



**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 3

FILE NO.: PDD17-7241

DATE: 8/08/17

SUBJECT: MPUD Master Planned Unit Development Rezoning Request (Regular) – Harvey Madison 54 MPUD – DCH Groves, LLC - A Rezoning Request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to Allow 425 Single-Family Attached/Detached Dwelling Units; 250,000 Square Feet of Commercial; and 244,000 Square Feet of Office on Approximately 215.9 Acres - No Funding Required (BCC: 8/29/17; 1:30 p.m., NPR)

REFERENCE: Land Development Code (LDC) Section 402.2, Zoning Amendment – MPUD; Section 522 – MPUD Zoning District

THRU: Don L. Rosenthal, M.B.A., CPM, Assistant County Administrator (Development Services)

FROM: Kristen Mark Hughes, AICP, Planning and Development Director

RECOMMENDED BOARD ACTION:

Adopt the MPUD rezoning request subject to the attached rezoning conditions of approval. Authorize the Chairman to execute one original Resolution provided and direct the Board Records Department to distribute as set forth below under the Distribution section.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

Proposed is a rezoning request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to allow 425 single-family attached/detached dwelling units; 250,000 square feet of commercial; and 244,000 square feet of office.

The property is located on the southeast corner of S.R. 54 and Madison Street (Parcel ID No. 21-26-16-0000-00100-0000) and contains 215.9 acres, m.o.l.

Commission District:	The Honorable Kathryn Starkey
Project Name:	Harvey Madison 54 MPUD
Applicant's Name:	DCH Groves, LLC
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	PD (Planned Development) - Proposed
Flood Zones:	"AE" and "X"
Water/Sewage:	Pasco/Pasco
Dwelling Units:	425 Single-Family Attached/Detached
Commercial Square Feet:	250,000 Square Feet
Office Square Feet:	244,000 Square Feet
Access/Roads:	S.R. 54 (Public) and Madison Street (Public)

In August, 1976, the Board of County Commissioners (BCC) approved a rezoning from R-1 Zoning District to an A-C Agricultural Zoning District (Rezoning Petition No. 17).

On December 15, 2009, the BCC adopted a Comprehensive Plan Amendment amending the Future Land Use from RES-6 (Residential 6 du/ga) to COM (Commercial), IL (Industrial – Light), RES-24 (Residential – 24 du/ga), RES-12 (Residential – 12du/ga), and CON (Conservation Lands) for the subject property.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. The surrounding zoning districts, existing land uses, and future land uses are as follows:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	N/A	Roadway (FDOT)	N/A
South:	R-4 (Single-Family) R-1MH (Single-Family and Mobile Homes)	Single-Family Detached and Mobile Homes	RES 6 – (Residential - 6 du/ga)
East:	R-1MH (Single-Family and Mobile Homes)	Single-Family Detached and Mobile Homes	RES 6 – (Residential - 6 du/ga)
West:	Madison Street	Roadway (Public)	N/A

3. The property lies within the Urban Service Area and the Elfers District of the West Market Area, where the County is planning for redevelopment and infill growth.
4. Concurrent with the rezoning request, a Comprehensive Plan Amendment is being proposed {CPAL17(04)} to change the Future Land Use (FLU) from RES-6 (11.16 ac), RES12 (77.35 ac), RES-24 (6.90 ac), COM (39.75 ac), IL (24.05 ac), and CON (46 ac m.o.l.) to PD (216 ac m.o.l.). Although the Comprehensive Plan Amendment allows for the housing entitlements of 1,043 dwelling units, the MPUD submitted concurrently with this application specifies only 420 dwelling units (single family attached/detached) at this time. The MPUD calls for three (3) land uses: Mixed Use, Conservation and Residential.
5. The project will be designed with compact development design practices and standards, including minimum residential densities, similar to the Mixed Use Trip Reduction Measures (MUTRM) requirements. However, this does not entitle the developer to reduced impact fees for MUTRM unless the developer commits to the MUTRM design through the development review process as defined in the Land Development Code. Further, transit/pedestrian/bicycle friendly design features to support and encourage the use of transit opportunities will be required, including construction of a bus pull-out rapid transit area along S.R. 54 with bus shelter, pad and bicycle racks per Pasco County Public Transit (PCPT) standards.
6. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

DEVELOPMENT REVIEW COMMITTEE ACTION: (6/22/17)

Approved Staff Recommendation with Revised Conditions

10. ~~Upon ninety (90) days' written request of the County, applicant/developer shall convey, at the County's election, either an easement or deed to the County for all or a portion of Parcel C-2 for its use as a County park (the "County Park Site") to be maintained by the County. At the time of such conveyance, the County Park Site shall not be subject to any monetary liens. If the County elects to have an easement conveyed to it for the County Park Site, the terms and conditions of the same shall be reasonably acceptable to applicant/developer and shall specifically include provisions requiring the County to maintain the County Park Site at its own expense, accept all liability for its operation and use of the County Park Site and to indemnify and hold applicant/developer harmless from any liability associated with the use of the County Park Site by the County, its employees, agents or members of the public.~~ **Upon ninety (90) days' written request of the County, applicant/developer shall deed to the County, at no cost, all or a portion of Parcel C-2 for its use as a County park (the "County Park Site") to be maintained by the County. At the time of such conveyance, the County Park Site shall not be subject to any monetary liens or encumbrances that prevent its use as a park. If the County fails to request the County Park Site by December 31, 2035, the applicant/developer shall not be required to convey the County Park Site, and may use Parcel C-2 in accordance with condition 7.**

BOARD OF COUNTY COMMISSIONERS ACTION: (8/29/17)

Approved Staff Recommendation

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

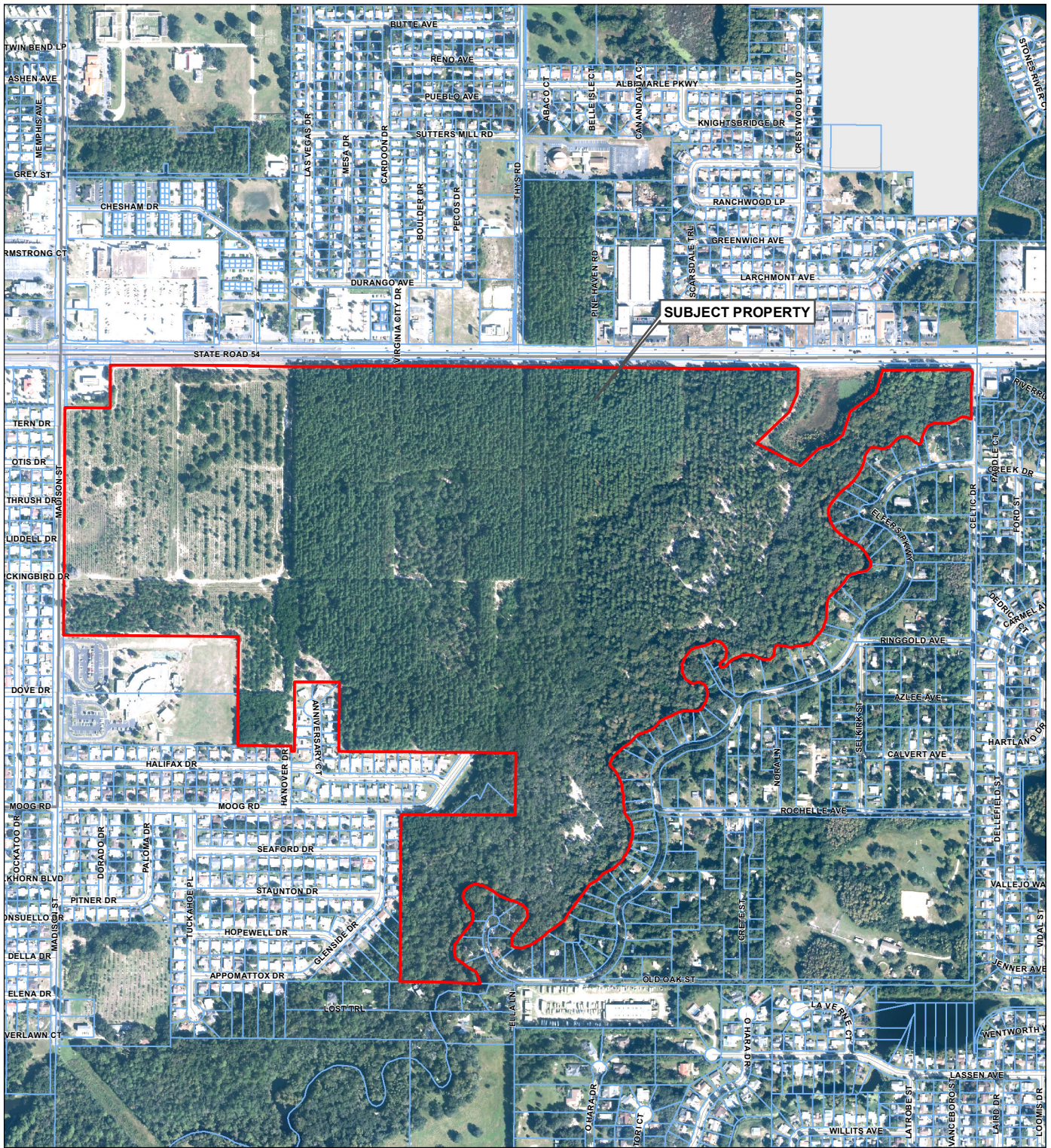
DISTRIBUTION:

Board Records Department to distribute as set forth below:

1. Retain one original.

ATTACHMENT(S):

1. Location Map
2. Resolution
3. Exhibit A, B and C – Legal, Conditions of Approval, Master Plan
4. Public Notice
5. Exparte Forms
6. Timing and Phasing Analysis Summary



**RZ-7241
A-C & C-2 TO MPUD**

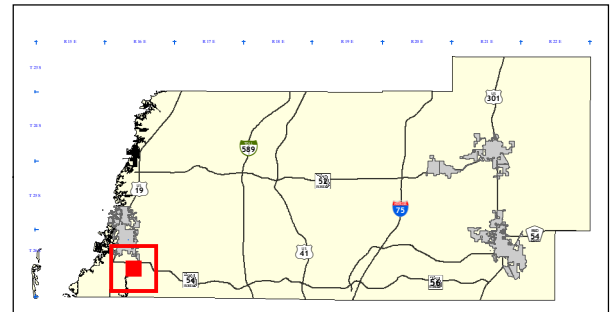
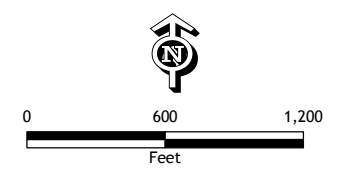
21-26-16-0000-00100-0000

**DCH GROVES,LLC/HARVEY
MADISON 54 MPUD
PO BOX 320334
TAMPA, FL 33679**

**PHYSICAL LOCATION:
SE INTERSECTION OF
SR 54 AND MADISON ST**

**TAZ-154,155,& 161
COMMISSION DISTRICT: 3**

 **SUBJECT PROPERTY**



**RESOLUTION AMENDING ZONING
CLASSIFICATION OF PROPERTY
DESCRIBED IN REZONING PETITION
NO. 7241 FROM A-C (AGRICULTURAL),
AND C-2 (GENERAL COMMERCIAL) TO
AN MPUD MASTER PLANNED UNIT
DEVELOPMENT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on August 29, 2017, on Rezoning Application No. 7241; and

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

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Development Review Committee and the recommendation of the Planning and Development Department and does hereby adopt the following findings of fact:

FINDINGS OF FACT

1. Proposed is a rezoning request from A-C Agricultural and C-2 General Commercial Zoning Districts to an MPUD to allow 425 single-family attached/detached dwelling units; 250,000 square feet of commercial; and 244,000 square feet of office.

2. The property is located on the southeast corner of S.R. 54 and Madison Street (Parcel ID No. 21-26-16-0000-00100-0000) and contains 215.9 acres, m.o.l.

3. In August, 1976, the Board of County Commissioners (BCC) approved a rezoning from R-1 Zoning District to an A-C Agricultural Zoning District (Rezoning Petition No. 17).

4. On December 15, 2009, the BCC adopted a Comprehensive Plan Amendment amending the Future Land Use from RES-6 (Residential 6 du/ga) to COM (Commercial), IL (Industrial – Light), RES-24 (Residential – 24 du/ga), RES-12 (Residential – 12du/ga), and CON (Conservation Lands) for the subject property.

5. Presently, the subject site is unimproved.
6. The surrounding zoning districts, existing land uses, and future land uses are as

follows:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
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East:	R-1MH (Single-Family and Mobile Homes)	Single-Family Detached and Mobile Homes	RES 6 – (Residential - 6 du/ga)
West:	Madison Street	Roadway (Public)	N/A

7. The property lies within the Urban Service Area and the Elfers District of the West Market Area, where the County is planning for redevelopment and infill growth.

8. Concurrent with the rezoning request, a Comprehensive Plan Amendment is being proposed {CPAL17(04)} to change the Future Land Use (FLU) from RES-6 (11.16 ac), RES-12 (77.35 ac), RES-24 (6.90 ac), COM (39.75 ac), IL (24.05 ac), and CON (46 ac m.o.l.) to PD (216 ac m.o.l.). Although the Comprehensive Plan Amendment allows for the housing entitlements of 1,043 dwelling units, the MPUD submitted concurrently with this application specifies only 420 dwelling units (single family attached/detached) at this time. The MPUD calls for three (3) land uses: Mixed Use, Conservation and Residential.

9. The project will be designed with compact development design practices and standards, including minimum residential densities, similar to the Mixed Use Trip Reduction Measures (MUTRM) requirements. However, this does not entitle the developer to reduced impact fees for MUTRM unless the developer commits to the MUTRM design through the development review process as defined in the Land Development Code. Further, transit/

pedestrian/bicycle friendly design features to support and encourage the use of transit opportunities will be required, including construction of a bus pull-out rapid transit area along S.R. 54 with bus shelter, pad and bicycle racks per Pasco Count Public Transit (PCPT) standards.

10. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.


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

WHEREAS, a description of the real property is attached hereto as Exhibit A and is made part hereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, in regular session duly assembled with a quorum present and voting, this 29th day of August, 2017, that the zoning classification of the following described real property is hereby amended to an MPUD Master Planned Unit Development, subject to the amended and restated conditions and master plan for the Harvey Madison MPUD as set forth in Exhibits B and C attached hereto and made part hereof.

DONE AND RESOLVED this 29th day of August, 2017.



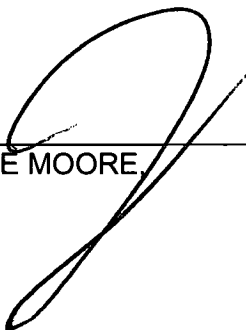


PAULA S. O'NEIL, Ph.D., CLERK
& COMPTROLLER

APPROVED
IN SESSION

AUG 29 2017
PASCO COUNTY
BCL

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA



MIKE MOORE, CHAIRMAN

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A

RZ-7241

The E $\frac{1}{2}$ of Sec 21, T26S, R16E, Pasco Co, FL, lying NWly of the Anclote River.

Also the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL.

Also the N $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL.

Also the N $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL.

Also the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL.

Also Anclote Hts Sub, as shown on the plat thereof rec in PB 3, Pg 50, of the pub recs of Pasco Co, FL.

Also the N 300.25' of Tr 30 of the TTS Lnd Co Sub of said Sec 21, T26S, R16E, as shown on the plat rec in PB 1, Pgs 68, 69 & 70, of the pub recs of Pasco Co, FL.

Also that por of the N $\frac{3}{4}$ of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 21, T26S, R16E, lying NWly of the Anclote River, Pasco Co, FL.

Less & except the N 30' of th E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL.

Also less & except the W 1,037.14' of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL, as affected by Quit Claim Deed rec in ORB 657, Pg 468, of the pub recs of Pasco Co, FL & Warranty Deed rec in ORB 883, Pg 199, of the pub recs of Pasco Co, FL.

Also less & except the E 257' of the W 300' of the S 400' of the S $\frac{2}{3}$ of the N $\frac{3}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 21, T26S, R16E, Pasco Co, FL, also addtl Inds conveyed to Rancho Del Ciervo Est by Quit Claim Deed rec in ORB 1036, Pg 1287, of the pub recs of Pasco Co, FL.

Also less & except the W 1,037.14' of Tr 30, of the TTS Lnd Co Sub of Sec 21, T26S, R16E, Pasco Co, FL, as shown on the plat rec in PB 1, Pgs 68, 69 & 70, of the pub recs of Pasco Co, FL, as affected by Order of Taking rec in ORB 657, Pg 468, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop acquired by the St of FDOT, desc in Stipulated Order of Taking rec in ORB 3684, Pg 1605, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop conveyed to the St of FDOT by Deed rec in ORB 4278, Pg 57, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop conveyed to the St of FDOT by Warranty Deed rec in ORB 4263, Pg 204, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop conveyed to Chevron U.S.A., Inc., by Special Warranty Deed rec in ORB 1971, Pg 1907, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop conveyed to Pasco Co, FL, a political sub of the St of FL by Trustee's Deed rec in ORB 2006, Pg 1179, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop conveyed to the St of FDOT by Warranty Deed rec in ORB 4263, Pg 200, of the pub recs of Pasco Co, FL.

Also less & except that por of the above desc prop acquired by the St of FDOT by Order of Taking rec in ORB 4262, Pg 974, of the pub recs of Pasco Co, FL.

Also less & except that por, if any, of Stony Pt Sub, as rec in PB 35, Pgs 6, 7 & 8, of the pub recs of Pasco Co, FL.

Also less & except rd r/w for SR 54 & Madison St & Celtic Dr.

Also less & except that por, if any, of Colonial Hills U-23, as rec in PB 17, Pgs 33 & 34, of the pub recs of Pasco Co, FL, Sec 21, T26S, R16E, Pasco Co, FL.

EXHIBIT B
CONDITIONS OF APPROVAL

**HARVEY MADISON
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7241**

Master Development Plans

1. Development shall be in accordance with the plans and information submitted December 12, 2016; May 1, 2017; May 23, 2017; June 26, 2017 for the MPUD (the "Project"); the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

2. The County Biologist shall review and finalize wetlands categories at the time of the preliminary development plan/preliminary site plan (PDP/PSP) approval.
3. For each phase of development, the applicant/applicable Developer or parcel developer shall complete a Gopher Tortoise Survey in accordance with the Florida Fish and Wildlife Commission ("FFWCC") survey guidelines. A copy of the surveys shall be sent to the Planning and Development Department for further review and approval by the County Biologist and the FFWCC. A copy of the issued FFWCC relocation permit and After Action Report shall be submitted prior to issuance of the hard copy site development permit.
4. For each phase of development, the applicable applicant/applicable developer or parcel developer shall submit a breeding season survey addressing development within suitable on-site habitats for the Southeastern American Kestrel in accordance with FFWCC survey guidelines. Surveys shall be conducted prior to commencement of construction activities for any applicable phase that is within the Southeastern American Kestrel breeding season, January 1 – August 1. If nests are found, the FFWCC and the Pasco County Biologist shall be contacted for review and consultation to determine appropriate preconstruction conservation and mitigation measures.
5. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered that would result in a take, work in the affected area shall come to an immediate stop, and Pasco County shall be notified within two working days. Work may resume if construction activities are consistent with state and/or federal rules, guidelines or all pertinent permits have been obtained.

