

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning ☐ Standard ☒ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: Dec. 17, 2024

File No. H-25-15 Official Date Stamp:

RECEIVED

FEB 05 2025

Hernando County Development Services
Zoning Division

APPLICANT NAME: Shady Oaks Project, LLC

Address: 4912 Turnbury Wood Drive

City: Tampa

State: Florida

Zip: 33647

Phone: (813) 817-6020

Email: robert@newstrategyholdings.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Joseph M. Mason, Jr., Esq.

Address: 101 South Main Street

City: Brooksville

State: Florida

Zip: 34601

Phone: (352) 796-0795

Email: joemason@mcgeemasonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01150471 and 1078862
2. SECTION 13, TOWNSHIP 23 South, RANGE 21 East
3. Current zoning classification: Agriculture (AG)
4. Desired zoning classification: Planned Development Project (Residential) PDP (RES)
5. Size of area covered by application: 82.47 (MOL) acres
6. Highway and street boundaries: West Side of US-301, South of SR-50
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☒ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☒ Yes ☐ No (Time needed: One (1) Hour)

PROPERTY OWNER AFFIDAVIT

I, Joseph A. Tabshe, as Manager of Shady Oaks Project, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☒ I am the owner of the property and am making this application OR

☐ I am the owner of the property and am authorizing (applicant):

and (representative, if applicable):

to submit an application for the described property.

SHADY OAKS PROJECT, LLC

By: _____, as its Manager

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Joseph A. Tabshe who is personally known to me or produced _____ as identification.

Pablo Toranzo

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



PABLO DE JESUS TORANZO

Commission # HH 437388

Expires August 24, 2027

Notary Seal/Stamp

JOSEPH M. MASON, JR.*

* ALSO ADMITTED IN:
THE DISTRICT OF COLUMBIA

LAW OFFICES OF
McGEE & MASON
PROFESSIONAL ASSOCIATION
101 SOUTH MAIN STREET
POST OFFICE BOX 1900
BROOKSVILLE, FLORIDA 34605-1900
TELEPHONE: (352) 796-0795
FACSIMILE: (352) 796-0235
WRITER'S DIRECT E-MAIL ADDRESS:
JOEMASON@MCGEEMASONLAW.COM

RICHARD E. MCGEE, SR.
(1916 - 2005)

PLEASE REPLY TO
POST OFFICE BOX

February 5, 2025

Received

FEB 05 2025

Mr. C. Omar DePablo, Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, Florida 34601-3031

Planning Department
Hernando County, Florida

VIA HAND DELIVERY

Re: Shady Oaks Project, LLC
Zoning Amendment Petition
From Agriculture (AG) to Planned Development Project (Residential) (PDP (RES))
Key N^{os} 1150471 & 1078862

Dear Omar:

Please be advised that I represent Shady Oaks Project, LLC, with regard to the above-referenced matter. Enclosed is our Zoning Amendment Petition regarding the same. Also enclosed, are the several items required to be submitted along with the Petition, as follows:

1. A copy of the *Warranty Deed* from Shady Oaks North, LLC, to Shady Oaks Project, LLC, dated October 21, 2024, and recorded in Official Records Book 4484, at Pages 887~889, of the Public Records of Hernando County.

a. Also enclosed, are the Property Appraiser's Property Record Card for each of the two (2) parcels. You will note that the parcel with Key N^o 1078862 is shown by the Property Appraiser to be owned by Shady Oaks North, LLC, but, in fact, that parcel is part of the metes and bounds description of Parcel 5 in the deed, which apparently has not been picked up by the Property Appraiser.

b. Further enclosed, is a copy of a survey dated October 4, 2024, by Simmons, Beall, and Trebour, LLC, showing that parcel to be included in Parcel 5 of the survey, which corresponds to Parcel 5 as described in the deed (two copies of the survey are enclosed, one being in 8.5" x 11" format, and the other being in 11" x 17" format).

2. *Shady Oaks Rezoning Application Planned Development Narrative*, dated January 30, 2025, by Florida Design Consultants, Inc., with Exhibits:

a. Cursory Listed Species Review; Horner Environmental, May 28, 2024;

Mr. C. Omar DePablo, Director
Hernando County Planning Department
February 5, 2025
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b. Environmental Review; Horner Environmental,
August 15, 2024;

c. US 301 Improvements; Florida Department of
Transportation;

d. Utility Availability Letter; Hernando County Utilities
Department; and

e. Transportation Methodology and Assessments; Lincks
& Associates.

3. Two (2) copies of the proposed PDP Master Plan, one of which is in
8.5" x 11" format, and the other of which is in 11" x 17" format;

4. A map and list of adjacent property owners lying within 500 feet of
the subject property. The APO information has previously been sent to you by the
Property Appraiser's office. Unfortunately, Parcel A of Talisman Estates East (Key
N^o 1078862), was not included in our original request to the Property Appraiser,
resulting in a second request, which included that parcel. It is the revised APO map
and list, including that parcel, which is enclosed herewith.

5. Finally, there is enclosed a check from Shady Oaks Project, LLC, for
\$2,489.64 in payment of your filing fee, together with a copy of the Fee Calculation
Sheet. The fee is calculated based on the 82.47 (MOL) acres reflected on the survey,
notwithstanding that the Property Record Cards reflect a total of 85.70 acres for the
two (2) parcels.

The instructions for submitting a Zoning Amendment Petition require that the petitioner
identify all homeowners' associations to which property within the notification perimeter is subject.
The instructions indicate that the Planning Department can assist in identifying such associations,
and we have made inquiry to the Department, but have not yet received a reply.

We have made a diligent search of appropriate databases, but can find no record of there
being an active homeowners' association within the notice area. The subject property borders the
north and east boundaries of Talisman Estates East, Phase 1, the plat of which is dedicated to
Talisman Homeowners' Association, Inc., but no record can be found of any such HOA ever being
established, or of any documentation thereof being recorded. We have requested, but have not yet
received, a public records search in that regard. Two (2) copies of that plat, one in 8.5" x 11" format,
and one in 11" x 17" format, are enclosed for your information.

As your file will reflect, on August 9, 2024, we had a pre-application conference with Cayce
Dagenhart, then of your office. We discussed various aspects of this matter, in conjunction with a
preliminary Master Plan designed for the development of the 196 single-family lots previously

Mr. C. Omar DePablo, Director
Hernando County Planning Department
February 5, 2025
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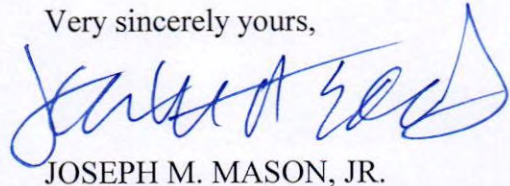
approved, in 1985, for this property (see your file N^o H-85-58). We further explained to her our proposal for the deviations recited in the narrative statement. Ms. Dagenhart had no negative comments, but, pursuant to her suggestions, we have made modifications to the final iteration of the Master Plan; mostly by providing additional buffering.

The lot discussed in Paragraph 4., above, was not included in the 1985 rezoning, and was not included in the draft Master Plan discussed with Ms. Dagenhart. However, it is not being utilized to increase the number of single-family lots requested by this Petition; instead it has been added to the buffer.

Please confirm that the Petition package is complete. If so, we will appreciate your processing of this matter for presentation to the Planning and Zoning Commission and, thence, to the Board of County Commissioners.

In the meantime, if you believe that additional matters need to be discussed in a post-application conference with the applicant, please let us know.

Very sincerely yours,

A handwritten signature in blue ink, appearing to read "Joe Mason", is written over the typed name.

JOSEPH M. MASON, JR.

JMM/lls\NEW012825.Z-LTOD.wpd

Enclosures

cc (w/encs.): Mr. Robert G. Melsom

(robert@newstrategyholdings.com)



LINCKS & ASSOCIATES, LLC

November 27, 2024

Mr. Ernie Lane
Hernando County
1400 North Boulevard
Tampa, FL 33607

Re: Shady Oaks
Lincks Project No. 24124

Dear Mr. Lane,

The purpose of this letter is to establish the methodology to be utilized for the Transportation Analysis for the proposed development located south of SR 50 and east of US 301 in Hernando County, Florida, as shown in Figure 1.

The developer proposes to develop the subject property for 196 Single Family Homes.

The following outlines the methodology to be utilized in this analysis:

Trip Generation

The trip rates to be utilized in the analysis will be obtained from the latest computerized version of "OTISS" which utilizes the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021, as its data base. Table 1 provides the trip generation for the proposed land use.

Distribution

The distribution will be based on the existing development patterns in the vicinity of the project. Figure 2 illustrates the proposed project traffic distribution.

Study Network

The study network will include those roadways in which the PM peak hour project traffic consumes 5% or more of the peak hour adopted Level of Service capacity for the roadways within the vicinity of the project.

Based on the results shown in Table 2, the study network will include the following roadways:

- Treiman Boulevard from Pasco County to Cortez Boulevard
- Cortez Boulevard from McKethan Road to Treiman Boulevard

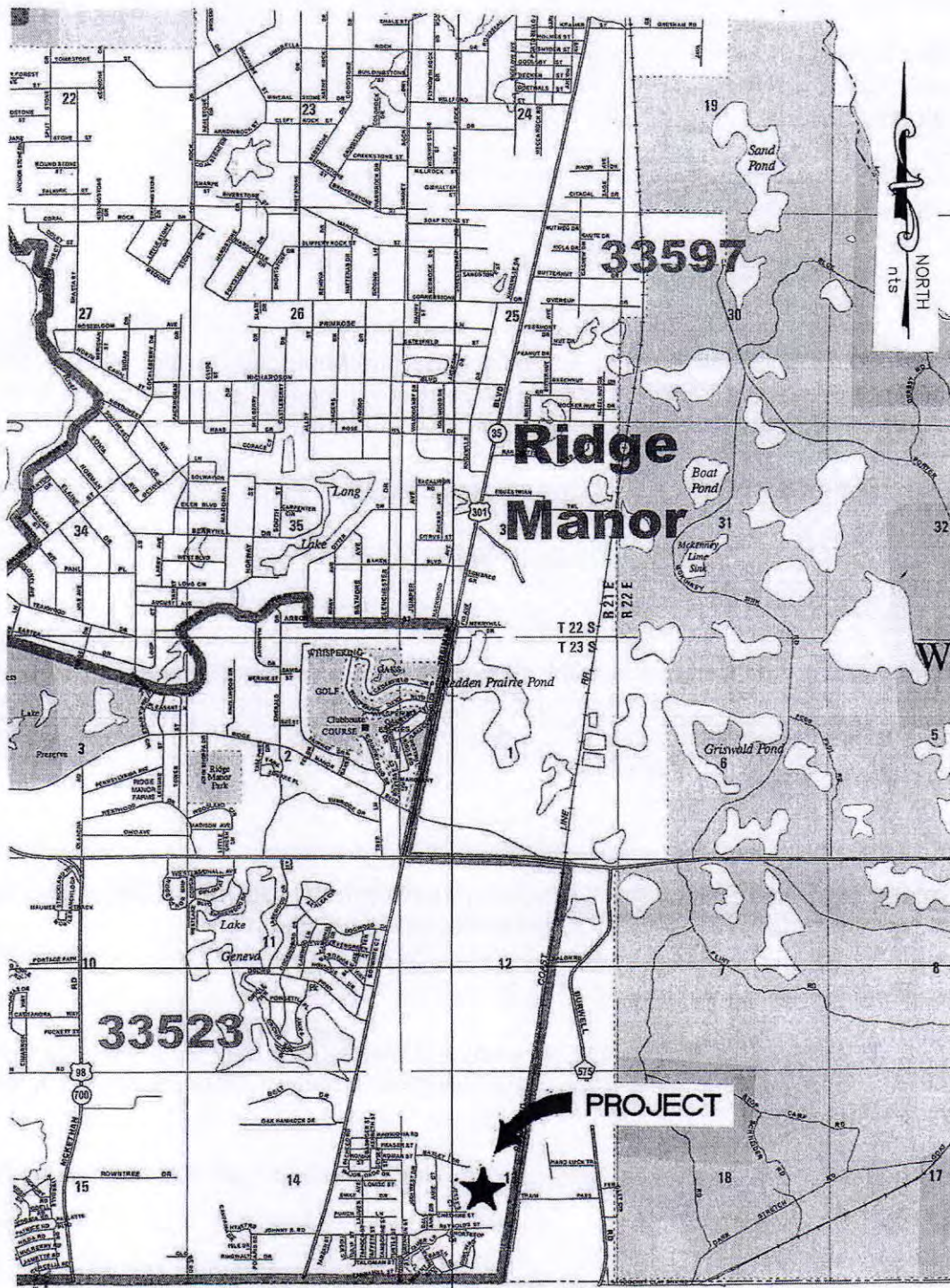


FIGURE 1
PROJECT LOCATION

TABLE 1
ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE LUC</u>	<u>Size</u>	<u>Daily Trip Ends</u>	<u>AM Peak Hour Trip Ends (1)</u>			<u>PM Peak Hour Trip Ends</u>		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Single Family	210	196 DU's	1,874	34	103	137	118	69	187

