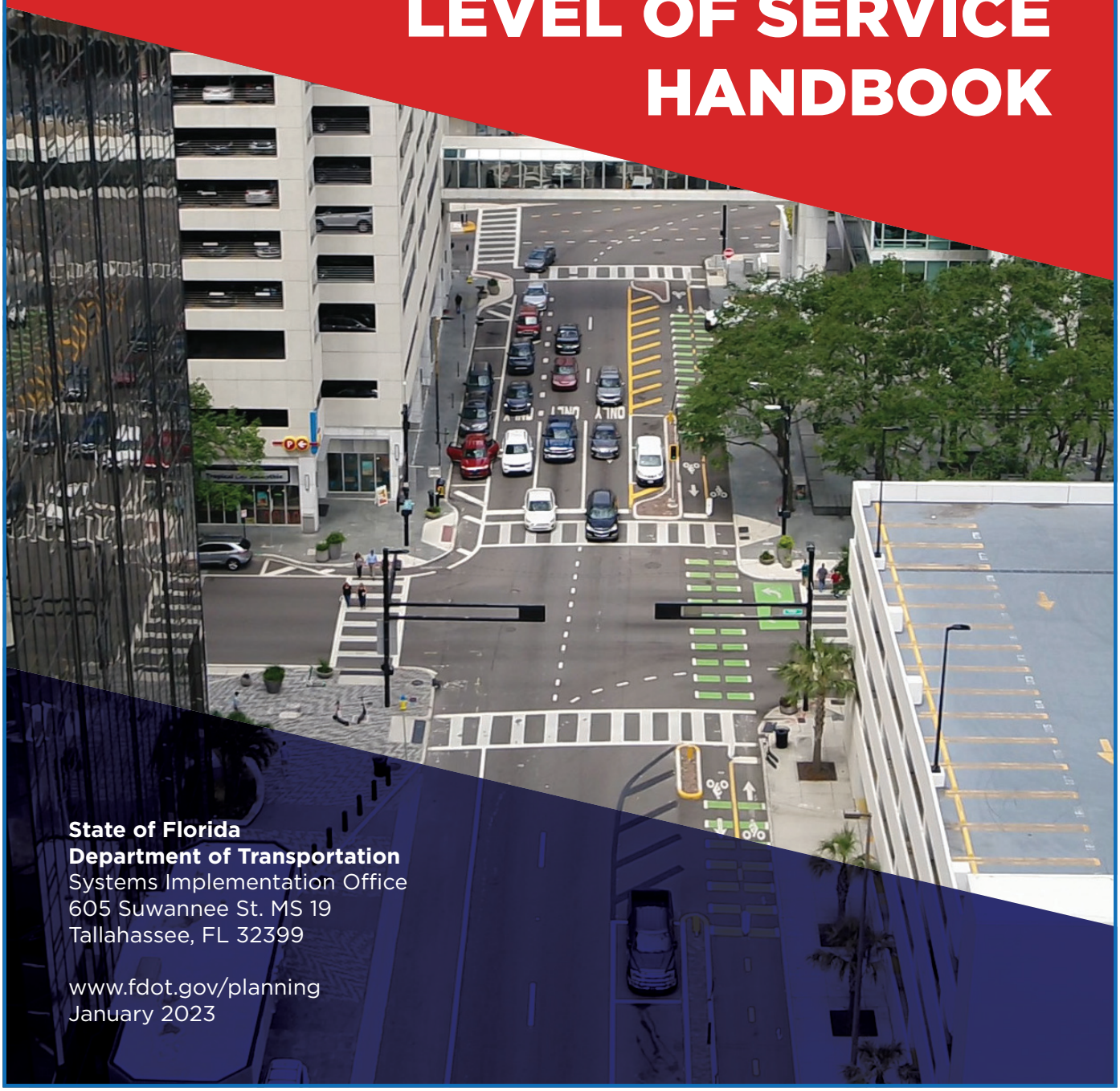
## COMPREHENSIVE PLAN
## FUTURE LAND USE AMENDMENT

## TRANSPORTATION NEEDS ASSESSMENT

# APPENDIX D

## FDOT GENERALIZED ROADWAY CAPACITY VALUES

# 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK

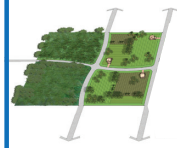


**State of Florida**
**Department of Transportation**
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | 240 | 430 | 730 | 1,490 |
| 2 Lane | 1,670 | 2,390 | 2,910 | 3,340 |
| 3 Lane | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 440 | 780 | 1,330 | 2,710 |
| 4 Lane | 3,040 | 4,350 | 5,290 | 6,070 |
| 6 Lane | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 4,600 | 8,200 | 14,000 | 28,500 |
| 4 Lane | 32,000 | 45,800 | 55,700 | 63,900 |
| 6 Lane | 48,000 | 68,300 | 83,700 | 95,900 |

**Adjustment Factors**

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

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

# School Impact Analysis

| | | |
|---|---|---|
| **Project Name** | SR 52 Heasley MPUD | 6-Jun-25 |
| **Project Location** | North of State Road 52, approximately 628 feet west of North Sunlake Boulevard | |
| **Parcel ID Numbers** | 08-25-18-0000-00500-0020 (18.98 acres) | |
| **Property Owner/Developer** | Ripa & Associates | |
| **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 | | | |
|---|---|---|---|---|---|---|---|---|
| Housing Unit Type | # Units | Elementary School | Middle School | High School | Elementary School | Middle School | High School | Totals |
| **Single Family** | 100 | 0.184 | 0.079 | 0.122 | 19 | 8 | 13 | 40 |
| **Multi-Family** | 0 | 0.093 | 0.04 | 0.05 | 0 | 0 | 0 | 0 |
| **Mobile Home** | 0 | 0.094 | 0.04 | 0.04 | 0 | 0 | 0 | 0 |
| **Totals** | 100 | | | | 19 | 8 | 13 | 40 |

| School Impacts* | School | 2025-26 Projected | Percent of | Enrollment with Proposed | Percent of Capacity with |
|---|---|---|---|---|---|
| School | Capacity | Enrollment | Capacity | Development | Proposed Development |
| **Dr. Mary Giella Elementary** | 644 | 507 | 79% | 526 | 82% |
| **Crews Lake Middle** | 1,386 | 650 | 47% | 658 | 47% |
| **Hudson High** | 1,714 | 1,459 | 85% | 1,472 | 86% |

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

**EX PARTE SIGN-IN/DISCLOSURE FORM**

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, ALTERNATIVE STANDARDS, CONDITIONAL USES, AND SPECIAL EXCEPTIONS.**

**FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.**

Name of Local Public Official Attending Meeting/Discussion: Commissioner Oakley

Date of Meeting/Discussion: 1/29/2026 Location of Meeting/Discussion: Historic Courthouse

Dade City

**Parties Attending Meeting/Discussion (additional parties provide information on back of this form):**

| Name | Phone Number | Organization/Client | Area of Expertise (if applicable) |
|---|---|---|---|
| Barbara L. Wilhite | 727-942-0733 | Barbara@wilhitelaw.net | Land Use Attorney |
| Richard Sacchi | | rsacchi@ripaconstruction.com | Developer |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Application/Matter Being Discussed (include name and public hearing date, if known):
52 Heasley CPAS 25-09 / RZ-7890

County Staff Contact Person For Application: Kurt Siverson and Gianna German

**Specific Topics/Issues Being Discussed. Check all that apply:**

| | | | |
|---|---|---|---|
| x | Traffic/access/transportation mitigation | | Noise/odor |
| | Environmental/wetlands | x | Aesthetics/landscaping |
| x | Compatibility of uses | | Legal |
| x | Density/intensity | | Schools |
| | Economic | | Parks |
| | Utilities | | Libraries |
| | Drainage/stormwater | | Fire/EMS/police/public safety |
| | Other: | | Other: |

**Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):**

| | |
|---|---|
| | Provided in the same form to County Staff prior to the public hearing for inclusion in the record of the public hearing. |
| | Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing. |
| x | Presented in the same form at the public hearing. |
| | Written materials, diagrams, plans or pictures will not be presented to the Local Public Official. |

---

*Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above and the Zoning Administrator prior to the public hearing **or** provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.

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**FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.**

Name of Local Public Official Attending Meeting/Discussion: Commissioner Yeager

Date of Meeting/Discussion: 02/02/2026 Location of Meeting/Discussion: West Pasco Government Center

**Parties Attending Meeting/Discussion (additional parties provide information on back of this form):**

| Name | Phone Number | Organization/Client | Area of Expertise (if applicable) |
|---|---|---|---|
| Barbara L. Wilhite | 727-942-0733 | Barbara@wilhitelaw.net | Land Use Attorney |
| Richard Sacchi | | rsacchi@ripaconstruction.com | Developer |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Application/Matter Being Discussed (include name and public hearing date, if known):
SR 52 Heasley CPAS25-09 / RZ-7890

County Staff Contact Person For Application: Gianna German / Kurt Siverson

**Specific Topics/Issues Being Discussed. Check all that apply:**

| | | | |
|---|---|---|---|
| x | Traffic/access/transportation mitigation | | Noise/odor |
| | Environmental/wetlands | x | Aesthetics/landscaping |
| x | Compatibility of uses | | Legal |
| x | Density/intensity | | Schools |
| | Economic | | Parks |
| | Utilities | | Libraries |
| x | Drainage/stormwater | | Fire/EMS/police/public safety |
| | Other: | | Other: |

**Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):**

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|---|---|
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---

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**71356**

# Tampa Bay Times

Published Daily

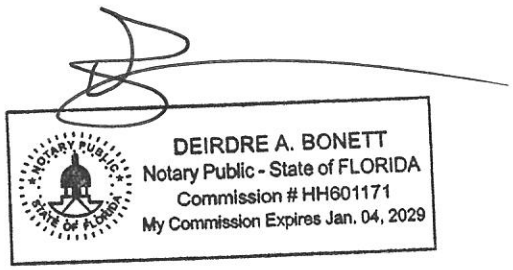
STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison 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 PDE26-017 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____
Sworn to and subscribed before me this **01/07/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

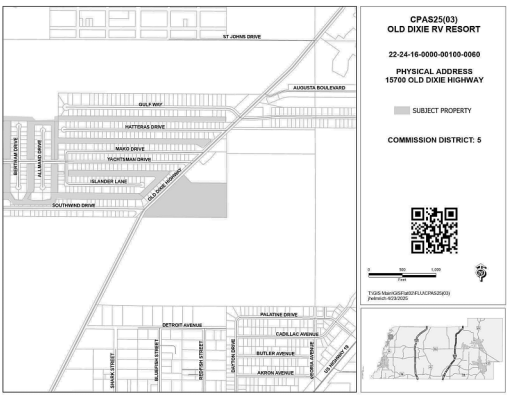


# NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

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

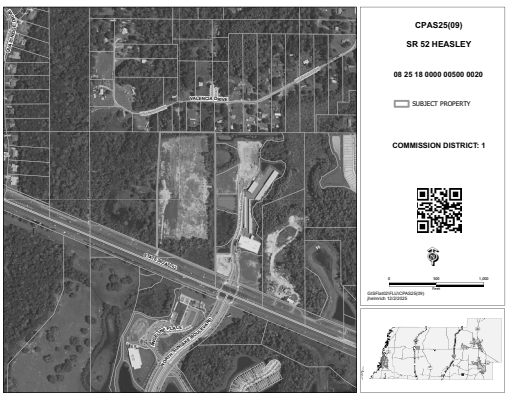
1. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 03) CHANGING FROM RES-6 (RESIDENTIAL-6 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 12.56 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF OLD DIXIE HIGHWAY APPROXIMATELY .25 MILES SOUTH OF THE INTERSECTION OF GULF WAY AND OLD DIXIE HIGHWAY; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.87 – OLD DIXIE RV RESORT PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(87) OLD DIXIE RV RESORT PD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-03 Old Dixie RV Resort PD]




2. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 12) CHANGING FROM RES-3 (RESIDENTIAL 3 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 18.99 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52, APPROXIMATELY 620 FEET WEST OF NORTH SUNLAKE BOULEVARD; A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.89 – SR 52 HEASLEY PD ; A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(89) SR 52 HEASLEY PD ; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-(09) SR 52 Heasley]




On January 22, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On February 17, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

Information concerning 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 (352) 521-4345.

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

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

PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-017

## 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): 08-25-18-0000-00500-0020

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: SR 52 HEASLEY

Project Number: CPAS25-09 / RZ-7890

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026

Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite. She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029

Notary Public
Jocelyn Taylor

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

# BARBARA L. WILHITE, P.A.

**ATTORNEY AT LAW**
6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
Barbara @wilhitelaw.net

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


January 08, 2026

RE: SR 52 HEASLEY Comprehensive Land Use Amendment (CPAS25-09) and MPUD Rezoning (RZ-7890)
Parcel I.D. No(s): 08-25-18-0000-00500-0020

Dear Property Owner:

This letter is to notify you that a Comprehensive Land Use Amendment Application (CPAS25-09) has been filed in the name of the property owner, SR 52 HEASLEY LLC (SR 52 HEASLEY MPUD) to amend the future land use designation for the property from RES-3 (Residential – 3) to PD (Planned Development).

A companion Rezoning Application (RZ-7890) has been filed for a rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for the development of a maximum of 15,000 SF of Commercial and 100 Platted Townhomes.

The subject property is located on the north side of State Road 52, west of Sunlake Boulevard and contains 18.983 acres m.o.l.

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

| | | | |
|---|---|---|---|
| **Planning Commission CPAS25-09 RZ-7890** | **01/22/2026** | **West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654** | **1:30 p.m.** |
| **Board of County Commissioners CPAS25-09 RZ-7890** | **02/17/2026** | **West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654** | **1:30 p.m.** |

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

**CPAS25-09**

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-7890**

Kurt Siverson, Planner II – Planning Services, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@pascocountyfl.net.

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

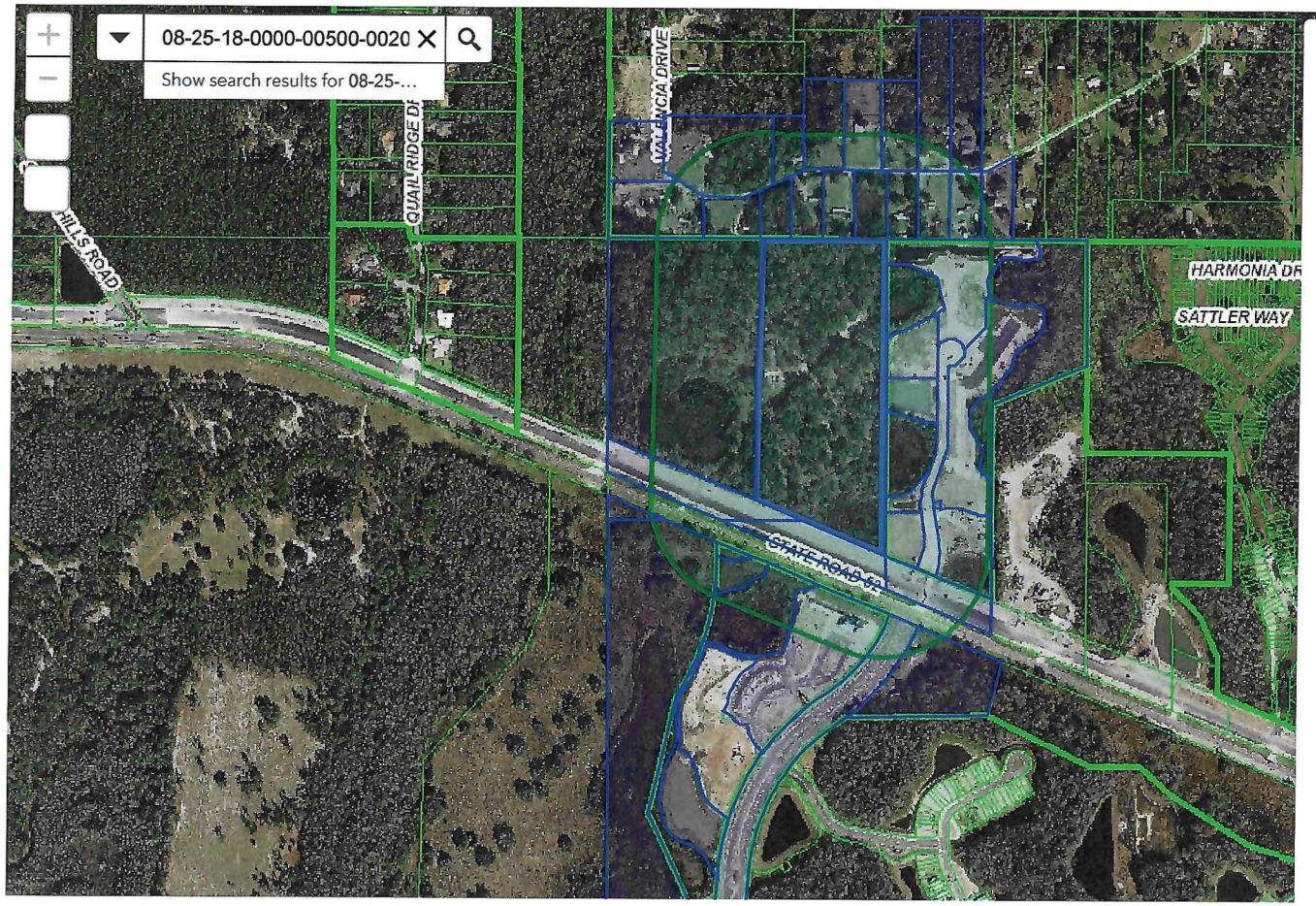
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

**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,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser




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)

43 addressees found; do you want to continue?

Review Download

0 300 600ft

28.328 -82.524 Degrees

CPAS 25-09 / RZ-7890

27 total

| Parcel | Name 1 | Name 2 | Address 1 | Address 2 | City |
|---|---|---|---|---|---|
| 05-25-18-0020-00000-1710 | BABB EARLY & JOAN REV | BABB EARLY DEAN & | PO BOX 576 | | LAND O LAKES, FL 34639-0576 |
| 05-25-18-0020-00000-1560 | BARKER JOHN M | | 17038 VALENCIA DR | | SPRING HILL, FL 34610-7800 |
| 05-25-18-0020-00000-1690 | BEBB JORDAN & KATHLEEN | | 12046 BARBARA RD | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1700 | BRESKE ANTHONY J & CONNELLE JO | | 17251 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1651 | BROWN ROGER L | | 14851 SR 52 UNIT 107-167 | | HUDSON , FL 34669 |
| 05-25-18-0020-00000-1460 | CEDILLO MAYRA ELIZABETH | | 17324 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 08-25-18-0190-00B00-0000 | CROSSINGS AT SUNLAKE PROPERTY OWNER'S | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619 |
| 05-25-18-0020-00000-1640 | DECKER KURT | | 14851 SR 52 UNIT 107-167 | | HUDSON, FL 34669 |
| 05-25-18-0020-00000-1530 | DECKER KURT | | 14851 STATE ROAD 52 | UNIT 109 PMB 1 | HUDSON, FL 34669-4061 |
| 05-25-18-0020-00000-1520 | DOLLARHYDE ROBERT G | | 17142 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 08-25-18-0000-29900-1510 | FL DEPT OF TRANSPORTATION | | BUREAU OF RIGHT OF WAY | 11201 MCKINLE | TAMPA, FL 33612-6456 |
| 08-25-18-0190-00000-0010 | HCA HEALTH SERVICES | C/O DUCHARME MCI | PO BOX 80610 | | INDIANAPOLIS, IN 46280 |
| 05-25-18-0020-00000-1500 | HEASLEY WILLIAM T | | 5821 SWEET CHERRY LN | | LAND O LAKES, FL 34639-3449 |
| 05-25-18-0020-00000-1470 | JAMES FREDA & WOODROW H | | PO BOX 1862 | | LAND O LAKES, FL 34639-1862 |
| 05-25-18-0020-00000-1480 | JANOSKI TERRY | | 17248 VALENCIA DR | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1550 | JONES JESUS R | | 19 WINTER ST | | LAWRENCE, MA 01841 |
| 08-25-18-0200-00A00-0000 | LEN-ANGELINE LLC | | 2502 N ROCKY POINT DR STE 1050 | | TAMPA, FL 33607-5995 |
| 05-25-18-0020-00000-1510 | MAXWELL CINDY | | C/O RETHA WRIGHT | 3956 TARPON P | PALM HARBOR , FL 34684-2439 |
| 05-25-18-0020-00000-1490 | NELSON JAMIE & NELSON HOPE & GIBSON JA | | 17236 VALENCIA DR | | SPRING HILL, FL 34610 |
| 08-25-18-0200-00G00-0000 | NORTH AR-1 OF PASCO COMMUNITY DEVELO | | 2502 N ROCKY POINT DR STE 1000 | | TAMPA, FL 33607 |
| 08-25-18-0000-00500-0000 | PASCO COUNTY | C/O FACILITIES MAN | 7220 OSTEEN RD | | NEW PORT RICHEY, FL 34653-2359 |
| 08-25-18-0190-00000-0050 | PASCO COUNTY TAX COLLECTOR | | PO BOX 276 | | DADE CITY, FL 33526 |
| 05-25-18-0020-00000-1620 | PISEGNA ORLANDO E II | | 17039 VALENCIA DR | | SPRING HILL, FL 34610-7862 |
| 08-25-18-0000-00500-0020 | SR 52 HEASLEY LLC | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619 |
| 08-25-18-0190-00000-0030 | STATE ROAD 52 INDUSTRIAL LLC | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619-7830 |
| 08-25-18-0190-00000-0020 | TB ST RD 52 LLC | | 1032 E BRANDON BLVD #4477 | | BRANDON, FL 33511 |
| 05-25-18-0020-00000-1660 | WRIGHT RETHA MAE REV | WRIGHT RETHA MAE | 3956 TARPON POINTE CIR | | PALM HARBOR, FL 34684 |

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 08, 26
AMOUNT
$18.90
S2324N500729-19

NEW PORT RICHEY, FL
JAN 08 2026
USPS 34653-9998

# PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# App. No. CPAS25-09

## COMPREHENSIVE PLAN AMENDMENT

**FROM: RESIDENTIAL-3 DU/GA**

**TO: PLANNED DEVELOPMENT**

## Local Planning Agency

**01/22/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

## Board of County Commissioners

**02/17/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

**PlanPasco@MyPasco.net / 727-847-8140**

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

# PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

## App. No. RZ-7890

## Project Type: REZONING

**Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.**

## Planning Commission

**01/22/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

## Board of County Commissioners

**02/17/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

**Planning@MyPasco.net / 727-847-8140**

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CPAS25-09
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: PLANNED DEVELOPMENT
Local Planning Agency
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
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PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
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PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# PLANNING COMMISSION AGENDA MEMORANDUM

**COMMISSION DISTRICT:** 5 **FILE NO.:** PDE26-7890 **DATE:** 2/19/2026

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

**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 in the name of SR 52 Heasley MPUD, proposing the development of 100 Townhome units and 15,000 square feet of Commercial/Office uses on a currently vacant parcel along State Road 52 (SR 52). The pedestrian facilities contemplated by this site connect to the pedestrian facilities that exist on the north side of State Road 52.

The SR 52 Heasley proposes two parcels. The proposed uses for these parcels are as follows:

Parcel 1: 15,000 square feet of Commercial, Retail, and Office uses
Parcel 2: 100 Townhome units.

The proposed uses for Parcel 1 shall be consistent with the permitted uses of the following zoning districts: PO-1, PO-2, C-1, C-2, notwithstanding, the following uses shall be prohibited:

Self-storage facility, 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.

The applicant is also seeking the following variations from the LDC:
Variation No. 1 - LDC Section 805.6, Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, from LDC Section 805,Wetlands, and any other applicable section of the LDC.

Applicant requests a variation from LDC Section 805, Wetlands, specifically 805.6, Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, to ensure non-residential parcels under single ownership are responsible for associated open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special-purpose areas without dedication to an association or CDD.

PDE is amenable to the request as it accomplishes the intent of LDC Section 805.6 in that maintenance is to occur by the non-residential uses.

Variation No. 2 - LDC Section 901.6.D.11, Continuation of Existing Street Pattern and Street Access to Adjoining Property, from LDC Section 901, Infrastructure Standards, and any other applicable section of the LDC.

Applicant requests a variation from LDC Section 901, Infrastructure Standards, specifically 901.6.D.11, Continuation of Existing Street Pattern and Street Access to Adjoining Property, as to not provide vehicular connections north or west of the subject property. A vehicular connection north of the subject project is infeasible due to the existing residential lots and dwelling units. A vehicular connection west of the subject property is ELAMP Environmental Lands Acquisition and Management Program property, a portion of the Starkey to Crossbar Ecological Corridor.

PDE is amenable to the request as it accomplishes the intent of LDC Section 901.6.D.11 as connections north or west would not provide meaningful connections.

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

## SITE DETAILS

The project is located in the Central Market Area, abutting State Road 52 on the north, approximately 200 feet west of the North Sunlake Blvd and State Road 52 intersection (Parcel ID No. 08 25 18 0000 00500 0020).

| | |
|---|---|
| Commission District: | The Honorable Commissioner Jack Mariano |
| Project Name: | SR 52 Heasley MPUD |
| Applicants' Name(s): | SR 52 Heasley, LLC. |
| Current Zoning District: | A-C Agricultural District |
| Proposed Zoning District: | MPUD Master Planned Unit Development |
| Future Land Use (FLU) Classification: | RES-3 (Residential-3 du/ga) |
| Water/Sewage | Pasco/Pasco |
| Flood Zone: | A, X |
| Requested Entitlements: | 100 Single-Family Attached (Townhome) Units<br>15,000 sf Commercial/Retail/Office |
| Roads/Access: | State Road 52 (FDOT, Arterial) |

## MPUD SURROUNDING CONDITIONS ANALYSIS

The proposed MPUD rezoning is compatible with the immediate development pattern of the surrounding area, which is characterized by townhomes and single-family detached residential communities adjacent to non-residential/commercial development along the frontage of SR 52.

Within a 1-mile radius of the SR 52 Heasley MPUD, multiple MPUD approvals characterize the area, most notably:

- Quail Ridge MPUD: to the northwest, this MPUD is approved for 400 single family detached and multiple family residential units; and the following non-residential uses of Golf Course, Clubhouse/Restaurants, Accessory Uses to the Golf Course: Clubhouse, Restaurants, Recreational Center, Pro Shop(s), Conference Center, School(s), and Churches by Resolution 14-16RZ (file PDD14-7096).
- Project Arthur MPUD: to the south, the approved residential uses are 11,495 single-family, age restricted, multiple-family, single-family attached, villas, and townhouse units and non-residential uses are as follows: 24,000,000 sf Corporate Business Park, 5,150,000 sf Commercial/Retail/Office; and 300,000 sf Light Industrial Flex Use/mixed Use project by Resolution 19-68RZ (file PDD19-7371).
- SR 52 Groves MPUD: to the east, the approved residential use is to allow for the development of 204 single-family attached (townhome) units by Resolution 23-59RZ (file PDD23-7591).

## SURROUNDING ZONING AND LAND USES

| | Zoning District | Future Land Use (FLU) | Existing Use |
|---|---|---|---|
| **North** | A-R Agricultural-Residential District | Res-3 (Residential-3 du/ga) | Residential |
| **South** | MPUD Master Planned Unit Development District | PD (Planned Development) | Project Arthur MPUD; Residential; Recreation Center; Educational Facility |
| **East** | C-2 General Commercial District; I-1 Light Industrial Park District | COM (Commercial); IL (Industrial-Light) | Self-storage center; Vehicle storage center |
| **West** | A-C Agricultural District | RES-3 (Residential-3 du/ga) | Undeveloped land; Residential |

## PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

The subject site maintains its original A-C Agricultural District zoning designation (Parcel ID No. 08 25 18 0000 00500 0020).

## FINDINGS OF FACT

1. Proposed is a rezoning request in the name of SR 52 Heasley MPUD, proposing the development of 100 Townhomes and 15,000 sf of Commercial/Retail/Office uses on a currently vacant site.
2. The SR 52 Heasley MPUD is located within the Central Market Area and Commission District 5.
3. A Small Scale Comprehensive Plan Amendment, CPAS(25)-09, is currently under review and proposes to amend the Future Land Use classification from RES-3 (Residential-3 du/ga) to PD (Planned Development) creating Subarea Policy FLU 7.1.89.
4. The Live Local provision is voluntarily included by the applicant in Condition of Approval number 47.
5. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

## PRELIMINARY FEASIBILITY ANALYSIS

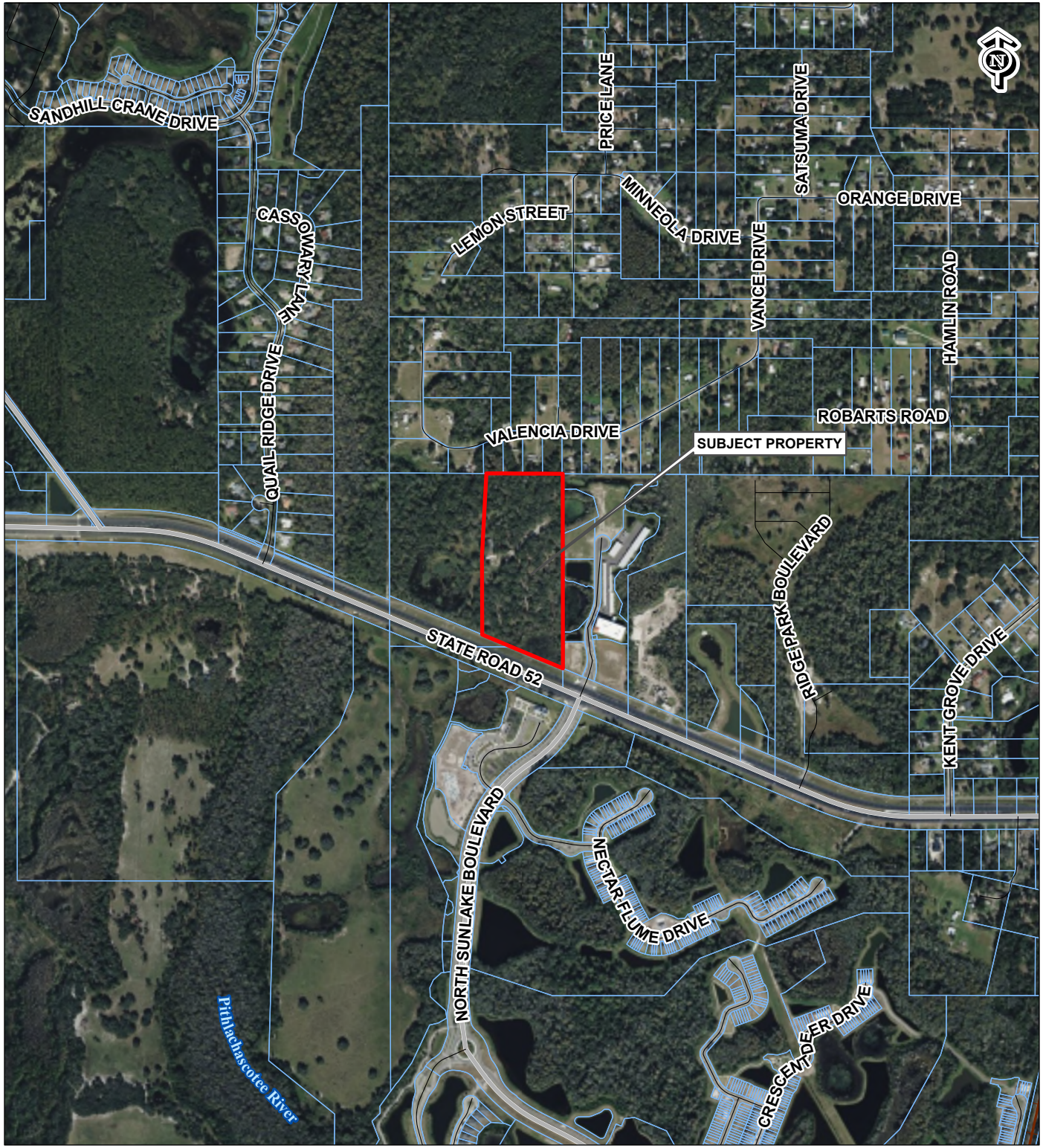
1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): PDE found application SSRRA-2025-00094 exempt; State Road 52 is not a substandard roadway. The Timing and Phasing Analysis T&P-2025-00035 was found to maintain the adopted level of service.
2. Pasco County Utilities (PCU): The Utilities Department had no objection to the proposal and agrees with the conditions of approval herein.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments to the proposal.
4. Fire Rescue: Fire Rescue had no objection to the proposal and is in agreement with the conditions of approval herein.
5. Emergency Management: The Emergency Management Department had no objection to the proposal and is in agreement with the conditions of approval herein.
6. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department provided comments to the proposal and is in agreement with the conditions of approval herein.

**FISCAL IMPACT/COST/REVENUE STATEMENT:**

Funding is not required for this action.

