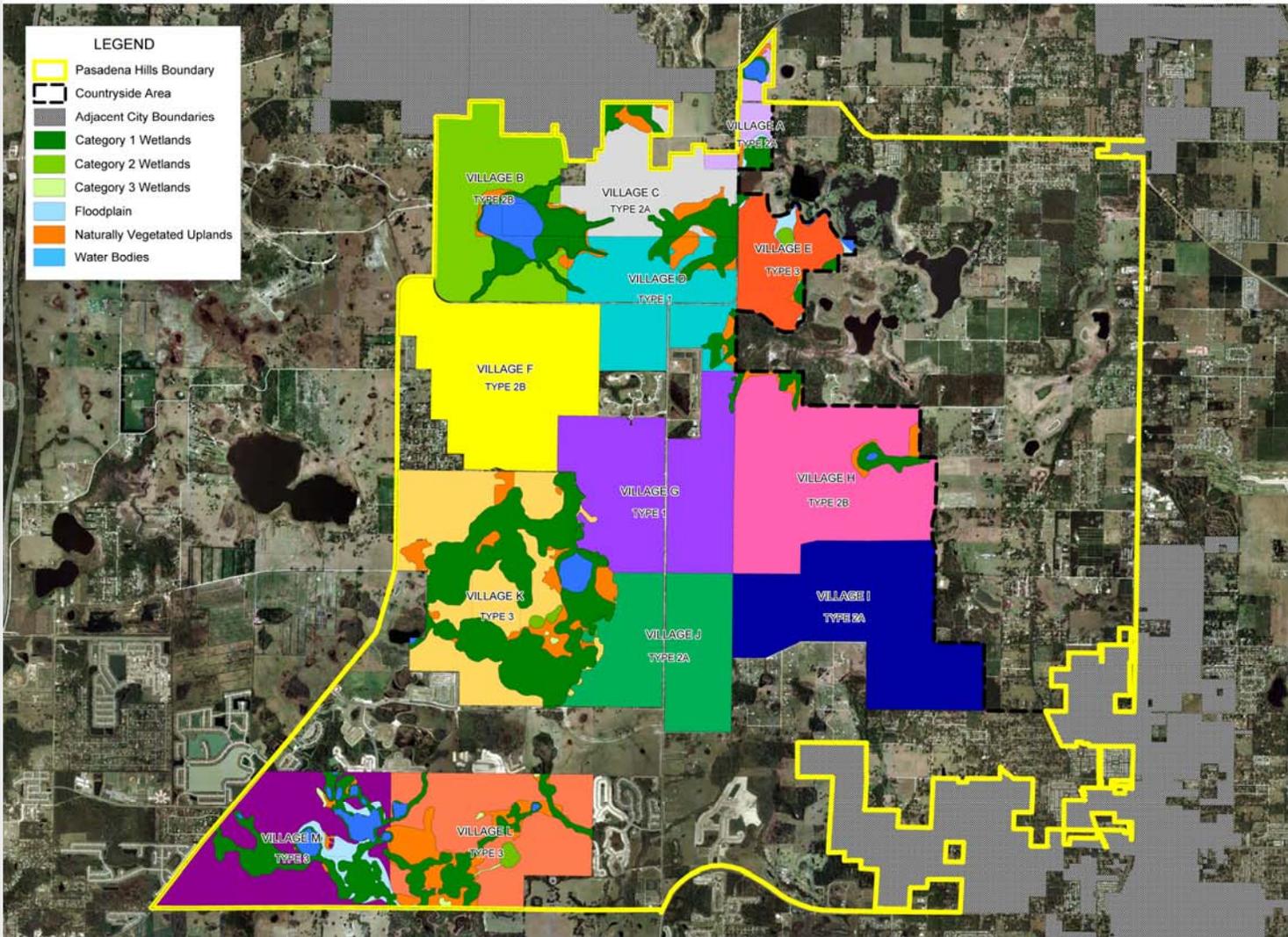
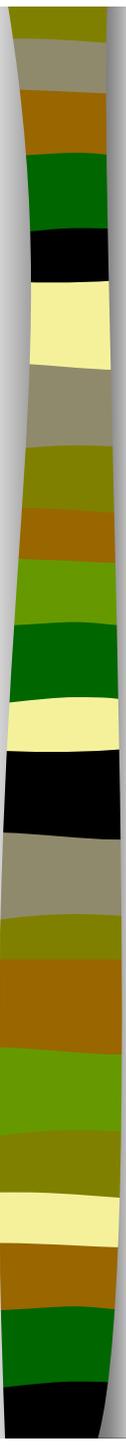


Figure PH-7: Village Location Map

PASADENA HILLS AREA PLAN



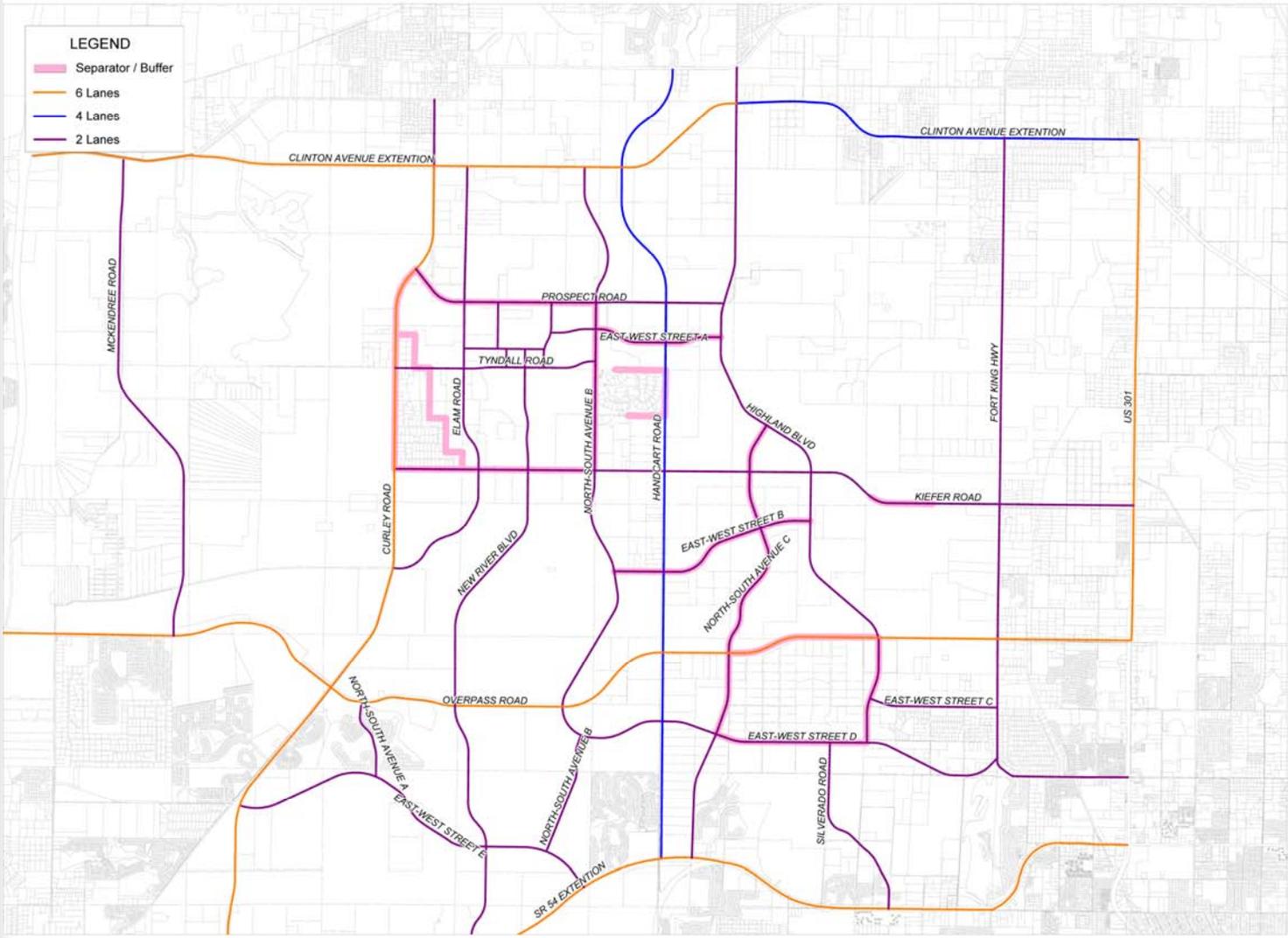
All acreage calculations are approximate.



