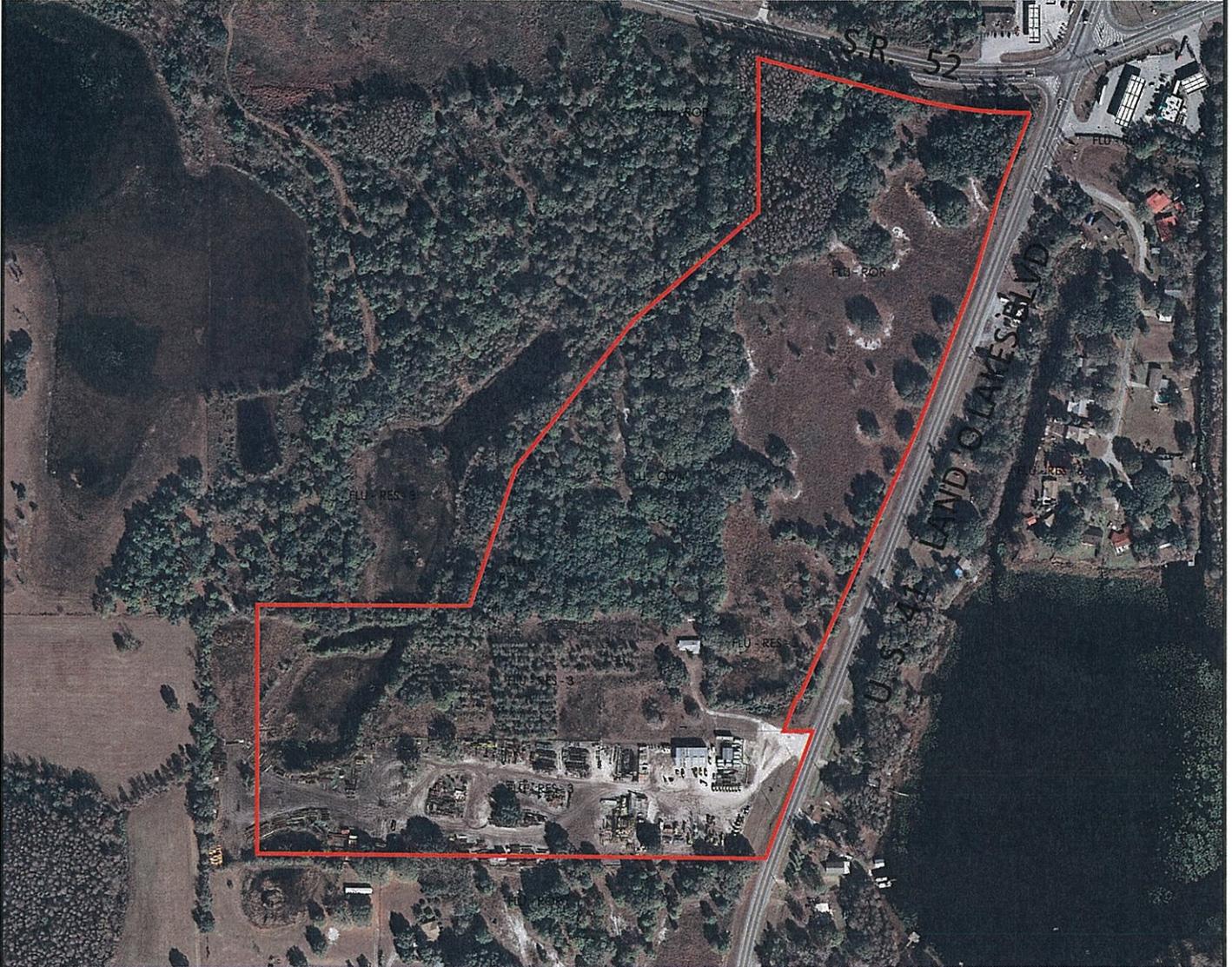


# TIBBETTS LAND at GOWERS CORNERS COMPREHENSIVE PLAN AMENDMENT APPLICATION

FROM ROR, COM & RES - 3 TO COM



Traffic Engineering by

## Raysor Transportation Consulting

19046 Bruce B Downs Blvd., Ste. 308 Tampa, Florida 33647  
(813) 625 - 1699 mdr@raysor-transportation.com

Mike Raysor, President

Legal Council by

## Gerald Figurski, Esq.

2975 Eagle Estates Circle West Clearwater, Florida 33761  
(727) 433-0921 figlawfirm@outlook.com

Gerald Figurski

Planning by

## DABCo Development Consultants

1359 Chesapeake Drive Odessa, Florida 33556  
(727) 457 - 1951 davidbartz727@gmail.com

David Bartz, President

Prepared for

## Tibbetts Land, Tibbetts Holdings Lands & Tibbetts South 20, LLC

GOWERS CORNERS, PASCO CO., FL.  
3300 Fairfield Ave. South St. Petersburg, Florida 33712  
(727) 322 - 1403 arlen.tillis@tibbettslumber.com