Open Space/Buffering

6. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, or, if approved, by the BCC, a Community Development District (CDD). One or more association or District shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County. The developer(s) shall convey in fee simple to the association or the CDD, for

BCC APPROVED BCC 8/29/17

DRC 6/22/17

(Petition No. 7241) **8/29/17**

Rev. 8/10/17

ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Except as provided for herein or unless otherwise approved by the PDD, recreation areas and neighborhood parks shall be conveyed to the association as well, but only to a CDD if such CDD has been granted those special powers set forth in Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Engineering Services Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements, as applicable.

7. Except as noted in the Subarea Policies and as set forth below: (a) the neighborhood parks as depicted on the Master Plan have not been reviewed or approved for consistency with the Land Development Code (LDC), Section 905.1, Neighborhood Parks; and (b) specific review and approval of the neighborhood parks will be conducted at each PDP/PSP review. However, neighborhood parks' green space greater than or equal to one-half acre may be counted toward the neighborhood park acreage requirement. This does not alleviate the developer from providing the required neighborhood park total acreage, or other requirements from the LDC Section 905.1, Neighborhood Parks.
8. In order to preserve existing trees wherever possible within Parcels C-1 and C-2, the developer shall not be required to clear trees to provide a 100-foot by 100-foot play area within any neighborhood park within that area, which are the conservation areas lying adjacent to the Anclote River.
9. All uses permitted by the Comprehensive Plan for Conservation (CON), as well as any additional uses permitted by the Subarea Policies are allowed within Parcels C-1 and C-2, which constitute the conservation areas of the MPUD (subject to uses permitted hereby). Passive uses are as allowed in the Subarea Policies.
10. Upon ninety (90) days' written request of the County, applicant/developer shall deed to the County, at no cost, all or a portion of Parcel C-2 for its use as a County park (the "County Park Site") to be maintained by the County. At the time of such conveyance, the County Park Site shall not be subject to any monetary liens or encumbrances that prevent its use as a park. If the County fails to request the County Park Site by December 31, 2035, the applicant/developer shall not be required to convey the County Park Site, and may use Parcel C-2 in accordance with these conditions and the Subarea Policies.
11. The 5-acre uplands area labeled as "Upland Area to Provide Neighborhood Park Credit" within Parcel C-2 on the Master Plan, which is located adjacent to the fifty (50) foot

BCC APPROVED

BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

(Petition No. 7241)

8/29/17

Page 2 of 15

mandatory setback from the Anclote River, has been determined to meet the neighborhood park requirements of the LDC and shall be used as a neighborhood park to meet the LDC neighborhood park requirements. Only passive uses are allowed as permitted by the Comprehensive Plan for Conservation (CON), as well as any additional uses permitted by the Subarea Policies.

12. The developer shall provide the following buffers:

a. S.R. 54 Buffer:

Plantings equivalent to the quantities and sizes as outlined in the LDC for a 20-foot wide Type “D” landscape buffer, but has the option to use a decorative picket, split rail or other similar fence within this landscape buffer area as opposed to a solid wall or fence. The developer may choose to use the existing pine trees for a width of 20 feet along the north Project boundary between S.R. 54 and the residential development, which shall satisfy the landscape buffer requirements for this area.

b. Madison Road and Double-Frontage Lot Buffer:

Plantings equal to quantities and sizes outlined in LDC for 20-foot wide Type “D” buffer but has the option to use a decorative picket, split rail or other similar fence within this landscape buffer area as opposed to a solid wall or fence. With the option, plantings will be provided at the following rates: 1 tree per 30 linear feet (2-inch caliper at time of planting), 5 shrubs per tree (18-inch high at time of planting). The remaining buffer to be planted with shrubs, low shrubs, ornamental grasses, groundcovers and sod, with sod not exceeding -30-percent of the buffer.

Transportation/Circulation

Access Management

13. The access points shown on the master plan are conceptual only. However, applicant/developer’s Access Management Analysis indicates that in order to meet the adopted level of service standards, the following additional analyses and/or improvements are necessary. Any such improvements are site-access improvements that are not eligible for mobility fee credits, and shall be provided at no cost to the County:

a. S.R. 54 and Elfers Square/Project Access “A” – Applicant/developer shall submit (for the County’s review and approval) a more detailed Access Management Analysis at the time of the review for the corresponding PSP/PDP.

b. S.R. 54 and Virginia Square Drive/Project Access “B” – Applicant/developer shall submit (for the County’s review and approval) a more detailed Access Management Analysis will be conducted at the time of the review for the corresponding PSP/PDP.

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8/29/17

BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

- c. S.R. 54 and Thys Road/Project Access “C” –The Developer shall construct the following site access improvements at the time of the construction of the entrance at S.R. 54 and Thys Road/Project Access “C” unless determined otherwise at the time of PDP/PSP review based on a subsequent access management analysis for the specific parcel or phase:
- (i) The developer shall construct a westbound to southbound left-turn lane for a distance of 235-feet as identified in Exhibit “A”.
 - (ii) The developer shall construct an eastbound right-turn lane for a distance of 210 feet as identified in Exhibit “A”.

Assuming that developer has constructed the site access improvements at Project Access “C” as depicted on the Master Plan but prior to the approval of the construction plans for 50-percent of the entitlements for the development, or at the request of the County Engineer, or designee, whichever occurs first, the Developer shall perform a signal warrant study of this intersection. If the intersection meets signal warrants, the Developer, at its cost, shall design, permit and construct the traffic signal. If the intersection does not meet signal warrants prior to the approval of the last record plat, then the Developer shall pay to the County its proportionate share of the cost of the traffic signal.

- d. Monitoring for S.R. 54 and Thys Road/Project Access “C” – The Developer shall monitor the westbound to southbound left turn-lane upon the approval of the construction plans for 50-percent of the entitlements for the development, or at the request of the County Engineer, or designee. Such monitoring shall be done to ensure that there is adequate storage in the left turn lane such that there is no spill-over of the traffic from the left turn lane into the adjacent through lane. Once commenced, such monitoring shall continue until the buildout of the Project. If the monitoring determines that the turn lane is not providing adequate storage (there is spill-over into the adjacent through lane), then Developer shall provide an improvement to accommodate the left turn demand.

Permanent placement of the access points at S.R. 54 and Elfers Square/Project Access “A” and S.R. 54 and Virginia Square Drive/Project Access “B” shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria or other alternative standards approved by the County. An access management study may be required with each PSP/PDP for the development served by such access. Based on the results of the study, the County may impose additional improvements, alternative accesses or locations.

14. Prior to approval of the first record plat, or where platting is not required, prior to approval of the construction plan, for any parcel accessing Madison Street, the developer shall construct the following site-access improvements as shown in Exhibit “B” unless an alternative plan is provided by the developer and reviewed and approved by the County:
- a. Three-lane the section of Madison Street from S.R. 54 to Mockingbird Drive.

- b. Add a northbound right-turn lane on Madison Street at S.R. 54 for a length of 400 feet.
- 15. At each PDP/PSP approval, the County Engineer, or designee, may also require site-specific intersection improvements in accordance with the LDC and Access Management Standards as amended.
- 16. Access to any commercial out-parcels shall be provided from internal drives or parking areas.

Dedication of Right-of-Way

- 17. Street connections (and corresponding rights-of-way) to adjoining areas shall be provided to the south via connections to Hanover Drive and Moog Road to give access to such areas and/or to provide for proper traffic circulation as determined necessary at the time of PDP approval. Those streets that are required to ensure adequate traffic flow to and through the land are to remain public and shall not be gated.
- 18. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets.
- 19. Subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer shall convey, at no cost to the County, the required amount of right-of-way to achieve 67.5 feet of right-of-way from the centerline of construction of Madison Street (to total 135-feet) for the portion of Madison Street lying adjacent to the Project (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).
- 20. Unless otherwise approved by the DRC through the variance process pursuant to the LDC, and subject to the provisions of the LDC, Section 901.2.J. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer shall convey, at no cost to the County, the required amount of right-of-way to achieve 125 feet of right-of-way from the centerline of construction of S.R. 54 (to total 250-feet) for the portion of S.R. 54 lying adjacent to the Project (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of Madison Street and S.R. 54 within or adjacent to the boundaries of the developer's property including, but not limited to, mitigation for initial

BCC APPROVED BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

(Petition No. 7241) **8/29/17**
Page 5 of 15

and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to Madison Street and S.R. 54, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

21. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a), agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC, and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

Design/Construction Specifications

22. The timing and phasing analysis submitted by the applicant assumes the following land uses: 425 single-family dwelling units; 250,000 square feet of retail; and 244,000 square feet of office. Any development of land use(s) that generate(s) greater traffic impacts than those assumed may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The DRC, BCC, or County Administrator or designee, may impose additional conditions on the applicant based on the updated County-approved Timing and Phasing Analysis.
23. The entire project must be platted by December 31, 2035, or if platting is not required, all building permits must be issued or an updated timing and phasing analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.
24. Prior to the first PDP/PSP submittal, the developer(s) may submit a Master Roadway Plan (MRP) to the PDD for review and approval. The plan shall include, at a minimum, right-of-way widths, roadway cross sections, number of lanes, intersection geometry, phasing, design speed, internal access points, required interconnects, and alignment for major County collector and arterial roadways within the MPUD. The plan shall also demonstrate compliance with the County's collector and arterial design and spacing standards of the LDC, Section 901.1, Transportation-Corridor Spacing. The County shall

BCC APPROVED BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

(Petition No. 7241) **8/29/17**
Page 6 of 15

reserve the right to require specific dates or deadlines for completion of construction for any portion of these roads and intersections.

25. Prior to the construction plan approval for 50-percent of the entitlements for the developer, the developer shall construct a bus shelter, pad and bicycle rack on the east side of Madison Street, south of the north boundary line of Parcel B and a bus shelter, pad and bicycle rack on S.R. 54 at a location agreed upon by the County and the applicant/developer that meets Pasco County Public Transit (PCPT) requirements. The bus shelter, pad and bicycle rack(s) must be constructed by the developer at a mutually acceptable location and meet applicable PCPT and ADA standards.
26. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:
 - a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.
 - b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Drainage/Water Service/Wastewater Disposal

27. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:
 - a. Trunk sewer lines and lift stations.
 - b. Main potable water lines and non-potable water lines, if applicable.
 - c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.
 - d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.
 - e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

28. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.
29. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.
30. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:
 - a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.
 - b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Land Use

31. As noted above, the timing and phasing analysis submitted by the applicant assumes the following land uses: 425 single-family dwelling units; 250,000 square feet of retail; and 244,000 square feet of office. However, land uses and entitlements may be exchanged by applicant/developer in accordance with the Land Use Equivalency Matrix ("LUEM") attached hereto as Exhibit "C". In the event a permitted land use is not specifically listed in the LUEM, a trip use equivalency may be provided to document the trip generation of the permitted land is the same (equal to or less than) as an approved land use. The trip generation shall be based on the pm peak hour rates contained in the ITE trip generation manual, 9th ed. Land use exchange requests shall be submitted to the Planning and Development Administrator or designee for verification as to implementation and administrative approval in accordance with the LUEM and shall not constitute an amendment to the MPUD.

BCC APPROVED

8/29/17

BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

32. The residential dimensional standards are as follows:

a. Single-Family Detached (Parcel B)

- (1) Minimum Lot Width of 40 Feet
 - (2) Minimum Lot Depth of 100 Feet
 - (3) Minimum Front-Yard Setback of 10 Feet for Primary Structure: 20 Feet for Front Load Garage
 - (4) Minimum Side-Yard Setback of 7.5 Feet♦
 - (5) Minimum Rear-Yard Setback of 15 Feet Primary Structure: 5 Feet for Accessory Structure
 - (6) Maximum Height of 35 Feet
 - (7) Maximum Lot Coverage of 75 Percent—Principal and Accessory Structure
- ♦ Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.

b. Single-Family Attached (Townhouses) (Parcel B)

- (1) Minimum Lot Width of 16 Feet
- (2) Minimum Lot Depth of 80 Feet
- (3) Minimum Front-Yard Setback of 10 Feet for Primary Structure: 20 Feet for Front Load Garage (As measured from back of sidewalk)
- (4) Minimum Side-Yard Setback of 0 Feet Internal/10 Feet End Units Feet: 20 Feet Between Structures
- (5) Minimum Rear-Yard Setback of 15 Feet Primary Structure: 5 Feet for Accessory Structure
- (6) Maximum Height of 45 Feet
- (7) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure

BCC APPROVED BCC 8/29/17

8/29/17

DRC 6/22/17

Rev. 8/10/17

c. Multi-Family (Parcel A)

- (1) Minimum Lot Width N/A
- (2) Minimum Lot Depth N/A
- (3) Minimum Front-Yard Setback of 20 Feet for Primary Structure; 25 Feet Frontload Garage (As measured from back of sidewalk)
- (4) Minimum Side-Yard Setback of 15 Feet Between Structures *
- (5) Minimum Rear-Yard Setback of 15 Feet /**25 Feet (applicable to all portions of Parcel A abutting Parcel B)**
- (6) Maximum Height of 65 Feet **
- (7) Maximum Lot Coverage of 100 Percent—Principal and Accessory Structure

*Structures shall be designed to reduce a straight line-of-sight by implementing one or more of the following:

- a. Curvilinear street alignment
- b. Varied building setbacks
- c. Varied building-façade treatments

**Multi-family setbacks are measured from the perimeter of the overall multi-family parcel and not separate between each building. Any multi-family structure greater than 35-feet in height shall comply with the following building height, transition zone requirements when adjacent to single family detached, single family attached, and/or townhouse:

Building Height	Minimum Distance between Multi-Family and Single-Family
>=35-feet	20-feet
36-feet to 45-feet	50-feet
46-feet to 55-feet	80-feet
55-feet to 65-feet	110-feet
>65-feet	110-feet plus an additional 10-feet for each additional story over 65-feet

33. Fences that do not impede positive drainage flow shall be allowed in the rear and side yards with the following regulations:

BCC APPROVED BCC 8/29/17
 8/29/17 DRC 6/22/17
 Rev. 8/10/17

Within Drainage Easements:

- a. Fences are removed and/or replaced at the owner's expense for any required maintenance within the Drainage Easement;
- b. Fences do not impede positive drainage flow;
- c. Fences do not impede access to drainage facility.

Within setbacks:

- a. Fences do not impede positive drainage flow;
- b. Fences are removed and/or replaces at the owner's expense for any required maintenance and/or regrading to provide positive drainage flow.

34. The non-residential dimensional standards are as follows:

- (1) Minimum Lot Width N/A
- (2) Minimum Lot Depth N/A
- (3) Minimum Front-Yard Setback of 15 Feet *
- (4) Minimum Side-Yard Setback of 10 Feet * **
- (5) Minimum Rear-Yard Setback of 10 Feet * **
- (6) Maximum Height of 65 Feet **

*A 20-foot building setback shall be provided on all non-residential yards in those category abutting single-family detached, single-family attached, and/or townhouses. Any commercial or multifamily structure greater than 35-feet in height shall comply with the following building height, transition zone requirements when abutting to single-family detached, single-family attached, and/or townhouses:

Building Height	Minimum Distance between Multi-Family and Single-Family
>=35-feet	20-feet
36-feet to 45-feet	50-feet
46-feet to 55-feet	80-feet
55-feet to 65-feet	110-feet
>65-feet	110-feet plus an additional 10-feet for each additional story over 65-feet

**Within Parcel A, but still subject to the setbacks required on the portions of Parcel A that abut Parcel B, there shall be a minimum 30-foot separation between non-

BCC APPROVED BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

residential uses except where the uses may be part of a common development plan/preliminary development plan. Zero lot lines may be permitted for uses that are part of a common development plan/preliminary development plan.

35. Parking structures (garages), if provided, may have zero setbacks to all adjacent structures within Parcel "A".
36. The uses allowed in Parcel "A" (Mixed Use) shall be in accordance with those permitted uses for C-2 and PO-2 of the Pasco County LDC and specifically including the following: multi-family residential (Subject to the LUEM table), entertainment (including theaters), permanent and temporary retail and service kiosks, light industrial uses allowed by the I-1 zoning district (light industrial uses may be allowed within 100-feet of either side of any commercial), research/corporate parks, warehouses/distribution, medical facilities and clinics, adult congregate and living facilities (including, without limitation, ALF and ILF), day care center(s), churches, civic, cultural, public service and educational facilities (public, charter and/or private schools). Uses may be vertically mixed.
37. Parcel "B" (Residential) may be used for single-family attached and detached dwelling units.
38. Upon its development, a minimum of 25 acres within Parcel "A" shall be devoted to non-residential uses.
39. A portion of the project is located within a Wellhead Protection Area. For that area of development, the developer shall comply with Section 808 of the LDC.
40. The landscape buffers are to be located within tracts for residential developments, unless otherwise approved at the PDP review and approval, and cannot be counted toward the minimum setback requirements. The applicable side- or rear-yard setback shall be measured from the landscape buffer easement or tract line.
41. Recreation-center development standards shall be in accordance with the C-1 Neighborhood Commercial District, except that (a) there shall be no landscape buffer required between the amenity center in Parcel C-1 and Parcel B, (b) the setback from the amenity center to Parcel B shall only be 10 feet, and (c) the maximum height of the amenity center and related facilities shall not exceed 50 feet.
42. Except as permitted by the LUEM, the total aggregate number of dwelling units shall not exceed 425. In no event shall there be more than 425 single-family detached units.
43. Except as permitted by the LUEM, the maximum floor area for the retail portion shall not exceed 250,000 square feet of gross floor area, including out-parcels. Not more than 42,429 square feet of office may be exchanged for Support Retail, and not more than 144,000 square feet of office may be exchanged for Multi-family or Townhouses.
44. Except as permitted by the LUEM, the maximum floor area for the office portion shall not exceed 244,000 square feet of gross floor area, including out-parcels; and may not be less than 100,000 square feet of gross floor area.

BCC APPROVED

8/29/17

BCC 8/29/17
DRC 6/22/17
Rev. 8/10/17

45. The maximum density or square footage set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.
46. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.
47. For single-family attached products, the developer may utilize one model center per product type which can exceed the ten percent maximum allowed model center lots per the LDC.

Procedures

48. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first Certificate of Occupancy where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division, and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.
49. The developer(s) shall submit and obtain approval of a Large-Scale Plan Amendment to add uses not previously approved in the Subarea Policies.
50. Unless otherwise approved by the Fire Chief, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Emergency Services Director has received such a petition.
51. A PDP/PSP must be approved for an entire increment (bubble) prior to any phased construction plan/construction site plan approval. A PSP must also be approved for each multiple-family (nonfee simple), recreational vehicle, or commercial increment in its entirety prior to any phased construction site plan approval.
52. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/construction site plan approval, and/or record plat approval.
53. If a PDP/PSP for the entire MPUD is not submitted and approved by December 31, 2035 (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.

54. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.
55. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the PDD after the BCC action.
56. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.
57. This MPUD shall not be effective until the corresponding PD (Planned Development) Land Use Classification change is effective.