**PASADENA HILLS
AREA PLAN**
PER 2010-01 COMP. PLAN AMENDMENT

Figure PH-7: Village Location Map

Scale in Feet
0 3,500 7,000
North



**PASADENA HILLS
AREA PLAN**
PER 2010-01 COMP PLAN AMENDMENT

Figure PH-8: Village Separator or Rural Enclave Buffer

Scale in Feet
0 3,500 7,000
North

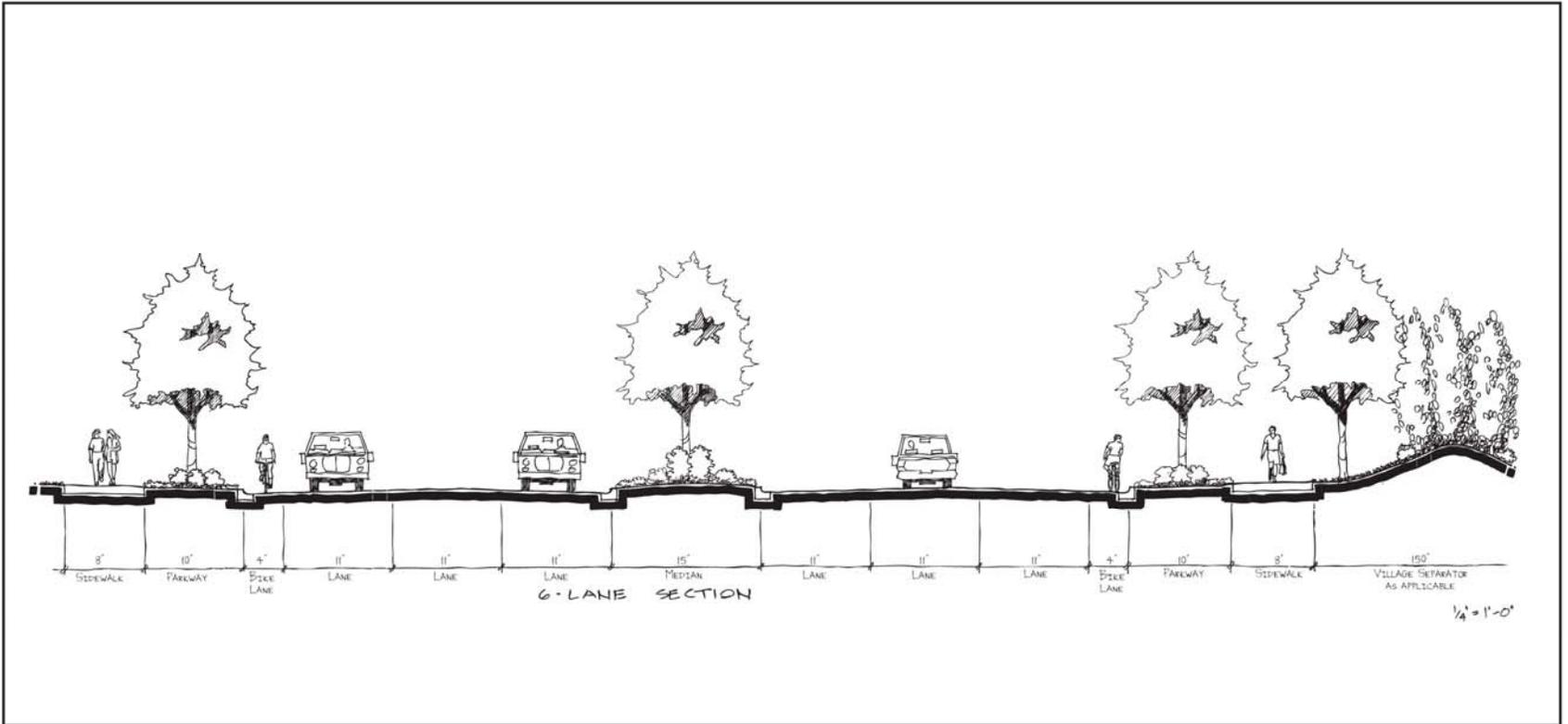


Figure PH-9: Arterial Roadway Cross-Section

PASADENA HILLS
AREA PLAN

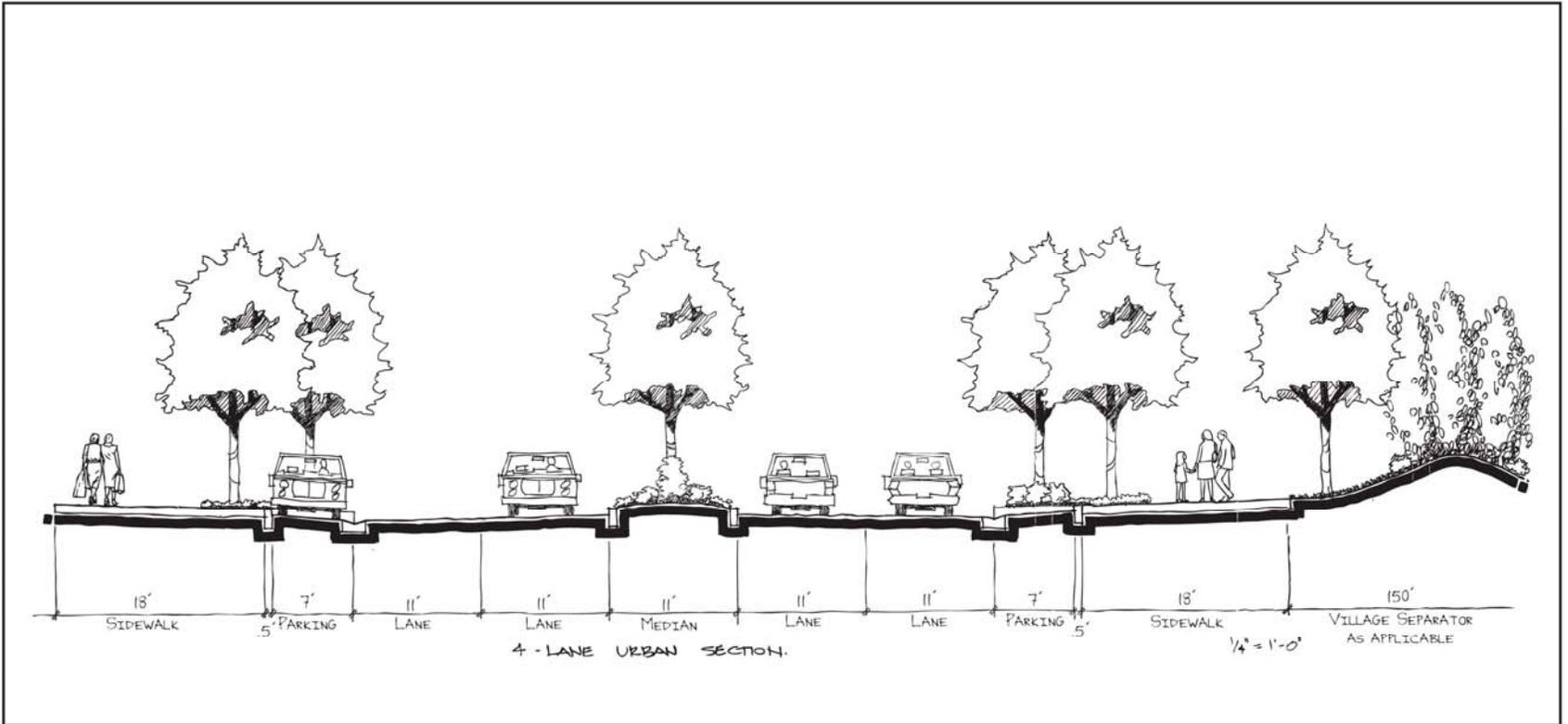


Figure PH-10a1: Collector – Urban Cross-Section

PASADENA HILLS
AREA PLAN

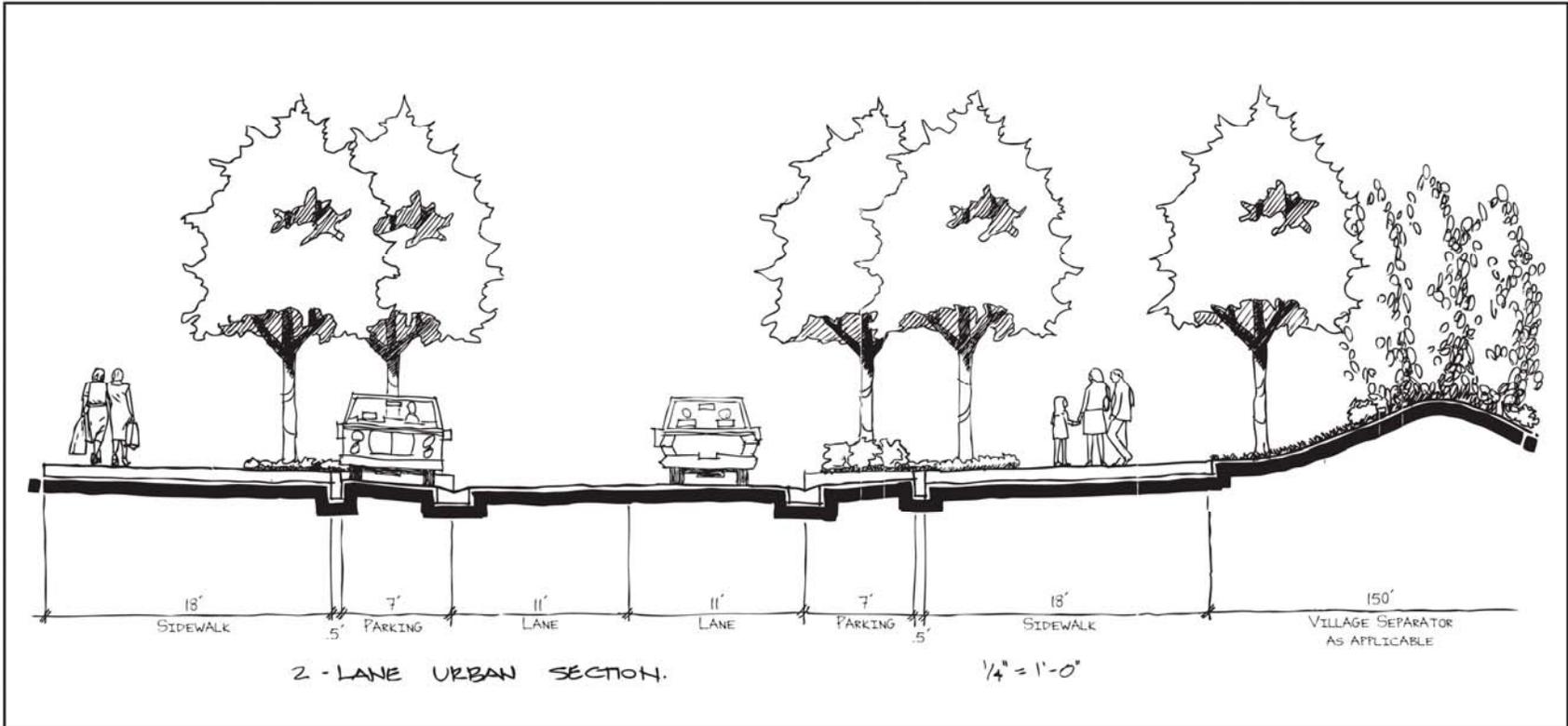


Figure PH-10a2: Collector – Urban Cross-Section

PASADENA HILLS
AREA PLAN

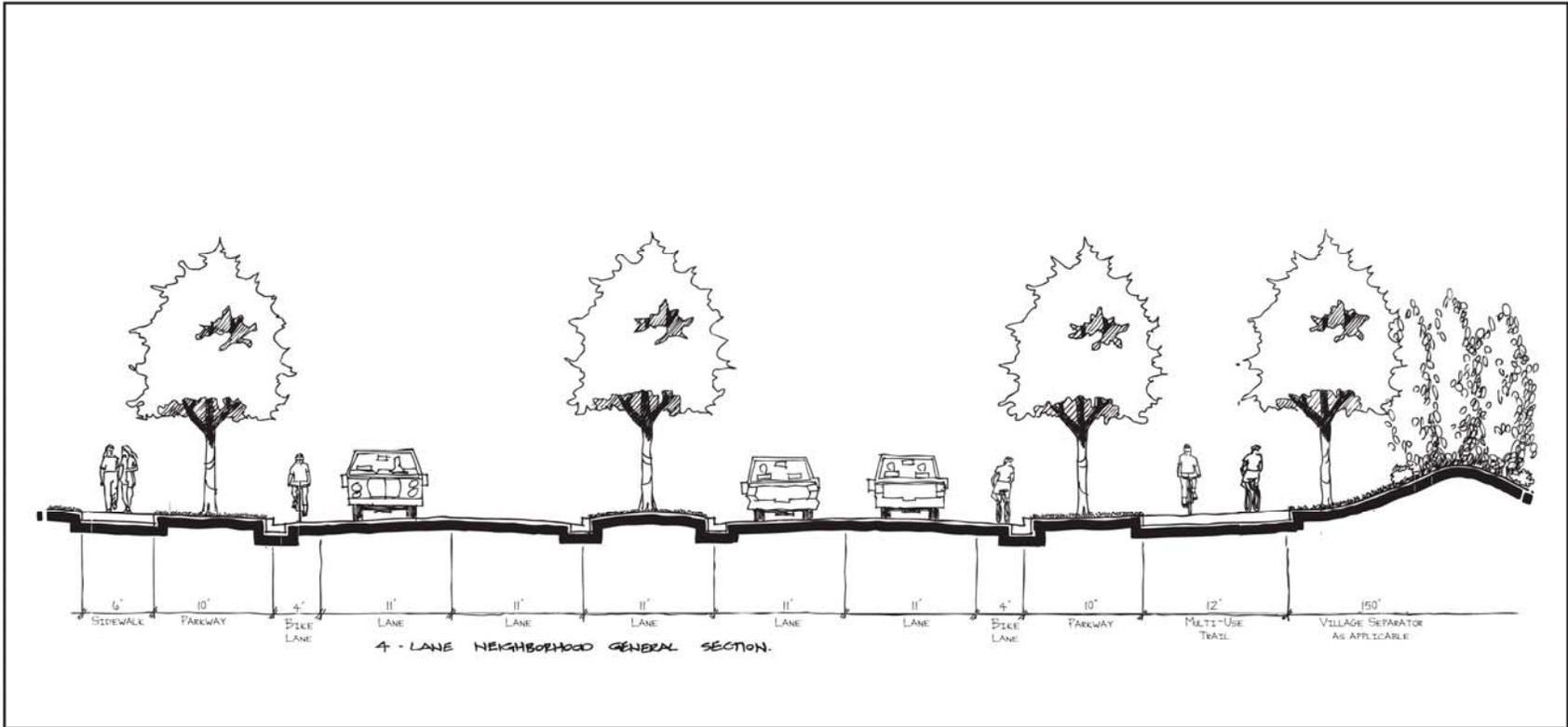


Figure PH-10b: Collector – Neighborhood General Cross-Section

PASADENA HILLS
AREA PLAN

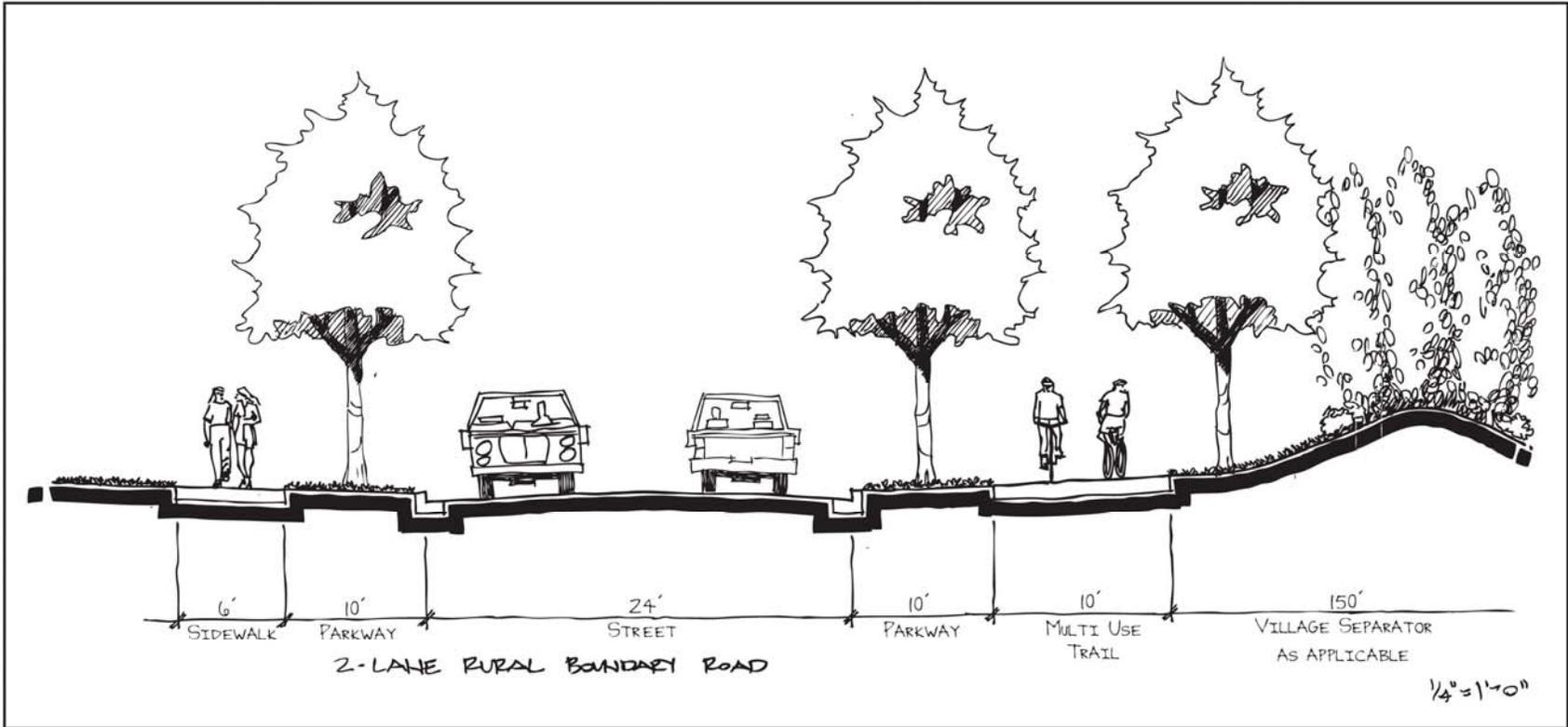
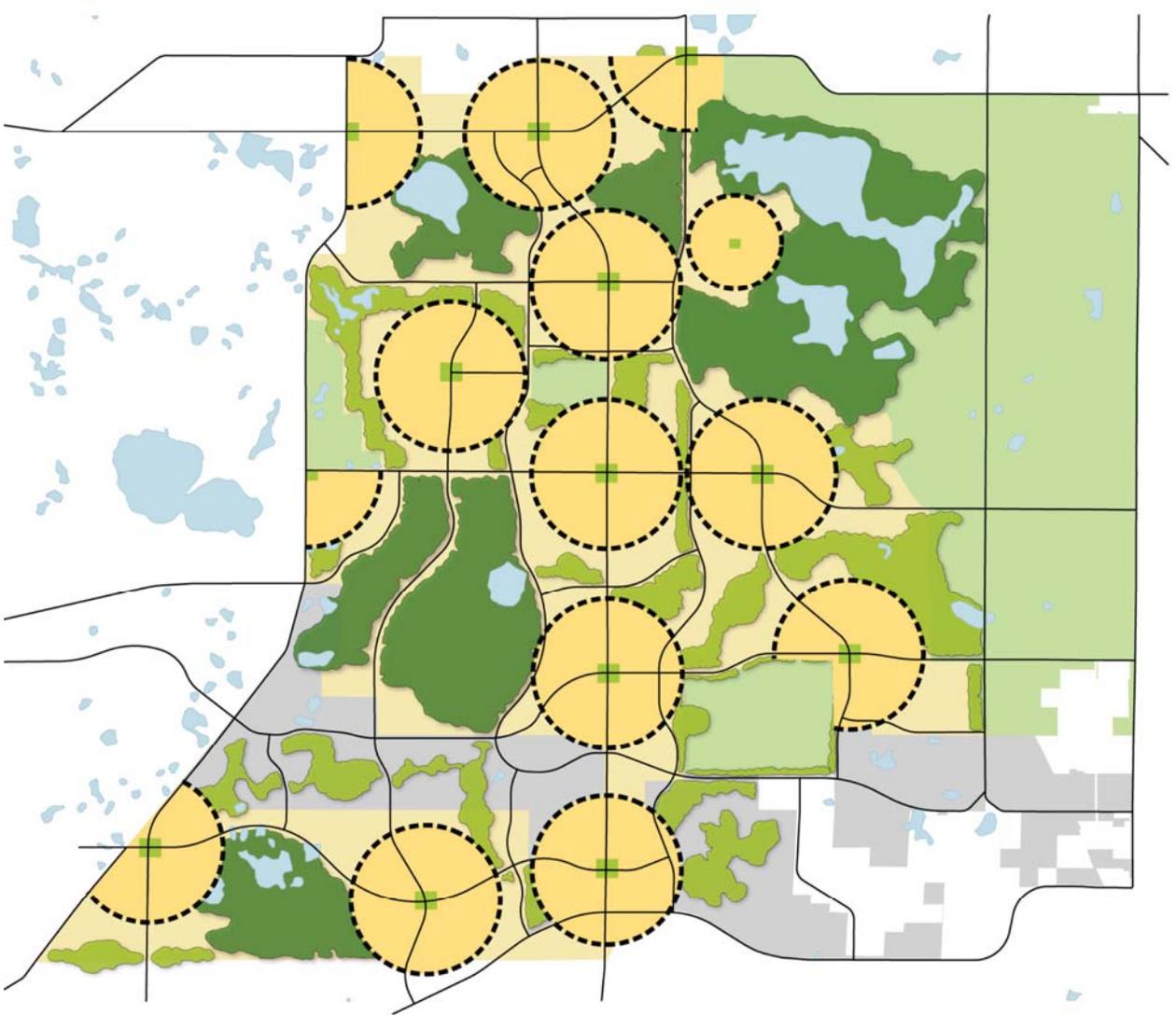


Figure PH-11: Local Roadway Cross-Section

PASADENA HILLS
AREA PLAN



PASADENA HILLS
AREA PLAN

Figure PH-12: Village Structure

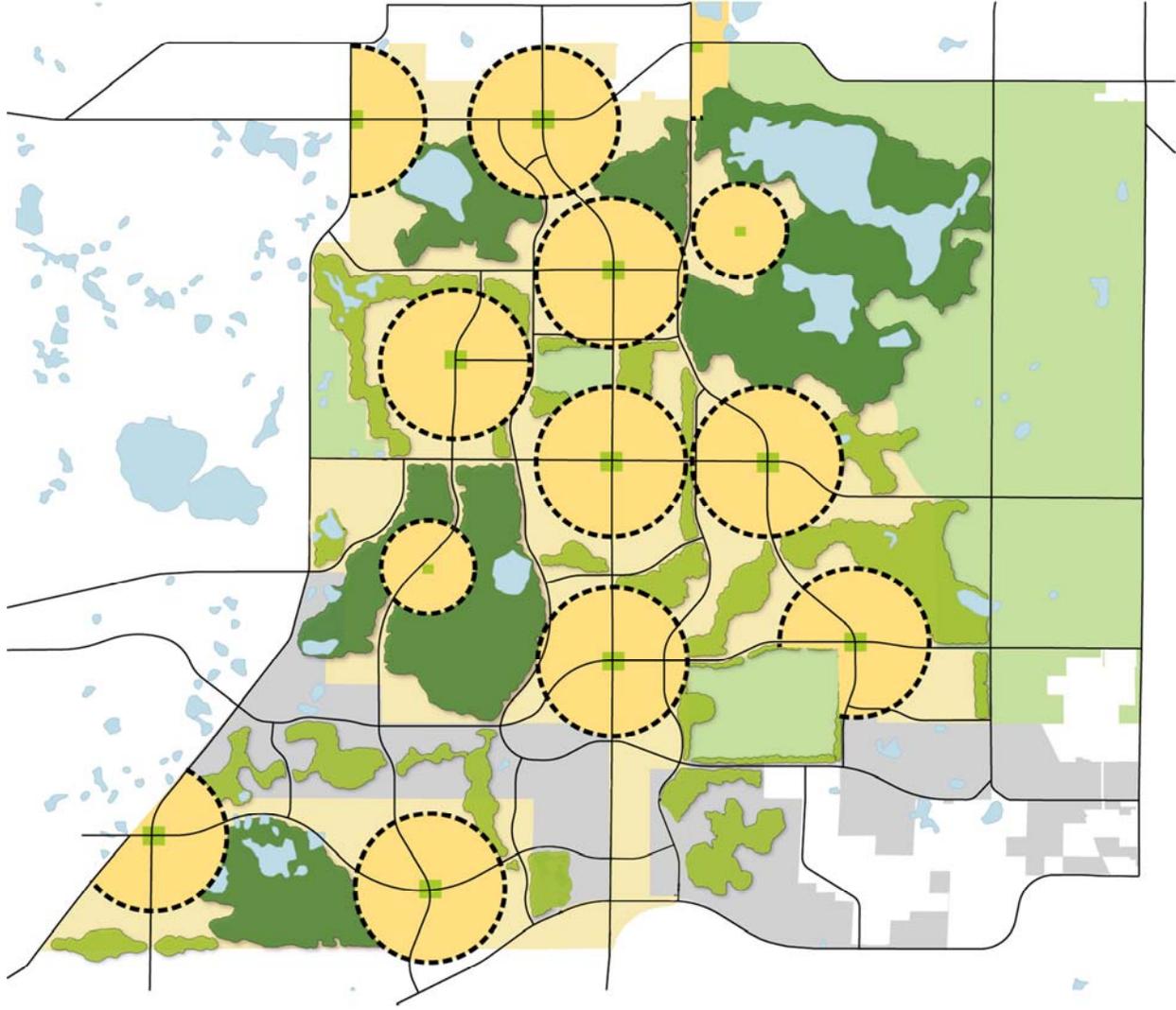


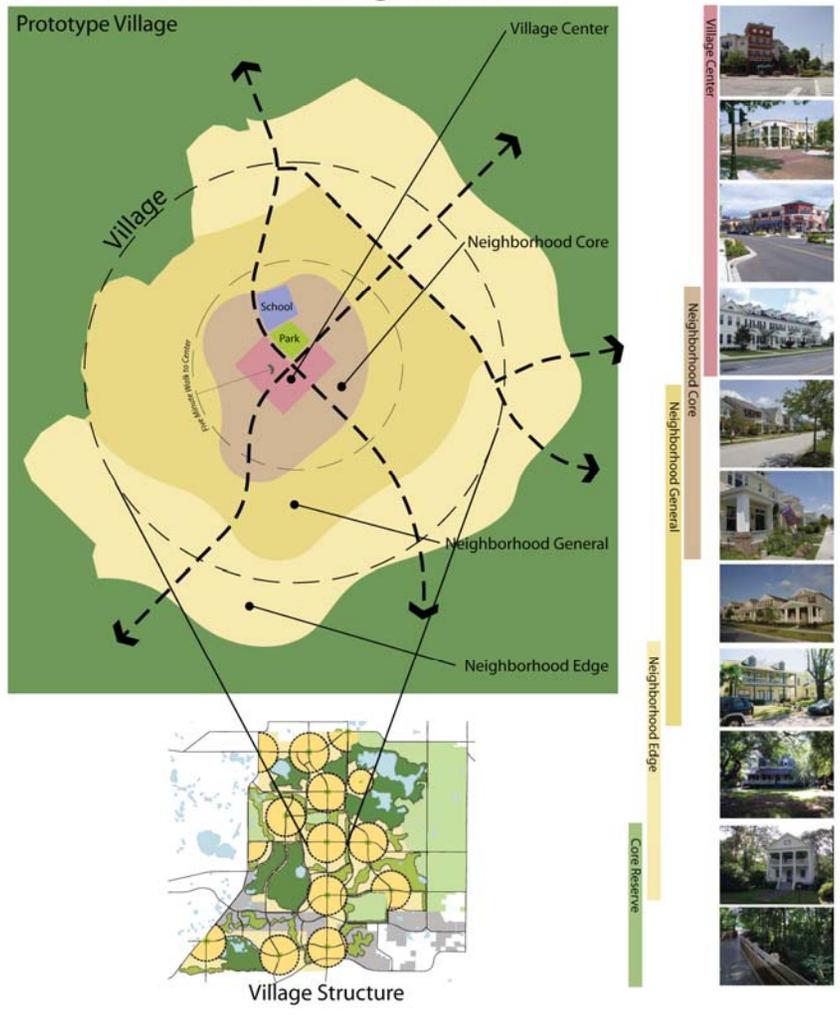
Figure PH-12: Village Structure

PASADENA HILLS AREA PLAN

PER 2010-01 COMP PLAN AMENDMENT



Pasadena Hills - Village Character



PASADENA HILLS
AREA PLAN

Figure PH-13: Village Prototype



Pasadena Hills - Village Character

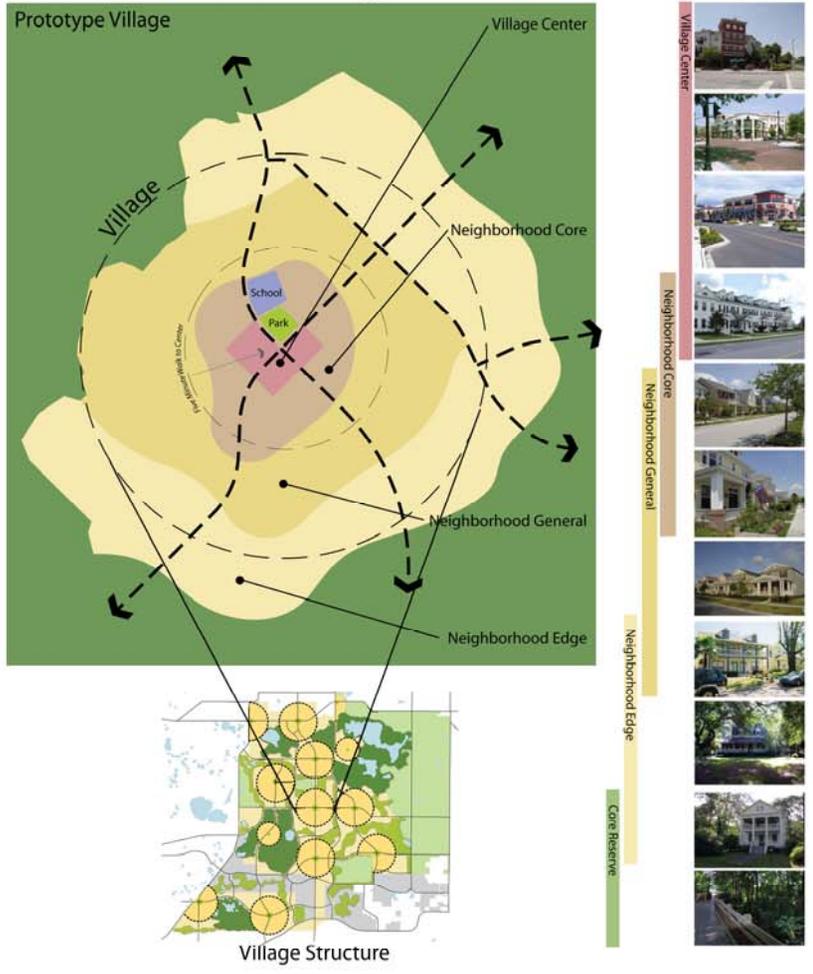


Figure PH-13: Village Prototype

Notes:

Illustration 1 provides a complete view of the Rural Enclave Buffer, including the option of utilizing existing native vegetation and a landscaped berm for unvegetated areas. This buffer is designed to allow flexibility of utilizing existing native vegetation while requiring landscaping standards that effectively protect existing Rural Enclaves.

Illustrations 2, 3, 4, and 5 provide illustrations of the optional plan and section views for the recommended 100 foot Rural Enclave.

Illustrations 2 and 3 graphically illustrate an alternative buffer scenario (Option 1) that provides for situations in which existing native landscape is usable and provides adequate opacity. Supplemental landscape of the buffer is accomplished by creating landscape islands located on berms that are 6 feet tall and have a 3:1 slope. Native vegetation required includes 8 native canopy trees per 100 linear feet, in addition to supplemental understory shrubs. Retention is shown as optional within the first 30 feet of the buffer on the Pasadena Hills neighborhood adjacency. Retention within the buffer should be required by design to be non-polygonal and to mimic natural water features.

Illustrations 4 and 5 graphically illustrate an alternative buffer scenario (Option 2) that provides for situations in which existing native landscape is not usable and does not provide adequate opacity, which is recommended to be at least 85%, or in which the extent of existing native vegetation is not adequate. In this case, the landscape of the buffer is accomplished by creating a continuous landscaped berm that is 6 feet tall and has a 3:1 slope. Native vegetation required includes 8 native canopy trees per 100 linear feet, in addition to supplemental understory shrubs. Retention is shown as optional within the first 30 feet of the buffer on the Pasadena Hills neighborhood adjacency. Retention within the buffer should be required by design to be non-polygonal and to mimic natural water features.