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

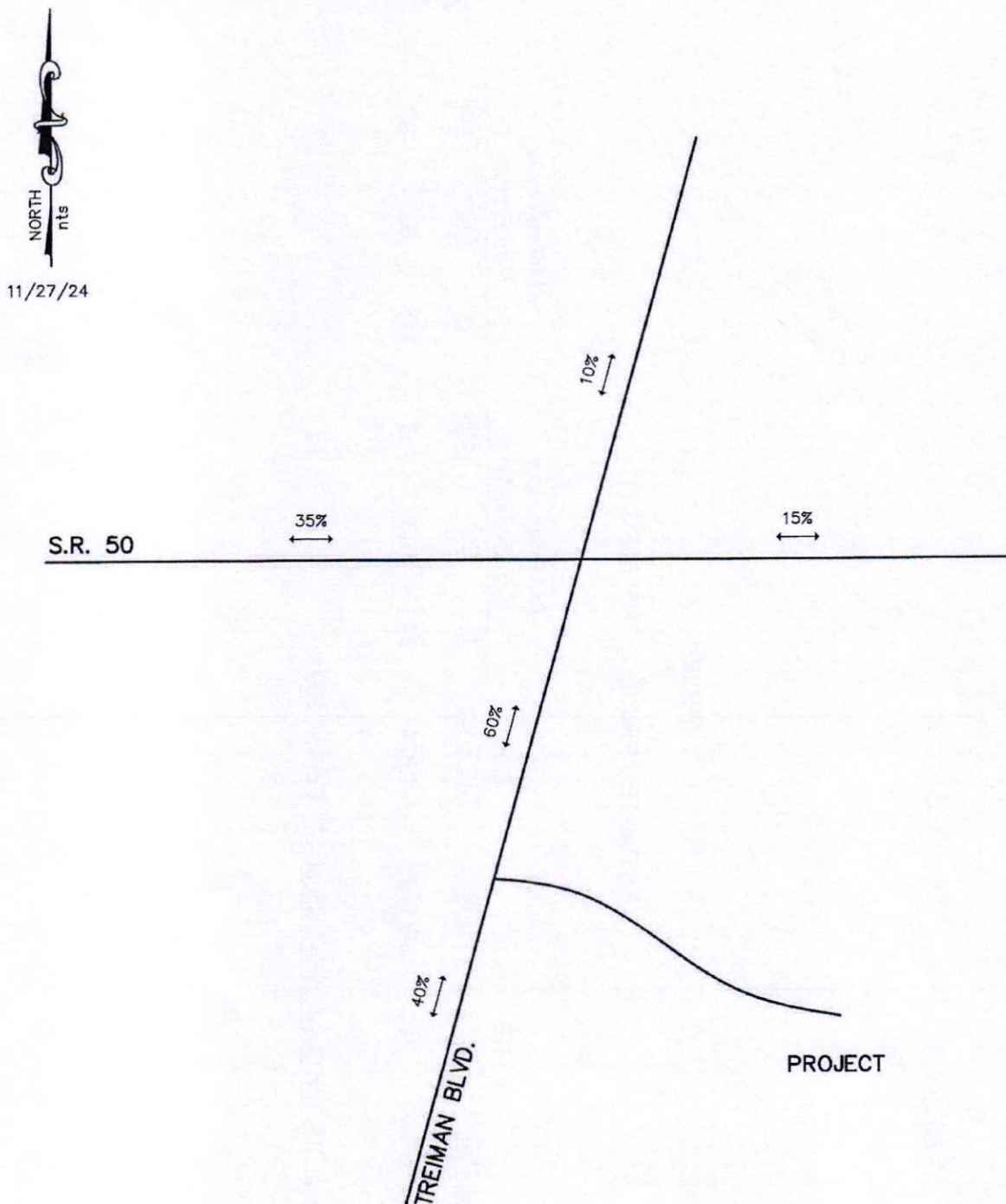


FIGURE 2
PROJECT TRAFFIC
DISTRIBUTION

TABLE 2
STUDY NETWORK DETERMINATION

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Lanes</u>	<u>Capacity (1)</u>	<u>Percent Project Distribution</u>	<u>PM Peak Hour Project Traffic</u>	<u>Percent Consumed</u>	<u>Study Network?</u>
Treiman Blvd	Pasco Co	Project	2 LU	1,490	40%	75	5.03%	Yes
	Project	Cortez Blvd	2 LU	1,490	60%	112	7.50%	Yes
	Cortez Blvd	Ridge Manor Blvd	2 LU	820	10%	19	2.30%	No
Cortez Blvd	Ridge Manor Blvd	McKethan Rd	4 LD	3,420	25%	47	1.40%	No
	McKethan Rd	Treiman Blvd	2 LU	1,220	35%	65	5.30%	Yes
	Treiman Blvd	Burwell Dr	2 LU	1,490	15%	28	3.90%	No

(1) Source: Hernando County Tier I spreadsheet.

Buildout

Buildout of the project is anticipated to be 2030.

Background Traffic

The 2030 background traffic to be utilized in this analysis will be calculated as follows:

- 1) Lincks & Associates, LLC will conduct AM (7:00 to 9:00) and PM (4:00 to 6:00) peak hour turning movement counts at the following intersections:
 - a. Treiman Boulevard and Cortez Boulevard
 - b. Cortez Boulevard and McKethan Road
- 2) The existing counts will be adjusted to the peak season based on the 2023 FDOT Peak Season Adjustment Factors for Hernando County.
- 3) The peak season traffic will be increased by the annual growth rate for each segment contained in the Hernando County Tier I spreadsheet

Signal Timings

The existing signal timings will be utilized for the intersection analysis.

Analysis Scenario

Intersection analysis shall be conducted based on HCS and/or SYNCHRO methodology for the following scenarios:

- 1) 2030 background plus project traffic with budgeted geometry and signal timings. If the intersection operates at or above the adopted level of service, then no additional analysis is required.
- 2) 2030 background with the improvements required to allow the intersection to operate at the adopted level of service.
- 3) 2030 background plus project traffic with the background improvements identified in #2 above.
- 4) 2030 background plus project traffic with any additional improvements required beyond the background traffic to allow the intersection to operate at an acceptable level of service.

Mr. Ernie Lane
November 27, 2024
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Proportionate Share

The proportionate share for any improvements required by the project traffic will be determined.

Please indicate your acceptance of the proposed methodology for the project by signing on the line provided below.

Sincerely,

LINCKS & ASSOCIATES, LLC

Steven J. Henry, P.E.
President

SJH/SSS

I concur:

Ernie Lane

Date

APPENDIX



LINCKS & ASSOCIATES, LLC

SITE PLAN



LINCKS & ASSOCIATES, LLC

SHADY OAKS
NORTH PARCEL
HERNANDO COUNTY, FL

WESTPLAN
PD PLAN

PREPARED FOR
NEW STRATEGY HOLDINGS

LEGEND

- BOUNDARY
- SINGLE FAMILY-DETACHED
50' x 120'
- PARK/AMENITY AREA
LANDSCAPE BUFFER
STORMWATER POND
WETLAND
- MAIN ENTRANCES
- INTERNAL ACCESS
LOCATIONS

PROJECT DATA

PARCEL ID: 813 425 21 0000 0039 0019

TOTAL PROJECT ACREAGE: 85.2 AC.

WETLAND ACREAGE: 0.00 AC.

UPLAND ACREAGE: 85.2 AC.

TOTAL PROPOSED LOTS: 156 LOTS

SINGLE FAMILY-DETACHED
50' X 120' LOTS

PROPOSED DENSITY: 2.30 UNITS/ACRE

EXISTING ZONING: PDP (M) WETLAND
PROPOSED ZONING: PDP (SF)

ABUTTING ZONING/ELU
NORTH: AGRICULTURAL / CHURCH
EAST: AGRICULTURAL/RURAL
SOUTH: AGRICULTURAL/PDP (M), ARI
WEST: AGRICULTURAL/RURAL

PROPOSED EXTERNAL BUILDING SETBACKS
NORTH: 30'
EAST: 30'
SOUTH: 50'
WEST ALONG US 301: 30'

REQUIRED PARK AREA:
TOTAL ACREAGE WILL MEET COUNTY STANDARDS
AND BE SIZED / LOCATED AT THE TIME OF THE
CONDITIONAL PLAN.

REQUIRED / PROVIDED BUFFERS:
SEE MASTER PLAN FOR PROPOSED LANDSCAPE
BUFFERS

ACCESS ROADS:
50' + WIDE RIGHT OF WAY WITH TREE'D ROADWAY
ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET
AND US 301.

PARKING REQUIREMENTS:
2.5 SPACES PER UNIT (2 IN GARAGE, 1-2 IN DRIVEWAY)

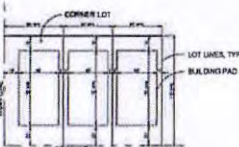
CONTACT INFORMATION

APPLICANT:

SHADY OAKS NORTH LLC
1325 CHESAPEAKE DR
ODDESSA, FL 33556

PROJECT PLANNER / ENGINEER:

FLORIDA DESIGN CONSULTANTS, INC.
17907 APRIL DRIVE, SUITE 150
LAND O' LAKES, FL 34638
PHONE: 727-849-7588
EMAIL: BKASO@FLDCON.COM



TYPICAL LOT SIZE EXHIBIT & SETBACKS

LOCATION MAP



FLORIDA DESIGN
CONSULTANTS, INC.

17907 APRIL DRIVE, SUITE 150, LAND O' LAKES, FL 34638
PHONE: (727) 849-7588 FAX: (727) 849-7588 WWW.FLDCON.COM

CREATED DATE: 03/15/2024 REVISION DATE: 11/15/2024 DRAWN BY: BMD SHEET NAME: 5

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ITE TRIP GENERATION MANUAL, 11TH EDITION



LINCKS & ASSOCIATES, LLC

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Shady Oaks	City:	
Date:	11/23/2024	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday	Best Fit (LOG) $\ln(T) = 0.92\ln(X) + 2.68$	937 50%	937 50%	1874

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	937	0 %	937

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1874	0	0	1874

ITE DEVIATION DETAILS

Weekday	
Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing (General Urban/Suburban) ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	937
Total Exiting	937
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	937
Total Exiting Non-Pass-by Trips	937

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Shady Oaks	City:	
Date:	11/23/2024	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG) $\ln(T) = 0.91\ln(X) + 0.12$	34 25%	103 75%	137

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	34	0 %	103

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	137	0	0	137

ITE DEVIATION DETAILS

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

Landuse No deviations from ITE.

Methods No deviations from ITE.

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

SUMMARY

Total Entering	34
Total Exiting	103
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	34
Total Exiting Non-Pass-by Trips	103

PERIOD SETTING

Analysis Name :	New Analysis	No :	
Project Name :	Shady Oaks	City:	
Date:	11/23/2024	Zip/Postal Code:	
State/Province:		Client Name:	
Country:		Edition:	Trip Generation Manual, 11th Ed
Analyst's Name:			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	196	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.94\ln(X) + 0.27$	118 63%	69 37%	187

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	118	0 %	69

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	187	0	0	187

ITE DEVIATION DETAILS

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

Landuse No deviations from ITE.

Methods No deviations from ITE.

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

SUMMARY

Total Entering	118
Total Exiting	69
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	118
Total Exiting Non-Pass-by Trips	69

TIER 1 SPREADSHEET



Table 1
Hernando County Concurrency Management System
Tier 1 Test: To Determine Concurrency or Need for Additional Analysis
 Version: 11/19/2022, Valid 12/01/2022 to 12/01/2024, unless superseded

Notes:
 1) In the Lanes/Type column, "0" indicates that the segment does not exist in existing or future years.