**ATTACHMENT(S):**

1. PDE26-7890: Visuals
2. PDE26-7890: Exhibits A, B, C
3. PDE26-7890: Exhibit 1 Binding Concept Plan
4. PDE26-7890: Timing & Phasing Analysis
5. PDE26-7890: Proof of Notification
6. PDE26-7890: Proof of Publication (Original)
7. PDE26-7890: Proof of Publication (Corrected)




# RZ-7890
# AC TO MPUD

**08-25-18-0000-00500-0020**

**SR 52 HEASLEY LLC**
**SR 52 HEASLEY MPUD**
**1409 TECH BLVD STE 1**
**TAMPA, FL 33619**

**PHYSICAL ADDRESS:**
**17059 STATE ROAD 52**

**TAZ-38**
**COMMISSION DISTRICT: 5**

**SUBJECT PROPERTY**

0 1,000 2,000
Feet

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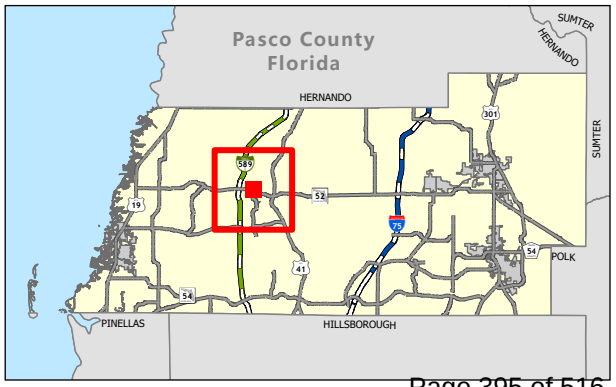
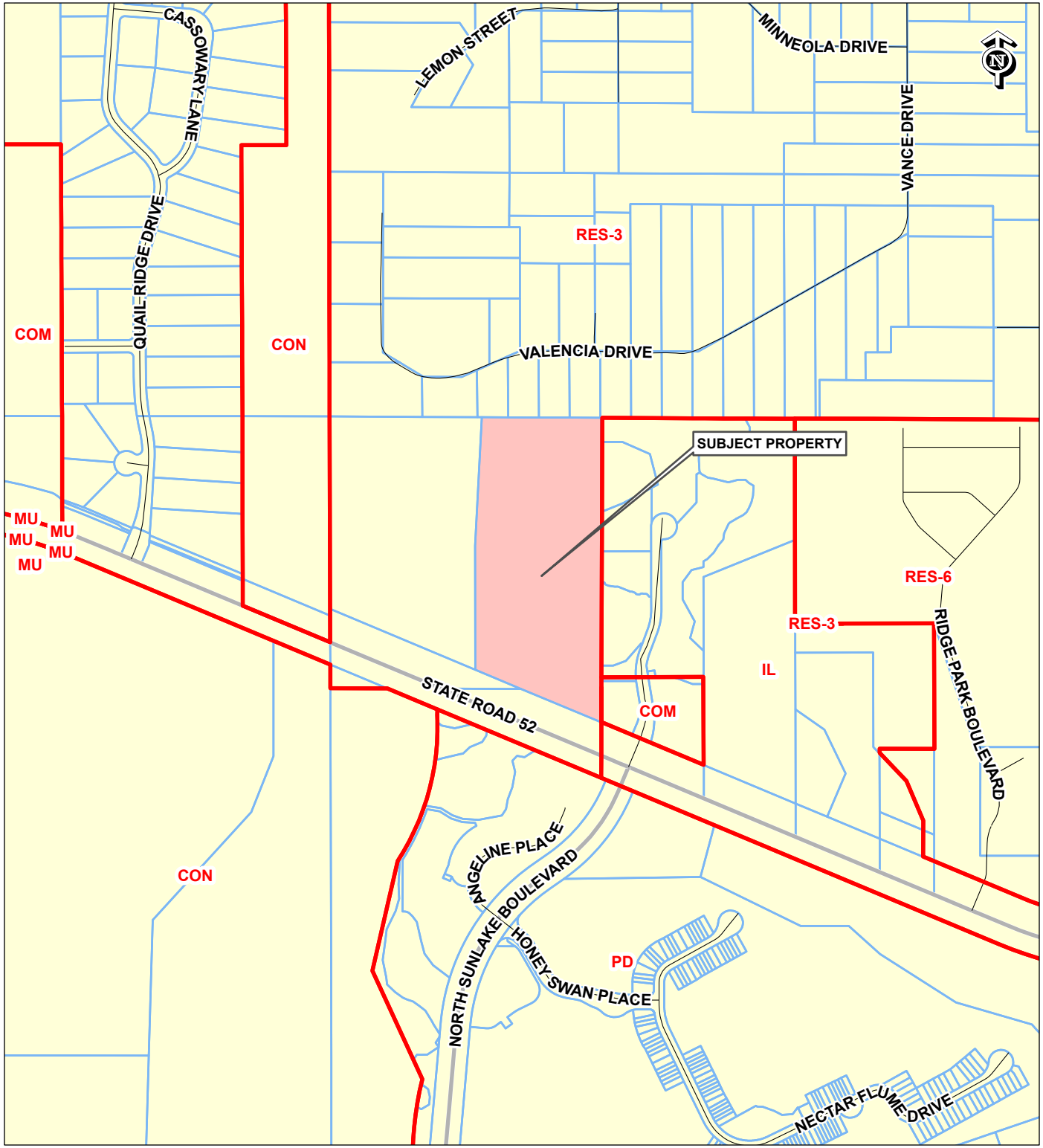





# RZ-7890
# AC TO MPUD

**08-25-18-0000-00500-0020**

**SR 52 HEASLEY LLC**
**SR 52 HEASLEY MPUD**
**1409 TECH BLVD STE 1**
**TAMPA, FL 33619**

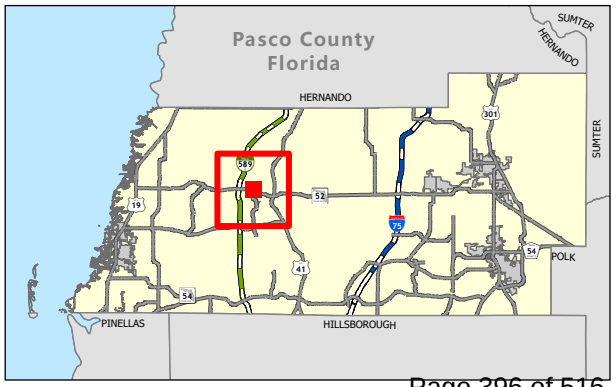
**PHYSICAL ADDRESS:**
**17059 STATE ROAD 52**

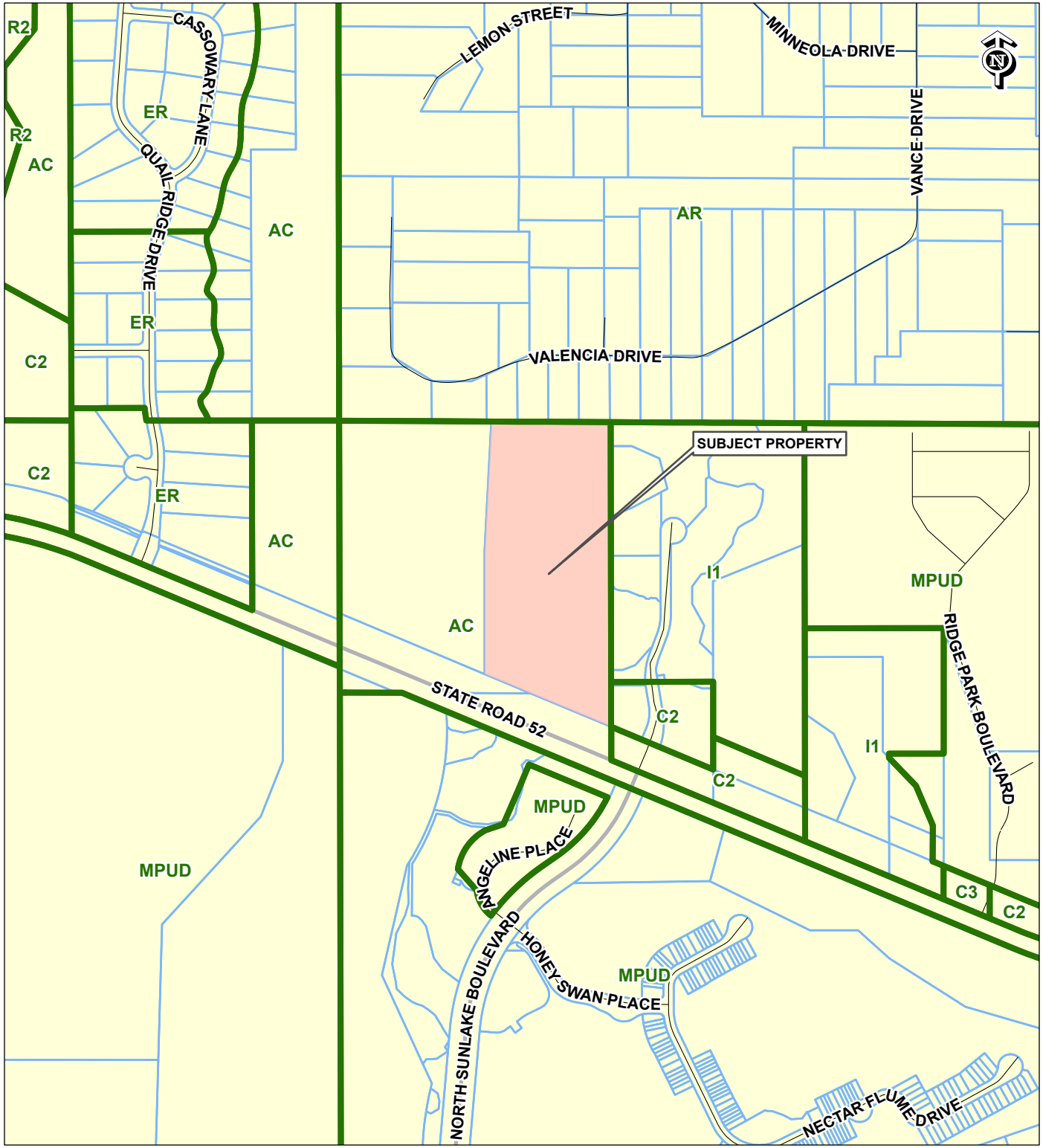
**TAZ-38**
**COMMISSION DISTRICT: 5**

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

0 680 1,360
Feet

GIS\Ist02\LocationMaps\Zoning\RZ-7890 Template_FLU jhelmrich 9/17/2025






# RZ-7890
# AC TO MPUD

**08-25-18-0000-00500-0020**

**SR 52 HEASLEY LLC**
**SR 52 HEASLEY MPUD**
**1409 TECH BLVD STE 1**
**TAMPA, FL 33619**

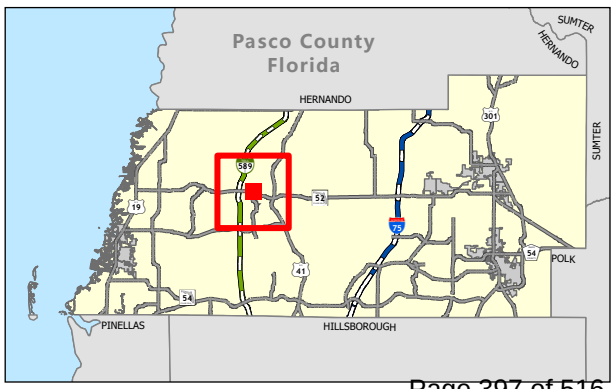
**PHYSICAL ADDRESS:**
**17059 STATE ROAD 52**

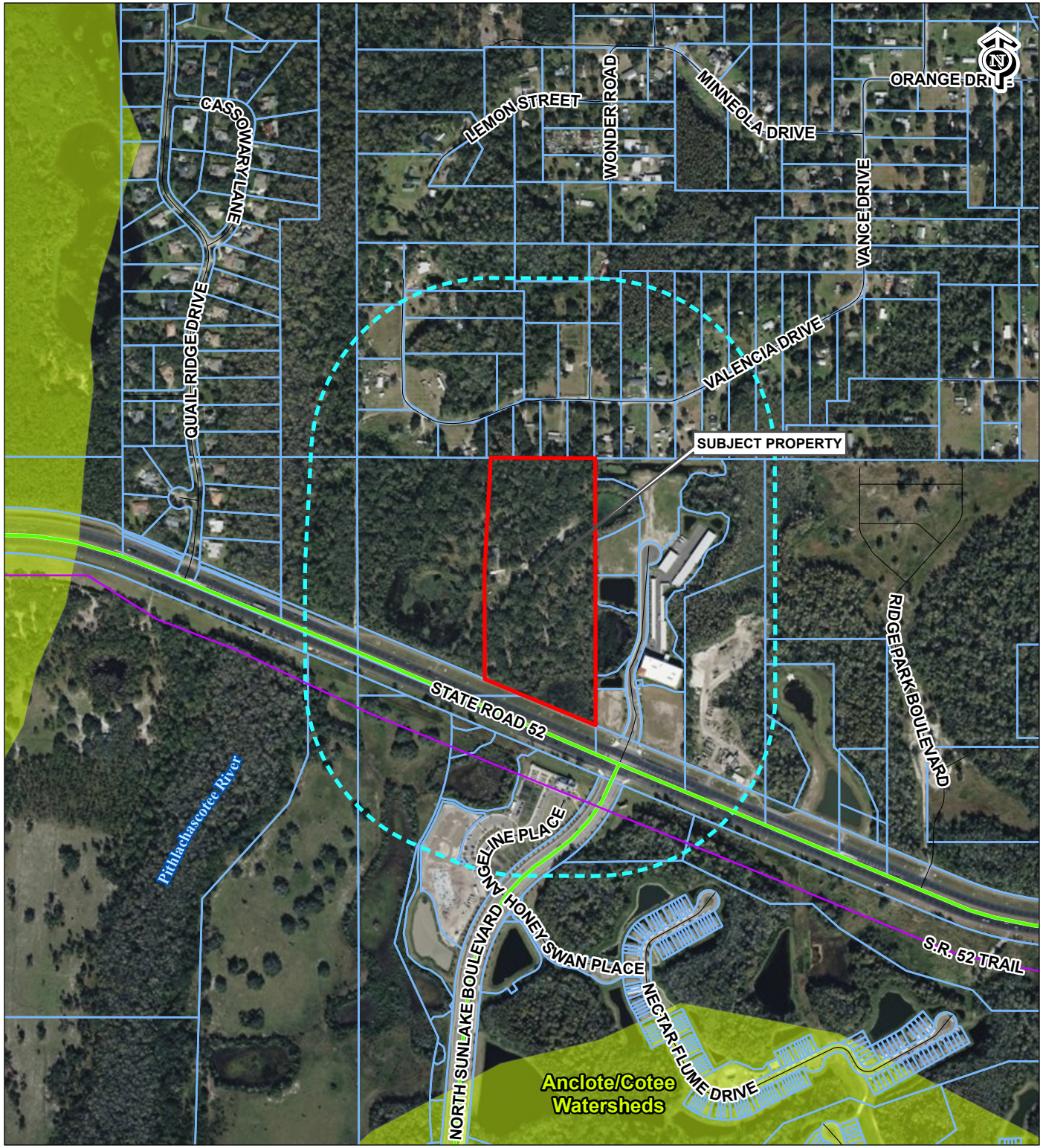
**TAZ-38**
**COMMISSION DISTRICT: 5**

**SUBJECT PROPERTY**
**EXISTING ZONING**

0 680 1,360
Feet

GISFlat02\LocationMaps\Zoning\RZ-7890
Template_ZONING jhelmrich 9/17/2025






# RZ-7890
# AC TO MPUD

**08-25-18-0000-00500-0020**

**SR 52 HEASLEY LLC**
**SR 52 HEASLEY MPUD**
**1409 TECH BLVD STE 1**
**TAMPA, FL 33619**

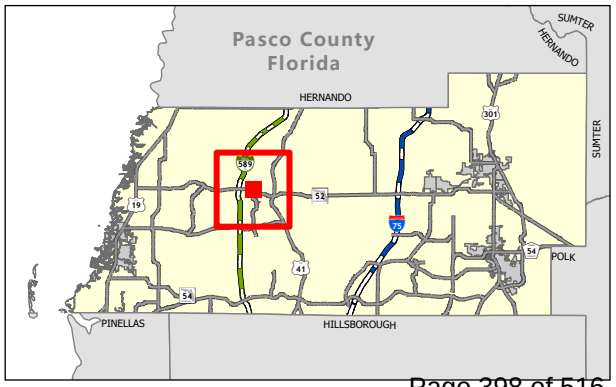
**PHYSICAL ADDRESS:**
**17059 STATE ROAD 52**

**TAZ-38**
**COMMISSION DISTRICT: 5**

Subject Property
1000ft Buffer
Existing Trails
Exisiting Arterial

0 775 1,550
Feet

GISFlat02\LocationMaps\Zoning\RZ-7890
Template_CONTEXT_MAP jhelmrich 9/17/2025



# EXHIBIT A

# LEGAL DESCRIPTION

**THIS IS NOT A FIELD SURVEY**

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

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

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

# LEGAL DESCRIPTION:

A parcel of land being a portion of Section 8, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 25 South, Range 18 East, Pasco County, Florida; thence S89°41'55"E, along the North line of said Northwest 1/4 of Section 8, (being the basis of bearings for this legal description), for 743.15 feet to the POINT OF BEGINNING; thence continue S89°41'55"E, along said North line of the Northwest 1/4 of Section 8, for 581.95 feet; thence leaving said North line of the Northwest 1/4 of Section 8, S00°05'16"E, for 1,324.70 feet, to the Northeast corner of PARCEL 152.01 PART "B", as described in Official Records Book 9458, Page 888, of the Public Records of Pasco County, Florida; thence S00°05'16"E, along the East line of said PARCEL 152.01 PART "B", as described in Official Records Book 9458, Page 888, for 161.59 feet to the Southeast corner of said PARCEL 152.01 PART "B", as described in Official Records Book 9458, Page 888, same being the point of intersection with the North Right-of-Way line of STATE ROAD 52; thence N67°18'38"W, along the South line of said PARCEL 152.01 PART "B", same being said North Right-of-Way line of STATE ROAD 52, for 668.39 feet; thence leaving said South line of PARCEL 152.01 PART "B", same being the North Right-of-Way line of STATE ROAD 52, N00°06'40"W, for 605.22 feet; thence N03°04'21"E, for 627.21 feet to the POINT OF BEGINNING.

Containing 826,912 square feet or 18.983 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/BOUNDARY SURVEY TITLED "HEASLEY PROPERTY" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

SR 52 HEASLEY LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

| SCALE: | DATE: | DRAWN: | CALCED: | CHECKED: |
|---|---|---|---|---|
| NONE | 03-24-2025 | JLA | RCW3 | RCW3 |
| JOB No.: | EPN: | SECTION: | TOWNSHIP: | RANGE: |
| 2023-0049 | 1218 | 8 | 25S | 18E |

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2-3 FOR SKETCH, TABLES & LEGEND

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUDE
License Number
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
3-25-2025
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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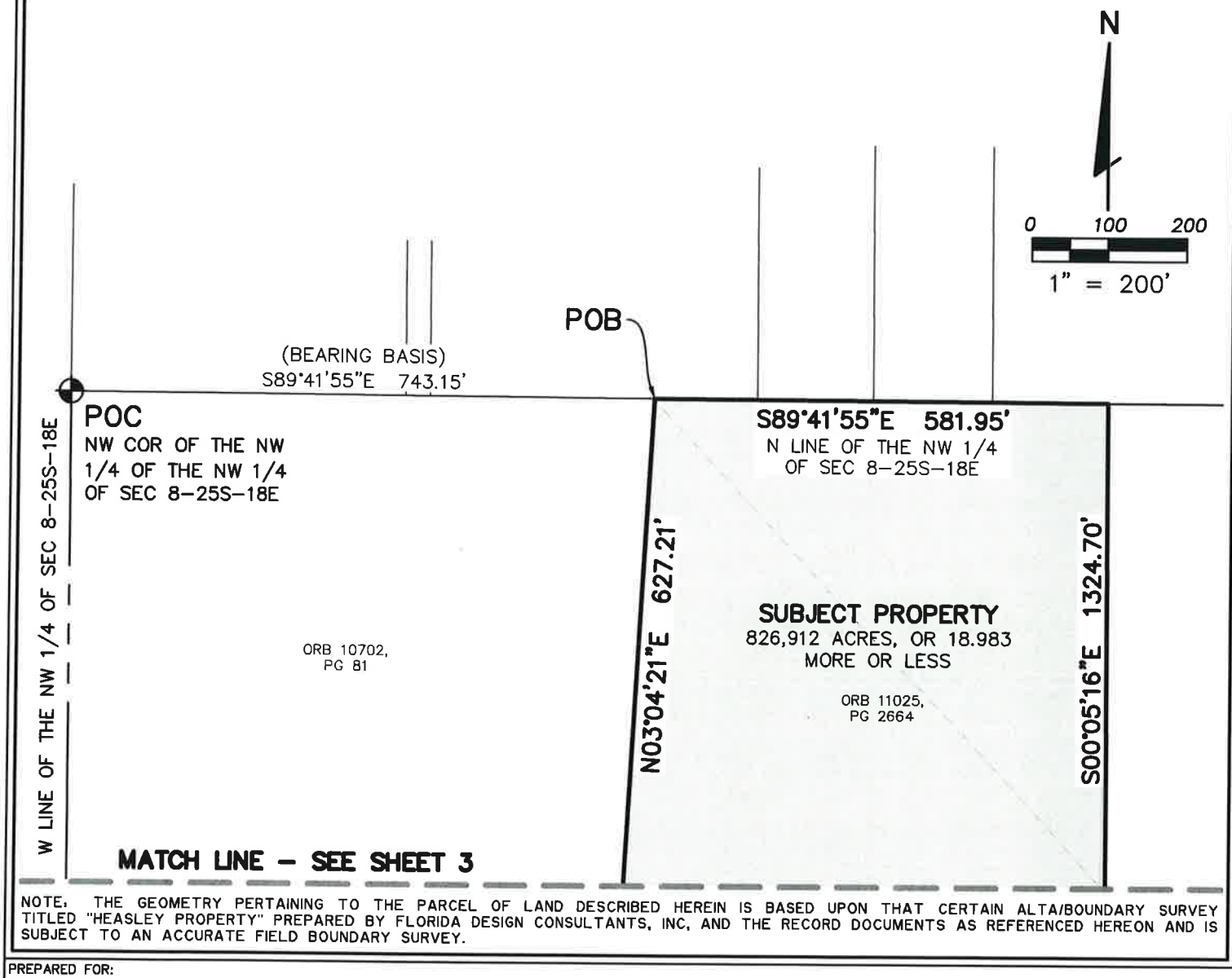


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PREPARED FOR:

SR 52 HEASLEY LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

| SCALE: | DATE: | DRAWN: | CALCED: | CHECKED: |
|---|---|---|---|---|
| 1" = 200' | 03-24-2025 | JLA | RCW3 | RCW3 |
| JOB No.: | EPN: | SECTION: | TOWNSHIP: | RANGE: |
| 2023-0049 | 1218 | 8 | 25S | 18E |

SEE SHEET 1 FOR LEGAL DESCRIPTION
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3-25-2025
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PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS-6971
STATE OF FLORIDA

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J:\1218\Dwgs\LS\1218_LS01.dwg – Mar 25, 2025 @ 10:38am – jandersen

## THIS IS NOT A FIELD SURVEY

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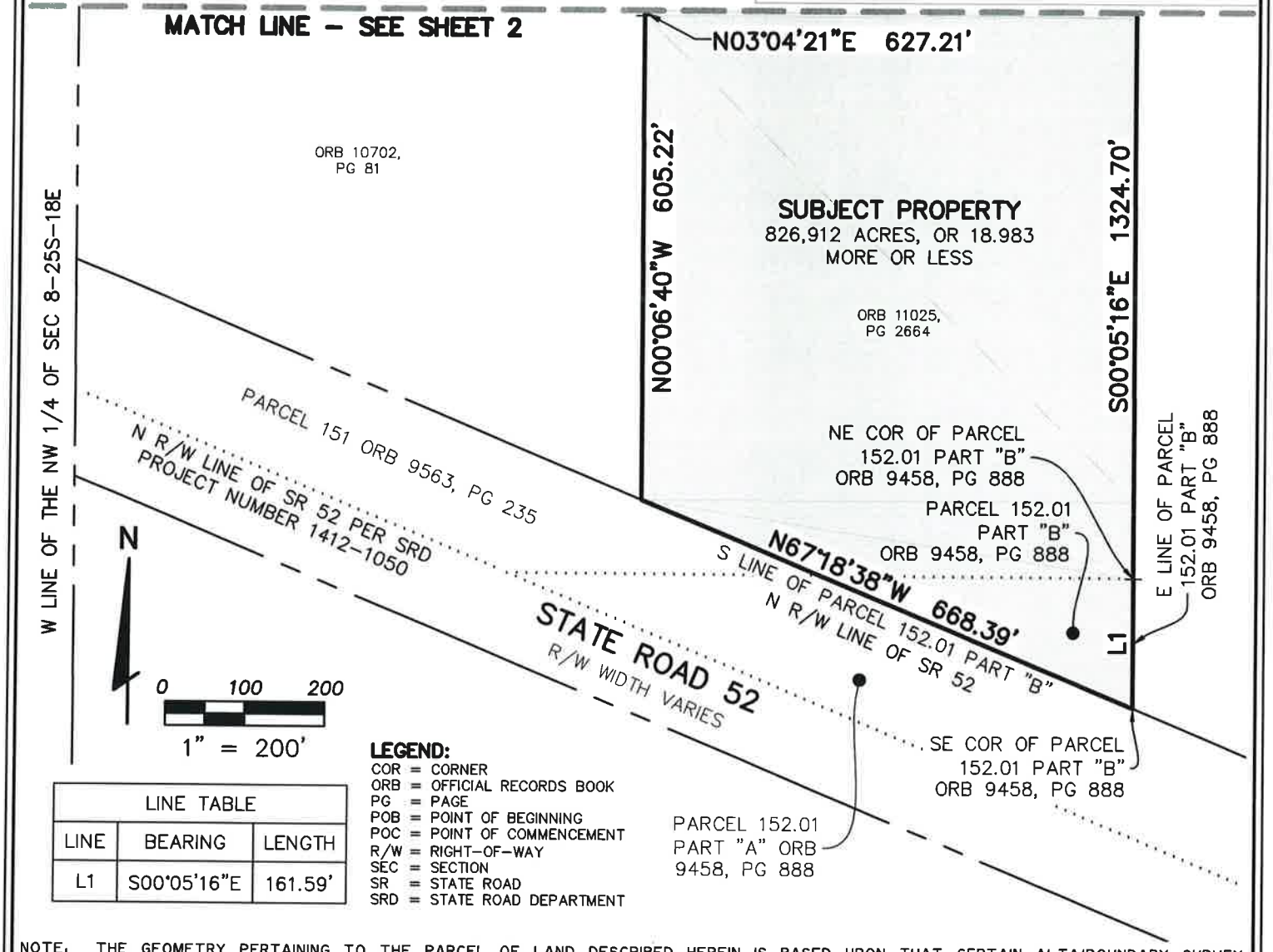
BEARINGS ARE BASED UPON. SEE SKETCH AND LEGAL DESCRIPTION




| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S00°05'16"E | 161.59' |

**LEGEND:**
COR = CORNER
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION
SR = STATE ROAD
SRD = STATE ROAD DEPARTMENT

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/BOUNDARY SURVEY TITLED "HEASLEY PROPERTY" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:
SR 52 HEASLEY LLC

SHEET DESCRIPTION:
LEGAL DESCRIPTION AND SKETCH

| SCALE: | DATE: | DRAWN: | CALCED: | CHECKED: |
|---|---|---|---|---|
| 1" = 200' | 03-24-2025 | JLA | RCW3 | RCW3 |
| JOB No.: | EPN: | SECTION: | TOWNSHIP: | RANGE: |
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SEE SHEET 1 FOR LEGAL DESCRIPTION
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STATE OF FLORIDA
3-25-2025
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# EXHIBIT B

# CONDITIONS OF APPROVAL

# STATE ROAD 52 HEASLEY MPUD
# MASTER PLANNED UNIT DEVELOPMENT
# CONDITIONS OF APPROVAL
# REZONING PETITION NO. 7890

## Master Development Plans

1. Development shall be in accordance with the plans and information submitted in December, 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" ("Binding Concept Plan"). The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required.

## Environmental

2. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

3. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard. If additional gopher tortoise burrows are discovered after submittal of the documents required by this condition, then an additional survey, relocation permit, and accepted after action report will be required prior to issuance of the site development placard, unless the applicant can demonstrate that the additional gopher tortoise burrows will be excluded in accordance with the FFWCC guidelines. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. A copy of the relocation permit and accepted after action report shall be provided.

4. 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.

5. The SWFWMD-approved wetland boundary survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first. Any proposed wetland impacts depicted on the MPUD Plan are conceptual.

**Open Space/Buffering**

6. Unless an alternative standard is approved at Preliminary Site Plan/Preliminary Development Plan review, which shall not require a modification to this MPUD approval, external landscape buffers shall be constructed following the Land Development Code.

7. 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.

8. 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.

**Transportation/Circulation**

9. The submitted Timing and Phasing Analysis assumes the following land uses: 15,000 SF Retail/Commercial and 100 Townhomes (Platted) ("Approved Land Uses"). The lands within the State Road 52 Heasley 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 46. 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 46, except any required external site-access improvements which shall be the developer's sole obligation.

**Access Management**

10. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose access management conditions on the applicant/developer.

11. At each PSP/PDP approval, the County Engineer, or designee, may also require site-specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

12. 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 improvements unless determined otherwise at the time of PDP/PSP review based on a subsequent access management analysis for the specific parcel or phase:

    *Westbound-to-northbound right turn lane on SR52 at the project site driveway (with length to be determined in coordination with FDOT during connection permitting)* ("Access Management Improvements").

13. 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.

14. 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**

15. 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.

16. The internal driveways shall be privately owned and maintained. Pasco County will not be responsible for the maintenance of the private driveways.

17. 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.

18. No right-of-way for SR 52 is required to be conveyed pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality) (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements). Notwithstanding, right of way may need to be conveyed to the County/FDOT, at no cost, for the Access Management Improvements required by Condition 12.

**Design/Construction Specifications**

19. Approval of the State Road 52 Heasley MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).

20. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.

21. If the adjacent property to the east has an approved PDP/PSP or is built-out, then prior to PDP/PSP approval for the State Road 52 Heasley 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.

22. 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.

23. All sidewalks, bike paths, multi-use trails, and other non-vehicular pathways within the State Road 52 Heasley MPUD shall not be the maintenance responsibility of the County.

24. Street lighting is required throughout the MPUD pursuant to LDC Section 901.11.

**Utilities/Water Service/Wastewater Disposal**

25. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrently with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:

    a. Trunk sewer lines and lift stations.

    b. Main potable water lines and non-potable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

    d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

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

27. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

28. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:

a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/ owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.

b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

## Stormwater

29. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

30. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.

31. The developer acknowledges that the HOA documents shall include language to prevent the residential lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA documents shall be provided to Pasco County for review and approval at the time of plat review.

32. 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.

33. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

## Land Use

34. 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 3.7 developable acres for non-residential land uses within the State Road 52 Heasley MPUD. The Applicant/Developer may exchange residential entitlements for additional Commercial, Retail 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 Manuel (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 entitlements may not be exchanged for additional residential units.

**Table 1**

| **Development Category** | **Totals** |
|---|---|
| Townhomes (du) | 100 |
| Commercial/Retail (square feet) | 15,000 |
| Office | SUBJECT TO ITE CONVERSION |

35. Permitted uses shall be as follows:

a. Townhomes (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: self-storage facility; 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.

c. 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.

36. The following height standards shall apply to all uses:

a. The maximum height of the townhomes shall be two (2) stories.
The maximum height of the non-residential portion shall be three (3) stories.

37. Development/Dimensional standards shall be as follows.

a. Non-Residential Dimensional Standards:

| NON-RESIDENTIAL LOT STANDARDS | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Product Type | Minimum Lot Dimensions | | Minimum Setbacks | | | | | | | 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) | Lot Coverage* |
| Non-Residential | 0' | 0' | 5' | 5' | 0' | 5' | 10' | 5' | 0' | 100% |
| *Subject to setbacks and landscape buffers. | | | | | | | | | | |

b. Non-Residential Frontage Design Guidelines.

Commercial/retail buildings shall front on State Road 52 and shall be located no further than ten (10) feet from the required landscape buffer along State Road 52. Outdoor seating areas shall be allowed between the building and the landscape buffer and shall not count towards the ten (10) feet. Notwithstanding, up to two (2) rows of store front parallel parking and an associated single drive aisle shall be allowed between the building and the landscape buffer. If there is a restaurant(s) including a drive-in or drive-thru restaurant, then at least one restaurant shall be designed to integrate a public space for social gatherings which may include, but are not limited to, the following: flex lawn space, landscape beds with public seating, fountains, or public art facilities. The public space shall be identified on the first PDP/PSP submittal for the commercial area.

c. The Residential Dimensional Standards and Minimum Lot Detail shall be as depicted on the MPUD Master Plan.

d. The following additional Townhome Development Standards shall apply:

1. Townhome products shall be limited to 8 units per building.
2. Driveway width shall be a maximum of two (2) feet wider, in total, than the garage door width.
3. Townhome products with one-car garages shall have one-car driveways.
4. There shall be .25 visitor parking spaces per townhome, regardless of spaces provided on the lot, which shall be located outside of the garage and driveway.

e. Architectural Features.

i. Each townhome building with 3-6 units shall have three (3) different architectural features from the following list:

a) Varying roof styles (Hip, Gable, Boston Hip)
b) Arrangement of window openings
c) Window grids
d) Siding types (lap, board and batten, brick, and stone etc.)
e) Accent lap siding at gables (faux louvers)
f) Raised stucco banding
g) Hardee board banding (or similar material type)
h) Decorative shutters
i) Decorative brackets
j) Stucco cornices (headers) at windows, doors, garage doors
k) Decorative coach lights
l) Building forward design (building chassis 3-foot to 5-foot in front of garage)

ii. A two or more-story townhome building shall not be entirely stucco on the front façade of the townhome. Said non-stucco front façade shall wrap two (2) feet around the corner to the sides. Sides of buildings that front/face public spaces (such as along mews, parks, linear parks, streets etc.) shall include trim for windows or openings on said side facade. If said side façade has first and second-story stucco veneer, a differentiating color band is required to distinguish between the first and second stories.

iii. 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.

f. Trees/Landscaping.

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

| Landscaping/Greenspace Table | | | |
|---|---|---|---|
| Townhomes Per Building | Min Green Space SF | Min Shade Trees | Min landscaped beds % of Greenspace |
| 3 | 800 | 2 | 15% |
| 4 | 900 | 2 | 15% |
| 5 | 1,050 | 3 | 15% |
| 6 | 1,200 | 3 | 15% |
| 7 | 1,350 | 4 | 15% |
| 8 | 1,500 | 4 | 15% |

* Greenspace calculated from the face of the building to the back of curb, inclusive of the area in front of the building face in the side yard.
** Utility boxes, light fixtures and similar facilities are allowed in the Greenspace without penalty

ii. Any lot/street trees required by the table above will be a shade tree or palm tree (at a ratio of three (3) palms to every-one (1) shade tree). Front yard lot/street trees in a townhome block may not be substituted with understory or ornamental trees (including queen palms or crepe myrtles).

g. Street Type Standards.

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

38. 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.

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

## Procedures

40. 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. 37.f and 37.e, 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 or townhome residential phase(s), as applicable, after the MPUD entitlements have received a final inspection or Certificate of

Occupancy, and the only enforcement entity for the architectural requirements. If the County becomes aware of violations of Conditions 37.f and/or 37.e 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.

41. 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.

42. 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.

43. 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 issue until the Fire Marshal, or designee has received such a petition.

44. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval.

45. 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.

46. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2035 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.

47. This MPUD contains land areas that could be construed as being zoned for commercial, 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.

    The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statues, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of the development authorized by this approval.

48. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.

49. This MPUD shall not be effective until the corresponding PD (Planned Development) Land Use Classification change is effective.

50. 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.