Arlen Tillis, Registered Agent

# **TIBBETTS LAND at GOWERS CORNERS**

## **CPA APPLICATION**

### **TABLE OF CONTENTS**

**A. CPA APPLICATION FORM AND COPY OF FEE CHECK**

**B. PROOF OF OWNERSHIP**

**C. AGENT OF RECORD LETTER**

**D. MAPS**

- **LOCATION MAP**
- **CURRENT AERIAL**
- **PHOTOS OF SITE**
- **EXISTING FUTURE LAND USE MAP**
- **PROPOSED FUTURE LAND USE MAP**
- **NATURAL RESOURCE FEATURE MAP**
- **GIS SHAPE FILE (CD)**

**E. CERTIFIED SURVEY**

**F. AMENDMENT JUSTIFICATION STATEMENT**

- **PUBLIC FACILITIES / SERVICES**
- **NATURAL RESOURCES / FEATURES OF SUBJECT PROPERTY**
- **TRANSPORTATION ANALYSIS ( METHODOLOGY APPROVAL)**
- **COMPREHENSIVE PLAN REVIEW**

**G. PROOF OF NOTIFICATION LETTERS TO THE ADJACENT AND  
ABUTTING PROPERTY OWNERS**



## PASCO COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

This Comprehensive Plan Amendment (CPA) application provides the data and analysis required for the review of a proposed Comprehensive Plan Amendment, in accordance with the Pasco County Comprehensive Plan and Chapter 163, Florida Statutes. The information requested of the applicant includes general information regarding the property, identification of natural resources/features of the subject property, availability of and demand for public facilities and services, and consistency with the Pasco County Comprehensive Plan.

Applications must be submitted during the scheduled submission periods to the Planning and Development Department, 8731 Citizens Drive, Suite 320, New Port Richey, Florida 34654. Prior to the acceptance of the application for processing, a completeness check will be accomplished. If the application is not complete, the applicant will be contacted to provide additional information. **If the additional information is not submitted in time to meet the deadlines, the application will be rejected or moved into the next amendment cycle.**

Preapplication Meeting: \_\_\_\_\_  
SIGNATURE OF PLANNING STAFF DATE

Plan Amendment No.: \_\_\_\_\_

### CPA APPLICATION SUBMITTAL REQUIREMENTS

**Two (2) hard copies and one (1) CD (includes all the application documents)** are required to be submitted by the applicant at the time the application is filed. The application package will include each of the checked "Required" items listed under the CPA Application Checklist.

1. **Maps**
  - a. Location map of the subject property showing the surrounding developments (approved and proposed), zoning districts, and major roadways.
  - b. Current aerial with subject property boundaries.
  - c. Current photos of the site showing the existing and adjacent uses of the site.
  - d. Existing Future Land Use Map.
  - e. Proposed Future Land Use Map.
  - f. Natural resource feature map to include areas subject to coastal flooding, coastal areas, groundwater recharge areas, marine resources, water wells, wetlands, and wildlife habitat (if applicable).
  - g. Geographic Information System (GIS) shape file (on CD) if the subject property contains partial parcel or multiple proposed change.
2. **Certified Survey** (County Property Appraiser's map illustrating the exact parcel may be accepted as a substitute.)
3. **Amendment Justification Statement** (required for all applications unless directed otherwise by Planning and Development staff) pursuant to the **Comprehensive Plan Future Land Use Element, Appendix, Section FLU A-1: Plan Amendment Standards of Review.**
  - a. **General Public Facilities/Services:**

Analyze the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. Assess the effect of the demand on the adopted Level of Service standard and identify any anticipated improvements. Public facilities and services include emergency services, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater, and the transportation network.

b. **Natural Resources/Features:**

- (1) Identify the existence of natural resource features to include areas subject to coastal flooding, coastal areas, groundwater recharge areas, marine resources, water wells, wetlands, and wildlife habitat.
- (2) Identify any historical or archeological sites located on the subject property.
- (3) Identify flood zones based upon the latest flood insurance rate map data. Demonstrate that the land uses proposed in flood-prone areas are suitable to the continued natural functioning of flood plains.
- (4) Describe the soil type and topography of the subject property.
- (5) Identify limitations on development due to one or more of the above-referenced factors. Discuss the suitability of the subject property for the proposed Future Land Use classification, proposed land use, and natural resource protection, if applicable.
- (6) If there are wetlands on the property, a preliminary environmental assessment is required, including a narrative describing the wetland, a table indicating the acreage, and an aerial photograph or map indicating the approximate location and extent of the wetlands on site.

c. **Comprehensive Plan Review:**

- (1) Analyze the consistency of the proposed Future Land Use classification with the Goals, Objectives, and Policies in the Comprehensive Plan. Justify the need for the requested amendment, including the appropriate data analysis to support the requested change, illustrating how the amendment is consistent with further various objectives/policies of the Comprehensive Plan. The justification shall include, but not be limited to, adjacent land use compatibility, public facility availability, and demonstrated need based on population demands and/or market demand.
- (2) Discuss the timeline of development and the coordination of land use decisions with the Schedule for Capital Improvements.

