

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: [Signature], as its Manager

Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO

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.

[Signature]

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

Received

February 5, 2025

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
Page 2

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
Page 3

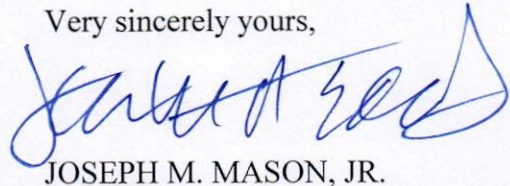
approved, in 1985, for this property (see your file N^o H-85-58). We further explained to her our proposal for the deviations recited in the narrative statement. Ms. Dagenhart had no negative comments, but, pursuant to her suggestions, we have made modifications to the final iteration of the Master Plan; 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

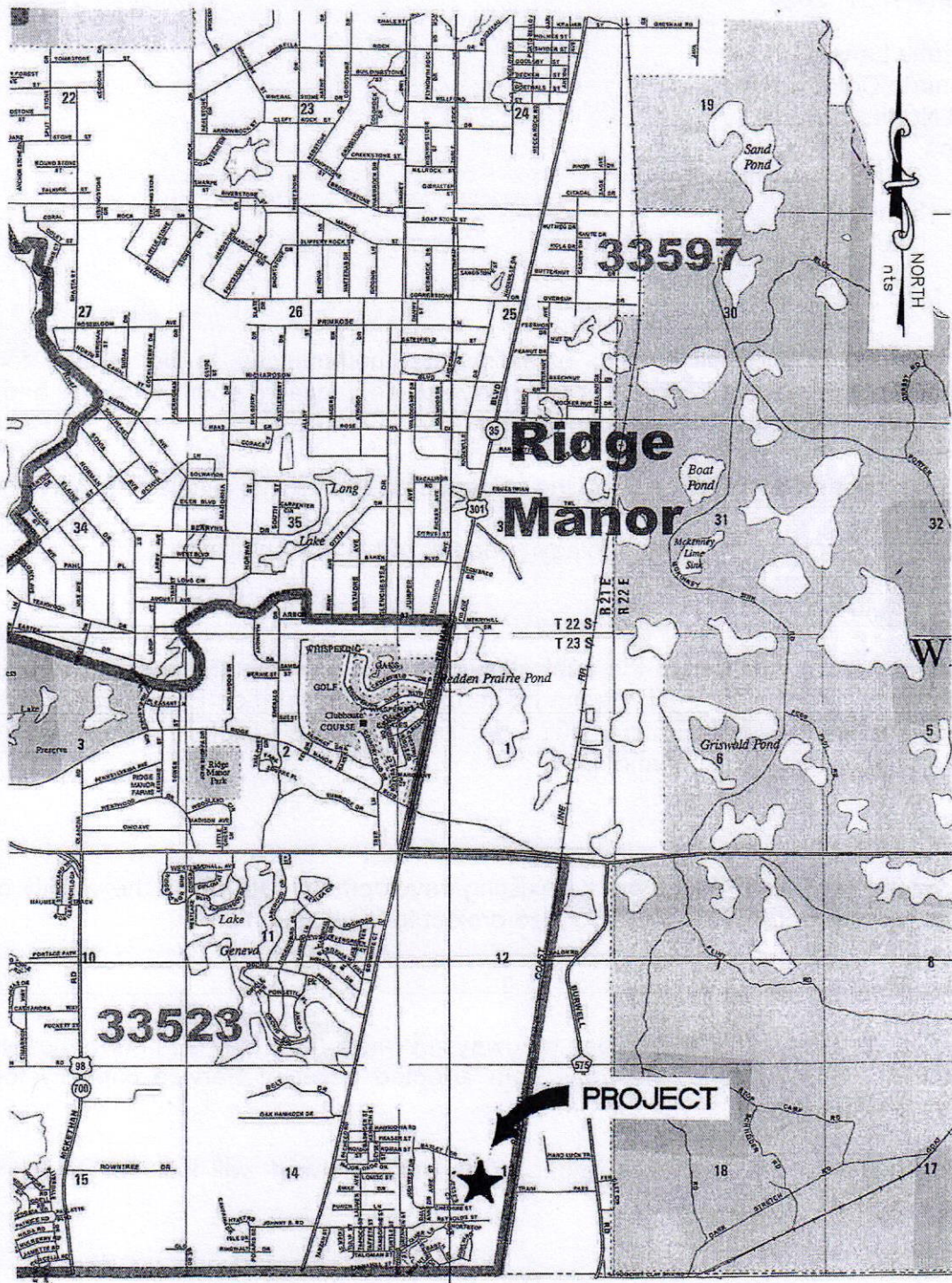


FIGURE 1
PROJECT LOCATION

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.

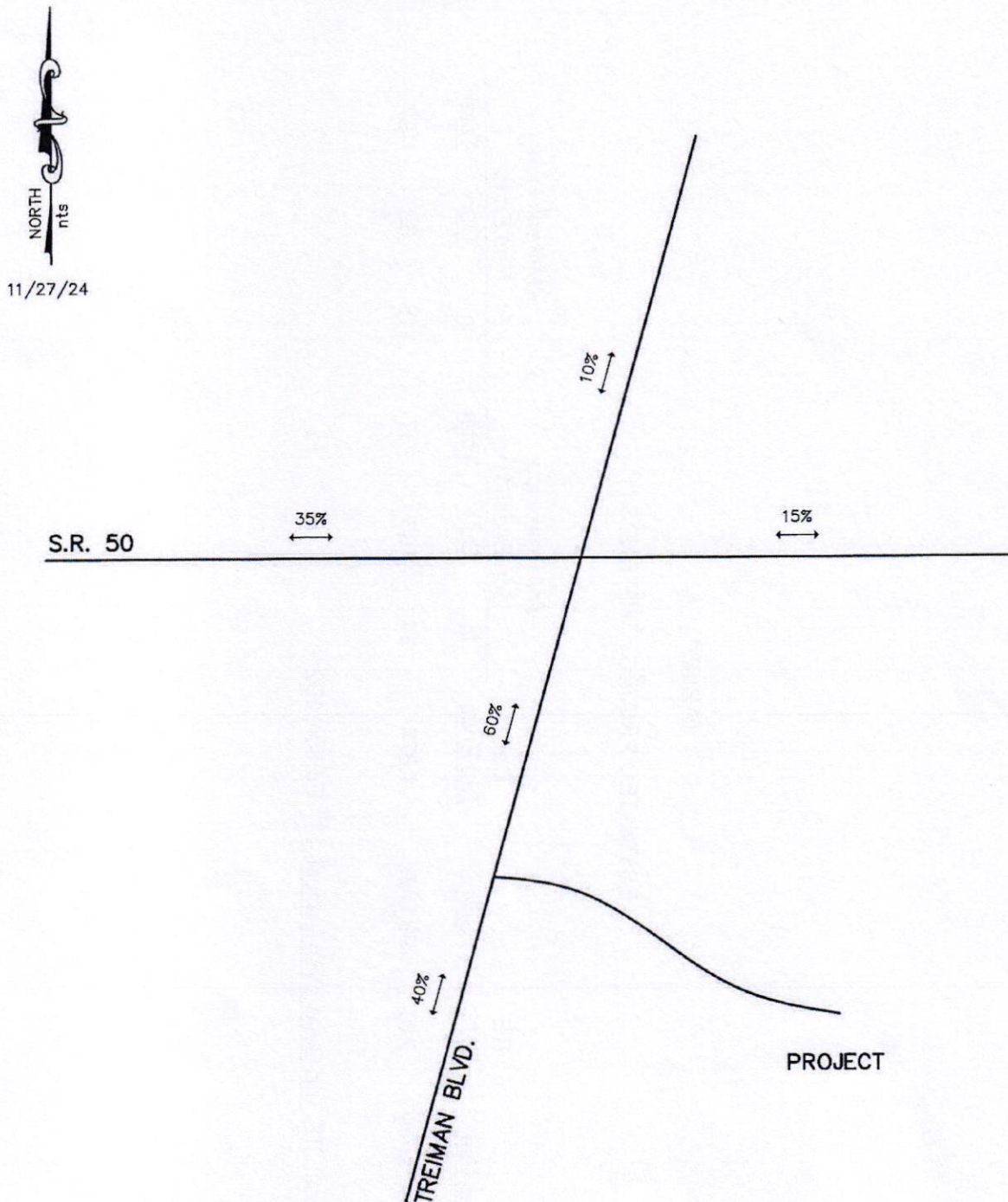


FIGURE 2
PROJECT TRAFFIC
DISTRIBUTION

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
Page 7

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

I concur:

Steven J. Henry, P.E.
President

SJH/SSS

Ernie Lane

Date

APPENDIX



SITE PLAN



LINCKS & ASSOCIATES, LLC

SHADY OAKS NORTH PARCEL HERNANDO COUNTY, FL

WESTNAME
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: 813 423 21 0000 0030 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) WELLFIELD
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.