51. 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.**

_____ _____

Date Signature

_____

Print Name

_____

Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to

# EXHIBIT C

# MASTER PLAN

## HEASLEY MPUD MAXIMUM DEVELOPMENT POTENTIAL RESIDENTIAL

| | SIZE (ACRES) | PROPOSED UNITS |
|---|---|---|
| UPLANDS | 16.16 AC | TOWNHOUSES (100 UNITS) |
| WETLANDS | 2.82 AC | |
| TOTAL AREA | 18.98 AC | |
| CATEGORY I: 0.00 AC | 0.00 AC X 0.25 = 0.00 | UNITS/AC |
| CATEGORY II&III: 2.82 AC | 2.82 AC X 0.10 = 0.28 | UNITS/AC |

## HEASLEY MPUD SITE DATA

| | |
|---|---|
| CURRENT ZONING | AC |
| PROPOSED ZONING | MPUD |
| PROPOSED USE | TOWNHOUSES (100 UNITS)<br>COMMERCIAL/RETAIL/OFFICE (15,000 SF) |

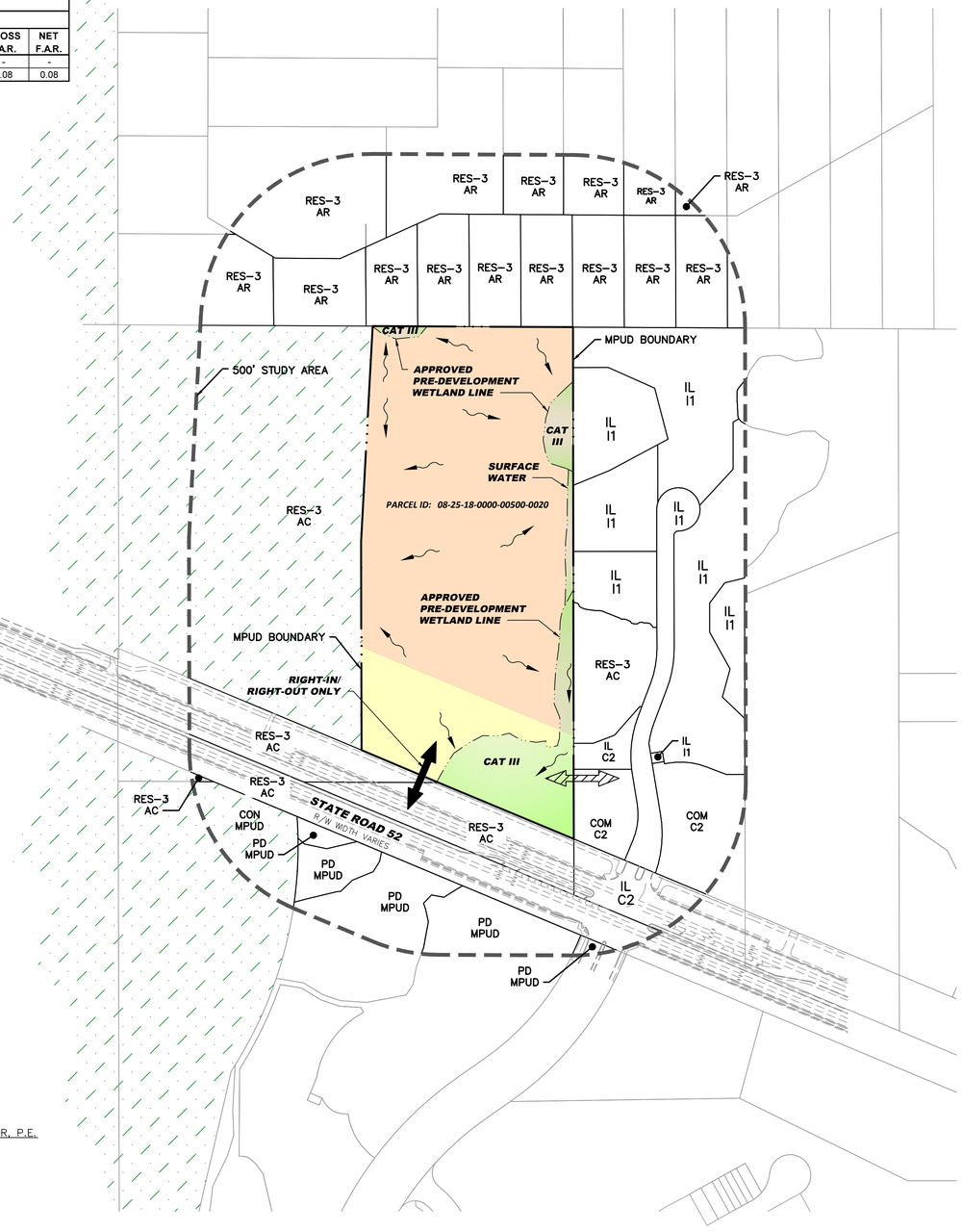
| LAND USE SUMMARY | |
|---|---|
| **DESCRIPTION** | **AC ±** |
| TOTAL SITE AREA | **18.98** |
| CONSERVED WETLANDS | **0.95** |
| **NET DEVELOPABLE** | **18.03** |

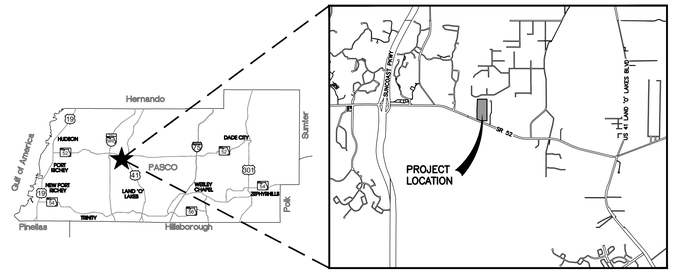
**PROPOSED USES**

| DESCRIPTION | GROSS AC. ± | NET AC. ± | DWELLING UNITS | SQUARE FEET | GROSS DENSITY | NET DENSITY | GROSS F.A.R. | NET F.A.R. |
|---|---|---|---|---|---|---|---|---|
| **TOWNHOUSES** | 14.73 | 13.78 | 100 | - | 6.79 | 7.26 | - | - |
| **COMMERICAL / RETAIL / OFFICE** | 4.25 | 4.25 | - | 15,000 | - | - | 0.08 | 0.08 |

| PARCEL ID NO. | ACRES | FUTURE LAND USE | CURRENT ZONING |
|---|---|---|---|
| 08-25-18-0000-00500-0020 | 18.98 | RES-3 | AC |

| WETLAND SUMMARY | | | | | |
|---|---|---|---|---|---|
| DESCRIPTION | CLASS I +/- AC | CLASS II +/- AC | CLASS III +/- AC | SURFACE WATER +/- AC | TOTAL +/- AC |
| PRE-DEVELOPMENT | 0 | 0 | 2.65 | 0.167 | 2.82 |
| POST-DEVELOPMENT | 0 | 0 | 0.81 | 0.167 | 0.98 |




LOCATION MAP

# HEASLEY MPUD - DRAWING INDEX

| SHEET # | DESCRIPTION |
|---|---|
| 1 | MPUD PLAN |
| 2 | MPUD EXHIBITS |

N

0 100 200 400

LEGEND

- = PROPERTY BOUNDARY
- = PRE-DEVELOPMENT WETLAND LINE
- = PROPOSED MAJOR ACCESS POINT
- = EXTERNAL CROSS ACCESS
- = PRE-DEVELOPMENT WETLANDS
- = RESIDENTIAL (TOWNHOUSES)
- = COMMERCIAL / RETAIL / OFFICE
- = ELAMP ACQUISITIONS (OFF-SITE)
- = SURFACE FLOW DIRECTION

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE S89°41'55"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 8, (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 743.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°41'55"E, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, FOR 581.95 FEET; THENCE LEAVING SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, S00°05'16"E, FOR 1,324.70 FEET, TO THE NORTHEAST CORNER OF PARCEL 152.01 PART "B", AS DESCRIBED IN OFFICIAL RECORDS BOOK 9458, PAGE 888, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S00°05'16"E, ALONG THE EAST LINE OF SAID PARCEL 152.01 PART "B", AS DESCRIBED IN OFFICIAL RECORDS BOOK 9458, PAGE 888, FOR 161.59 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 152.01 PART "B", AS DESCRIBED IN OFFICIAL RECORDS BOOK 9458, PAGE 888, SAME BEING THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52; THENCE N67°18'38"W, ALONG THE SOUTH LINE OF SAID PARCEL 152.01 PART "B", SAME BEING SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52, FOR 668.39 FEET; THENCE LEAVING SAID SOUTH LINE OF PARCEL 152.01 PART "B", SAME BEING THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 52, N00°06'40"W, FOR 605.22 FEET; THENCE N03°04'21"E, FOR 627.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 826,912 SQUARE FEET OR 18.983 ACRES, MORE OR LESS.

## HEASLEY MPUD CONSULTANT TEAM


CIVIL ENGINEER – ROBERT D. FUDGE, P.E.
FLORIDA LAND DESIGN & PERMITTING
3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655
727-478-2421

ATTORNEY – BARBARA L. WILHITE, ESQUIRE
BARBARA L. WILHITE, P.A.
6327 GRAND BLVD
NEW PORT RICHEY, FLORIDA 34652
(727) 942-0733

TRANSPORTATION ENGINEER – MICHAEL RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING
19046 BRUCE B. DOWNS BLVD., SUITE 308
TAMPA, FLORIDA 33647
813-625-1699


## HEASLEY MPUD GENERAL NOTES

1. THE TIMING OF DEVELOPMENT: EXCEPT FOR INFRASTRUCTURE NECESSARY FOR OTHER PHASES OF DEVELOPMENT, THE TIMING OF EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER.
2. ENVIRONMENTAL ISSUES: THE THE SITE CONTAINS APPROXIMATELY 2.82 ACRES OF WETLAND AS SHOWN ON THE MASTER PLAN. THE MASTER PLAN PROPOSES TO IMPACT THE WETLANDS BY ±1.87 ACRES. UNLESS AN ALTERNATIVE STANDARD IS APPROVED PRIOR TO PSP APPROVAL, UPLAND WETLAND BUFFERS SHALL COMPLY WITH THE LDC REQUIREMENTS. THERE ARE NO CRITICAL LINKAGES ON THE PROJECT. THERE ARE NO WELLHEAD PROTECTION ZONES WITHIN THE SITE OR WITHIN 1,000 FEET OF THE SITE.
3. UTILITIES: WATER AND WASTEWATER UTILITIES SHALL BE PROVIDED BY PASCO COUNTY AT THE DEVELOPER'S SOLE EXPENSE TO EXTEND LINES. UTILITY DESIGNS WILL BE PROVIDED WITH THE PRELIMINARY SITE PLAN (PSP) AND OR PRELIMINARY DEVELOPMENT PLAN (PDP).
4. MAINTENANCE OF COMMON AREAS: AT THE OWNER'S SOLE DISCRETION, ALL COMMON AREAS AND FACILITIES SHALL BE MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION, MANAGEMENT COMPANY, OR OWNER.
5. LANDSCAPE BUFFERS: UNLESS OTHERWISE APPROVED IN THE MPUD, LANDSCAPE BUFFERS WILL BE PROVIDED IN CONFORMANCE WITH THE PASCO COUNTY LDC SUBJECT TO ANY ALTERNATIVE STANDARDS APPROVED AT THE TIME OF PRELIMINARY SITE PLAN REVIEW WHICH SHALL NOT REQUIRE AN MPUD MODIFICATION. THE LOCATIONS AND SIZES WILL BE IDENTIFIED ON THE PRELIMINARY SITE PLAN (PSP) AND OR PRELIMINARY DEVELOPMENT PLAN (PDP).
6. ACCESS POINTS: THE DESIGN AND LOCATION OF ACCESS POINTS SHOWN ON THE MASTER PLAN ARE CONCEPTUAL ONLY. PERMANENT PLACEMENT OF EACH ACCESS POINT SHALL BE DETERMINED AT THE TIME OF REVIEW WITH THE PRELIMINARY SITE PLAN (PSP) AND OR PRELIMINARY DEVELOPMENT PLAN (PDP), AND SHALL MEET ESTABLISHED ACCESS MANAGEMENT CRITERIA. ANY MODIFICATIONS SHALL NOT REQUIRE AN AMENDMENT TO THE MPUD MASTER PLAN.
7. DEVELOPMENT MAY BE GATED AT DEVELOPER'S DISCRETION PROVIDED ROADWAYS ARE PRIVATE. SUCH DETERMINATION WILL BE MADE AT TIME OF PRELIMINARY SITE PLAN SUBMITTAL.
8. NEIGHBORHOOD PARKS: UNLESS AN ALTERNATIVE STANDARD IS SUBSEQUENTLY APPROVED, THE STANDARD LDC PROVISIONS SHALL APPLY AT TIME OF PRELIMINARY DEVELOPMENT PLAN (PDP) REVIEW TO DETERMINE WHAT LAND AND FACILITIES MAY BE COUNTED TOWARDS SUCH MULTIFAMILY PARK AREA REQUIREMENT.
9. WETLAND LINE TAKEN FROM SPECIFIC WETLAND SURVEY PREPARED BY FLORIDA DESIGN CONSULTANT, DATED 04/22/2024, OBTAINED FROM SWFWMD PER FORMAL WETLAND DETERMINATION PETITION NO. 887865/42047737.000, APPROVED ON 05/13/24.
10. NO ARCHEOLOGICALLY OR HISTORICALLY SIGNIFICANT RESOURCES HAVE BEEN IDENTIFIED ON SITE.

| NO | DATE | REVISIONS |
|---|---|---|
| 1 | 07-28-2025 | REVISIONS PER PASCO COUNTY REVIEW COMMENTS. |
| 2 | 12-05-2025 | REVISIONS PER PASCO COUNTY REVIEW COMMENTS. |

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Engineer # - CA No. 33088
Surveyor # - LB8342


PREPARED FOR
**SR52 HEASLEY, LLC**
1409 TECH BOULEVARD, SUITE 1
TAMPA, FL 33619
PHONE: (813) 623-8777

PROJECT NAME
**HEASLEY MPUD**

SHEET NAME
**MPUD MASTER PLAN**

| | |
|---|---|
| PROJECT ID | 1128 |
| PROJECT NO | 2024-1128 |
| DESIGNED | RAR |
| CHECKED | RDF |
| DRAWN | TF/RAR |
| QC | RDF |
| DATE | MAY 13, 2025 |
| SHEET | 1 OF 2 |

Dec 05, 2025 @ 2:04pm P:\1128\Proj\Pasco\MasterPlans\MPUD\1128_HEA_MPUD.dwg — RicardoRamos

WETLAND

100'X100'
OPEN PLAY AREA

NEIGHBORHOOD
PARK
1.0 AC

STORMWATER
POND

STORMWATER
POND

MAIL
KIOSK /
VISITOR
PARKING
AREA

WETLAND

FLOODPLAIN COMPENSATION

N

0 25 50 100

**SITE YIELD**

TOWNHOMES: 100 UNITS

**LEGEND**

- TOWNHOMES
- COMMERCIAL / RETAIL / OFFICE
- STORMWATER POND
- NEIGHBORHOOD PARK
- WETLAND CONSERVATION

## BINDING MPUD CONCEPT PLAN NOTES:

1. GENERAL MODIFICATIONS OF THE INFRASTRUCTURE LOCATIONS DEPICTED ON THIS PLAN THAT ARE REQUIRED DURING THE PERMITTING PROCESS FOR THIS PROJECT SHALL NOT BE DEEMED AS A SUBSTANTIAL MODIFICATION TO THIS BINDING MPUD CONCEPT PLAN.
2. INCREASES IN THE MINIMUM LOT SIZE AND/OR A DECREASE IN THE OVERALL ALLOWABLE UNIT YIELD SHALL BE DEEMED IN CONFORMANCE WITH THIS BINDING MPUD CONCEPT PLAN.

PREPARED FOR
**SR 52 HEASLEY, LLC**

PROJECT NAME
**HEASLEY PARCEL**

SHEET NAME
**BINDING MPUD CONCEPT PLAN**

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www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

| NO | DATE | REVISIONS |
|---|---|---|

| | |
|---|---|
| PROJECT ID | 1128 |
| PROJECT NO | 2024-1128 |
| DESIGNED | - |
| CHECKED | RRP |
| DRAWN | DJA/RRP |
| QC | RDF |
| DATE | DECEMBER 5, 2025 |
| SHEET | 1 OF 1 |

Dec 05, 2025 @ 1:31pm P:\1128\ProjData\MasterPlans\MPUD\1128_HEA-CSITE-CONCEPT-E (BINDING).dwg – RicardoRamos

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# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

JUNE 9, 2025

PREPARED FOR:

SR 52 HEASLEY, LLC
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619

RAYSOR Transportation Consulting

19046 Bruce B. Downs Boulevard
Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

# PROFESSIONAL ENGINEERING CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida, practicing with RAYSOR Transportation Consulting, LLC, a corporation authorized to operate as an engineering business (ENB No. 27789), by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby reported for:

PROJECT: **Heasley MPUD**

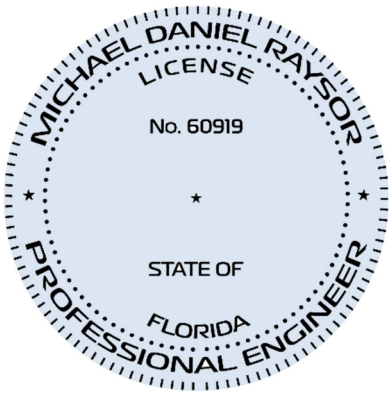
LOCATION: **Pasco County, Florida**

REPORT TYPE: **Timing & Phasing Analysis**

REPORT DATE: **June 9, 2025**

PREPARED FOR: **SR 52 Heasley, LLC**

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgment and experience.




THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

Michael Raysor

Digitally signed by Michael Raysor
Date: 2025.06.09 23:48:28 -04'00'

ON THE DATE ADJACENT TO THE SEAL

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

RAYSOR TRANSPORTATION CONSULTING, LLC
19046 BRUCE B. DOWNS BOULEVARD, #308
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RAYSOR Transportation Consulting

# HEASLEY MPUD

## MPUD REZONING

## TIMING & PHASING ANALYSIS

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**APPENDIX B:** Trip Generation Details

**APPENDIX C:** Project Traffic Details

**APPENDIX D:** Traffic Volumes & Peak Season Conversion Factors

**APPENDIX E:** Existing Traffic Adjustments

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# HEASLEY MPUD

## MPUD REZONING

## TIMING & PHASING ANALYSIS

### 1.0 | INTRODUCTION

This report documents a Timing & Phasing Analysis performed in association with an MPUD rezoning for the **HEASLEY MPUD**. This analysis was performed consistent with §901.12 of the Pasco County Land Development Code, and the methodology statement documented in **APPENDIX A**.

### 2.0 | PROJECT DESCRIPTION

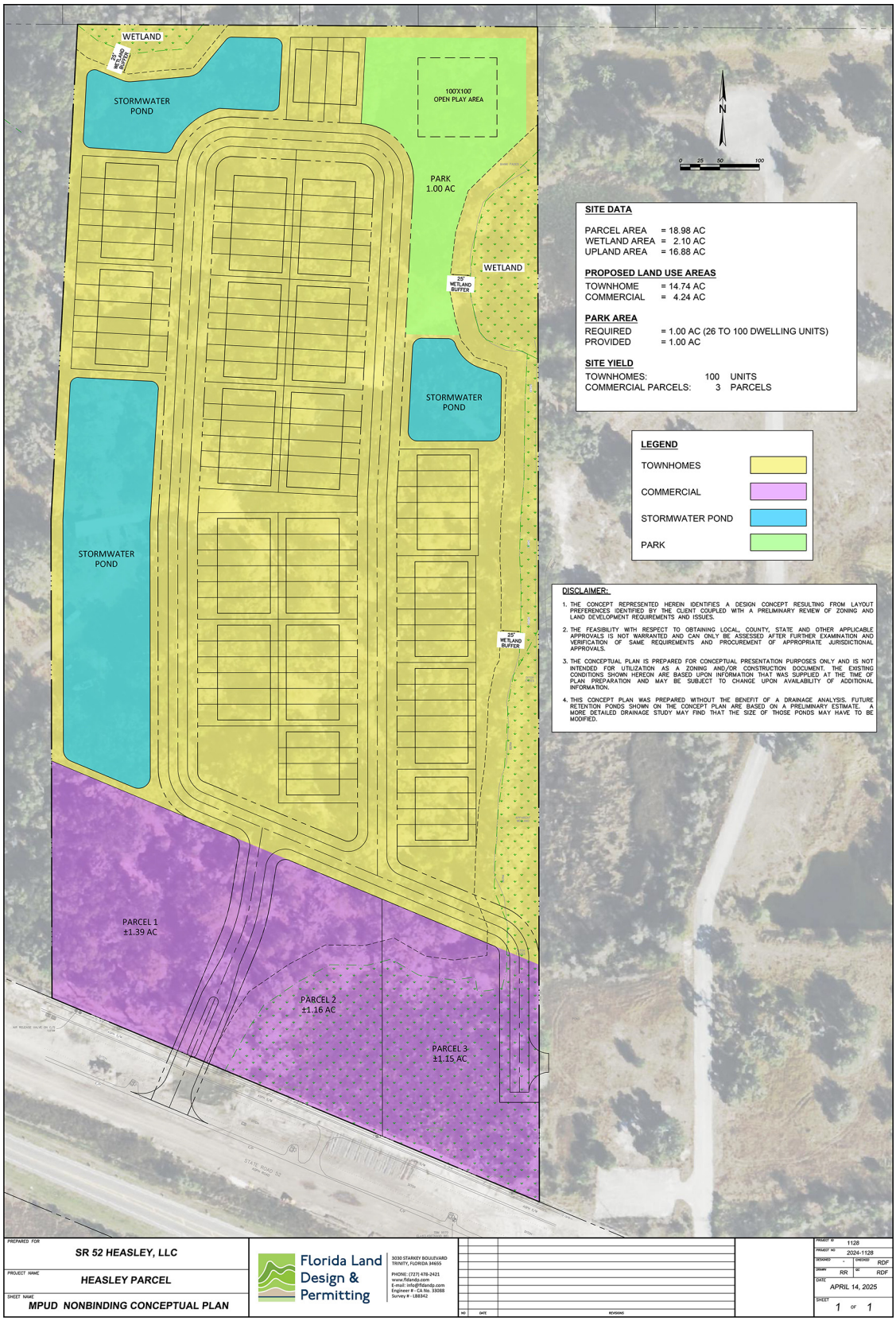
The subject project site is located on the north side of State Road 52, west of Sunlake Boulevard, in Pasco County, Florida; consisting of parcel no. 08-25-18-0000-00500-0020 (18.26 acres) and ±0.73 acres of Pasco County parcel number 08-25-18-0000-00400-0020, where the latter will be purchased from FDOT and combined into the initially referenced parcel. Refer to **FIGURE 1.0** for the project site location map. The project site currently consists of ±18.99 acres of AGRICULATURAL DISTRICT (A-C) zoning, and is proposed to be rezoned to MASTER PLANNED UNIT DEVELOPMENT DISTRICT (MPUD) with entitlements consisting of 120 townhomes and 15,000 square feet of commercial. Access to the subject project site is planned via one right-in/right-out driveway connection to State Road 52, and via cross access through the adjacent Suncoast Crossings development. Refer to **FIGURE 2.0** for the project site concept plan. The buildout date of the project was assumed as 2035, which was used as the analysis-horizon for this traffic study.

### 3.0 | PROJECT SITE TRIP GENERATION & DISTRIBUTION

Trip generation was estimated for the project site for current and proposed entitlements based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11TH EDITION); as summarized in **TABLE 1.0** and further documented in **APPENDIX B**. The Pasco County Land Development Code "reasonable yield" formula was used to identify the entitlements for the current zoning district; resulting in 2 single family residences. The distribution of *new external* project generated traffic was estimated based on the locations of trip attractions & productions relative to the project site, and in consideration of the connectivity provided by the adjacent roadway network. The distribution of *pass-by* project generated traffic was estimated manually based on projected background traffic patterns. The resulting assignment of project generated traffic is shown in **FIGURE 3.0**; as further detailed in **ATTACHMENT C**.

**FIGURE 1.0 | PROJECT SITE LOCATION**

**FIGURE 2.0 | PROJECT SITE CONCEPT PLAN**



## TABLE 1.0 | PROJECT SITE TRIP GENERATION ESTIMATE

### TRIP GENERATION ESTIMATE (PROPOSED MPUD)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | SF Residential (Attached) | 120 units | T=7.62(X) -50.48 | 864 | T=0.52(X) -5.70 | 57 | 14 | 43 | T=0.60(X) -3.93 | 68 | 40 | 28 |
| 822 | Commercial (<40 ksf) | 15,000 sf | T=42.20(X) +229.68 | 864 | Ln(T)=0.66* Ln(X)+1.84 | 38 | 23 | 15 | Ln(T)=0.71* Ln(X)+2.72 | 104 | 52 | 52 |
| Gross Trips | | | -- | 1,728 | -- | 95 | 37 | 58 | -- | 172 | 92 | 80 |
| Internal Capture | | | 10.0% | 172 | 16.8% | 16 | 8 | 8 | 20.0% | 34 | 17 | 17 |
| Driveway Trips | | | -- | 1,556 | -- | 79 | 29 | 50 | -- | 138 | 75 | 63 |
| Pass-By Trips[1] | | | 40% | 588 | 40% | 28 | 14 | 14 | 40% | 48 | 24 | 24 |
| New External Trips | | | -- | 968 | -- | 51 | 15 | 36 | -- | 90 | 51 | 39 |

[1] PASS-BY PERCENTAGE APPLIED TO COMMERCIAL DRIVEWAY TRIPS ONLY

### TRIP GENERATION ESTIMATE (CURRENT A-C ZONING DISTRICT)

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 210 | SF Detached Residential | 2 units | Ln(T)=0.92* Ln(X)+2.68 | 28 | Ln(T)=0.91* Ln(X)+0.12 | 2 | 1 | 1 | Ln(T)=0.94* Ln(X)+0.27 | 4 | 3 | 1 |

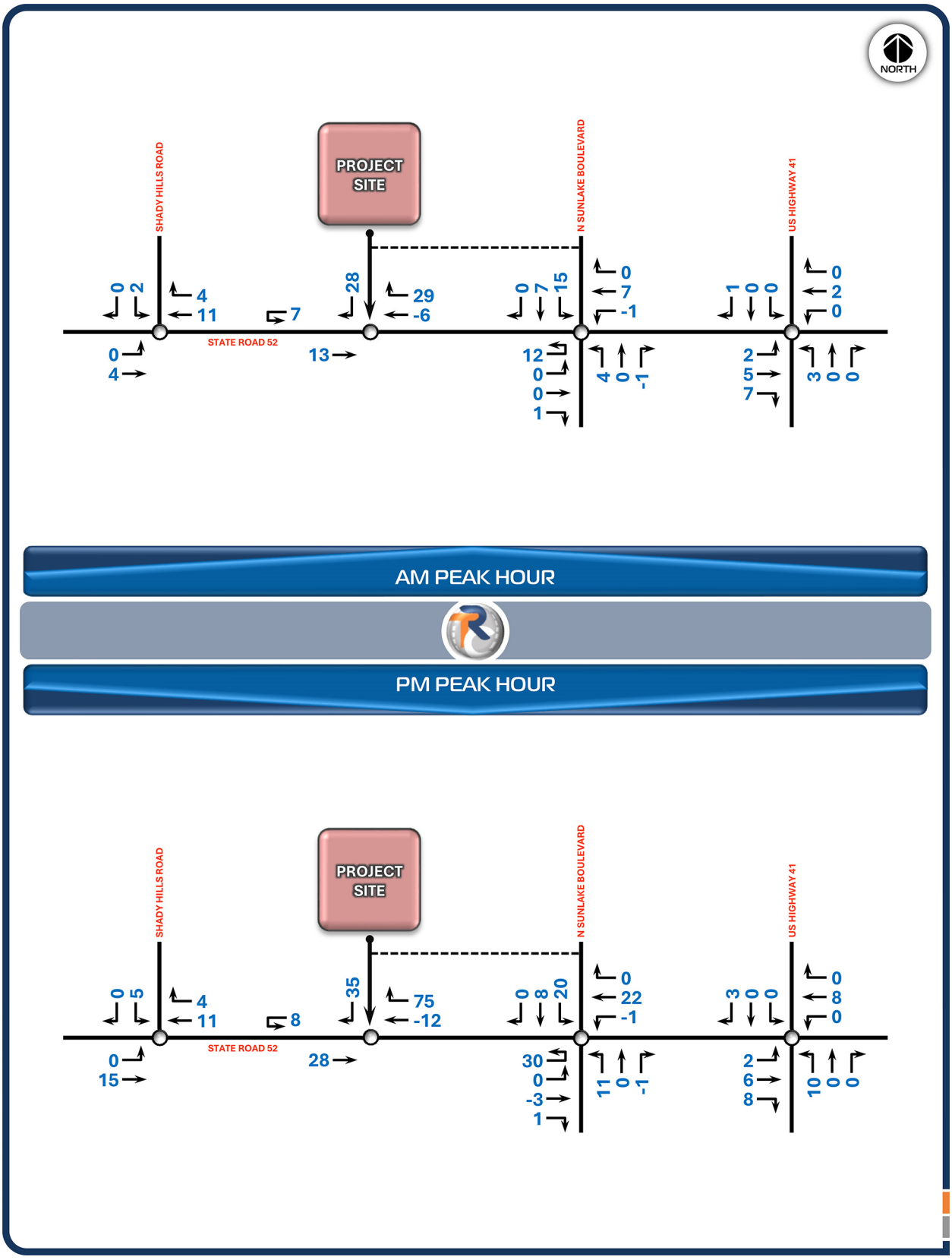
### TRIP GENERATION DIFFERENTIAL (BETWEEN EXISTING ZONING DISTRICT AND PROPOSED MPUD)

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +1,528 | -- | +77 | +28 | +49 | -- | +134 | +72 | +62 |
| New External Trips | -- | +940 | -- | +49 | +14 | +35 | -- | +86 | +48 | +38 |

### REASONABLE YIELD CALCULATIONS

| | |
|---|---|
| **CURRENT ZONING DISTRICT**<br><br>Reasonable Yield Calculations | **Current Zoning District: A-C**<br>Size: ± 18.99 acres<br>Maximum Density: 1.0 unit per 10 acres<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 18.99 x 0.10 x 75% = **2 single family residential units** |

**FIGURE 3.0 | PROJECT GENERATED PEAK HOUR TRAFFIC VOLUMES** (REFER TO ATTACHMENT C FOR DETAILS)



## 4.0 | STUDY AREA

The study area consists of the adjacent segment of State Road 52. In addition, the study area consists of the major intersections along the study roadway segment, and the project site driveway connection.

**STUDY AREA ROADWAY SEGMENTS**

- State Road 52 *(adjacent segment)*

**STUDY AREA INTERSECTIONS**

- State Road 52 & Shady Hills Road
- State Road 52 & & US Highway 41
- State Road 52 & Sunlake Boulevard
- State Road 52 & Project Site Driveway

## 5.0 | TRAFFIC VOLUMES

Current traffic volumes were obtained from traffic counts conducted within the study area during AM peak period (7 am to 9 am) and PM peak period (4 pm to 6 pm) conditions; and subsequently adjusted to reflect peak season conditions using the applicable FDOT peak season conversion factor (PSCF) of 1.00. Refer to **ATTACHMENT D** for documentation of the traffic counts and peak season conversion factors. The current traffic volumes were adjusted to reflect temporary median opening restrictions that were in place at the time of the traffic counts to restrict minor street movements to right turns only until the planned traffic signal at this intersection is constructed. Refer to **ATTACHMENT E** for details. Future year background traffic volumes were calculated to reflect the 2035 analysis-horizon using an annual growth rate of 2.0% per year (pursuant to the Pasco County growth rate table), in consideration of the calculated growth rate of 0.2% per year based on historical traffic volumes on State Road 52; as documented in **ATTACHMENT F**. In addition, background traffic volumes also include the traffic volumes estimated to be generated by the Suncoast Crossings project; as documented in **APPENDIX G**. Post-development traffic volumes were calculated by adding the project generated traffic to the background traffic volumes. **FIGURES 4.0** thru **6.0** show the traffic volumes used in this study.

**FIGURE 4.0 | CURRENT PEAK HOUR TRAFFIC VOLUMES**

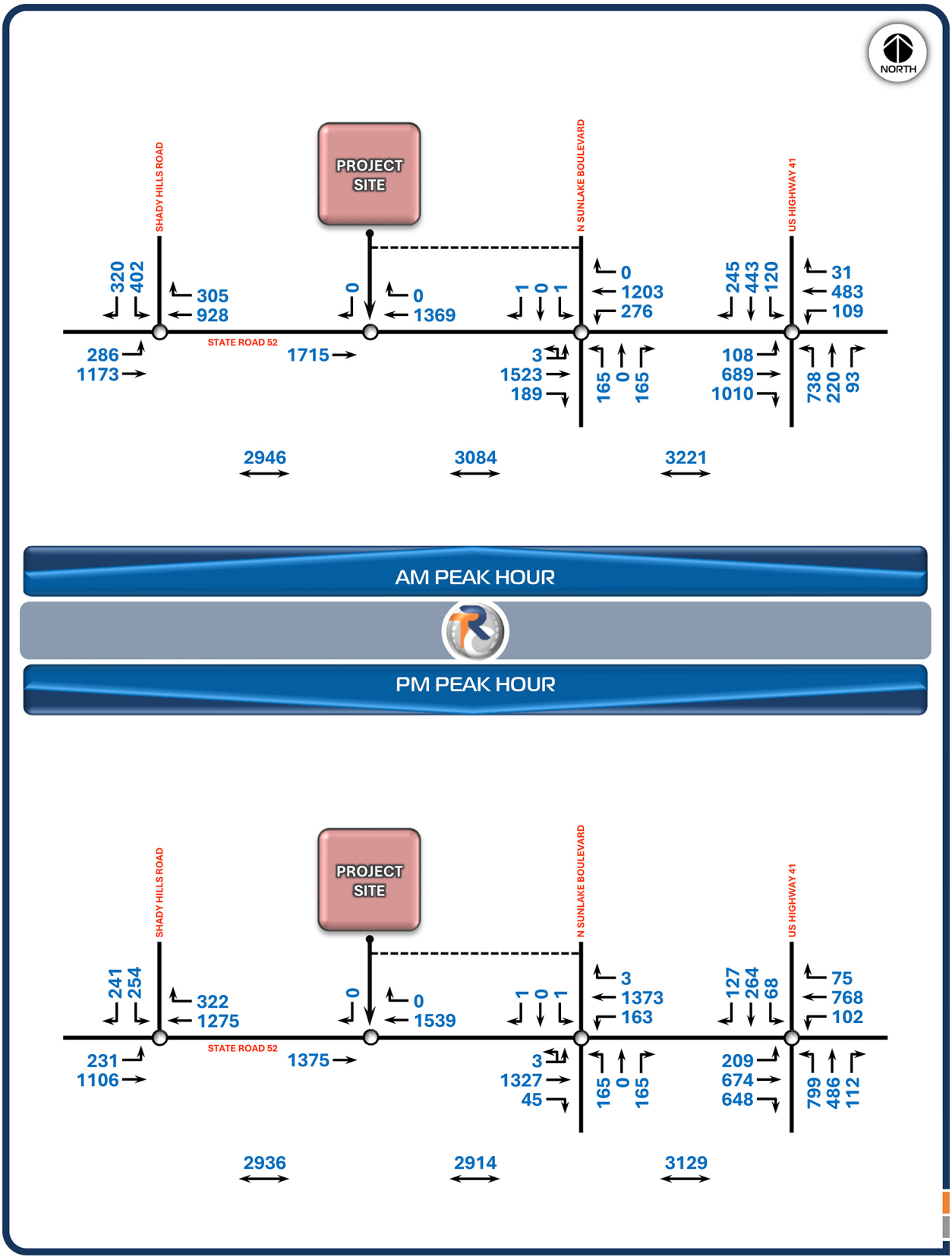


**FIGURE 5.0 | BACKGROUND PEAK HOUR TRAFFIC VOLUMES**

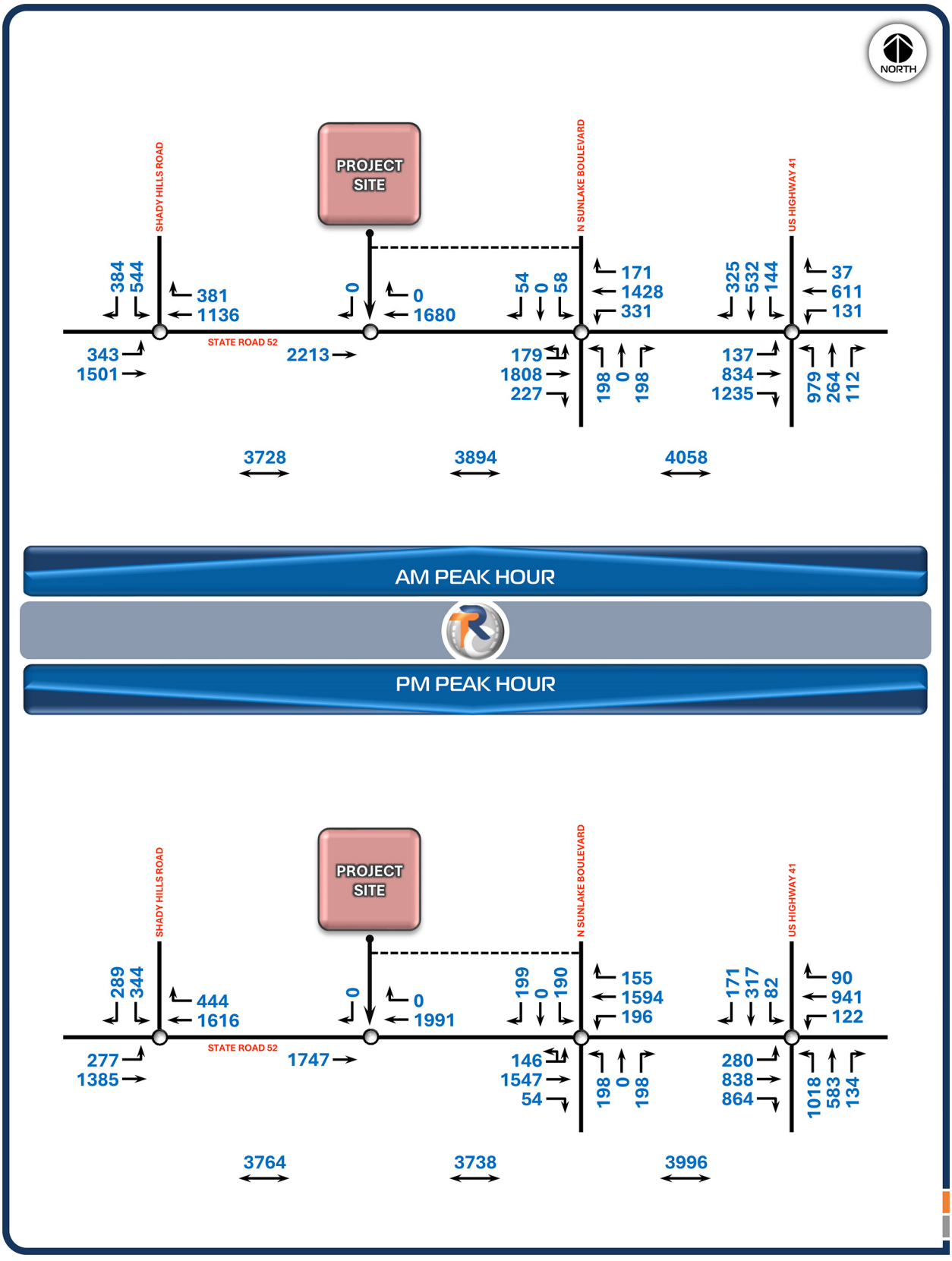
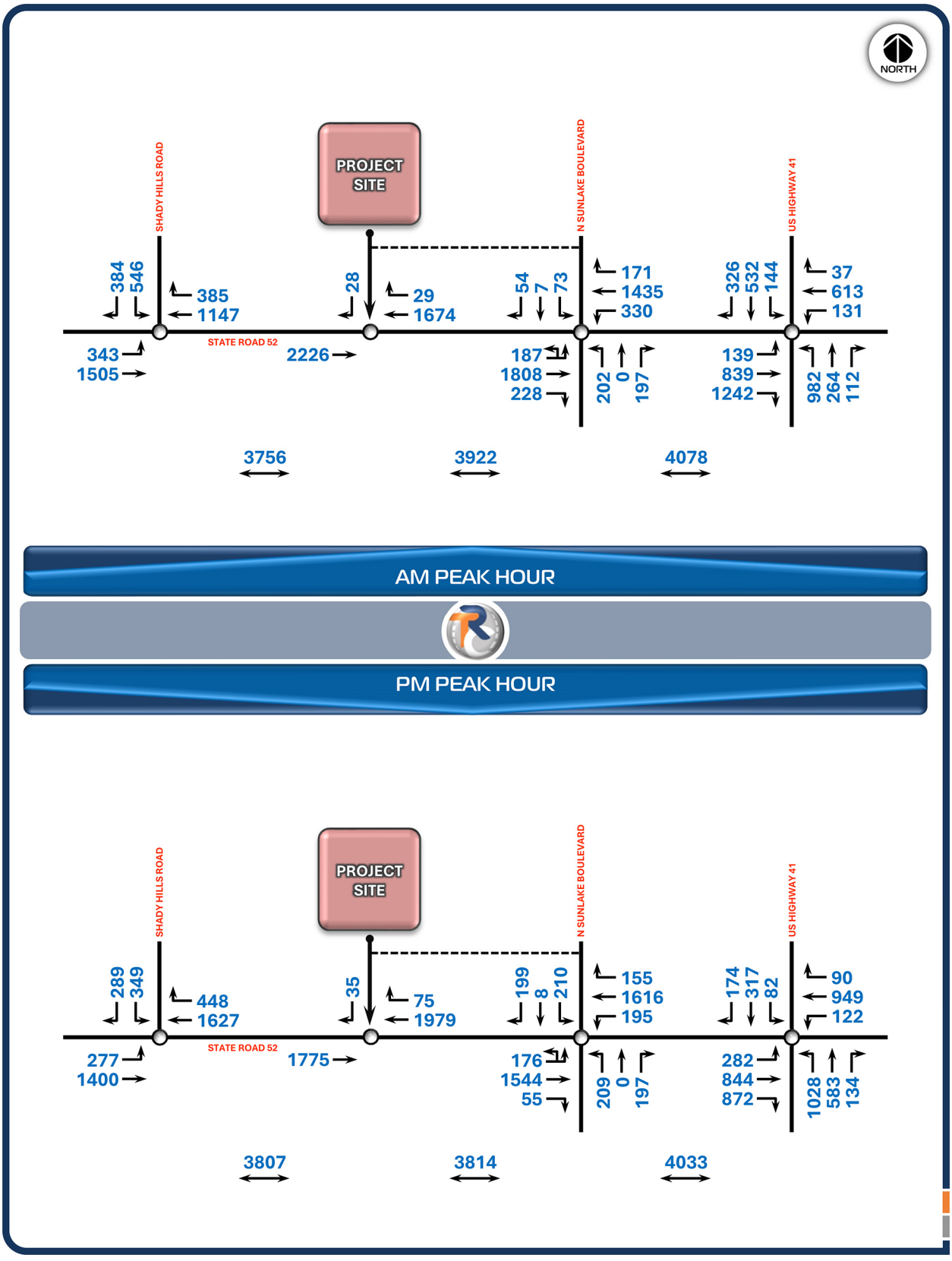


**FIGURE 6.0 | POST-DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES**



## 6.0 | ROADWAY SEGMENT ANALYSIS

Roadway segment analyses were undertaken for existing, background, and post-development traffic conditions for AM and PM peak hour conditions. The roadway segment analyses were performed using two-way generalized capacities pursuant to *FDOT's 2023 Multimodal Quality / Level of Service Handbook*; as documented in **APPENDIX H**. The analysis is summarized in **TABLE 2.0**, which indicates that the study roadway segments are anticipated to operate acceptably for all peak hour analysis scenarios in consideration of Pasco County transportation performance standards. Specifically, the transportation performance standard applicable to the study area roadway segments is LEVEL-OF-SERVICE D.