Illustration 1: Rural Enclave Buffer

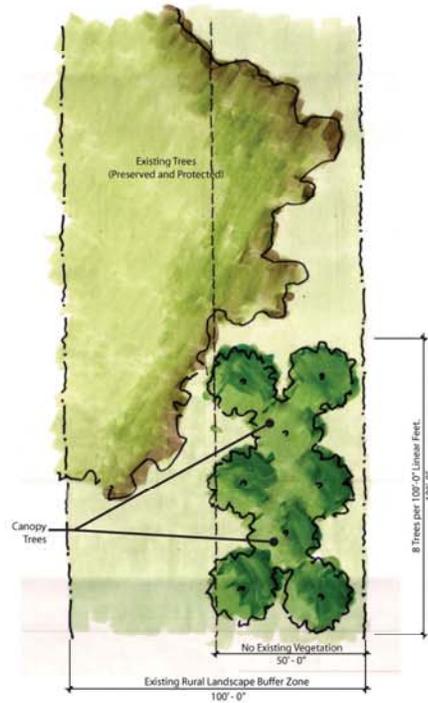


Illustration 2: Recommended 100 Foot Rural Enclave Plan View Option 1

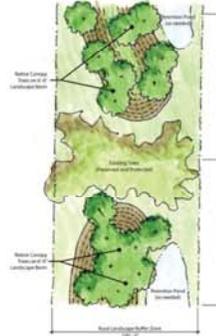


Illustration 3: Recommended 100 Foot Rural Enclave Section View Option 1

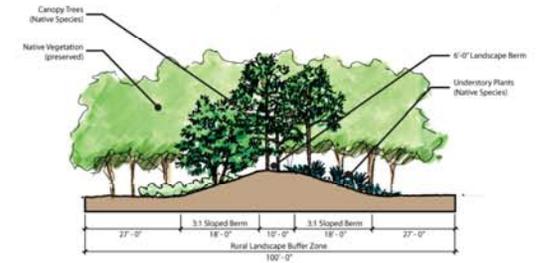


Illustration 4: Recommended 100 Foot Rural Enclave Plan View Option 2

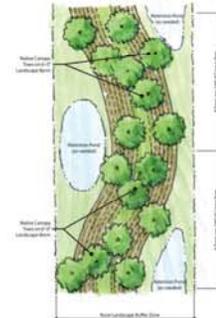


Illustration 5: Recommended 100 Foot Rural Enclave Section View Option 2

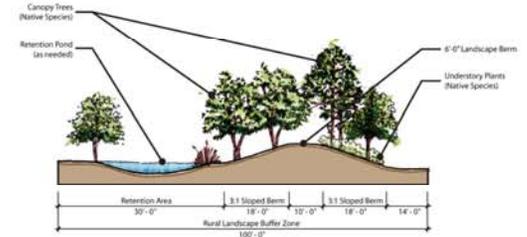
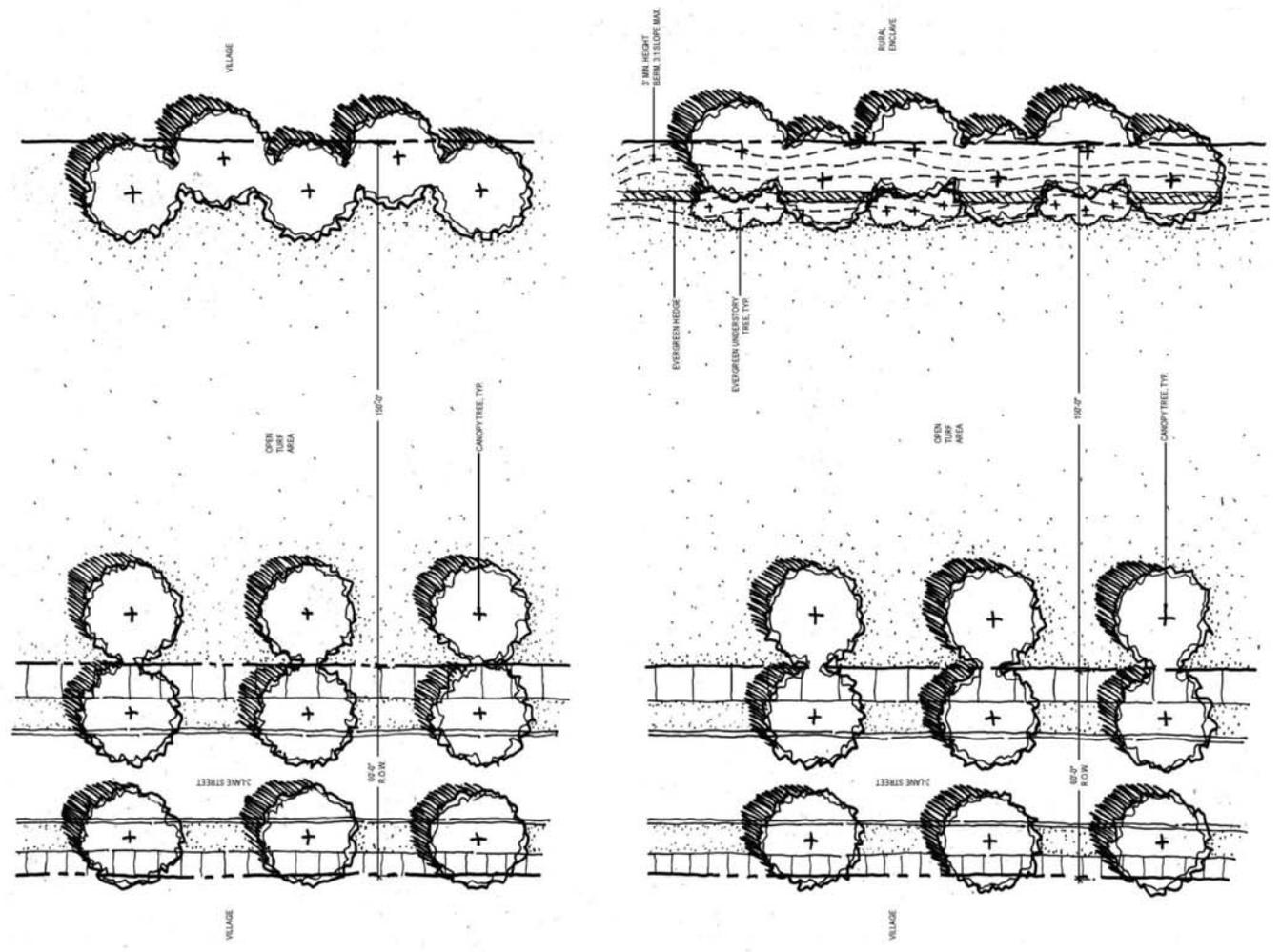
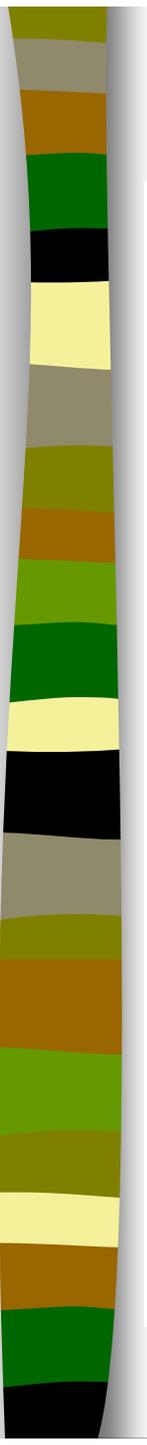


Figure PH-14: Rural Enclave Buffer Illustration



PASADENA HILLS
AREA PLAN

Figure PH-15: Village Separator Landscape Guide

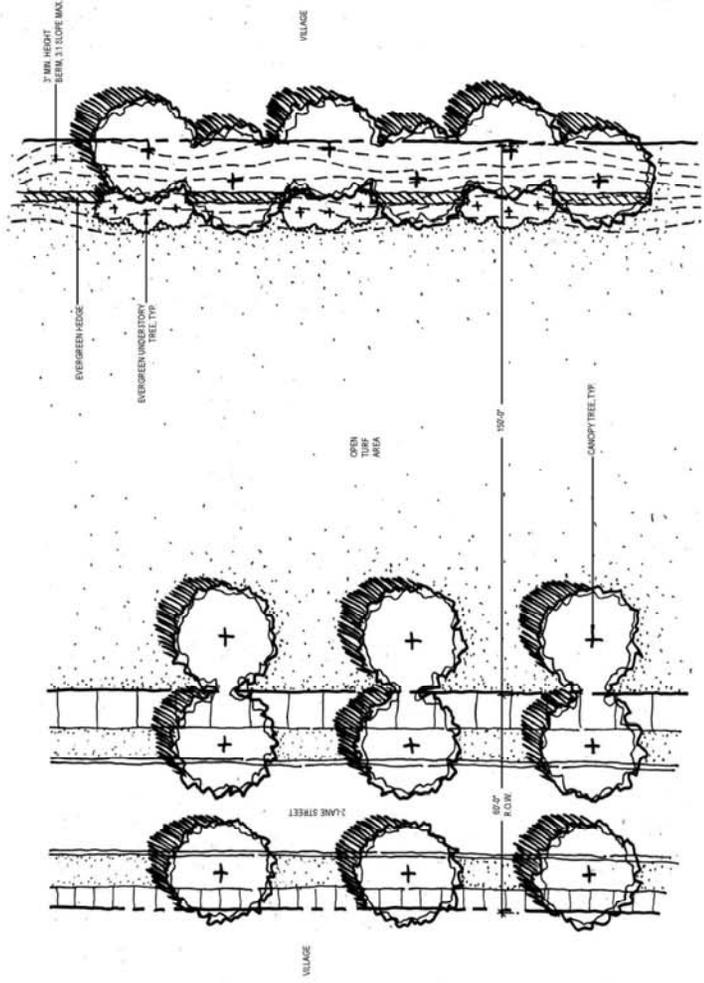
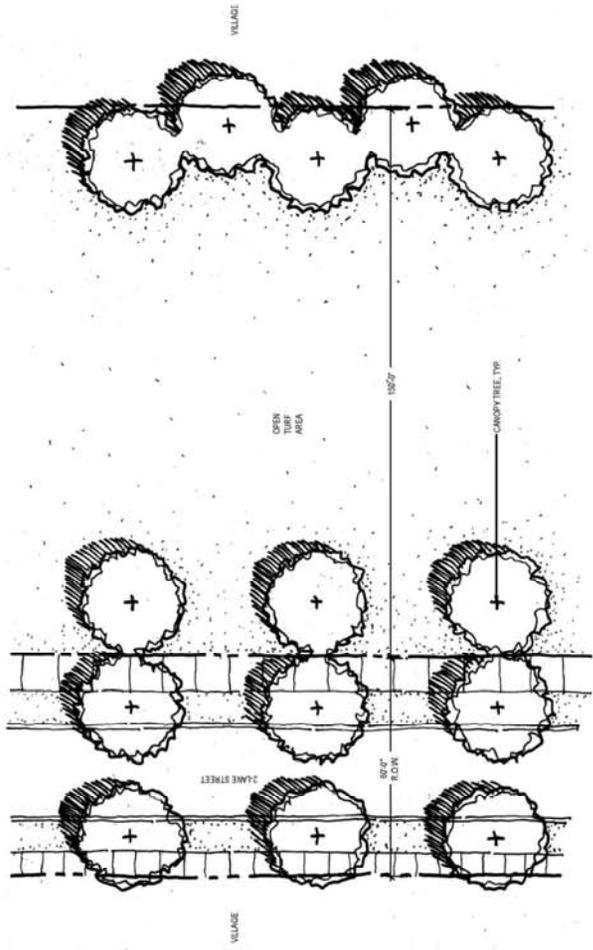


Figure PH-15: Village Separator Landscape Guide

PASADENA HILLS
AREA PLAN

PER 2010-01 COMP PLAN AMENDMENT

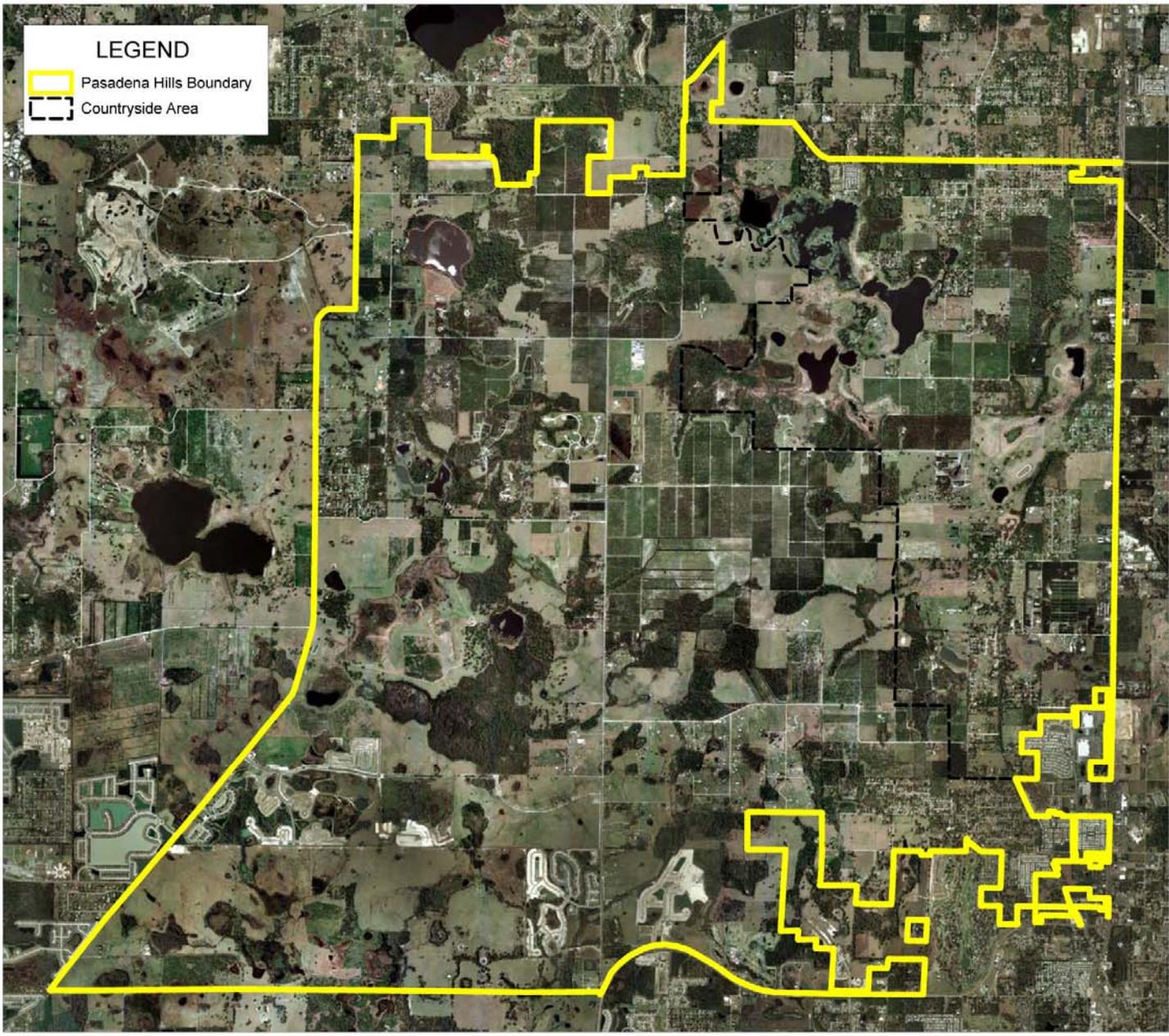
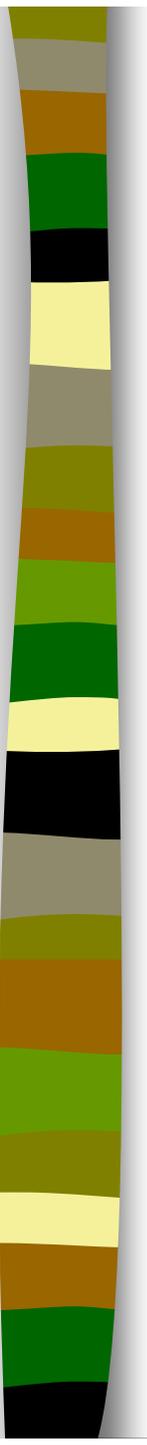
Table PH-1
Year 2050 Roadway Summary
Pasadena Hills Area Plan

Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right of Way Width (feet)		Village Separator or Rural Enclave Buffer Required?	In CIE Program?
				Plan Recommendation	Pasco Corridor Preservation		
East-West Roadways							
SR 52/Clinton Avenue Extension							
Interstate 75 to Boyette Road	Primary	4	6	125	166	No	Included as 4-lane road
Boyette Road to Curley Road	Primary	4	6	125	135	No	Included as 4-lane road
Curley Road to North-South Avenue B Elam Road	Primary	2	6	125	142	No	Included as 2-lane road
Elam Road to North-South Avenue B	Primary	2	6	125	142	No	Included as 2-lane road
North-South Avenue B to Handcart Road	Primary	2	6	125	142	No	Included as 2-lane road
Handcart Rd. to North-South Avenue B Highland Blvd.	Primary	2	6	125	142	No	Included as 2-lane road
North-South Avenue B Highland Blvd. to Fort King Hwy.	Intermediate	2	4	101	142	No	No
Fort King Hwy. to US 301	Intermediate	2	4	101	142	No	No
Prospect Road							
Curley Road to New River Blvd Elam Road	Intermediate	2	2	60	200	Yes	No
Elam Road to New River Blvd.	Intermediate	2	2	60	200	Yes	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	60	200	Yes	No
North-South Avenue B to Handcart Road	Intermediate	2	2	73	200	No	No
Handcart Road to North-South Avenue B Highland Blvd.	Intermediate	2	2	73	200	No	No
East-West Street A							
New River Blvd. to North-South Avenue B	Intermediate	2	2	73	Not included	No	No
North-South Avenue B to Handcart Road	Intermediate	2	2	60	Not included	Yes	No
Handcart Road to North-South Avenue B Highland Blvd.	Intermediate	2	2	60	Not included	Yes	No
Tyndall Road							
Curley Road to Elam Road	Intermediate	2	2	60	Not included	Yes	No
Elam Road to New River Blvd.	Intermediate	2	2	60	Not included	No	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	60	Not included	No	No
Keifer Road							
Curley Rd. to Elam Road	Intermediate	2	2	60	Not included	Yes	No
Elam Road to New River Blvd.	Intermediate	2	2	60	Not included	Yes	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	60	Not included	Yes	No
North-South Avenue B to Handcart Road	Intermediate	2	2	73	Not included	No	No
Handcart Road to North-South Avenue C	Intermediate	2	2	73	Not included	No	No
North-South Avenue C to North-South Avenue B Highland Blvd.	Intermediate	2	2	73	Not included	No	No
North-South B Highland Blvd. to Fort King Hwy.	Intermediate	2	2	60	Not included	Yes	No
Fort King Hwy. to US 301	Intermediate	2	2	60	Not included	No	No
Elam Road							
Boyette Road to Curley Road	Intermediate	2	2	60	Not included	No	No
Curley Road to Keifer Road	Intermediate	2	2	60	Not included	No	No

East-West Street B							
North-South Avenue B to Handcart Road	Intermediate	2	2	60	Not included	Yes	No
Handcart Road to North-South Avenue C	Intermediate	2	2	60	Not included	Yes	No
North-South Avenue C to North-South Avenue D Highland Blvd.	Intermediate	2	2	60	Not included	Yes	No
North-South Avenue D to Keifer Road	Intermediate	2	2	60	Not included	Yes	No
Overpass Road							
Old Pasco to Boyette Road	Primary	2	6	125	166	No	No
Boyette Road to Curley Road	Primary	2	6	125	200	No	No
Curley Road to North-South Avenue A	Primary	2	6	125	166	No	No
North-South Avenue A to New River Blvd.	Primary	2	6	125	166	No	No
New River Blvd. to North-South Avenue B	Primary	2	6	125	166	No	No
North-South Avenue B to Handcart Road	Primary	2	6	125	166	No	No
Handcart Rd. to North-South Avenue C	Primary	2	6	125	166	No	No
North-South Avenue C to North-South Avenue D Highland Blvd.	Primary	2	6	125	166	Yes	No
North-South Avenue D Highland Blvd. to Fort King Hwy.	Primary	2	6	125	166	No	No
Fort King Hwy. to US 301	Primary	2	6	125	166	No	No
East-West Street C							
North-South Avenue D Highland Blvd. to Fort King Hwy.	Intermediate	2	2	60	Not included	No	N
East-West Street D							
North-South Avenue B to Handcart Road	Intermediate	2	2	60	Not included	No	No
Handcart Rd. to North-South Avenue C	Intermediate	2	2	60	Not included	No	No
North-South Avenue C to Silverado Road	Intermediate	2	2	60	Not included	No	No
Silverado Road to North-South Avenue D Highland Blvd.	Intermediate	2	2	60	Not included	No	No
North-South Avenue D Highland Blvd to Fort King Hwy.	Intermediate	2	2	60	Not included	No	No
Fort King Hwy. To US 301	Intermediate	2	2	60	Not included	No	No
East-West Street E							
Curley Road to North-South Avenue A	Intermediate	2	2	60	Not included	No	No
North-South Avenue A to New River Blvd.	Intermediate	2	2	60	Not included	No	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	73	Not included	No	No
North-South Avenue B to Handcart Road SR 54/Eiland Blvd Extension	Intermediate	2	2	73	Not included	No	No
Handcart Road to North-South Avenue C	Intermediate	2	2	73	Not included	No	No
SR 54/Eiland Blvd. Ext.							
Interstate 75 to Curley Road	Primary	4	6	125	166	No	No
Curley Road to New River Blvd.	Primary	2	6	125	220	No	Included as 2-lane road
New River Blvd. to Handcart Road East-West Street E	Primary	2	6	125	166	No	Included as 2-lane road
East-West Street E to Handcart Road	Primary	2	6	125	166	No	Included as 2-lane road
Handcart Road to North-South Avenue C	Primary	2	6	125	200	No	No
North-South Avenue C to Silverado Road	Primary	2	6	125	200	No	No
Silverado Road to US 301	Primary	2	6	125	200	No	No
Dean Dairy Road to Fort King Hwy.	Primary	2	6	125	166	No	No
Fort King Hwy. To US 301	Primary	2	6	125	142	No	No

Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right of Way Width (feet)		Village Separator or Rural Enclave Buffer Required?	In CIE Program?
				Plan Recommendation	Pasco Corridor Preservation		
North-South Roadways							
Curley Road							
SR 52 to Clinton Avenue Ext.	Intermediate	2	2	Not addressed	166	No	No
Clinton Avenue Ext. to Prospect Road	Primary	2	6	125	166	No	Included as 4-lane road
Prospect Road to Keifer Road Tyndall Road	Primary	2	6	125	166	Yes	Included as 4-lane road
Tyndall Road to Keifer Road	Primary	2	6	125	166	Yes	Included as 4-lane road
Keifer Road to Elam Road	Primary	2	6	125	166	No	Included as 4-lane road
Elam Road to Overpass Road	Primary	2	6	125	166	No	Included as 4-lane road
Overpass Road to SR-54 East-West Street E	Primary	2	6	125	166	No	Included as 4-lane road
East-West Street E to SR 54/Eiland Extension	Primary	2	6	125	166	No	Included as 4-lane road
North-South Avenue A							
Overpass Road to East-West Street E	Intermediate	2	2	60	Not included	N	No
Elam Road							
Clinton Avenue Ext. to Prospect Road	Intermediate	2	2	60	Not included	No	No
Prospect Road to Tyndall Road	Intermediate	2	2	60	Not included	No	No
Tyndall Road to Keifer Road	Intermediate	2	2	60	Not included	No	No
Keifer Road to Curley Road	Intermediate	2	2	60	Not included	No	No
New River Blvd.							
Prospect Road to East-West Street A	Intermediate	2	2	73	Not included	No	No
East-West Street A to Keifer Road Tyndall Road	Intermediate	2	2	73	Not included	No	No
Tyndall Road to Keifer Road	Intermediate	2	2	73	Not included	No	No
Keifer Road to Overpass Road	Intermediate	2	2	60	Not included	No	No
Overpass Road to East-West Street E	Intermediate	2	2	60	Not included	No	No
East-West Street E to SR 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No
North-South Avenue B							
SR 52/Clinton Avenue Ext. to Prospect Road	Intermediate	2	2	60	Not included	No	No
Prospect Road to East-West Street A	Intermediate	2	2	60	Not included	Yes	No
East-West Street A to Keifer Road Tyndall Road	Intermediate	2	2	60	Not included	Yes	No
Tyndall Road to Keifer Road	Intermediate	2	2	60	Not included	Yes	No
Keifer Road to East-West Street B	Intermediate	2	2	60	Not included	No	No
East-West Street B to Overpass Road	Intermediate	2	2	60	Not included	No	No
Overpass Road to East-West Street D	Intermediate	2	2	60	Not included	No	No
East-West Street D to East-West Street E	Intermediate	2	2	60	Not included	No	No
East-West Street E to SR 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No

Handcart Road							
SR 52 to Clinton Avenue Ext. to Prospect Road	Primary	2	4	106	Not included	No	No
SR 52/Clinton Avenue Ext. to Prospect Road	Primary	2	4	106	Not included	No	No
Prospect Road to East-West Street A	Primary	2	4	106	200	No	No
East-West Street A to Keifer Road	Primary	2	4	106	200	No	No
Keifer Road to East-West Street B	Primary	2	4	106	200	Enclave Frontage only	No
East-West Street B to Overpass Road	Primary	2	4	106	200	No	No
Overpass Road to East-West Street D	Primary	2	4	106	200	No	No
East-West Street D to East-West Street E	Primary	2	4	106	200	No	No
East-West Street E/ East-West Street D to SR 54/Eiland Ext.	Primary	2	4	106	200	No	No
North-South Avenue C							
North-South Avenue D/Highland Blvd. to Keifer Road	Intermediate	2	2	60	Not included	Yes	No
Keifer Road to East-West Street B	Intermediate	2	2	60	Not included	Yes	No
East-West Street B to Overpass Road	Intermediate	2	2	60	Not included	Yes	No
Overpass Road to East-West Street D	Intermediate	2	2	60	Not included	Yes	No
East-West Street D to SR 54/Eiland Ext./ East-West Street E	Intermediate	2	2	60	Not included	No-Yes	No
East-West Street E to SR 54/Eiland Ext.	Intermediate	2	2	60	Not included	Yes	No
North-South Avenue D/Highland Blvd.							
SR 52 to SR 52/Clinton Avenue Ext. to Prospect Road	Intermediate	2	2	60	200	No	No
SR 52/Clinton Avenue Ext. to Prospect Road	Intermediate	2	2	60	200	No	No
Prospect Road to East-West Street A	Intermediate	2	2	60	Not included	No	No
East-West Street A to North-South Avenue C	Intermediate	2	2	60	Not included	No	No
North-South Avenue C to Keifer Road	Intermediate	2	2	60	Not included	No	No
Keifer Road to Overpass Road /East-West Street B	Intermediate	2	2	60	Not included	No	No
East-West Street B to Overpass Road	Intermediate	2	2	60	Not included	No	No
Overpass Road to East-West Street C	Intermediate	2	2	60	Not included	Yes	No
East-West Street C to East-West Street D	Intermediate	2	2	60	Not included	Yes	No
Silverado Road							
East-West Road D to SR 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No
Fort King Hwy							
Clinton Avenue Ext. to Keifer Road	Intermediate	2	2	60	135	No	No
Keifer Road to Overpass Road	Intermediate	2	2	60	135	No	No
Overpass Road to East-West Street C	Intermediate	2	2	60	135	No	No
East-West Street C to East-West Street D	Intermediate	2	2	60	135	No	No
US 301							
Clinton Avenue Ext. to Keifer Road	Primary	4	6	Not addressed	220	No	No
Keifer Road to Overpass Road	Primary	4	6	Not addressed	235	No	No