Operational Information			Lanes/Type		Proposed Improvements	Proposed Improvements	Proposed Improvements	Proposed Improvements	AADT (Daily Volume)			K Factor	Segment Peak Hour Way Volume			Net New External Project Traffic	Total External Project Traffic	Facility Level of Service (LOS)		Facility Maximum Service Volume (MSV) Peak Hour Way												Concurrency Analysis Required (VMSV > MSV) Base Cases - 3 to 6 Year Scenarios - Project Totals												Within Radius of Influence	On-Street Volume	Time Added by Project	Time Saved by Project																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Segment ID	On Street	From Street	To Street	Existing Number of Lanes and Type					AADT (2022)	AADT (2023)	AADT (2024)		2022 Peak Hour	2023 Peak Hour	2024 Peak Hour			W1	W2	W3	LOS Method	LOS Standard	MSV 2022	MSV 2023	MSV 2024	2022 VMSV Ratio	2023 VMSV Ratio	2024 VMSV Ratio	2022 Status	2023 Status	2024 Status	2022 Volume Total	2023 Volume Total	2024 Volume Total	2022 VMSV Ratio	2023 VMSV Ratio	2024 VMSV Ratio	W3	W4	AR	W5																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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10001	TRAILMAN BLVD (US 90/US 19)	FRANK COUNTY LINE	CORTER BLVD (US 90)	2U	2U	Y	N	6,534	7,032	7,530	0.00	0.00	0.00	424	832	558	GEN. TABLE	C	1,490	1,490	1,490	0.44	0.44	0.44	OK	OK	OK	658	658	658	0.44	0.44	0.44	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

10480	1.75 (RMS)	PASCO COUNTY LINE	POWERLINE RD	6F	6F	Y	N	4,818	4,913	5,110	0.002	437	448	465	GEN. TABLE	C	8,490	8,490	8,490	417	0.049	OK	448	0.051	OK	465	0.051	OK	0.00%
10481	1.75 (RMS)	POWERLINE RD	CORTEX BLVD (RMS)	6F	6F	Y	N	4,818	4,913	5,110	0.002	437	448	465	GEN. TABLE	C	8,490	8,490	8,490	437	0.049	OK	448	0.051	OK	465	0.051	OK	0.00%
10482	1.75 (RMS)	CORTEX BLVD (RMS)	1 MILE NORTH OF CORTEX BLVD	6F	6F	Y	N	12,120	9,211	7,138	0.002	1,109	829	641	GEN. TABLE	C	8,490	8,490	8,490	1,109	0.131	OK	829	0.088	OK	641	0.076	OK	0.00%
10490	1.75 (RMS)	1 MILE NORTH OF CORTEX BLVD	SUMMIT COUNTY LINE	6F	6F	Y	N	12,120	9,211	7,138	0.002	1,109	829	641	GEN. TABLE	C	8,490	8,490	8,490	1,109	0.131	OK	829	0.088	OK	641	0.076	OK	0.00%
11260	SUNCOAST PERRY (RMS)	CORTEX LINE RD	SPRING HILL DR	4F	4F	Y	N	18,646	18,646	20,600	0.002	1,480	1,480	1,603	GEN. TABLE	C	5,640	5,640	5,640	1,480	0.258	OK	1,480	0.316	OK	1,603	0.320	OK	0.00%
11261	SUNCOAST PERRY (RMS)	SPRING HILL DR	CORTEX BLVD (RMS)	4F	4F	Y	N	18,646	18,646	20,600	0.002	1,480	1,480	1,603	GEN. TABLE	C	5,640	5,640	5,640	1,480	0.258	OK	1,480	0.316	OK	1,603	0.320	OK	0.00%
11262	SUNCOAST PERRY (RMS)	CORTEX BLVD (RMS)	URBAN BOUNDARY	4F	4F	Y	N	6,873	7,448	7,833	0.002	639	670	705	GEN. TABLE	C	5,640	5,640	5,640	639	0.111	OK	670	0.132	OK	705	0.135	OK	0.00%
11263	SUNCOAST PERRY (RMS)	URBAN BOUNDARY	CENTRALIA	4F	2U	Y	N	6,873	7,448	7,833	0.002	639	670	705	GEN. TABLE	C	5,640	5,640	5,640	639	0.111	OK	670	0.132	OK	705	0.135	OK	0.00%
11264	SUNCOAST PERRY (RMS)	CENTRALIA	POWER OF LEON BLVD (RMS)	4F	2U	Y	N	6,873	7,448	7,833	0.002	639	670	705	GEN. TABLE	C	5,640	5,640	5,640	639	0.111	OK	670	0.132	OK	705	0.135	OK	0.00%
10911	POWER OF LEON BLVD (RMS)	BROAD ST (RMS)	JEFFERSON ST (RMS)	2U	2U	Y	N	7,553	7,448	7,208	0.002	680	674	659	GEN. TABLE	C	5,640	5,640	5,640	680	0.112	OK	674	0.116	OK	659	0.113	OK	0.00%
10912	POWER OF LEON BLVD (RMS)	JEFFERSON ST (RMS)	PORT CHASE AVE	2U	2U	Y	N	10,210	11,364	13,825	0.002	864	1,022	1,264	GEN. TABLE	C	6,873	6,873	6,873	864	0.131	OK	1,022	0.128	OK	1,264	0.130	OK	0.00%
10913	POWER OF LEON BLVD (RMS)	PORT CHASE AVE	WATKINS RD	2U	2U	Y	N	6,873	7,448	7,833	0.002	639	670	705	GEN. TABLE	C	5,640	5,640	5,640	639	0.111	OK	670	0.132	OK	705	0.135	OK	0.00%
10914	POWER OF LEON BLVD (RMS)	WATKINS RD	COBB RD	2U	2U	Y	N	5,743	6,093	6,338	0.002	537	548	570	GEN. TABLE	C	5,110	5,110	5,110	537	0.042	OK	548	0.043	OK	570	0.045	OK	0.00%
10915	POWER OF LEON BLVD (RMS)	COBB RD	LAKE LINDSEY RD	2U	2U	Y	N	6,372	6,372	6,394	0.002	540	540	540	GEN. TABLE	C	5,110	5,110	5,110	540	0.050	OK	540	0.050	OK	540	0.050	OK	0.00%
10916	POWER OF LEON BLVD (RMS)	LAKE LINDSEY RD	CITRUS WAY	2U	4U	Y	N	5,001	5,001	5,110	0.002	459	452	462	GEN. TABLE	C	4,690	4,690	4,690	459	0.048	OK	452	0.048	OK	462	0.049	OK	0.00%
10917	POWER OF LEON BLVD (RMS)	CITRUS WAY	LANDFILL RD	2U	4U	Y	N	4,887	5,295	5,575	0.002	440	477	502	GEN. TABLE	C	4,490	4,490	4,490	440	0.035	OK	477	0.037	OK	502	0.039	OK	0.00%
10918	POWER OF LEON BLVD (RMS)	LANDFILL RD	SUNCOAST PERRY RAMP	4U	4U	Y	N	4,887	5,295	5,575	0.002	440	477	502	GEN. TABLE	C	4,490	4,490	4,490	440	0.035	OK	477	0.037	OK	502	0.039	OK	0.00%
10919	POWER OF LEON BLVD (RMS)	SUNCOAST PERRY RAMP	SUNCOAST PERRY RAMP	4U	4U	Y	N	4,887	5,295	5,575	0.002	440	477	502	GEN. TABLE	C	4,490	4,490	4,490	440	0.035	OK	477	0.037	OK	502	0.039	OK	0.00%
10920	POWER OF LEON BLVD (RMS)	SUNCOAST PERRY RAMP	JEFFERSON ST (RMS)	4U	2U	Y	N	8,470	8,470	8,470	0.002	740	740	740	GEN. TABLE	C	4,490	4,490	4,490	740	0.074	OK	740	0.074	OK	740	0.074	OK	0.00%
10921	POWER OF LEON BLVD (RMS)	JEFFERSON ST (RMS)	CITRUS COUNTY LINE	4U	4U	Y	N	8,470	8,470	8,470	0.002	740	740	740	GEN. TABLE	C	4,490	4,490	4,490	740	0.074	OK	740	0.074	OK	740	0.074	OK	0.00%
11311	MAKETHAN RD (RMS)	BROAD ST (RMS)	JEFFERSON ST (RMS)	2U	4U	Y	N	9,484	10,047	10,544	0.002	854	906	958	GEN. TABLE	C	660	660	660	854	0.124	OK	906	0.133	OK	958	0.140	OK	0.00%
11312	CORTEX BLVD (RMS)	COBB RD	WOLF RUCK HOPE RD	4U	4U	Y	N	32,640	32,640	36,017	0.002	2,638	2,638	2,638	GEN. TABLE	C	1,310	1,310	1,310	2,638	0.241	OK	2,638	0.241	OK	2,638	0.241	OK	0.00%
11313	CORTEX BLVD (RMS)	WOLF RUCK HOPE RD	WOLF RUCK HOPE RD	4U	4U	Y	N	32,640	32,640	36,017	0.002	2,638	2,638	2,638	GEN. TABLE	C	1,310	1,310	1,310	2,638	0.241	OK	2,638	0.241	OK	2,638	0.241	OK	0.00%
11314	CORTEX BLVD (RMS)	WOLF RUCK HOPE RD	MAIN ST	4U	4U	Y	N	29,020	29,020	32,187	0.002	2,480	2,480	2,480	GEN. TABLE	C	1,310	1,310	1,310	2,480	0.181	OK	2,480	0.181	OK	2,480	0.181	OK	0.00%
11315	CORTEX BLVD (RMS)	MAIN ST	EMERSON RD	4U	2U	Y	N	20,500	21,649	22,187	0.002	1,681	1,681	1,681	GEN. TABLE	C	1,310	1,310	1,310	1,681	0.126	OK	1,681	0.126	OK	1,681	0.126	OK	0.00%
11316	CORTEX BLVD (RMS)	EMERSON RD	JEFFERSON ST (RMS)	4U	2U	Y	N	22,047	23,763	24,507	0.002	1,894	2,138	2,240	GEN. TABLE	C	1,310	1,310	1,310	1,894	0.145	OK	2,138	0.153	OK	2,240	0.157	OK	0.00%
11317	MAKETHAN RD (RMS)	PASCO COUNTY LINE	CORTEX BLVD (RMS)	2U	2U	Y	N	7,448	7,448	7,448	0.002	670	670	670	GEN. TABLE	C	1,490	1,490	1,490	670	0.045	OK	670	0.045	OK	670	0.045	OK	0.00%
11318	JEFFERSON ST (RMS)	COBB RD (RMS)	POWER OF LEON BLVD (RMS)	2U	4U	Y	N	11,372	11,372	12,347	0.002	810	810	810	GEN. TABLE	C	810	810	810	810	0.000	OK	810	0.000	OK	810	0.000	OK	0.00%
11319	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11320	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11321	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11322	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11323	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11324	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11325	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11326	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11327	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11328	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11329	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11330	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11331	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11332	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11333	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11334	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11335	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11336	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11337	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11338	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180	0.002	0	0	0	GEN. TABLE	C	0	0	0	0	0.000	OK	0	0.000	OK	0	0.000	OK	0.00%
11339	JEFFERSON ST (RMS)	MAKETHAN RD	MAKETHAN RD	2U	2U	Y	N	9,180	9,180	9,180																			

14933	CENTRAAL RD	US31 (BAY)	LESLIE DR	2U	Y	N	Y	2,056	2,316	3,158	0.090	181	201	212	GEN. TABLES	D	1,562	3,562	1,943	145	0.094	OK	201	0.103	OK	211	0.108	OK	0.096
14934	CENTRAAL RD	LESLIE DR	BUSHMERE GROVE RD	2U	Y	N	Y	2,056	2,316	3,158	0.090	181	201	212	GEN. TABLES	D	1,562	3,562	1,943	145	0.094	OK	201	0.102	OK	211	0.108	OK	0.096
14935	CENTRAAL RD	BUSHMERE GROVE RD	LESLIE DR	2U	Y	N	Y	2,056	2,316	3,158	0.090	181	201	212	GEN. TABLES	D	1,561	3,518	1,818	145	0.102	OK	201	0.111	OK	211	0.117	OK	0.096
14936	CENTRAAL RD	CITRUS WAY	LESLIE DR	2U	Y	N	Y	2,056	2,316	3,158	0.090	181	201	212	GEN. TABLES	D	1,603	3,699	1,899	145	0.097	OK	201	0.108	OK	212	0.117	OK	0.096
14937	CENTRAAL RD	CITRUS WAY	LESLIE DR	2U	Y	N	Y	2,056	2,316	3,158	0.090	181	201	212	GEN. TABLES	D	1,618	3,618	1,918	145	0.091	OK	201	0.108	OK	212	0.117	OK	0.096
14938	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	88	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14939	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14940	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14941	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14942	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14943	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14944	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14945	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14946	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14947	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14948	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14949	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14950	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14951	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14952	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14953	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14954	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14955	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14956	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14957	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14958	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14959	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14960	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14961	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14962	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14963	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14964	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14965	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14966	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14967	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14968	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14969	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14970	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14971	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14972	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14973	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14974	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14975	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14976	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14977	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14978	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.096
14979	LESLIE UNDEVELOP	PONDS DE LEON BLVD (UNDEVELOP)	CITRUS WAY	2U	Y	N	Y	2,056	2,316	3,158	0.090	148	34	102	GEN. TABLES	D	1,537	3,137	1,377	148	0.122	OK	154	0.129	OK	161			