## 7.0 | INTERSECTION ANALYSIS

Operational analyses were undertaken for the off-site study intersections for post-development traffic conditions for AM and PM peak hour conditions. The analyses were performed using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program; as summarized in **TABLE 3.0**, with further documentation provided in **APPENDIX I**. The results of the analysis indicate that the study intersections are anticipated to operate acceptably for post-development peak hour traffic conditions in consideration of Pasco County transportation performance standards. Specifically, the transportation performance standards applicable to the study intersections are as follows:

**Major County Roadways (Arterials & Collectors)**

- Maximum Average Vehicular Delay of 120 seconds, with Volume-to-Capacity Ratio ≤ 1.00
- Maximum Average Vehicular Delay of 150 seconds, with Volume-to-Capacity Ratio < 0.80

**Local Roadways & Site Access Driveways**

- Maximum Average Vehicular Delay of 150 seconds

**TABLE 2.0 | ROADWAY SEGMENT ANALYSIS SUMMARY (1 OF 2)**

| Roadway Segment | Scenario | Peak Hour | LOS Std / Lanes / Context Class | Service Volume | Volume | LOS | V/C |
|---|---|---|---|---|---|---|---|
| **State Road 52**<br>from: Shady Hills Road<br>to: Project Site | Existing | AM | D / 6 / C2 | 7,950 | 2,946 | B | 0.37 |
| | | PM | D / 6 / C2 | 7,950 | 2,936 | B | 0.37 |
| | Background | AM | D / 6 / C2 | 7,950 | 3,728 | B | 0.47 |
| | | PM | D / 6 / C2 | 7,950 | 3,764 | B | 0.47 |
| | Post-Development | AM | D / 6 / C2 | 7,950 | 3,756 | B | 0.47 |
| | | PM | D / 6 / C2 | 7,950 | 3,807 | B | 0.48 |
| **State Road 52**<br>from: Project Site<br>to: Sunlake Boulevard | Existing | AM | D / 6 / C2 | 7,950 | 3,084 | B | 0.39 |
| | | PM | D / 6 / C2 | 7,950 | 2,914 | B | 0.37 |
| | Background | AM | D / 6 / C2 | 7,950 | 3,894 | B | 0.49 |
| | | PM | D / 6 / C2 | 7,950 | 3,738 | B | 0.47 |
| | Post-Development | AM | D / 6 / C2 | 7,950 | 3,922 | B | 0.49 |
| | | PM | D / 6 / C2 | 7,950 | 3,814 | B | 0.48 |

**TABLE 2.0 | ROADWAY SEGMENT ANALYSIS SUMMARY (2 OF 2)**

| Roadway Segment | Scenario | Peak Hour | LOS Std / Lanes / Context Class | Service Volume | Volume | LOS | V/C |
|---|---|---|---|---|---|---|---|
| **State Road 52**<br>from: Sunlake Boulevard<br>to: US Highway 41 | Existing | AM | D<br>6<br>C3R | 4,960 | 3,221 | C | 0.65 |
| | | PM | D<br>6<br>C3R | 4,960 | 3,129 | C | 0.63 |
| | Background | AM | D<br>6<br>C3R | 4,960 | 4,058 | C | 0.82 |
| | | PM | D<br>6<br>C3R | 4,960 | 3,996 | C | 0.81 |
| | Post-Development | AM | D<br>6<br>C3R | 4,960 | 4,078 | C | 0.82 |
| | | PM | D<br>6<br>C3R | 4,960 | 4,033 | C | 0.81 |
| -- | -- | -- | -- | -- | -- | -- | -- |
| -- | | -- | -- | -- | -- | -- | -- |
| | -- | -- | -- | -- | -- | -- | -- |
| | | -- | -- | -- | -- | -- | -- |
| | -- | -- | -- | -- | -- | -- | -- |
| | | -- | -- | -- | -- | -- | -- |
| | -- | -- | -- | -- | -- | -- | -- |
| | | -- | -- | -- | -- | -- | -- |

**TABLE 3.0 | INTERSECTION ANALYSIS SUMMARY (POST-DEVELOPMENT TRAFFIC CONDITIONS)**

| Location | Peak Hour | Metric | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L | T | R | L | T | R | L | T | R | L | T | R | |
| State Road 52 & Shady Hills Road | AM | LOS | D | C | [1] | [1] | D | B | [1] | [1] | [1] | E | [1] | C | C |
| | | Delay | 52.8 | 21.8 | [1] | [1] | 46.0 | 10.5 | [1] | [1] | [1] | 58.0 | [1] | 20.3 | 34.1 |
| | | V/C | 0.92 | 0.61 | [1] | [1] | 0.80 | 0.39 | [1] | [1] | [1] | 0.93 | [1] | 0.48 | -- |
| | PM | LOS | D | B | [1] | [1] | C | A | [1] | [1] | [1] | D | [1] | C | 23.1 |
| | | Delay | 39.0 | 10.6 | [1] | [1] | 29.4 | 8.8 | [1] | [1] | [1] | 46.4 | [1] | 26.9 | C |
| | | V/C | 0.89 | 0.47 | [1] | [1] | 0.80 | 0.45 | [1] | [1] | [1] | 0.88 | [1] | 0.51 | -- |
| State Road 52 & Sunlake Boulevard | AM | LOS | C | C | B | E | B | A | E | A | D | E | E | E | C |
| | | Delay | 26.8 | 29.3 | 12.1 | 72.0 | 18.1 | 9.9 | 70.6 | 0.0 | 54.0 | 61.5 | 65.6 | 58.8 | 30.9 |
| | | V/C | 0.79 | 0.81 | 0.27 | 0.87 | 0.58 | 0.19 | 0.77 | 0.00 | 0.62 | 0.37 | 0.06 | 0.28 | -- |
| | PM | LOS | C | C | B | E | C | B | D | A | D | D | D | D | C |
| | | Delay | 27.5 | 25.3 | 10.4 | 55.5 | 25.0 | 11.3 | 38.8 | 0.0 | 47.4 | 38.6 | 44.7 | 47.9 | 29.1 |
| | | V/C | 0.75 | 0.71 | 0.06 | 0.74 | 0.72 | 0.23 | 0.52 | 0.00 | 0.66 | 0.51 | 0.03 | 0.66 | -- |
| State Road 52 & US Highway 41 | AM | LOS | E | D | A | E | D | A | E | C | C | F | D | D | D |
| | | Delay | 71.0 | 52.1 | 0.0 | 71.2 | 48.5 | 0.0 | 56.5 | 32.1 | 25.9 | 80.4 | 51.3 | 49.6 | 52.6 |
| | | V/C | 0.77 | 0.82 | 0.00 | 0.76 | 0.62 | 0.00 | 0.88 | 0.24 | 0.18 | 0.89 | 0.71 | 0.75 | -- |
| | PM | LOS | E | D | A | E | D | A | D | C | C | E | D | D | D |
| | | Delay | 62.8 | 36.6 | 0.0 | 62.1 | 43.5 | 0.0 | 47.3 | 34.9 | 26.4 | 70.6 | 53.1 | 41.2 | 44.2 |
| | | V/C | 0.83 | 0.60 | 0.00 | 0.71 | 0.78 | 0.00 | 0.86 | 0.55 | 0.24 | 0.82 | 0.71 | 0.48 | -- |

[1] NOT APPLICABLE [2] UNOPPOSED [3] SHARED LANE

## 8.0 | PRELIMINARY CONCEPTUAL SITE ACCESS ANALYSIS

A preliminary conceptual site access analysis was undertaken, including preliminary intersection operational analyses and preliminary turn lane warrant analyses for the project site driveway connection to State Road 52. A final detailed site access analysis is deferred to the site plan permitting phase, at which time specific (commercial) development quantities, access configurations, traffic control, and associated improvements will be determined. The results of the preliminary conceptual site access analysis are stated below, with the intersection analysis summarized in **TABLE 4.0**, the intersection analysis details provided in **APPENDIX J**, and the turn lane warrant analysis provided in **APPENDIX K**.

- The project site driveway connection to State Road 52 is anticipated to operate acceptably in consideration of Pasco County transportation performance standards with two-way stop control (TWSC).

- A site access right turn lane is anticipated to be warranted on State Road 52 at the project site driveway connection.

**TABLE 4.0 | INTERSECTION ANALYSIS SUMMARY (SITE ACCESS DRIVEWAY)**

| Location | Peak Hour | Metric | Eastbound | | | Westbound | | | Northbound | | | Southbound | | | Overall |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | L | T | R | L | T | R | L | T | R | L | T | R | |
| State Road 52 & Project Driveway | AM | LOS | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | C | [1] |
| | | Delay | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | 22.3 | [1] |
| | | V/C | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | 0.13 | [1] |
| | PM | LOS | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | D | [1] |
| | | Delay | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | 29.5 | [1] |
| | | V/C | [1] | [2] | [1] | [1] | [2] | [2] | [1] | [1] | [1] | [1] | [1] | 0.21 | [1] |

[1] NOT APPLICABLE [2] UNOPPOSED [3] SHARED LANE

## 9.0 | CONCLUSION

Based on the data, analyses and findings presented in this Timing & Phasing Analysis, it is concluded that the proposed MPUD rezoning for the **HEASLEY MPUD** is approvable in regard to transportation considerations pursuant to the requirements of the Pasco County Land Development Code.

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX A

## METHODOLOGY STATEMENT

RAYSOR Transportation Consulting

# TECHNICAL MEMORANDUM

**TO:** PASCO COUNTY CURRENT PLANNING DIVISION
PLANNING AND DEVELOPMENT DEPARTMENT
8731 CITIZENS DRIVE, SUITE 360
NEW PORT RICHEY, FLORIDA 34654

**FROM:** MICHAEL D. RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING, LLC

**SUBJECT:** HEASLEY MPUD
TIMING & PHASING ANALYSIS METHODOLOGY STATEMENT

**DATE:** MARCH 28, 2025

## 1.0 | EXEMPTION STATUS

- The subject rezoning requires a Timing & Phasing Analysis, as the rezoning will result in the generation of greater than 50 additional non-exempt peak hour trips.

## 2.0 | SITE PARAMETERS

- **SITE LOCATION:** The subject project site is located on the north side of State Road 52, west of Sunlake Boulevard, in Pasco County, Florida. Refer to **ATTACHMENT A** for the project site location map.

- **PARCELS:** The project site consists of Pasco County parcel number 08-25-18-0000-00500-0020 (18.26 acres), and ±0.73 acres of Pasco County parcel number 08-25-18-0000-00400-0020, where the latter will be purchased from FDOT and combined into the initially referenced parcel. Refer to **ATTACHMENT B** for a map showing the referenced parcels.

- **DESCRIPTION OF LAND USE:** The referenced combined parcel (totaling ±18.99 acres) currently has a future land use of RESIDENTIAL-3 (RES-3), which is proposed to be amended to PLANNED DEVELOPMENT (PD), with a rezoning from AC to MPUD to allow for the development of 120 townhomes and 15,000 square feet of commercial.

- **SITE ACCESS:** Access to the subject project site is planned via one right-in/right-out driveway connection to State Road 52, and via cross access through the adjacent Suncoast Crossings development.

- **BUILDOUT SCHEDULE:** The buildout date of the project for the purposes of the Timing & Phasing Analysis will be assumed as 2035.

- **INTERIM USES GENERATING TRAFFIC:** Not Applicable

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## 3.0 | STUDY AREA

- **ROADWAY SEGMENTS**
  - State Road 52 *(adjacent segment)*

- **INTERSECTIONS**
  - State Road 52 & Shady Hills Road
  - State Road 52 & & US Highway 41
  - State Road 52 & Sunlake Boulevard
  - State Road 52 & Project Site Driveway

## 4.0 | TRAFFIC COUNTS

- Traffic counts to be used in the analysis will be conducted during AM (7 am to 9 am) and PM (4 pm to 6 pm) peak periods. The traffic counts will be adjusted to reflect peak season conditions using FDOT's latest available seasonal adjustment factors.

## 5.0 | TRIP GENERATION

- **REASONABLE YIELD:** The trip generation for the current zoning district will be based on the County's "Reasonable Yield" formula pursuant to LDC §901.12; resulting in entitlements of 2 single family residential units for the current zoning district, as shown in **ATTACHMENT C**.

- **TRIP GENERATION:** Trip generation for the project site will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition). Refer to **ATTACHMENT C** for the project site trip generation estimate.

- **INTERNAL CAPTURE:** Internally captured trips will be estimated using ITE procedures, limited to 20% of gross trip generation; as documented in **ATTACHMENT C**.

- **PASS-BY:** Pass-by trips will be estimated using ITE procedures, limited to 10% of background traffic volumes; as documented in **ATTACHMENT C**.

## 6.0 | PROJECT TRAFFIC DISTRIBUTION

- The distribution of project generated traffic will be estimated based on area development and traffic patterns.

## 7.0 | BACKGROUND TRAFFIC GROWTH

- Background traffic volumes will be calculated using a 2% annual growth rate (pursuant to the Pasco County growth rate table) through the 2035 analysis horizon. In addition, the traffic generated by the adjacent Suncoast Crossings commercial project will be included in background traffic. It is noted that due to long-term buildout for the Angeline MPUD, the traffic generated by that project for the analysis horizon of this traffic study will be assumed to be accounted for using the above referenced growth rate.

## 8.0 | POST-DEVELOPMENT (TOTAL) TRAFFIC VOLUMES

- Post-development traffic volumes will be calculated as 2035 background volumes plus project generated traffic.

## 9.0 | ANALYSIS

- The analysis of the study area roadways and intersections will be performed for both AM & PM peak hours.
- FDOT Generalized Tables will be used for the analysis of the study roadway segments (on a two-way basis).
- Intersection analyses will be performed using *Highway Capacity Manual* methodologies calculated using *Synchro*.
- The need for turn lanes at the project site access connections will be evaluated based on the analysis results and in consideration of Land Development Code criteria; noting that the site access analysis will be preliminary in nature, where a final detailed site access evaluation is deferred to the site plan permitting phase, at which time specific land use quantities, access configurations, traffic control, and associated improvements will be determined.

## 10.0 | REPORT

- A report will be prepared summarizing the above described data, analysis, and findings.

## 11.0 | COORDINATION

- The Applicant and the County will hold conference calls as needed to discuss the analysis and to coordinate on questions or issues that may arise in the preparation/results of the analysis.

## 12.0 | NEIGHBORHOOD MEETINGS

- The Timing & Phasing Analysis may need to be revised based on input received at neighborhood meetings, where these revisions would be required prior to public hearings.

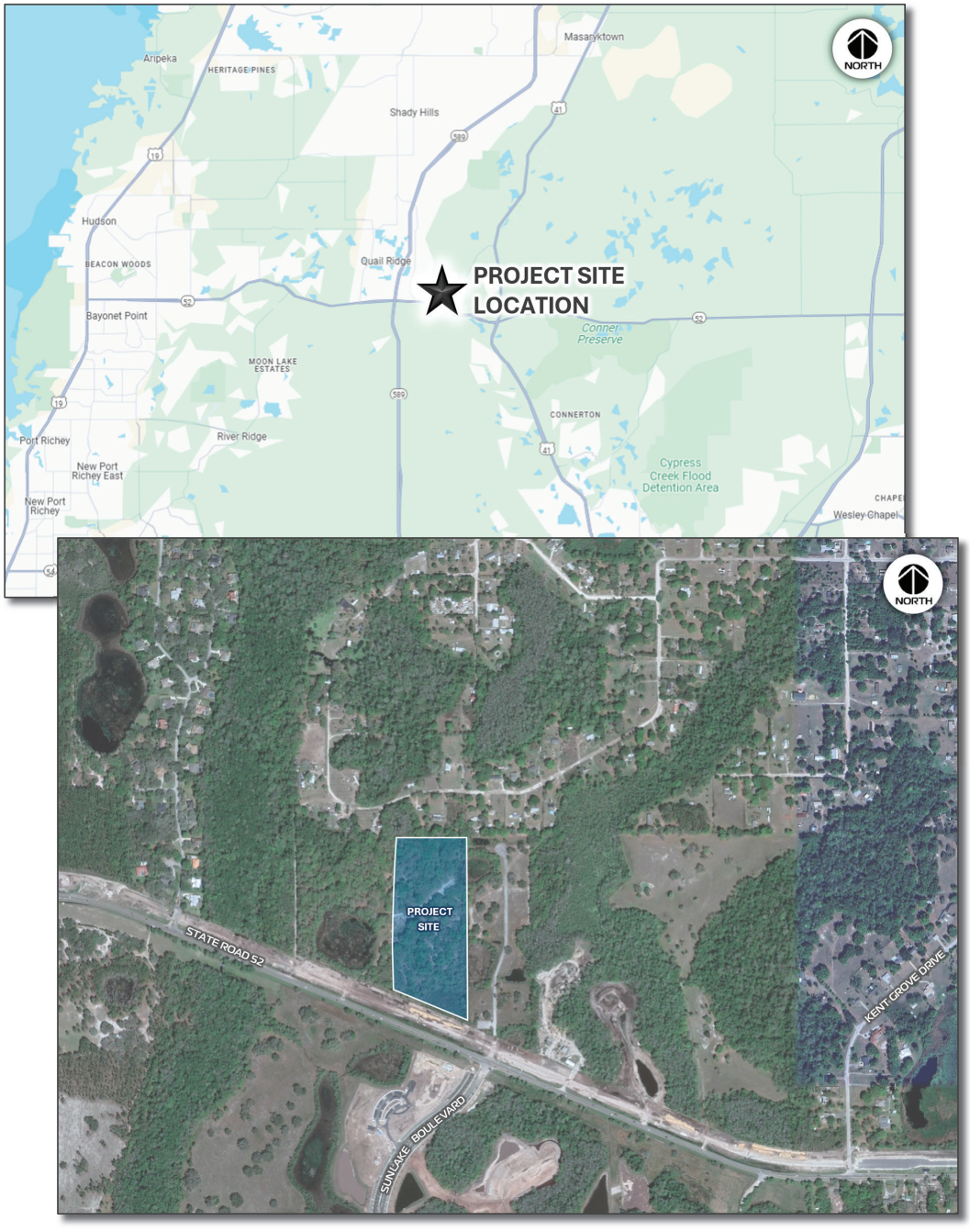
## 13.0 | OTHER

- The Land Development Code will be used for parameters not specifically mentioned herein.

# ATTACHMENT A

RAYSOR Transportation Consulting

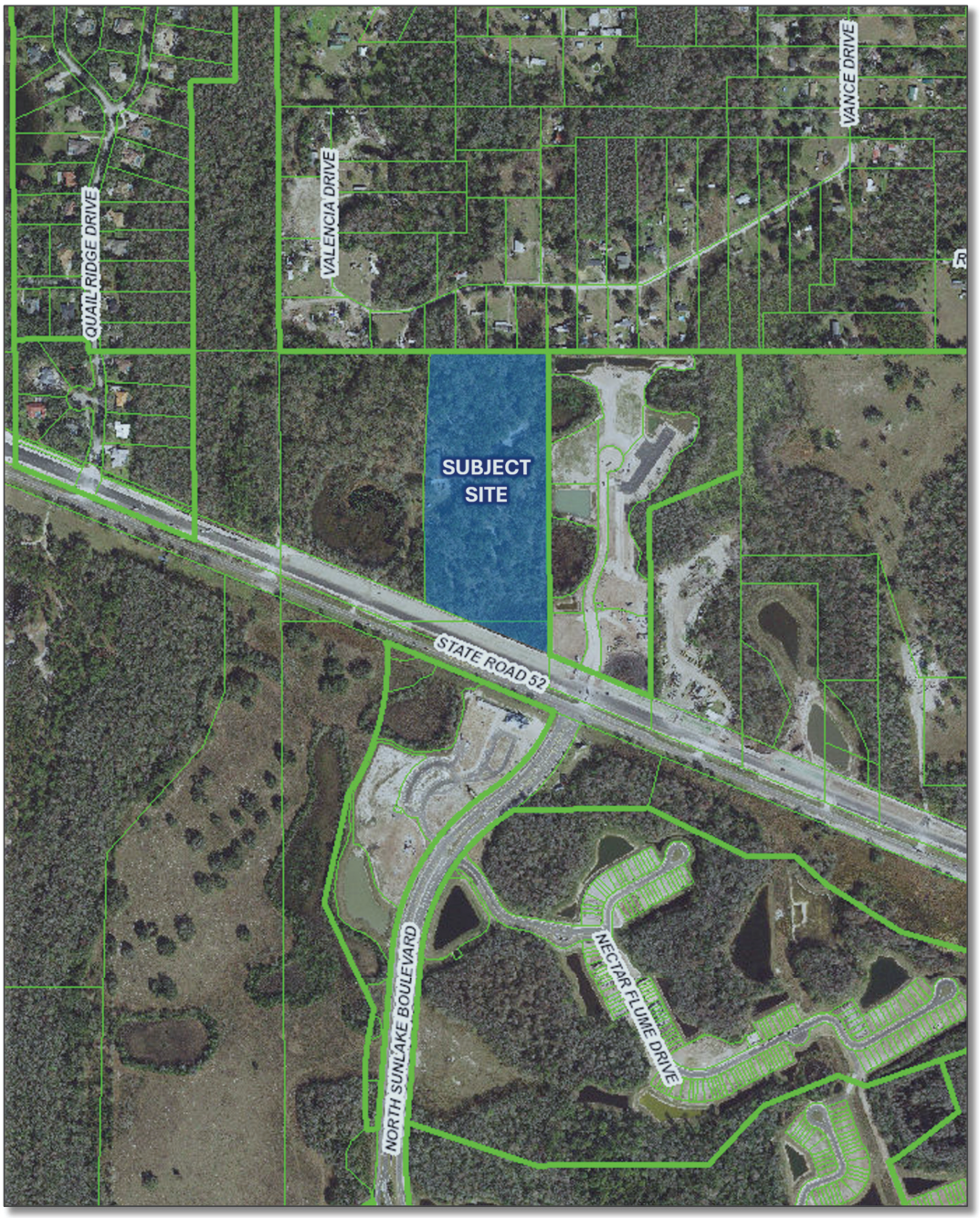
**HEASLEY MPUD**
Project Site Location Map



## ATTACHMENT B

RAYSOR Transportation Consulting

**HEASLEY MPUD**
Project Site Parcel Map



# ATTACHMENT C



**Trip Generation Estimate (Proposed Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 215 | SF Residential (Attached) | 120 units | T=7.62(X) -50.48 | 864 | T=0.52(X) -5.70 | 57 | 14 | 43 | T=0.60(X) -3.93 | 68 | 40 | 28 |
| 822 | Commercial (<40 ksf) | 15,000 sf | T=42.20(X) +229.68 | 864 | Ln(T)=0.66* Ln(X)+1.84 | 38 | 23 | 15 | Ln(T)=0.71* Ln(X)+2.72 | 104 | 52 | 52 |
| Gross Trips | | | -- | 1,728 | -- | 95 | 37 | 58 | -- | 172 | 92 | 80 |
| Internal Capture | | | 10.0% | 172 | 16.8% | 16 | 8 | 8 | 20.0% | 34 | 17 | 17 |
| Driveway Trips | | | -- | 1,556 | -- | 79 | 29 | 50 | -- | 138 | 75 | 63 |
| Pass-By Trips[1] | | | 40% | 588 | 40% | 28 | 14 | 14 | 40% | 48 | 24 | 24 |
| New External Trips | | | -- | 968 | -- | 51 | 15 | 36 | -- | 90 | 51 | 39 |

[1] PASS-BY PERCENTAGE APPLIED TO COMMERCIAL DRIVEWAY TRIPS ONLY

**Trip Generation Estimate (Current Zoning)**

| ITE LUC | Land Use Description | Size | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| 210 | SF Detached Residential | 2 units | Ln(T)=0.92* Ln(X)+2.68 | 28 | Ln(T)=0.91* Ln(X)+0.12 | 2 | 1 | 1 | Ln(T)=0.94* Ln(X)+0.27 | 4 | 3 | 1 |

**Trip Generation Differential (from Current to Proposed Zoning)**

| Trip Differential | Daily | | AM Peak Hour | | | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rate | Trips | Rate | Trips | Enter | Exit | Rate | Trips | Enter | Exit |
| Driveway Trips | -- | +1,528 | -- | +77 | +28 | +49 | -- | +134 | +72 | +62 |
| New External Trips | -- | +940 | -- | +49 | +14 | +35 | -- | +86 | +48 | +38 |

| | |
|---|---|
| **Current Zoning District**<br><br>Reasonable Yield Calculations | **Current Zoning District: AC**<br>Size: ± 18.99 acres<br>Maximum Density: 1.0 unit per 10 acres<br>LDC Reduction: 75% of Max Density for Reasonable Yield<br>Calculation: 18.99 x 0.10 x 75% = **2 single family residential units** |

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX B

## TRIP GENERATION DETAILS

# Land Use: 210
# Single-Family Detached Housing

## Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

## Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

## Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

# Single-Family Detached Housing
# (210)

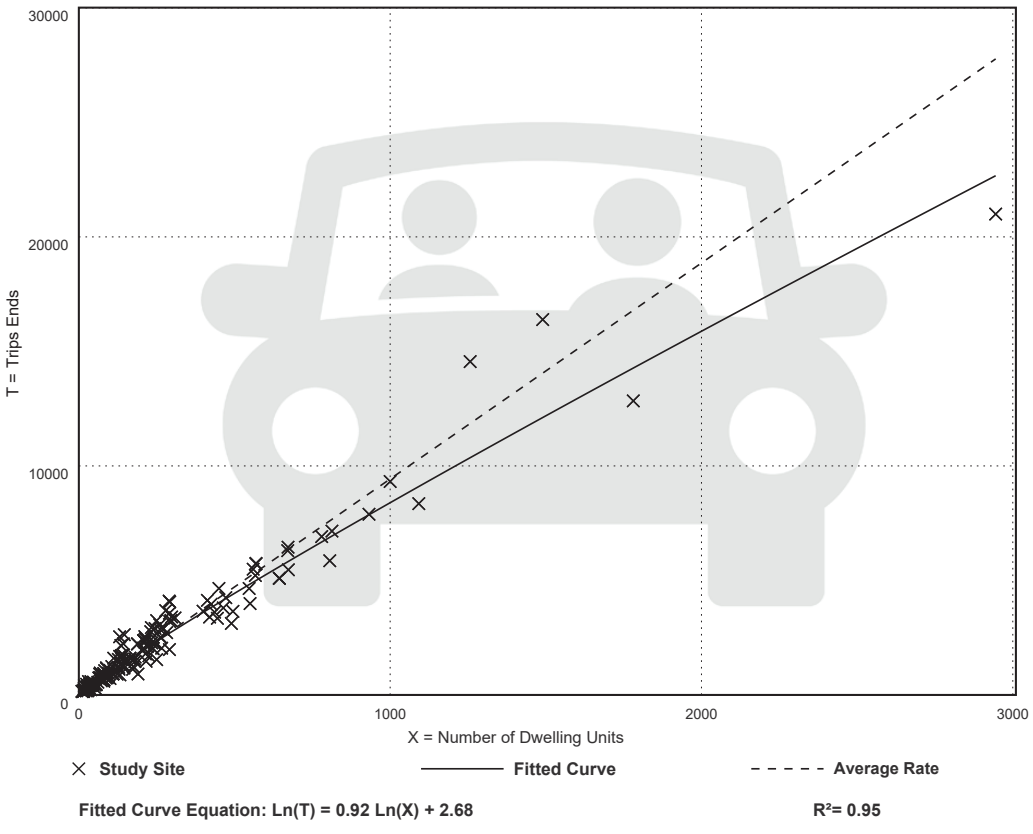
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.43 | 4.45 - 22.61 | 2.13 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68**

**$R^2$= 0.95**

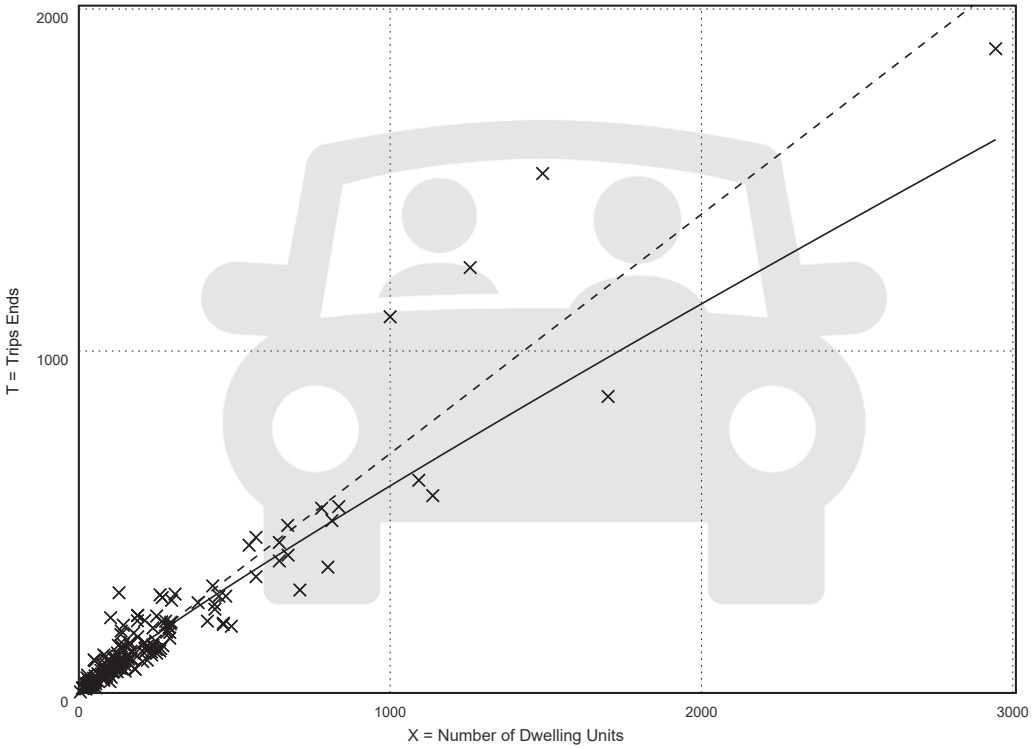
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.70 | 0.27 - 2.27 | 0.24 |