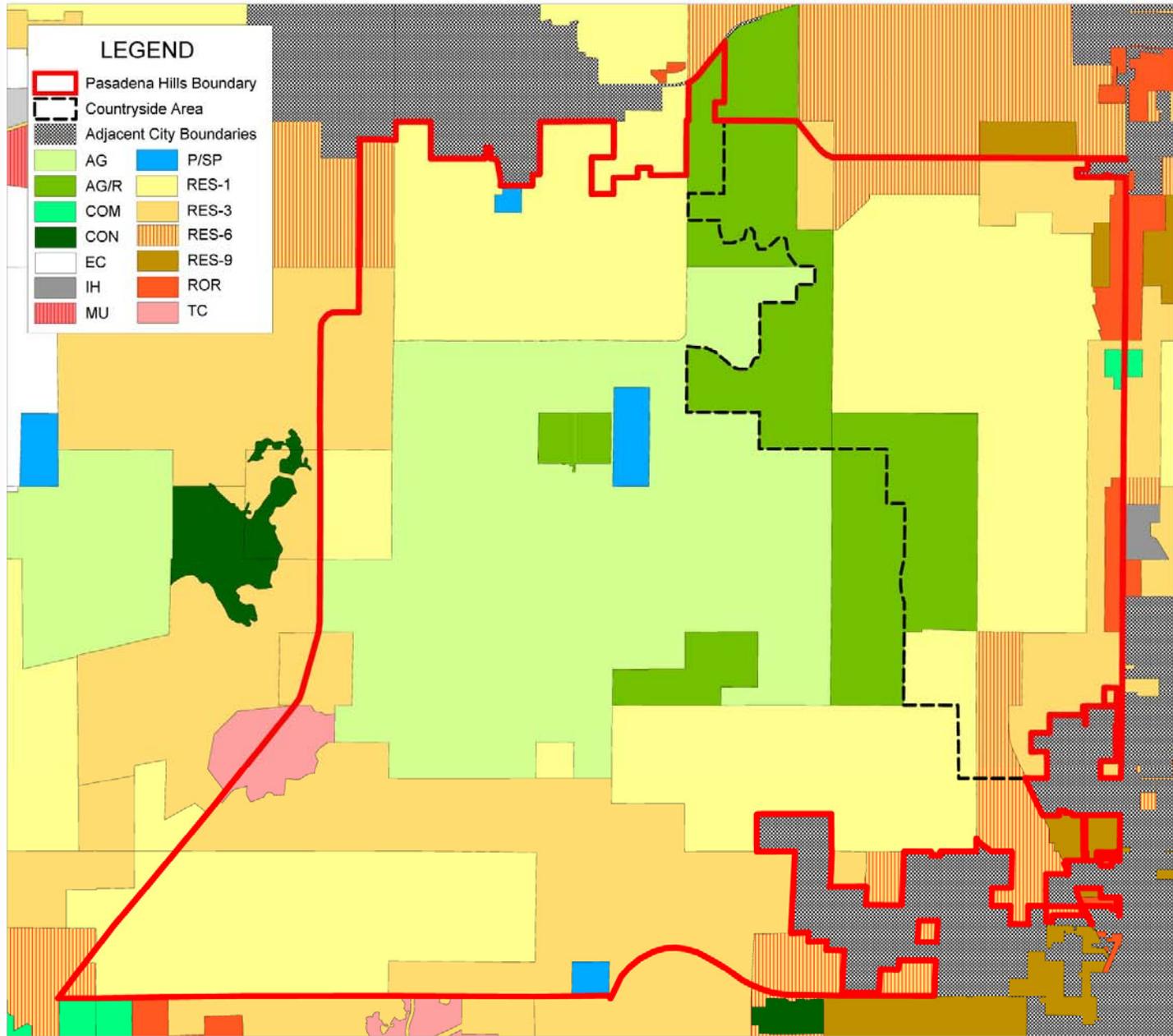
Map B: 2008 Aerial Map

Scale in Feet

0 5,000 10,000

North

PASADENA HILLS
COMP PLAN

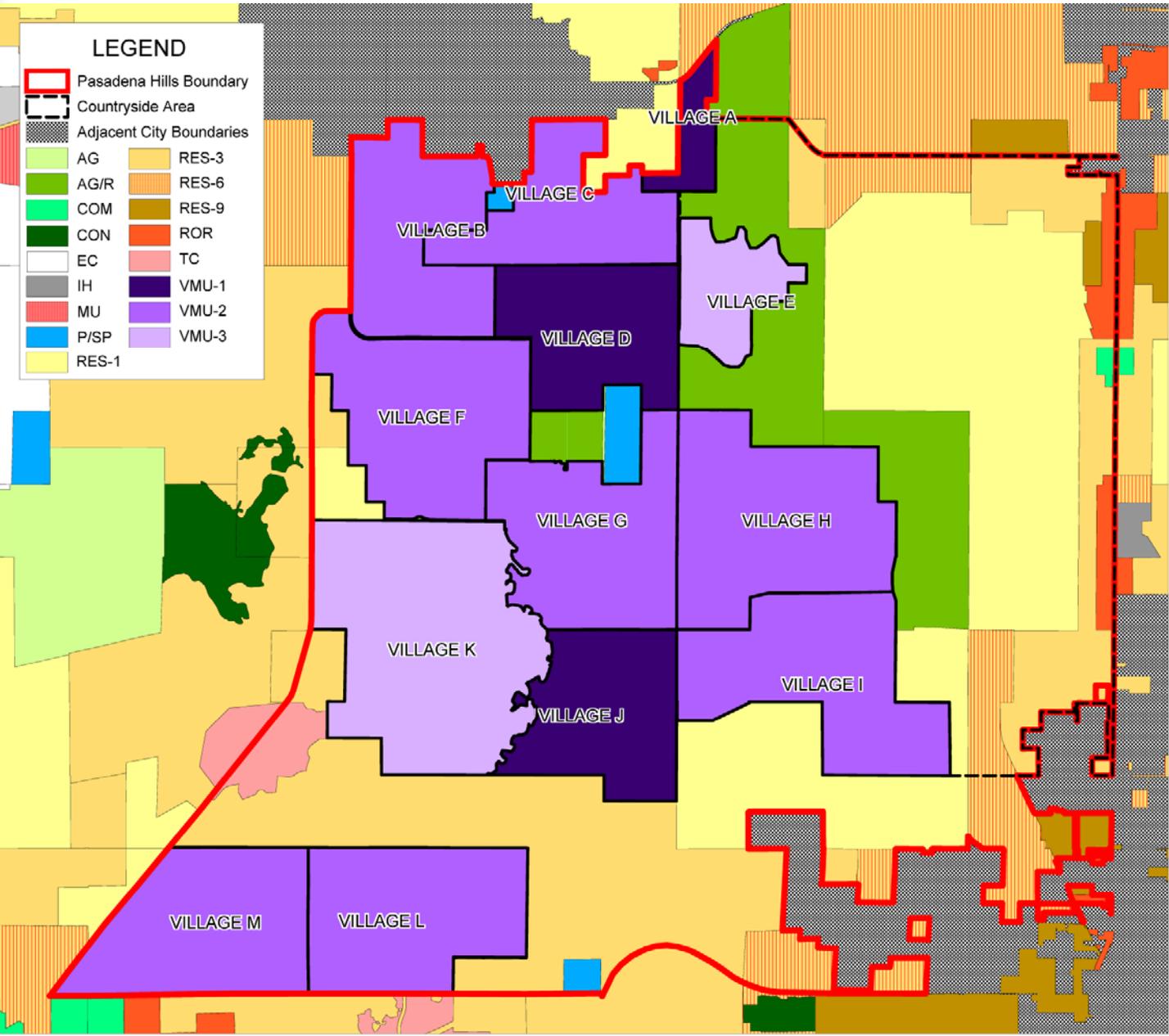


Map C: Existing Future Land Use Map



PASADENA HILLS
COMP PLAN

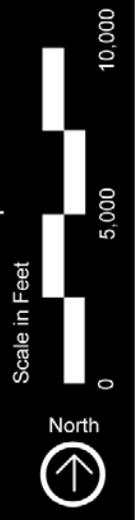


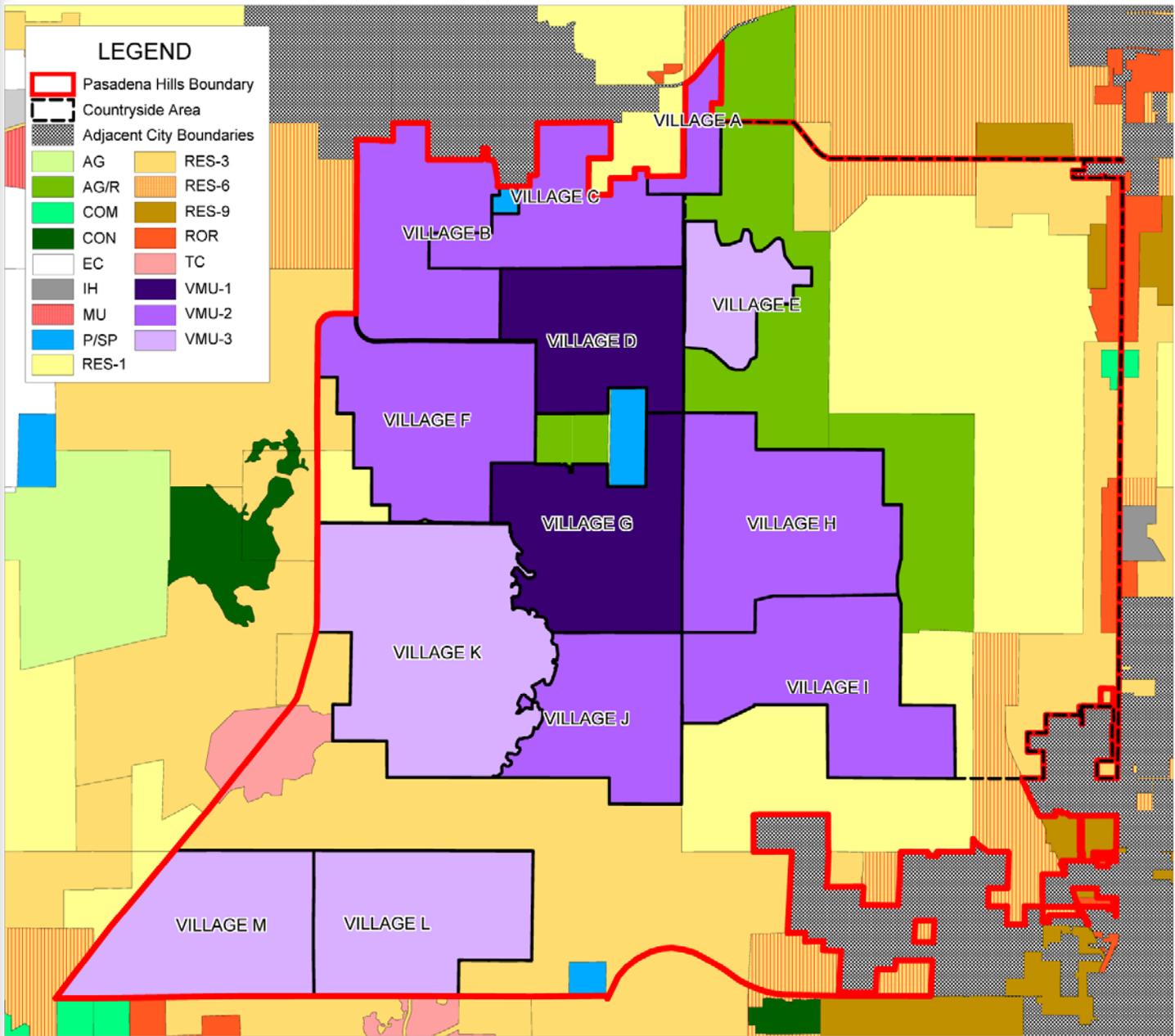


PASADENA HILLS
COMP PLAN



Map D: Existing Pasadean Hills 2050
Future Land Use Map

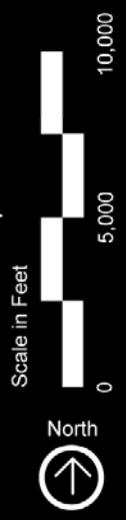


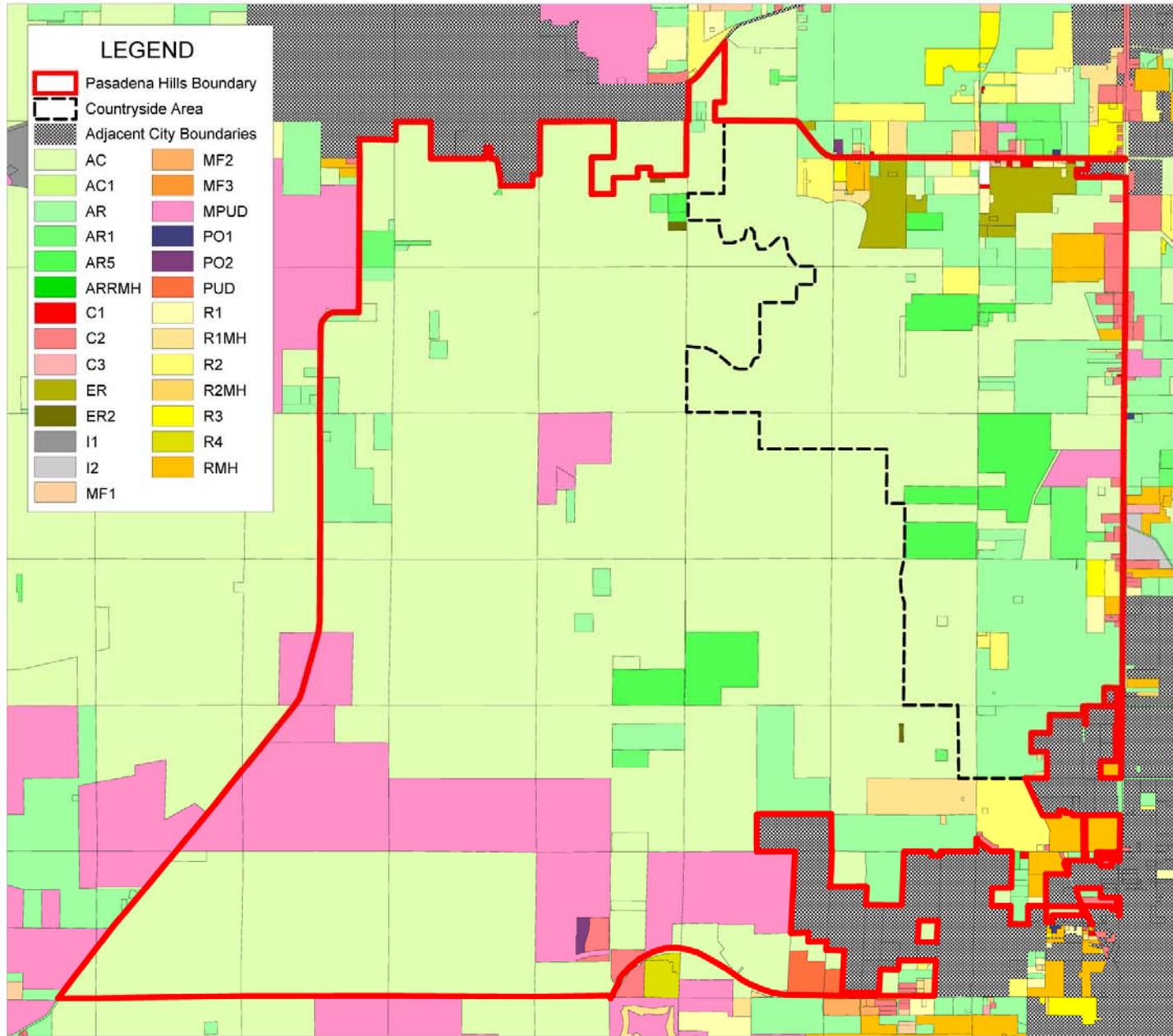


PASADENA HILLS
COMP PLAN



Map E: Proposed Pasadena Hills 2050
Future Land Use Map



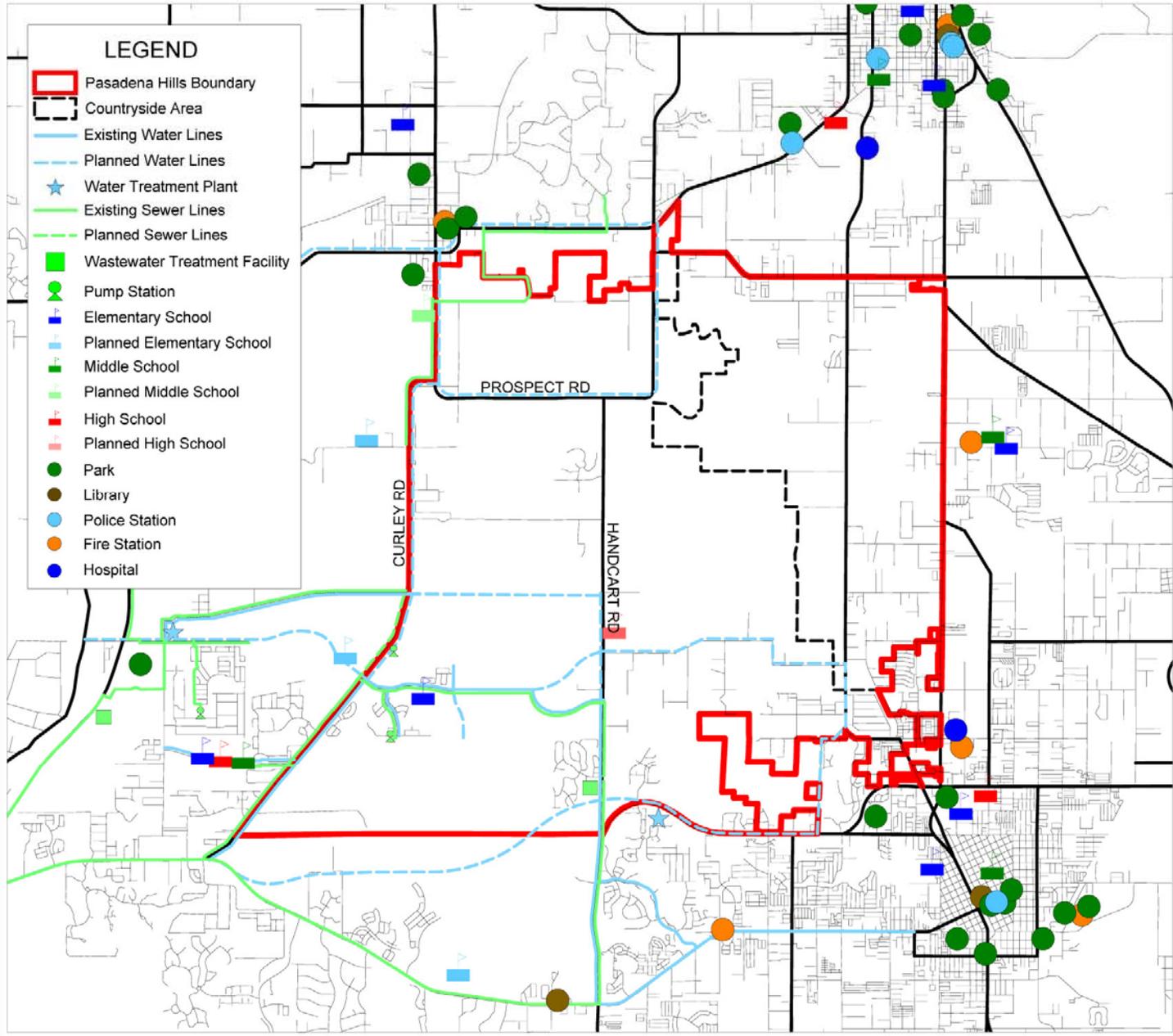
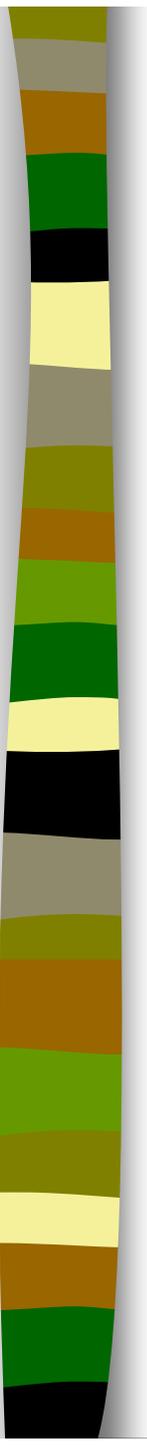


Map F: Existing Zoning Map



PASADENA HILLS
COMP PLAN





**PASADENA HILLS
COMP PLAN**

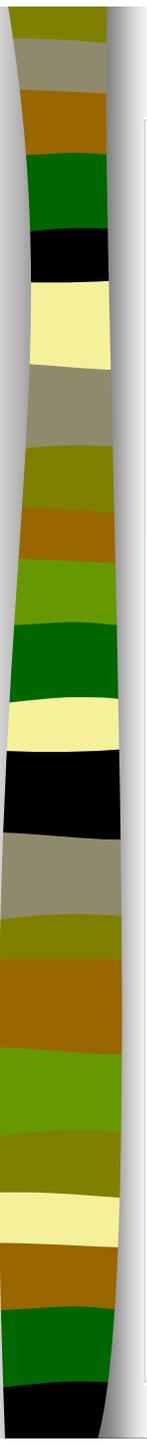
**HEIDT
DESIGN**

Map G: Public Facilities

Scale in Feet

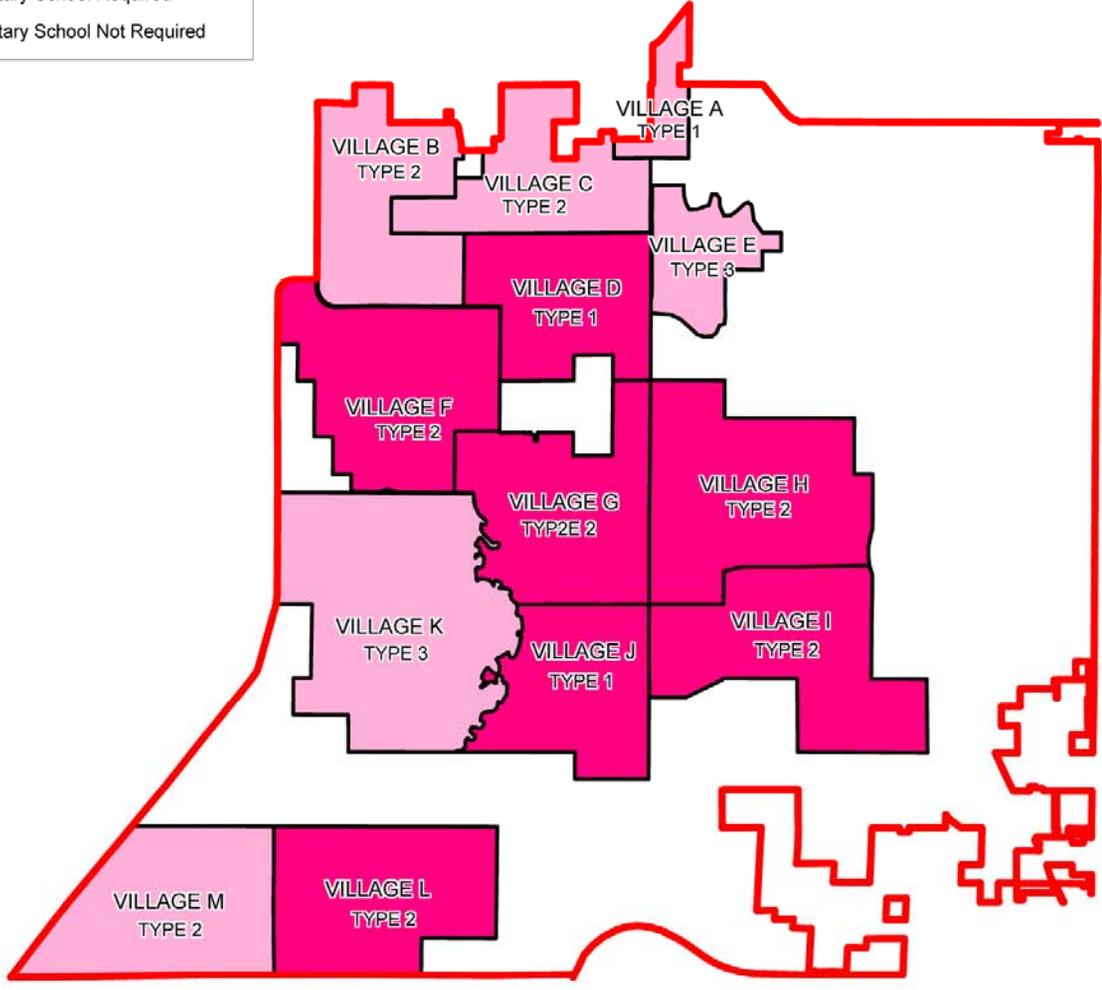
0 7,500 15,000

North



LEGEND

-  Pasadena Hills Boundary
-  Elementary School Required
-  Elementary School Not Required



**PASADENA HILLS
COMP PLAN**

**HEIDT
DESIGN**

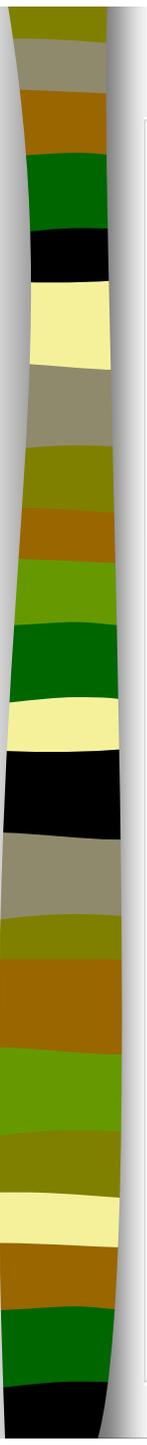
Map H: Elementary School Locations

Scale in Feet

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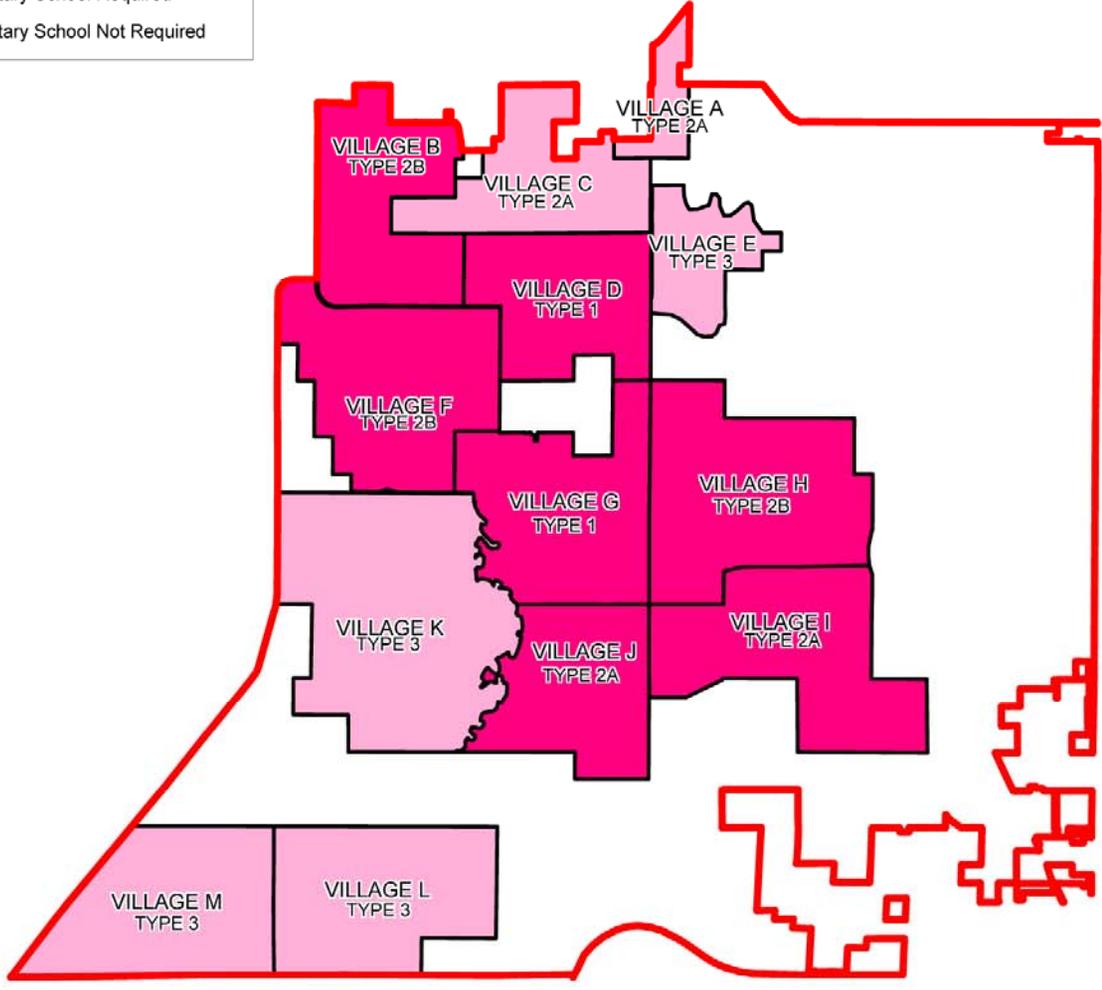
North





LEGEND

-  Pasadena Hills Boundary
-  Elementary School Required
-  Elementary School Not Required



**PASADENA HILLS
COMP PLAN**

Map H: Elementary School Locations

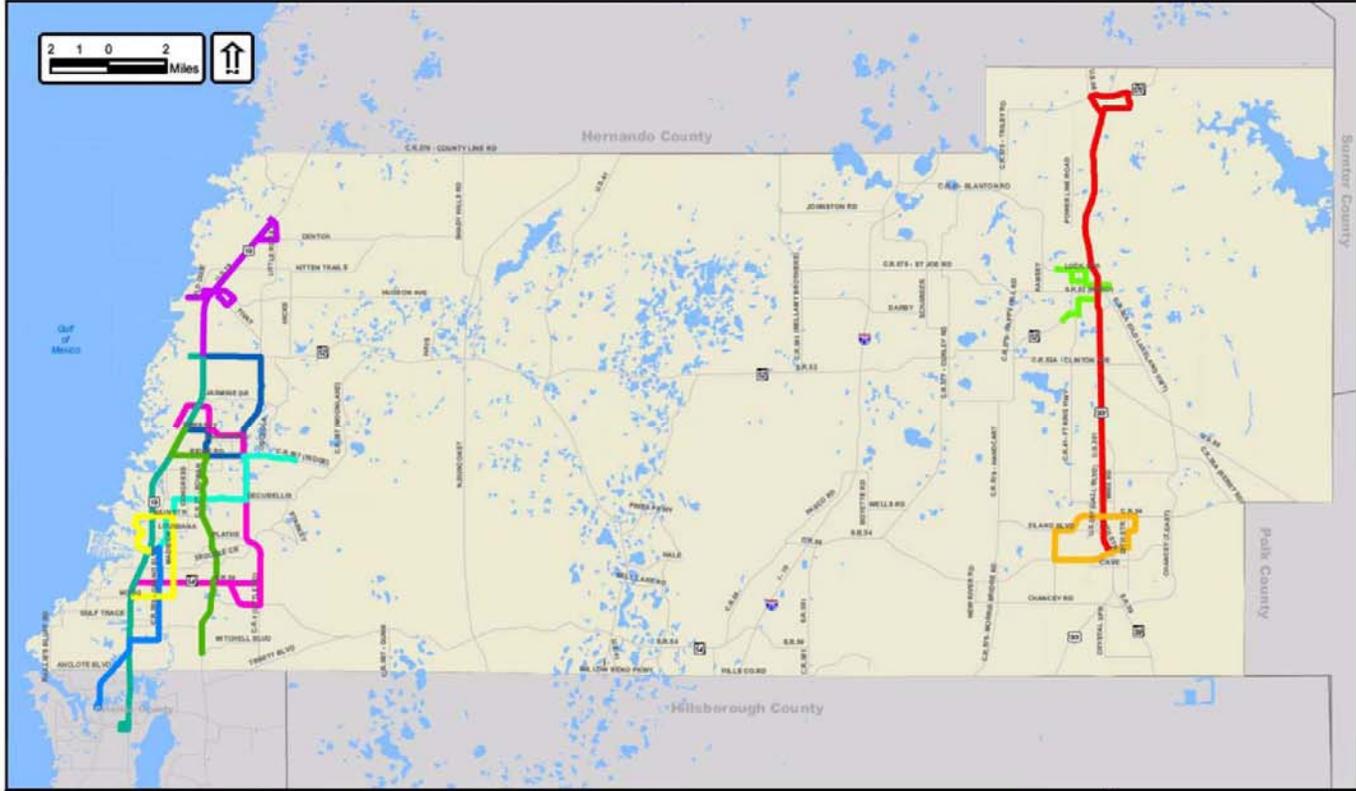


Scale in Feet

0 6,000 12,000

North






 Tindale-Oliver & Associates, Inc.
 Planning and Engineering

Pasco County
2025 LRTP Update

Legend

 Route 14a	 Route 19	 Route 30
 Route 14b	 Route 23	 Route 31
 Route 16	 Route 25	 Route 33
 Route 18	 Route 27	