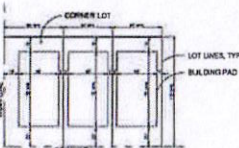
ACCESS ROADS:
50' + WIDE RIGHT OF WAY WITH TREE'D ROADWAY
ACCESS FOR MOTOR VEHICLES AT REYNOLDS STREET
AND US 301.

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: BKASOTYK@FLDESIGN.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.FLDESIGN.COM

CREATION DATE: 02/15/2024 REVIEW DATE: 11/15/2024 DRAWN BY: BMD SHEET NAME: 1

© Copyright 2024 by Florida Design Consultants, Inc. All rights reserved. No part of this document may be reproduced without written permission.

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



LINCKS & ASSOCIATES, LLC

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.

1 Manually enter the new external project traffic associated with your development. New types and project traffic should be reported as peak hour driveway volumes.
 New Project Traffic = Total Trips Generated - Pass By - Internal Counts

2 Manually enter the total external project traffic associated with your development. New types and project traffic should be reported as peak hour driveway volumes.
 Total Project Traffic = Total Trips Generated - Internal Counts

3 Review the status column to verify the level of study that will need to be done.
 1) If the LOS Method is Generalized Tables (Column O) but the "Status" column indicates "Study 2" then an ARTPLAN analysis will need to be done at 1000 or 1500 ft. If the LOS Method is "Generalized Tables" and "Status" column indicates "Study 1" an updated ARTPLAN analysis will need to be done at 1000 or 1500 ft.
 2) If the LOS Method is "Generalized Tables" and "Status" column indicates "Study 1" an updated ARTPLAN analysis will need to be done at 1000 or 1500 ft.

4) Applicant will enter the % Distribution for each segment which will further document how the New External Project Traffic (Column W1) and Total External Project Traffic (Column W2) were calculated.

Operational Information			Lanes/Type		Provisioned		AADT (Daily Volume)			Segment Peak Hour Trips			Net New		Total		Facility Level of Service (LOS)			Facility Maximum Service Volume (MSV)			Conceptual Analysis Results (VMSV > MSV)												Within		On		Time		% Dry/Other	
Segment ID	On Street	From Street	To Street	Existing Number of Lanes and Type	Programmed Improvements	Driveway	Driveway	AADT (2020)	AADT (2025)	AADT (2030)	K Factor	2020	2025	2030	W1	W2	LOS	LOS	MSV (2020)	MSV (2025)	MSV (2030)	2020 Status	2025 Status	2030 Status	2020 Status	2025 Status	2030 Status	2020 Status	2025 Status	2030 Status	W3	W4	AR	%								
A	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK							
10001	TRAILMAN BLVD (US 90)	FRANK COUNTY LINE	CORTES BLVD (US 90)	2U	Y	N	Y	6,534	7,032	7,787	0.000	424	831	858			GEN. TABLES	C	1,490	1,490	1,490	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24	6.24							
10002	TRAILMAN BLVD (US 90)	ROSEL MANOR BLVD	QUARTER COUNTRY LINE	2U	Y	N	Y	7,752	8,199	8,849	0.000	488	738	782			GEN. TABLES	C	820	820	820	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84	6.84						
10003	TRAILMAN BLVD (US 90)	ROSEL MANOR BLVD	QUARTER COUNTRY LINE	2U	Y	N	Y	4,894	5,263	5,537	0.000	441	476	478			GEN. TABLES	C	1,290	1,290	1,290	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49	6.49						
10004	BRADSTADT ST (US 90)	COUNTRY LINE RD	AYERS RD	2U	Y	N	Y	15,130	16,427	17,440	0.000	1,261	1,482	1,522			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10005	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10006	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10007	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10008	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10009	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10010	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10011	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10012	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10013	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10014	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10015	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10016	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10017	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10018	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10019	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10020	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10021	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10022	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10023	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10024	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10025	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10026	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10027	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10028	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10029	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10030	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10031	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410	1,410	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61	6.61						
10032	BRADSTADT ST (US 90)	AYERS RD	SET LEA MILLS BLVD	2U	Y	N	Y	15,380	16,484	17,233	0.000	1,287	1,456	1,551			GEN. TABLES	C	1,410	1,410.																						

10480	1.75 (RMS)	PASCO COUNTY LINE	POWERLINE RD	6F	6F	Y	N	4,418	4,913	5,110	0.002	417	448	448	GEN. TABLE	C	8,490	8,490	8,490	417	0.048	OK	448	0.051	OK	448	0.051	OK	0.00%
10481	1.75 (RMS)	POWERLINE RD	CORTEZ BLVD (RMS)	6F	6F	Y	N	4,418	4,913	5,110	0.002	417	448	448	GEN. TABLE	C	8,490	8,490	8,490	417	0.048	OK	448	0.051	OK	448	0.051	OK	0.00%
10482	1.75 (RMS)	CORTEZ BLVD (RMS)	CORTEZ BLVD (RMS)	6F	6F	Y	N	12,120	9,211	7,138	0.000	1,109	829	641	GEN. TABLE	C	8,490	8,490	8,490	1,109	0.111	OK	829	0.088	OK	641	0.076	OK	0.00%
10490	1.75 (RMS)	1 MILE NORTH OF CORTEZ BLVD	SUMMIT COUNTY LINE	6F	6F	Y	N	12,120	9,211	7,138	0.000	1,109	829	641	GEN. TABLE	C	8,490	8,490	8,490	1,109	0.111	OK	829	0.088	OK	641	0.076	OK	0.00%
11120	SUNCOAST PENNY (RMS)	CORTEZ LINE RD	SPRING HILL DR	4F	4F	Y	N	18,646	18,646	20,609	0.000	1,480	1,481	1,481	GEN. TABLE	C	5,640	5,640	5,640	1,480	0.258	OK	1,481	0.316	OK	1,481	0.320	OK	0.00%
11180	SUNCOAST PENNY (RMS)	SPRING HILL DR	CORTEZ BLVD (RMS)	4F	4F	Y	N	10,120	10,244	11,443	0.002	918	974	1,021	GEN. TABLE	C	3,640	3,640	3,640	918	0.151	OK	974	0.171	OK	1,021	0.18	OK	0.00%
11200	SUNCOAST PENNY (RMS)	CORTEZ BLVD (RMS)	URBAN BOUNDARY	4F	4F	Y	N	6,873	7,448	7,833	0.000	630	670	705	GEN. TABLE	C	5,640	5,640	5,640	630	0.11	OK	670	0.132	OK	705	0.125	OK	0.00%
11200	SUNCOAST PENNY (RMS)	URBAN BOUNDARY	CENTRALIA	4F	2U	Y	N	6,873	7,448	7,833	0.000	630	670	705	GEN. TABLE	C	5,640	5,640	5,640	630	0.11	OK	670	0.132	OK	705	0.125	OK	0.00%
11200	SUNCOAST PENNY (RMS)	CENTRALIA	POWERLINE RD	4F	2U	Y	N	6,873	7,448	7,833	0.000	630	670	705	GEN. TABLE	C	5,640	5,640	5,640	630	0.11	OK	670	0.132	OK	705	0.125	OK	0.00%
10811	POWER OF LEON BLVD (RMS)	BROAD ST (RMS)	JEFFERSON ST (RMS)	2U	2U	Y	N	7,553	7,444	7,208	0.000	400	474	489	GEN. TABLE	C	5,180	5,180	5,180	400	0.107	OK	474	0.116	OK	489	0.123	OK	0.00%
10819	POWER OF LEON BLVD (RMS)	JEFFERSON ST (RMS)	PORT CHASE AVE	2U	2U	Y	N	10,210	11,344	13,825	0.000	864	1,022	1,064	GEN. TABLE	C	873	893	893	864	1.371	OK	1,022	1.478	OK	1,064	1.381	OK	0.00%
10820	POWER OF LEON BLVD (RMS)	PORT CHASE AVE	WATKINS RD	2U	2U	Y	N	6,830	7,034	7,310	0.000	397	431	459	GEN. TABLE	C	633	633	633	397	0.061	OK	431	0.513	OK	459	0.554	OK	0.00%
10840	POWER OF LEON BLVD (RMS)	WATKINS RD	COBB RD	2U	2U	Y	N	5,743	6,093	6,310	0.000	517	548	578	GEN. TABLE	C	5,110	5,110	5,110	517	0.042	OK	548	0.363	OK	578	0.377	OK	0.00%
10850	POWER OF LEON BLVD (RMS)	COBB RD	LAKE LINDSEY RD	2U	2U	Y	N	6,373	6,373	6,344	0.000	340	349	349	GEN. TABLE	C	5,190	5,190	5,190	340	0.029	OK	349	0.385	OK	349	0.379	OK	0.00%
10860	POWER OF LEON BLVD (RMS)	LAKE LINDSEY RD	CELESTIAL WAY	2U	4U	Y	N	5,001	5,024	5,113	0.000	459	452	482	GEN. TABLE	C	5,190	5,190	5,190	459	0.208	OK	452	0.303	OK	482	0.31	OK	0.00%
10870	POWER OF LEON BLVD (RMS)	CELESTIAL WAY	LANDFILL RD	2U	4U	Y	N	4,687	5,299	5,575	0.000	440	477	503	GEN. TABLE	C	5,190	5,190	5,190	440	0.215	OK	477	0.31	OK	503	0.330	OK	0.00%
10870	POWER OF LEON BLVD (RMS)	LANDFILL RD	SUNCOAST PENNY RD RAMP	4U	4U	Y	N	4,687	5,299	5,575	0.000	440	477	503	GEN. TABLE	C	5,190	5,190	5,190	440	0.215	OK	477	0.31	OK	503	0.330	OK	0.00%
10870	POWER OF LEON BLVD (RMS)	SUNCOAST PENNY RD RAMP	SUNCOAST PENNY RD RAMP	4U	4U	Y	N	4,687	5,299	5,575	0.000	440	477	503	GEN. TABLE	C	5,190	5,190	5,190	440	0.215	OK	477	0.31	OK	503	0.330	OK	0.00%
10880	POWER OF LEON BLVD (RMS)	SUNCOAST PENNY RD RAMP	JEFFERSON ST (RMS)	4U	2U	Y	N	8,470	8,913	9,365	0.000	798	803	843	GEN. TABLE	C	4,670	4,670	4,670	798	0.174	OK	803	0.179	OK	843	0.188	OK	0.00%
10880	POWER OF LEON BLVD (RMS)	JEFFERSON ST (RMS)	CELESTIAL WAY	4U	2U	Y	N	8,470	8,913	9,365	0.000	798	803	843	GEN. TABLE	C	4,670	4,670	4,670	798	0.174	OK	803	0.179	OK	843	0.188	OK	0.00%
11111	WATKINS AVE (RMS)	BROAD ST (RMS)	JEFFERSON ST (RMS)	2U	6U	Y	N	9,584	10,047	10,544	0.000	854	906	953	GEN. TABLE	C	660	660	660	854	1.284	OK	906	1.373	OK	953	1.302	OK	0.00%
11110	CORTEZ BLVD (RMS)	COBB RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11201	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11202	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11203	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11204	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11205	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11206	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11207	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11208	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11209	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11210	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11211	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11212	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11213	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11214	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11215	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11216	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11217	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11218	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11219	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11220	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11221	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11222	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11223	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4U	6U	Y	N	32,640	35,630	36,017	0.000	2,038	2,117	2,243	GEN. TABLE	C	1,310	1,310	1,310	2,038	2.241	OK	2,117	2.379	OK	2,243	2.532	OK	0.00%
11224	CORTEZ BLVD (RMS)	WOLF BRICK HOPE RD	WOLF BRICK HOPE RD	4																									