## Data Plot and Equation



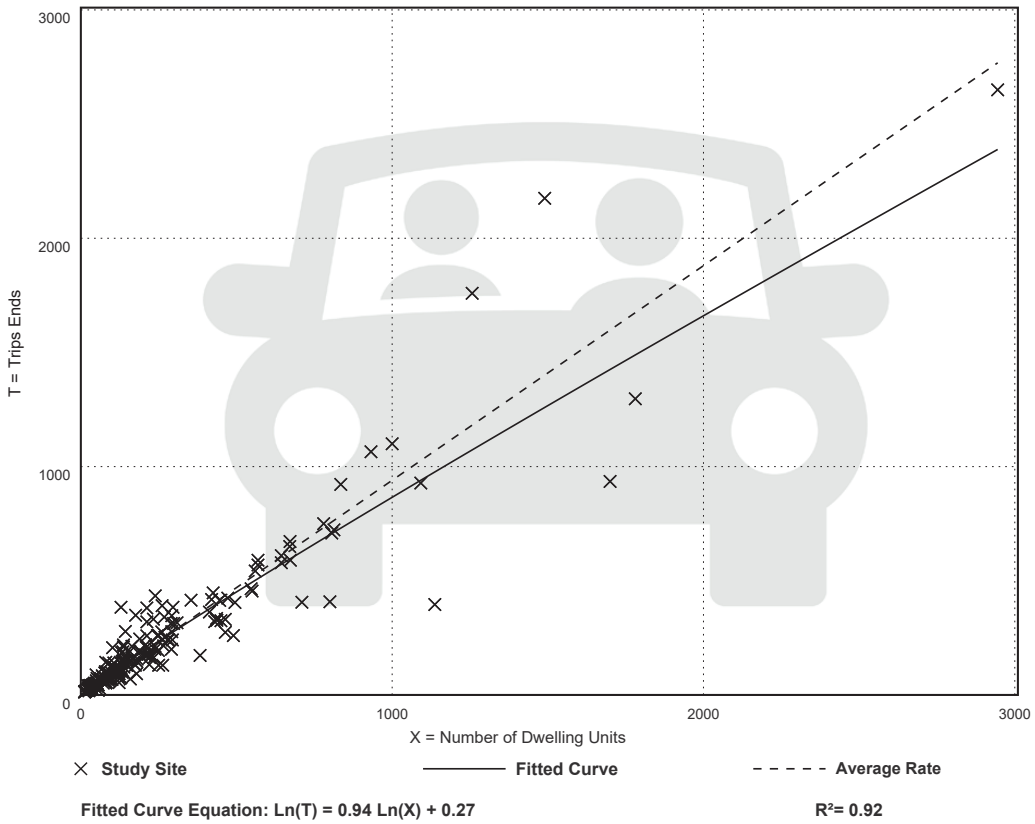
# Single-Family Detached Housing
# (210)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.94 | 0.35 - 2.98 | 0.31 |

## Data Plot and Equation



# Land Use: 215
# Single-Family Attached Housing

## Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

## Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

## Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

# Single-Family Attached Housing
# (215)

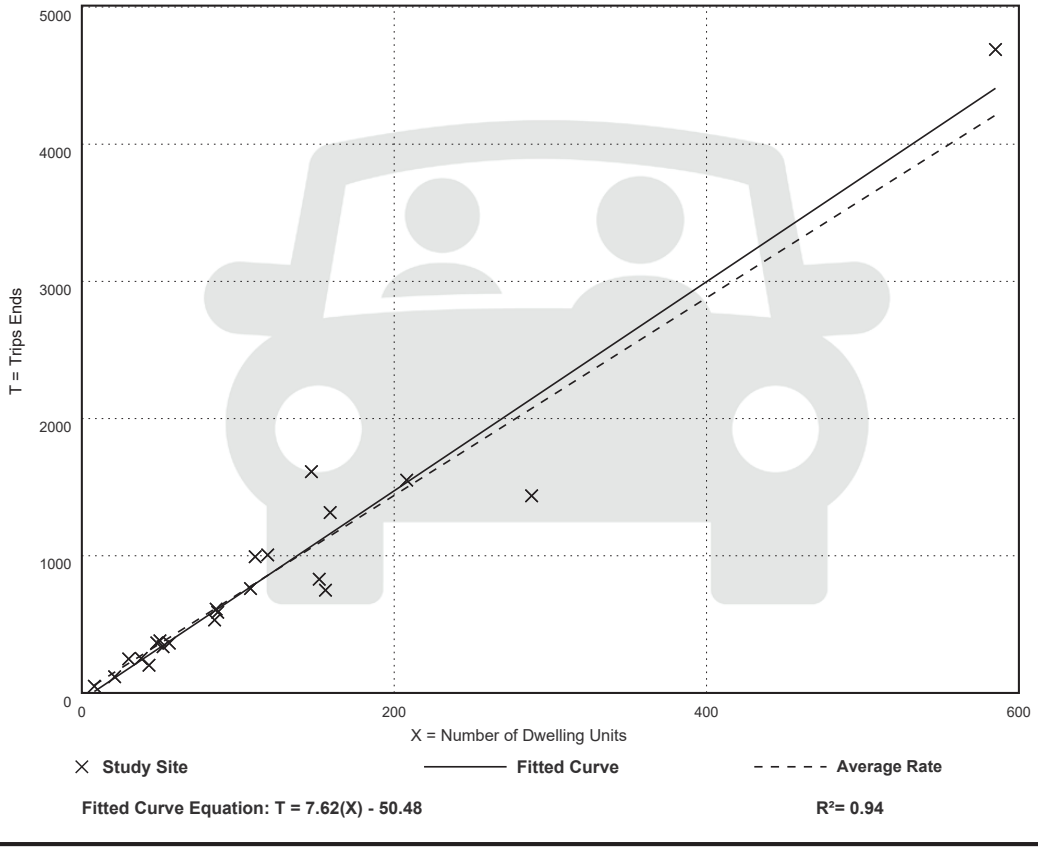
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.20 | 4.70 - 10.97 | 1.61 |

## Data Plot and Equation



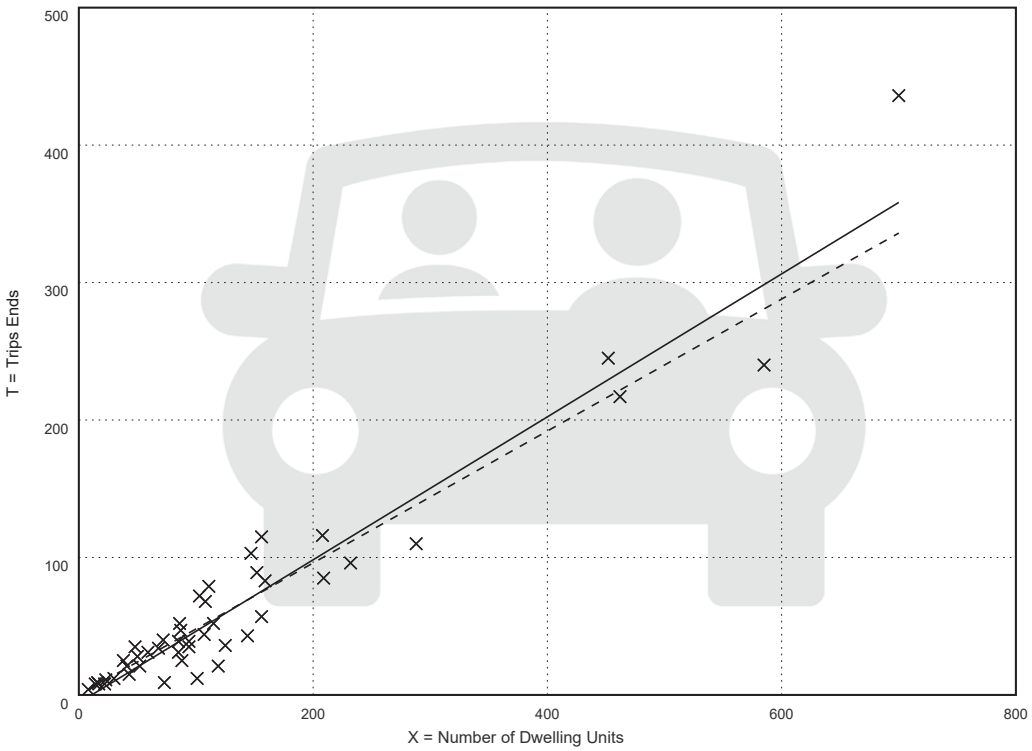
# Single-Family Attached Housing
# (215)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.48 | 0.12 - 0.74 | 0.14 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.52(X) - 5.70**

**$R^2$= 0.92**

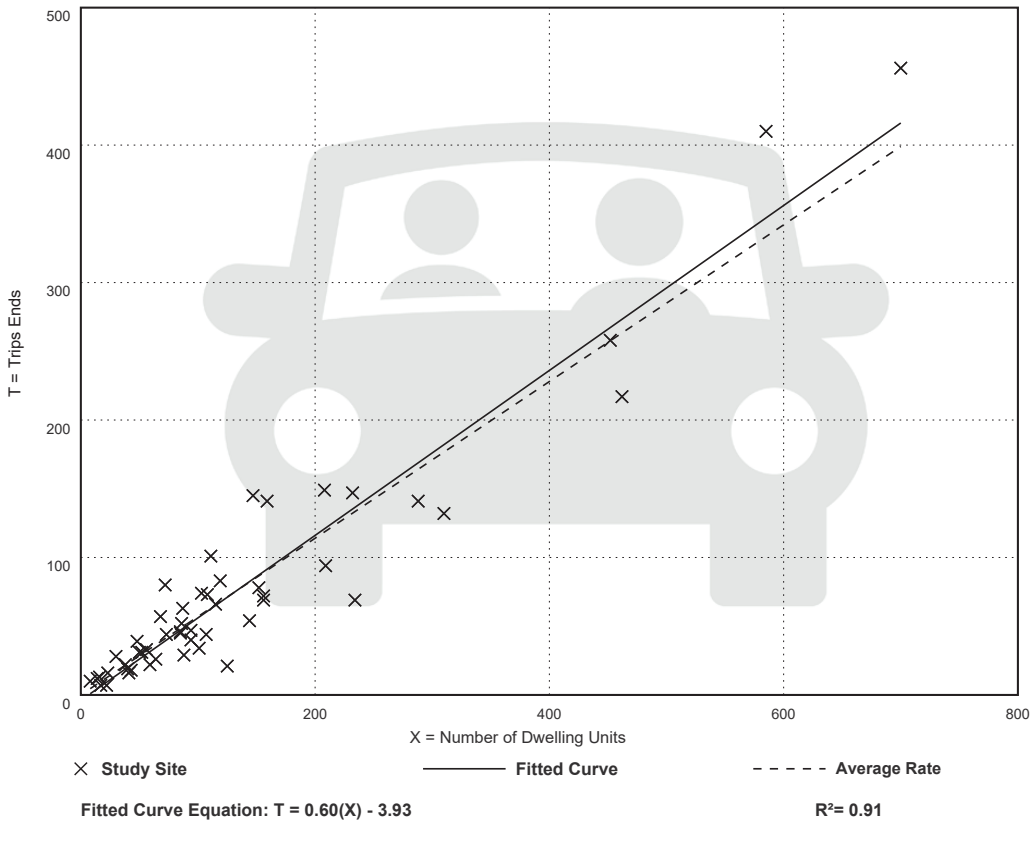
# Single-Family Attached Housing
# (215)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.57 | 0.17 - 1.25 | 0.18 |

## Data Plot and Equation



# Land Use: 822
# Strip Retail Plaza (<40k)

## Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

## Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

## Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

# Strip Retail Plaza (<40k)
# (822)

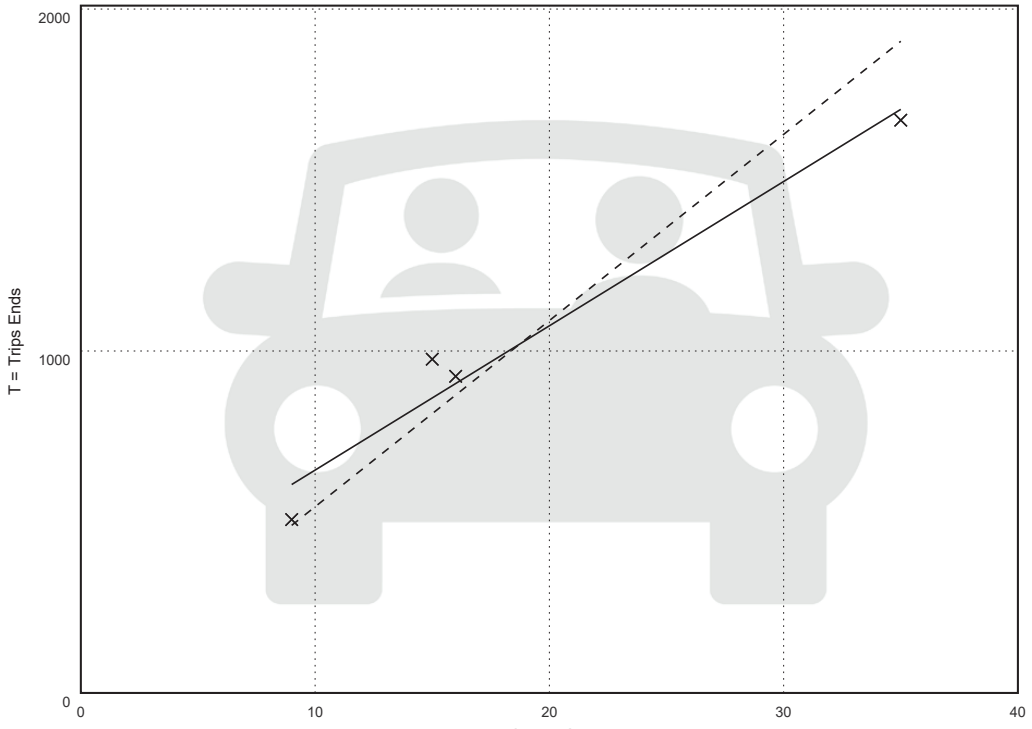
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 54.45 | 47.86 - 65.07 | 7.81 |

## Data Plot and Equation




**Fitted Curve Equation: T = 42.20(X) + 229.68**

**$R^2$= 0.96**

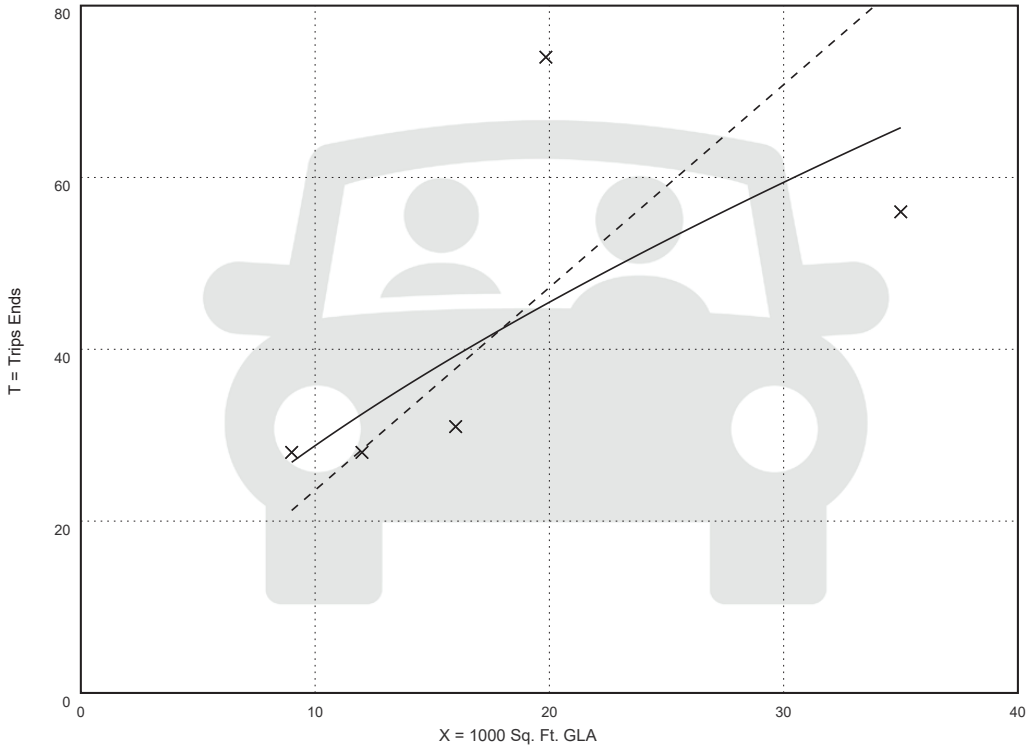
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 2.36 | 1.60 - 3.73 | 0.94 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84**

**$R^2$= 0.57**

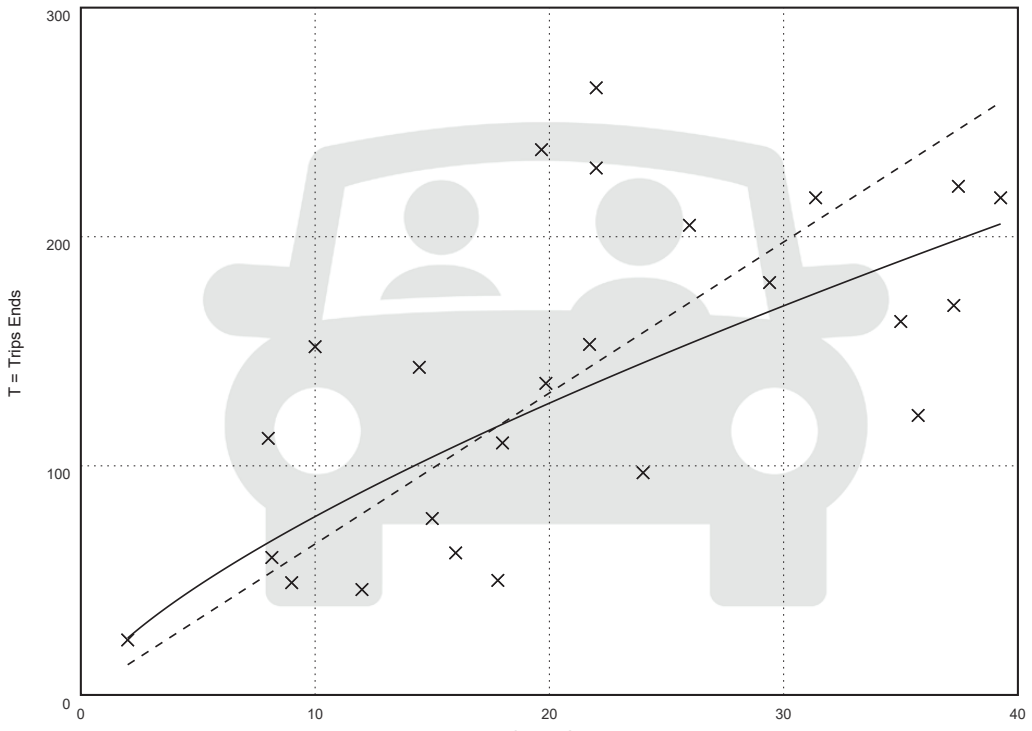
# Strip Retail Plaza (<40k)
# (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.59 | 2.81 - 15.20 | 2.94 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72**

**$R^2$= 0.56**

**Vehicle Pass-By Rates by Land Use**

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

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

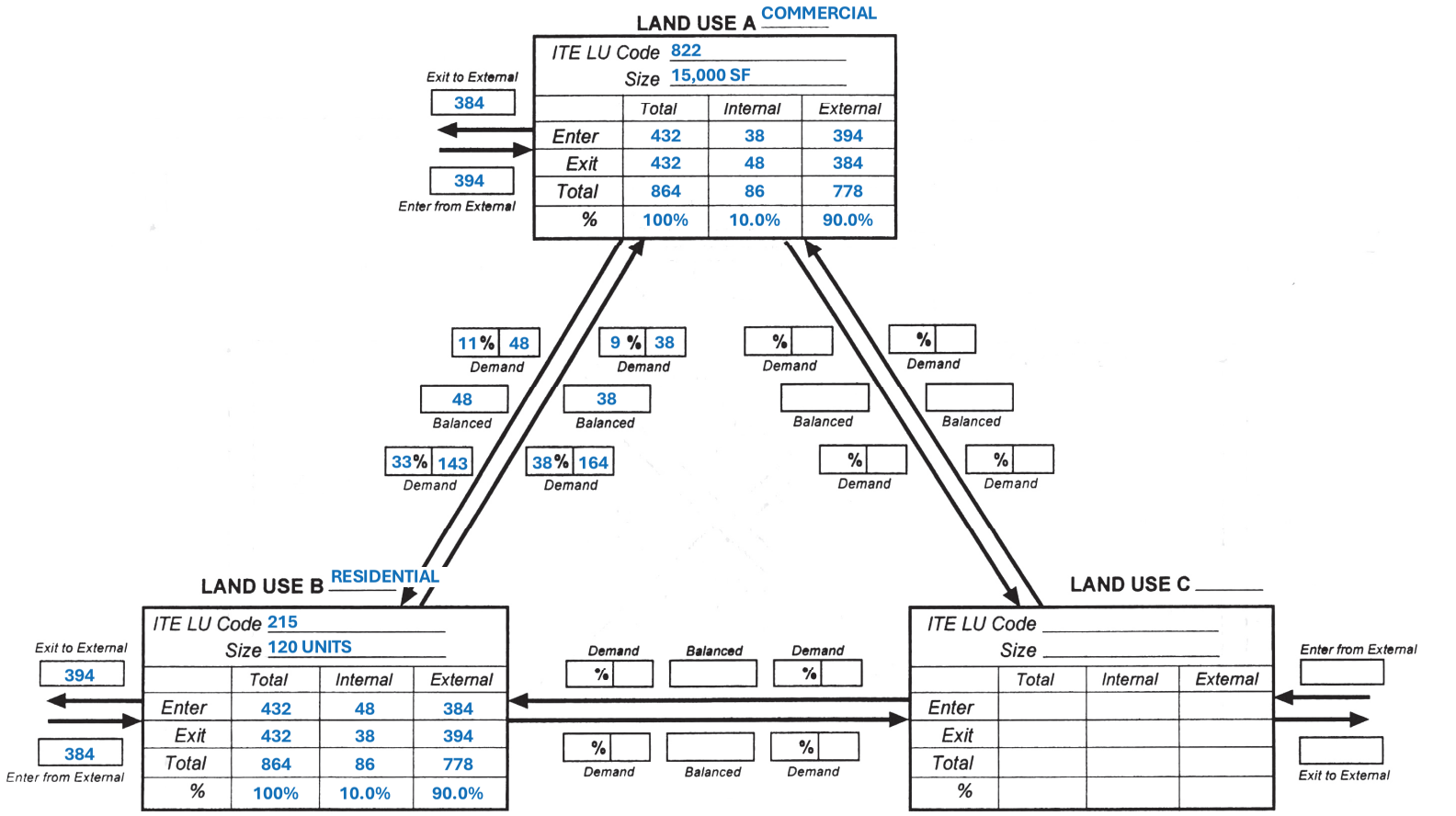
Pass-By Characteristics for Individual Sites

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

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period DAILY




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 394 | 384 | | 778 |
| Exit | 384 | 394 | | 778 |
| Total | 778 | 778 | | 1556 |
| Single-Use Trip Gen. Est. | 864 | 864 | | 1728 |

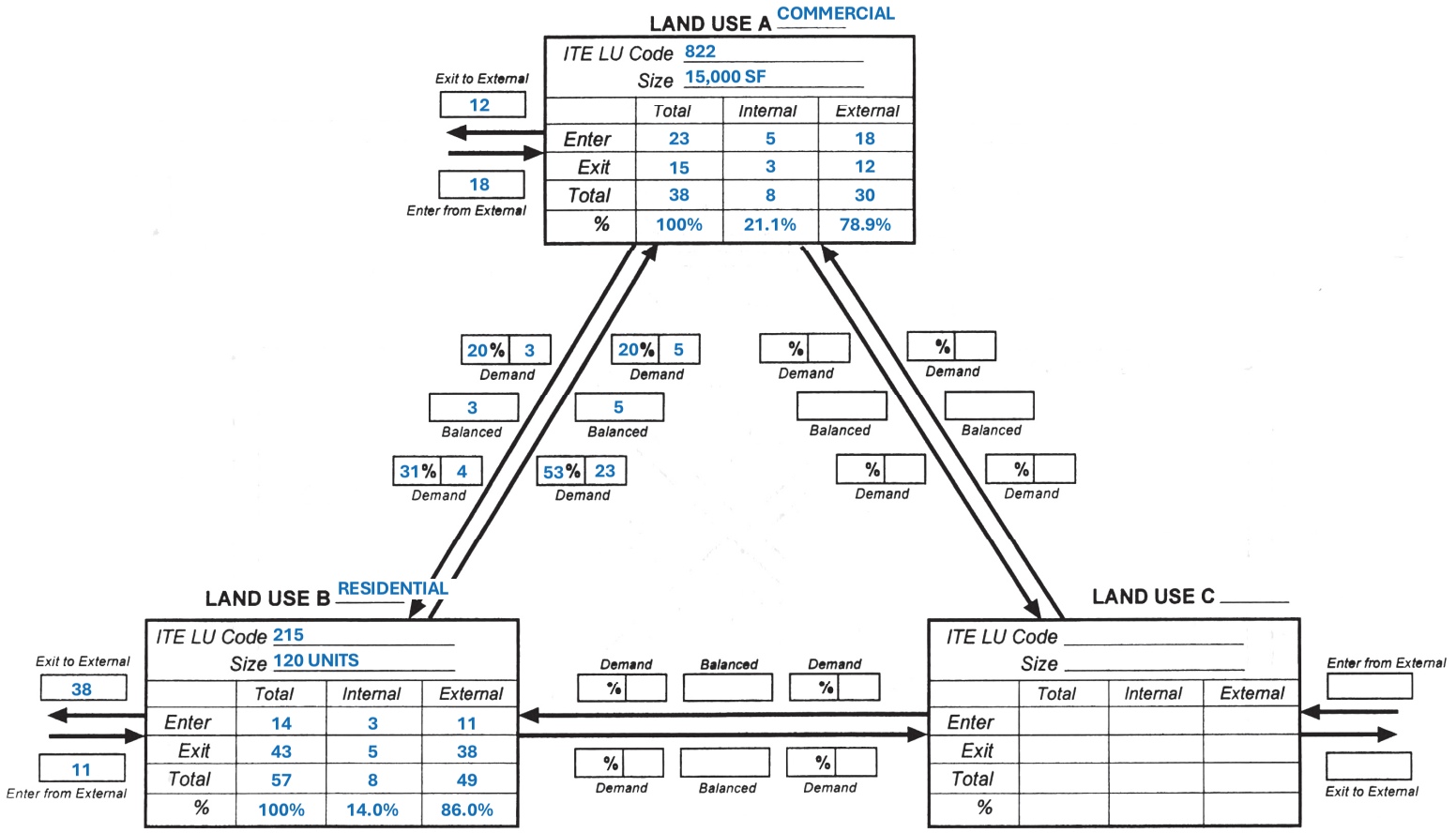
Source: Kaku Associates, Inc.

INTERNAL CAPTURE 172 (10.0%)

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period AM PEAK HOUR




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 18 | 11 | | 29 |
| Exit | 12 | 38 | | 50 |
| Total | 30 | 49 | | 79 |
| Single-Use Trip Gen. Est. | 38 | 57 | | 95 |

Source: Kaku Associates, Inc.

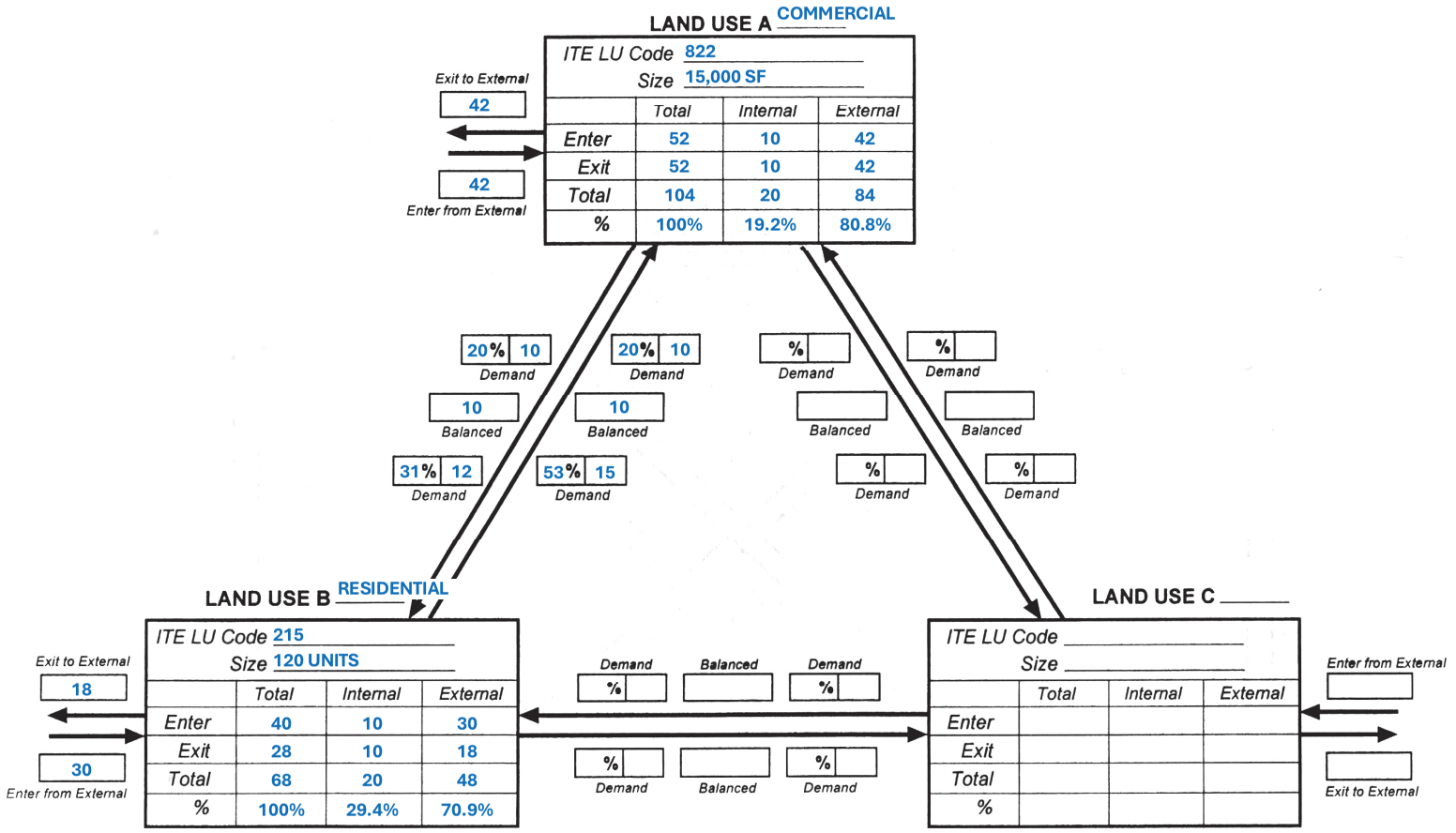
INTERNAL CAPTURE 16 (16.8%)

*NOTE: pm demand values used to estimate am demand given lack of am demand values*

Analyst RTC
Date 03/18/25

# MULTI-USE DEVELOPMENT
# TRIP GENERATION
# AND INTERNAL CAPTURE SUMMARY

Name of Dvlpt SR 52 HEASLEY CPA/MPUD
Time Period PM PEAK HOUR




## Net External Trips for Multi-Use Development

| | LAND USE A | LAND USE B | LAND USE C | TOTAL |
|---|---|---|---|---|
| Enter | 42 | 30 | | 72 |
| Exit | 42 | 18 | | 60 |
| Total | 84 | 48 | | 132 |
| Single-Use Trip Gen. Est. | 104 | 68 | | 172 |

Source: Kaku Associates, Inc.