EXHIBITS

- “A” – Access “C”
- “B” – Site Access Improvements
- “C” – LUEM (Land Use Equivalency Matrix)

{OWNER/DEVELOPER'S ACKNOWLEDGEMENT TO FOLLOW}

OWNER/DEVELOPER(S) ACKNOWLEDGMENT:

The owner(s)/developer(s) acknowledge that they have read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the BCC results.**

Date

Signature

Print Name

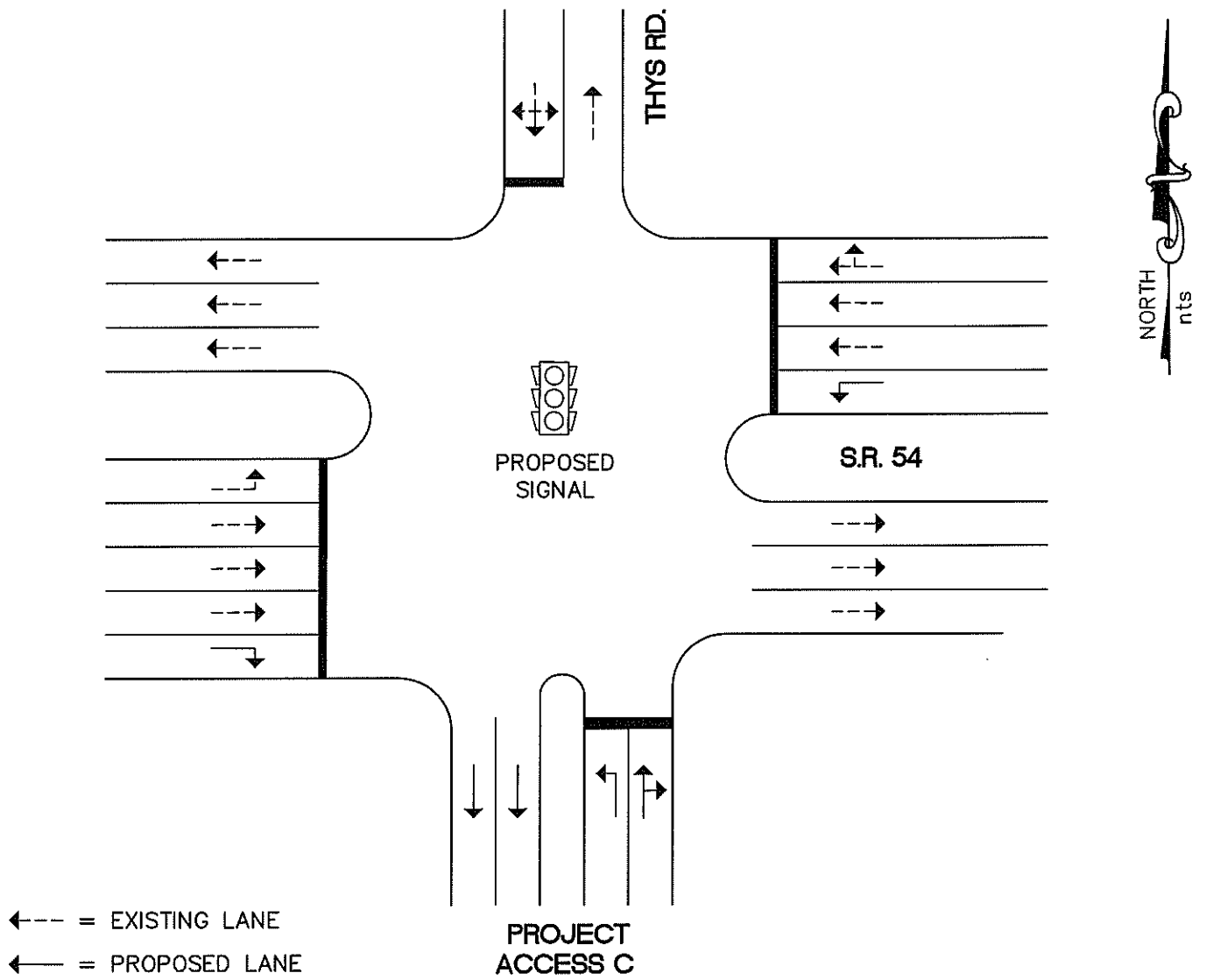
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
(date), by _____ (name
of corporation acknowledging) a _____
(State or place of incorporation) corporation, on behalf of the corporation. He/she is personally
known to me or who has produced _____ (type of
identification) as identification.

Seal:

NOTARY



INTERSECTION GEOMETRY

<u>MOVEMENT</u>	<u>LANES</u>	<u>LANE LENGTH (1)</u>
WBL	1	235'
EBR	1	210'

(1) TURN LANE LENGTH INCLUDE DECELERATION AND TAPER.

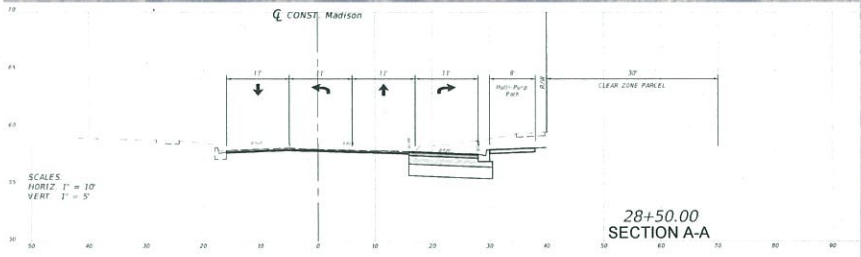
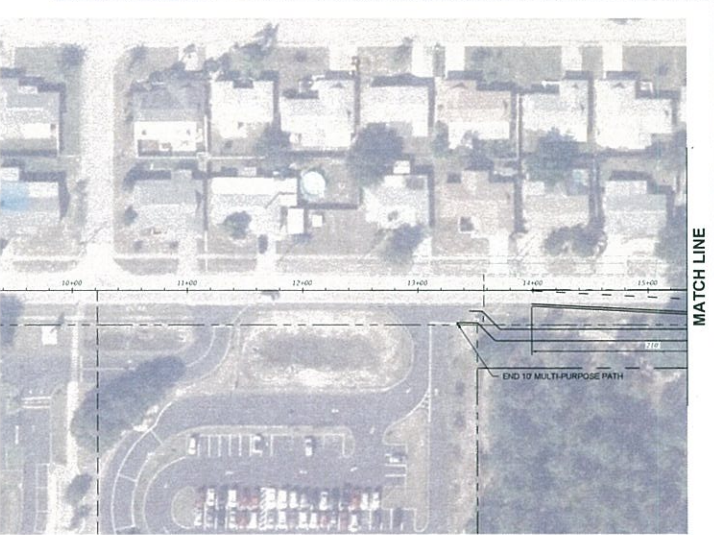


EXHIBIT B

EXHIBIT C

LAND USE EQUIVALENCY MATRIX
6/29/2017

<u>TRADE FROM:</u>	<u>TRADE TO:</u>						
	Single Family - Detached (DU's)	Retail (KSF)	Office (KSF)	Medical Office (KSF)	Townhomes (DU's)	Multi- Family (DU's)	Industrial (KSF)
Single Family - Detached (DU's)	-	0.205	0.628	0.254	1.746	1.465	0.936
Retail (KSF)	-	-	3.064	1.240	8.515	7.142	4.565
Office (KSF) (2)	-	0.326	-	0.404	2.775	2.327	1.488

(1) Example: Exchange Retail to obtain 10,000 Sq Ft of Office.

10,000 Sq Ft/3.064 = 3,264 Sq Ft of Retail

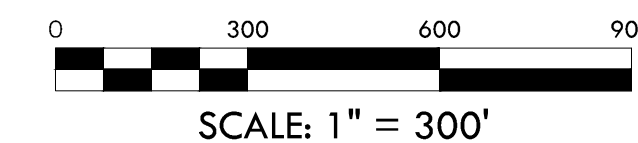
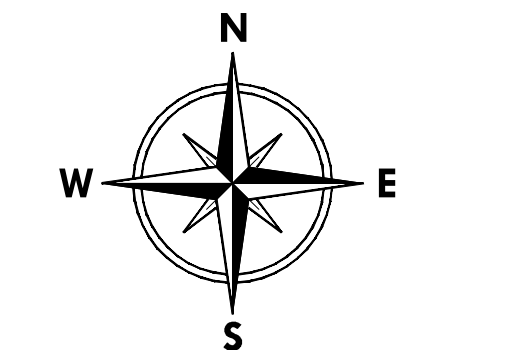
(2) The exchange of the Office land use to Retail is limited to 42,429 SF of Retail.

Such an exchange shall not be permitted until all Retail entitlements are used.

(3) The following minimum/maximum shall apply:

<u>Use</u>	<u>Minimum</u>	<u>Maximum</u>
Single Family Detached (DU's)	0	425
Retail (SF)	0	292,429 (250,000 plus the support of 42,429)
Office (SF)	100,000	1,010,000
Single Family Attached/Townhomes (DU's)	0	100
Multi-Family (DU's)	0	300

EXHIBIT C
MASTER PLAN



GENERAL NOTES

- INTERNAL ROADWAY ALIGNMENTS AND CROSS ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING PDP/PSP/CP DESIGN AND PERMITTING WITHOUT REQUIRING MPUD MODIFICATION.
- THE SITE LIES WITHIN FLOOD ZONES "A", "AE" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
- THE SITE LIES WITHIN PASCO COUNTY (WASTEWATER/POTABLE WATER) AND DUKE ENERGY (ELECTRIC) SERVICE AREAS.
- THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH A CDD AND OR HOA.
- NEIGHBORHOOD PARK LOCATION IS CONCEPTUAL AND MAY BE MODIFIED AT PDP/PSP/CP WITHOUT REQUIRING MPUD MODIFICATION. ACREAGE SHALL BE IN ACCORDANCE WITH LDC STANDARDS AND FLU SUBAREA POLICY UNLESS ALTERNATIVE STANDARD IS APPROVED.
- PENDING DEVELOPMENT, INTERIM BONA FIDE AGRICULTURAL USES ARE PERMITTED.
- POST DEVELOPMENT ACREAGE CALCULATIONS ARE ESTIMATES AND SUBJECT TO PDP/PSP/CP APPROVAL.
- MPUD PARCEL C / CONSERVATION LIMITS AS SHOWN ON THE MASTER PLAN ARE APPROXIMATE AND SHALL BE FINALIZED DURING PDP/PSP/CP DESIGN AND PERMITTING. THE CONSERVATION LIMITS SHALL NOT BE LESS THAN 45.0 TOTAL ACRES.
- FAR / DENSITY MAY VARY BY DEVELOPMENT PHASE INCREMENT AND LUEM UTILIZATION.
- MPUD ALLOWABLE USES, MIXED USE, CONSERVATION, RESIDENTIAL SEE CONDITIONS OF APPROVAL FOR SPECIFIC LIST.
- NEIGHBORHOOD PARK CREDIT IN CONSERVATION PARCEL PER SUBAREA COMPREHENSIVE PLAN POLICY.

LEGEND

- MPUD PROJECT BOUNDARY
- MPUD PARCEL BOUNDARY
- APPROVED SWFWMD JET WETLANDS
- 50' FT WETLAND SETBACK ALONG ANCLOTE RIVER (PER FLU SUBAREA)
- EXPANDED 75' WETLAND SETBACK AREA (PER FLU SUBAREA)
- UPLAND AREA TO PROVIDE NEIGHBORHOOD PARK CREDIT (PER FLU SUBAREA)
- 25' WETLAND SETBACK (UNLESS OTHERWISE NOTED)
- CONSERVATION LIMITS (SEE GENERAL NOTES)
- PROPOSED LOCAL ROAD
- 2014 FEMA BOUNDARY
- 500' FT ZONING OFFSET
- MAJOR ACCESS POINT
- EXISTING PARCELS WITHIN 500' FT OF ZONING BOUNDARY
- FUTURE 10' MULTI-USE TRAIL (TO BE CONSTRUCTED BY OTHERS)

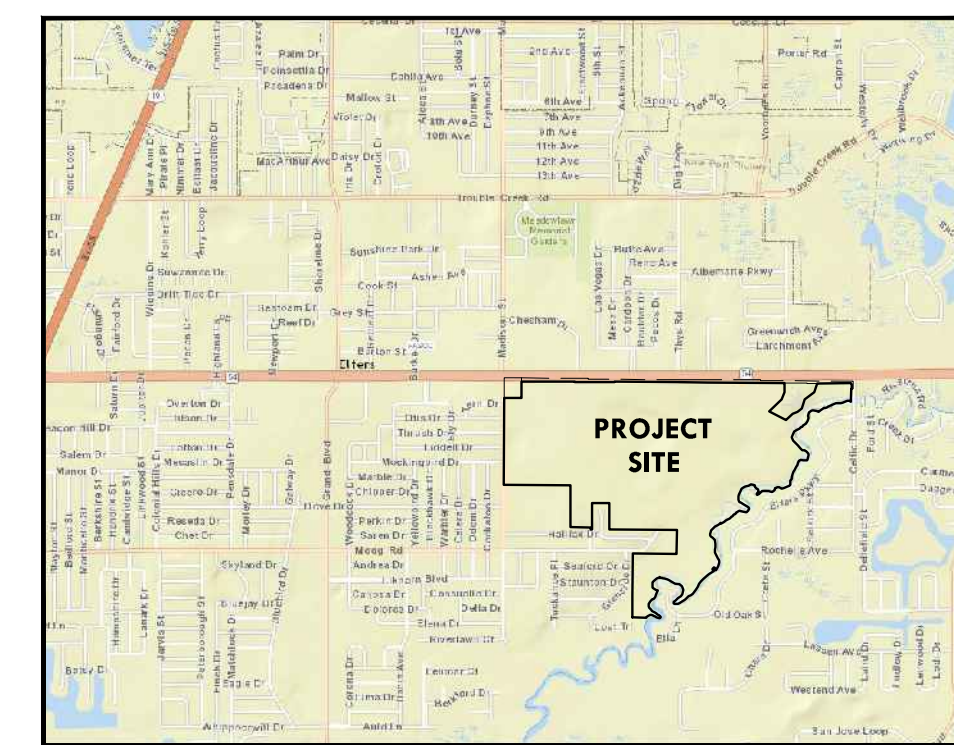
LAND USE TABLE

EXISTING FUTURE LAND USE	RESIDENTIAL (RES-6, 12, 24) COMMERCIAL (COM) INDUSTRIAL LIGHT (IL) CONSERVATION LANDS (CON)
PROPOSED FUTURE LAND USE	PLANNED DEVELOPMENT (PD)
EXISTING ZONING	AC (AGRICULTURAL DISTRICT) C2 (GENERAL COMMERCIAL)
PROPOSED ZONING	MASTER PLANNED UNIT DEVELOPMENT (MPUD)
PARCEL A	47.78 ACRES +/- MIXED USED
PARCEL A MAX ENTITLEMENTS	250,000 S.F. COMMERCIAL 244,000 S.F. OFFICE ALLOWABLE USES MAY BE EXCHANGED WITH APPROVED LUEM
PARCEL B RESIDENTIAL	123.11 ACRES +/- (MAXIMUM)
PARCEL B MAX ENTITLEMENTS	425 SINGLE FAMILY UNITS (ATTACHED OR DETACHED)
PARCELS C-1 & C-2 CONSERVATION	45 ACRES (C1=23.7 AC., C2=21.3 AC.)
UPLANDS	206.3 +/-
WETLANDS	9.58 +/-
TOTAL PROJECT ACRES	215.9 +/-
PARCEL A FAR	0.24
PARCEL B DENSITY	3.45

PRE-POST WETLANDS

ID	CATEGORY	PRE-DEV ACRES +/-	POST-DEV ACRES +/-
A	III	0.08	0.08
B	I	5.73	5.73
C	III	0.12	0.12
D	III	0.02	0.02
E	III	0.09	0.09
F	III	0.17	0.17
G	III	3.22	3.22
H	III	0.06	0.06
I	III	0.06	9.52
TOTAL		9.59	9.59

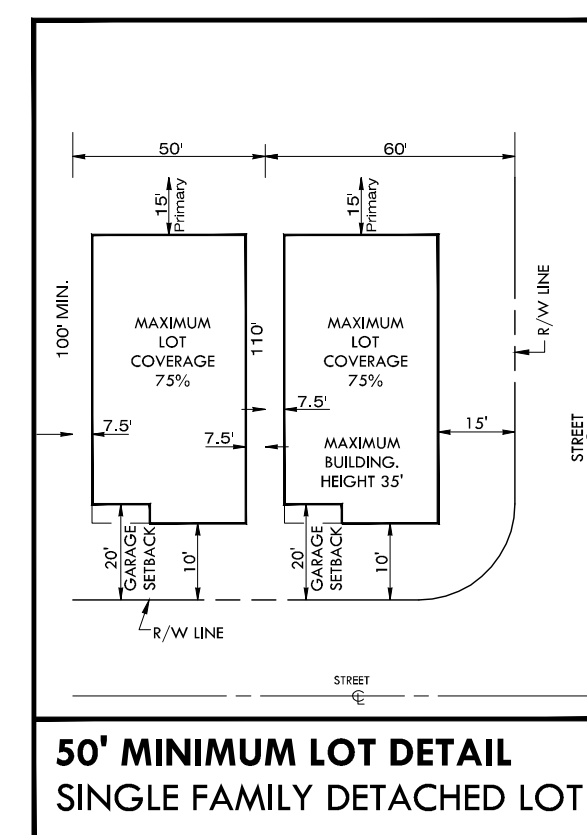
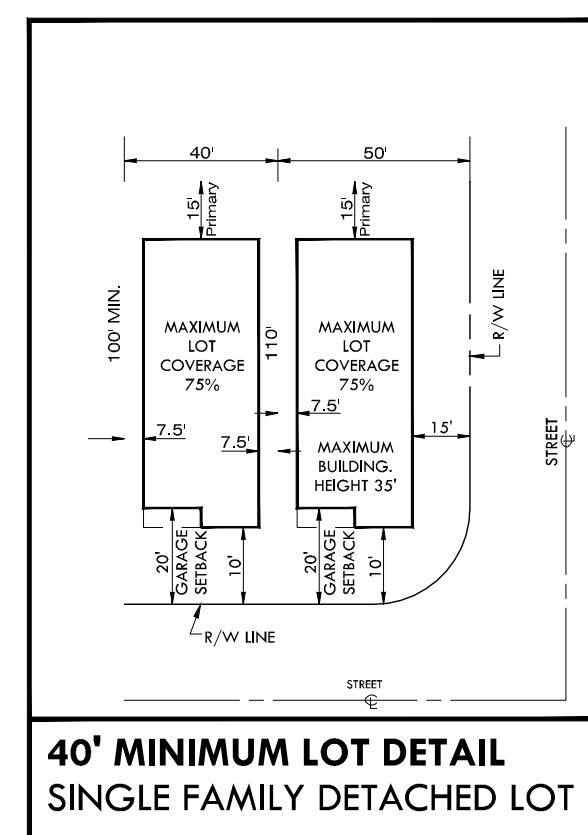
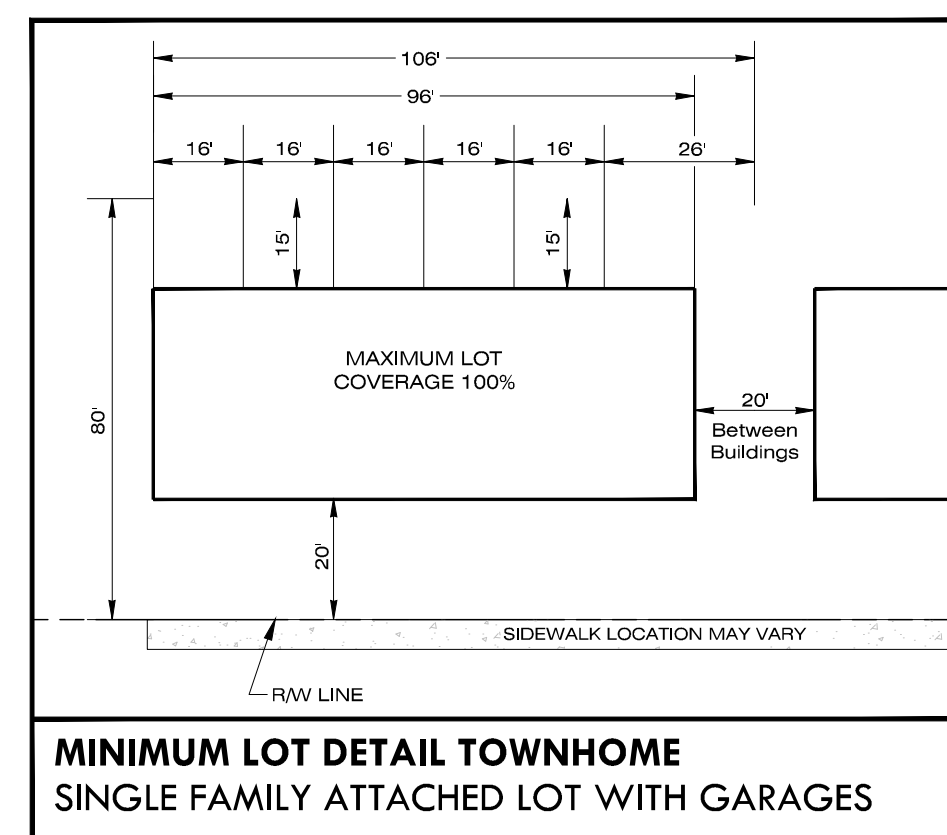
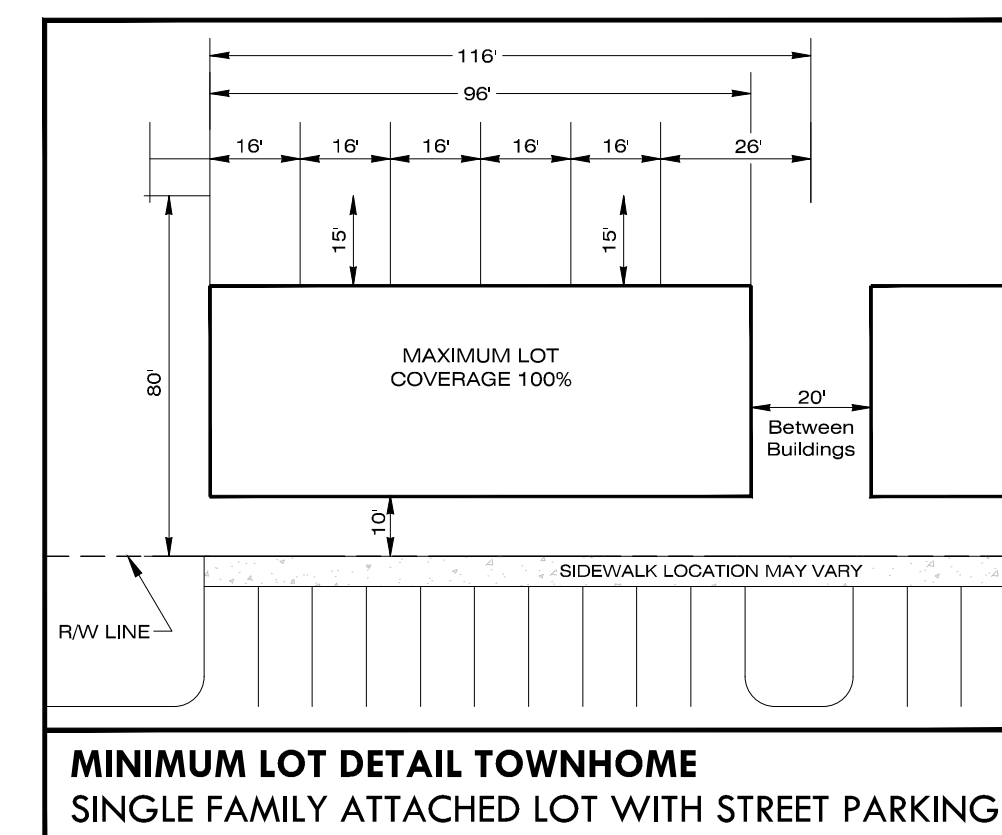
APPROVED WETLAND BOUNDARY SWFWMD PETITION # 728809/42034398.001 OCT 2016