10103	CENTRAVAL RD	US31 (BAY)	LEHMAN DR	2U	2U	Y	N	2,055	2,216	2,154	0.000	181	201	212	GEN. TABLES	D	1,562	1,562	1,562	185	0.004	OK	201	0.020	OK	211	0.108	OK	0.004
10104	CENTRAVAL RD	LEHMAN DR	BUCKHORN GROVE RD	2U	2U	Y	N	2,055	2,216	2,154	0.000	181	201	212	GEN. TABLES	D	1,562	1,562	1,562	185	0.004	OK	201	0.102	OK	211	0.108	OK	0.004
10105	CENTRAVAL RD	BUCKHORN GROVE RD	LEHMAN DR	2U	2U	Y	N	2,055	2,216	2,154	0.000	181	201	212	GEN. TABLES	D	1,561	1,518	1,618	185	0.102	OK	201	0.111	OK	211	0.117	OK	0.004
10106	CENTRAVAL RD	CITRUS WAY	LEHMAN DR	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,493	1,493	1,493	185	0.007	OK	201	0.108	OK	212	0.117	OK	0.004
10107	CENTRAVAL RD	CITRUS WAY	POWELL BLVD (BAYVIEW/SHAWNEE)	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,493	1,493	1,493	185	0.007	OK	201	0.108	OK	212	0.117	OK	0.004
10108	LAKE LINDSEY RD	CITRUS WAY	POWELL BLVD (BAYVIEW/SHAWNEE)	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10109	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10110	LAKE LINDSEY RD	OLD CREST BLVD	POWELL BLVD (BAYVIEW/SHAWNEE)	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10111	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10112	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10113	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10114	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10115	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10116	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10117	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10118	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10119	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10120	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10121	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10122	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10123	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10124	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10125	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10126	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10127	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10128	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10129	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10130	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10131	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10132	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10133	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10134	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10135	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10136	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10137	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10138	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10139	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10140	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10141	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10142	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10143	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10144	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10145	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10146	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10147	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10148	LAKE LINDSEY RD	POWELL BLVD (BAYVIEW/SHAWNEE)	OLD CREST BLVD	2U	2U	Y	N	2,054	2,216	2,154	0.000	183	201	211	GEN. TABLES	D	1,537	1,197	1,327	148	0.122	OK	154	0.129	OK	161	0.135	OK	0.004
10149	LA																												

2011	ELGIN BLVD/POWELL RD	TANNER RD	LAUREN DR	4D	4D	Y	N	9,180	9,210	9,451	0.000	878	879	851	GEN. TAXES	0	2,619	2,620	2,618	810	0.314	OK	828	0.315	OK	851	0.314	OK	0.00%
2012	ELGIN BLVD/POWELL RD	LAUREN DR	LAUREN DR	4D	4D	Y	N	9,180	9,210	9,451	0.000	878	879	851	GEN. TAXES	0	2,620	2,620	2,618	810	0.314	OK	828	0.315	OK	851	0.314	OK	0.00%
2013	ELGIN BLVD/POWELL RD	LENGARD DR	STI BLVD/BLV BLVD	4D	4D	Y	N	13,728	14,568	15,154	0.000	1,230	1,311	1,364	GEN. TAXES	0	2,620	2,620	2,620	1,235	0.47	OK	1,311	0.499	OK	1,364	0.519	OK	0.00%
2013-2	ELGIN BLVD/POWELL RD	STAGHILL BLV BLVD	BARCLAY RD	4D	4D	Y	N	9,180	9,210	9,451	0.000	878	879	851	GEN. TAXES	0	2,620	2,620	2,620	810	0.314	OK	828	0.315	OK	851	0.314	OK	0.00%
2014	POWELL RD	BARCLAY RD	CALIFORNIA ST	2U	2U	Y	N	5,490	5,490	5,490	0.000	484	524	548	GEN. TAXES	0	1,197	1,197	1,197	500	0.23	OK	1,198	0.23	OK	1,444	0.201	OK	0.00%
2014-2	POWELL RD	CALIFORNIA ST	BROAD ST (RUSA/FRAS)	2U	2U	Y	N	5,490	5,490	5,490	0.000	484	524	548	GEN. TAXES	0	1,197	1,197	1,197	500	0.23	OK	1,198	0.23	OK	1,444	0.201	OK	0.00%
2014-4	POWELL RD	BROAD ST (RUSA/FRAS)	URBAN BOUNDARY	2U	2U	Y	N	5,490	5,490	5,490	0.000	484	524	548	GEN. TAXES	0	1,199	1,199	1,199	484	0.20	OK	1,24	0.271	OK	1,44	0.283	OK	0.00%
2014-5	POWELL RD	URBAN BOUNDARY	CULMATH RD	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2014-6	POWELL RD	CULMATH RD	LAUREN DR	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015	POWELL RD	EMERSON DR	CEGAR LN	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-2	POWELL RD	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-3	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-4	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-5	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-6	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-7	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-8	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-9	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-10	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-11	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2015-12	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-2	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-3	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-4	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-5	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-6	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-7	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-8	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-9	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-10	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-11	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2016-12	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-2	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-3	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-4	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-5	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-6	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-7	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-8	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-9	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-10	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-11	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2017-12	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2018	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2018-2	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK	281	0.555	OK	0.00%
2018-3	SPRING HILL DR	CEGAR LN	SPRING LAKE HWY	2U	2U	Y	N	2,843	3,017	3,139	0.000	256	272	283	GEN. TAXES	0	1,818	1,818	1,818	256	0.541	OK	272	0.55	OK				