INTERNAL CAPTURE
40 (23.3%)
34 @ 20.0%

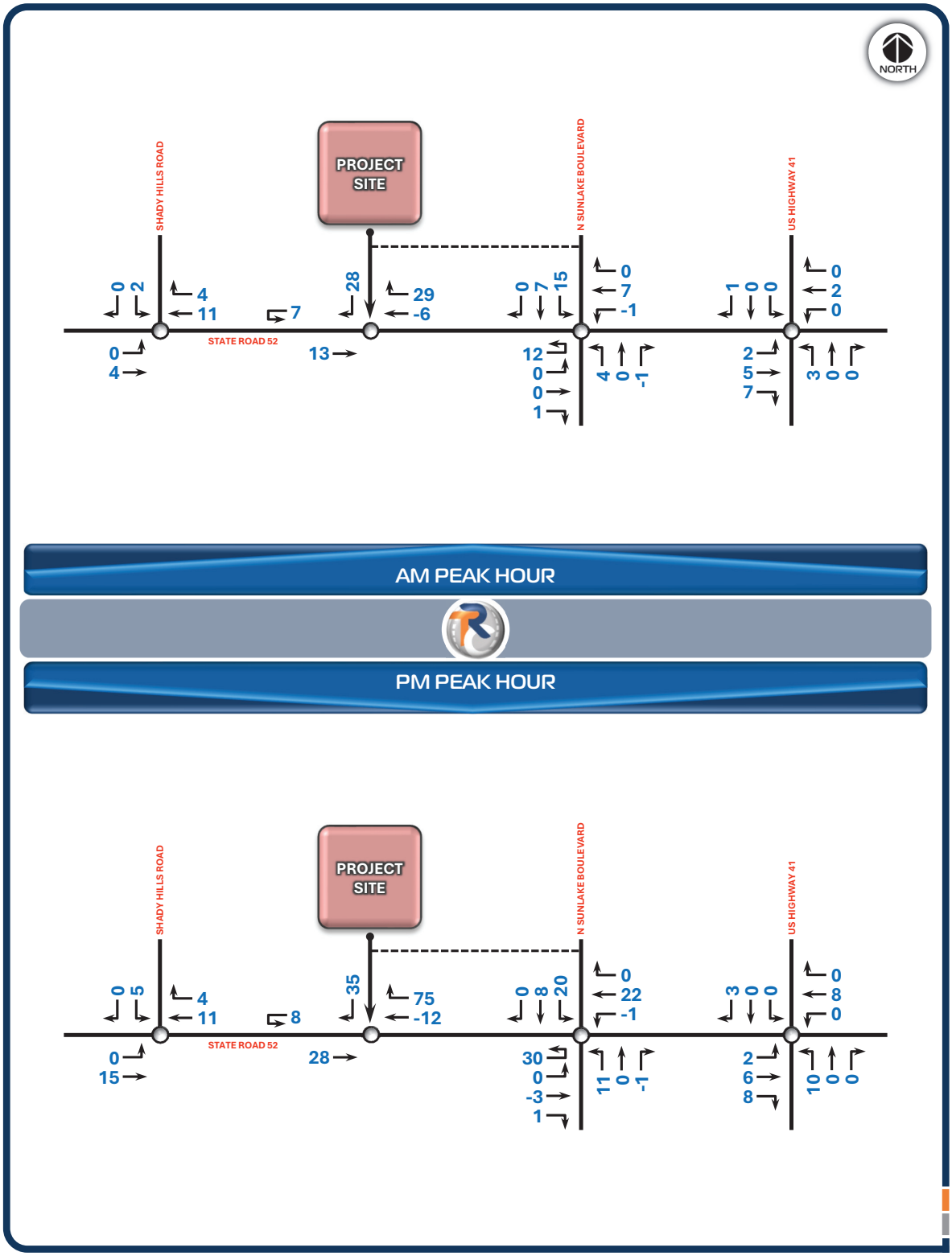
# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

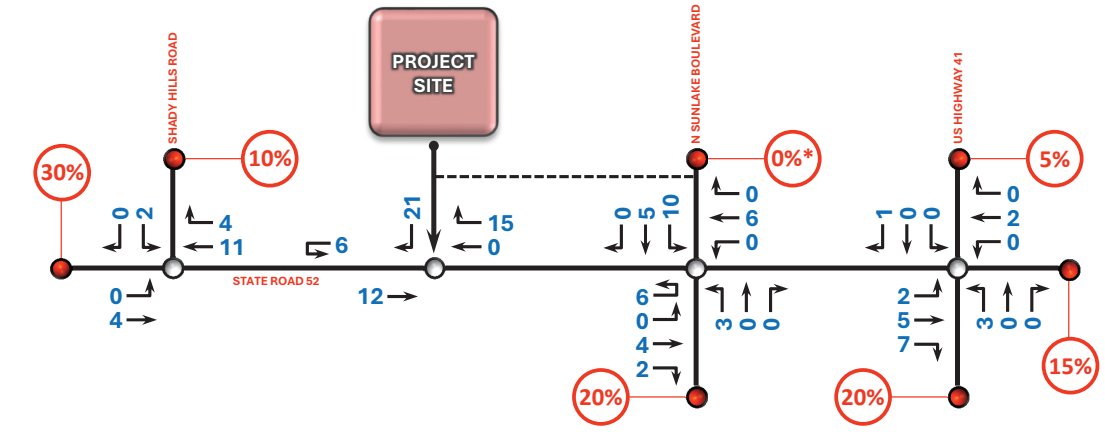
# APPENDIX C

## PROJECT TRAFFIC DETAILS



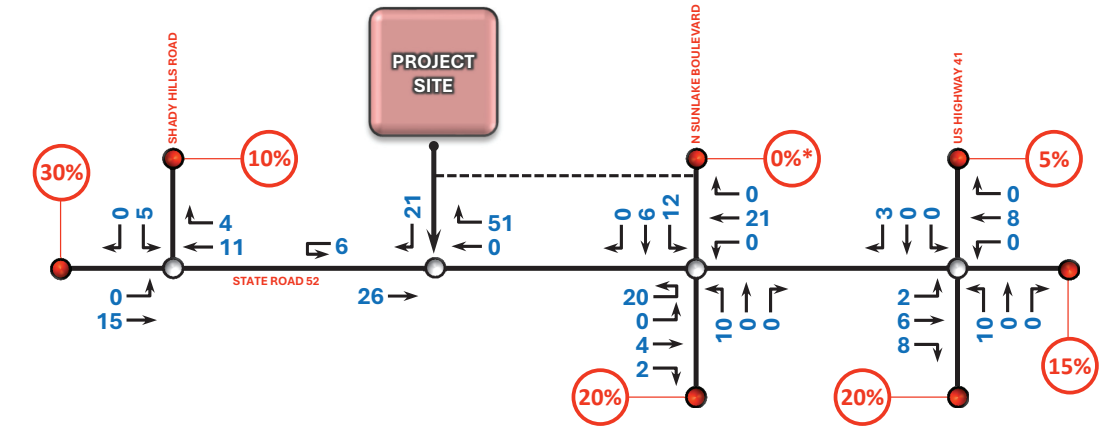

## HEASELY MPUD TIMING & PHASING ANALYSIS

**PROJECT GENERARED TRAFFIC (TOTAL TRIPS: NEW EXTERNAL & PASS-BY)**




AM PEAK HOUR

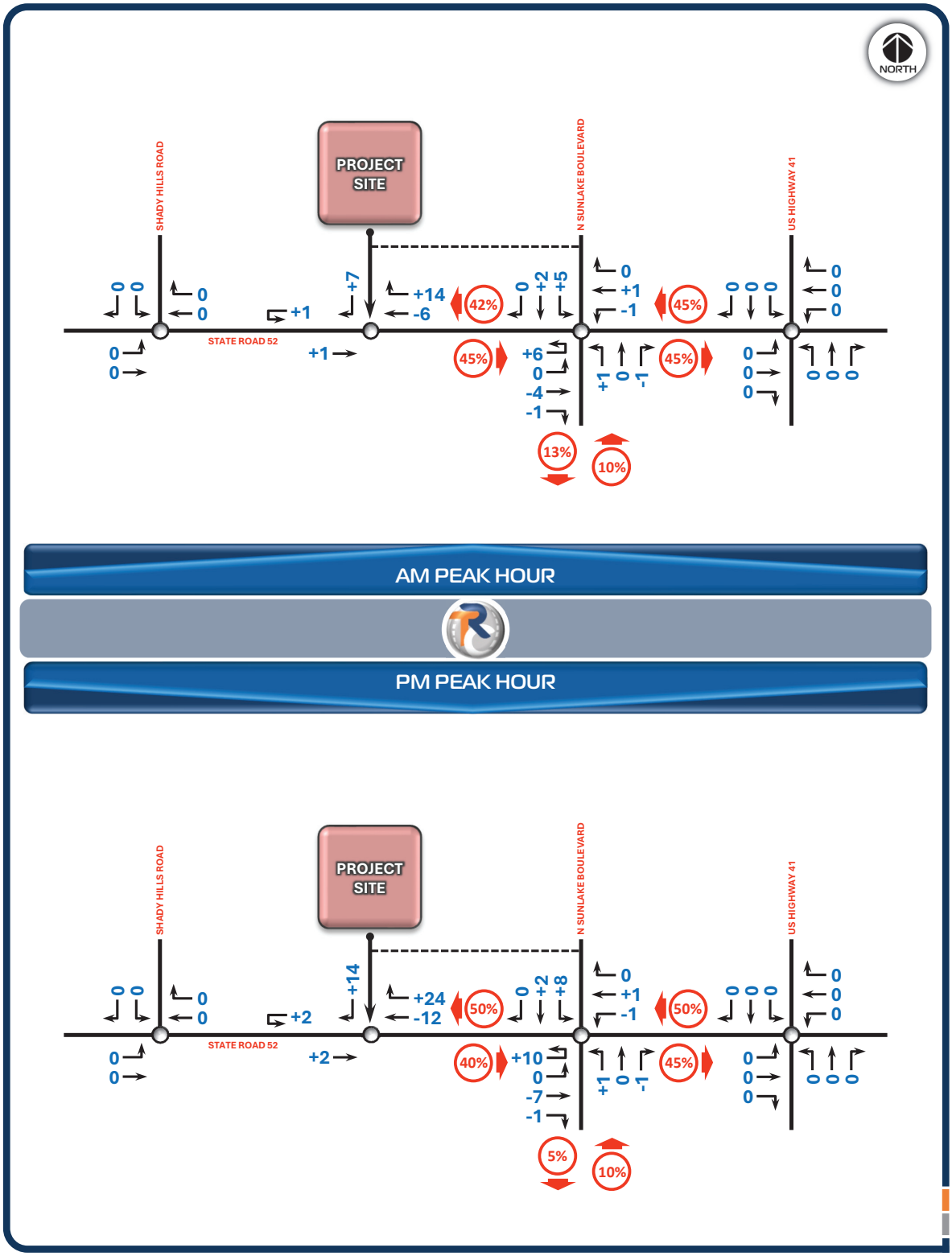
PM PEAK HOUR




*MINIMAL DISTRIBUTION

## HEASELY MPUD TIMING & PHASING ANALYSIS

PROJECT GENERARED TRAFFIC (NEW EXTERNAL TRIPS)




## HEASELY MPUD TIMING & PHASING ANALYSIS

**PROJECT GENERARED TRAFFIC (PASS-BY TRIPS)**

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX D

## TRAFFIC VOLUMES &
## PEAK SEASON CONVERSION FACTORS

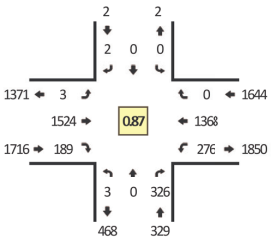
Type of peak hour being reportec: Intersection Peak

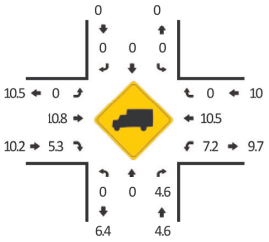
Method for determining peak hour: Total Entering Volume

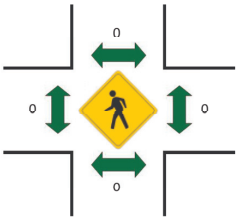
**LOCATION:** Sunlake Boulevard/Rhombus Court -- State Road 52
**CITY/STATE:** Pasco, FL

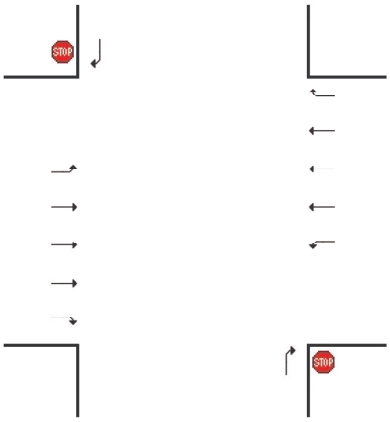
**QC JOB #:** 16988501
**DATE:** Tue, Apr 1 2025

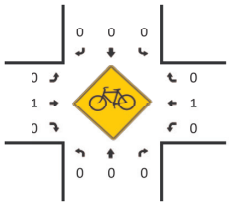
**Peak-Hour: 7:15 AM -- 8:15 AM**
**Peak 15-Min: 7:30 AM -- 7:45 AM**

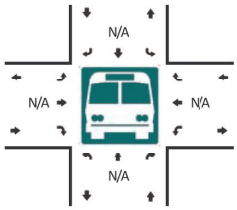


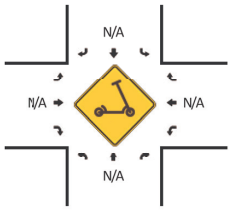



R* = RTOR

| 15-Min Count Period Beginning At | Sunlake Boulevard/Rhombus Court (Northbound) | | | | | Sunlake Boulevard/Rhombus Court (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 0 | 0 | 59 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 338 | 10 | 0 | 0 | 68 | 256 | 0 | 0 | 0 | 733 | |
| 7:15 AM | 0 | 0 | 39 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 423 | 20 | 0 | 0 | 73 | 296 | 0 | 0 | 0 | 853 | |
| 7:30 AM | 0 | 0 | 87 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 375 | 85 | 1 | 0 | 76 | 436 | 0 | 0 | 0 | 1061 | |
| 7:45 AM | 0 | 0 | 96 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 373 | 62 | 0 | 0 | 63 | 343 | 0 | 0 | 0 | 938 | 3585 |
| 8:00 AM | 0 | 0 | 104 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 353 | 22 | 0 | 0 | 64 | 293 | 0 | 0 | 0 | 839 | 3691 |
| 8:15 AM | 0 | 0 | 89 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 286 | 13 | 0 | 0 | 62 | 281 | 0 | 0 | 0 | 731 | 3569 |
| 8:30 AM | 0 | 0 | 54 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 271 | 11 | 0 | 0 | 42 | 275 | 1 | 0 | 0 | 655 | 3163 |
| 8:45 AM | 0 | 0 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 274 | 4 | 0 | 0 | 37 | 260 | 0 | 0 | 0 | 644 | 2869 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 0 | 0 | 348 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 1500 | 340 | 4 | 0 | 304 | 1744 | 0 | 0 | 0 | 4244 |
| Heavy Trucks | 0 | 0 | 24 | | | 0 | 0 | 0 | | | 0 | 116 | 16 | | | 24 | 124 | 0 | | | 304 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.cualitycounts.net) 1-877-580-2212

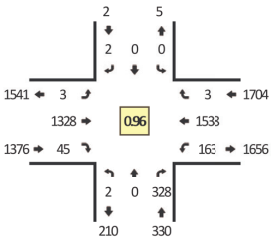
Type of peak hour being reportec: Intersection Peak

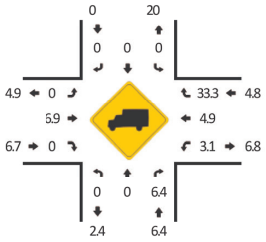
Method for determining peak hour: Total Entering Volume

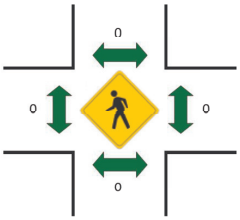
**LOCATION:** Sunlake Boulevard/Rhombus Court -- State Road 52
**CITY/STATE:** Pasco, FL

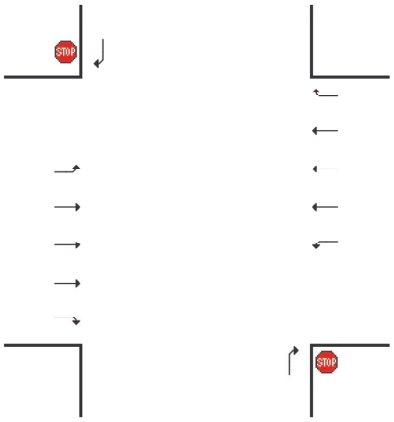
**QC JOB #:** 16988502
**DATE:** Tue, Apr 1 2025

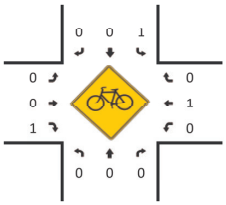
**Peak-Hour: 4:45 PM -- 5:45 PM**
**Peak 15-Min: 5:30 PM -- 5:45 PM**

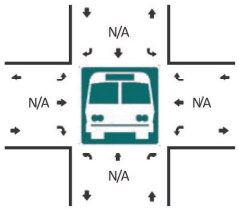


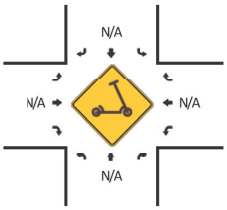




R* – RTOR

| 15-Min Count Period Beginning At | Sunlake Boulevard/Rhombus Court (Northbound) | | | | | Sunlake Boulevard/Rhombus Court (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 0 | 0 | 100 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 281 | 11 | 0 | 0 | 25 | 364 | 0 | 0 | 0 | 783 | |
| 4:15 PM | 0 | 0 | 72 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 339 | 16 | 1 | 0 | 50 | 367 | 1 | 0 | 0 | 849 | |
| 4:30 PM | 0 | 0 | 84 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 279 | 12 | 0 | 0 | 47 | 391 | 1 | 0 | 0 | 817 | |
| 4:45 PM | 0 | 0 | 74 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 291 | 11 | 1 | 0 | 32 | 395 | 0 | 0 | 0 | 805 | 3254 |
| 5:00 PM | 0 | 0 | 82 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 309 | 11 | 0 | 0 | 51 | 395 | 1 | 0 | 0 | 851 | 3322 |
| 5:15 PM | 0 | 0 | 97 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 364 | 13 | 0 | 0 | 38 | 353 | 1 | 0 | 0 | 866 | 3339 |
| 5:30 PM | 0 | 0 | 75 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 364 | 10 | 0 | 0 | 42 | 395 | 1 | 0 | 0 | 890 | 3412 |
| 5:45 PM | 0 | 0 | 92 | 1 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 316 | 10 | 0 | 0 | 35 | 303 | 1 | 0 | 0 | 760 | 3367 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 0 | 0 | 300 | 4 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 1456 | 40 | 0 | 0 | 168 | 1580 | 4 | 0 | 0 | 3560 |
| Heavy Trucks | 0 | 0 | 12 | | | 0 | 0 | 0 | | | 0 | 112 | 0 | | | 4 | 84 | 4 | | | 216 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 4 | | | 0 | 4 | 0 | | | 8 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.cualitycounts.net) 1-877-580-2212

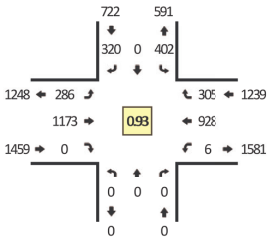
Type of peak hour being reportec: Intersection Peak

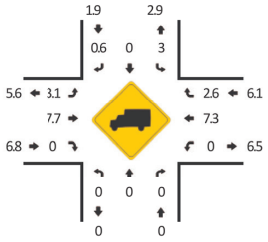
Method for determining peak hour: Total Entering Volume

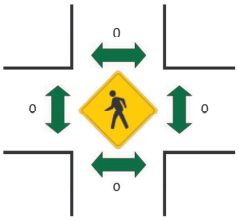
**LOCATION:** Shady Hills Road -- State Road 52
**CITY/STATE:** Quail Ridge, FL

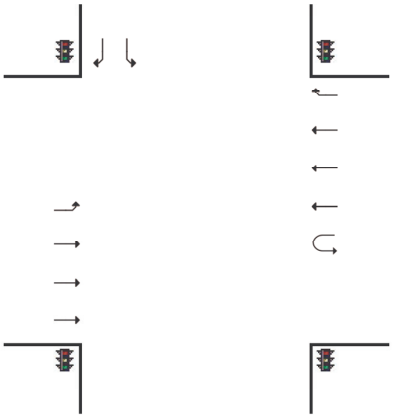
**QC JOB #:** 16988503
**DATE:** Tue, Apr 1 2025

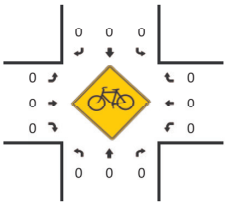
**Peak-Hour: 7:00 AM -- 8:00 AM**
**Peak 15-Min: 7:30 AM -- 7:45 AM**

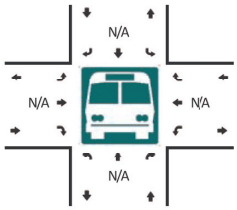


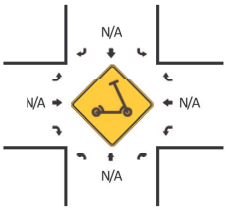





R* – RTOR

| 15-Min Count Period Beginning At | Shady Hills Road (Northbound) | | | | | Shady Hills Road (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 101 | 0 | 19 | 0 | 46 | 78 | 237 | 0 | 0 | 0 | 0 | 185 | 42 | 1 | 44 | 753 | |
| 7:15 AM | 0 | 0 | 0 | 0 | 0 | 112 | 0 | 26 | 0 | 52 | 91 | 326 | 0 | 0 | 0 | 0 | 202 | 29 | 0 | 44 | 882 | |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 96 | 0 | 37 | 0 | 64 | 58 | 291 | 0 | 0 | 0 | 0 | 300 | 33 | 3 | 39 | 921 | |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 93 | 0 | 18 | 0 | 58 | 59 | 319 | 0 | 0 | 0 | 0 | 241 | 27 | 2 | 47 | 864 | 3420 |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 102 | 0 | 24 | 0 | 33 | 21 | 237 | 0 | 0 | 0 | 0 | 258 | 25 | 1 | 27 | 728 | 3395 |
| 8:15 AM | 0 | 0 | 0 | 0 | 0 | 61 | 0 | 7 | 0 | 26 | 29 | 252 | 0 | 0 | 0 | 0 | 224 | 17 | 1 | 36 | 653 | 3166 |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 81 | 0 | 22 | 0 | 29 | 22 | 188 | 0 | 0 | 0 | 0 | 218 | 33 | 2 | 33 | 628 | 2873 |
| 8:45 AM | 0 | 0 | 0 | 0 | 0 | 67 | 0 | 10 | 0 | 21 | 14 | 216 | 0 | 0 | 0 | 0 | 222 | 19 | 0 | 36 | 605 | 2614 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 0 | 0 | 0 | 0 | 0 | 384 | 0 | 404 | 0 | 256 | 232 | 1164 | 0 | 0 | 0 | 0 | 1200 | 288 | 12 | 156 | 4096 |
| Heavy Trucks | 0 | 0 | 0 | | | 12 | 0 | 0 | | | 8 | 64 | 0 | | | 0 | 88 | 16 | | | 188 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

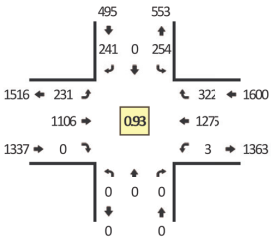
Type of peak hour being reportec: Intersection Peak

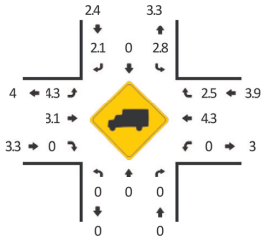
Method for determining peak hour: Total Entering Volume

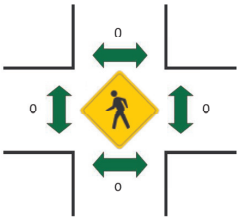
**LOCATION:** Shady Hills Road -- State Road 52
**CITY/STATE:** Quail Ridge, FL

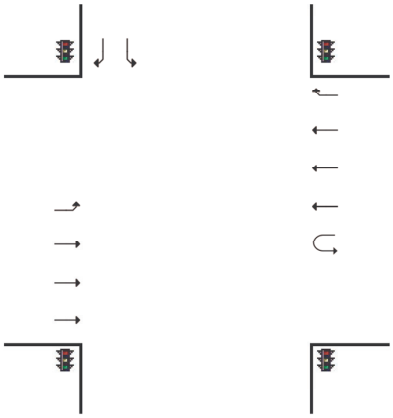
**QC JOB #:** 16988504
**DATE:** Tue, Apr 1 2025

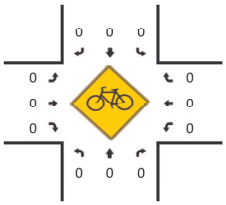
**Peak-Hour: 4:45 PM -- 5:45 PM**
**Peak 15-Min: 5:15 PM -- 5:30 PM**

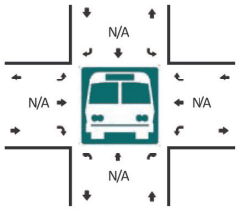


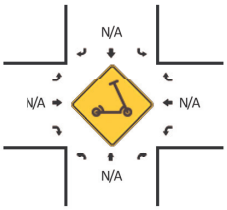






R* – RTOR

| 15-Min Count Period Beginning At | Shady Hills Road (Northbound) | | | | | Shady Hills Road (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 0 | 0 | 0 | 0 | 0 | 92 | 0 | 57 | 0 | 34 | 56 | 228 | 0 | 0 | 0 | 0 | 245 | 51 | 1 | 43 | 807 | |
| 4:15 PM | 0 | 0 | 0 | 0 | 0 | 69 | 0 | 47 | 0 | 24 | 46 | 269 | 0 | 0 | 0 | 0 | 311 | 50 | 0 | 38 | 854 | |
| 4:30 PM | 0 | 0 | 0 | 0 | 0 | 47 | 0 | 44 | 0 | 26 | 50 | 236 | 0 | 0 | 0 | 0 | 276 | 65 | 0 | 35 | 779 | |
| 4:45 PM | 0 | 0 | 0 | 0 | 0 | 54 | 0 | 26 | 0 | 31 | 58 | 273 | 0 | 0 | 0 | 0 | 343 | 59 | 1 | 28 | 873 | 3313 |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 51 | 0 | 35 | 0 | 38 | 53 | 244 | 0 | 0 | 0 | 0 | 314 | 46 | 0 | 25 | 806 | 3312 |
| 5:15 PM | 0 | 0 | 0 | 0 | 0 | 76 | 0 | 31 | 0 | 31 | 66 | 320 | 0 | 0 | 0 | 0 | 309 | 57 | 0 | 28 | 918 | 3376 |
| 5:30 PM | 0 | 0 | 0 | 0 | 0 | 73 | 0 | 27 | 0 | 22 | 54 | 269 | 0 | 0 | 0 | 0 | 309 | 53 | 2 | 26 | 835 | 3432 |
| 5:45 PM | 0 | 0 | 0 | 0 | 0 | 121 | 0 | 27 | 0 | 36 | 61 | 217 | 0 | 0 | 0 | 0 | 260 | 41 | 3 | 34 | 800 | 3359 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 0 | 0 | 0 | 0 | 0 | 304 | 0 | 248 | 0 | 124 | 264 | 1280 | 0 | 0 | 0 | 0 | 1236 | 340 | 0 | 112 | 3908 |
| Heavy Trucks | 0 | 0 | 0 | | | 0 | 0 | 4 | | | 8 | 24 | 0 | | | 0 | 60 | 4 | | | 100 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

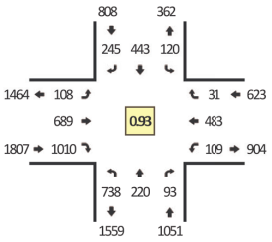
Type of peak hour being reportec: Intersection Peak

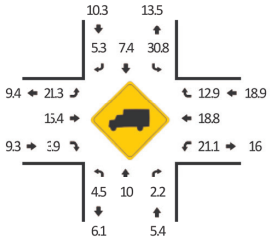
Method for determining peak hour: Total Entering Volume

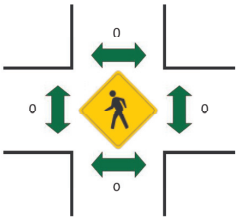
**LOCATION:** US-41 -- State Road 52
**CITY/STATE:** Pasco, FL

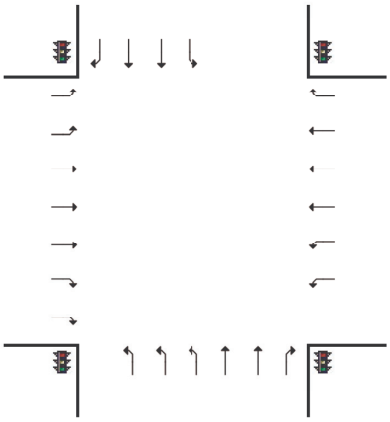
**QC JOB #:** 16988505
**DATE:** Tue, Apr 1 2025

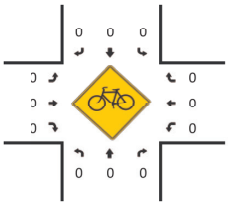
**Peak-Hour: 7:15 AM -- 8:15 AM**
**Peak 15-Min: 7:30 AM -- 7:45 AM**

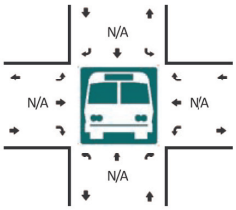


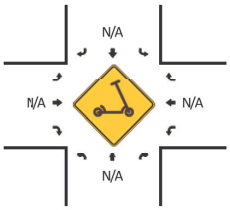






R* = RTOR

| 15-Min Count Period Beginning At | US-41 (Northbound) | | | | | US-41 (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 7:00 AM | 137 | 46 | 10 | 0 | 10 | 34 | 70 | 14 | 0 | 30 | 19 | 158 | 131 | 0 | 42 | 18 | 114 | 9 | 4 | 9 | 855 | |
| 7:15 AM | 217 | 75 | 17 | 1 | 12 | 27 | 119 | 17 | 0 | 40 | 21 | 170 | 166 | 0 | 60 | 23 | 111 | 4 | 2 | 7 | 1089 | |
| 7:30 AM | 214 | 40 | 2 | 0 | 17 | 37 | 120 | 31 | 1 | 49 | 25 | 186 | 210 | 0 | 51 | 27 | 128 | 6 | 1 | 2 | 1147 | |
| 7:45 AM | 170 | 50 | 10 | 0 | 13 | 27 | 112 | 28 | 2 | 29 | 26 | 156 | 197 | 0 | 76 | 33 | 135 | 3 | 0 | 3 | 1070 | 4161 |
| 8:00 AM | 135 | 55 | 12 | 1 | 10 | 26 | 92 | 22 | 0 | 29 | 36 | 177 | 179 | 0 | 71 | 21 | 109 | 0 | 2 | 6 | 983 | 4289 |
| 8:15 AM | 146 | 59 | 7 | 1 | 14 | 28 | 103 | 20 | 0 | 29 | 14 | 141 | 149 | 0 | 51 | 29 | 121 | 1 | 2 | 10 | 925 | 4125 |
| 8:30 AM | 125 | 42 | 11 | 1 | 13 | 20 | 80 | 16 | 2 | 20 | 23 | 135 | 96 | 0 | 65 | 25 | 133 | 5 | 2 | 10 | 824 | 3802 |
| 8:45 AM | 87 | 42 | 5 | 3 | 14 | 17 | 65 | 10 | 0 | 28 | 31 | 148 | 93 | 0 | 44 | 27 | 119 | 6 | 3 | 6 | 748 | 3480 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 856 | 160 | 76 | 0 | 68 | 148 | 480 | 320 | 4 | 196 | 100 | 744 | 1044 | 0 | 204 | 108 | 512 | 32 | 4 | 8 | 5064 |
| Heavy Trucks | 16 | 12 | 0 | | | 56 | 16 | 8 | | | 24 | 124 | 24 | | | 28 | 100 | 8 | | | 416 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 0 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

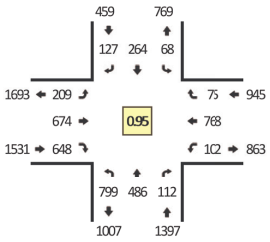
Type of peak hour being reportec: Intersection Peak

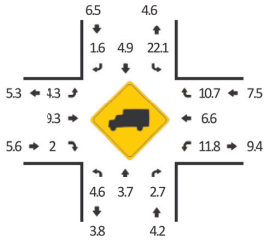
Method for determining peak hour: Total Entering Volume

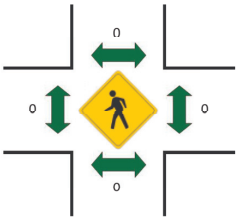
**LOCATION:** US-41 -- State Road 52
**CITY/STATE:** Pasco, FL

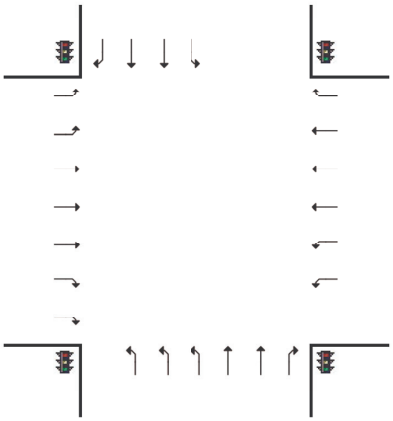
**QC JOB #:** 16988506
**DATE:** Tue, Apr 1 2025

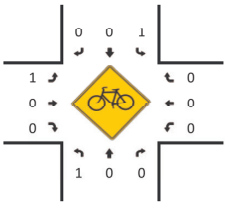
**Peak-Hour: 4:45 PM -- 5:45 PM**
**Peak 15-Min: 5:30 PM -- 5:45 PM**

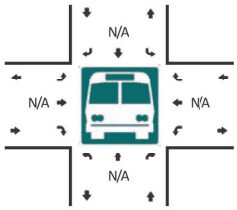


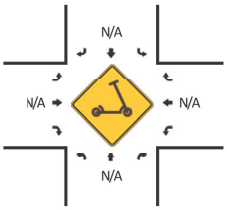






R* – RTOR

| 15-Min Count Period Beginning At | US-41 (Northbound) | | | | | US-41 (Southbound) | | | | | State Road 52 (Eastbound) | | | | | State Road 52 (Westbound) | | | | | Total | Hourly Totals |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | | |
| 4:00 PM | 177 | 139 | 16 | 1 | 22 | 21 | 49 | 12 | 0 | 20 | 48 | 177 | 89 | 1 | 53 | 18 | 157 | 8 | 5 | 23 | 1036 | |
| 4:15 PM | 198 | 119 | 9 | 0 | 23 | 13 | 50 | 6 | 0 | 29 | 52 | 171 | 100 | 0 | 37 | 27 | 165 | 6 | 3 | 11 | 1019 | |
| 4:30 PM | 206 | 141 | 14 | 2 | 27 | 8 | 52 | 7 | 0 | 27 | 41 | 176 | 94 | 0 | 44 | 24 | 188 | 5 | 0 | 18 | 1074 | |
| 4:45 PM | 206 | 116 | 9 | 0 | 17 | 18 | 74 | 14 | 0 | 28 | 53 | 125 | 85 | 0 | 47 | 17 | 180 | 8 | 1 | 16 | 1014 | 4143 |
| 5:00 PM | 208 | 97 | 15 | 2 | 17 | 17 | 54 | 8 | 0 | 20 | 58 | 215 | 95 | 0 | 47 | 23 | 175 | 4 | 2 | 9 | 1066 | 4173 |
| 5:15 PM | 186 | 117 | 9 | 0 | 20 | 23 | 66 | 9 | 0 | 23 | 51 | 148 | 152 | 1 | 53 | 27 | 207 | 10 | 1 | 14 | 1117 | 4271 |
| 5:30 PM | 197 | 156 | 10 | 0 | 15 | 10 | 70 | 10 | 0 | 15 | 46 | 186 | 115 | 0 | 54 | 26 | 206 | 3 | 5 | 11 | 1135 | 4332 |
| 5:45 PM | 160 | 104 | 5 | 2 | 17 | 8 | 63 | 6 | 0 | 18 | 46 | 212 | 131 | 0 | 26 | 21 | 178 | 3 | 2 | 11 | 1013 | 4331 |

| Peak 15-Min Flowrates | Northbound | | | | | Southbound | | | | | Eastbound | | | | | Westbound | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | Left | Thru | Right | U | R* | |
| All Vehicles | 788 | 624 | 100 | 0 | 60 | 40 | 280 | 100 | 0 | 60 | 184 | 744 | 676 | 0 | 216 | 104 | 824 | 56 | 20 | 44 | 4920 |
| Heavy Trucks | 48 | 20 | 4 | | | 12 | 8 | 0 | | | 12 | 64 | 8 | | | 20 | 52 | 8 | | | 256 |
| Buses | | | | | | | | | | | | | | | | | | | | | |
| Pedestrians | | 0 | | | | | 0 | | | | | 0 | | | | | 0 | | | | 0 |
| Bicycles | 4 | 0 | 0 | | | 4 | 0 | 0 | | | 0 | 0 | 0 | | | 0 | 0 | 0 | | | 8 |
| Scooters | | | | | | | | | | | | | | | | | | | | | |

*Comments:*

Report generated on 4/9/2025 12:39 PM

SOURCE: Quality Counts, LLC (http://www.cualitycounts.net) 1-877-580-2212

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1400 PASCO COUNTYWIDE

MOCF: 0.96

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

* PEAK SEASON

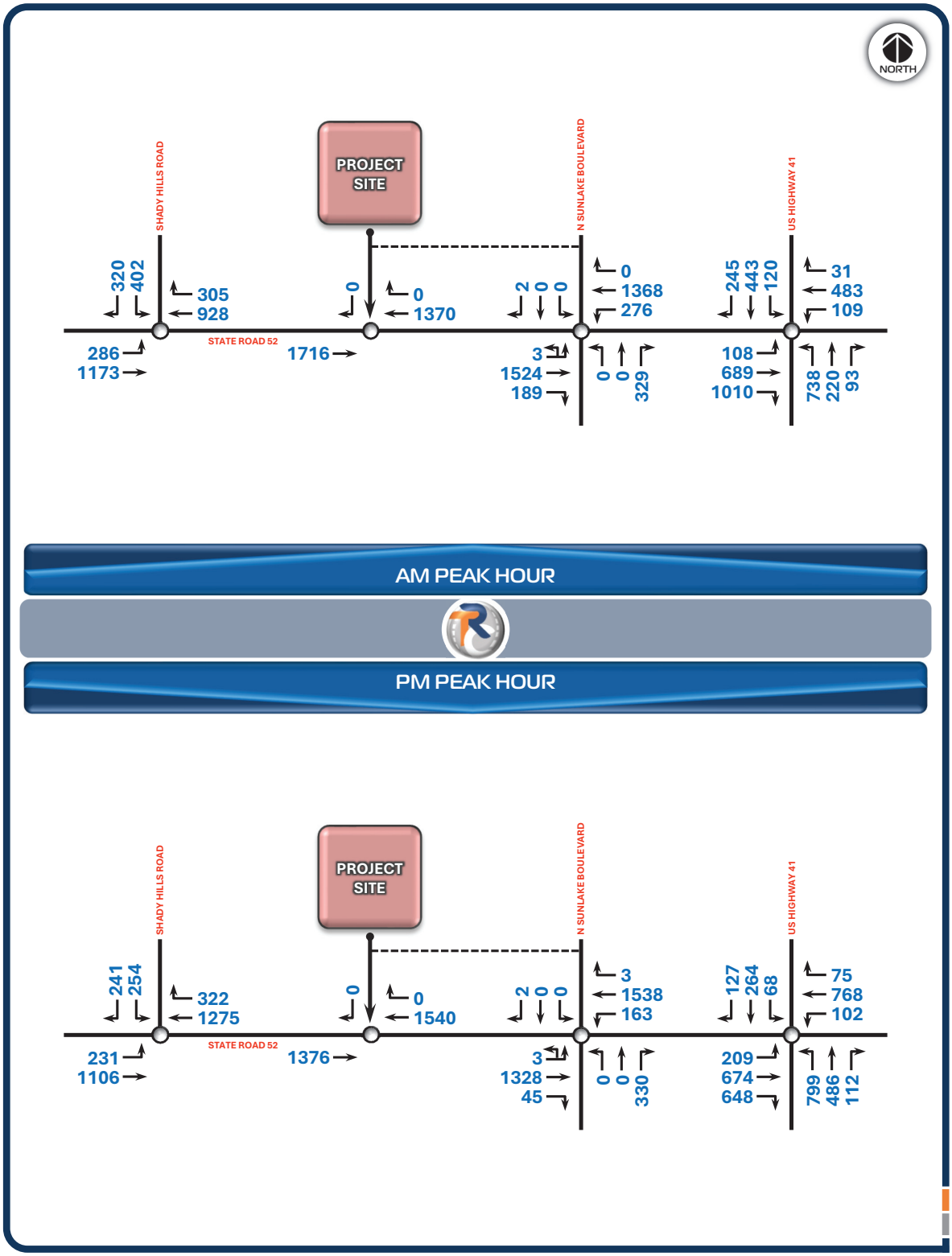
# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