VICINITY MAP
Sections 21, Township 26 S, Range 16E, Pasco County, Florida

BCC APPROVED
8/29/17

MASTER DEVELOPMENT PLAN
HARVEY MADISON 54 MPUD
Pasco County, Florida
Rezoning Petition No: 7241



NOTE: Side setbacks may be reduced to no less than 5-feet in compliance with LDC 902.K.2.K.b. Fences may be permitted but shall not impede positive drainage flow and access to drainage facility within the setback and/or drainage easement.

PROFESSIONAL TEAM

Legal Counsel:
Hobby & Hobby P.A.
109 N. Bush Street
Tampa, FL 33602
(727) 847-5854

Environmental:
Cardno, Inc.
3905 Crescent Park Drive
Riverdale, FL 33378
(813) 664-4500

Planning & Engineering:
Clearview Land Design, P.L.
E. 6th Avenue,
Tampa, FL 33605
(813) 223-3919

Survey:
GeoPoint Surveying, Inc.
1403 E. 5th Ave.,
Tampa, FL 33605
(813) 248-8888

Transportation:
Lincks & Associates, Inc.
5023 W. Laurel Street
Tampa, FL 33607
(813) 289-0039

REVISIONS	DESCRIPTION	DATE
	PASCO SUBMITTAL	12.09.16
	REVISED PER COUNTY COMMENTS	03.29.17
	RE-SUBMITTAL	05.23.17
	RE-SUBMITTAL	06.26.17

PREPARED FOR:
DCH GROVES, LLC
AND
LENNAR
Quality. Value. Integrity.

PREPARED BY:
Clearview LAND DESIGN, P.L.
Engineering Business C.A. No.: 288584065
1213 E. 6th Avenue, Tampa, Florida 33605
Office: 813-223-3919
Fax: 813-223-3975

DRAWN: GIRALDO
JOB NO.: LNHR-002
CHECKED: K. LOVE
DATE: 09/19/2016
FILE: MPUD.dwg

Harvey Madison – SR 54 MPUD

PROJECT SUMMARY

STUDY TRIGGER – Rezone the property to MPUD.

PROPOSED LAND USE:

Single Family	425 DU's
Retail	250,000 SF
Office	244,000 SF

BUILD OUT DATE – 2035

BUDGETED IMPROVEMENTS –

No budgeted improvements in the vicinity of the project.

STUDY CRITERIA –

The V/C ratio criteria of 1.0 was utilized.

TIMING AND PHASING RESULTS - The study indicates there are segments of Madison

Street may exceed a V/C ratio of 1.0. However, the developer is proposing the following

improvements to Madison Street:

- Three lane the section of Madison Street from SR 54 to Mockingbird Drive.

- Add a northbound right turn lane on Madison Street at SR 54.

In addition, the RaceTrac that is currently under construction within the northwest quadrant of the intersection of SR 54 and Madison Street is adding a southbound right turn lane on Madison Street at SR 54.

With the above improvements, and a more detailed arterial analysis Madison Avenue will meet the delay and V/C criteria at build out of the project.

ACCESS MANAGEMENT RESULTS – The analysis indicates there are movements within the project accesses along SR 54 that may exceed the delay criteria. The exceedances are to be addressed as follows:

- SR 54 and Elfers Square/Project Access A – A more detailed Access Management Analysis will be conducted at the time of the development of the parcel.
- SR 54 and Virginia Square Drive/Project Access B - A more detailed Access Management Analysis will be conducted at the time of the development of the parcel
- SR 54 and Thys Road/Project Access C - This access is to be signalized at such time as the intersection meets signal warrants. With signalization all movements within the intersection would meet the V/C and delay criteria.

EX PARTE SIGN-IN/DISCLOSURE FORM

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS, DEVELOPMENT REVIEW COMMITTEE OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, CONDITIONAL USES, SPECIAL EXCEPTIONS, DEVELOPMENTS OF REGIONAL IMPACT, PRELIMINARY OR CONSTRUCTION PLAN APPROVALS, AND APPEALS.**

FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.

Name of Local Public Official Attending Meeting/Discussion: COMMISSIONER RON OAKLEY

Date of Meeting/Discussion: 7/7/17 Location of Meeting/Discussion: DC

Parties Attending Meeting/Discussion (additional parties provide information on back of this form):

Name	Phone Number	Organization/Client	Area of Expertise (if applicable)
<i>Classic Hobby</i>	<i>813-223-3338</i>	<i>Hobby & Hobby, P.A.</i>	<i>Legal</i>

Application/Matter Being Discussed (include name and public hearing date, if known):

Lennar/Harvey Madison

County Staff Contact Person For Application:

Carolynn Burns / Matt Amusky

Specific Topics/Issues Being Discussed. Check all that apply:

<input checked="" type="checkbox"/>	Traffic/access/transportation mitigation		Noise/odor
	Environmental/wetlands		Aesthetics/landscaping
<input checked="" type="checkbox"/>	Compatibility of uses		Legal
<input checked="" type="checkbox"/>	Density/intensity		Schools
	Economic		Parks
	Utilities		Libraries
	Drainage/stormwater		Fire/EMS/police/public safety
	Other:		Other:

Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):

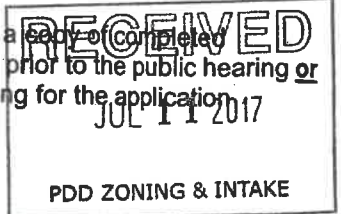
<input type="checkbox"/>	Provided in the same form to Zoning/Growth Management/Development Review Staff prior to the public hearing for inclusion in the record of the public hearing.
<input type="checkbox"/>	Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing.
<input type="checkbox"/>	Presented in the same form at the public hearing.
<input checked="" type="checkbox"/>	Written materials, diagrams, plans or pictures will not be presented to the Local Public Official.

TO BE COMPLETED BY LOCAL PUBLIC OFFICIAL:

Other Disclosures (Disclosure of the Information Below Using this Form is Optional; This Information May Also Be Disclosed by the Local Public Official at the Public Hearing).

<input type="checkbox"/>	Site Visit or Site Investigation.
<input type="checkbox"/>	Receipt of Written Correspondence, Diagrams, Plans, Pictures or E-mails Which Have Been Attached to Disclosure Form, Provided to Staff or Will Be Disclosed at Public Hearing.

*Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above prior to the public hearing or provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.



X PARTE SIGN-IN/DISCLOSURE FORM

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS, DEVELOPMENT REVIEW COMMITTEE OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, CONDITIONAL USES, SPECIAL EXCEPTIONS, DEVELOPMENTS OF REGIONAL IMPACT, PRELIMINARY OR CONSTRUCTION PLAN APPROVALS, AND APPEALS.**

FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.

Name of Local Public Official Attending Meeting/Discussion: Commissioner Wells

Date of Meeting/Discussion: 7/5/17 Location of Meeting/Discussion: NPR

Parties Attending Meeting/Discussion (additional parties provide information on back of this form):

Name	Phone Number	Organization/Client	Area of Expertise (if applicable)
<u>Clare Hobby</u>	<u>813-223-3338</u>	<u>Hobby & Hobby, PA</u>	<u>Legal</u>

Application/Matter Being Discussed (include name and public hearing date, if known):
Lennox/Harvey Madison MPUD

County Staff Contact Person for Application: Conlynn Burns/Matt Armstrong

Specific Topics/Issues Being Discussed. Check all that apply:

<input checked="" type="checkbox"/> Traffic/access/transportation mitigation	<input type="checkbox"/> Noise/odor
<input type="checkbox"/> Environmental/wetlands	<input type="checkbox"/> Aesthetics/landscaping
<input checked="" type="checkbox"/> Compatibility of uses	<input type="checkbox"/> Legal
<input checked="" type="checkbox"/> Density/intensity	<input type="checkbox"/> Schools
<input type="checkbox"/> Economic	<input type="checkbox"/> Parks
<input type="checkbox"/> Utilities	<input type="checkbox"/> Libraries
<input type="checkbox"/> Drainage/stormwater	<input type="checkbox"/> Fire/EMS/police/public safety
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:

Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):

<input type="checkbox"/> Provided in the same form to Zoning/Growth Management/Development Review Staff prior to the public hearing for inclusion in the record of the public hearing.
<input type="checkbox"/> Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing.
<input type="checkbox"/> Presented in the same form at the public hearing.
<input checked="" type="checkbox"/> Written materials, diagrams, plans or pictures will not be presented to the Local Public Official.

TO BE COMPLETED BY LOCAL PUBLIC OFFICIAL:

Other Disclosures (Disclosure of the Information Below Using this Form is Optional; This Information May Also Be Disclosed by the Local Public Official at the Public Hearing).

<input type="checkbox"/> Site Visit or Site Investigation.
<input type="checkbox"/> Receipt of Written Correspondence, Diagrams, Plans, Pictures or E-mails Which Have Been Attached to Disclosure Form, Provided to Staff or Will Be Disclosed at Public Hearing.

***Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above prior to the public hearing or provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.**

Date: March 17, 2017

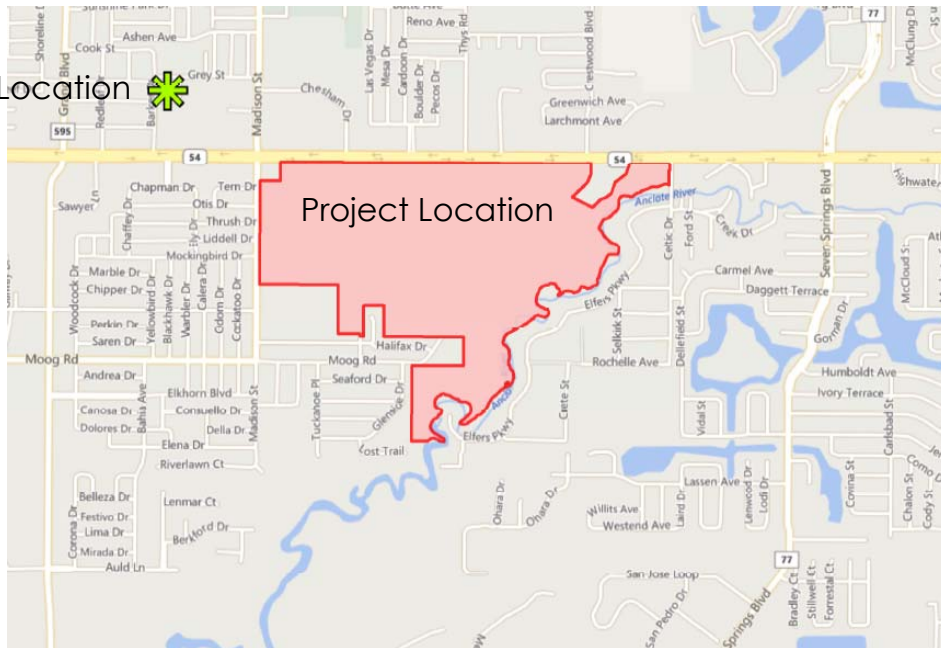
To: Adjoining Property Owners & Interested Neighborhood Residents

DCH Groves, LLC and Lennar Homes, Inc. have submitted a master planned development proposal to Pasco County for approximately 216 acres in the Elfers community planning area. The developer is proposing a walkable mixed used development that includes residential, retail, office, recreation and conservation areas.

We are inviting you to an information session to give you the opportunity to review plans and share your ideas and comments with the project developer, planners and engineers. The format will be informal and we encourage you to stop by at your convenience. The meeting will be held:

April 5, 2017
5:30 – 7:30 pm
CARE Elfers Center
4136 Barker Drive
New Port Richey, FL 34652

Meeting Location 



Note, this meeting will be held in addition to the established public hearing procedures of the Pasco Planning Commission, Development Review Committee and Board of County Commissioners. These formal hearing dates have not yet been established by Pasco County. The development plans are also available for public inspection during normal business hours: 8:00 a.m.-5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Zoning and Intake Department
West Pasco Government Center, S-230
8731 Citizens Drive
New Port Richey, FL 34654
Reference Project: Harvey Madison 54 (RZ 7241/CPAL 17-04)

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

CLARKE G. HOBBY, ESQ. / HOBBY & HOBBY, P.A.
Record Title Holder(s) or Authorized Representative Name(s)

That it is the owner and record title holder or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 21-26-16-0000-00100-0000

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

Project Name: HARVEY MADISON 54

Project Number: CPAL 17-04; RZ-7241

Request: APPLICATION FOR MPUD AND APPLICATION FOR COMP PLAN AMENDMENT


That attached is the following:

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

 X Certificate of mailing for the notices, which were mailed on JUNE 5, 2017 .
(Date)

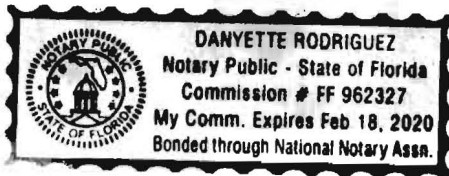
 X Photos showing the placement of and language on the signage, which was posted on JUNE 6, 2017 .
(Date)

FURTHER AFFIANT SAYETH NOT



Clarke G. Hobby

The foregoing instrument was acknowledged before me the 6/14/17 (date), by Clarke G. Hobby
(name of person acknowledging), who is personally known to me or who has produced _____
(type of identification) as identification.





NOTARY PUBLIC

June 5, 2017

Dear Property Owner:

This is to notify you that Petition numbers **CPAL 17-04** and **RZ 7241** (AKA Harvey Madison 54, Harvey Madison-SR 54/Madison Avenue) in the name of DCH Groves, LLC have been filed to amend the Pasco County Comprehensive Plan and the Pasco County Zoning Map for the following property:

Pasco Parcel ID 21-26-16-0000-00100-0000
Approximately 216 acres located south of SR 54, east of Madison Street, north of Halifax Drive, east of Glenside Drive and north east of the Anclote River (See Location Map)

AMENDMENT TO COMPREHENSIVE PLAN 2025 FUTURE LAND USE MAP AND SUBAREA POLICY
7.1.16 HARVEY – SR 54/MADISON AVENUE:

Modify Future Land Use Classification from IL (Industrial Light), COM (Commercial) RES-6 (Residential 6 du/acre), Res-12 (Residential 12 du/acre) and RES-24 (Residential 24 du/acre) to PD (Planned Development) and modify Subarea Policies/Subarea Guiding Principles.

AMENDMENT TO PASCO ZONING MAP/ZONING DISTRICT FROM AGRICULTURAL (A-C) &
GENERAL COMMERCIAL DISTRICT (C-2) TO MASTER PLANNED UNIT DEVELOPMENT (MPUD):

The amendment provides for a rezoning to the Master Planned Unit (MPUD) zoning district with associated Master Plan and conditions of approval for standards of development for mixed use, residential and conservation land use areas.

Consideration of the above referenced applications will be held by the following Pasco County review bodies at the following addresses and time:

Development Review Committee / Local Planning Agency Meeting

JUNE 22, 2017 Begins at 1:30 p.m.

West Pasco Govt Center Board Room

8731 Citizens Drive

New Port Richey, FL 34654

*(Consideration of Comprehensive Plan Amendment and
Master Planned Unit Development (MPUD) Rezoning)*

Pasco County BOCC Meeting

JULY 11, 2017 Begins at 1:30 p.m.

Historic Pasco County Courthouse Board Room, 2nd Floor

37918 Meridian Ave., Dade City, FL 33525

(Transmittal Hearing on Comprehensive Plan Amendment)

Pasco County BOCC Meeting

AUGUST 29, 2017 Begins at 1:30 p.m.

West Pasco Govt Center Board Room

8731 Citizens Drive

New Port Richey, FL 34654

*(Adoption Hearing on Comprehensive Plan Amendment and
Master Planned Unit Development (MPUD) Rezoning)*

All applications will be considered at the stated time or as soon thereafter as is practical.