2011	ELGIN BLVD/POWELL RD	TANNER RD	LAUREL DR	40	40	Y	N	9,180	9,200	9,653	0.002	831	879	853	GEN. TABLES	D	2,618	2,629	2,638	816	0.314	OK	829	0.315	OK	851	0.323	OK	0.00%
2012	ELGIN BLVD/POWELL RD	LAUREL DR	LEWIS DR	40	40	Y	N	9,180	9,200	9,653	0.002	831	879	853	GEN. TABLES	D	2,628	2,638	2,638	816	0.314	OK	829	0.315	OK	851	0.323	OK	0.00%
2013	ELGIN BLVD/POWELL RD	LAUREL DR	STUBBINS HILL BLVD	40	40	Y	N	13,725	14,546	15,154	0.002	1,730	1,731	1,954	GEN. TABLES	D	2,628	2,638	2,628	1,235	0.47	OK	1,313	0.449	OK	1,364	0.517	OK	0.00%
2014	ELGIN BLVD/POWELL RD	LAUREL DR	STUBBINS HILL BLVD	40	40	Y	N	9,180	9,220	9,653	0.002	831	879	853	GEN. TABLES	D	2,628	2,638	2,628	816	0.314	OK	829	0.315	OK	851	0.323	OK	0.00%
2020	POWELL RD	LAUREL DR	CALIFORNIA ST	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2021	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2044	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2045	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2046	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2047	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2048	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2049	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2050	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2051	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2052	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2053	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2054	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2055	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2056	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2057	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2058	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2059	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2060	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2061	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2062	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2063	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2064	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2065	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2066	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2067	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2068	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2069	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2070	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2071	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2072	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2073	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2074	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2075	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2076	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2077	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2078	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2079	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2080	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2081	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2082	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,661	0.002	1,528	1,539	1,644	GEN. TABLES	D	1,107	1,107	1,107	1,309	1.093	OK	1,588	1.118	OK	1,644	1.201	OK	0.00%
2083	POWELL RD	LAUREL DR	INROAD ST (SUS)/FARM	40	40	Y	N	15,529	15,418	16,6																			

10000	CALIFORNIA ST	DOVE LANE	WILSON DR	2U	2U	N	N	5.336	5.483	5.549	0.090	490	492	499	GEN. TARIFFS	D	1.640	1.640	1.622	490	0.333	OK	492	0.342	OK	499	0.153	OK	0.00%
10010	CALIFORNIA ST	WILSON DR	CORTEZ BLVD (P250)	2U	2U	N	N	5.336	5.653	5.549	0.090	490	490	491	GEN. TARIFFS	D	1.640	1.640	1.651	490	0.333	OK	492	0.342	OK	499	0.103	OK	0.00%
10020	ANDERSON SNOW RD	COUNTY LINE RD	AMALGO LN	2U	2U	N	N	21.430	22.278	23.884	0.000	1.878	1.956	2.144	GEN. TARIFFS	D	1.640	1.640	1.640	1.938	1.339	OK	1.956	1.386	OK	2.146	1.39	OK	0.00%
10030	ANDERSON SNOW RD	AMALGO LN	INDUSTRIAL LP	2U	2U	N	N	21.430	22.278	23.884	0.000	1.878	1.956	2.144	GEN. TARIFFS	D	1.640	1.640	1.640	1.938	1.339	OK	1.956	1.386	OK	2.146	1.39	OK	0.00%
10040	ANDERSON SNOW RD	INDUSTRIAL LP	SPRING HILL DR	2U	2U	N	N	21.430	22.278	23.884	0.000	1.878	1.956	2.144	GEN. TARIFFS	D	1.640	1.640	1.640	1.938	1.339	OK	1.956	1.386	OK	2.146	1.39	OK	0.00%
10050	ANDERSON SNOW RD	CORTEZ BLVD (P250)	DOVE LANE	2U	2U	N	N	21.430	22.278	23.884	0.000	1.878	1.956	2.144	GEN. TARIFFS	D	1.640	1.640	1.640	1.938	1.339	OK	1.956	1.386	OK	2.146	1.39	OK	0.00%
10060	BARCLAY AVE	DOVE LANE	SAN ANTONIO RD	2U	2U	N	N	12.750	13.113	13.633	0.000	1.148	1.180	1.220	GEN. TARIFFS	D	1.640	1.640	1.640	1.148	1.180	OK	1.180	0.819	OK	1.235	0.861	OK	0.00%
10070	BARCLAY AVE	SAN ANTONIO RD	LUCKY LN	2U	2U	N	N	12.750	13.113	13.633	0.000	1.148	1.180	1.220	GEN. TARIFFS	D	1.640	1.640	1.640	1.148	1.180	OK	1.180	0.819	OK	1.235	0.861	OK	0.00%
10080	BARCLAY AVE	LUCKY LN	CORTEZ BLVD (P250)	2U	2U	N	N	12.750	13.113	13.633	0.000	1.148	1.180	1.220	GEN. TARIFFS	D	1.640	1.640	1.640	1.148	1.180	OK	1.180	0.819	OK	1.235	0.861	OK	0.00%
10090	HARMER BLVD (EAST)	COUNTY LINE RD	DOVE LANE	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10100	HARMER BLVD (EAST)	DOVE LANE	FARMHILL RD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10110	HARMER BLVD (EAST)	FARMHILL RD	AUDEN BROOK DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10120	HARMER BLVD (EAST)	AUDEN BROOK DR	HENRI BROOK DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10130	HARMER BLVD (EAST)	HENRI BROOK DR	SPRING HILL DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10140	HARMER BLVD (EAST)	SPRING HILL DR	LANOVARO DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10150	HARMER BLVD (EAST)	LANOVARO DR	LANOVARO DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10160	HARMER BLVD (EAST)	LANOVARO DR	NORTHCLIFFE BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10170	HARMER BLVD (EAST)	NORTHCLIFFE BLVD	AUGUSTIN DR	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10180	HARMER BLVD (EAST)	AUGUSTIN DR	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10190	HARMER BLVD (EAST)	ELGIN BLVD	SAVING BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10200	HARMER BLVD (EAST)	SAVING BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10210	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10220	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10230	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10240	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10250	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10260	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10270	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10280	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10290	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10300	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10310	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10320	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10330	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10340	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10350	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10360	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10370	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10380	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10390	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10400	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10410	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10420	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10430	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0.00%
10440	HARMER BLVD (EAST)	ELGIN BLVD	ELGIN BLVD	4D	4D	Y	Y	25.560	26.363	26.996	0.000	2.660	2.700	3.231	GEN. TARIFFS	D	3.232	3.232	3.232	2.660	0.826	OK	3.232	0.932	OK	3.231	1.001	OK	0

4310	NORTHCREE BLVD	US19 (R55)	DELTONA BLVD	4D	4D	N	N	20,273	20,273	21,843	0.092	1,217	1,884	1,944	GEN. TABLES	0	2,618	2,618	1,187	1,717	0.853	04	1,864	0.31	04	1,864	1.643	04	0.00%
4310.5	NORTHCREE BLVD	DELTONA BLVD	CENTURY DR	4D	4D	N	N	22,381	22,381	24,713	0.090	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,618	2,014	0.764	04	2,138	0.814	04	2,224	0.844	04	0.00%
4310.6	NORTHCREE BLVD	CENTURY DR	ADENA RD	4D	4D	N	N	22,381	22,381	24,713	0.090	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,138	0.814	04	2,224	0.844	04	0.00%
4310.7	NORTHCREE BLVD	ADENA RD	MONTAILE RD	4D	4D	N	N	22,381	22,381	24,713	0.090	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,138	0.814	04	2,224	0.844	04	0.00%
4310.8	NORTHCREE BLVD	MONTAILE RD	MAHARER BLVD	4D	4D	N	N	22,381	22,381	24,713	0.090	2,014	2,134	2,224	GEN. TABLES	0	2,620	2,620	2,620	2,014	0.764	04	2,138	0.814	04	2,224	0.844	04	0.00%
4310.9	OSWALD BLVD (R55)	SPECIAL LINE BLVD	US19 (R55)	2U	2U	N	N	22,550	22,550	23,330	0.090	2,064	2,182	2,280	GEN. TABLES	0	1,814	1,814	1,886	2,064	1.172	04	2,186	1.014	04	2,280	0.781	04	0.00%
4310	ROSE RD	US19 (R55)	WALTONWALKER RD	2U	2U	N	N	953	1,012	1,023	0.090	84	91	95	GEN. TABLES	0	1,842	1,842	1,842	84	0.044	04	91	0.044	04	95	0.044	04	0.00%
5010.1	RIDGE MANOR BLVD	CORTIER BLVD (R55)	QUANCHA RD	2U	2U	N	N	1,213	1,280	1,340	0.090	109	116	121	GEN. TABLES	0	1,818	1,818	1,818	109	0.06	04	116	0.064	04	121	0.067	04	0.00%
5010.2	RIDGE MANOR BLVD	QUANCHA RD	TRINIDAD BLVD (R55) (R55)	2U	2U	N	N	1,213	1,280	1,340	0.090	109	116	121	GEN. TABLES	0	1,818	1,818	1,818	109	0.06	04	116	0.064	04	121	0.067	04	0.00%
10100	WALK	BROAD ST (R55) (R55)	MAINE ST	2U	2U	N	N	20,442	20,516	22,452	0.090	2,203	2,428	2,517	GEN. TABLES	0	1,187	1,187	1,187	2,203	1.713	04	2,428	2.027	04	2,517	2.101	04	0.00%
10600	WALK	MAINE ST	JETERSON ST (R55)	2U	2U	N	N	5,880	5,169	6,060	0.090	530	573	603	GEN. TABLES	0	1,187	1,187	1,187	530	0.443	04	573	0.479	04	603	0.503	04	0.00%
11100	ROUNDING GROVE RD	CENTRALIA RD	CENTRALIA RD	2U	2U	N	N	3,106	3,356	3,522	0.090	279	302	317	GEN. TABLES	0	1,818	1,818	1,818	279	0.151	04	302	0.164	04	317	0.174	04	0.00%
1210	THOMASER AVE	US19 (R55)	MT SHAMROD RD	2U	2U	N	N	1,204	1,318	1,381	0.090	108	118	125	GEN. TABLES	0	1,899	1,899	1,899	108	0.067	04	118	0.062	04	125	0.064	04	0.00%
1210.5	THOMASER AVE	MT SHAMROD RD	OSWALD WOODFELDER RD	2U	2U	N	N	1,204	1,318	1,381	0.090	108	118	125	GEN. TABLES	0	1,899	1,899	1,899	108	0.067	04	118	0.062	04	125	0.064	04	0.00%
1610	WATERBURY DR	OSWALD WOODFELDER RD	SPRING HILL DR	2U	2U	N	N	4,953	5,260	5,423	0.090	441	473	493	GEN. TABLES	0	908	908	908	441	0.366	04	473	0.394	04	493	0.413	04	0.00%
1610	WATERBURY DR	SPRING HILL DR	PASCO COUNTY LINE	2U	2U	N	N	338	360	375	0.090	31	34	36	GEN. TABLES	0	1,818	1,818	1,818	31	0.018	04	34	0.018	04	36	0.021	04	0.00%
1910.1	CROOK RITAL RD	CORTIER BLVD (R55)	1200 FT S OF I-95	2U	2U	N	N	372	416	433	0.090	35	37	39	GEN. TABLES	0	1,187	1,187	1,187	35	0.029	04	37	0.031	04	39	0.033	04	0.00%
1910.4	CROOK RITAL RD	1200 FT S OF I-95	CROOK RD	2U	2U	N	N	499	497	517	0.090	43	45	47	GEN. TABLES	0	1,187	1,187	1,187	43	0.035	04	45	0.038	04	47	0.039	04	0.00%
1920	WILSON RD (CROOK RD)	CROOK RD	LAKE LINCOLN RD	2U	2U	N	N	499	497	517	0.090	43	45	47	GEN. TABLES	0	1,187	1,187	1,187	43	0.035	04	45	0.038	04	47	0.039	04	0.00%
1930	WILSON RD (CROOK RD)	CROOK RD	CORTIER BLVD (R55)	2U	2U	N	N	1,020	1,071	1,115	0.090	91	96	100	GEN. TABLES	0	1,818	1,818	1,818	91	0.05	04	96	0.053	04	100	0.055	04	0.00%
1930	WILSON RD (CROOK RD)	CROOK RD	LAKE LINCOLN RD	2U	4D	N	N	338	372	355	0.090	49	51	54	GEN. TABLES	0	1,818	1,818	1,818	49	0.027	04	51	0.028	04	54	0.031	04	0.00%
1930.1	FOREST GLEN BLVD	US19 (R55)	W OF FOREST VILLAS CIR	4D	4D	N	N	10,710	10,975	11,316	0.090	964	988	1,020	GEN. TABLES	0	2,628	2,628	2,628	964	0.367	04	988	0.378	04	1,020	0.388	04	0.00%
1930.2	FOREST GLEN BLVD	W OF FOREST VILLAS CIR	DELTONA BLVD	2U	2U	N	N	10,710	10,975	11,316	0.090	964	988	1,020	GEN. TABLES	0	1,187	1,187	1,187	964	0.859	04	988	0.825	04	1,020	0.832	04	0.00%
2010	LAUSCHER BLVD	W OF FOREST VILLAS CIR	S. HAMMER BLVD (R55)	2U	2U	N	N	8,723	8,207	8,443	0.090	785	831	780	GEN. TABLES	0	1,187	1,187	1,187	785	0.658	04	831	0.698	04	780	0.646	04	0.00%
2020.1	CORPORATE BLVD	1611 LA MILLS BLVD	1611 LA MILLS BLVD	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.2	CORPORATE BLVD	1611 LA MILLS BLVD	N. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.3	CORPORATE BLVD	N. SUNCOAST PKWY (R55)	BRAD BLVD	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.4	CORPORATE BLVD	BRAD BLVD	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.5	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.6	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.7	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.8	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.9	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.10	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.11	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.12	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.13	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.14	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.15	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.16	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.17	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.18	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.19	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.20	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.21	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0.090	476	506	528	GEN. TABLES	0	1,953	1,953	1,953	476	0.343	04	506	0.368	04	528	0.384	04	0.00%
2020.22	CORPORATE BLVD	W. SUNCOAST PKWY (R55)	W. SUNCOAST PKWY (R55)	2U	2U	N	N	5,294	5,618	5,845	0																		



UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613
P 352.754.4037 ♦ F 352.754.4485 ♦ W www.HernandoCounty.us

8/28/24

Re: Project Name: Shady Oaks
Parcel Key: 01150471

Dear Robert Melsom,

The Hernando County Utility Department (HCUD) has infrastructure in the vicinities of the above subject parcel based on ArcGIS mapping. The Developer will be responsible for performing a hydraulic analysis on the existing collection and distribution systems to determine if improvements are required based on the proposed utility demands. Utility service will only be dedicated upon confirmation of system capacity and payment of connection fees.

The following utility infrastructure is located near this property:

Water Service: 6" Water main at the entrance on Treiman Blvd

Wastewater Service: 4" force main at the entrance on Treiman Blvd

If you have any other further questions, please contact me at (352) 754-4037.

Sincerely,



Andrew Laurie
Commercial Services Assistant
Hernando County Utilities Department
P: (352) 754-4037
Email: Alaurie@co.hernando.fl.us
15365 Cortez Boulevard, 2nd Floor
Brooksville, FL 34613

Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County

FPID: 447536-2-52-01 & 447536-3-52-01

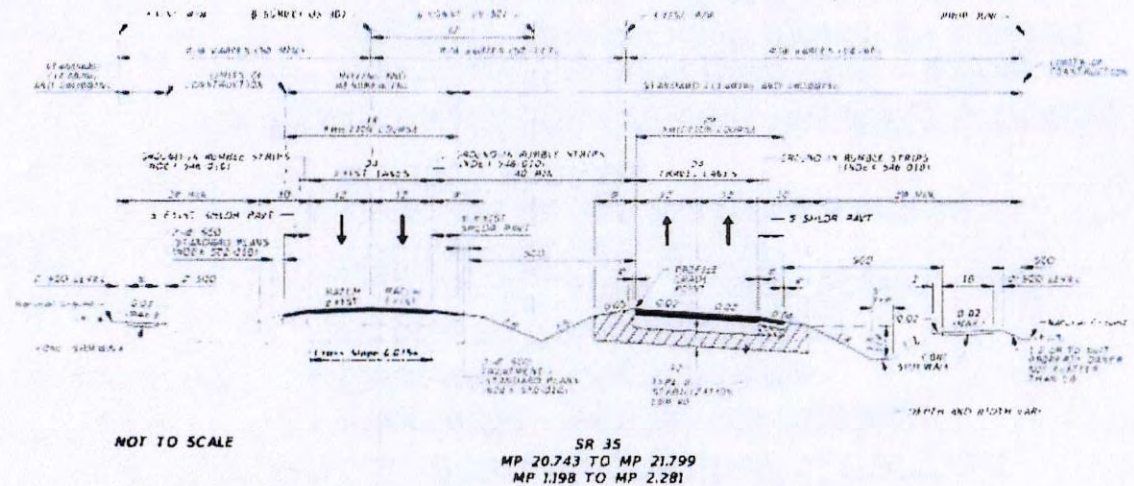


- Project Length: 4.2 Miles
- Major Scope of Work:
 - Widening/Reconstruction
 - New Signalized Partial RCUT (US 98)
 - Potential Roundabout (US 301 and Trilby Rd.)
 - New SB Bridge and Ped Bridge over Withlacoochee River
 - FPC and SMF
 - UWHCA for Pasco County & Hernando County Water and Sewer

FDOT

Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County FPID: 447536-2-52-01 & 447536-3-52-01

- Typical Section
 - 2 to 4-lane conversion
 - Design Speed – 55 mph
- Pavement Design
 - OBG 9
 - 3" Superpave (Traffic Level C)
 - FC-12.5 (PG 76-22)
- Variations
 - Border Width
 - Median Paved Shoulder Width



Segment 4 (E7R33) – SR 35 (US 301) in Pasco/Hernando County

FPID: 447536-2-52-01 & 447536-3-52-01

- Procurement (Draft – Subject to Change)
 - Advertisement – 03/13/2023
 - Phase 1 LOI – 04/03/2023
 - Shortlist – 05/08/2023
 - Technical Proposal – 09/07/2023
 - Price Proposal - 11/08/2023
 - Selection – 11/20/2023
 - Award – 12/11/2023
 - Execution – 12/21/2023
 - **R/W acquisition ongoing after NTP**

- Anticipated Prohibited Changes
 - Intersection type/control strategy
 - Department Commitments
 - Approved Pavement Design
 - Number of Lanes, Design Speed, Lane Widths, sidewalk widths
 - Drainage design will require critical duration analysis
- Potential Modifications via ATC process
 - Minor modifications horizontal, vertical alignment and pedestrian/bicycle facilities
 - Relocation/Reuse of traffic devices and signs
 - Use of NextGEN plan submittal format



HORNER
Environmental
Professionals, Inc.

28536 Walker Drive · Wesley Chapel, FL 33544 · (813) 907-9500

May 28, 2024

Joe Tabshe
New Strategy Holdings LLC
4912 Turnbury Wood Dr
Tampa, FL 33647

**RE: Cursory Listed Species Review
 Shady Oaks North
 Hernando County, Florida**

Dear Mr. Tabshe:

Horner Environmental Professionals, Inc. (HEP) visited the referenced property on May 22, 2024 (Figures 1-4). The purpose of the site visit was to provide guidance pertaining to listed wildlife species and their possible existence on site. This correspondence offers a summary of our efforts.

Prior to our field review, the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI) databases were analyzed to assess what species were likely to occur in the project vicinity. Additionally, site specific data was reviewed with respect to soils and cover types as well as current uses.

The Audubon Eagle Watch database indicates that no bald eagle (*Haliaeetus leucocephalus*) nests exist onsite or within 1 mile of the project site.

During our site review, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a "threatened" species by the FFWCC and the animals and their burrows are protected from disturbance. During our site review, twenty-five (25) gopher tortoise burrows were observed. An FFWCC permit will need to be obtained prior to the disturbance of any gopher tortoise burrows. **No other direct observations of listed species or their occurrence on site were made during our site inspection.**

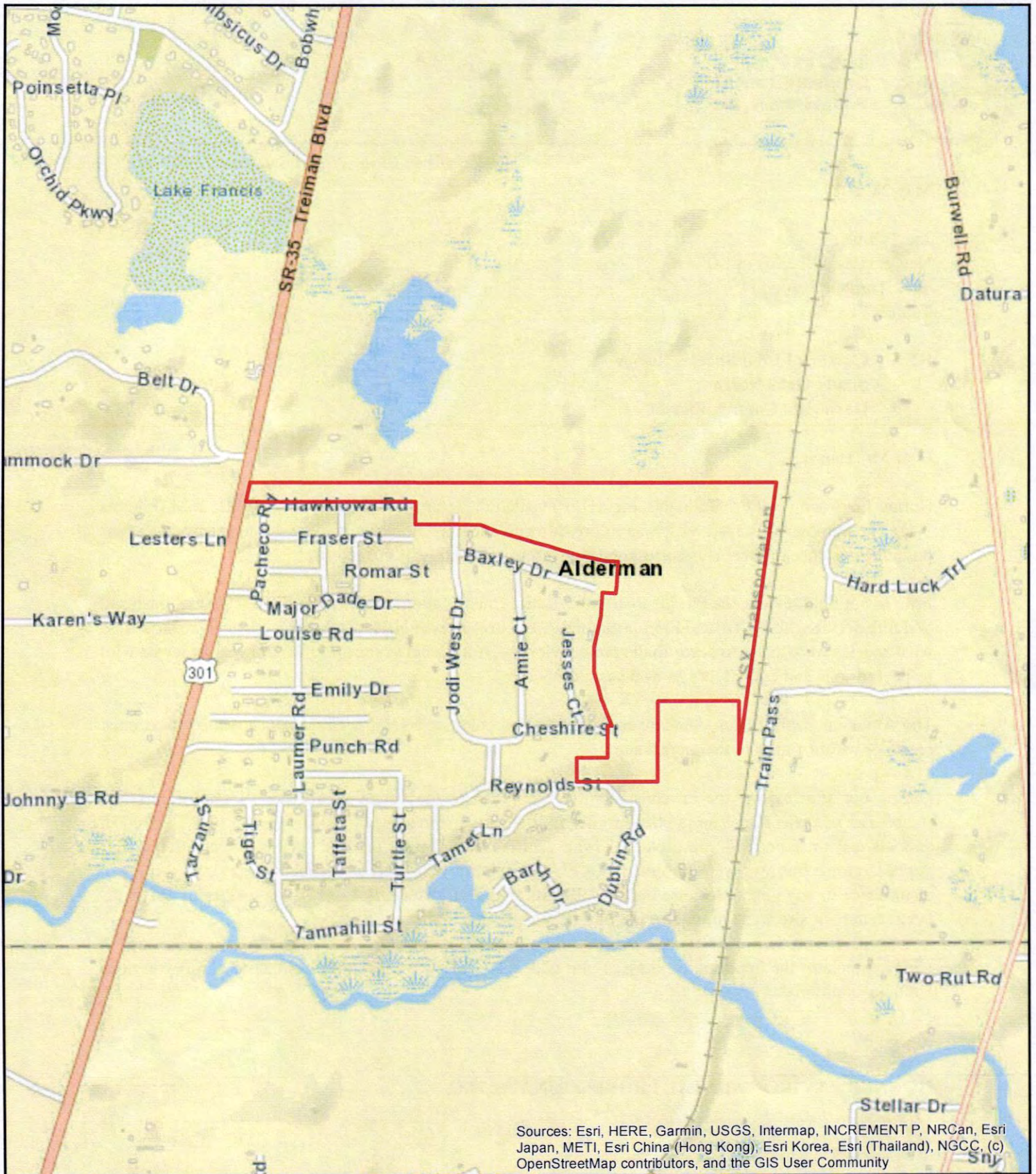
HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

W. Perry Horner
President

Exhibit - A



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

	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
New Strategy Holdings LLC		

Shady Oaks North

Figure 1: Location Map

Sections 13, Township 23 South, Range 21 East
 Sections 14, Township 23 South, Range 21 East
 Hernando County, Florida