10002	CALIFORNIA ST	DOWNELL RD	WISCONSIN RD	2U	2U	N	N	5,336	5,683	5,549	0.000	490	492	499	GEN. TARIFFS	D	1,440	1,440	1,322	490	0.333	OK	492	0.342	OK	493	0.353	OK	0.00%
10003	CALIFORNIA ST	WISCONSIN RD	CORTIZ BLVD (JRG)	2U	2U	N	N	5,336	5,683	5,549	0.000	490	492	499	GEN. TARIFFS	D	1,440	1,440	1,322	490	0.333	OK	492	0.342	OK	493	0.353	OK	0.00%
10000	ANDERSON SHOW RD	COUNTRY LINE RD	AMERSON RD	2U	2U	N	N	21,430	22,178	21,884	0.000	1,378	1,395	1,446	GEN. TARIFFS	D	1,440	1,440	1,400	1,378	1.333	OK	1,396	1.386	OK	1,446	1.44	OK	0.00%
10010	ANDERSON SHOW RD	AMERSON RD	INDUSTRIAL LP	2U	4D	N	N	21,430	22,178	21,884	0.000	1,378	1,395	1,446	GEN. TARIFFS	D	1,440	1,440	1,400	1,378	1.333	OK	1,396	1.386	OK	1,446	1.44	OK	0.00%
10020	ANDERSON SHOW RD	INDUSTRIAL LP	SPRING HILL RD	2U	2U	N	N	21,430	22,178	21,884	0.000	1,378	1,395	1,446	GEN. TARIFFS	D	1,440	1,440	1,400	1,378	1.333	OK	1,396	1.386	OK	1,446	1.44	OK	0.00%
10030	BARCLAY AVE	POWELL RD	POWELL RD	2U	2U	N	N	21,430	22,178	21,884	0.000	1,378	1,395	1,446	GEN. TARIFFS	D	1,440	1,440	1,400	1,378	1.333	OK	1,396	1.386	OK	1,446	1.44	OK	0.00%
10040	BARCLAY AVE	POWELL RD	SAN ANTONIO RD	2U	2U	N	N	12,750	13,113	13,633	0.000	1,148	1,180	1,220	GEN. TARIFFS	D	1,440	1,440	1,440	1,148	0.782	OK	1,180	0.819	OK	1,220	0.864	OK	0.00%
10050	BARCLAY AVE	POWELL RD	LUCKY LN	2U	4D	N	N	12,750	13,113	13,633	0.000	1,148	1,180	1,220	GEN. TARIFFS	D	1,440	1,440	1,440	1,148	0.782	OK	1,180	0.819	OK	1,220	0.864	OK	0.00%
10060	BARCLAY AVE	LUCKY LN	CORTIZ BLVD (JRG)	2U	4D	N	N	12,750	13,113	13,633	0.000	1,148	1,180	1,220	GEN. TARIFFS	D	1,440	1,440	1,440	1,148	0.782	OK	1,180	0.819	OK	1,220	0.864	OK	0.00%
10070	MARSHER BLVD (JRG)	COUNTRY LINE RD	FAIRCHILD RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10080	MARSHER BLVD (JRG)	FAIRCHILD RD	AUDGET MCKINCH	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10090	MARSHER BLVD (JRG)	AUDGET MCKINCH	HEMPHILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10100	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10110	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10120	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10130	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10140	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10150	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10160	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10170	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10180	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10190	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10200	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10210	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10220	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10230	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10240	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10250	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10260	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10270	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10280	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10290	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10300	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10310	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10320	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10330	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10340	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10350	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10360	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10370	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10380	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10390	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10400	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10410	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.826	OK	2,660	0.826	OK	0.00%
10420	MARSHER BLVD (JRG)	HEMPHILL RD	SPRING HILL RD	4D	4D	Y	Y	29,540	30,362	30,696	0.000	2,660	2,660	2,660	GEN. TARIFFS	D	3,222	3,222	3,222	2,660	0.826	OK	2,660	0.8					

4330.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.072	20.738	21.843	0.092	3.212	1.844	1.944	GEN. TABLES	0	2.638	2.638	1.187	1.212	0.853	OK	1.844	0.211	OK	1.844	1.444	OK	0.00%
4330.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.7	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.7	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.8	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.8	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.9	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4330.9	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.0	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.0	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.1	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.1	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.2	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.2	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.3	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.3	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.4	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.4	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.7	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.7	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.8	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.8	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.9	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4331.9	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.0	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.0	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.1	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.1	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.2	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.2	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.3	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.3	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.4	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.4	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.5	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.6	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.014	0.765	OK	2.138	0.814	OK	2.234	0.844	OK	0.00%
4332.7	NORTHCREE BLVD	UT18 (RUS5)	DELTONA BLVD	4D	4D	N	W	28.881	23.753	24.713	0.090	2.031	1.344	2.224	GEN. TABLES	0	2.638	2.638	2.038	2.01									



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.

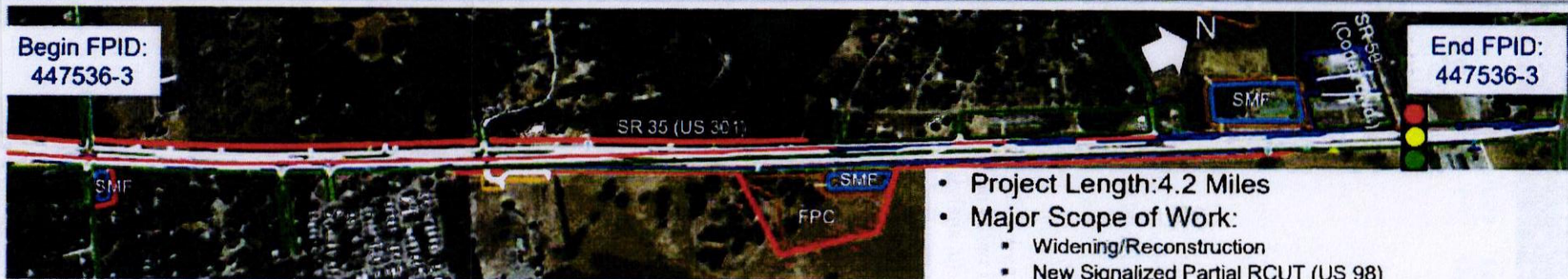
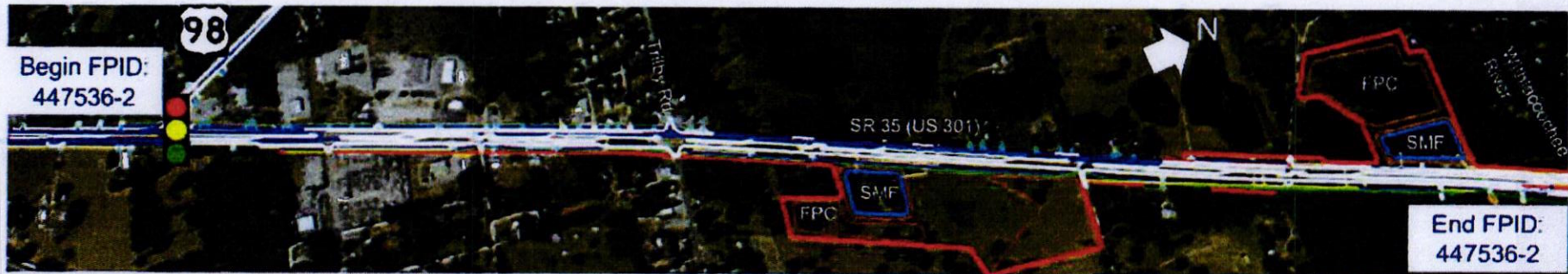
Sincerely,