Map 2-1

**Existing
Transit Service (2004)**

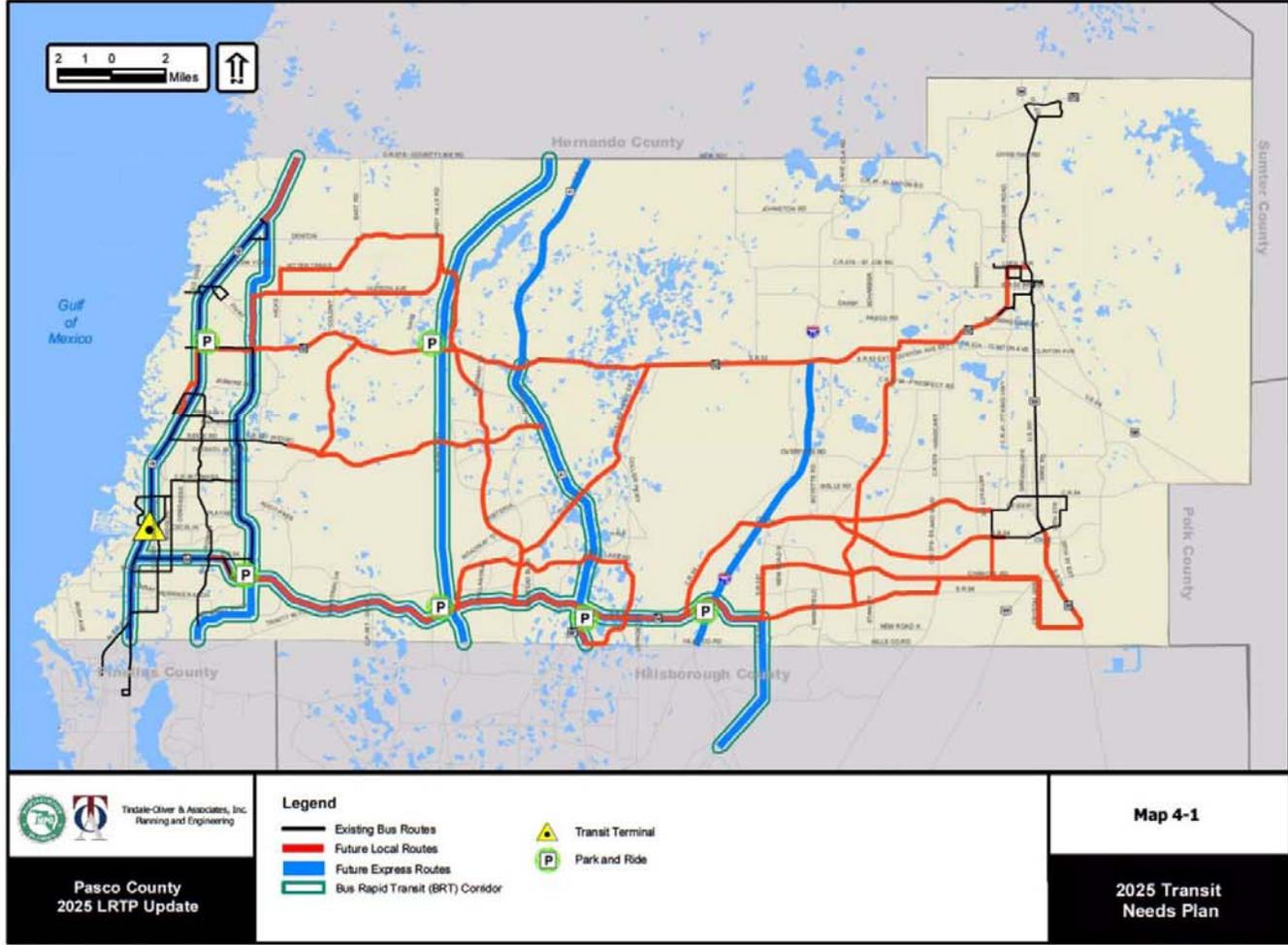
111961 05-Scope_01MapxMap_2-1_Existing_Transit_Services_04.mxd

Created: June 03, 2004 Updated: November 5, 2004

**PASADENA HILLS
COMP PLAN**



Map 1: Existing Transit Service



Pasco County
2025 LRTP Update

111981-03-Scope_C:\Map\Transit_Needs_Plan.mxd

Legend

- Existing Bus Routes
- Future Local Routes
- Future Express Routes
- Bus Rapid Transit (BRT) Corridor
- ▲ Transit Terminal
- P Park and Ride

Map 4-1

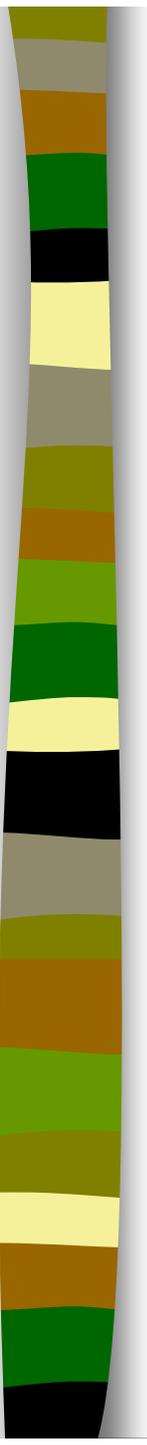
**2025 Transit
Needs Plan**

Created: June 03, 2004 Updated September 08, 2004

**PASADENA HILLS
COMP PLAN**

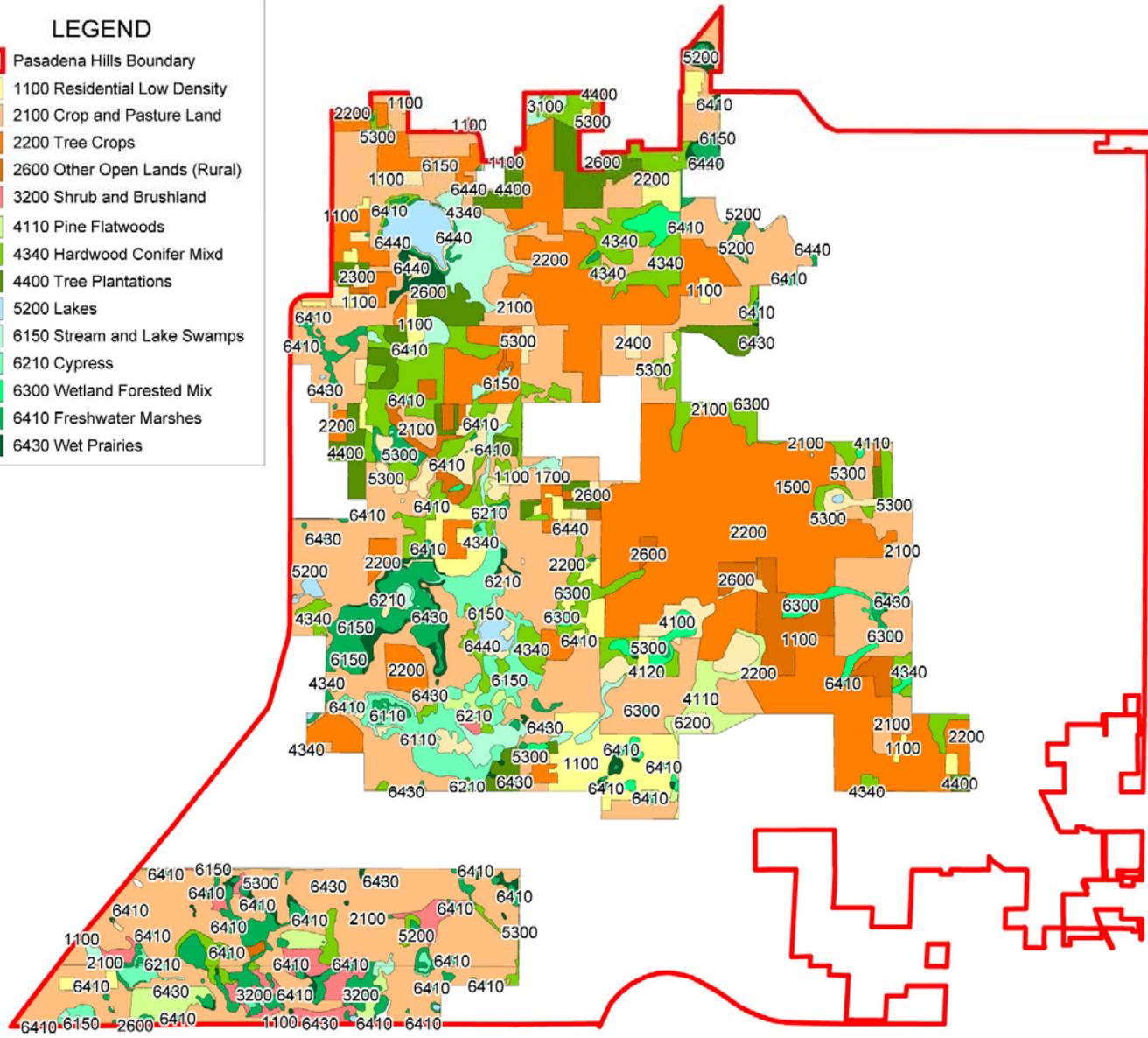


Map J: 2025 Transit Needs



LEGEND

	Pasadena Hills Boundary
	1100 Residential Low Density
	2100 Crop and Pasture Land
	2200 Tree Crops
	2600 Other Open Lands (Rural)
	3200 Shrub and Brushland
	4110 Pine Flatwoods
	4340 Hardwood Conifer Mixd
	4400 Tree Plantations
	5200 Lakes
	6150 Stream and Lake Swamps
	6210 Cypress
	6300 Wetland Forested Mix
	6410 Freshwater Marshes
	6430 Wet Prairies



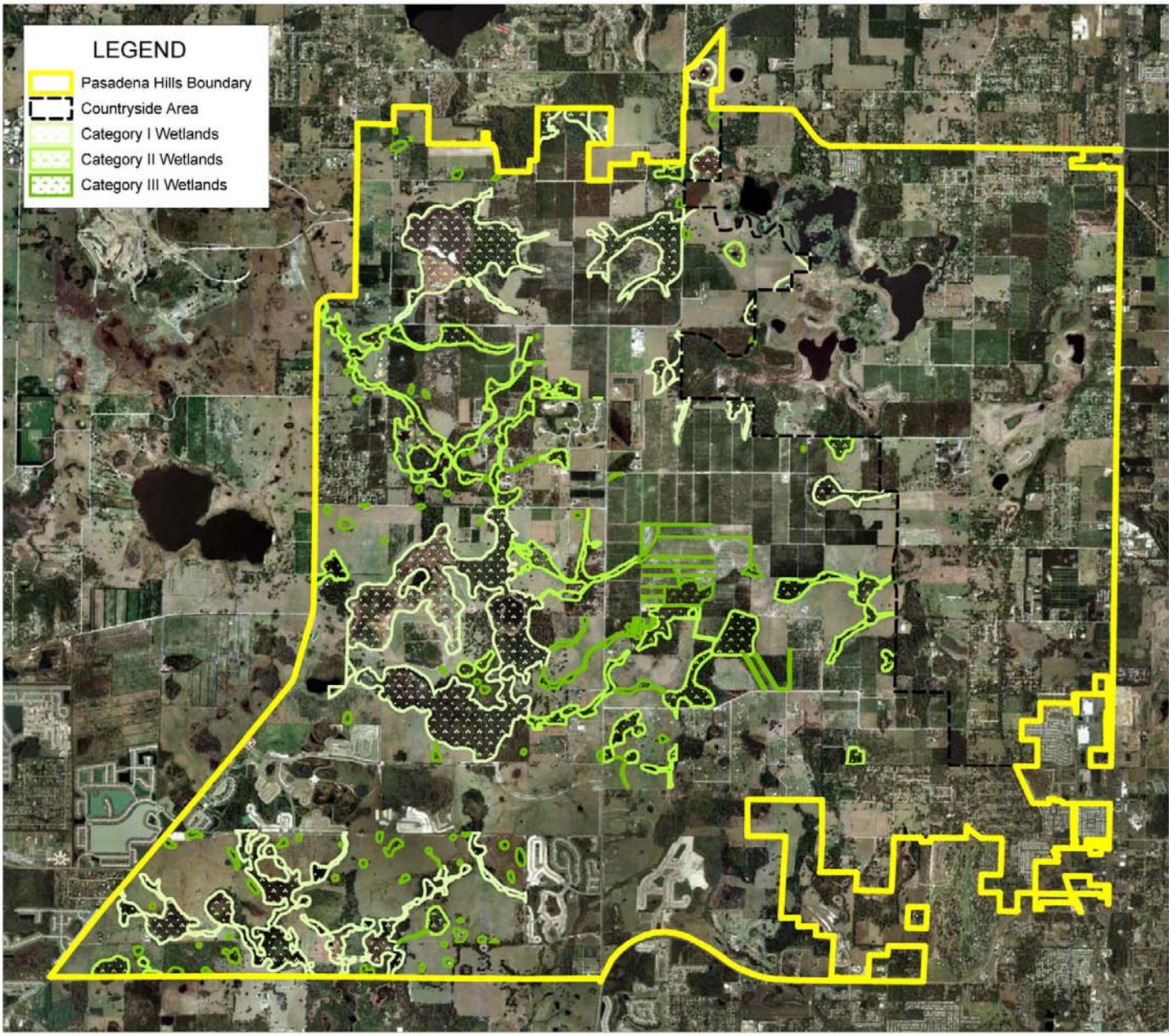
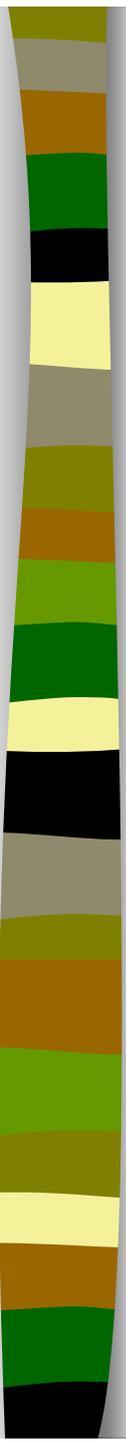
**PASADENA HILLS
COMP PLAN**

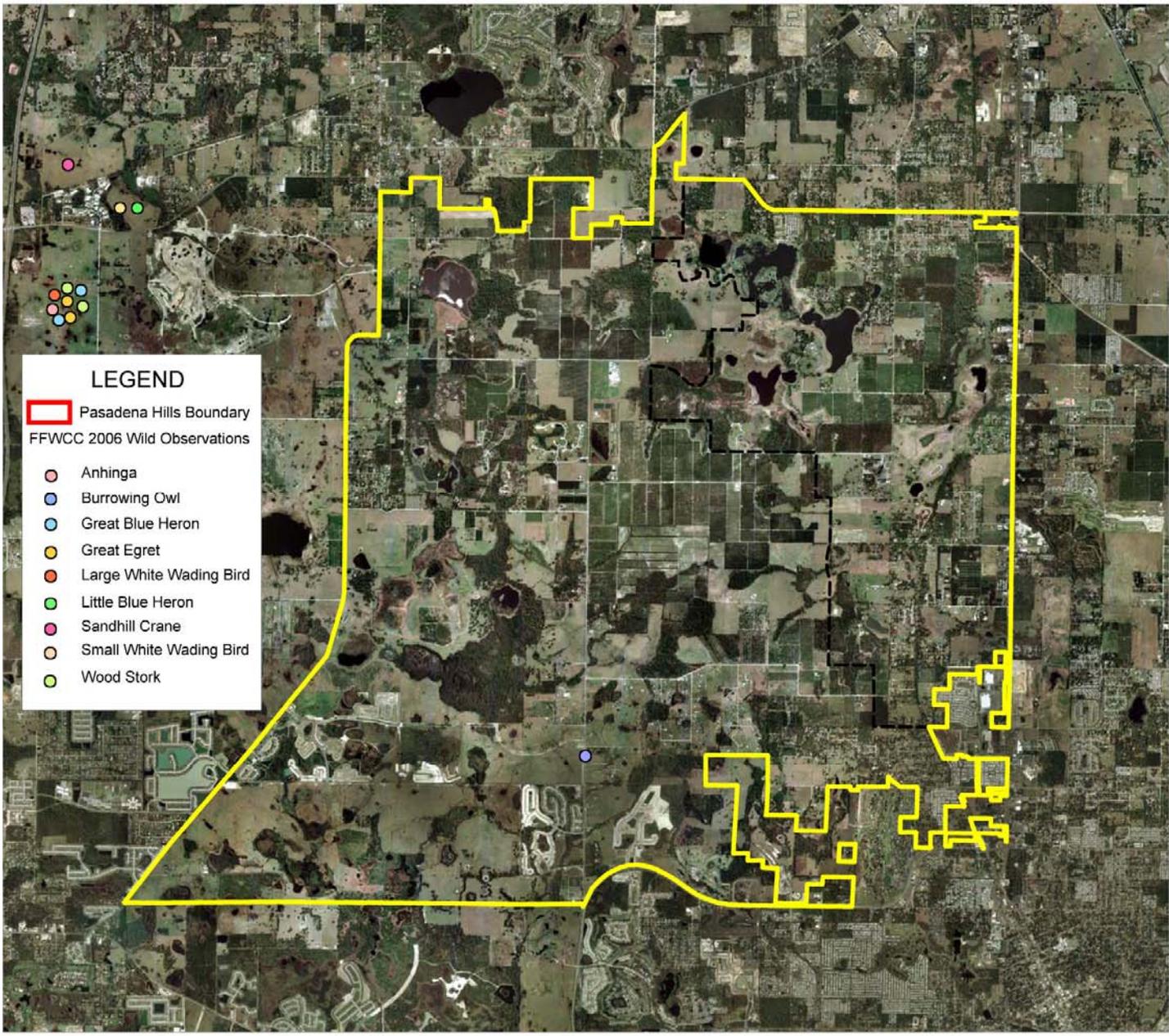
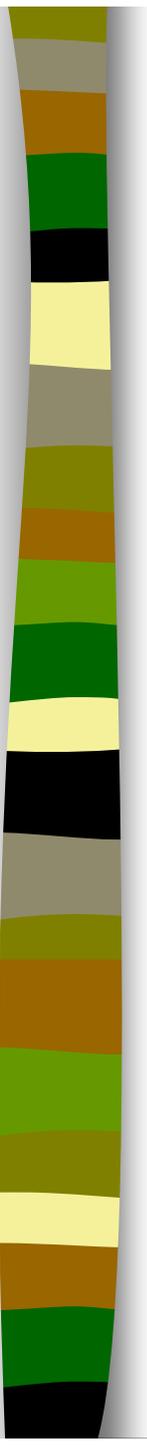
Map K: 2007 Land Use / Natural Resources

Scale in Feet
0 5,000 10,000

North

**HEIDT
DESIGN**

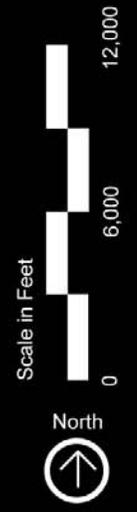


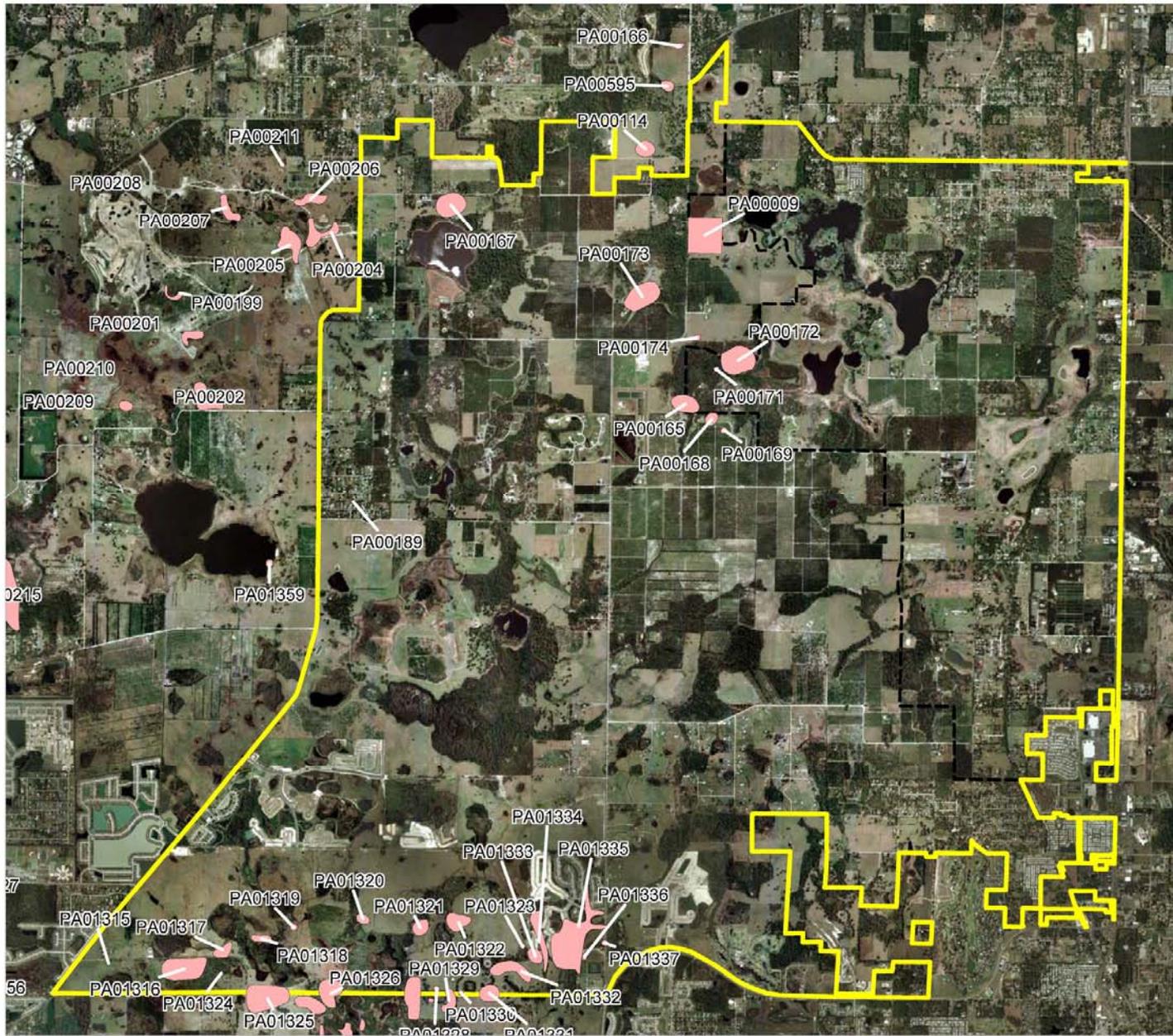
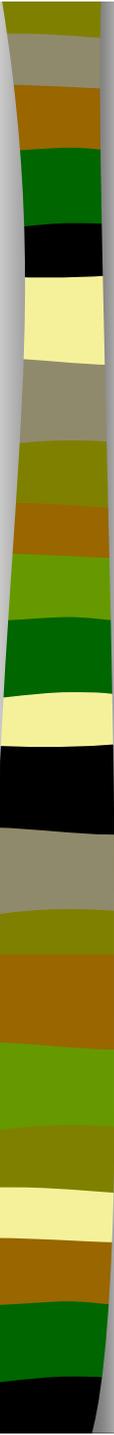