Horner Environmental Professionals
 28536 Walker Drive
 Wesley Chapel, FL 33544
 (813) 907-9500
hornerenvironmental.com



N



Date: 3/21/2024

Drawn by: CF

Source: LABINS

Prepared for:

New Strategy Holdings LLC

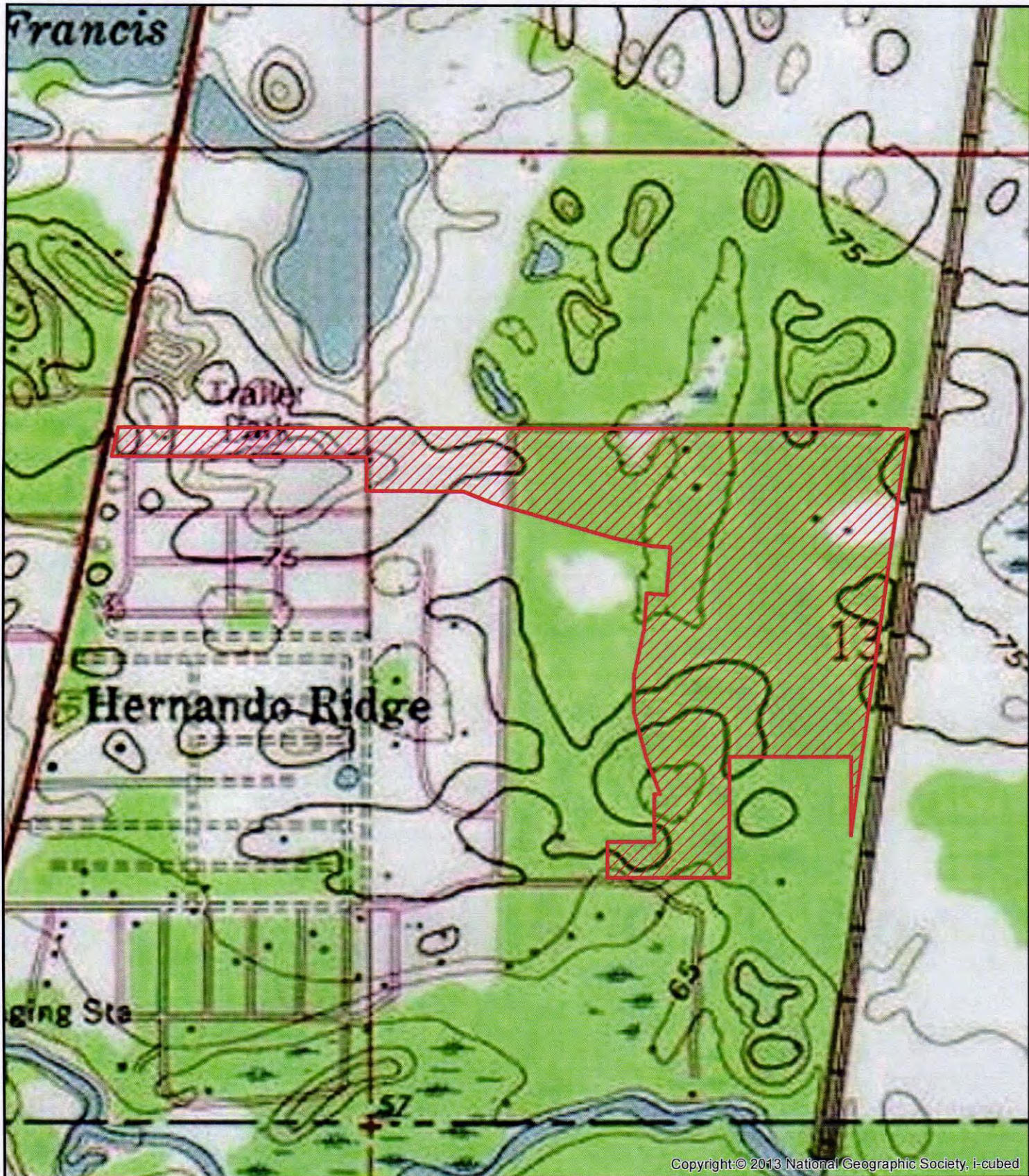
Shady Oaks North



Figure 2: 2020 Aerial Photograph
Sections 13, Township 23 South, Range 21 East
Sections 14, Township 23 South, Range 21 East
Hernando County, Florida

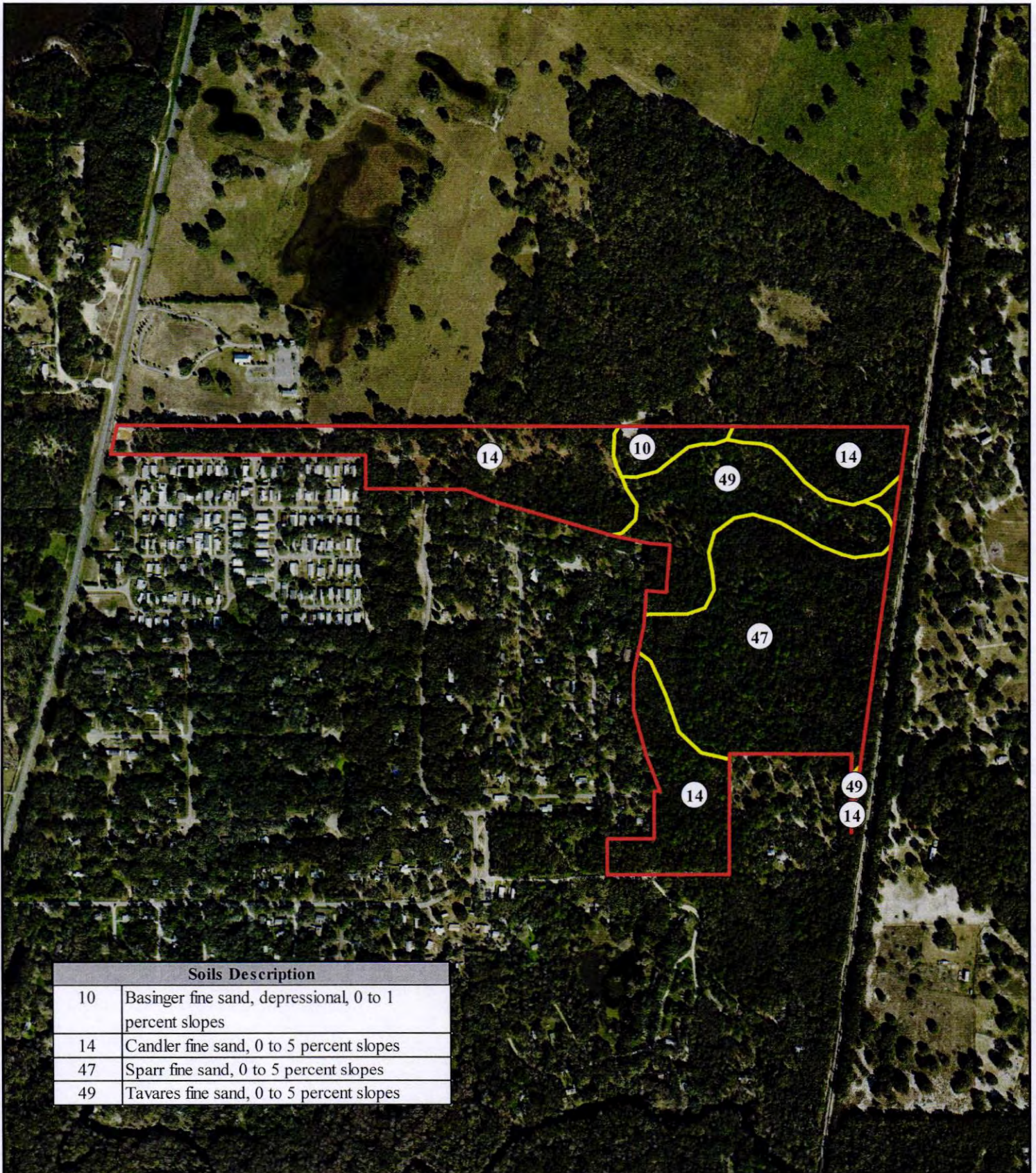


**Horner Environmental
Professionals**

28536 Walker Drive
Wesley Chapel, FL 33544
(813) 907-9500
hornerenvironmental.com



	Date: 3/21/2024	Drawn by: CF	
	Source: ESRI		
	Prepared for:		
	New Strategy Holdings LLC		
<p>Shady Oaks North Figure 3: Quadrangle Map Sections 13, Township 23 South, Range 21 East Sections 14, Township 23 South, Range 21 East Hernando County, Florida</p>			 <p>Horner Environmental Professionals 28536 Walker Drive Wesley Chapel, FL 33544 (813) 907-9500 hornerenvironmental.com</p>



Soils Description	
10	Basinger fine sand, depressional, 0 to 1 percent slopes
14	Candler fine sand, 0 to 5 percent slopes
47	Sparr fine sand, 0 to 5 percent slopes
49	Tavares fine sand, 0 to 5 percent slopes

N

0 680 Feet

Date: 3/21/2024	Drawn by: CF
Source: LABINS, WSS	
Prepared for:	
New Strategy Holdings LLC	

Shady Oaks North

Figure 4: Soils Map

Sections 13, Township 23 South, Range 21 East
Sections 14, Township 23 South, Range 21 East
Hernando County, Florida

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HORNER
Environmental
Professionals, Inc.

28536 Walker Drive · Wesley Chapel, FL 33544 · (813) 907-9500

August 15, 2024

Joe Tabshe
New Strategy Holdings LLC 4912 Turnbury
Wood Dr Tampa, FL 33647

**RE: Environmental Review
Addendum 2 5/28/24 Letter Report
Shady Oaks North
Hernando County, Florida**

Dear Mr. Tabshe:

Horner Environmental Professionals, Inc. (HEP) visited the referenced property on May 22, 2024 (Figures 1-4). The purpose of the site visit was to provide guidance pertaining to listed wildlife species and wetlands and their possible existence on site. This correspondence offers a summary of our efforts.

Prior to our field review, the Florida Fish and Wildlife Conservation Commission (FFWCC), U.S. Fish and Wildlife Service (USFWS), and Florida Natural Areas Inventory (FNAI) databases were analyzed to assess what species were likely to occur in the project vicinity. Additionally, site specific data was reviewed with respect to soils and cover types as well as current uses.

The Audubon Eagle Watch database indicates that no bald eagle (*Haliaeetus leucocephalus*) nests exist onsite or within 1 mile of the project site.

During our site review, special consideration was given to the potential presence of gopher tortoises (*Gopherus polyphemus*). The gopher tortoise is listed as a "threatened" species by the FFWCC and the animals and their burrows are protected from disturbance. During our site review, gopher tortoise burrows were observed. An FFWCC permit will need to be obtained prior to the disturbance of any gopher tortoise burrows. **No other direct observations of listed species or their occurrence on site were made during our site inspection.**

During our site visit HEP reviewed the site for the presence of wetlands onsite. Other than a couple of very small marginal low areas, HEP did not encounter any wetlands or potential wetlands and didn't flag or mark anything.