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

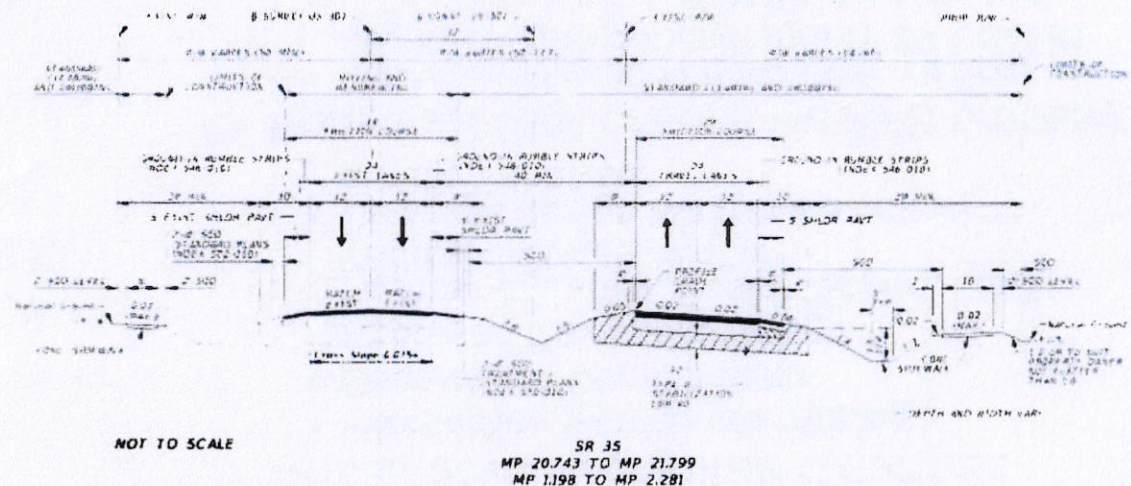


- Project Length: 4.2 Miles
- Major Scope of Work:
 - Widening/Reconstruction
 - New Signalized Partial RCUT (US 98)
 - Potential Roundabout (US 301 and Trilby Rd.)
 - New SB Bridge and Ped Bridge over Withlacoochee River
 - FPC and SMF
 - UWHCA for Pasco County & Hernando County Water and Sewer

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 (FWCC), 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 FWCC and the animals and their burrows are protected from disturbance. During our site review, twenty-five (25) gopher tortoise burrows were observed. An FWCC 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.**

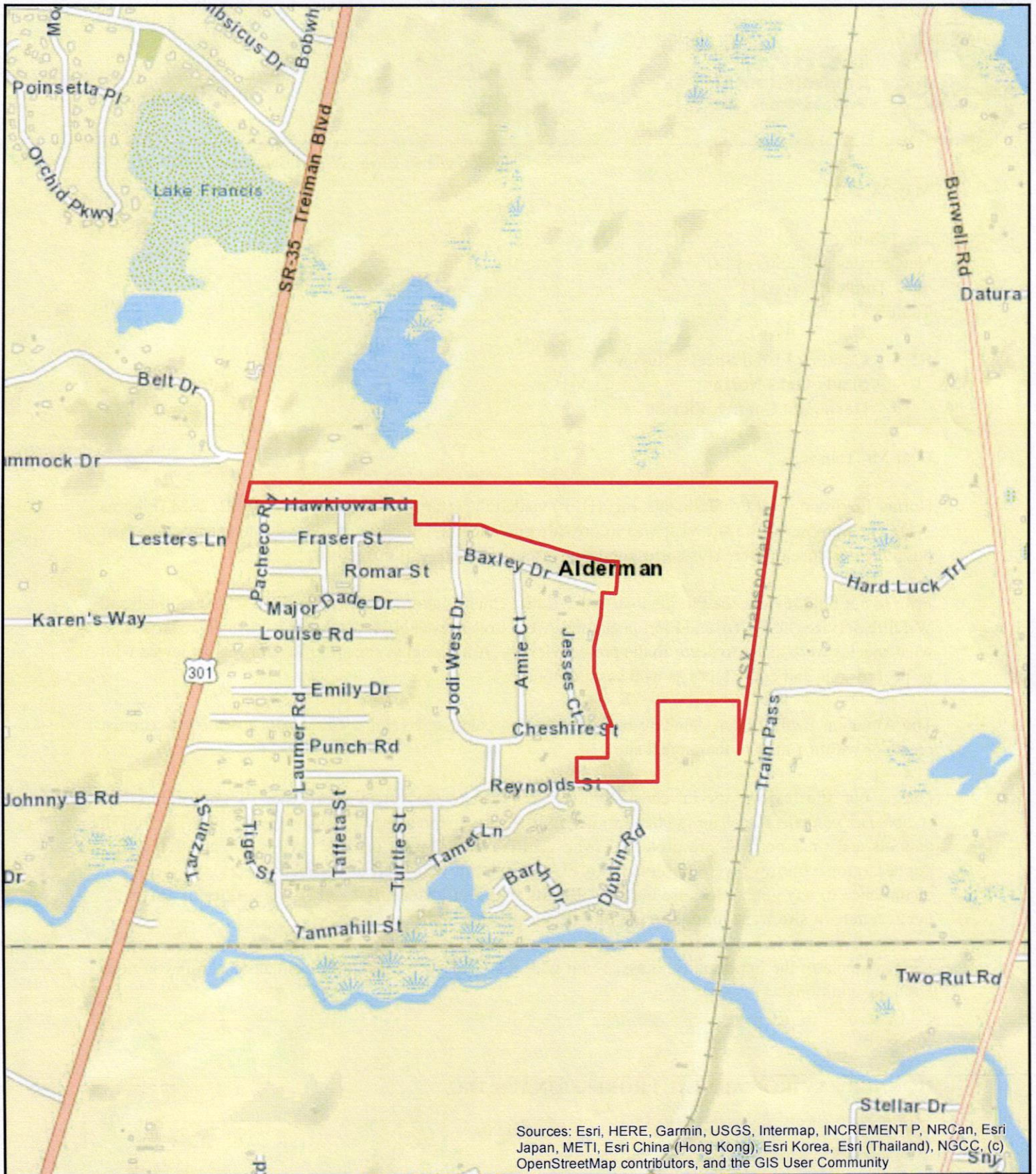
HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

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

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

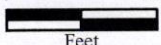
28536 Walker Drive
 Wesley Chapel, FL 33544
 (813) 907-9500

hornerenvironmental.com

N



0 980



Feet

Date: 3/21/2024

Drawn by: CF

Source: ESRI

Prepared for:

New Strategy Holdings LLC



N



0 680
Feet

Date: 3/21/2024

Drawn by: CF

Source: LABINS

Prepared for:

New Strategy Holdings LLC

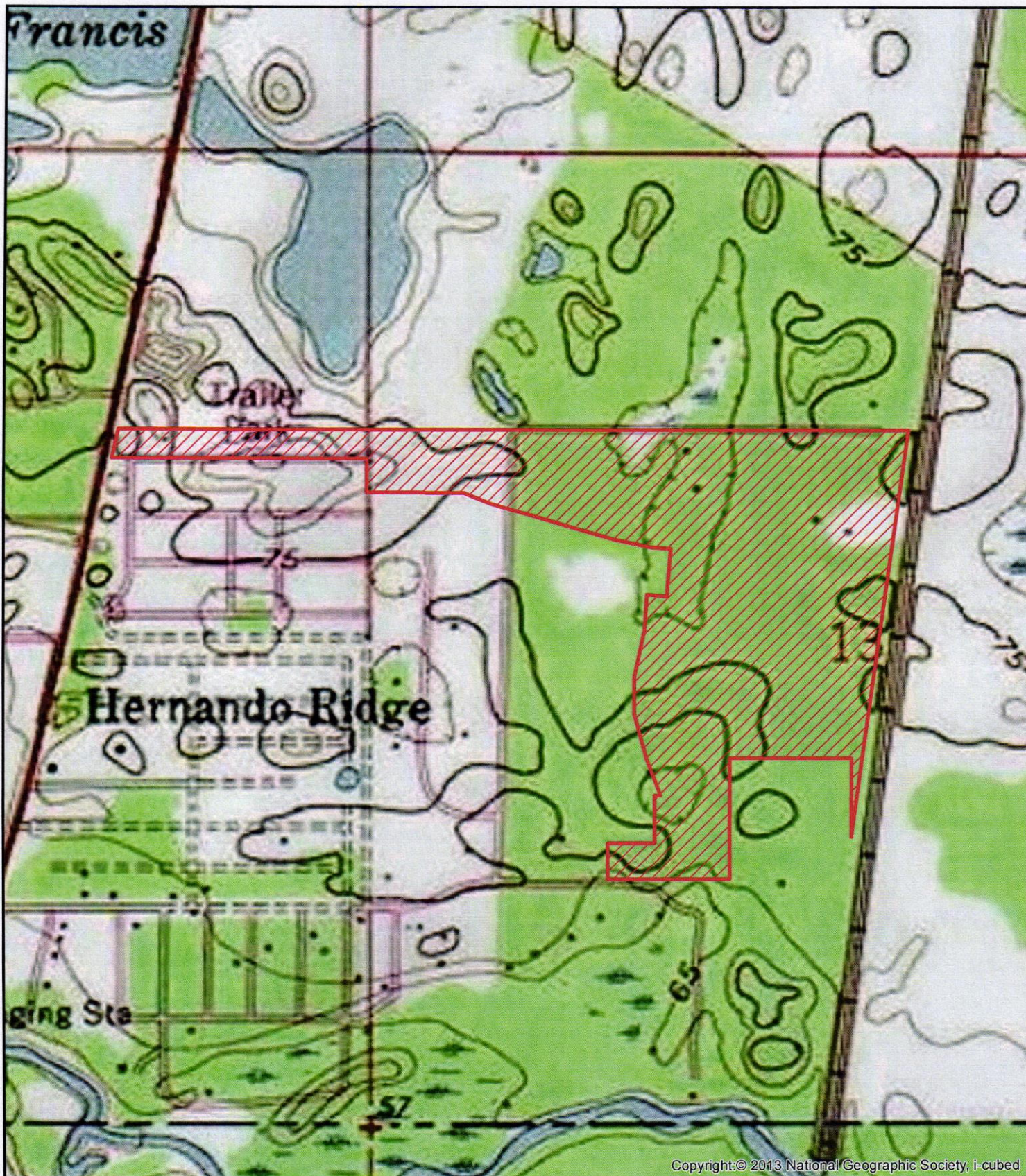
Shady Oaks North

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



Copyright: © 2013 National Geographic Society, i-cubed

	Date: 3/21/2024 Drawn by: CF	
	Source: ESRI	
	Prepared for:	
	New Strategy Holdings LLC	
<p align="center">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

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



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.

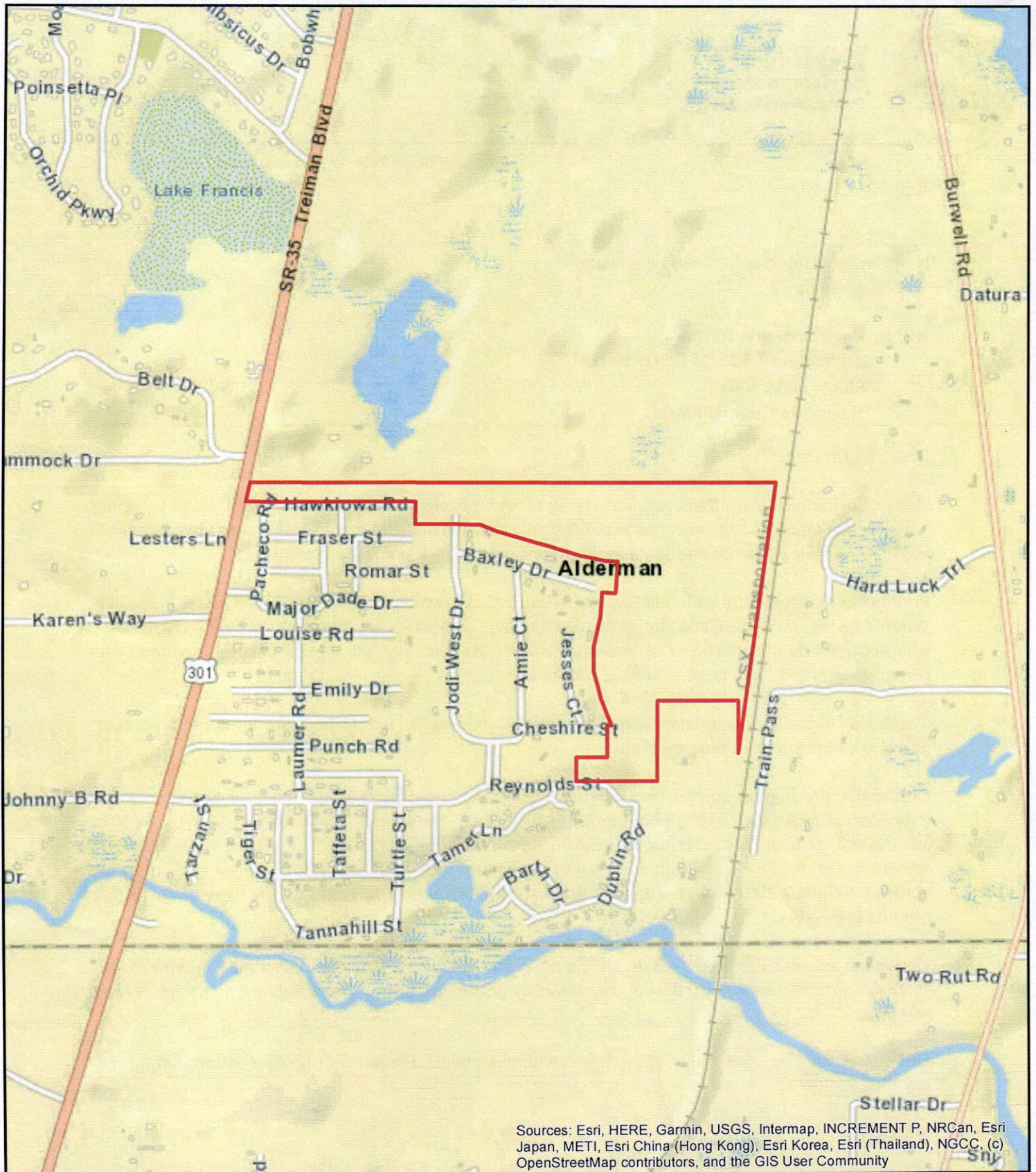
HEP appreciates the opportunity to assist you with this project. Please don't hesitate to call if you need anything additional.

Sincerely,

HORNER ENVIRONMENTAL PROFESSIONALS, INC.

W. Perry Horner
President

Exhibit - B



	Date: 3/21/2024	Drawn by: CF
	Source: ESRI	
	Prepared for:	
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



0 680
Feet

Date: 3/21/2024

Drawn by: CF

Source: LABINS

Prepared for:

File

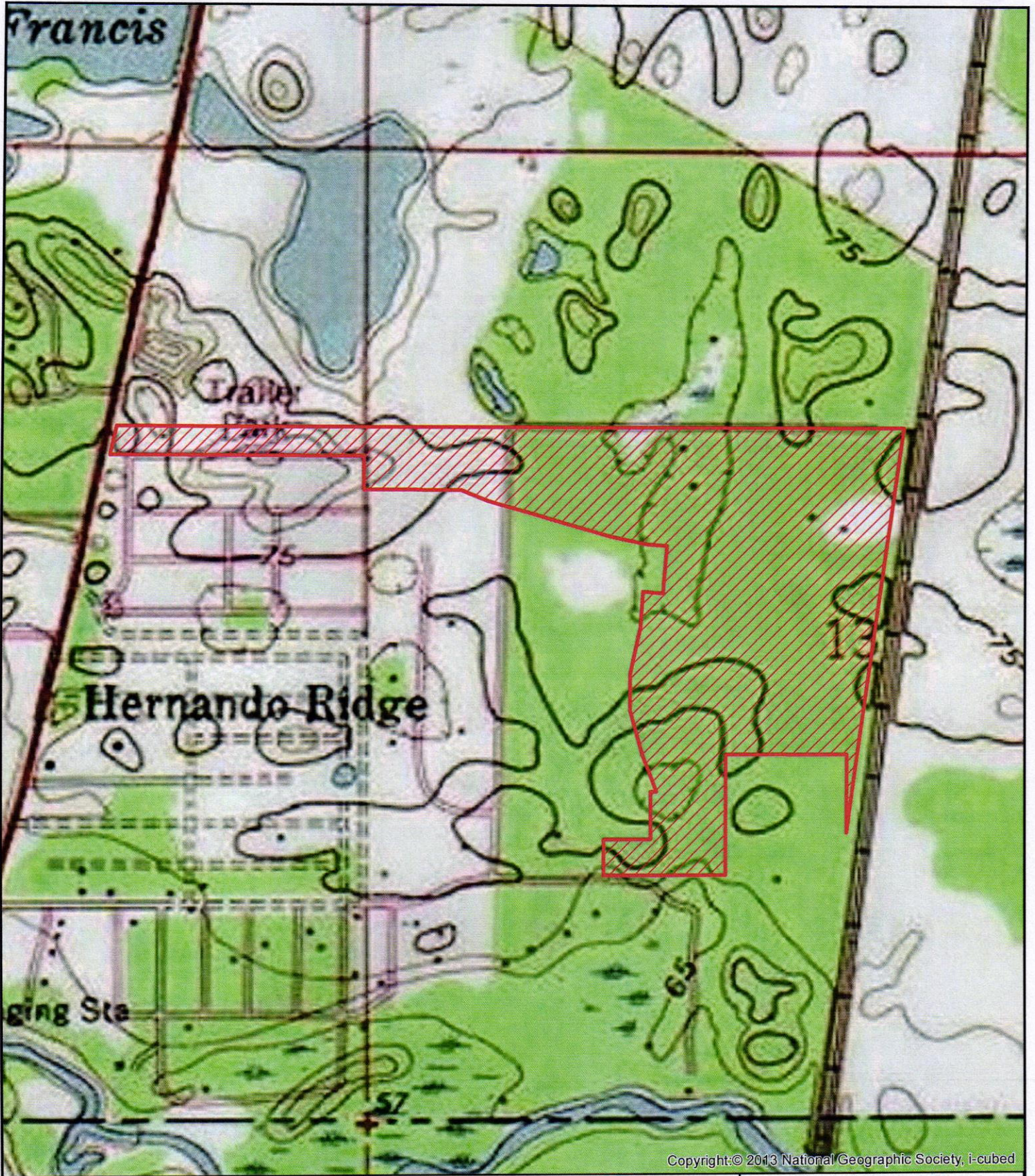
Shady Oaks North

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



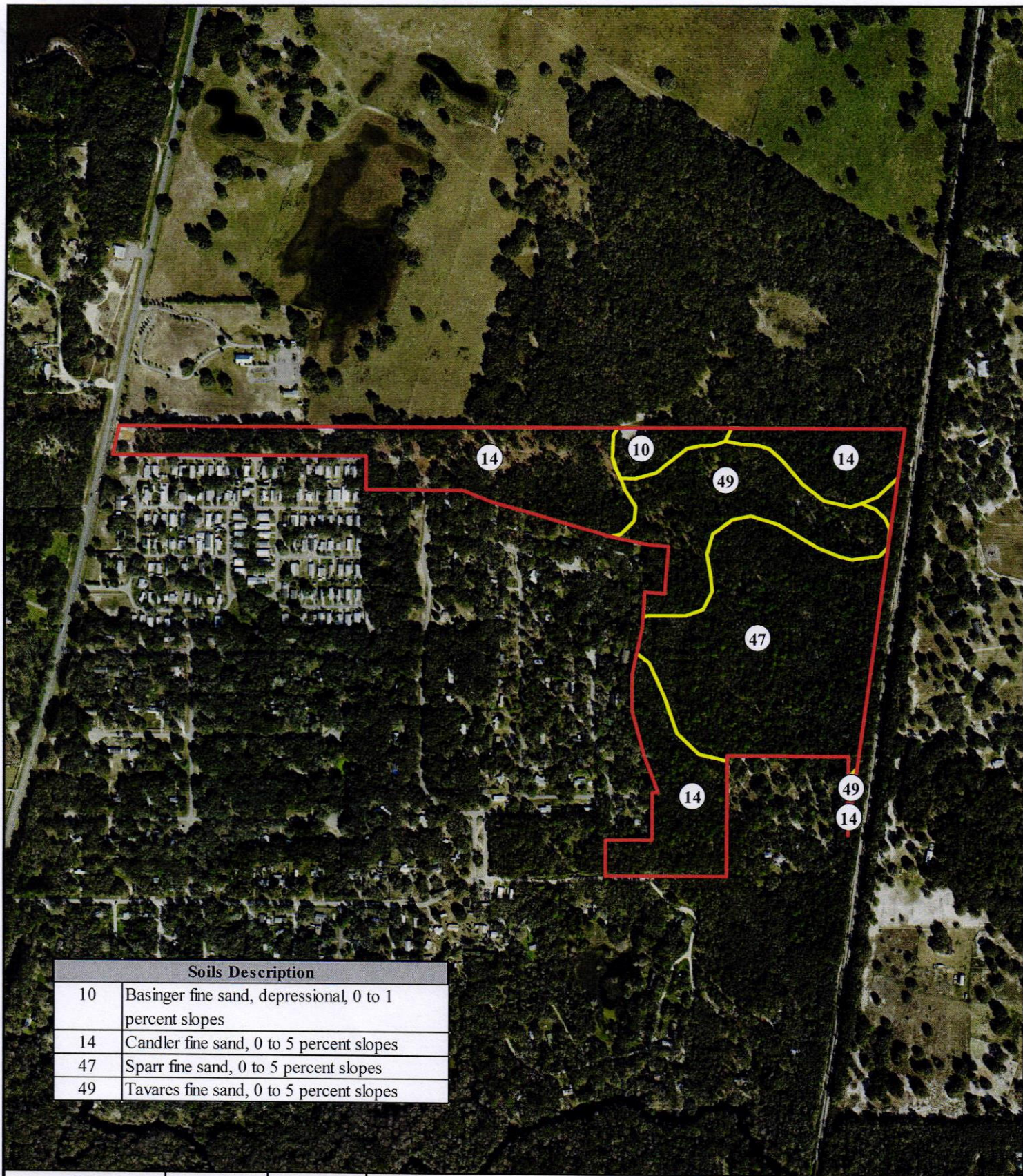
**Horner Environmental
Professionals**

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



Copyright:© 2013 National Geographic Society, i-cubed

	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 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:	
File	

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

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

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

TABLE OF CONTENTS

	Page
1. Introduction	2
2. Project Proposal & Site Characteristics.....	2-4
3. Environmental Considerations	4
4. Site Plan Discussion	4-6
5. Impacts to Public Facilities	6-7
6. Water & Sewer Services	7
7. Exhibits	7
a. Cursory Listed Species Review; Horner Environmental, May 28, 2024.....	7
b. Environmental Review; Horner Environmental, August 15, 2024	7
c. US 301 Improvements; Florida Department of Transportation.....	7
d. Utility Availability Letter; Hernando County Utilities Department	7
e. Transportation Methodology and Assessments; Lincks & Associates	7

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 buffing 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

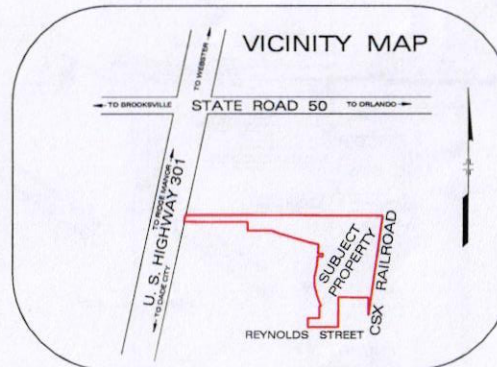
- a. Cursory Listed Species Review; Horner Environmental, May 28, 2024
- b. Environmental Review; Horner Environmental, August 15, 2024
- c. US 301 Improvements; Florida Department of Transportation
- d. Utility Availability Letter; Hernando County Utilities Department
- e. Transportation Methodology and Assessments; Lincks & Associates

o:\admin\project docs\s\shady oaks\reports\shady oaks, llc--shady oaks rezoning application report--bk.docx