PASADENA HILLS
COMP PLAN



Map M: Wildlife Observations

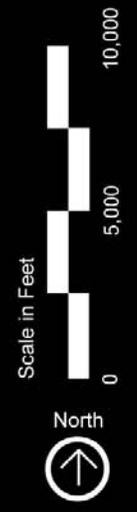


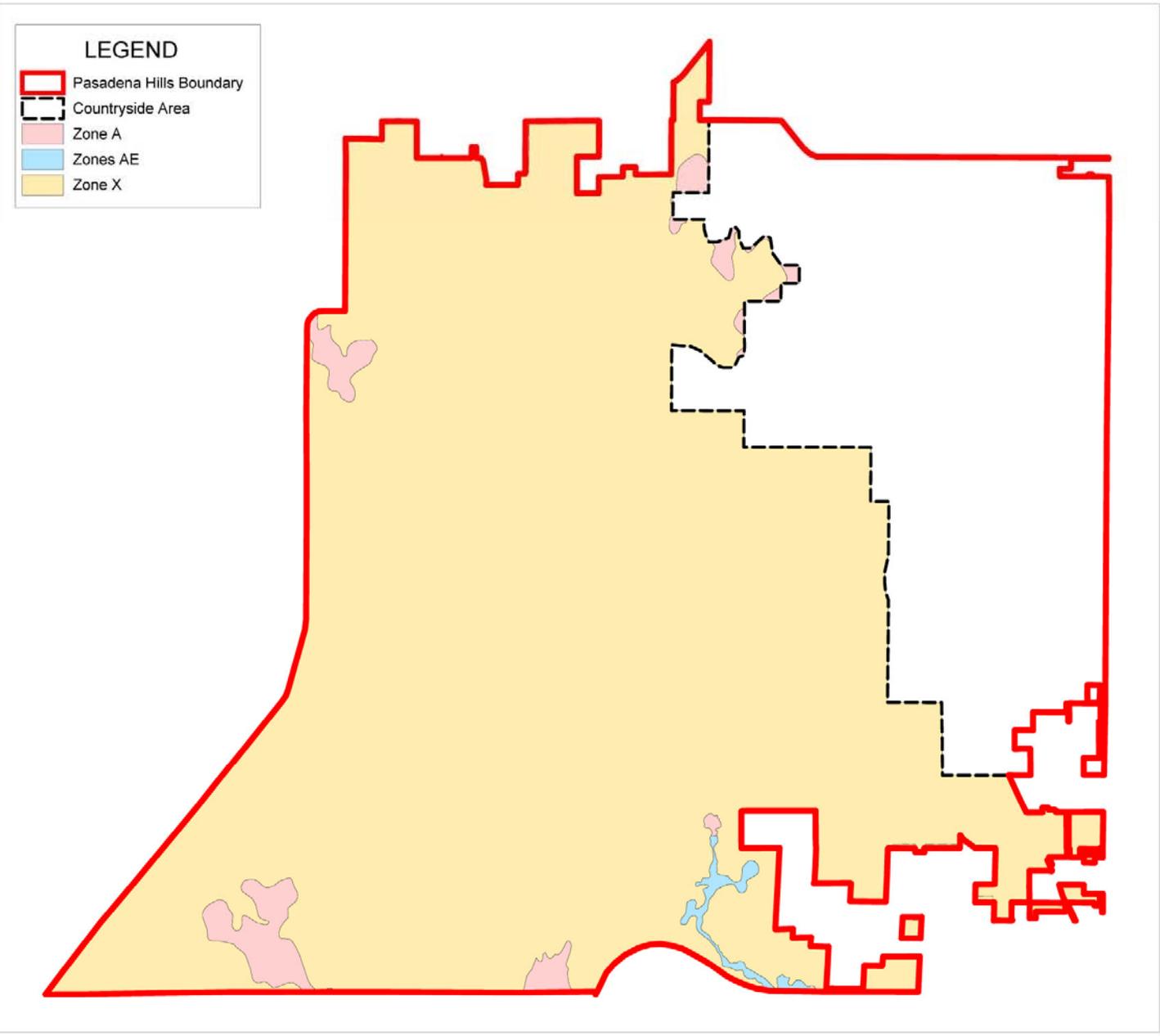
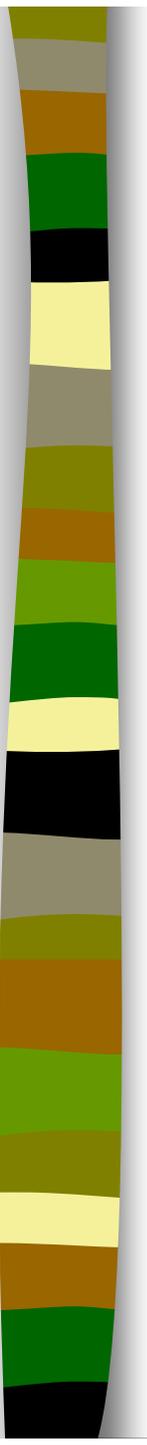


PASADENA HILLS COMP PLAN



Map N: Known Archaeological Sites





LEGEND	
	Pasadena Hills Boundary
	Countryside Area
	Zone A
	Zones AE
	Zone X

Map O: Flood Zones

Scale in Feet

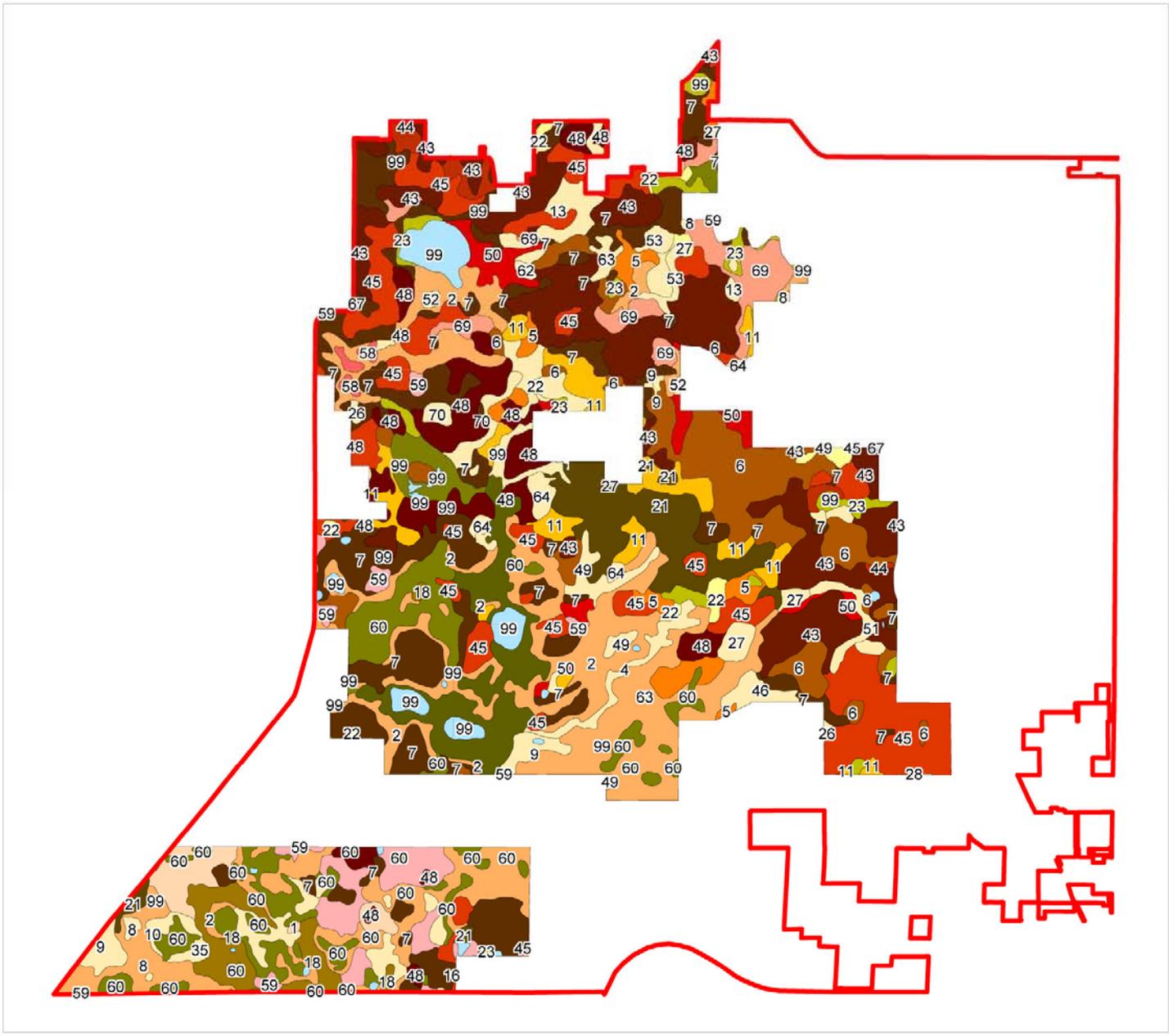
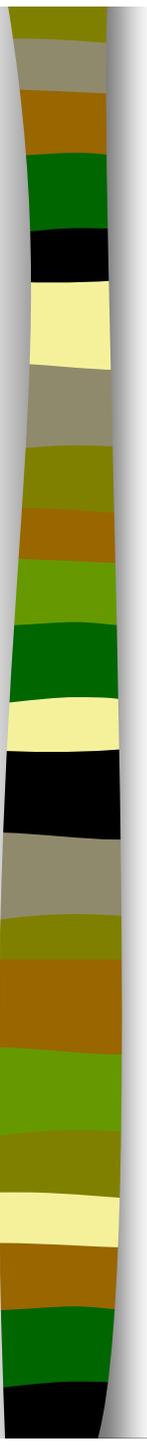
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North



PASADENA HILLS
COMP PLAN



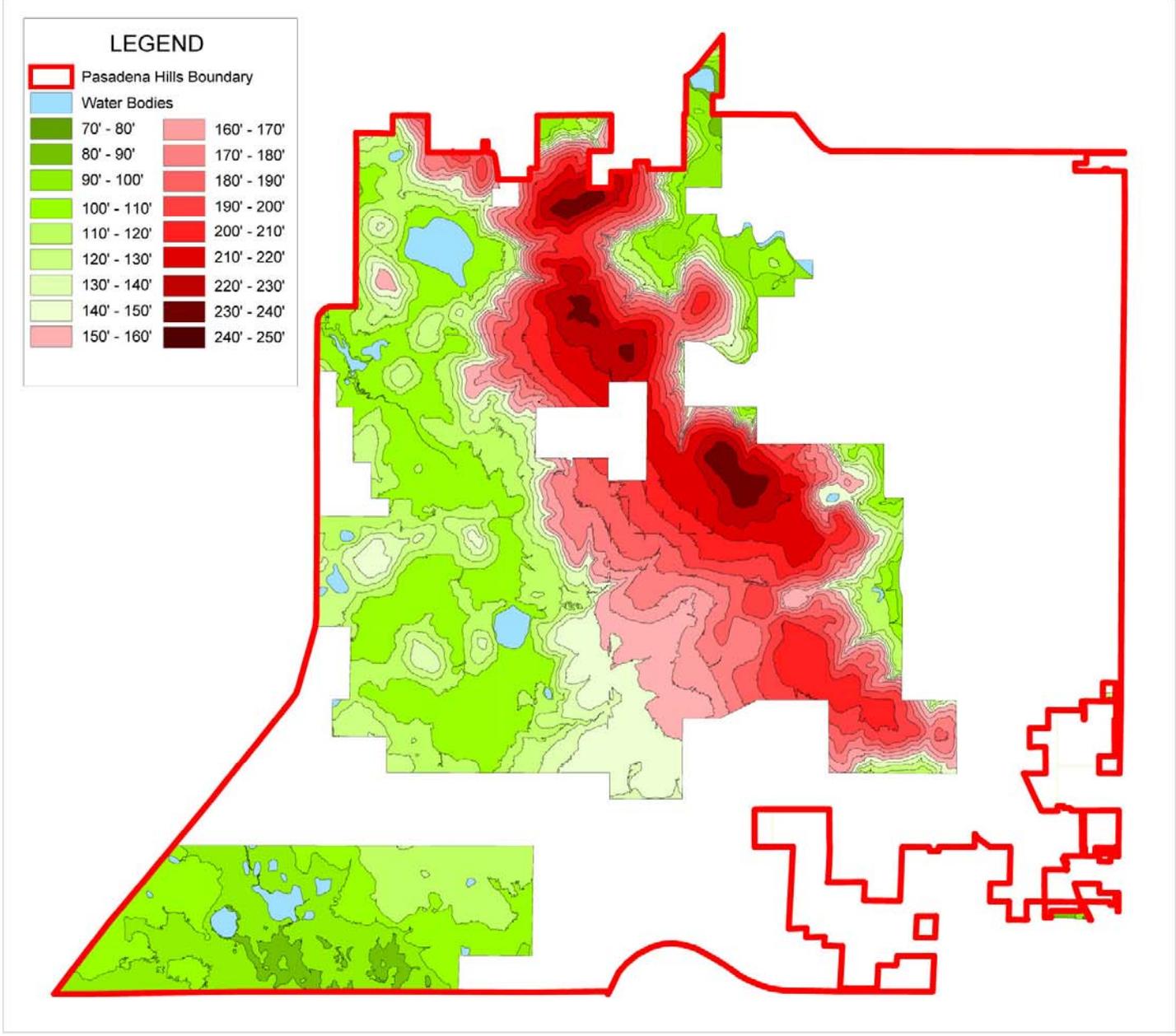
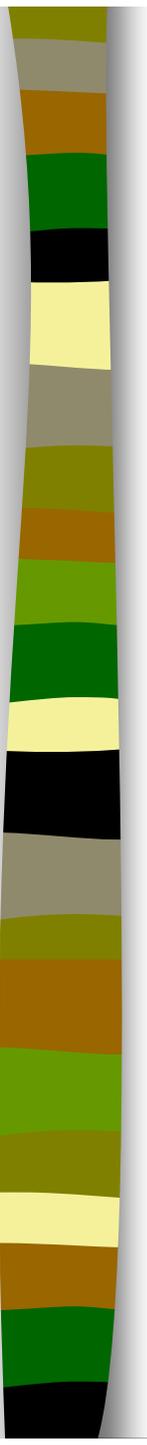


**PASADENA HILLS
COMP PLAN**

Map P: Soils

Scale in Feet

North



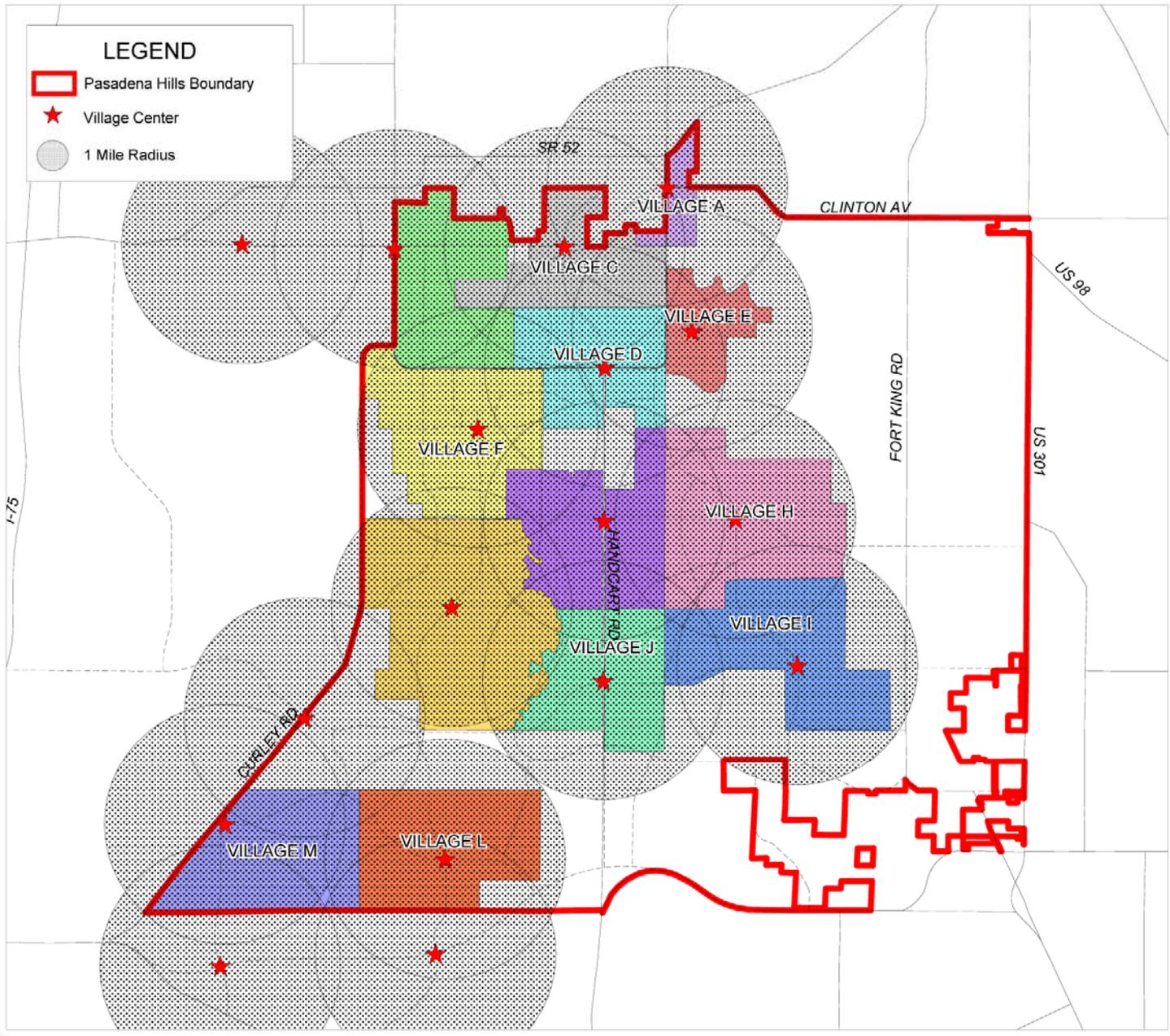
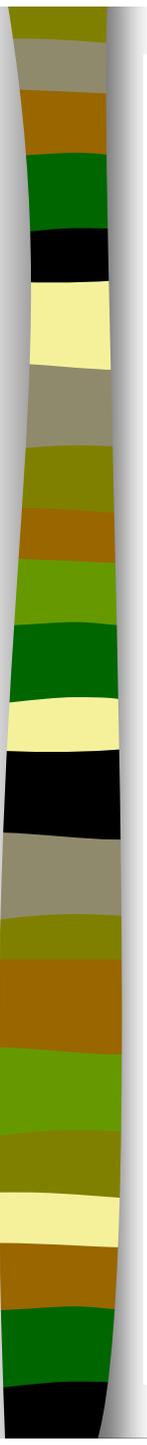
**PASADENA HILLS
COMP PLAN**