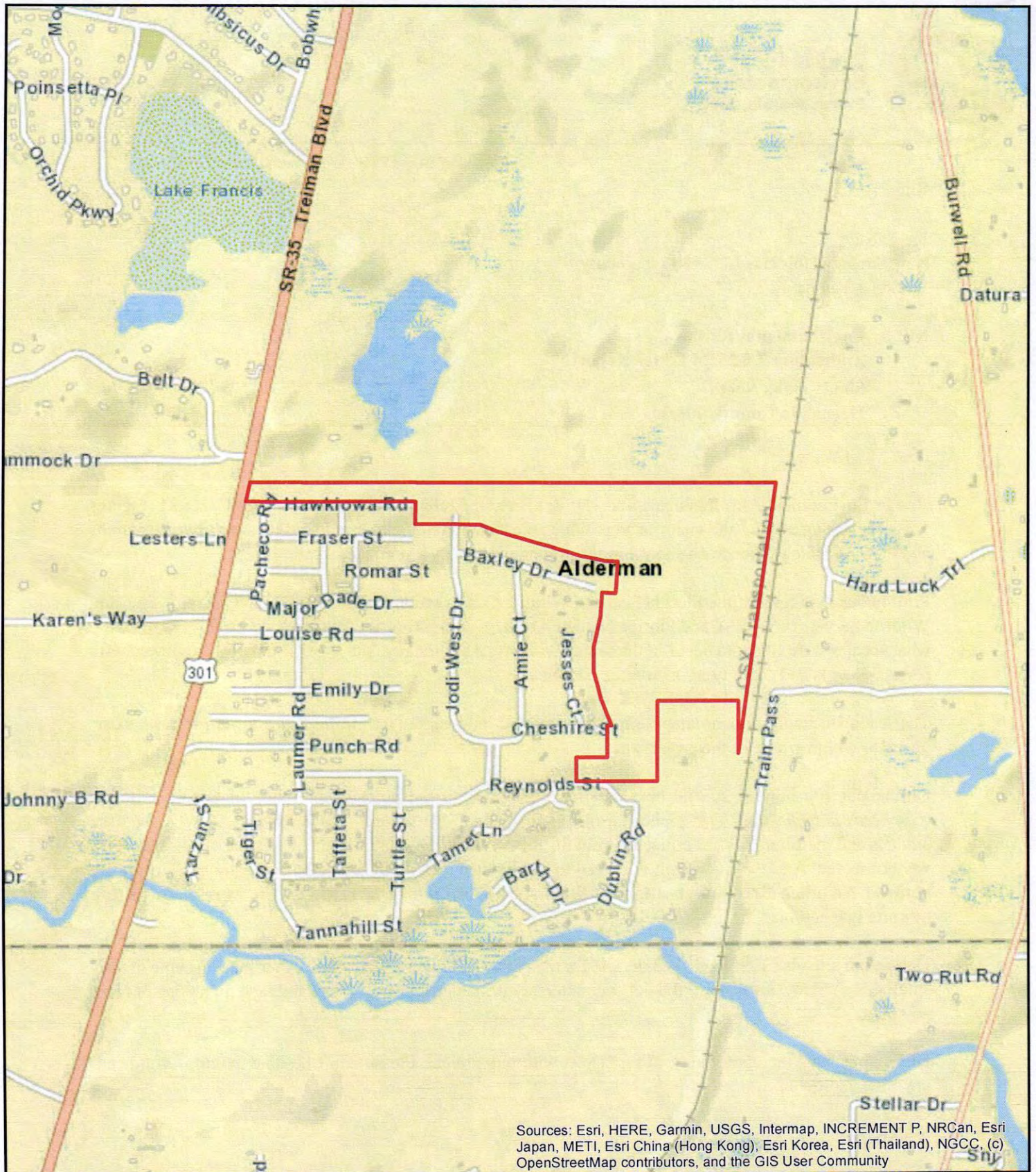
HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

W. Perry Horner
President

Exhibit - B



	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
File		<p>Shady Oaks North</p> <p>Figure 1: Location Map</p> <p>Sections 13, Township 23 South, Range 21 East</p> <p>Sections 14, Township 23 South, Range 21 East</p> <p>Hernando County, Florida</p>
<p>Horner Environmental Professionals</p> <p>28536 Walker Drive</p> <p>Wesley Chapel, FL 33544</p> <p>(813) 907-9500</p> <p>hornerenvironmental.com</p>		



N



0 680
Feet

Date: 3/21/2024

Drawn by: CF

Source: LABINS

Prepared for:

File

Shady Oaks North

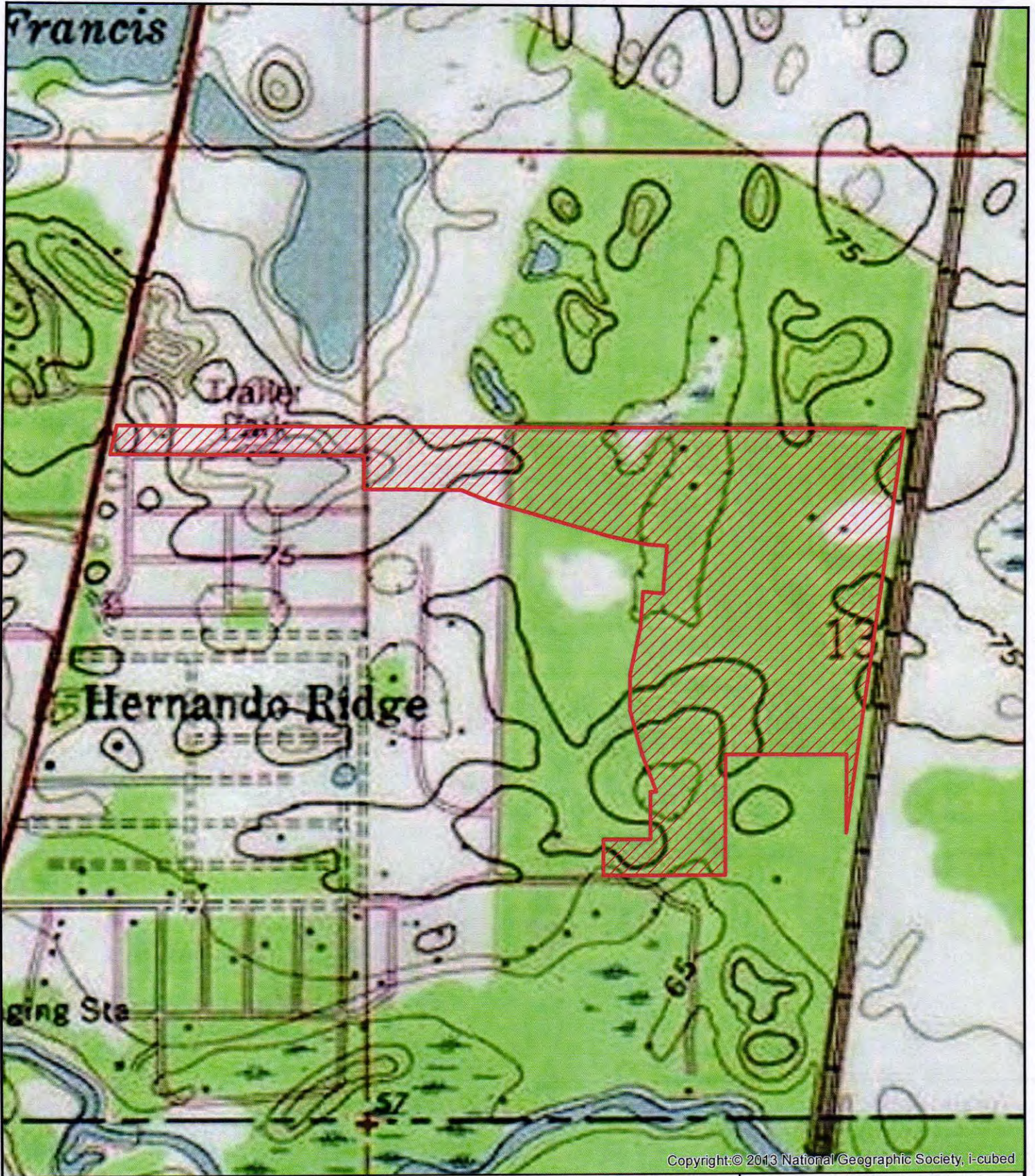
Figure 2: 2020 Aerial Photograph
Sections 13, Township 23 South, Range 21 East
Sections 14, Township 23 South, Range 21 East
Hernando County, Florida



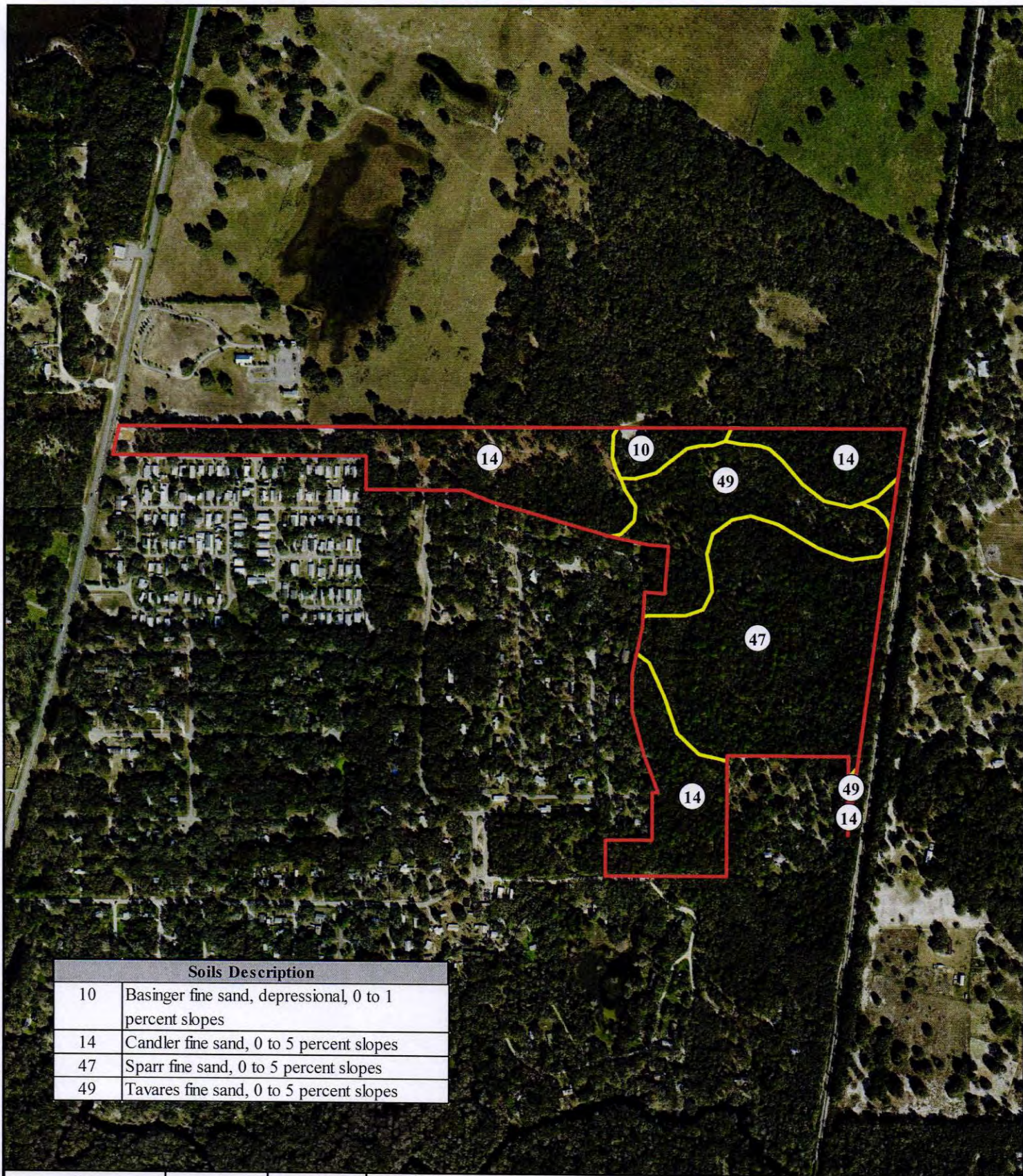
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Wesley Chapel, FL 33544
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hornerenvironmental.com



	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
	File	
<p>Shady Oaks North Figure 3: Quadrangle Map Sections 13, Township 23 South, Range 21 East Sections 14, Township 23 South, Range 21 East Hernando County, Florida</p>		
<p>Horner Environmental Professionals 28536 Walker Drive Wesley Chapel, FL 33544 (813) 907-9500 homerenvironmental.com</p>		



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	Date: 3/21/2024	Drawn by: CF	<h3>Shady Oaks North</h3> <p>Figure 4: Soils Map</p> <p>Sections 13, Township 23 South, Range 21 East Sections 14, Township 23 South, Range 21 East Hernando County, Florida</p>	<p>Horner Environmental Professionals 28536 Walker Drive Wesley Chapel, FL 33544 (813) 907-9500 hornerenvironmental.com</p>
	Source: LABINS, WSS			
	Prepared for:			
File				

SHADY OAKS REZONING APPLICATION PLANNED DEVELOPMENT NARRATIVE

Parcel Key: 01150471 & Parcel Key: 1078862

Presented to:

Hernando County
1653 Blaise Drive
Brooksville, FL 34601

Prepared for:

Shady Oak Project, LLC
4912 Turnbury Wood Drive
Tampa, FL 33647

Prepared by:



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

17907 Aprile Drive, Suite 150
Land O' Lakes, FL 34638

January 30, 2025

FDC Project #: 2024-0077; Task 0900

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1. INTRODUCTION

The applicant, Shady Oak Project, LLC, has purchased the two parcel key properties: 01150471 and 1078862 which combined has a total land area of approximately 83.03-acres that is located on the east side of Hwy. US 301 and is south of State Route 50 in unincorporated Hernando County.