(See Other Side)

A copy of the entire application package for the MPUD Amendment and Comprehensive Plan Amendment are available for public inspection during normal business hours, 8:00 a.m. to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center S-230
8731 Citizens Drive
New Port Richey, FL 34654

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

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

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

Prior to attending a public hearing, please verify this item has not been continued to a later date by accessing the agenda on Pasco County website (pascocountyfl.net). If you do not have access to a computer, please call (727) 847-8142 for verification.

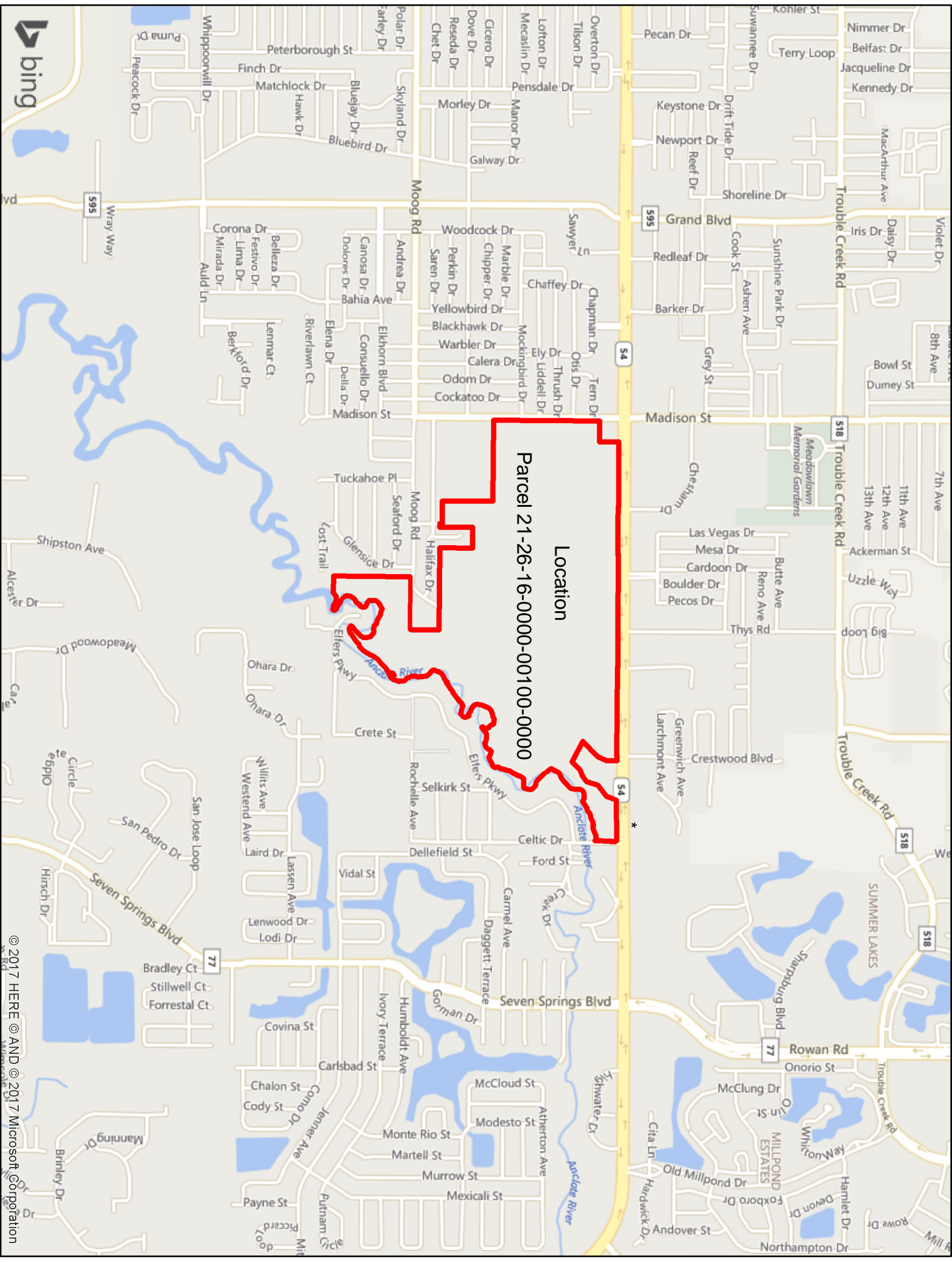
If you are in opposition to the above-stated applications, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any final decision made by the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the entire proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Appeals of such final actions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the Human Resources Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-8030 (v) in New Port Richey; (352) 523-2411, Ext. 8030 (v) in Dade City; and (727) 847-8949 if you are hearing impaired.

If you desire any additional information concerning these applications, please contact the Pasco County Development Review Division at (727) 847-8142.

Enclosure: Location Map



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2017.5.31 ADDRESSES FOR PUBLIC NOTICE LETTERS

SORTED BY NAME (508 TOTAL: INCLUDES 500', HOA WITHIN 1000' AND 4.5.17 ADDT'L MEETINGS ATTENDEES W/LEGIBLE ADDRESS)

SEQ	NAME	ADDR_1	ADDR_2	CITY	STATE	ZIP
1	129 NORTH RING AVE TRUST	JONES INGRID M TRUSTEE	100 N RING AVE	TARPON SPRINGS	FL	34689
2	4041 LAS VEGAS DRIVE LLC	13241 STARFISH DR		PORT RICHEY	FL	34667
3	6813-6823 SR 54 LLC	2208 US HIGHWAY 19		HOLIDAY	FL	34691
4	ACHIEVA CREDIT UNION	PO BOX 2650		LARGO	FL	33779
5	ADJCHAYANICH LEK & AMOUJ	2322 OXFORD BROOK CT		KATY	TX	77493
6	AGRON MILDRED	6114 HALIFAX DR		NEW PORT RICHEY	FL	34653
7	AGUELE FRANCIS J	3600 ELFERS PKWY		NEW PORT RICHEY	FL	34655
8	AIKEN JEREMY A & IPHIGENIA	6136 HALIFAX DR		NEW PORT RICHEY	FL	34653
9	ALEMAN IDA L	3547 MADISON ST		NEW PORT RICHEY	FL	34652
10	Alexander Don	3550 BLUE BIRD DR		New Port Richey	FL	34652
11	ALFARO ROQUE E & ANA	6313 SEAFORD DR		HOLIDAY	FL	34690
12	ALIMMATIRIS ZOGRAFIA	5904 LIDDELL DR		NEW PORT RICHEY	FL	34652
13	ALLEN TAWNI	7050 RIVERRUN RD		NEW PORT RICHEY	FL	34655
14	AMADOR VICTOR M &	MEDINA NILDA	3400 GLENSIDE DR	HOLIDAY	FL	34690
15	ANCLOTE STORAGE LLC	PO BOX 2756		TARPON SPRINGS	FL	34688
16	ANDERSON BRIAN HAROLD &	LINDA M	6243 HOPEWELL DR	HOLIDAY	FL	34690
17	Anderson Christina and Donald	5035 CHET DR		HOLIDAY	FL	34690
18	ANDERSON ROBERT A & JANET R	1320 LINDENWOOD DR		TARPON SPRINGS	FL	34688
19	ANDERSON TODD A & VALERIE J	3533 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
20	ARH TRUST #408	PMB 116	23110 STATE ROAD 54	LUTZ	FL	33549
21	ARMAND-DIAZ KAREN	2624 BIG PINE DR		HOLIDAY	FL	34691
22	Ascott Wendy & Bob	5426 BLUEPOINT DR		PORT RICHEY	FL	34668
23	ASTOR FLA LLC	3500 S DUPONT HWY		DOVER	DE	19901
24	AUGENTI CHARLES F JR &	DEMELLO ALDA M	5911 THRUSH DR	NEW PORT RICHEY	FL	34652
25	AVILES B SCOTT & STACY A &	HUFFMAN HALLIS H & SHERYL	10283 ELNORA ST	SPRING HILL	FL	34608
26	AVINS BRANDON	3430 ELFERS PKWY		NEW PORT RICHEY	FL	34655
27	BACKER ROBERT T &	WINTERSGILL KATHLEEN D	6219 HALIFAX DR	NEW PORT RICHEY	FL	34653
28	BARNES CRAIG C &	BREDEMEIER ANNA P	3632 SELKIRK ST	NEW PORT RICHEY	FL	34655
29	BARNES GREGORY ANTHONY	5924 OTIS DR		NEW PORT RICHEY	FL	34652
30	BARNES TRAVIS ESTATE OF &	C/O CHARLES & WANDA BARNES	11904 FARM ROAD 1200	AURORA	MO	65605
31	BARTON LINDA M	6741 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
32	Basey Jeane	3234 ELLA LN		NEW PORT RICHEY	fl	34655
33	BAUCKNECHT DAWN	3440 GLENSIDE DR		HOLIDAY	FL	34690
34	BAULDREE JOHN	C/O BARRY HUFF	17206 BOSLEY DR	SPRING HILL	FL	34610
35	BAULDREE JOHN W & MINA	C/O BARRY HUFF	17206 BOSLEY DR	SPRING HILL	FL	34610
36	BEAR KATHRYN G	11705 MEREDITH LN		PORT RICHEY	FL	34668
37	BEDNARIK JESSE & CAROL	3112 N CANAL DR		PALM HARBOR	FL	34684
38	BELAIR JOAN E	3712 ODOM DR		NEW PORT RICHEY	FL	34652

PS Form 3817, April 2007 PSN 7530-02-000-9085

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.	
From:	
CLEARVIEW LAND DESIGN, P.L.	
1213 East 6th Avenue	
Tampa, FL 33605	
To:	
SEE BELOW	



2017.5.31 ADDRESSES FOR PUBLIC NOTICE LETTERS

SORTED BY NAME (508 TOTAL: INCLUDES 500', HOA WITHIN 1000' AND 4.5.17 ADDT'L MEETINGS ATTENDEES W/LEGIBLE ADDRESS)

39	BELERI ROLAND & AGATHI	5931 THRUSH DR		NEW PORT RICHEY	FL	34652
40	BELERI ROLAND & AGATHI	805 SUNSET COVE DR		WINTER HAVEN	FL	33880
41	BENNETT SANDRA L	4041 SCARSDALE TRL		NEW PORT RICHEY	FL	34653
42	BENTON ROBERT H TRUST NO 12-04	BENTON V KAREN TRUST NO 12-04	3 FOREST HILL DR	JACKSONVILLE	IL	62650
43	BERGMAN ALAN	6711 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
44	BERNARDINI HEATHER &	AMAYA FRANCISCO JAVIER	3532 ANNIVERSARY CT	NEW PORT RICHEY	FL	34653
45	BINGHAM JAMES & BEVERLY REV TR	BINGHAM BEVERLY D TRUSTEE	6915 RINGGOLD AVE	NEW PORT RICHEY	FL	34655
46	BISHOP WILLIAM E	3625 MADISON ST		NEW PORT RICHEY	FL	34652
47	BLACKWELL GARY	PO BOX 1085		NEW PORT RICHEY	FL	34656
48	BLASEWITZ ROBERT & VALERIE	3561 ELFERS PKWY		NEW PORT RICHEY	FL	34655
49	BOERWINKLE JOHN	6206 MOOG RD		HOLIDAY	FL	34690
50	BOOTH STEPHEN C & ELAINE	7510 RIDGE RD		PORT RICHEY	FL	34668
51	BOSLEY GEOFFREY	326 W CEDAR ST		KENNETT SQUARE	PA	19348
52	BOUCHARD RAYMOND E & MARCY C	3245 ELLA LN		NEW PORT RICHEY	FL	34655
53	BOUTON CLAYTON H & MILDRED E	6308 HALIFAX DR		NEW PORT RICHEY	FL	34653
54	BOWDEN STILLMAN A & JULMA	475 WILSON ST		NAPA	CA	94559
55	BOWEN FAMILY LLC	814 CYPRESS TRAILS DR		TARPON SPRINGS	FL	34688
56	BOYEA SALLY	124 REYNOLDSTON RD		NORTH BANGOR	NY	12966
57	BRACARELLO ROCKY T	4040 LAS VEGAS DR		NEW PORT RICHEY	FL	34653
58	BRACIGLIANO ROBERT &	O'DONNELL DINA BRACIGLIANO	45 BOGERT DR	NORTH HALEDON	NJ	07508
59	BRANCH BANKING & TRUST COMPANY	PROPERTY TAX DEPT	PO BOX 167	WINSTON SALEM	NC	27102
60	BRATCHER R DAVID & BETH A	12130 OAKWOOD DR		HUDSON	FL	34669
61	BRAVO MIRIAM	5855 LIDDELL DR		NEW PORT RICHEY	FL	34652
62	BRENHOCH BRIAN & ELIZABETH	5919 LIDDELL DR		NEW PORT RICHEY	FL	34652
63	BRIDGES CATHERINE C	3350 GLENSIDE DR		HOLIDAY	FL	34690
64	BRUNTON JOANN E & THOMAS M	6250 MOOG RD		HOLIDAY	FL	34690
65	BUCHTER NORRIS D TRUST	DEMARCO BARBARA SUCC TRUSTEE	15 SAVOY ST	HAMDEN	CT	06514
66	BURNS GLORIA	6109 HALIFAX DR		NEW PORT RICHEY	FL	34653
67	BURR PETER J & LINDA J	6151 HALIFAX DR		NEW PORT RICHEY	FL	34653
68	BURR PHOENIX D	6231 SEAFORD DR		HOLIDAY	FL	34690
69	BUTLER COLLEEN ANN	6101 HALIFAX DR		NEW PORT RICHEY	FL	34653
70	CABELLA JOSEPH L	6115 HALIFAX DR		NEW PORT RICHEY	FL	34653
71	CABN TRUST	JONAS STEVEN K TRUSTEE	5426 BLUEPOINT DR	PORT RICHEY	FL	34668
72	CABN2 TRUST	JONAS STEVEN K ESQ TRUSTEE	4914 STATE ROAD 54	NEW PORT RICHEY	FL	34652
73	CAPELLI FAMILY TRUST	CAPELLI JUDY & MICHAEL TTEES	370 WESTWOOD DR	WEST DEPTFORD	NJ	08096
74	CAPPADONA KAREN H	16726 MIDSUMMER LN		SPRING HILL	FL	34610
75	CARIELLO SERGIO & LUZIA	2642 COLDSTONE LN		HOLIDAY	FL	34691
76	CARMENATY MARCIANO	3551 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
77	CARR LUCIE A	3606 COCKATOO DR		NEW PORT RICHEY	FL	34652

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2017.5.31 ADDRESSES FOR PUBLIC NOTICE LETTERS

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78	CARRINGTON FAMILY TRUST	CARRINGTON LAWRENCE W TRUSTEE	1210 E OAKWOOD ST	TARPON SPRINGS	FL	34689
79	CASE MICHAEL A & CAROL J	6730 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
80	CASPER GARY M & CAROL N	3231 ELLA LN		NEW PORT RICHEY	FL	34655
81	CASSATT MERVIN C	5923 TERN DR		NEW PORT RICHEY	FL	34652
82	CATANESE MICHELANGELO &	GANDOLFA	6201 SEAFORD DR	HOLIDAY	FL	34690
83	CHAMOPOULOS WILLIAM & KATHY	1636 ASHLAND AVE UNIT 603		DES PLAINES	IL	60016
84	CHANEY JOHN C	6189 CHESHAM DR APT 3		NEW PORT RICHEY	FL	34653
85	CHAPMAN JERRY T & DEANNA K	3366 ELFERS PKWY		NEW PORT RICHEY	FL	34655
86	CHARTON MICHAEL T	3553 COCKATOO DR		NEW PORT RICHEY	FL	34652
87	Chauge Maureen	5719 THRUSH DR		New Port Richey	fl	
88	CHODAK ANN MARIE	3648 ODOM DR		NEW PORT RICHEY	FL	34652
89	CHRISTENSON MICHAEL J & WENDY	SORRELL WENDY LOU	6223 SEAFORD DR	HOLIDAY	FL	34690
90	Ciampaglia Patrick	5251 TILSON		NEW PORT RICHEY	fl	34652
91	CLARK ALBERT L SR & WANDA F	3860 ELFERS PKWY		NEW PORT RICHEY	FL	34655
92	CLIFFORD SHARON L	5939 LIDDELL DR		NEW PORT RICHEY	FL	34652
93	COATES ANNELIESE MARTHA TRUST	COATES NIKOLA C TRUSTEE	1326 HICKORY BEND DR	HILLSBORO	WV	24946
94	COCHRAN DAVID S & HANRI	6705 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
95	CODY LINDA J	6129 HALIFAX DR		NEW PORT RICHEY	FL	34653
96	COLONIAL HILLS CIVIC ASSOCIATION, INC.,	5020 MESCALIN DRIVE		NEW PORT RICHEY	FL	34652
97	CONTARINO ANTHONY & AMY	6850 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
98	CONTOROUSIS GEORGIA TRUST	GREBERIS MICHELE TRUSTEE	110 PILL HILL RD	BERNARDSVILLE	NJ	07924
99	CORACI PAUL J & MARGARET	6800 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
100	CORBETT JOHN P	185 LAGO VISTA BLVD		CASSELBERRY	FL	32707
101	CORBIN DANIEL	6307 STAUNTON DR		HOLIDAY	FL	34690
102	CORDERO JOSE &	CORDERO JEDREK A	6236 MOOG RD	HOLIDAY	FL	34690
103	COSGROVE ARLENE	6189 CHESHAM DR APT 2		NEW PORT RICHEY	FL	34653
104	COSTA KRISTOPHER &	KRONDON MARIANNA	3004 OHARA DR	NEW PORT RICHEY	FL	34655
105	COZBY DONIVAN R & SANDRA J	PO BOX 1395		ELFERS	FL	34680
106	CRABTREE DAVID A & SANDRA K	714 HIDDEN LAKE DR		TARPON SPRINGS	FL	34689
107	CRIBBS DEBRA L	3633 COCKATOO DR		NEW PORT RICHEY	FL	34652
108	CROKE RICHARD M	#C	604 CENTER DYRE AVE	WEST ISLIP	NY	11795
109	CROWN CASTLE GT COMPANY LLC	PMB 353	4017 WASHINGTON RD	MC MURRAY	PA	15317
110	CROWSON MICHAEL	5854 OTIS DR		NEW PORT RICHEY	FL	34652
111	Cucchiara Anthony	3548 CONTRELL		NEW PORT RICHEY	FI	34652
112	D'AGOSTINO IRENE &	ALLSTADT MARGARET	74 OAK ST	AMITYVILLE	NY	11701
113	D'ALESSANDRO ANTONIO & MARIA	162 ELLISON AVE		WESTBURY	NY	11590
114	DAMIAN RONALD C & DIANE M	3500 HANOVER DR		NEW PORT RICHEY	FL	34653
115	DAVIS JOELLE &	SEIS JOSHUA	6308 STAUNTON DR	HOLIDAY	FL	34690