Map Q: Topography

Scale in Feet

0 5,000 10,000

North



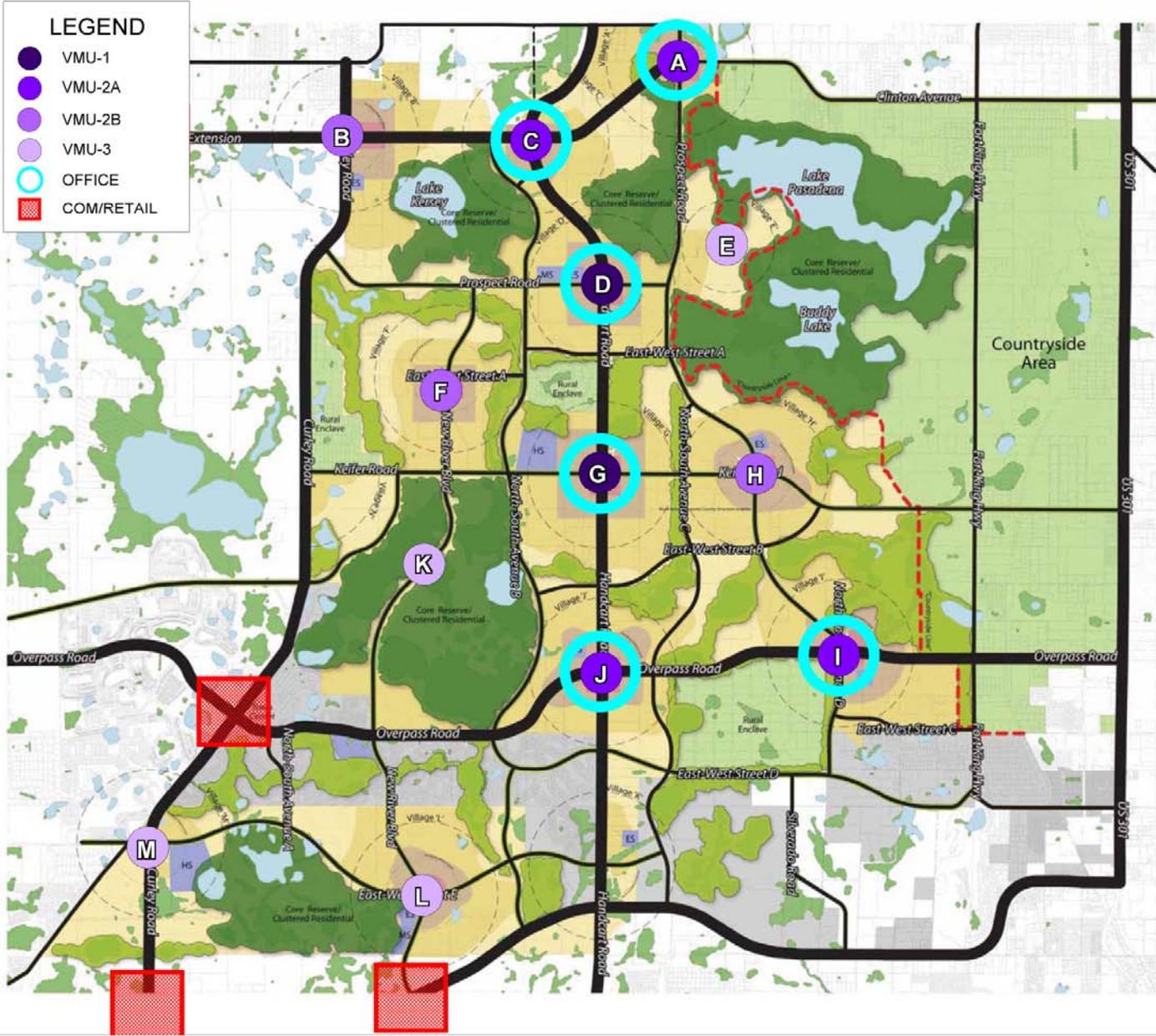
**PASADENA HILLS
COMP PLAN**

**HEIDT
DESIGN**

Map R: Commercial Separation

Scale in Feet
0 6,000 12,000

North



**PASADENA HILLS
COMP PLAN**



Map S: Proposed Village Type



Table T: Residential Entitlement Tradeoff

Original Mix of Uses						Proposed Revision			Reduction
Land Use	Village	Type	Size	Variable	PM Peak Hour Trip Ends	Revised Type	Revised Size	Altered Land Uses	PM Peak Hour Trip Ends
MF	A	1	1,942	DU's	1,086	2A	898	(1,044)	(574)
	D	1	4,090	DU's	2,268	1	4,090	0	0
	J	1	3,692	DU's	2,048	2A	2,770	(922)	(507)
	B	2	2,928	DU's	1,628	2B	2,928	0	0
	C	2	2,573	DU's	1,433	2A	2,380	(193)	(106)
	F	2	4,080	DU's	2,262	2B	4,080	0	0
	G	2	3,879	DU's	2,151	1	5,151	1,272	700
	H	2	4,708	DU's	2,607	2B	4,708	0	0
	I	2	3,878	DU's	2,151	2A	3,878	0	0
	L	2	3,714	DU's	2,060	3	1,446	(2,268)	(1,247)
	M	2	3,368	DU's	1,871	3	1,313	(2,055)	(1,131)
	E	3	548	DU's	319	3	548	0	0
	K	3	<u>1,901</u>	DU's	<u>1,063</u>	3	<u>1,901</u>	<u>0</u>	<u>0</u>
	Total		41,301		22,947		36,091	(5,210)	(2,865)
SF	D	1	111	DU's	118	1	111	0	0
	J	1	121	DU's	127	2A	363	242	215
	B	2	361	DU's	340	2B	361	0	0
	C	2	259	DU's	252	2A	231	(28)	(24)
	F	2	519	DU's	472	2B	519	0	0
	G	2	493	DU's	451	1	164	(329)	(284)
	H	2	590	DU's	530	2B	590	0	0
	I	2	510	DU's	465	2A	510	0	0
	L	2	377	DU's	354	3	880	503	405
	M	2	341	DU's	324	3	796	455	369
	E	3	402	DU's	375	3	402	0	0
K	3	<u>969</u>	DU's	<u>828</u>	3	<u>969</u>	<u>0</u>	<u>0</u>	
	Total		5,053		4,636		5,896	843	681
Project Total			46,354		27,583		41,987	(4,367)	(2,184)

Table T: Non-Residential Entitlement Tradeoff

Original Mix of Uses						Proposed Revision			Reduction
Land Use	Village	Type	Size	Variable	PM Peak Hour Trip Ends	Revised Type	Revised Size	Altered Land Uses	PM Peak Hour Trip Ends
Office	A	1	0	SF	0	2A	50,000	50,000	167
	D	1	150,000	SF	288	1	150,000	0	0
	J	1	150,000	SF	288	2A	50,000	(100,000)	(121)
	B	2	0	SF	0	2B	0	0	0
	C	2	0	SF	0	2A	50,000	50,000	167
	F	2	0	SF	0	2B	0	0	0
	G	2	0	SF	0	1	150,000	150,000	288
	H	2	0	SF	0	2B	0	0	0
	I	2	0	SF	0	2A	50,000	50,000	167
	L	2	0	SF	0	3	0	0	0
	M	2	0	SF	0	3	0	0	0
	E	3	0	SF	0	3	0	0	0
	K	3	0	SF	0	3	0	0	0
Total			300,000		576		500,000	200,000	668
Retail	A	1	390,000	SF	1,537	2A	190,000	(200,000)	(581)
	D	1	275,000	SF	1,221	1	540,000	265,000	684
	D	1	40,000	SF	342	1	40,000	0	0
	J	1	275,000	SF	1,221	2A	130,000	(145,000)	(477)
	J	1	40,000	SF	342	2A	60,000	20,000	105
	B	2	80,000	SF	540	2B	80,000	0	0
	B	2	60,000	SF	447	2B	0	(60,000)	(447)
	C	2	80,000	SF	540	2A	130,000	50,000	204
	C	2	60,000	SF	447	2A	60,000	0	0
	F	2	80,000	SF	540	2B	80,000	0	0
	F	2	60,000	SF	447	2B	60,000	0	0
	G	2	80,000	SF	540	1	400,000	320,000	1,023
	G	2	60,000	SF	447	1	40,000	(20,000)	(105)
	H	2	80,000	SF	540	2B	80,000	0	0
	H	2	60,000	SF	447	2B	60,000	0	0
	I	2	80,000	SF	540	2A	130,000	50,000	204
	I	2	60,000	SF	447	2A	60,000	0	0
	L	2	80,000	SF	540	3	0	(80,000)	(540)
	L	2	60,000	SF	447	3	20,000	(40,000)	(231)
	M	2	80,000	SF	540	3	0	(80,000)	(540)
M	2	60,000	SF	447	3	20,000	(40,000)	(231)	
E	3	60,000	SF	447	3	40,000	(20,000)	(105)	
K	3	60,000	SF	447	3	40,000	(20,000)	(105)	
Total			2,260,000		13,453		2,260,000	0	(1,142)
Project Total			2,560,000		41,612		2,760,000	200,000	(2,658)

Table U: Existing Entitlement Tradeoff Summary

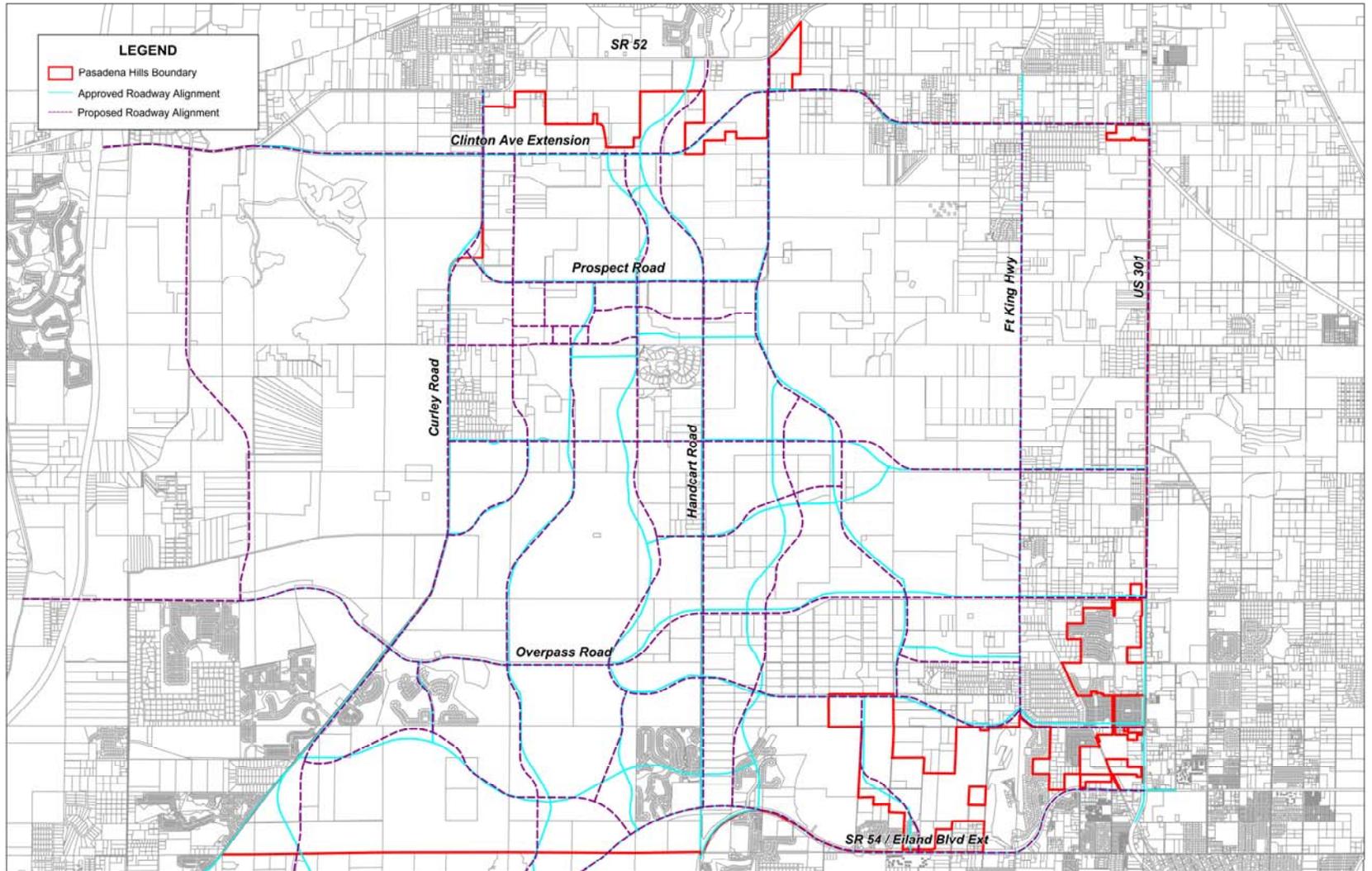
Existing Financial Plan

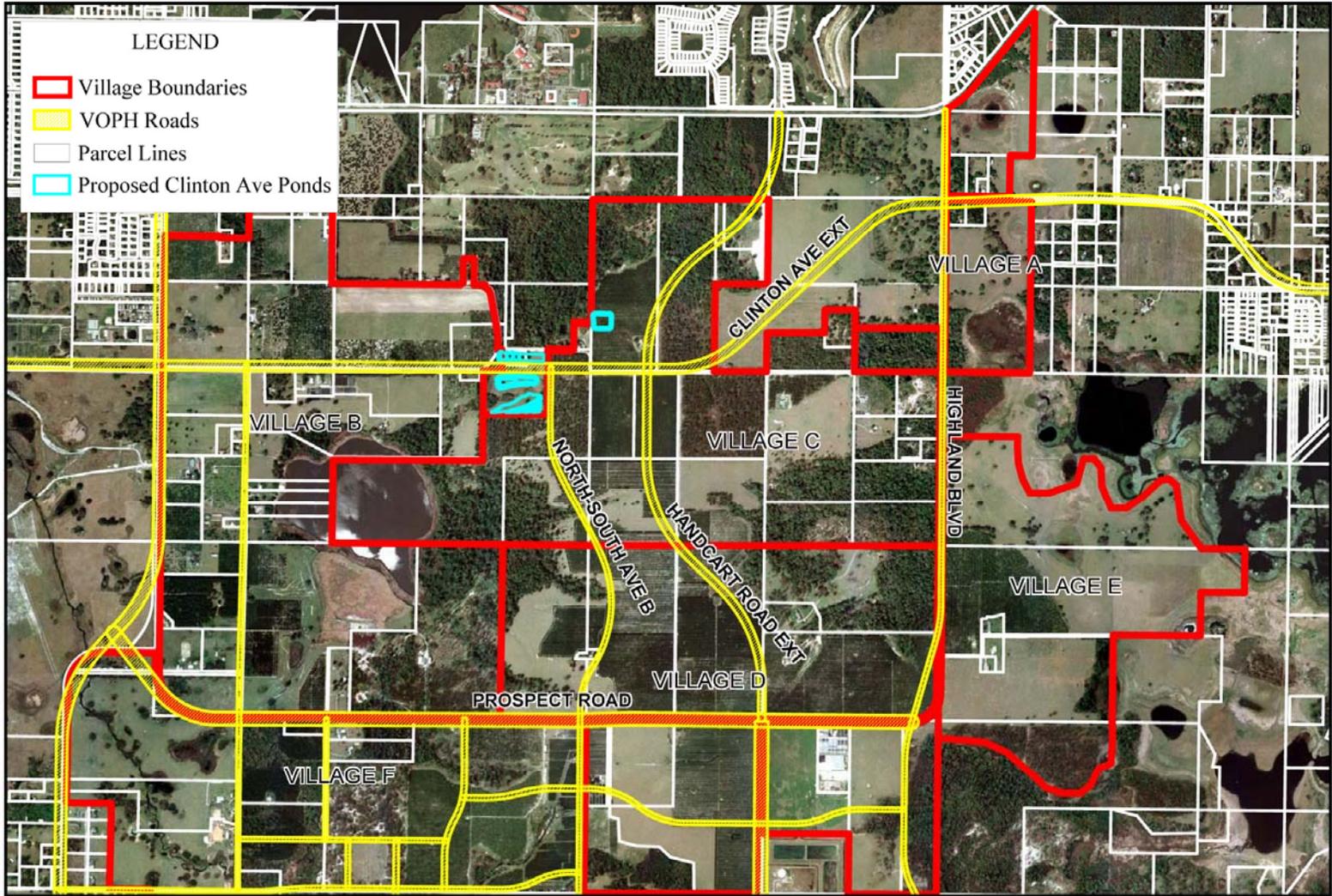
<u>Village</u>	<u>Revised Type</u>	<u>M. F. Units</u>	<u>S. F. Units</u>	<u>Office Sq. Ft.</u>	<u>Village Retail Sq. Ft.</u>	<u>Neighborhood Retail Sq. Ft.</u>
A	1	1,942	0	0	390,000	0
B	2	2,928	361	0	80,000	60,000
C	2	2,573	259	0	80,000	60,000
D	1	4,090	111	150,000	275,000	40,000
E	3	548	402	0	0	60,000
F	2	4,080	519	0	80,000	60,000
G	2	3,879	493	0	80,000	60,000
H	2	4,708	590	0	80,000	60,000
I	2	3,878	510	0	80,000	60,000
J	1	3,692	121	150,000	275,000	40,000
K	3	1,901	969	0	0	60,000
L	2	3,714	377	0	80,000	60,000
M	2	3,368	341	0	80,000	60,000
Total		41,301	5,053	300,000	1,580,000	680,000
		46,354			2,260,000	

Table U: Proposed Entitlement Tradeoff Summary

Proposed Amendment - Retail Closed System

<u>Village</u>	<u>Revised Type</u>	<u>M. F. Units</u>	<u>S. F. Units</u>	<u>Office Sq. Ft.</u>	<u>Village Retail Sq. Ft.</u>	<u>Neighborhood Retail Sq. Ft.</u>
A	2A	898	0	50,000	190,000	0
B	2B	2,928	361	0	80,000	0
C	2A	2,380	231	50,000	130,000	60,000
D	1	4,090	111	150,000	540,000	40,000
E	3	548	402	0	0	40,000
F	2B	4,080	519	0	80,000	60,000
G	1	5,151	164	150,000	400,000	40,000
H	2B	4,708	590	0	80,000	60,000
I	2A	3,878	510	50,000	130,000	60,000
J	2A	2,770	363	50,000	130,000	60,000
K	3	1,901	969	0	0	40,000
L	3	1,446	880	0	0	20,000
M	3	1,313	796	0	0	20,000
Total		36,091	5,896	500,000	1,760,000	500,000
		41,987			2,260,000	





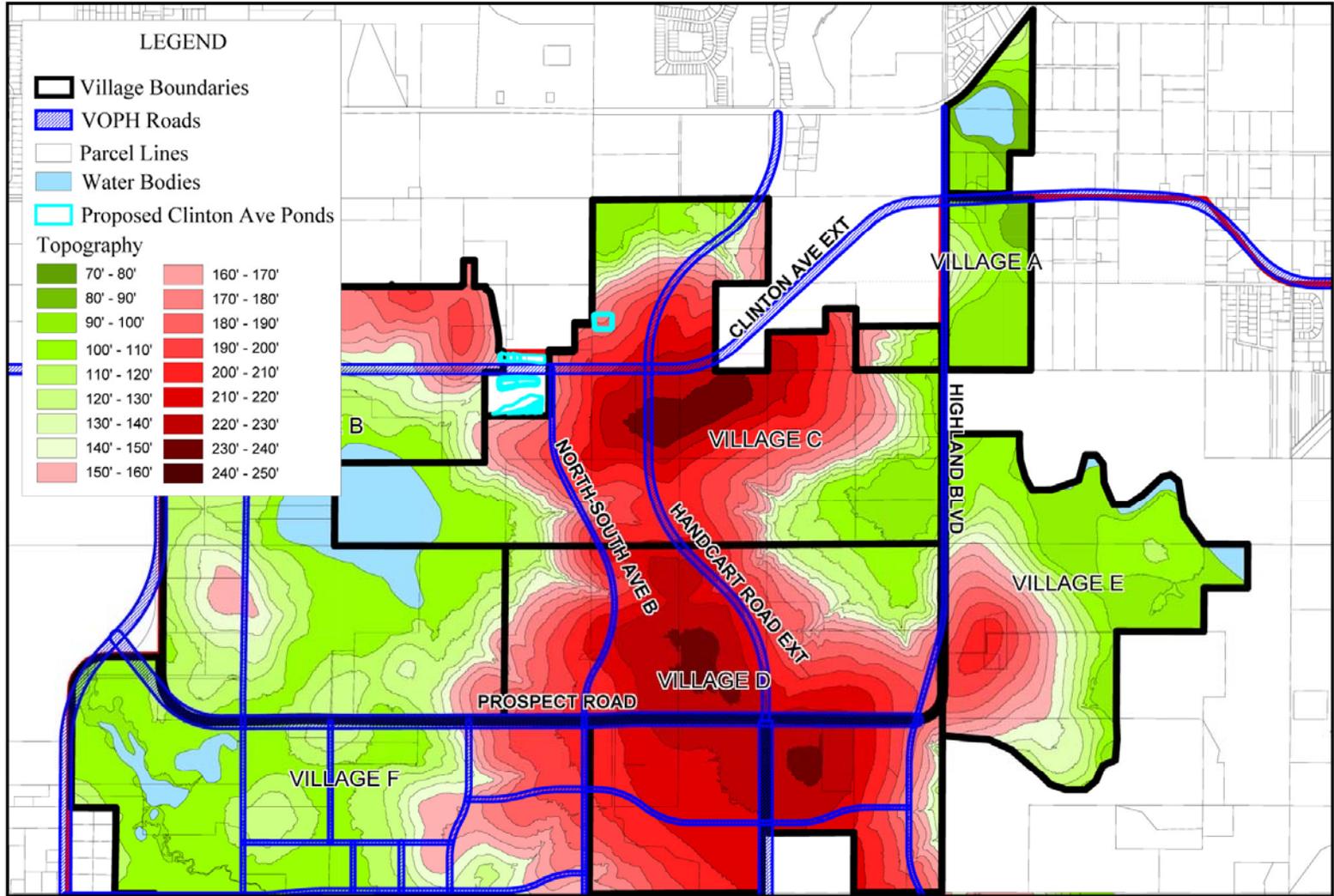
Villages of Pasadena Hills
Roadway Alignment

Aerial

Scale: 1" = 2000'

Pasco County, Florida





Villages of Pasadena Hills
Roadway Alignment

Topography

Scale: 1" = 2000'

Pasco County, Florida