In 1985, the Hernando County Board of County Commissioners (BOCC) approved a rezoning (#H-85-58) that totaled approximately 210 acres and included a mobile home park, commercial uses and 196 dwelling units. The Shady Oak property and subject to this application is where the 196 dwelling units were to be developed.

This rezoning application request is to develop the 196 units as approved in (H-85-58) as a unified detached single family master planned community that provides buffering and open space that compliments the surrounding area and complies with current County and applicable regulations. The proposed minimum lot size for a single family lot is 50 ft. (w) X 120 ft. (D). The homes will have a maximum of 35 ft or two (2) stories. The development will utilize County public potable water and sanitary sewer service.

2. PROJECT PROPOSAL & CHARACTERISTICS

The 83.03 acre project site, subject to this rezoning request, vacant with a variety of upland tree types and sizes. As noted by Horner Environmental in their August 15, 2024 Environmental Review, which is an addendum to their May 28, 2024 review and attached to this application as Exhibits A & B indicated that there were no observed jurisdictional wetlands on the property. There were observed gopher tortoise burrows that will need to obtain the proper permitting prior to any disturbance. No other endangered or listed wildlife species were observed and there were no bald eagle nest(s) on site or within one (1) mile of the site.

Topographically, the site appears to gradually rise from its US Hwy 301 (Treiman Blvd.) frontage by approximately 50 ft. towards the center of the site and then slopes approximately 30 ft. back down to the CSX rail line right-of-way.

The properties frontage along US Hwy. 301 will be the main entrance to the project. This entrance road will be enhanced with landscaping, stormwater, entry monumentations, and walkways as it meanders to the residential and amenity areas of the community. US Hwy. 301 is to be improved by the Florida Department of Transportation (FDOT) to a 4 lane divided roadway. Please refer to Exhibits C. These improvements are scheduled to begin construction in 2025. As illustrated on the zoning site plan, this main entry road is proposed to have an interconnecting local road to Jodi W. Drive, to the south. This intersection will be designed with a round-a-bout. A third potential connection is shown at Reynolds Street. The local roads within the development are proposed to be public and will be designed to comply with Hernando's County development standards.

The project will be designed with a stormwater management system that complies with the current regulations of Hernando County as well as the Southwest Florida Water Management District (SWFWMD). The proposed stormwater ponds are to be located to provide additional separation/buffering from adjacent residential, while enhancing the quality of the single-family lots and overall development. The development will contain a centralized amenity area along with neighborhood parks which will comply with or exceed the County's requirements for acreage. The parks will be located in a manner to promote multi-modal utilization.

It should be noted, that parcel key 1078862 is providing additional buffering and stormwater for the project. The overall density of 196 units, as approved (H-85-58) is not increased.

The total size of the project and proposed density is shown in Table 1 - below.

Table 1
Project Size and Proposed Density

Site	Size in acres
Upland	83.03 ac
Wetland	0 ac
Total Site Size	83.03 ac
Proposed Development	196 Single Family Detached Units
Gross Density (on Total Site)	196 units on 83.03 acre = 2.36 u/ac

PROPOSED DEVIATIONS FROM CODE

As illustrated on the submitted PDP Zoning Site Plan, the 196 single family community is designed to provide a transition from the existing residential which are on varying size lots ranging from 50 X 105 to larger and the existing church and Industrial Future Land Use further to the north by substantial separation with large buffer areas, that may incorporate existing vegetation and the stormwater ponds, further described in the application.

The following deviations from Code as based on the utilization of the (R-1A) Residential District standards as outlined in Article IV – Zoning District Regulations; Section 2 – Residential Districts from ARTICLE IV – ZONING DISTRICT REGULATIONS in the adopted Code of Ordinances of Hernando County, Florida, as follows:

- (4) Dimension and area regulations
 - (b) Minimum lot width
 - Reduction in the required lot width of sixty (60) feet to a minimum of fifty (50) feet. The existing residential adjacent to the project site have range from 50 ft. in width to larger. To create the substantial buffering including the location of the proposed stormwater facilities, park requirements and native vegetation standards that have

been adopted since the original 196 units were approved in 1985, that the width the single-family lots be reduced to 50 ft.

- (c) Minimum front yard requirements
 - Reduction in the required front yard setback along US 301 from the required 125 ft. to 25 ft. US 301/Treiman Blvd. will be the project's main entry – though there will be no buildings well beyond the 125 ft. requirement, it is envisioned that the US 301 frontage will be improved with a potential entry feature, signage and monumentation and enhanced landscaping.

3. ENVIRONMENTAL CONSIDERATIONS

a. Flood Zone

According to the February 2012 FEMA maps the majority of the site not designated with flood plain. Portions of the site have an AE designation. The PDP zoning site plan conceptually incorporates and utilizes a significant portion of the AE Flood Plan areas into the community design. Detailed engineering and permitting will determine the final impacts and if any of the houses or structures will need to be raised above the elevations as established by FEMA. If required, the first floor of all habitable buildings on the site will be elevated, as determined by the engineering and analysis, which will be consistent with Hernando County regulations.

b. Water Features

There were no visible water features noted in the review by Horner Environmental, in their Environmental Review, dated August 15, 2024. This review is an addendum to Horner's, May 28, 2024 letter. (Exhibits A & B)

c. Habitat

A Preliminary Protected/Listed Species site review was conducted by Horner Environmental. Their observations are provided in Exhibits A & B. In summary gopher tortoise burrows were observed. As noted, no other listed species or their occurrence were observed onsite. According to the Audubon Eagle Watch data base, there are no bald eagle nests either onsite or within one (1) mile of the project site.

4. SITE PLAN

The proposed site plan incorporates the 196 units as approved in the H-85-58 rezoning – while providing a transition from the residential to the south which has lots ranging in size starting at 50 ft. X 105 ft. and Industrial Future Land Use Designation north of the existing church.

The main entrance road from US Hwy. 301 (Treiman Blvd.) meanders through the approx. 154 ft. wide corridor, allowing the opportunity to provide buffering, stormwater and pedestrian connectivity in a design that reflects the rural transition from the residents to the south and the existing church to the

north. A minimum 10 ft. landscape buffer is provided along both the north and south property lines in this corridor. The existing residential to the south also has a 50 ft. wide right-of-way which provides additional buffering. The main entry at US 301 is envisioned to have signage and entry features to identify the project.

The conceptual site plan identifies a potential interconnection with the extension of Jodi West Drive which has a right-of-way that dead ends into the project site. A round-a-bout is proposed at this intersection. This round-a-bout also acts as the main entry feature into the community. The main community road right-of-way will also have a separate 40 ft. wide buffer adjacent to the existing single family to the south. This main community road will incorporate pedestrian level connectivity, which will also extend throughout the community. The main community road will terminate at the proposed community amenity area with another round-a-bout that then provides direction to the single-family lots. It should be noted that the new community plan is illustrating that the existing residential will be buffered by the proposed stormwater management system in addition to a 15 ft. wide landscape buffer.

The new residential area south of the amenity area will contain a neighborhood park, its design and location will be determined upon final design. Overall, the community will achieve and/or exceed the 2.47 acres of community open space per the County Land Development code. This residential area is shown to have a secondary access connection to Reynolds Street. This connection to Reynolds will also be enhanced with landscaping/stormwater areas and buffering. A stormwater pond is shown to provide additional buffering and separation for the amenity area and residential south of the amenity area. Internal to the community will be a pedestrian system connecting the residential areas to the amenity center and neighborhood parks will be provided.

Compatibility, project perimeter setbacks and buffers

The PDP site plan as described and as provided, reflects that this property – while having been approved for 196 units, that this property also provides as a transition from the abutting residential to the south with lots ranging from 50 X 105 to greater to the existing church and the vacant land to the north which includes the Future Land Use designation of Industrial.

The site plan provides and reflects this transition with the community's main entry road as it meanders from US 301 to the round-a-bout with a connection to Jodi W. Drive. This meandering alignment creates opportunities to provide for the required stormwater management, buffering/open space and pedestrian connectivity. The buffering along the property line abutting the existing residential expands to 40 ft. in width as the lots for the existing residential to the south also increase in size. This additional buffering provides opportunities to include the preservation of natural vegetation and trees, to meet the County's

requirement to preserve at least 7 % of the natural vegetation. The same is true with the stormwater system that is located between the proposed and existing residential community, which also identifies a 15 ft. wide buffer. Once the tree survey is completed, it is anticipated that the stormwater ponds will be able to be designed to incorporate preservation of existing natural vegetation.

The proposed connection to Reynolds Street will be enhanced a 25 ft. wide buffer along Reynolds Street and abutting residential. This entry area will also provide landscaping, stormwater system and community monumentation. This area will also provide an opportunity to incorporate natural vegetation and pedestrian connectivity.

The residential area south of and including the amenity area will be setback from the existing CSX rail line with a stormwater pond and 20 ft. wide landscape buffer.

Proposed setback and minimum sizes for individual lots -

The proposed minimum lot size for the 196 single-family lots is 50 ft. (W) x 120 ft. (D). Minimum lot area of 6,000 sq. ft. setbacks for individual lots.

- Front – 25 ft
- Side – 5 ft (a deviation from the 10 ft.)
- Rear – 15 ft
- Lot Coverage: Maximum of 40% (a deviation from the 35%)

5. IMPACTS TO PUBLIC FACILITIES

• Transportation

The Traffic Methodology recommendation is submitted and included with this Rezoning Application. The main entry to the community will be from US Hwy. 301 which is programmed to be widened by FDOT, to a 4-lane divided roadway. This development will not reduce the Level of Service of the improved US 301. In addition, the development is proposing interconnectivity to the adjacent existing road network that has right-of-way that abuts the project site including the extension of Jodi W. Drive and connection to Reynolds Street as described. The Traffic Methodology Study was prepared by Lincks & Associates, and attached as Exhibit D.

• Stormwater Management

The new development will be required to attenuate and treat its stormwater within the project boundaries. The design of this system will comply with Hernando County and SWFWMD regulations. The rezoning master plan – conceptually shows the location the stormwater ponds and how these ponds are used to enhance the buffering and compatibility with the surrounding uses.

- **Utilities**

The proposed project will utilize County potable water and sanitary sewer. The applicant will coordinate with the County to determine what improvements, if any, will be required to adequately serve the proposed project

- **Public School Facilities**

The applicant understands and will apply for a finding of school capacity for the Hernando County School District and subject to and comply with the educational facilities impact fees. According the school board adopted 2023-2024 budget – Eastside Elementary is funded to construct and add twenty (20) classrooms starting in 2025. Hernando Senior High School is funded to add twelve (12) classrooms beginning in 2027.

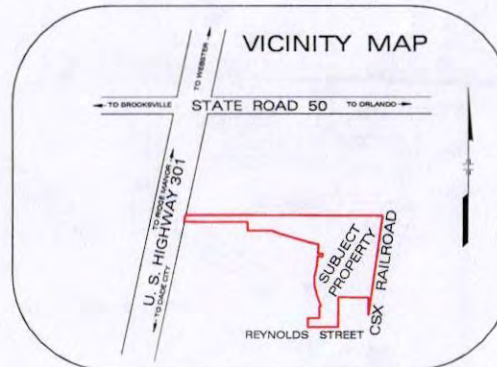
6. WATER & SEWER SERVICES

The Hernando County Utility Department (HCUD) identified in a verification letter dated August 25, 2024, and attached as Exhibit E. HCUD confirms that a 6-inch potable water line and a 4-inch sanitary sewer force main are located near the project's main entry on US HWY 301/Treiman Blvd. The applicant will appropriately coordinate with HCUD to ensure the project is adequately served.

7. EXHIBITS

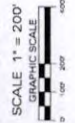
- a. Cursory Listed Species Review; Horner Environmental, May 28, 2024
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- c. US 301 Improvements; Florida Department of Transportation
- d. Utility Availability Letter; Hernando County Utilities Department
- e. Transportation Methodology and Assessments; Lincks & Associates

SECTION 13 & 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

[illegible]

SHADY OAKS PROJECT
SECTION 13 & 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST
HERNANDO COUNTY, FLORIDA

NORTH 1/2 OF NORTH 1/2

[illegible]

DETAIL "A"
NO SCALE

26

12" X 12" FRAME BUILDING

10 X 12 METAL SHED

20 X 22 FRAME & METAL FLOOR BUILDING (FOR CONCRETE)

8" WOOD FRANCH FENCE

8'0" (0'0" (P) 8'0" (3'7" (P)

5'8"

3'5"

7'0"

6'5"

7'5"

8'5"

CHAIN LINK FENCE

NO MARKER FOUND OR SET LOCATION NOT ACCESSIBLE

SEE SHEET 1 OF 2

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