ALTA/NSPS LAND TITLE SURVEY

SHADY OAKS PROJECT

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



DESCRIPTION (EXHIBIT A)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL 1:
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
- PARCEL 2:
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF REYNOLDS STREET, LESS THAT PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- PARCEL 3:
THE SOUTH 1/2 OF THE NORTH 1/2 LYING WEST OF THE RIGHT-OF-WAY OF THE S.A.L. RAILROAD, LESS THE NORTH 200 FEET THEREOF, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE S.A.L. RAILROAD, LESS THE NORTH 200 FEET THEREOF, SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST; LESS THAT PORTION DESCRIBED IN OFFICIAL RECORD BOOK 706, PAGE 816, AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES EAST PHASE 1, RECORDED IN PLAT BOOK 19, PAGE 77, AND LESS ANY PORTION PLATTED AS TALISMAN ESTATES UNIT IV, AS RECORDED IN PLAT BOOK 17, PAGE 35; ALL IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- PARCEL 4:
ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 21 EAST, LYING NORTH OF FORT DADE MOBILE HOME PARK UNIT 7, AS RECORDED IN PLAT BOOK 16, PAGE 31 THROUGH 34, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THE NORTH 200.00 FEET THEREOF.
- AND
- PARCEL 5:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, THENCE ALONG THE WEST LINE THEREOF RUN N 00°10'01" W, 789.76 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF TALISMAN ESTATES EAST PHASE 1, AS RECORDED IN PLAT BOOK 19, PAGE 77, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE ALONG SAID LINE AND ALONG THE BOUNDARY OF SAID SUBDIVISION, N 89°48'00" E, 636.98 FEET, THENCE S 89°41'13" E, 157.08 FEET, THENCE S 14°10'01" E, 708.00 FEET, THENCE S 89°41'50" E, 206.13 FEET TO THE NORTHWEST CORNER OF THE DRAINAGE RETENTION AREA AS SHOWN ON SAID PLAT, THENCE S 04°02'47" W, 200.00 FEET, THENCE S 89°56'17" E, 110.00 FEET, THENCE S 04°02'47" W, 80.00 FEET, THENCE LEAVING SAID SUBDIVISION BOUNDARY AND RUNNING PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 13, RUN N 89°41'50" E, 412.00 FEET, THENCE N 00°18'01" W, 903.20 FEET TO THE SOUTH LINE OF THE NORTH 200.00 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, THENCE ALONG SAID LINE, S 89°41'50" W, 2067.72 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, THENCE ALONG SAID LINE, S 00°10'01" E, 340.00 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

- THIS MAP REPRESENTS AN ALTA/NSPS LAND TITLE SURVEY.
- DESCRIPTIONS SHOWN HEREON TAKEN FROM EXHIBIT 'A' OF TITLE COMMITMENT NUMBER 3826-312607, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON SEPTEMBER 19, 2024 @ 8:00 AM.
- ALL BEARINGS SHOWN HEREON OTHER THAN THOSE NOTES AS DEED (D) OR PLAT (P) ARE FIELD DERIVED BEARINGS BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST HAVING A GRID BEARING OF N 00°17'27" E.
- NO APPARENT SURFACE ENCROACHMENTS FOUND EXCEPT AS SHOWN ON SHEET TWO. UNDERGROUND ENCROACHMENTS (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
- THIS SURVEY PREPARED IN CONJUNCTION WITH AND THE BENEFIT OF A TITLE COMMITMENT AS MENTIONED IN NOTE NO. 2. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHT-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
- NO OBSERVABLE EVIDENCE OF CEMETERIES FOUND.
- BASED ON MY FIELD SURVEY AND INFORMATION FURNISHED TO THIS OFFICE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO GAPS, GORES OR HIATUS AMONG OR BETWEEN THE COMMON BOUNDARIES OF PARCELS ONE THROUGH FIVE PROPERTY DESCRIPTIONS AS FURNISHED TO THIS OFFICE.
- BASED ON MY FIELD SURVEY AND INFORMATION FURNISHED TO THIS OFFICE AND CONTAINED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A PORTION OF THE SOUTHERLY BOUNDARY OF PARCEL TWO IS COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF REYNOLDS STREET WITH NO GAPS, GORES OR HIATUS.
- THE PROPERTY HAS DIRECT VEHICULAR ACCESS TO U. S. HIGHWAY 301, A PUBLICLY DEDICATED RIGHT-OF-WAY AND REYNOLDS ROAD STREET, A PUBLICLY DEDICATED RIGHT-OF-WAY BY PLAT.
- PARCELS 1 THROUGH 5 ARE VACANT PROPERTIES.

CERTIFIED TO:
SHADY OAKS PROJECT, LLC
SHADY OAKS NORTH, LLC
TALON TITLE SERVICES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 12, 16, 17 AND 18 OF TABLE A THEROF. THE FIELD WORK WAS COMPLETED ON OCTOBER 4, 2024.

DATE OF PLAT OR MAP: OCTOBER 14, 2024.
BY: **Maurice W Beall** Digitally signed by Maurice W Beall
(Date: 2024.10.14 16:53:31 -0500)

MAURICE W. BEALL
FLORIDA REGISTRATION NUMBER 4261

THIS MAP IS NOT VALID UNLESS IMPRINTED WITH RAISED SURVEYORS SEAL, OR DIGITALLY SIGNED AND SEALED

TABLE A ITEMS:

- MONUMENTS HAVE BEEN SET OR FOUND IN PLACE AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTIES.
- NO PHYSICAL ADDRESS FURNISHED OR FOUND FOR THE PROPERTIES SURVEYED.
- FLOOD ZONE CLASSIFICATION - THE LAND SHOWN AND DESCRIBED HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" AND "AF" ACCORDING TO THE FIRM COMMUNITY PANEL 12063C-0381D, DATED 02/20/12.
- GROSS LAND AREA CONTAINED WITH THE LANDS SHOWN AND DESCRIBED HEREON IS 82.47 ACRES.
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD SURVEY ARE SHOWN ON SHEET TWO.
- NAMES OF ADJOINING LAND OWNERS BASED ON CURRENT PUBLIC RECORDS ARE SHOWN AND LISTED ON SHEET TWO.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK SHOWN ON SHEET TWO. NO CURRENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS FOUND DURING THE PROCESS OF CONDUCTING THE FIELD SURVEY FOUND.
- NO INFORMATION PROVIDED TO THIS SURVEYOR OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO PLOTTABLE OFFSITE EASEMENTS FURNISHED OR KNOWN TO THIS SURVEYOR.

SCHEDULE B-II - COMMITMENT NUMBER 3826-312607

- ITEM #1 - NOT A MATTER OF SURVEY.
ITEM #2 - NOT A MATTER OF SURVEY.
ITEM #3 - ALL ABOVE GROUND ENCROACHMENTS OBSERVED DURING THE COURSE OF FIELD SURVEY SHOWN ON SHEET 2.
ITEM #4 - NOT A MATTER OF SURVEY.
ITEM #5 - NO BODY OF WATER FOUND WITHIN OR ADJACENT TO THE LAND SURVEYED.
ITEM #6 - NOT A MATTER OF SURVEY.
ITEM #7 - NOT A MATTER OF SURVEY.
ITEM #8 - NOT A MATTER OF SURVEY.
ITEM #9 - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, ITS SUCCESSORS AND ASSIGNS, RECORDED IN BOOK 120, PAGE 413 AFFECTS SUBJECT PROPERTY AND APPEARS TO BE AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY WITH THE EASEMENT AREA LYING THREE FEET ON EACH SIDE OF THE CENTERLINE OF A SINGLE POLE LINE AND ATTACHMENTS WHEREVER THEY MIGHT EXIST UNTIL THE USE THEREOF IS ABANDONED.
ITEM #10 - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, ITS SUCCESSORS, LESSEES AND ASSIGNS RECORDED IN BOOK 606, PAGE 1887 AFFECTS ONLY THAT PORTION OF SUBJECT PROPERTY LYING IN SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST WHEREVER GRANTEES FACILITIES EXIST WITH THE EASEMENT AREA BEING TEN FEET IN WIDTH AND LYING FIVE FEET ON EACH SIDE OF GRANTEES FACILITIES.
ITEM #11 - PERMANENT FIFTY FEET EASEMENT WITH RIGHT OF INGRESS AND EGRESS IN FAVOR OF HERNANDO COUNTY RECORDED IN O.R. 606, PAGE 1880 WITH THE LOCATION SHOWN ON SHEET 2.
ITEM #12 - NOT A MATTER OF SURVEY.
ITEM #13 - NOT A MATTER OF SURVEY.
ITEM #14 - NOT A MATTER OF SURVEY.

SEE SHEET 2 FOR BOUNDARY SURVEY AND DETAILS

GENERAL LEGEND		SIMMONS, BEALL AND TREBOUR, LLC	
ALG - Professional Land Surveyor	PO BOX 1287		
ADM - Point of Beginning	DADE CITY, FLORIDA 33526		
BS - Bound or Description	ROUTE 2008		
CD - Contour Data	1200 MAY 2008		
ED - Elevation Data	MOBILE/AT&T/APPASAY RR CO		
FE - Field Data	10-04-2024		
FM - From Field	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		
FM - From Map	10-14-2024		
FS - From Station	10-14-2024		
FT - From Town	10-14-2024		
FW - From Water	10-14-2024		
FX - From X	10-14-2024		
FL - From Line	10-14-2024		

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