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116	DAY ELIZABETH B TRUSTEE	PO BOX 1212	NEW PORT RICHEY	FL	34656
117	DAY ROBERT L CREDIT SHELTER TR	C/O ELIZABETH DAY	NEW PORT RICHEY	FL	34656
118	DCH GROVES LLC	PO BOX 320334	TAMPA	FL	33679
119	DCH TIMBER LLC	PO BOX 320334	TAMPA	FL	33679
120	DE SANTIS FAMILY TRUST	DE SANTIS PASQUALE&CARMELA TTE	FRESNO	CA	93650
121	DEBOER DONNA R	3711 MADISON ST	NEW PORT RICHEY	FL	34652
122	DEDOOD PETER W	3640 ODOM DR	NEW PORT RICHEY	FL	34652
123	DEFILLO INGRID S &	MATOS MARCOS V	NEW PORT RICHEY	FL	34653
124	DEFRANCO-HOPE CAROL A &	HOPE CHARLES P	6307 HALIFAX DR		
125	DEGRE BRUCE & DIANA	3606 ANNIVERSARY CT	3412 GLENSIDE DR		
126	DELA FUENTE ANN	6123 HALIFAX DR	HOLIDAY	FL	34690
127	DELLEDONNE ANTHONY	6200 MOOG RD	NEW PORT RICHEY	FL	34653
128	DeLo Lee	3441 ELFERS PKWY	HOLIDAY	FL	34690
129	DELSARDO DENISE	6151 MOOG RD	NEW PORT RICHEY	FL	34655
130	DEMELLIS GEORGE NICHOLAS &	DEMELLIS KOSTA	NEW PORT RICHEY	FL	34653
131	DEMELLIS KOSTA & MARIA	3020 EVENSONG CT	5855 THRUSH DR		
132	DEPACE LILLIAN M	6330 HALIFAX DR	HOLIDAY	FL	34690
133	DIAZ KARI	3705 COCKATOO DR	NEW PORT RICHEY	FL	34653
134	DICKEY JAMES E	3701 ELFERS PKWY	NEW PORT RICHEY	FL	34652
135	DIEBER MICHELLE E &	ROBERT G JR	NEW PORT RICHEY	FL	34655
136	DILLOW JOYCE F	3611 ANNIVERSARY CT	3630 ELFERS PKWY		
137	DIPIETRO FREDRIC R & VICKIE L	5918 THRUSH DR	NEW PORT RICHEY	FL	34653
138	DIPRONIO FRANK & PAM	6242 STAUNTON DR	NEW PORT RICHEY	FL	34652
139	DISCOUNT AUTO PARTS INC #9408	ATTN TAX ACCOUNTING	HOLIDAY	FL	34690
140	DISTRICT SCHOOL BOARD OF	PASCO COUNTY	ROANOKE	VA	24001
141	DOMIAN AMIR Z	3647 MADISON ST	7227 LAND O LAKES BLVD		
142	DONALDSON JAMES & IVONE	3706 ODOM DR	LAND O LAKES	FL	34638
143	DUKE LAWRENCE & ELIZABETH R	11331 HIDDEN TREASURE CT	NEW PORT RICHEY	FL	34652
144	DUKE LAWRENCE J	6601 STATE ROAD 54	NEW PORT RICHEY	FL	34652
145	DUNKERLY FRANCIS JR & JEANETTE	3840 ELFERS PKWY	NEW PORT RICHEY	FL	34654
146	DUONG TRACY	6242 HALIFAX DR	NEW PORT RICHEY	FL	34653
147	DVORSHOCK JOSEPH P	3426 GLENSIDE DR	NEW PORT RICHEY	FL	34655
148	DVP LP	PO BOX 841	NEW PORT RICHEY	FL	34653
149	DYER BARBARA CONNER	3811 ELFERS PKWY	HOLIDAY	FL	34690
150	DZIEWINSKI JAMES P	3647 COCKATOO DR	VISALIA	CA	93279
151	EDWARDS DEBORAH	3826 CELTIC DR	NEW PORT RICHEY	FL	34655
152	EHMKE PATRICIA	90 STONELEIGH CT	NEW PORT RICHEY	FL	34652
153	ELFERS SQUARE CENTER INC	10912 N 56TH ST	NEW PORT RICHEY	FL	34655
154	ELIA FAMILY TRUST	3847 FLORAMAR TER	ROCHESTER	NY	14618
			TEMPLE TERRACE	FL	33617
			NEW PORT RICHEY	FL	34652

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155	ENGL HOME RENTALS LLC	1042 SYLVIA LN	TAMPA	FL	33613
156	EUTSEY HOPE M & MILFORD W	6301 STAUNTON DR	HOLIDAY	FL	34690
157	FABRICIO ESPINOZA	5612 CHIPPER DR	NEW PORT RICHEY	FL	34652
158	FADI MALKI INC	4923 FELECITY WAY	PALM HARBOR	FL	34685
159	FAIRMAN LAURA G	6135 SEAFORD DR	HOLIDAY	FL	34690
160	FALCO EDDY	9501 DANTEL DR	NEW PORT RICHEY	FL	34654
161	FERGUSON DOUGLAS JR &	CHRISTINE JORDAN 6219 MOOG RD	NEW PORT RICHEY	FL	34653
162	FERGUSON ROBERT	2621 COBBS WAY	PALM HARBOR	FL	34684
163	FERRANDINO JOSEPH P & LYNN L	11032 HIDDEN TREASURE CT	NEW PORT RICHEY	FL	34654
164	FERRANTE CARLO &	BARONE MANUELA 11303 PALM PASTURE DR	TAMPA	FL	33635
165	FIELDING SIDNEY D	13115 MOOSE LN	HUDSON	FL	34669
166	FILIPPIDIS KIRIAKOS J TRUST	FILIPPIDIS KIRIAKOS TRUSTEES 8612 MAGNUM CT	NEW PORT RICHEY	FL	34655
167	FIorentino MICHAEL	3640 COCKATOO DR	NEW PORT RICHEY	FL	34652
168	FIRST DOWN REALTY INC	PO BOX 309	TARPON SPRINGS	FL	34688
169	FISHER RHONDA J	7038 RIVERRUN DR	NEW PORT RICHEY	FL	34655
170	FISHER RHONDA JEAN	7038 RIVERRUN DR	NEW PORT RICHEY	FL	34655
171	FITSKO NORMAN W & JOAN E	3420 GLENSIDE DR	HOLIDAY	FL	34690
172	FITZNER ROBERT L	6222 MOOG RD	HOLIDAY	FL	34690
173	FL DEPT OF TRANSPORTATION	BUREAU OF RIGHT OF WAY 11201 MCKINLEY DR	TAMPA	FL	33612
174	FRANCK RYAN	6251 HOPEWELL DR	HOLIDAY	FL	34690
175	FRANKLIN LESLIE J	6615 27TH ST N	ST PETERSBURG	FL	33702
176	FROST CHRISTOPHER	3875 ELFERS PKWY	NEW PORT RICHEY	FL	34655
177	GALLAGHER HOLLIS A	5230 S VIEW PT	HOMOSASSA	FL	34448
178	GAMACHE MICHAEL &	SEYKORA JOHN E 520 MIDWAY LN	TARPON SPRINGS	FL	34689
179	GEIS BARBARA M	3711 COCKATOO DR	NEW PORT RICHEY	FL	34652
180	GELINAS LEE A &	KENNEDY-GELINAS ANGELA 3441 ELFERS PKWY	NEW PORT RICHEY	FL	34655
181	GIESSEL GARY C & CATHERINE M	3548 COCKATOO DR	NEW PORT RICHEY	FL	34652
182	GIUDICI DEBORAH	5905 MOCKINGBIRD DR	NEW PORT RICHEY	FL	34652
183	GLAVERA LLC	ROBERT FITZNER REGISTERED AGNT PO BOX 14422	CLEARWATER	FL	33766
184	GOFF FRANKLIN	6331 CHISWICK CT	NEW PORT RICHEY	FL	34655
185	GONZALEZ JOHNNY &	BLANCO ALCIRA 6700 LARCHMONT AVE	NEW PORT RICHEY	FL	34653
186	GOODHUE BARBARA A	6300 STAUNTON DR	HOLIDAY	FL	34690
187	GOODROW ANNE M	4043 MESA DR	NEW PORT RICHEY	FL	34653
188	GOPHER REO LLC	99 HIGH ST FL 7	BOSTON	MA	02110
189	GRIFFITHS LINDA A	3440 FLORAMAR TER	NEW PORT RICHEY	FL	34652
190	GROW FINANCIAL CREDIT UNION	PO BOX 89909	TAMPA	FL	33689
191	GSD INVESTMENTS LLC	6329 STATE ROAD 54	NEW PORT RICHEY	FL	34653
192	Guzik Stephen	12229 Mago Court	SPRING HILL	FL	34609
193	GWIDA MAHER HABIB &	TANOUIS LORA KAMAL SAMY 5945 TERN DR	NEW PORT RICHEY	FL	34652

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194 HADGINIKITAS EMMANUEL E &	GEORGIA	2190 ANDREWS CT	DUNEDIN	FL	34698
195 HAGEMAN MICHAEL	6341 HALIFAX DR		NEW PORT RICHEY	FL	34653
196 Hallet Gilson Sharan Lee	6939 Azlee avenue		NEW PORT RICHEY	FL	34655
197 Halpin J.R.	5707 Thrush Dr		New PORT RICHEY	FL	34652
198 HANLEY STEPHEN D & PATRICIA H	6321 STAUNTON DR		HOLIDAY	FL	34690
199 HANNA ROBERT D	325 HIGHLAND RD		TARPON SPRINGS	FL	34689
200 HARIS PAT H & HARIS NICOLE M &	HARIS CHRISTOPHER W	4149 RFD	LONG GROVE	IL	60047
201 HARRISON FLA LLC	3500 S DUPONT HWY		DOVER	DE	19901
202 Hart Elaine & Madeline	3826 galt st		NEW PORT RICHEY	FL	34655
203 HASKAS GEORGE	3705 MADISON ST		NEW PORT RICHEY	FL	34652
204 HAWKINS JERRY L	5911 LIDDELL DR		NEW PORT RICHEY	FL	34652
205 HENDERLONG STEVEN V	6188 CHESHAM DR APT 4		NEW PORT RICHEY	FL	34653
206 HENRY STEPHEN K & TETYANA	6856 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
207 HESS PETER PAUL &	JACOBS-HESS DOROTHY	6655 OLD OAK ST	NEW PORT RICHEY	FL	34655
208 HICKMAN JANICE & WALTER	3682 HICKMAN RD		KODAK	TN	37764
209 HIEFTJE MARTIN J & TRENA F	6420 OELSNER ST		NEW PORT RICHEY	FL	34652
210 HITT CLAUDE RAYMOND	2262 ANDREWS CIR		AIKEN	SC	29803
211 HOCKENBARY JOAN L	6250 SEAFORD DR		HOLIDAY	FL	34690
212 HOFFMAN VITO & DOROTHEA	3550 NORA LN		NEW PORT RICHEY	FL	34655
213 HOGAN JANICE	6143 MOOG RD		NEW PORT RICHEY	FL	34653
214 HOLLON CRYSTAL L	3335 ELFERS PKWY		NEW PORT RICHEY	FL	34655
215 HOLWELL PAUL J	3625 COCKATOO DR		NEW PORT RICHEY	FL	34652
216 HOLZ INGRID B	6321 SEAFORD DR		HOLIDAY	FL	34690
217 HOUSING & URBAN DEVELOPMENT	C/O INFO SYSTEMS NETWORKS CORP	2401 NW 23RD ST STE 1D	OKLAHOMA CITY	OK	73107
218 HOUSING RESULTS LLC	14914 BURBANK BLVD		SHERMAN OAKS	CA	91411
219 HUFFMAN NORMAN REV TRUST	HUFFMAN NORMAN TRUSTEE	5944 TERN DR	NEW PORT RICHEY	FL	34652
220 HULING DARRELL E & BARBARA A	6700 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
221 HUNT ROBERT	2408 ANNBROOK CT		NEW PORT RICHEY	FL	34655
222 HUSAK FLORIDA HOLDINGS LLC	3734 DOGTROT ST		NEW PORT RICHEY	FL	34655
223 HUYNH JAKE KY	7802 FOXWOOD DR		NEW PORT RICHEY	FL	34653
224 IBRAHIM HAITHAM	6142 HALIFAX DR		NEW PORT RICHEY	FL	34653
225 IN & OUT EXPRESS LUBE INC	6709 STATE ROAD 54		NEW PORT RICHEY	FL	34653
226 INGLIS JASON	3626 COCKATOO DR		NEW PORT RICHEY	FL	34652
227 ISOTALO TIMO V &	SOSA MARTHA PATRICIA	3620 COCKATOO DR	NEW PORT RICHEY	FL	34652
228 ISRAM PASCO LLC	506 S DIXIE HWY		HALLANDALE BEACH	FL	33009
229 JACOBSON CARL E & HELENA N	3634 COCKATOO DR		NEW PORT RICHEY	FL	34652
230 JAMES ROBERT	6237 SEAFORD DR		HOLIDAY	FL	34690
231 JELIC DRAGAN & SLAVKA	5918 OTIS DR		NEW PORT RICHEY	FL	34652
232 JOERRES RICHARD	6189 CHESHAM DR APT 7		NEW PORT RICHEY	FL	34653

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233	JOHANSSON KIMBERLY C	6403 HALIFAX DR		NEW PORT RICHEY	FL	34653
234	JOSEPH'S QUALITY PROPERTIES	LLC	17308 PREAKNESS PL	ODESSA	FL	33556
235	JOY VIOLET	3647 ODOM DR		NEW PORT RICHEY	FL	34652
236	JUSTISS WILL D	4042 PINE HAVEN RD		NEW PORT RICHEY	FL	34653
237	KAHLSCHUEUR LEROY	3364 GLENSIDE DR		HOLIDAY	FL	34690
238	KALOGIANIS ELENI LIV TRUST	KALOGIANIS ELENI TRUSTEE	5939 MOCKINGBIRD DR	NEW PORT RICHEY	FL	34652
239	KEANE JEAN A	5925 THRUSH DR		NEW PORT RICHEY	FL	34652
240	KELLEY DANIEL A & JULIE	3548 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
241	KELLY SUSAN A & THOMAS P	3653 COCKATOO DR		NEW PORT RICHEY	FL	34652
242	KENNEDY ROBERT T & SHIRLEY K	6320 STAUNTON DR		HOLIDAY	FL	34690
243	KENNEDY ROXANNE M	6313 STAUNTON DR		HOLIDAY	FL	34690
244	KENNY ROBERT A	C/O BERNARD KENNY	7824 JACKMAN RD	TEMPERANCE	MI	48182
245	KERN RAYMOND & LOURDES	3605 COCKATOO DR		NEW PORT RICHEY	FL	34652
246	KERNAGHAN AND MOORE SPEECH	AND LANGUAGE THERAPY SERV INC	6245 STATE ROAD 54	NEW PORT RICHEY	FL	34653
247	KHAMBATY QAYYUM	6333 STATE ROAD 54		NEW PORT RICHEY	FL	34653
248	KING DAVID W	1000 N HERCULES AVE		CLEARWATER	FL	33765
249	KING RONALD JOE ESTATE OF &	BALL MELINDA K	2405 N PURDUM ST	KOKOMO	IN	46901
250	KLEIN LERAY A	301 29TH ST		HOLMES BEACH	FL	34217
251	Kleinsorge Barbara	3610 madison st	AES principal	NEW PORT RICHEY	FL	34653
252	KLIDONAS ATHANASIA &	DEMETRIOS	6251 SEAFORD DR	HOLIDAY	FL	34690
253	KLIMCHUK P.	3610 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
254	KOSTAS K & KOSTAS D &	KARANTZIKOS A & KARANTZIKOS A	3059 32ND ST	ASTORIA	NY	11102
255	KOUGIANOS DIONISIOS	8344 CRESCENT MOON DR		NEW PORT RICHEY	FL	34655
256	KOUTOULAS ELEFATHERIOS	3706 COCKATOO DR		NEW PORT RICHEY	FL	34652
257	KRAUSE DAVID A & URSULA A	195 CANBY CIR		SPRING HILL	FL	34606
258	KUZIOMKO VINCENT F & LETECIA P	TRUST	6409 HALIFAX DR	NEW PORT RICHEY	FL	34653
259	LAMB PATRICK J	3234 ELLA LN		NEW PORT RICHEY	FL	34655
260	LAND TRUST NO 6188 CHESHAM DR	PERRY PHIL TRUSTEE	4501 E COLUMBUS DR STE /	TAMPA	FL	33605
261	LANG MAX C	7034 CREEK DR		NEW PORT RICHEY	FL	34655
262	LAPPAS MICHAEL	2245 CIMARRON TER		PALM HARBOR	FL	34683
263	LAPSEY JOEY DAVID	PO BOX 781		ELFERS	FL	34680
264	LAROCK BRUCE &	LAROCK COLE	3762 ELFERS PKWY	NEW PORT RICHEY	FL	34655
265	LAROCK BRUCE &	LAROCK COLE	3801 CELTIC DR	NEW PORT RICHEY	FL	34655
266	LAWRENCE BARBARA &	LAWRENCE MICHAEL	3825 ELFERS PKWY	NEW PORT RICHEY	FL	34655
267	LE DIAMOND N	3448 GLENSIDE DR		HOLIDAY	FL	34690
268	LE THAO &	TRAN TUAN K	3545 ANNIVERSARY CT	NEW PORT RICHEY	FL	34653
269	LEEPER MICHAEL G & GRETCHEN D	6306 SEAFORD DR		HOLIDAY	FL	34690
270	LENNAR HOMES LLC	C/O PENNINGTON MOORE PA	2701 N ROCKY POINT DR ST	ROCKY POINT	FL	33607
271	LEONE FRANCESCO	5773 CLOVERDALE BLVD		OAKLAND GARDENS	NY	11364

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272	LEVY JOANNE D & IRA	5925 LIDDELL DR		NEW PORT RICHEY	FL	34652
273	LEWANDOWSKI SHANNA M	6838 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
274	Lewis Doreen	5034 Chet Dr		NEW PORT RICHEY	FL	34653
275	LICHTENBERG JUANITA L & KARL V	3737 ELFERS PKWY		NEW PORT RICHEY	FL	34655
276	LIM ROSWITHA	1342 SADDLE CT		PALM HARBOR	FL	34683
277	LIND STEVEN C	95 WILSHIRE HEIGHTS DR		CROSSVILLE	TN	38558
278	LINIEWICZ HELEN	C/O WALTER LINIEWICZ	5841 27TH ST S	ST PETERSBURG	FL	33712
279	LLAZARI RIONAL	7047 DAGGETT TER		NEW PORT RICHEY	FL	34655
280	LOIZOU ANDREAS &	LOIZOU ZOERAKIS	6349 HALIFAX DR	NEW PORT RICHEY	FL	34653
281	LOIZOU ZOERAKIS	6349 HALIFAX DR		NEW PORT RICHEY	FL	34653
282	LORD ST LLC	520 MIDWAY LN		TARPON SPRINGS	FL	34689
283	LORD WILLIAM W & HELEN D	6648 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
284	LOUBET GEORGE & BRENDA	308 STATE ROUTE 2005		SPRINGVILLE	PA	18844
285	Love Steve and Naomi	6236 Seaford dr		HOLIDAY	FL	34690
286	LOWE HAYES & VIRGINIA	661 ALFRED TAYLOR DR		DEMOREST	GA	30535
287	Lukehart Cindy	PO Box 18001		CLEARWATER	FL	33764
288	LUNDGREN THOMAS L & MARYANN	3406 GLENSIDE DR		HOLIDAY	FL	34690
289	LUSBY KATHRYN L	6327 HALIFAX DR		NEW PORT RICHEY	FL	34653
290	MAC MICHAEL MARK D	6322 HALIFAX DR		NEW PORT RICHEY	FL	34653
291	MACHHAR P MD PA	6811 STATE ROAD 54	GREENBROOK MEDICAL CEN	NEW PORT RICHEY	FL	34653
292	MALONEY BERNARD & PATRICIA	PO BOX 238		MERRIMACK	NH	03054
293	MANCINE VICTOR L & RENEE L	5931 LIDDELL DR		NEW PORT RICHEY	FL	34652
294	MANUEL DAVID W & HELEN S	3619 COCKATOO DR		NEW PORT RICHEY	FL	34652
295	MARDIS STEVE	6634 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
296	MARLIN INVESTMENT DEVELOPMENT	LLC	4960 MARLIN DR	NEW PORT RICHEY	FL	34652
297	MARTIN RICHARD D JR	1245 WINDY BAY SHL		TARPON SPGS	FL	34689
298	MARTINEZ DAISY & EDWIN	3540 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
299	MARTUCCI ANTHONY & MICHELLE	336 BARRETTO ST		BRONX	NY	10474
300	Mazea Sheila	5047 Chet Dr		NEW PORT RICHEY	FL	34652
301	MCAVEY LOREN MICHAEL	16104 MARSHFIELD DR		TAMPA	FL	33624
302	MCCARTHY KATHLEEN &	SOKOLSKI PETER	7008 CREEK DR	NEW PORT RICHEY	FL	34655
303	MCCLURE JAMES THOMAS	3305 ELFERS PKWY		NEW PORT RICHEY	FL	34655
304	MCDONALD S & CRAWFORD S &	CRAWFORD B & CRAWFORD J	2591 N BITZER AVE	HERNANDO	FL	34442
305	MCKNIGHT WILLIAM D REV TRUST &	C/O APEC	PO BOX 1110	BRANDON	FL	33509
306	MCMAHON MICHAEL	3344 GLENSIDE DR		HOLIDAY	FL	34690
307	MCNAIRY HERBERT STEED JR	3303 ELFERS PKWY		NEW PORT RICHEY	FL	34655
308	MCNALLY RICHARD W	4719 15TH AVE E		PALMETTO	FL	34221
309	MCNAMARA JAMES K & LINDA	6218 HALIFAX DR		NEW PORT RICHEY	FL	34653
310	McNaughton James	3626 Calera dr		NEW PORT RICHEY	fl	34652