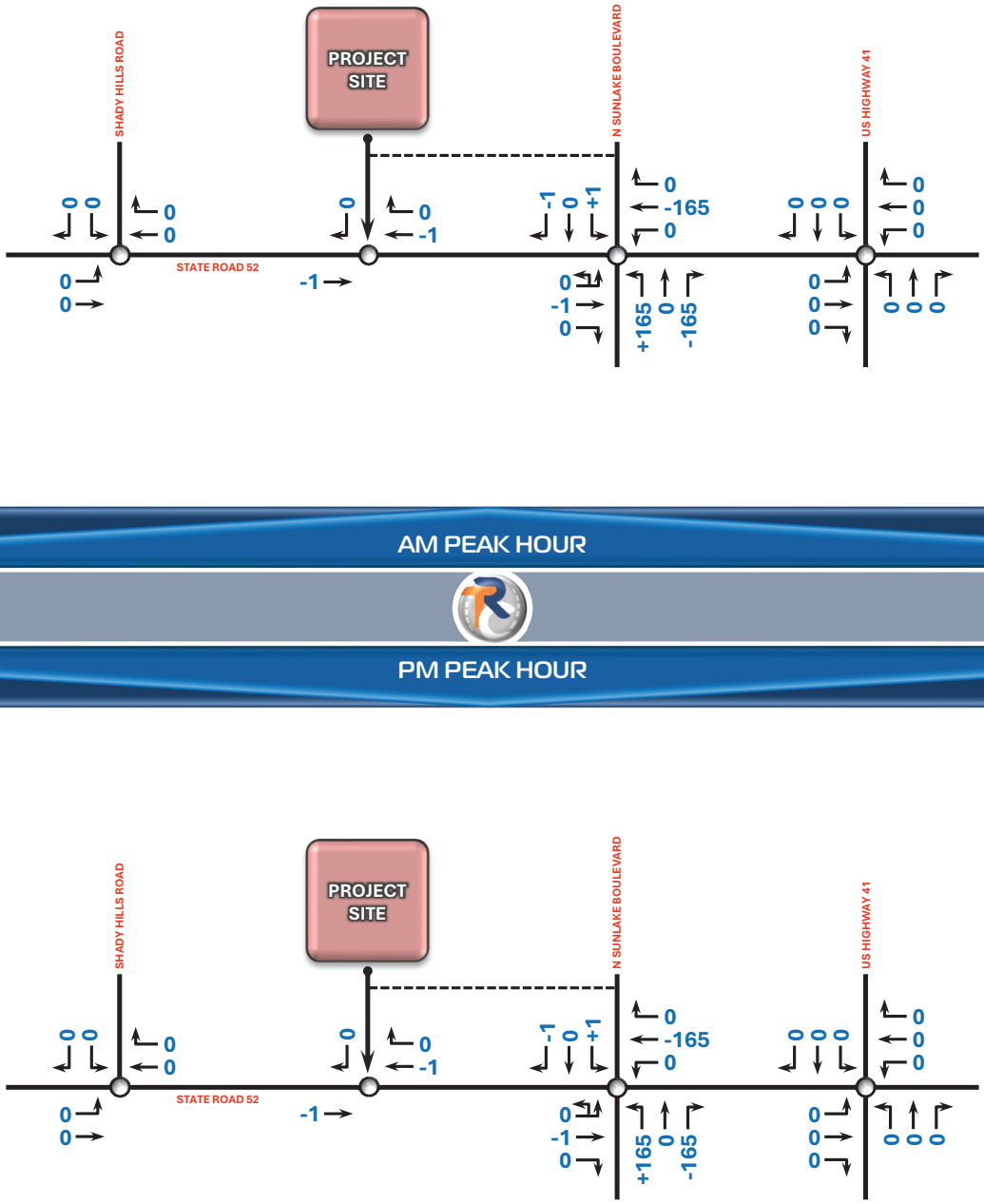
# APPENDIX E

## EXISTING TRAFFIC VOLUME ADJUSTMENTS



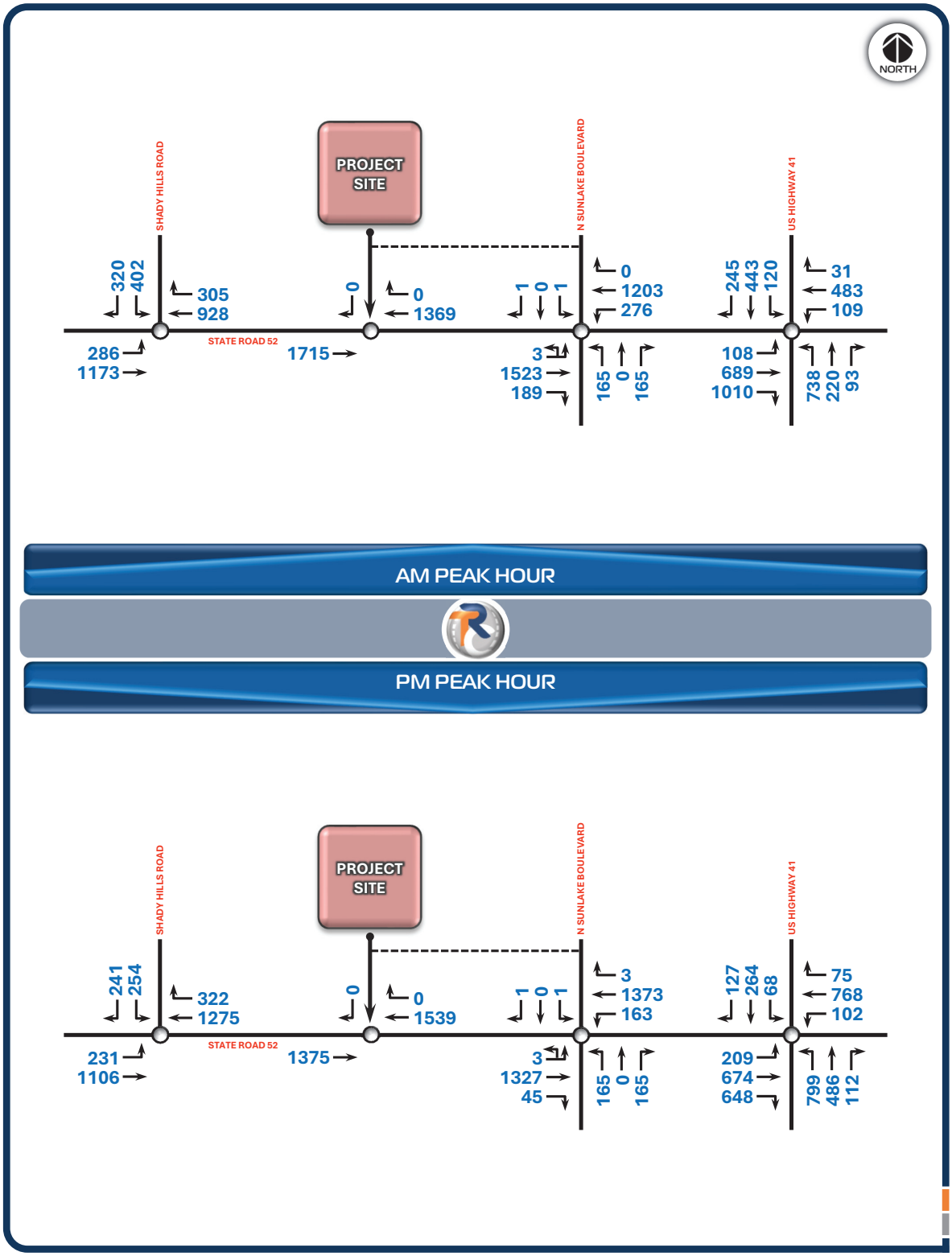

## HEASELY MPUD TIMING & PHASING ANALYSIS

**EXISTING TRAFFIC VOLUMES (ORIGINAL)**




## HEASELY MPUD TIMING & PHASING ANALYSIS

EXISTING TRAFFIC VOLUMES (ADJUSTMENTS)




## HEASELY MPUD TIMING & PHASING ANALYSIS

EXISTING TRAFFIC VOLUMES (ADJUSTED)

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX F

## HISTORICAL TRAFFIC VOLUME GROWTH RATE

# HEASELY MPUD

## Growth Rate Calculations

| Year | Location A | Location B | Location C | Location D | Total | Linear Trend |
|---|---|---|---|---|---|---|
| 2024 | 25,500 | 22,500 | -- | -- | 48,000 | 47,618 |
| 2023 | 25,000 | 22,500 | -- | -- | 47,500 | 47,503 |
| 2022 | 24,000 | 21,500 | -- | -- | 45,500 | 47,388 |
| 2021 | 24,000 | 21,500 | -- | -- | 45,500 | 47,273 |
| 2020 | 25,500 | 22,000 | -- | -- | 47,500 | 47,158 |
| 2019 | 25,500 | 25,000 | -- | -- | 50,500 | 47,042 |
| 2018 | 24,500 | 24,000 | -- | -- | 48,500 | 46,927 |
| 2017 | 24,500 | 23,000 | -- | -- | 47,500 | 46,812 |
| 2016 | 23,500 | 22,000 | -- | -- | 45,500 | 46,697 |
| 2015 | 23,000 | 22,000 | -- | -- | 45,000 | 46,582 |

**TEN YEAR ANNUAL GROWTH RATE (LINEAR) >>> 0.2%**

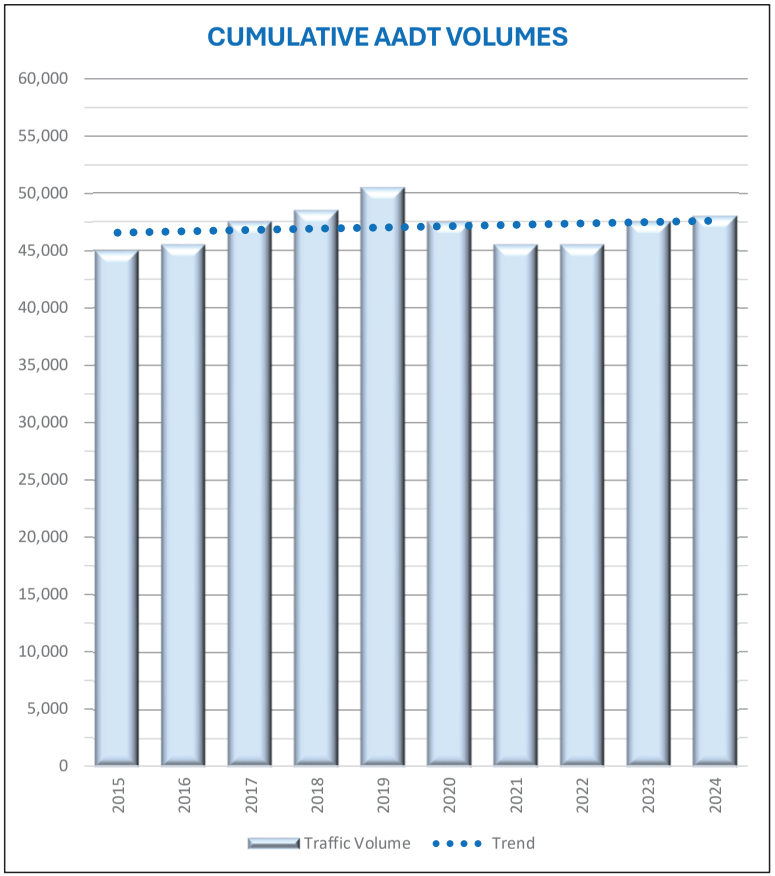
SOURCE

Location A: FDOT COUNT STATION 14-0106 (SR 52, WEST OF US 41)

Location B: FDOT COUNT STATION 14-5503 (SR 52, E OF N SUNCOAST)

Location C: N/A

Location D: N/A



FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2024 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 |
|---|---|---|---|---|---|---|
| 2024 | 25500 E | | | 9.00 | 55.60 | 14.10 |
| 2023 | 25000 S | E 12500 | W 12500 | 9.00 | 55.80 | 14.10 |
| 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 |

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
2024 HISTORICAL AADT REPORT

COUNTY: 14 - PASCO

SITE: 5503 - SR 52 E OF N SUNCOAST

| YEAR | AADT | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|---|---|---|---|---|---|---|
| 2024 | 22500 E | | | 9.50 | 55.60 | 14.10 |
| 2023 | 22500 S | E 11500 | W 11000 | 9.50 | 55.80 | 14.10 |
| 2022 | 21500 F | E 11000 | W 10500 | 9.50 | 55.10 | 14.10 |
| 2021 | 21500 C | E 11000 | W 10500 | 9.50 | 54.60 | 14.20 |
| 2020 | 22000 C | E 11500 | W 10500 | 9.50 | 55.40 | 14.20 |
| 2019 | 25000 E | | | 9.50 | 56.20 | 13.50 |
| 2018 | 24000 S | E 12000 | W 12000 | 9.50 | 57.10 | 10.70 |
| 2017 | 23000 F | E 11500 | W 11500 | 9.50 | 57.30 | 10.70 |
| 2016 | 22000 C | E 11000 | W 11000 | 9.00 | 57.90 | 10.70 |
| 2015 | 22000 F | E 11000 | W 11000 | 9.00 | 57.90 | 13.70 |
| 2014 | 21000 C | E 10500 | W 10500 | 9.00 | 56.10 | 10.90 |
| 2013 | 20500 C | E 10000 | W 10500 | 9.00 | 60.00 | 10.70 |
| 2012 | 20000 C | E 10000 | W 10000 | 9.00 | 59.00 | 9.30 |
| 2011 | 18200 C | E 9100 | W 9100 | 9.00 | 58.20 | 10.60 |
| 2010 | 19300 C | E 9500 | W 9800 | 9.07 | 58.18 | 8.80 |
| 2009 | 19100 C | E 9700 | W 9400 | 9.17 | 58.07 | 7.20 |

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

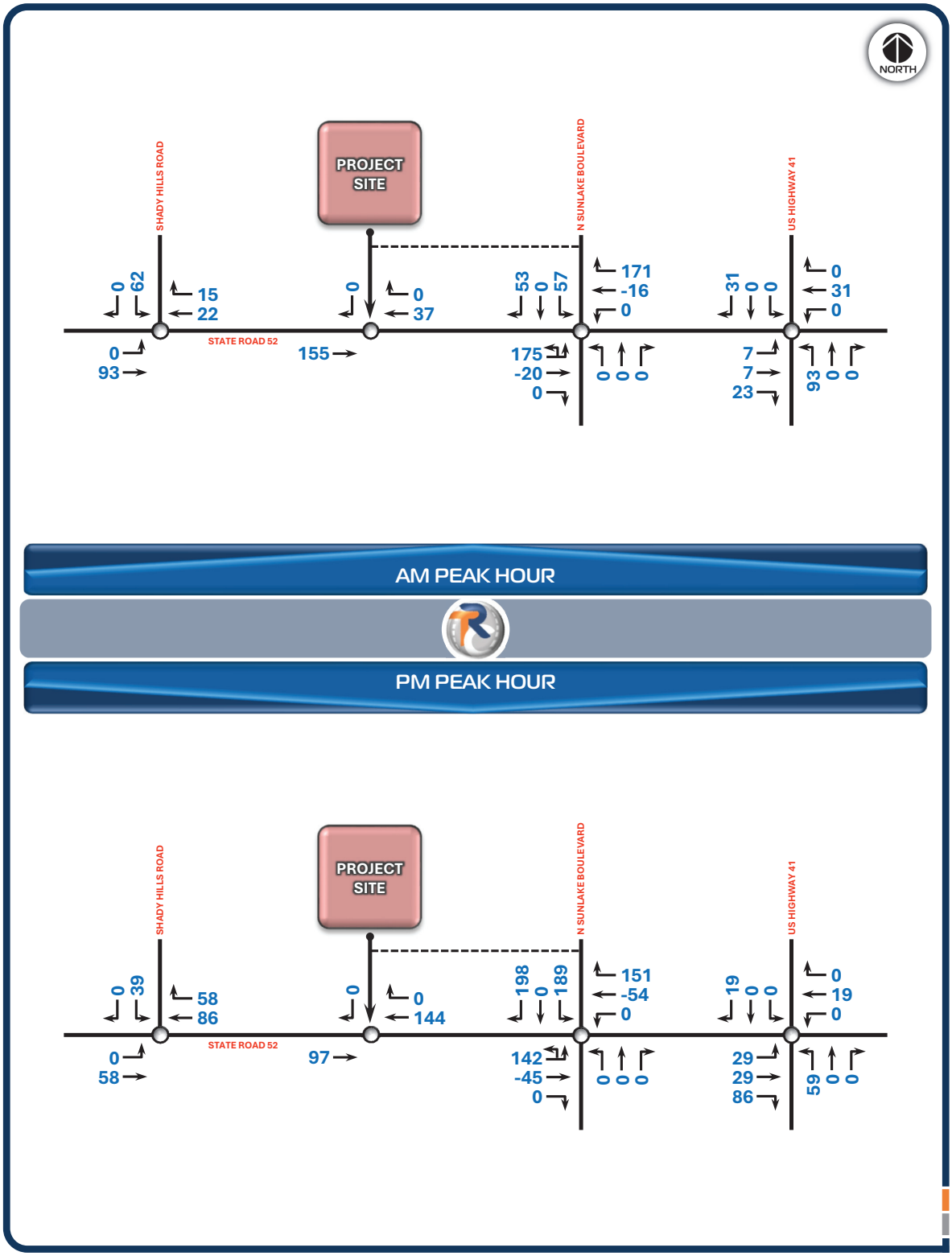
# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX G

## VESTED DEVELOPMENT TRAFFIC VOLUMES




## HEASELY MPUD TIMING & PHASING ANALYSIS

VESTED TRAFFIC VOLUMES (SUNCOAST CROSSINGS)

# THE CROSSING AT SUNLAKE

## TIMING & PHASING ANALYSIS

DECEMBER 8, 2022

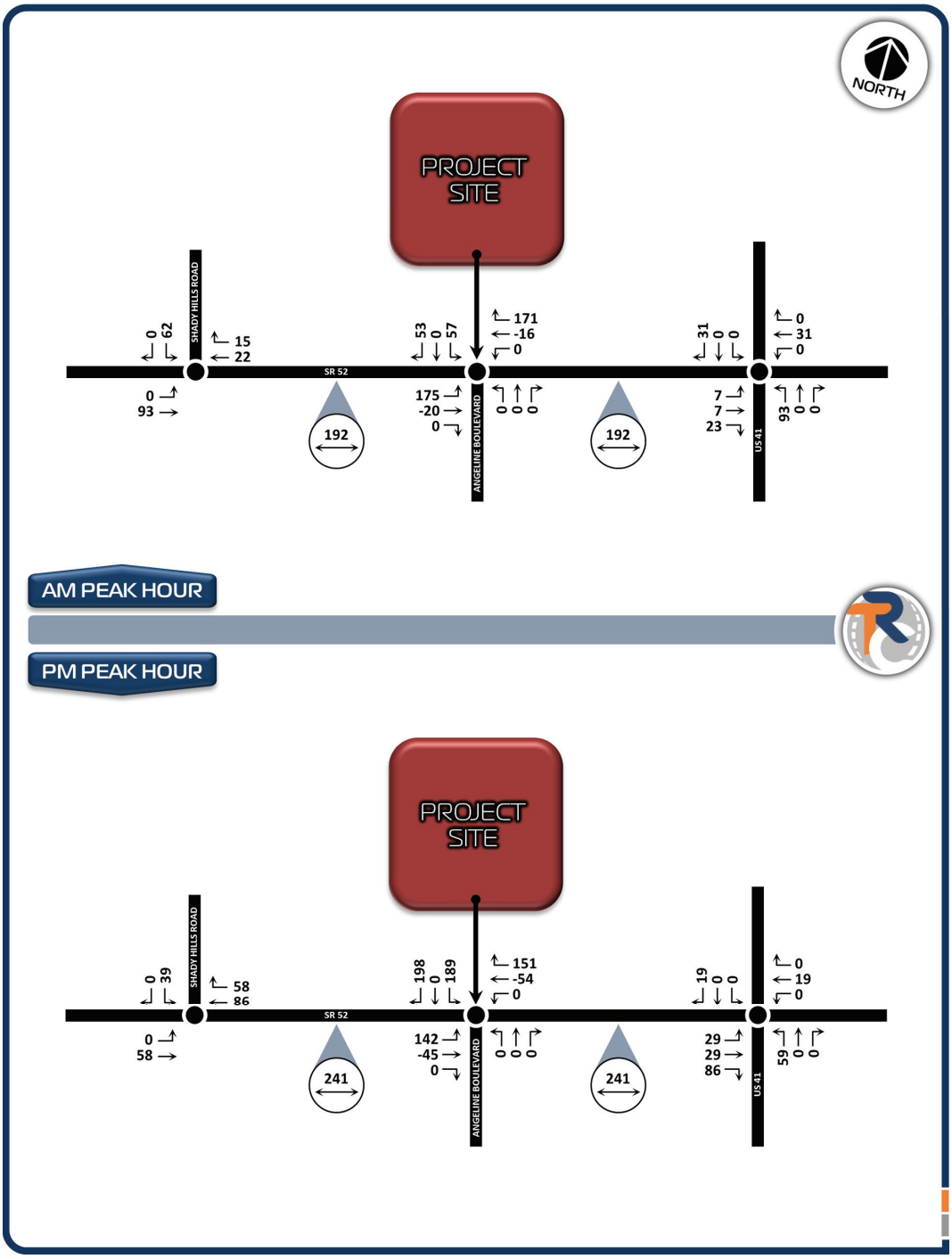
*Prepared For:*

THE CROSSING AT SUNLAKE
1409 Tech Boulevard, Suite 1
Tampa, Florida 33619

RAYSOR Transportation Consulting

19046 Bruce B. Downs Boulevard, Suite 308
Tampa, Florida 33647
(813) 625-1699 | (813) 413-7432 fx
ENB No. 27789

*FIGURE 3.0* | PROJECT GENERATED PEAK HOUR TRAFFIC VOLUMES (REFER TO APPENDIX D FOR DETAILS)



# HEASLEY MPUD

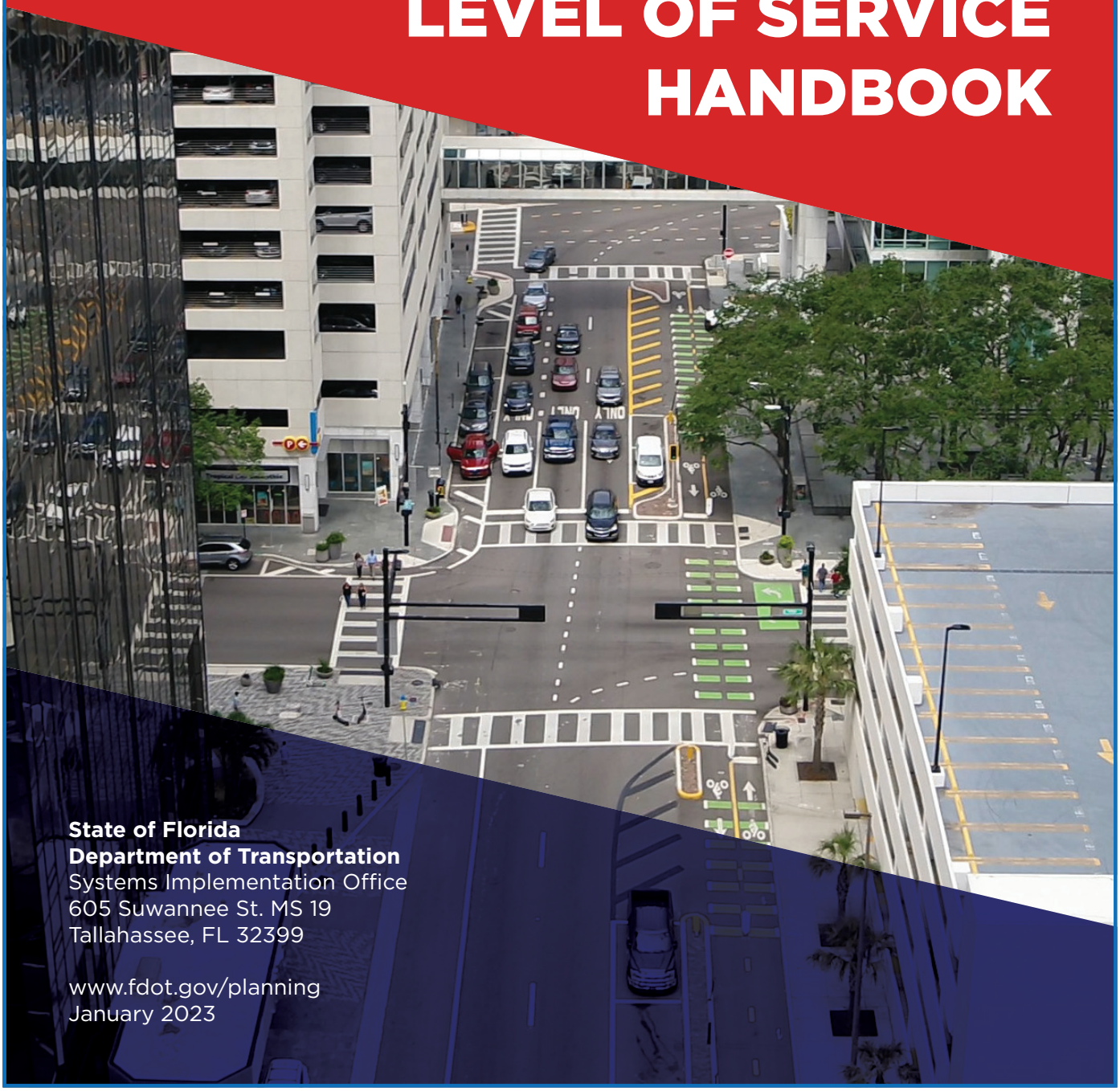
## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX H

## FDOT GENERALIZED ROADWAY CAPACITY VALUES

# 2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK

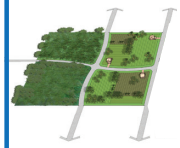


**State of Florida**
**Department of Transportation**
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

# C1 & C2

## Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

**Peak Hour Directional**

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | 240 | 430 | 730 | 1,490 |
| 2 Lane | 1,670 | 2,390 | 2,910 | 3,340 |
| 3 Lane | 2,510 | 3,570 | 4,370 | 5,010 |

**Peak Hour Two-Way**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 440 | 780 | 1,330 | 2,710 |
| 4 Lane | 3,040 | 4,350 | 5,290 | 6,070 |
| 6 Lane | 4,560 | 6,490 | 7,950 | 9,110 |

**AADT**

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | 4,600 | 8,200 | 14,000 | 28,500 |
| 4 Lane | 32,000 | 45,800 | 55,700 | 63,900 |
| 6 Lane | 48,000 | 68,300 | 83,700 | 95,900 |

**Adjustment Factors**

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

### Peak Hour Directional

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 760 | 1,070 | ** |
| 2 Lane | * | 1,520 | 1,810 | ** |
| 3 Lane | * | 2,360 | 2,680 | ** |
| 4 Lane | * | 3,170 | 3,180 | ** |

### Peak Hour Two-Way

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,380 | 1,950 | ** |
| 4 Lane | * | 2,760 | 3,290 | ** |
| 6 Lane | * | 4,290 | 4,870 | ** |
| 8 Lane | * | 5,760 | 5,780 | ** |

### AADT

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 15,300 | 21,700 | ** |
| 4 Lane | * | 30,700 | 36,600 | ** |
| 6 Lane | * | 47,700 | 54,100 | ** |
| 8 Lane | * | 64,000 | 64,200 | ** |

(C3R-Suburban Residential)

| | B | C | D | E |
|---|---|---|---|---|
| 1 Lane | * | 970 | 1,110 | ** |
| 2 Lane | * | 1,700 | 1,850 | ** |
| 3 Lane | * | 2,620 | 2,730 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 1,760 | 2,020 | ** |
| 4 Lane | * | 3,090 | 3,360 | ** |
| 6 Lane | * | 4,760 | 4,960 | ** |

| | B | C | D | E |
|---|---|---|---|---|
| 2 Lane | * | 19,600 | 22,400 | ** |
| 4 Lane | * | 34,300 | 37,300 | ** |
| 6 Lane | * | 52,900 | 55,100 | ** |

**Adjustment Factors**

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

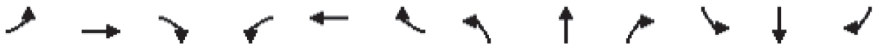
# APPENDIX I

## INTERSECTION ANALYSIS
## (OFF-SITE INTERSECTIONS)

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (veh/h) | 343 | 1505 | 1147 | 385 | 546 | 384 |
| Future Volume (veh/h) | 343 | 1505 | 1147 | 385 | 546 | 384 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | | 1.00 | 1.00 | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | No | | No | |
| Adj Sat Flow, veh/h/ln | 1856 | 1781 | 1796 | 1856 | 1856 | 1885 |
| Adj Flow Rate, veh/h | 369 | 1618 | 1233 | 414 | 587 | 413 |
| Peak Hour Factor | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 |
| Percent Heavy Veh, % | 3 | 8 | 7 | 3 | 3 | 1 |
| Cap, veh/h | 399 | 2651 | 1539 | 1055 | 631 | 862 |
| Arrive On Green | 0.18 | 0.55 | 0.31 | 0.31 | 0.36 | 0.36 |
| Sat Flow, veh/h | 1767 | 5024 | 5065 | 1572 | 1767 | 1598 |
| Grp Volume(v), veh/h | 369 | 1618 | 1233 | 414 | 587 | 413 |
| Grp Sat Flow(s),veh/h/ln | 1767 | 1621 | 1635 | 1572 | 1767 | 1598 |
| Q Serve(g_s), s | 22.4 | 31.6 | 32.1 | 16.4 | 44.5 | 22.4 |
| Cycle Q Clear(g_c), s | 22.4 | 31.6 | 32.1 | 16.4 | 44.5 | 22.4 |
| Prop In Lane | 1.00 | | | 1.00 | 1.00 | 1.00 |
| Lane Grp Cap(c), veh/h | 399 | 2651 | 1539 | 1055 | 631 | 862 |
| V/C Ratio(X) | 0.92 | 0.61 | 0.80 | 0.39 | 0.93 | 0.48 |
| Avail Cap(c_a), veh/h | 625 | 3602 | 1872 | 1162 | 802 | 1016 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 38.8 | 21.6 | 43.8 | 10.2 | 43.1 | 19.9 |
| Incr Delay (d2), s/veh | 14.0 | 0.2 | 2.1 | 0.2 | 14.9 | 0.4 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 13.9 | 11.4 | 12.9 | 13.0 | 21.3 | 0.1 |
| Unsig. Movement Delay, s/veh | | | | | | |
| LnGrp Delay(d), s/veh | 52.8 | 21.8 | 46.0 | 10.5 | 58.0 | 20.3 |
| LnGrp LOS | D | C | D | B | E | C |
| Approach Vol, veh/h | | 1987 | 1647 | | 1000 | |
| Approach Delay, s/veh | | 27.6 | 37.0 | | 42.4 | |
| Approach LOS | | C | D | | D | |

| Timer - Assigned Phs | | 2 | | 4 | 5 | 6 |
|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | | 82.8 | | 56.6 | 32.2 | 50.5 |
| Change Period (Y+Rc), s | | 6.8 | | 6.8 | 6.8 | 6.8 |
| Max Green Setting (Gmax), s | | 103.2 | | 63.2 | 43.2 | 53.2 |
| Max Q Clear Time (g_c+I1), s | | 33.6 | | 46.5 | 24.4 | 34.1 |
| Green Ext Time (p_c), s | | 17.7 | | 3.2 | 1.0 | 9.6 |