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2017.5.31 ADDRESSES FOR PUBLIC NOTICE LETTERS

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311 MEADOWS TONY &	MEADOWS ROGER	3600 SELKIRK ST	NEW PORT RICHEY	FL	34655
312 MEDEIROS JOAO & MARIA	6314 HALIFAX DR		NEW PORT RICHEY	FL	34653
313 MELCHING DAWN Y	6721 ROCHELLE AVE		NEW PORT RICHEY	FL	34655
314 MELONE DONALD D JR & OLGA O	5919 MOCKINGBIRD DR		NEW PORT RICHEY	FL	34652
315 MERCADO DEREK	6211 HALIFAX DR		NEW PORT RICHEY	FL	34653
316 Merrill Joline and Doug	6934 Calvert Ave		New Port Richey	FL	34655
317 METHOT DENIS &	MALONEY-METHOT DEBORAH	852 BEECH ST	MANCHESTER	NH	03104
318 Meyer, Lola	5944 Elkhorn blvd		HOLIDAY	FL	34680
319 Miller Kelly	5020 Mecaslin Dr.		New Port Richey	FL	34655
320 MILLER RODNEY & JACQUELINE	3825 FORD ST		NEW PORT RICHEY	FL	34655
321 MILLER TIMOTHY	4043 CARDOON DR		NEW PORT RICHEY	FL	34653
322 Mitchell Patty- Grow Financial	6121 SR 54		NEW PORT RICHEY	FL	34653
323 MITCHELL WILLIAM B & TINA R	3629 SELKIRK ST		NEW PORT RICHEY	FL	34655
324 MITCHELL-ABBAZIA REV LIV TRUST	MITCHELL G L & SALLY M TTEES	2132 MARQUIS CT	NEW PORT RICHEY	FL	34655
325 MIX MYTHANIEL LEE	6251 STAUNTON DR		HOLIDAY	FL	34690
326 MIZOK MICHAEL JR & EILEEN B	6300 MOOG RD		HOLIDAY	FL	34690
327 MOE LISA C	PO BOX 1700		NEW PRT RCHY	FL	34656
328 MONTZ KAREN S	3531 ELFERS PKWY		NEW PORT RICHEY	FL	34655
329 MOORE CLIFFORD J & ARLEAN P &	CLAYTON CHERYL LYNN	5910 LIDDELL DR	NEW PORT RICHEY	FL	34652
330 Moore Hevman Amanda	6245 SR 54		New Port Richey	FL	34653
331 MORALES MARY &	FALCO ROSALINA	4042 CARDOON DR	NEW PORT RICHEY	FL	34653
332 MOREHEAD JEFFREY & CARISSA	6207 SEAFORD DR		HOLIDAY	FL	34690
333 MOSCOSO MILDRED	3620 ODOM DR		NEW PRT RCHY	FL	34652
334 MOSES PADDY K &	MOSES GARY D	3639 COCKATOO DR	NEW PORT RICHEY	FL	34652
335 MOURATOS ENTERPRISE LLC	4113 HIGHLAND LOOP		NEW PORT RICHEY	FL	34652
336 MROCZKA RICHARD	9932 YORKSHIRE CT		NORTHVILLE	MI	48167
337 MUNGER JEFFREY LYNN &	ANN MARIE	8608 ARDENWOOD CT	TRINITY	FL	34655
338 MURPHY STEVEN	1795 CELESTE CIR		YOUNGSTOWN	OH	44511
339 NATIONSTAR MORTGAGE LLC	C/O CHAMPION MORTGAGE CO	PO BOX 619079	DALLAS	TX	75261
340 NELSON CAROLYN J	6904 RINGGOLD AVE		NEW PORT RICHEY	FL	34655
341 NELSON THOMAS T & PENNY J	3405 ELFERS PKWY		NEW PORT RICHEY	FL	34655
342 NEW PORT RICHEY RETAIL I LLC	1900 THE EXCHANGE SE STE 180		ATLANTA	GA	30339
343 NEWMAN PAUL A	3519 ELFERS PKWY		NEW PORT RICHEY	FL	34655
344 NEWPORT RICHEY 1 LLC	14106 US HIGHWAY 19		HUDSON	FL	34667
345 NGO LINH NGOC	3720 ODOM DR		NEW PORT RICHEY	FL	34652
346 NGUYEN OANH H &	NGUYEN HIEN K	6210 HALIFAX DR	NEW PORT RICHEY	FL	34653
347 NGUYEN TRUNG &	NGUYEN DIEN	5902 TERN DR	NEW PORT RICHEY	FL	34652
348 Nims Jack	4739 Manor Dr		New Port Richey	FL	34652
349 NPR DEVELOPMENT COMPANY	C/O LEARNING CARE GROUP	21333 HAGGERTY RD STE 3(NOVI		MI	48375

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350	OAKEY STEVEN	6320 SEAFORD DR		HOLIDAY	FL	34690
351	OBERTON PETER & ROSEMARY L	94 LAKE SHORE DR		STERLING	MA	01564
352	O'BRIEN TERRENCE & BARBARA A	6140 MOOG RD		HOLIDAY	FL	34690
353	OCKUNZZI DONALD L & GAIL	4045 SCARSDALE TRL		NEW PORT RICHEY	FL	34653
354	OFFENBERG ELISABETH	6336 HALIFAX DR		NEW PORT RICHEY	FL	34653
355	OLEY LINDA	6631 OLD OAK ST		NEW PORT RICHEY	FL	34655
356	ORTIZ LUIS A	5924 LIDDELL DR		NEW PORT RICHEY	FL	34652
357	ORTIZ SAMUEL &	RAMOS OLGA	5854 THRUSH DR	NEW PORT RICHEY	FL	34652
358	OWENS RICK T &	PENNA COURTNEY M	5938 LIDDELL DR	NEW PORT RICHEY	FL	34652
359	PALMER WILLIAM R & ILA K	6232 HALIFAX DR		NEW PORT RICHEY	FL	34653
360	PANGBORN BARBARA M	3648 COCKATOO DR		NEW PORT RICHEY	FL	34652
361	PAPADOPOULOS SAVVAS & ARGIRO	1629 BRIGGS HIGHWAY EXT		ELLENVILLE	NY	12428
362	PAPWORTH CHUCK	3365 ELFERS PKWY		NEW PORT RICHEY	FL	34655
363	PARIANOS NIKOLAOS & EUGENIA	5945 THRUSH DR		NEW PORT RICHEY	FL	34652
364	PASCO COUNTY	FACILITIES MANAGEMENT DEPT	7220 OSTEEN RD	NEW PORT RICHEY	FL	34653
365	Patel Otharsh	27134 Hollybrook trail		WESLEY CHAPEL	FL	32544
366	Patel Vijay	14106 US Hwy 19		HUDSON	FL	34604
367	PAYNE CHRISTOPHER &	SCHUM JENNIFER	6246 HOPEWELL DR	HOLIDAY	FL	34690
368	PELED DORO	5035 MILE STRETCH DR		HOLIDAY	FL	34690
369	PENICK DALE	3611 SELKIRK ST		NEW PORT RICHEY	FL	34655
370	PENICK DALE F	3611 SELKIRK ST		NEW PORT RICHEY	FL	34655
371	PERREAULT FAMILY REALTY TRUST	PERREAULT N & M M TRUSTEES	6094 FALL RIVER DR	NEW PORT RICHEY	FL	34655
372	PHAM DIEP THANH	5930 TERN DR		NEW PORT RICHEY	FL	34652
373	PHAM THE THANH &	NGUYEN NAM THI	5931 TERN DR	NEW PORT RICHEY	FL	34652
374	PILON DONNA M	PO BOX 640343		BEVERLY HILLS	FL	34464
375	PINKERT RALPH	13704 WOODWARD DR		HUDSON	FL	34667
376	PIPPIN DANIEL V & JENNIFER L	9499 ELIDA RD		SPRING HILL	FL	34608
377	PITTI AZAEL & SANDRA	6742 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
378	POCIORKOVA LUDMILLA &	FRANTISEK	3330 GLENSIDE DR	HOLIDAY	FL	34690
379	POLLACK LAWRENCE & LOLITA	3719 ODOM DR		NEW PORT RICHEY	FL	34652
380	PORCELLI DIANE &	MILLER FRANK	5855 MOCKINGBIRD DR	NEW PORT RICHEY	FL	34652
381	PORT RICHEY VILLAGE INC	6329 STATE ROAD 54		NEW PORT RICHEY	FL	34653
382	Potaris Bill	6405 SR 54		New Port Richey	FL	34653
383	POTTER SUSAN L	11804 MARBLEHEAD DR		TAMPA	FL	33626
384	POWELL AND CHEWCASKIE PA	7038 STATE ROAD 54		NEW PORT RICHEY	FL	34653
385	PRATER LESHA &	POLIZZI RONALD	3370 ELFERS PKWY	NEW PORT RICHEY	FL	34655
386	PRATER LESHA A	3370 ELFERS PKWY		NEW PORT RICHEY	FL	34655
387	PSAROS KONSTANTINOS	446 BRILAND ST		TARPON SPRINGS	FL	34689
388	PSARROS FILIO	9901 HERMOSILLO DR		NEW PORT RICHEY	FL	34655

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389	PUBLIC STORAGE INC	PO BOX 25025		GLENDAL	CA	91221
390	PULLING KENNETH	5930 LIDDELL DR		NEW PORT RICHEY	FL	34652
391	RACETRAC PETROLEUM INC	3225 CUMBERLAND BLVD SE	STE 100	ATLANTA	GA	30339
392	RANSOM EDWARD H	PO BOX 1481		ELFERS	FL	34680
393	RECKTENWALD CATHY ESTATE OF &	MONINGER DON	3541 ELFERS PKWY	NEW PORT RICHEY	FL	34655
394	REED JOHN	6200 SMALL DR		COMMERCE CITY	CO	80022
395	REGATEIRO NUNO F	6123 MOOG RD		NEW PORT RICHEY	FL	34653
396	REY KAREN S	3653 ODOM DR		NEW PORT RICHEY	FL	34652
397	RICCIO JOSEPH J	3602 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
398	RICCIO MICHAEL J	6242 SEAFORD DR		HOLIDAY	FL	34690
399	RICH CLYDE L JR	3355 ELFERS PKWY		NEW PORT RICHEY	FL	34655
400	RICH CLYDE L JR & JEAN R	3355 ELFERS PKWY		NEW PORT RICHEY	FL	34655
401	RICHARDSON GREGORY BERNARD	6115 MOOG RD		NEW PORT RICHEY	FL	34653
402	RIGSBY JAMES MICHAEL	3605 ELFERS PKWY		NEW PORT RICHEY	FL	34655
	RIVER OAKS CONDOMINIUM ASSOCIATION	C/O Qualified Property Mgt	5901 US HIGHWAY 19, SUITE 7Q	NEW PORT RICHEY	FL	34652
403	OF PASCO COUNTY, INC					
404	RIVERA RALPH J & ANGELA I	5919 THRUSH DR		NEW PORT RICHEY	FL	34652
405	RIZZO JOSEPH J	6808 LARCHMONT AVE		NEW PORT RICHEY	FL	34653
406	ROBERTS LESLIE NICOLE	3822 CELTIC DR		NEW PORT RICHEY	FL	34655
407	ROBINSON DONALD E & DEBORAH D	5901 OTIS DR		NEW PORT RICHEY	FL	34652
408	ROBINSON JESSICA M &	ROBINSON SANDRA M	6205 MOOG RD	NEW PORT RICHEY	FL	34653
409	ROBLES DAMYLIZ Z	7827 FLORADORA DR		NEW PORT RICHEY	FL	34654
410	ROCA ISABEL	6149 SEAFORD DR		HOLIDAY	FL	34690
411	RODRIGUEZ ARIEL OMAR GOMEZ	6137 MOOG RD		NEW PORT RICHEY	FL	34653
412	Ronez Paulo	3639 Calera Dr		NEW PORT RICHEY	FL	3652
413	RUSSELL GEORGE P III & LORI M	7014 GRAND BLVD		NEW PORT RICHEY	FL	34652
414	S AND S REAL ESTATE TWO LLC	17213 BREEDERS CUP DR		ODESSA	FL	33556
415	SAID M SAID	1695 ROYAL AVE		SIMI VALLEY	CA	93065
416	SAKATOS ELENI	8141 AQUILA ST APT 315		PORT RICHEY	FL	34668
417	SANTANA SANDRA	3705 ODOM DR		NEW PORT RICHEY	FL	34652
418	SANTIAGO LUIS O & MARIA L	6402 HALIFAX DR		NEW PORT RICHEY	FL	34653
419	SCHULTZ DENIS F &	DAVIS MIKE	5918 LIDDELL DR	NEW PORT RICHEY	FL	34652
420	SCOLARO PAUL	5939 OTIS DR		NEW PORT RICHEY	FL	34652
421	SEARS CURTIS SR & NANCY L	PO BOX 1374		ELFERS	FL	34680
422	SECOND CHANCE LIFE SKILLS INC	1700 34TH ST S		ST PETERSBURG	FL	33711
423	SELLERS JACK B & MARTHA K	3325 ELFERS PKWY		NEW PORT RICHEY	FL	34655
424	SERRANO-MUNOZ WILFREDO &	HERNANDEZ ARLENNY	6214 MOOG RD	HOLIDAY	FL	34690
425	SETHARES PETER	2630 PEARCE DR UNIT 307		CLEARWATER	FL	33764
426	SFERRAZZA ANTHONY & LISA	4 BOWDEN LN		GLEN HEAD	NY	11545

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427	SHAH ROHIT K &	PAREKH DIPAK	7630 CYPRESS DR	NEW PORT RICHEY	FL	34653
428	SHAW LAURA HETZEL	3211 TOWN AVE		NEW PORT RICHEY	FL	34655
429	SILIPIGNI ANTHONY & ELAINE	3447 TUCKAHOE PL		HOLIDAY	FL	34690
430	SIMMONS GUILLERMINA &	ADAMS KRISTAL	4043 PECOS DR	NEW PORT RICHEY	FL	34653
431	SMITH ALEXANDER C & SUSMITA	10617 N 56TH ST		TEMPLE TERRACE	FL	33617
432	Smith Jacci	3914 Streamside LN		New Port Richey	FL	34655
433	SMITH JOHN S & VALERIE C	10041 ORLAND ST		NEW PORT RICHEY	FL	34654
434	SMITH KATHLEEN M DECEASED	C/O ROBERT W COOK	3752 ELFERS PKWY	NEW PORT RICHEY	FL	34655
435	SNEARLEY KATHLEEN R &	ATKIN JANICE L	3633 ODOM DR	NEW PORT RICHEY	FL	34652
436	SNYDER JOHN R SR & SANDRA A	385 SILAS CT		SPRING HILL	FL	34609
437	SPADOLINI ALFRED D	3310 ELFERS PKWY		NEW PORT RICHEY	FL	34655
438	SPADOLINI ALFRED D III	3310 ELFERS PKWY		NEW PORT RICHEY	FL	34655
439	SPADOLINI JOSEPH DOMINIC &	LASKER KRISTINE CAROL	18955 ASBEL RD	LAND O LAKES	FL	34638
440	SPILIOTOPOULOS IPAPANTI	3654 COCKATOO DR		NEW PORT RICHEY	FL	34652
441	SPIROU CHARLES	7028 ORCHID LAKE RD		NEW PORT RICHEY	FL	34653
442	SSG CAR WASH LLC	12229 MANGO CT		SPRING HILL	FL	34609
443	STEIGERWARLD STEFANY	3626 ODOM DR		NEW PORT RICHEY	FL	34652
		P.O. BOX 551		ELFERS	FL	34680
444	STONY POINT HOMEOWNERS ASSOCIATION					
445	STOPERA GARY & KRISTINE	3539 ANNIVERSARY CT		NEW PORT RICHEY	FL	34653
446	SUMMERFORD LARRY J & ELOISE	3653 MADISON ST		NEW PORT RICHEY	FL	34652
447	SUMMERTREE VILLAS HOA	C/O Qualified Property Mgt	5901 US HWY 19, SUITE 7Q	NEW PORT RICHEY	FL	34652
448	SUSANNO STEVEN L JR	6235 LOST TRL		HOLIDAY	FL	34690
449	SUTTON EDWARD M	3625 ELFERS PKWY		NEW PORT RICHEY	FL	34655
450	SWEET HONNA E &	SWEET NICOLE P	631 H ST NE	AUBURN	WA	98002
451	SZCZESNIAK WOJCIECH & ZOFIA	5916 TERN DR		NEW PORT RICHEY	FL	34652
452	TAH 2015-1 BORROWER LLC	PO BOX 15087		SANTA ANA	CA	92735
453	TAN KOK HAI TRUST	TAN KOK HAI TRUSTEE	4021 SAVAGE STATION CIR	NEW PORT RICHEY	FL	34653
454	TANGLEWOOD LAND TRUST	COUGAR PROPERTY MGMNT LLC TTEE	3519 UNIVERSAL PLZ	NEW PORT RICHEY	FL	34653
455	TARRIO FRANCES A	6243 SEAFORD DR		HOLIDAY	FL	34690
456	Thibudeaux Crystal	3335 Elfers Pkwy		New Port Richey	FL	34653
457	THODHORI HARILLA & PRANVERA	5931 THRUSH DR		NEW PORT RICHEY	FL	34653
458	THODHORI LEFTER & ANXHELA	5909 OTIS DR		NEW PORT RICHEY	FL	34653
459	THODHORI VAJO & ZHANETA	3639 MADISON ST		NEW PORT RICHEY	FL	34653
460	THOMPSON CHRISTOPHER J	3354 ELFERS PKWY		NEW PORT RICHEY	FL	34653
461	THOMPSON DANIELLE PAGE	3331 ELFERS PKWY		NEW PORT RICHEY	FL	34653
462	THOMPSON REALTY TRUST	MEADOWS MICHAEL D TRUSTEE	166 MIDDLE RD	BYFIELD	MA	01921
463	Thompson Sylvia	3425 madison st		HOLIDAY	FL	34690
464	TIITF/STATE OF FLORIDA	C/O DEP DOUGLAS BLDG	3900 COMMONWEALTH BL	TALLAHASSEE	FL	32399

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465	TINCHER DOROTHY ESTATE OF	1447 TROGDON LN	BEDFORD	IN	47421
466	Titchmarch Doug	6721 ROCHELLE AVE	NEW PORT RICHEY	FL	34655
467	TOLL DANIEL J	3421 ELFERS PKWY	NEW PORT RICHEY	FL	34655
468	TRAN KIM DUNG	12855 SW BEEF BEND RD	TIGARD	OR	97224
469	Travis Claudia	5034 Chet Dr	New Port Richey	FL	34652
470	Tremblay Seamus	2734 CYPRESS HOLLOW CT	NEW PORT RICHEY	FL	
471	TRESTON STEPHEN J JR	6150 HALIFAX DR	NEW PORT RICHEY	FL	34653
472	TRUONG CHAU D &	DO THU T	NEW PORT RICHEY	FL	34652
473	TRUST NO 5910	NEW PORT STAR LLC TRUSTEE	NEW PORT RICHEY	FL	34652
474	TU PARADOR PROPERTIES LLC	1264 N FLORIDA AVE	TARPON SPRINGS	FL	34689
475	ULREICH FAMILY TRUST THE	ULREICH WAYNE J TRUSTEE	NEW PORT RICHEY	FL	34655
476	VAINIS ALICIA V	5944 THRUSH DR	NEW PORT RICHEY	FL	34652
477	VAN HUIS HARRY A	6051 HALIFAX DR	NEW PORT RICHEY	FL	34653
478	VANVORST MARGO LYNN	7002 CREEK DR	NEW PORT RICHEY	FL	34655
479	VARELOGIANNIS CHRISTOS	3720 COCKATOO DR	NEW PORT RICHEY	FL	34652
480	VILLANI GEORGETTE M	6706 LARCHMONT AVE	NEW PORT RICHEY	FL	34653
481	VO PHIEN DINH &	PHAM TUYET T	NEW PORT RICHEY	FL	34652
482	VOGT FRANZ & ELIZABETH	24 SERLES STR	6167 KAMPL TIROL	AUSTRIA	
483	VOIGT RODERICK CLINTON	6638 MILLSTONE DR	NEW PORT RICHEY	FL	34655
484	VORA MAHENDRA & JYOTSNA	3619 MADISON ST	NEW PORT RICHEY	FL	34652
485	WACHOVIA BANK N A	C/O THOMSON REUTERS	PO BOX 2609	CARLSBAD	CA 92018
486	WAID GARY	7544 HUIALOHA ST		HONOLULU	HI 96825
487	WALKER TIMOTHY ROBIN & DEBORAH	3634 ODOM DR	NEW PORT RICHEY	FL	34652
488	WALKER YVONNE	5911 MOCKINGBIRD DR	NEW PORT RICHEY	FL	34652
489	WARNER GLORIA S	3654 ODOM DR	NEW PORT RICHEY	FL	34652
490	WATSON GREGORY J & MELODY L	PO BOX 16925	RAYTOWN	MO	64133
491	WAYMIRE REECE	3566 ELFERS PKWY	NEW PORT RICHEY	FL	34655
492	WEBSTER DENNIS W &	WEBSTER CAROLYN S	6335 HALIFAX DR	NEW PORT RICHEY	FL 34653
493	Weiman Sue	6137 STATE RD 54		NEW PORT RICHEY	FL 34653
494	WEST CENTRAL FLORIDA	LLC	10236 TURKEY OAK DR	NEW PORT RICHEY	FL 34654
495	WESTLAKE CAROLYN J JOHNSON	1501 N LOOP 499		HARLINGEN	TX 78550
496	WHITE JOHNNY DWIGHT	3434 ELFERS PKWY		NEW PORT RICHEY	FL 34655
497	WHITE MICHAEL C & COLLEEN T	5911 TERN DR		NEW PORT RICHEY	FL 34652
498	WHITE PATRICIA L	3320 GLENSIDE DR		HOLIDAY	FL 34690
499	WILSON ALICIA	6727 ROCHELLE AVE		NEW PORT RICHEY	FL 34655
500	WINTERSGILL ROBERT K &	KATHLEEN D	6219 HALIFAX DR	NEW PORT RICHEY	FL 34653
501	WOLKOVITSCH ALICE C	PO BOX 6539		NEW YORK	NY 10150
502	WORMAN JERRY D &	YOUNG BRENDA	4042 PECOS DR	NEW PORT RICHEY	FL 34653
503	WRIGHT ROBERT C III &	WRIGHT DARLA	6137 HALIFAX DR	NEW PORT RICHEY	FL 34653

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAL SERVICE CERTIFICATE OF MAILING

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: CLEARVIEW LAND DESIGN, P.L.
1213 East 8th Avenue
Tampa, FL 33605

To: SEE BELOW



U.S. POSTAGE
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TAMPA, FL
33614
JUN 05, 17
AMOUNT
\$19.11
R2303S102908-06



U.S. POSTAGE
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TAMPA, FL
33614
JUN 05, 17
AMOUNT
\$19.11
R2303S102908-06



2017.5.31 ADDRESSES FOR PUBLIC NOTICE LETTERS

SORTED BY NAME (508 TOTAL: INCLUDES 500', HOA WITHIN 1000' AND 4.5.17 ADDT'L MEETINGS ATTENDEES W/LEGIBLE ADDRESS)

- 504 YORKE CAROLE
- 505 ZAMUNER ALFREDO
- 506 ZHANG SONG HE
- 507 ZINN NINA C &
- 508 LOVE, KELLY

2137 SE DOLPHIN RD
 6204 HALIFAX DR
 3524 ANNIVERSARY CT
 ZINN WILLIAM T
 CLEARVIEW LAND DESIGN

60 ORCHARD HEIGHTS DR
 1213 E 6TH AVENUE

PORT ST LUCIE FL 34952
 NEW PORT RICHEY FL 34653
 NEW PORT RICHEY FL 34653
 HAMDEN CT 06514
 TAMPA FL 33605

PS Form 3817 April 2007 PSN 7530-02-000-9065

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508



Unalder Hills

Hearing Public Notice Sign Posting 6.6.2017



NE Corner of Site (On SR 54 Near Celtic Drive)

Hearing Public Notice Sign Posting 6.6.2017



NW Corner of Site (On SR 54 Between Madison and Chesham Drive)

CPAL 17-04 & RZ 7241

Hearing Public Notice Sign Posting 6.6.2017



SE Corner of Site Near Moog Road and Across from Seaford Drive

Hearing Public Notice Sign Posting Photographs

NO: 1704 7241

PUBLIC NOTICE
 PUBLIC HEARING

APPLICANT / DEVELOPER: DCH GROVES LLC
HARVEY MADISON 54 PD / MPUD

LOCAL PLANNING AGENCY /

BEFORE THE DEVELOPMENT REVIEW COMMITTEE
DATE: JUNE 22 2017 TIME: 1:30 PM
LOCATION: WEST PASCO GOVERNMENT CENTER BOARD ROOM
8731 CITIZEN DRIVE, NEW PORT RICHEY 34654

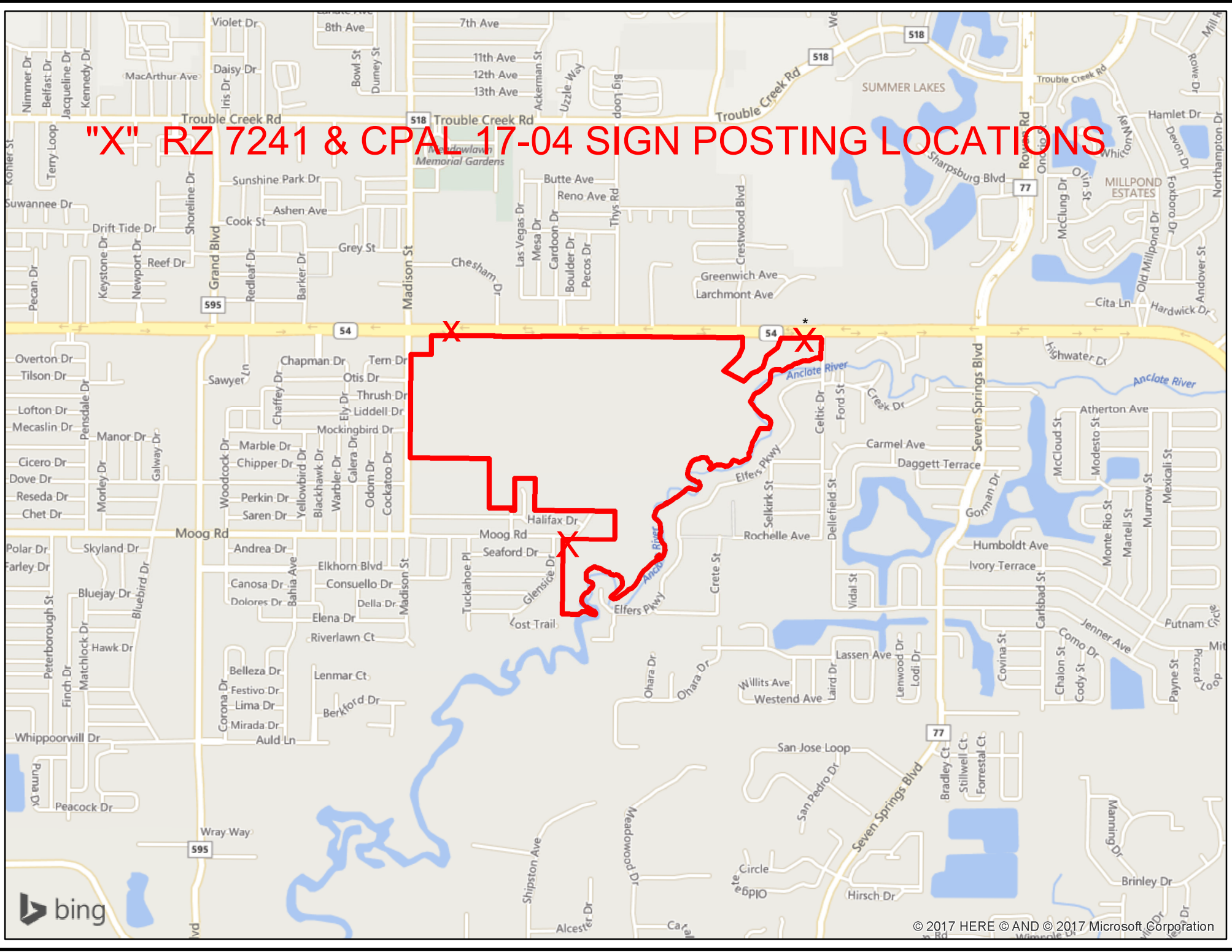
BEFORE THE BOARD OF COUNTY COMMISSIONERS
DATE: JULY 11, 2017 TIME: 1:30 AM
LOCATION: HISTORIC PASCO COUNTY COURTHOUSE
37918 MERIDIAN AVE DADE CITY FL 33525

BEFORE THE BOARD OF COUNTY COMMISSIONERS
DATE: AUGUST 29 2017 TIME: 1:30 AM
LOCATION: WEST PASCO GOVT CENTER BOARD ROOM
8731 CITIZENS DR NEW PORT RICHEY FL 34654

SUBSTANCE OF HEARING:
AMEND COMPREHENSIVE PLAN FW MAP TO PD +
SUBAREA POLICIES
REZONE FROM AC/G-2 TO MPUD

FOR INFORMATION CALL: PASCO COUNTY
PLANNING & DEVELOPMENT DEPARTMENT
NEW PORT RICHEY, FL. (727) 847-2411 EXT. 8142
DADE CITY, FL. (352) 523-2411 EXT. 8142
www.pascocountyfl.net

"X" RZ 7241 & CPAL 17-04 SIGN POSTING LOCATIONS



EX PARTE SIGN-IN/DISCLOSURE FORM

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS, DEVELOPMENT REVIEW COMMITTEE OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, CONDITIONAL USES, SPECIAL EXCEPTIONS, DEVELOPMENTS OF REGIONAL IMPACT, PRELIMINARY OR CONSTRUCTION PLAN APPROVALS, AND APPEALS.**

FAILURE TO COMPLETE THIS FORM, OR SUPPLY CORRECT INFORMATION, MAY RESULT IN THE LOCAL PUBLIC OFFICIAL'S REFUSAL TO CONDUCT THE MEETING OR DISCUSSION, OR FUTURE MEETINGS OR DISCUSSIONS.

Name of Local Public Official Attending Meeting/Discussion: COMMISSIONER RON OAKLEY

Date of Meeting/Discussion: 7/7/17 Location of Meeting/Discussion: DC

Parties Attending Meeting/Discussion (additional parties provide information on back of this form):

Name	Phone Number	Organization/Client	Area of Expertise (if applicable)
<i>Classic Hobby</i>	<i>813-223-3338</i>	<i>Hobby & Hobby, P.A.</i>	<i>legal</i>

Application/Matter Being Discussed (include name and public hearing date, if known):

Lennar/Harvey Madison

County Staff Contact Person For Application: *Carolynn Burns / Matt Amusky*

Specific Topics/Issues Being Discussed. Check all that apply:

<input checked="" type="checkbox"/>	Traffic/access/transportation mitigation		Noise/odor
	Environmental/wetlands		Aesthetics/landscaping
<input checked="" type="checkbox"/>	Compatibility of uses		Legal
<input checked="" type="checkbox"/>	Density/intensity		Schools
	Economic		Parks
	Utilities		Libraries
	Drainage/stormwater		Fire/EMS/police/public safety
	Other:		Other:

Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):

<input type="checkbox"/>	Provided in the same form to Zoning/Growth Management/Development Review Staff prior to the public hearing for inclusion in the record of the public hearing.
<input type="checkbox"/>	Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing.
<input type="checkbox"/>	Presented in the same form at the public hearing.
<input checked="" type="checkbox"/>	Written materials, diagrams, plans or pictures will not be presented to the Local Public Official.

TO BE COMPLETED BY LOCAL PUBLIC OFFICIAL:

Other Disclosures (Disclosure of the Information Below Using this Form is Optional; This Information May Also Be Disclosed by the Local Public Official at the Public Hearing).

<input type="checkbox"/>	Site Visit or Site Investigation.
<input type="checkbox"/>	Receipt of Written Correspondence, Diagrams, Plans, Pictures or E-mails Which Have Been Attached to Disclosure Form, Provided to Staff or Will Be Disclosed at Public Hearing.

*Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above prior to the public hearing or provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.

RECEIVED
JUL 11 2017
PDD ZONING & INTAKE

X PARTE SIGN-IN/DISCLOSURE FORM

***THIS FORM MUST BE COMPLETED PRIOR TO OR DURING ANY MEETING OR DISCUSSION WITH A MEMBER OF THE BOARD OF COUNTY COMMISSIONERS, DEVELOPMENT REVIEW COMMITTEE OR PLANNING COMMISSION ("LOCAL PUBLIC OFFICIAL") RELATING TO ANY QUASI-JUDICIAL MATTER THAT MAY BE CONSIDERED BY SUCH BODIES, INCLUDING REZONINGS, ZONING AMENDMENTS, VARIANCES, CONDITIONAL USES, SPECIAL EXCEPTIONS, DEVELOPMENTS OF REGIONAL IMPACT, PRELIMINARY OR CONSTRUCTION PLAN APPROVALS, AND APPEALS.**

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Name of Local Public Official Attending Meeting/Discussion: Commissioner Wells

Date of Meeting/Discussion: 7/5/17 Location of Meeting/Discussion: NPR

Parties Attending Meeting/Discussion (additional parties provide information on back of this form):

Name	Phone Number	Organization/Client	Area of Expertise (if applicable)
<u>Clare Hobby</u>	<u>813-223-3338</u>	<u>Hobby & Hobby, PA</u>	<u>Legal</u>

Application/Matter Being Discussed (include name and public hearing date, if known):
Lennox/Harvey Madison MPUD

County Staff Contact Person for Application: Conlynn Burns/Matt Armstrong

Specific Topics/Issues Being Discussed. Check all that apply:

<input checked="" type="checkbox"/> Traffic/access/transportation mitigation	<input type="checkbox"/> Noise/odor
<input type="checkbox"/> Environmental/wetlands	<input type="checkbox"/> Aesthetics/landscaping
<input checked="" type="checkbox"/> Compatibility of uses	<input type="checkbox"/> Legal
<input checked="" type="checkbox"/> Density/intensity	<input type="checkbox"/> Schools
<input type="checkbox"/> Economic	<input type="checkbox"/> Parks
<input type="checkbox"/> Utilities	<input type="checkbox"/> Libraries
<input type="checkbox"/> Drainage/stormwater	<input type="checkbox"/> Fire/EMS/police/public safety
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:

Any written materials, diagrams, plans, or pictures presented to the Local Public Official will be (must check at least one):

<input type="checkbox"/> Provided in the same form to Zoning/Growth Management/Development Review Staff prior to the public hearing for inclusion in the record of the public hearing.
<input type="checkbox"/> Provided to the Local Public Official and attached to this disclosure form for inclusion in the record of the public hearing.
<input type="checkbox"/> Presented in the same form at the public hearing.
<input checked="" type="checkbox"/> Written materials, diagrams, plans or pictures will not be presented to the Local Public Official.

TO BE COMPLETED BY LOCAL PUBLIC OFFICIAL:

Other Disclosures (Disclosure of the Information Below Using this Form is Optional; This Information May Also Be Disclosed by the Local Public Official at the Public Hearing).

<input type="checkbox"/> Site Visit or Site Investigation.
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***Note to Local Public Official or Administrative Staff of Local Public Official—Please provide a copy of completed disclosure forms (and any attachments) to the County Staff Contact Person identified above prior to the public hearing or provide the disclosure form (and any attachments) at the commencement of the public hearing for the application identified above.**

Harvey Madison – SR 54 MPUD

PROJECT SUMMARY

STUDY TRIGGER – Rezone the property to MPUD.

PROPOSED LAND USE:

Single Family	425 DU's
Retail	250,000 SF
Office	244,000 SF

BUILD OUT DATE – 2035

BUDGETED IMPROVEMENTS –

No budgeted improvements in the vicinity of the project.

STUDY CRITERIA –

The V/C ratio criteria of 1.0 was utilized.

TIMING AND PHASING RESULTS - The study indicates there are segments of Madison

Street may exceed a V/C ratio of 1.0. However, the developer is proposing the following

improvements to Madison Street:

- Three lane the section of Madison Street from SR 54 to Mockingbird Drive.

- Add a northbound right turn lane on Madison Street at SR 54.

In addition, the RaceTrac that is currently under construction within the northwest quadrant of the intersection of SR 54 and Madison Street is adding a southbound right turn lane on Madison Street at SR 54.

With the above improvements, and a more detailed arterial analysis Madison Avenue will meet the delay and V/C criteria at build out of the project.

ACCESS MANAGEMENT RESULTS – The analysis indicates there are movements within the project accesses along SR 54 that may exceed the delay criteria. The exceedances are to be addressed as follows:

- SR 54 and Elfers Square/Project Access A – A more detailed Access Management Analysis will be conducted at the time of the development of the parcel.
- SR 54 and Virginia Square Drive/Project Access B - A more detailed Access Management Analysis will be conducted at the time of the development of the parcel
- SR 54 and Thys Road/Project Access C - This access is to be signalized at such time as the intersection meets signal warrants. With signalization all movements within the intersection would meet the V/C and delay criteria.