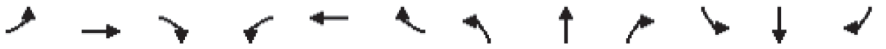
| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 34.1 |
| HCM 7th LOS | C |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 187 | 1808 | 228 | 330 | 1435 | 171 | 202 | 0 | 197 | 73 | 7 | 54 |
| Future Volume (veh/h) | 187 | 1808 | 228 | 330 | 1435 | 171 | 202 | 0 | 197 | 73 | 7 | 54 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1900 | 1737 | 1826 | 1796 | 1737 | 1900 | 1900 | 1900 | 1826 | 1900 | 1900 | 1900 |
| Adj Flow Rate, veh/h | 215 | 2078 | 262 | 379 | 1649 | 197 | 232 | 0 | 226 | 84 | 8 | 62 |
| Peak Hour Factor | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 | 0.87 |
| Percent Heavy Veh, % | 0 | 11 | 5 | 7 | 11 | 0 | 0 | 0 | 5 | 0 | 0 | 0 |
| Cap, veh/h | 273 | 2569 | 983 | 437 | 2868 | 1062 | 303 | 201 | 367 | 226 | 127 | 218 |
| Arrive On Green | 0.07 | 0.54 | 0.54 | 0.13 | 0.60 | 0.60 | 0.09 | 0.00 | 0.11 | 0.05 | 0.07 | 0.07 |
| Sat Flow, veh/h | 1810 | 4742 | 1547 | 3319 | 4742 | 1610 | 1810 | 1900 | 1547 | 1810 | 1900 | 1610 |
| Grp Volume(v), veh/h | 215 | 2078 | 262 | 379 | 1649 | 197 | 232 | 0 | 226 | 84 | 8 | 62 |
| Grp Sat Flow(s),veh/h/ln | 1810 | 1581 | 1547 | 1659 | 1581 | 1610 | 1810 | 1900 | 1547 | 1810 | 1900 | 1610 |
| Q Serve(g_s), s | 7.8 | 53.4 | 11.1 | 16.7 | 31.5 | 7.1 | 14.0 | 0.0 | 15.8 | 6.4 | 0.6 | 5.2 |
| Cycle Q Clear(g_c), s | 7.8 | 53.4 | 11.1 | 16.7 | 31.5 | 7.1 | 14.0 | 0.0 | 15.8 | 6.4 | 0.6 | 5.2 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 273 | 2569 | 983 | 437 | 2868 | 1062 | 303 | 201 | 367 | 226 | 127 | 218 |
| V/C Ratio(X) | 0.79 | 0.81 | 0.27 | 0.87 | 0.58 | 0.19 | 0.77 | 0.00 | 0.62 | 0.37 | 0.06 | 0.28 |
| Avail Cap(c_a), veh/h | 415 | 3115 | 1161 | 644 | 3337 | 1221 | 303 | 201 | 367 | 296 | 178 | 262 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 21.1 | 27.9 | 12.0 | 63.6 | 17.9 | 9.9 | 59.4 | 0.0 | 50.9 | 60.5 | 65.4 | 58.1 |
| Incr Delay (d2), s/veh | 5.7 | 1.4 | 0.1 | 8.3 | 0.2 | 0.1 | 11.2 | 0.0 | 3.1 | 1.0 | 0.2 | 0.7 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 4.0 | 19.4 | 3.9 | 7.5 | 10.9 | 2.5 | 2.5 | 0.0 | 7.9 | 3.0 | 0.3 | 2.2 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 26.8 | 29.3 | 12.1 | 72.0 | 18.1 | 9.9 | 70.6 | 0.0 | 54.0 | 61.5 | 65.6 | 58.8 |
| LnGrp LOS | C | C | B | E | B | A | E | | D | E | E | E |
| Approach Vol, veh/h | | 2555 | | | 2225 | | | 458 | | | 154 | |
| Approach Delay, s/veh | | 27.3 | | | 26.5 | | | 62.4 | | | 60.6 | |
| Approach LOS | | C | | | C | | | E | | | E | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 25.7 | 87.8 | 20.0 | 16.0 | 16.3 | 97.2 | 14.2 | 21.8 |
| Change Period (Y+Rc), s | 6.0 | 6.8 | 6.0 | 6.0 | 6.0 | 6.8 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 29.0 | 98.2 | 14.0 | 14.0 | 22.0 | 105.2 | 14.0 | 14.0 |
| Max Q Clear Time (g_c+I1), s | 18.7 | 55.4 | 16.0 | 7.2 | 9.8 | 33.5 | 8.4 | 17.8 |
| Green Ext Time (p_c), s | 1.0 | 25.6 | 0.0 | 0.1 | 0.4 | 20.4 | 0.1 | 0.0 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 30.9 |
| HCM 7th LOS | C |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 139 | 839 | 1242 | 131 | 613 | 37 | 982 | 264 | 112 | 144 | 532 | 326 |
| Future Volume (veh/h) | 139 | 839 | 1242 | 131 | 613 | 37 | 982 | 264 | 112 | 144 | 532 | 326 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1589 | 1678 | 1841 | 1589 | 1618 | 1707 | 1826 | 1752 | 1870 | 1441 | 1796 | 1826 |
| Adj Flow Rate, veh/h | 149 | 902 | 0 | 141 | 659 | 0 | 1056 | 284 | 120 | 155 | 572 | 351 |
| Peak Hour Factor | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 |
| Percent Heavy Veh, % | 21 | 15 | 4 | 21 | 19 | 13 | 5 | 10 | 2 | 31 | 7 | 5 |
| Cap, veh/h | 193 | 1106 | | 185 | 1055 | | 1201 | 1182 | 663 | 174 | 809 | 469 |
| Arrive On Green | 0.07 | 0.24 | 0.00 | 0.06 | 0.24 | 0.00 | 0.24 | 0.36 | 0.36 | 0.13 | 0.24 | 0.24 |
| Sat Flow, veh/h | 2935 | 4580 | 2745 | 2935 | 4418 | 1447 | 4904 | 3328 | 1585 | 1372 | 3413 | 1547 |
| Grp Volume(v), veh/h | 149 | 902 | 0 | 141 | 659 | 0 | 1056 | 284 | 120 | 155 | 572 | 351 |
| Grp Sat Flow(s),veh/h/ln | 1468 | 1527 | 1373 | 1468 | 1473 | 1447 | 1635 | 1664 | 1585 | 1372 | 1706 | 1547 |
| Q Serve(g_s), s | 7.0 | 26.1 | 0.0 | 6.6 | 18.8 | 0.0 | 29.1 | 8.5 | 6.7 | 15.6 | 21.6 | 28.7 |
| Cycle Q Clear(g_c), s | 7.0 | 26.1 | 0.0 | 6.6 | 18.8 | 0.0 | 29.1 | 8.5 | 6.7 | 15.6 | 21.6 | 28.7 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 193 | 1106 | | 185 | 1055 | | 1201 | 1182 | 663 | 174 | 809 | 469 |
| V/C Ratio(X) | 0.77 | 0.82 | | 0.76 | 0.62 | | 0.88 | 0.24 | 0.18 | 0.89 | 0.71 | 0.75 |
| Avail Cap(c_a), veh/h | 366 | 1711 | | 366 | 1651 | | 1483 | 1244 | 692 | 269 | 911 | 515 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 64.6 | 50.3 | 0.0 | 64.8 | 47.9 | 0.0 | 51.0 | 31.9 | 25.7 | 60.4 | 49.1 | 44.2 |
| Incr Delay (d2), s/veh | 6.4 | 1.8 | 0.0 | 6.4 | 0.6 | 0.0 | 5.4 | 0.1 | 0.1 | 20.0 | 2.2 | 5.5 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 2.7 | 9.8 | 0.0 | 2.6 | 6.7 | 0.0 | 12.0 | 3.3 | 2.5 | 6.2 | 9.1 | 11.2 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 71.0 | 52.1 | 0.0 | 71.2 | 48.5 | 0.0 | 56.5 | 32.1 | 25.9 | 80.4 | 51.3 | 49.6 |
| LnGrp LOS | E | D | | E | D | | E | C | C | F | D | D |
| Approach Vol, veh/h | | 1051 | | | 800 | | | 1460 | | | 1078 | |
| Approach Delay, s/veh | | 54.8 | | | 52.5 | | | 49.2 | | | 55.0 | |
| Approach LOS | | D | | | D | | | D | | | D | |

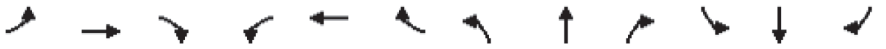
| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 16.3 | 41.4 | 41.9 | 40.8 | 16.7 | 41.0 | 25.3 | 57.4 |
| Change Period (Y+Rc), s | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 |
| Max Green Setting (Gmax), s | 17.5 | 52.5 | 42.5 | 37.5 | 17.5 | 52.5 | 27.5 | 52.5 |
| Max Q Clear Time (g_c+I1), s | 8.6 | 28.1 | 31.1 | 30.7 | 9.0 | 20.8 | 17.6 | 10.5 |
| Green Ext Time (p_c), s | 0.2 | 5.8 | 3.3 | 2.6 | 0.3 | 4.3 | 0.3 | 2.0 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 52.6 |
| HCM 7th LOS | D |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (veh/h) | 277 | 1400 | 1627 | 448 | 349 | 289 |
| Future Volume (veh/h) | 277 | 1400 | 1627 | 448 | 349 | 289 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | | 1.00 | 1.00 | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | No | | No | |
| Adj Sat Flow, veh/h/ln | 1841 | 1856 | 1841 | 1856 | 1856 | 1870 |
| Adj Flow Rate, veh/h | 298 | 1505 | 1749 | 482 | 375 | 311 |
| Peak Hour Factor | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 | 0.93 |
| Percent Heavy Veh, % | 4 | 3 | 4 | 3 | 3 | 2 |
| Cap, veh/h | 335 | 3220 | 2175 | 1061 | 428 | 609 |
| Arrive On Green | 0.14 | 0.64 | 0.43 | 0.43 | 0.24 | 0.24 |
| Sat Flow, veh/h | 1753 | 5233 | 5191 | 1572 | 1767 | 1585 |
| Grp Volume(v), veh/h | 298 | 1505 | 1749 | 482 | 375 | 311 |
| Grp Sat Flow(s),veh/h/ln | 1753 | 1689 | 1675 | 1572 | 1767 | 1585 |
| Q Serve(g_s), s | 12.9 | 17.1 | 33.7 | 16.0 | 22.7 | 16.7 |
| Cycle Q Clear(g_c), s | 12.9 | 17.1 | 33.7 | 16.0 | 22.7 | 16.7 |
| Prop In Lane | 1.00 | | | 1.00 | 1.00 | 1.00 |
| Lane Grp Cap(c), veh/h | 335 | 3220 | 2175 | 1061 | 428 | 609 |
| V/C Ratio(X) | 0.89 | 0.47 | 0.80 | 0.45 | 0.88 | 0.51 |
| Avail Cap(c_a), veh/h | 767 | 4695 | 2401 | 1132 | 1003 | 1124 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 31.0 | 10.5 | 27.5 | 8.5 | 40.6 | 26.3 |
| Incr Delay (d2), s/veh | 8.0 | 0.1 | 1.9 | 0.3 | 5.8 | 0.7 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 8.4 | 5.5 | 12.9 | 9.8 | 10.1 | 0.1 |
| Unsig. Movement Delay, s/veh | | | | | | |
| LnGrp Delay(d), s/veh | 39.0 | 10.6 | 29.4 | 8.8 | 46.4 | 26.9 |
| LnGrp LOS | D | B | C | A | D | C |
| Approach Vol, veh/h | | 1803 | 2231 | | 686 | |
| Approach Delay, s/veh | | 15.3 | 24.9 | | 37.6 | |
| Approach LOS | | B | C | | D | |

| Timer - Assigned Phs | | 2 | | 4 | 5 | 6 |
|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | | 77.6 | | 33.8 | 22.6 | 55.0 |
| Change Period (Y+Rc), s | | 6.8 | | 6.8 | 6.8 | 6.8 |
| Max Green Setting (Gmax), s | | 103.2 | | 63.2 | 43.2 | 53.2 |
| Max Q Clear Time (g_c+I1), s | | 19.1 | | 24.7 | 14.9 | 35.7 |
| Green Ext Time (p_c), s | | 15.6 | | 2.2 | 0.8 | 12.5 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 23.1 |
| HCM 7th LOS | C |



| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 176 | 1544 | 55 | 195 | 1616 | 155 | 209 | 0 | 197 | 210 | 8 | 199 |
| Future Volume (veh/h) | 176 | 1544 | 55 | 195 | 1616 | 155 | 209 | 0 | 197 | 210 | 8 | 199 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1900 | 1796 | 1870 | 1856 | 1826 | 1411 | 1870 | 1870 | 1811 | 1900 | 1900 | 1900 |
| Adj Flow Rate, veh/h | 183 | 1608 | 57 | 203 | 1683 | 161 | 218 | 0 | 205 | 219 | 8 | 207 |
| Peak Hour Factor | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 | 0.96 |
| Percent Heavy Veh, % | 0 | 7 | 2 | 3 | 5 | 33 | 2 | 2 | 6 | 0 | 0 | 0 |
| Cap, veh/h | 245 | 2260 | 923 | 276 | 2335 | 705 | 417 | 228 | 310 | 428 | 231 | 313 |
| Arrive On Green | 0.07 | 0.46 | 0.46 | 0.08 | 0.47 | 0.47 | 0.12 | 0.00 | 0.12 | 0.12 | 0.12 | 0.12 |
| Sat Flow, veh/h | 1810 | 4904 | 1585 | 3428 | 4985 | 1196 | 1781 | 1870 | 1535 | 1810 | 1900 | 1610 |
| Grp Volume(v), veh/h | 183 | 1608 | 57 | 203 | 1683 | 161 | 218 | 0 | 205 | 219 | 8 | 207 |
| Grp Sat Flow(s),veh/h/ln | 1810 | 1635 | 1585 | 1714 | 1662 | 1196 | 1781 | 1870 | 1535 | 1810 | 1900 | 1610 |
| Q Serve(g_s), s | 6.0 | 30.3 | 1.8 | 6.7 | 31.2 | 7.3 | 12.2 | 0.0 | 14.0 | 12.0 | 0.4 | 13.7 |
| Cycle Q Clear(g_c), s | 6.0 | 30.3 | 1.8 | 6.7 | 31.2 | 7.3 | 12.2 | 0.0 | 14.0 | 12.0 | 0.4 | 13.7 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 245 | 2260 | 923 | 276 | 2335 | 705 | 417 | 228 | 310 | 428 | 231 | 313 |
| V/C Ratio(X) | 0.75 | 0.71 | 0.06 | 0.74 | 0.72 | 0.23 | 0.52 | 0.00 | 0.66 | 0.51 | 0.03 | 0.66 |
| Avail Cap(c_a), veh/h | 459 | 4097 | 1517 | 923 | 4555 | 1238 | 417 | 228 | 310 | 428 | 231 | 313 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 23.0 | 24.9 | 10.4 | 51.7 | 24.6 | 11.2 | 37.6 | 0.0 | 42.3 | 37.5 | 44.6 | 42.9 |
| Incr Delay (d2), s/veh | 4.5 | 0.4 | 0.0 | 3.8 | 0.4 | 0.2 | 1.2 | 0.0 | 5.1 | 1.0 | 0.1 | 5.1 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 2.6 | 11.0 | 0.6 | 2.9 | 11.5 | 1.9 | 5.4 | 0.0 | 5.8 | 5.4 | 0.2 | 5.9 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 27.5 | 25.3 | 10.4 | 55.5 | 25.0 | 11.3 | 38.8 | 0.0 | 47.4 | 38.6 | 44.7 | 47.9 |
| LnGrp LOS | C | C | B | E | C | B | D | | D | D | D | D |
| Approach Vol, veh/h | | 1848 | | | 2047 | | | 423 | | | 434 | |
| Approach Delay, s/veh | | 25.1 | | | 26.9 | | | 43.0 | | | 43.1 | |
| Approach LOS | | C | | | C | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 15.3 | 59.9 | 20.0 | 20.0 | 14.4 | 60.7 | 20.0 | 20.0 |
| Change Period (Y+Rc), s | 6.0 | 6.8 | 6.0 | 6.0 | 6.0 | 6.8 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 31.0 | 96.2 | 14.0 | 14.0 | 22.0 | 105.2 | 14.0 | 14.0 |
| Max Q Clear Time (g_c+I1), s | 8.7 | 32.3 | 14.2 | 15.7 | 8.0 | 33.2 | 14.0 | 16.0 |
| Green Ext Time (p_c), s | 0.6 | 17.7 | 0.0 | 0.0 | 0.4 | 20.8 | 0.0 | 0.0 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 29.1 |
| HCM 7th LOS | C |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 282 | 844 | 872 | 122 | 949 | 90 | 1028 | 583 | 134 | 82 | 317 | 174 |
| Future Volume (veh/h) | 282 | 844 | 872 | 122 | 949 | 90 | 1028 | 583 | 134 | 82 | 317 | 174 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lane Width Adj. | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1841 | 1767 | 1870 | 1722 | 1796 | 1737 | 1826 | 1841 | 1856 | 1574 | 1826 | 1870 |
| Adj Flow Rate, veh/h | 297 | 888 | 0 | 128 | 999 | 0 | 1082 | 614 | 141 | 86 | 334 | 183 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 4 | 9 | 2 | 12 | 7 | 11 | 5 | 4 | 3 | 22 | 5 | 2 |
| Cap, veh/h | 358 | 1486 | | 181 | 1274 | | 1260 | 1124 | 595 | 105 | 467 | 380 |
| Arrive On Green | 0.11 | 0.31 | 0.00 | 0.06 | 0.26 | 0.00 | 0.26 | 0.32 | 0.32 | 0.07 | 0.13 | 0.13 |
| Sat Flow, veh/h | 3401 | 4823 | 2790 | 3182 | 4904 | 1472 | 4904 | 3497 | 1572 | 1499 | 3469 | 1585 |
| Grp Volume(v), veh/h | 297 | 888 | 0 | 128 | 999 | 0 | 1082 | 614 | 141 | 86 | 334 | 183 |
| Grp Sat Flow(s),veh/h/ln | 1700 | 1608 | 1395 | 1591 | 1635 | 1472 | 1635 | 1749 | 1572 | 1499 | 1735 | 1585 |
| Q Serve(g_s), s | 10.6 | 19.3 | 0.0 | 4.9 | 23.4 | 0.0 | 25.9 | 17.8 | 7.6 | 7.0 | 11.4 | 12.2 |
| Cycle Q Clear(g_c), s | 10.6 | 19.3 | 0.0 | 4.9 | 23.4 | 0.0 | 25.9 | 17.8 | 7.6 | 7.0 | 11.4 | 12.2 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Lane Grp Cap(c), veh/h | 358 | 1486 | | 181 | 1274 | | 1260 | 1124 | 595 | 105 | 467 | 380 |
| V/C Ratio(X) | 0.83 | 0.60 | | 0.71 | 0.78 | | 0.86 | 0.55 | 0.24 | 0.82 | 0.71 | 0.48 |
| Avail Cap(c_a), veh/h | 482 | 2053 | | 451 | 2087 | | 1690 | 1489 | 759 | 334 | 1055 | 649 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Uniform Delay (d), s/veh | 54.1 | 36.2 | 0.0 | 57.2 | 42.4 | 0.0 | 43.7 | 34.4 | 26.2 | 56.6 | 51.1 | 40.3 |
| Incr Delay (d2), s/veh | 8.7 | 0.4 | 0.0 | 5.0 | 1.1 | 0.0 | 3.6 | 0.4 | 0.2 | 14.1 | 2.1 | 0.9 |
| Initial Q Delay(d3), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 4.8 | 7.2 | 0.0 | 2.0 | 9.1 | 0.0 | 10.3 | 7.2 | 2.7 | 3.0 | 4.9 | 4.7 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d), s/veh | 62.8 | 36.6 | 0.0 | 62.1 | 43.5 | 0.0 | 47.3 | 34.9 | 26.4 | 70.6 | 53.1 | 41.2 |
| LnGrp LOS | E | D | | E | D | | D | C | C | E | D | D |
| Approach Vol, veh/h | | 1185 | | | 1127 | | | 1837 | | | 603 | |
| Approach Delay, s/veh | | 43.1 | | | 45.6 | | | 41.5 | | | 52.0 | |
| Approach LOS | | D | | | D | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 14.5 | 45.5 | 39.2 | 24.1 | 20.5 | 39.5 | 16.2 | 47.2 |
| Change Period (Y+Rc), s | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 | 7.5 |
| Max Green Setting (Gmax), s | 17.5 | 52.5 | 42.5 | 37.5 | 17.5 | 52.5 | 27.5 | 52.5 |
| Max Q Clear Time (g_c+I1), s | 6.9 | 21.3 | 27.9 | 14.2 | 12.6 | 25.4 | 9.0 | 19.8 |
| Green Ext Time (p_c), s | 0.2 | 6.0 | 3.7 | 2.4 | 0.4 | 6.7 | 0.2 | 4.3 |

| Intersection Summary | |
|---|---|
| HCM 7th Control Delay, s/veh | 44.2 |
| HCM 7th LOS | D |

# HEASLEY MPUD

## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX J

## INTERSECTION ANALYSIS
## (SITE ACCESS INTERSECTIONS)

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.2 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | ↑↑↑ | ↑↑↑ | ↱ | | ↱ |
| Traffic Vol, veh/h | 0 | 2226 | 1674 | 29 | 0 | 28 |
| Future Vol, veh/h | 0 | 2226 | 1674 | 29 | 0 | 28 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | 200 | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 10 | 11 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 2420 | 1820 | 32 | 0 | 30 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 910 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 238 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 238 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 0 | 0 | 22.32 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 238 |
| HCM Lane V/C Ratio | - | - | - | 0.128 |
| HCM Ctrl Dly (s/v) | - | - | - | 22.3 |
| HCM Lane LOS | - | - | - | C |
| HCM 95th %tile Q(veh) | - | - | - | 0.4 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.3 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | ↑↑↑ | ↑↑↑ | ↱ | | ↱ |
| Traffic Vol, veh/h | 0 | 1775 | 1979 | 75 | 0 | 35 |
| Future Vol, veh/h | 0 | 1775 | 1979 | 75 | 0 | 35 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | 200 | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 7 | 5 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 1929 | 2151 | 82 | 0 | 38 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 1076 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 185 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 185 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Ctrl Dly, s/v | 0 | 0 | 29.48 |
| HCM LOS | | | D |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 185 |
| HCM Lane V/C Ratio | - | - | - | 0.206 |
| HCM Ctrl Dly (s/v) | - | - | - | 29.5 |
| HCM Lane LOS | - | - | - | D |
| HCM 95th %tile Q(veh) | - | - | - | 0.7 |

# HEASLEY MPUD

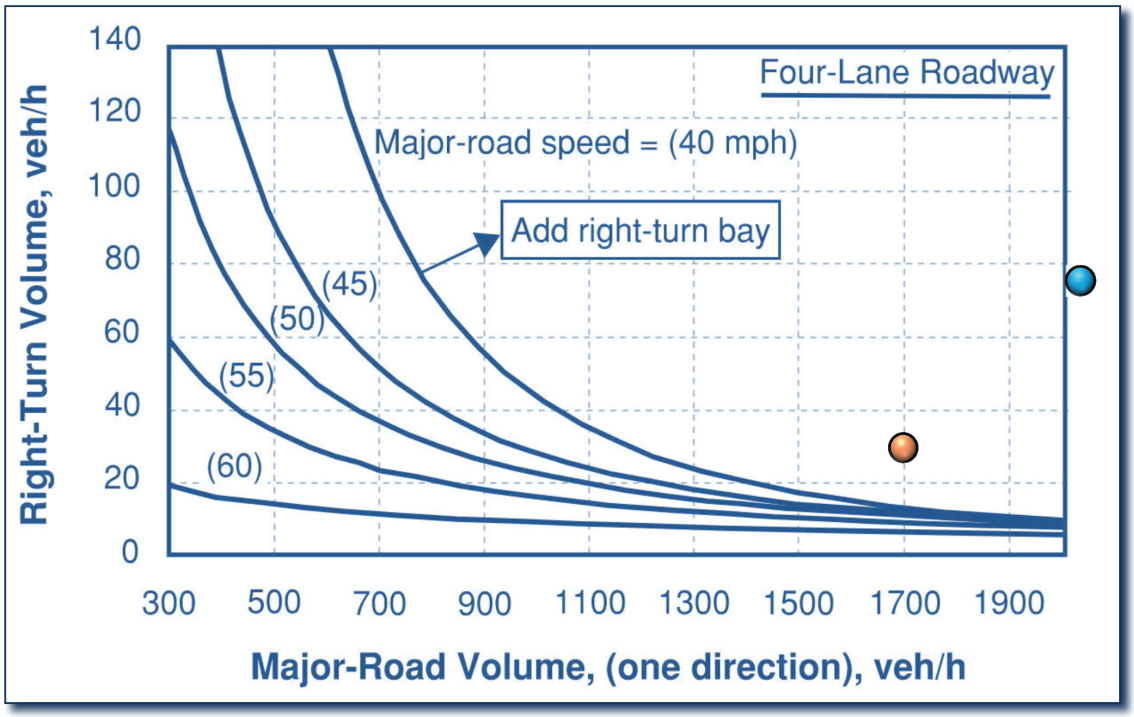
## REZONING

## TIMING & PHASING ANALYSIS

# APPENDIX K

## PRELIMINARY SITE ACCESS
## TURN LANE WARRANT ANALYSIS

**LOCATION:** STATE ROAD 52 & PROJECT SITE DRIVEWAY




SOURCE: FDOT MULTIMODAL ACCESS MANAGEMENT GUIDEBOOK (2023)

## Right Turn Lane Warrant Analysis

**WESTBOUND RIGHT TURN LANE**

*STATE ROAD 54 – 45 MPH*

**AM PEAK HOUR**

Approach Volume: **1703 vph**

Right Turn Volume: **29 vph**

**PM PEAK HOUR**

Approach Volume: **2054 vph**

Right Turn Volume: **75 vph**

**RESULT: WARRANTED**

**HEASLEY MPUD**

**SITE ACCESS TURN LANE WARRANT ANALYSIS**

RAYSOR Transportation Consulting

## 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): 08-25-18-0000-00500-0020

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: SR 52 HEASLEY

Project Number: CPAS25-09 / RZ-7890

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026

Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite. She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029

Notary Public
Jocelyn Taylor

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

# BARBARA L. WILHITE, P.A.

**ATTORNEY AT LAW**
6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
Barbara @wilhitelaw.net

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


January 08, 2026

RE: SR 52 HEASLEY Comprehensive Land Use Amendment (CPAS25-09) and MPUD Rezoning (RZ-7890)
Parcel I.D. No(s): 08-25-18-0000-00500-0020

Dear Property Owner:

This letter is to notify you that a Comprehensive Land Use Amendment Application (CPAS25-09) has been filed in the name of the property owner, SR 52 HEASLEY LLC (SR 52 HEASLEY MPUD) to amend the future land use designation for the property from RES-3 (Residential – 3) to PD (Planned Development).

A companion Rezoning Application (RZ-7890) has been filed for a rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for the development of a maximum of 15,000 SF of Commercial and 100 Platted Townhomes.

The subject property is located on the north side of State Road 52, west of Sunlake Boulevard and contains 18.983 acres m.o.l.

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

| | | | |
|---|---|---|---|
| **Planning Commission CPAS25-09 RZ-7890** | **01/22/2026** | **West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654** | **1:30 p.m.** |
| **Board of County Commissioners CPAS25-09 RZ-7890** | **02/17/2026** | **West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654** | **1:30 p.m.** |

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

**CPAS25-09**

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-7890**

Kurt Siverson, Planner II – Planning Services, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@pascocountyfl.net.

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

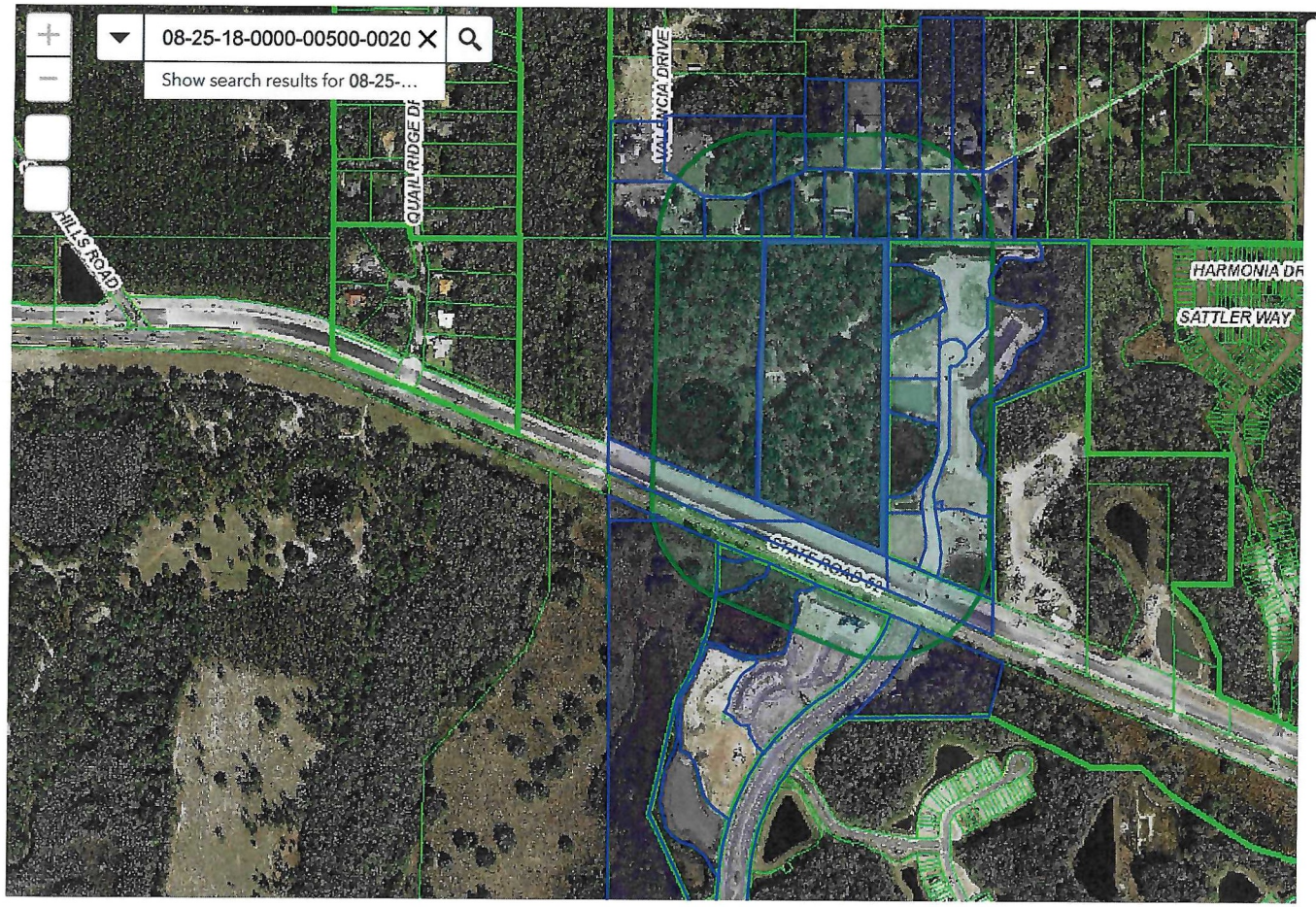
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

**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,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser




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)

43 addressees found; do you want to continue?

Review Download

0 300 600ft

28.328 -82.524 Degrees

CPAS 25-09 / RZ-7890

27 total

| Parcel | Name 1 | Name 2 | Address 1 | Address 2 | City |
|---|---|---|---|---|---|
| 05-25-18-0020-00000-1710 | BABB EARLY & JOAN REV | BABB EARLY DEAN & | PO BOX 576 | | LAND O LAKES, FL 34639-0576 |
| 05-25-18-0020-00000-1560 | BARKER JOHN M | | 17038 VALENCIA DR | | SPRING HILL, FL 34610-7800 |
| 05-25-18-0020-00000-1690 | BEBB JORDAN & KATHLEEN | | 12046 BARBARA RD | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1700 | BRESKE ANTHONY J & CONNELLE JO | | 17251 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1651 | BROWN ROGER L | | 14851 SR 52 UNIT 107-167 | | HUDSON , FL 34669 |
| 05-25-18-0020-00000-1460 | CEDILLO MAYRA ELIZABETH | | 17324 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 08-25-18-0190-00B00-0000 | CROSSINGS AT SUNLAKE PROPERTY OWNER'S | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619 |
| 05-25-18-0020-00000-1640 | DECKER KURT | | 14851 SR 52 UNIT 107-167 | | HUDSON, FL 34669 |
| 05-25-18-0020-00000-1530 | DECKER KURT | | 14851 STATE ROAD 52 | UNIT 109 PMB 1 | HUDSON, FL 34669-4061 |
| 05-25-18-0020-00000-1520 | DOLLARHYDE ROBERT G | | 17142 VALENCIA DRIVE | | SPRING HILL, FL 34610 |
| 08-25-18-0000-29900-1510 | FL DEPT OF TRANSPORTATION | | BUREAU OF RIGHT OF WAY | 11201 MCKINLE | TAMPA, FL 33612-6456 |
| 08-25-18-0190-00000-0010 | HCA HEALTH SERVICES | C/O DUCHARME MCI | PO BOX 80610 | | INDIANAPOLIS, IN 46280 |
| 05-25-18-0020-00000-1500 | HEASLEY WILLIAM T | | 5821 SWEET CHERRY LN | | LAND O LAKES, FL 34639-3449 |
| 05-25-18-0020-00000-1470 | JAMES FREDA & WOODROW H | | PO BOX 1862 | | LAND O LAKES, FL 34639-1862 |
| 05-25-18-0020-00000-1480 | JANOSKI TERRY | | 17248 VALENCIA DR | | SPRING HILL, FL 34610 |
| 05-25-18-0020-00000-1550 | JONES JESUS R | | 19 WINTER ST | | LAWRENCE, MA 01841 |
| 08-25-18-0200-00A00-0000 | LEN-ANGELINE LLC | | 2502 N ROCKY POINT DR STE 1050 | | TAMPA, FL 33607-5995 |
| 05-25-18-0020-00000-1510 | MAXWELL CINDY | | C/O RETHA WRIGHT | 3956 TARPON P | PALM HARBOR , FL 34684-2439 |
| 05-25-18-0020-00000-1490 | NELSON JAMIE & NELSON HOPE & GIBSON JA | | 17236 VALENCIA DR | | SPRING HILL, FL 34610 |
| 08-25-18-0200-00G00-0000 | NORTH AR-1 OF PASCO COMMUNITY DEVELO | | 2502 N ROCKY POINT DR STE 1000 | | TAMPA, FL 33607 |
| 08-25-18-0000-00500-0000 | PASCO COUNTY | C/O FACILITIES MAN | 7220 OSTEEN RD | | NEW PORT RICHEY, FL 34653-2359 |
| 08-25-18-0190-00000-0050 | PASCO COUNTY TAX COLLECTOR | | PO BOX 276 | | DADE CITY, FL 33526 |
| 05-25-18-0020-00000-1620 | PISEGNA ORLANDO E II | | 17039 VALENCIA DR | | SPRING HILL, FL 34610-7862 |
| 08-25-18-0000-00500-0020 | SR 52 HEASLEY LLC | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619 |
| 08-25-18-0190-00000-0030 | STATE ROAD 52 INDUSTRIAL LLC | | 1409 TECH BLVD STE 1 | | TAMPA, FL 33619-7830 |
| 08-25-18-0190-00000-0020 | TB ST RD 52 LLC | | 1032 E BRANDON BLVD #4477 | | BRANDON, FL 33511 |
| 05-25-18-0020-00000-1660 | WRIGHT RETHA MAE REV | WRIGHT RETHA MAE | 3956 TARPON POINTE CIR | | PALM HARBOR, FL 34684 |

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 08, 26
AMOUNT
$18.90
S2324N500729-19

NEW PORT RICHEY, FL
JAN 08 2026
USPS 34653-9998

# PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

# App. No. CPAS25-09

## COMPREHENSIVE PLAN AMENDMENT

**FROM: RESIDENTIAL-3 DU/GA**

**TO: PLANNED DEVELOPMENT**

## Local Planning Agency

**01/22/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

## Board of County Commissioners

**02/17/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

**PlanPasco@MyPasco.net / 727-847-8140**

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

# PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

## App. No. RZ-7890

## Project Type: REZONING

**Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.**

## Planning Commission

**01/22/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

## Board of County Commissioners

**02/17/26** **1:30 p.m.**

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

**Planning@MyPasco.net / 727-847-8140**

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CPAS25-09
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: PLANNED DEVELOPMENT
Local Planning Agency
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
02/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7890
Project Type: REZONING
Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.
Planning Commission
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
02/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO County Florida
App. No. RZ-7890
Project Type: REZONING
Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.
Planning Commission
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
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Planning@MyPasco.net / 727-847-8140
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PUBLIC HEARINGS
PASCO County Florida
App. No. CPAS25-09
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: PLANNED DEVELOPMENT
Local Planning Agency
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
02/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

71361

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jill Harrison 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 PDE26-016 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____
Sworn to and subscribed before me this **01/07/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

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

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, January 8, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing **on Tuesday, February 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. Ground Floor Storage, LLC/Old Dixie Resort MPUD (RZ-7895) petition for a rezoning from an R-4 High Density Residential District to an MPUD Master Planned Unit Development District for a parcel located east of Old Dixie Highway, approximately 0.56 miles north of the intersection of New York Ave and Old Dixie Highway (aka 22-24-16-0000-00100-0060).

2. SR 52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located north of SR 52, approximately 200 feet west of the intersection of North Sunlake Blvd and SR 52 (aka 08-25-18-0000-00500-0020).

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
Published January 7, 2026 (71361h)

74578

# 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 PDE26-023 was published in said newspaper by print in the issues of 02/04/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant _____

Sworn to and subscribed before me this **02/04/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

**NOTICE OF PUBLIC HEARINGS ON REZONINGS AND SPECIAL EXCEPTION FOR PROPERTIES LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.,** and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 24, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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. SR52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from 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 200 feet west of North Sunlake Boulevard and State Road 52 intersection (aka 08-25-18-0000-00500-0020).

2. LOL Properties Inc/Caliente MPUD (RZ-7857) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located on the northwest side of Caliente Boulevard, approximately one-quarter mile north of Land O Lakes Boulevard (aka 01-26-18-0040-00000-00M0).

3. Tina Marie & Stephen Farrell/Farrell Project (RZ-7886) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located on the west side of Nottingham Trail, approximately 1660 feet northwest of the corner of Nottingham Trail and Robinhood Road (aka 28-24-17-0000-00100-0000).

4. CA Properties Inc (RZ-7923) petition for a rezoning from a C-2 General Commercial District and a R-MH Mobile Home District to a C-2 General Commercial District for a parcel located on the east side of Land O Lakes Boulevard directly across from Wisteria Loop (aka 02-26-18-0050-00000-0100 et al).

5. RZ-7912 Harrod/Sandy Lakes/Sandy Lakes (RZ-7912) petition for a rezoning from a MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District and PUD Planned Unit Development District to an I-1 Light Industrial Park District for a parcel located south of Interlaken Road, approximately 500 feet west of the Gunn Highway and Interlaken Road intersection, containing approximately 75 acres (aka 34-26-17-0000-00700-0000).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 19, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

6. John T & Laura M Love/Love Property (#SE-7917) petition for a special exception for an Accessory Dwelling Unit (ADU) - Reduced Setbacks in an E-R Estate-Residential District for a parcel located on the north side of Lakeview Drive, approximately 190 feet west of Osceola Drive (aka 24-25-16-0050-00000-119A).

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

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

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PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-023

February 4, 2026 74578