d. **Transportation:**

For purposes of analyzing the impact of a project on the transportation network, a Transportation Needs Assessment may need to be performed. Unless the applicant requests to complete this analysis, it will be conducted by County staff and/or their consultants. Prior to completing the analysis, staff will determine the methodology used to complete the study. If you would like to have a meeting to discuss the methodology, please submit, in writing, your request for a methodology meeting following the procedure listed in the Land Development Code, Section 901.12.D. The applicant will be notified if a Transportation Needs Assessment is completed and a draft analysis report will be forwarded to the applicant four (4) weeks prior to the first public hearing. Specifically, the analysis shall identify the following:

- (1) Long-term roadway improvements (scope and cost) necessary to accommodate the proposed Future Land Use Map Amendment.
- (2) Suggested amendments to the currently adopted Pasco County Comprehensive Plan or Long-Range Transportation Plan.

4. **Supplemental Information**

- a. Proof of ownership.
- b. Agent of Record Letter, if applicable.



	Dwelling Units	Square Feet
Existing Use(s) (Example: Apartment, Retail, Office):		
Proposed Use(s):		215.00 Sq. Ft of Commercial and Office with up to 40 Residential Units

**APPLICANT RESPONSIBILITIES AND INFORMATION**

**Fee Information:** Application fee will be determined once a completed application is filed. The applicant is also responsible for any associated fees for newspaper advertisement and poster/sign for the proposed amendment.

**Preapplication Meeting:** A preapplication meeting with Planning and Development Department staff is required prior to the application submittal. To schedule an appointment, please contact the Planning and Development Department at (727) 847-8193.

**Public Notice:** Upon establishment of the public hearing dates, the applicant is responsible for the placement of advertisement in a newspaper of general circulation at least ten (10) days prior to the public hearings to identify and notify the adjacent and abutting property owners. Provide copies of the notification letters to the Pasco County Planning and Development Department two (2) weeks prior to the scheduled public hearings.

**Public Hearings:** This application will require a minimum of two (2) public hearings for a CPAS and three (3) public hearings for a CPAL/CPAD. Attendance at all hearings by the applicant or a representative is required. If the applicant or representative is not present, the request may be continued or denied. Applicants will be required to participate in a community meeting(s) in order to provide additional information to surrounding residents about the proposed (development) amendment request.

**Site Visit:** This application hereby authorizes County staff to enter upon the property at any reasonable time for the purpose of a site visit in connection with the review of this application.

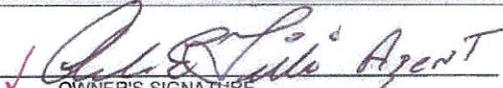
**Refund Policy:** If the applicant for a CPA withdraws prior to the preparation of the newspaper advertisement, they may request a partial refund. If the applicant requests a postponement after the preparation of the newspaper advertisement, they will be required to pay a postponement fee no less than equal to the cost of the newspaper advertisement, the associated mailings, and any other administration fees associated with a CPA. If the applicant requests more than two (2) postponements, the applicant will be required to pay a postponement fee equal to the current application fee prior to requesting the application to proceed. If the applicant withdraws the application after the preparation of the newspaper advertisement, they will not receive a refund.

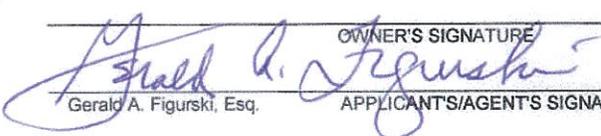
**Effective Date:**

- Within thirty (30) days after the local government adopts the CPA, an affected person may file a petition with the Department of Administrative Hearings.
- Within thirty (30) days of receipt of the complete adopted CPA, the State Land Planning Agency reviews the adopted CPA.
- The CPA becomes effective thirty-one (31) days after the State Land Planning Agency determines the amendment package is complete and no petition is filed by an affected party.

The approval of a CPA does not constitute a rezoning or development determination, nor is the applicant exempt from the consistency and concurrency requirements of the Pasco County Comprehensive Plan.

**SIGNATURE**

Arlen Tillis  OWNER'S SIGNATURE 6-15-2015  
DATE

 OWNER'S SIGNATURE DATE  
Gerald A. Figurski, Esq. APPLICANT'S/AGENT'S SIGNATURE 6-7-15  
DATE

**CPA APPLICATION CHECKLIST**

Required    Attached

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Comprehensive Plan Amendment (CPA) Application Form</b> (include 2 Hard Copies and 1 CD) |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Application Fee</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Proof of Ownership</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Agent of Record</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Required Maps</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Location Map  |
| <input type="checkbox"/> | <input type="checkbox"/> | Current Aerial  |
| <input type="checkbox"/> | <input type="checkbox"/> | Current Photo of the Site   |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing Future Land Use Map  |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed Future Land Use Map  |
| <input type="checkbox"/> | <input type="checkbox"/> | Natural Resource Feature Map  |
| <input type="checkbox"/> | <input type="checkbox"/> | GIS Shape File (on CD)  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Certified Survey</b> or Property Appraiser's Map   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Amendment Justification Statement</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Facilities/Services  |
| <input type="checkbox"/> | <input type="checkbox"/> | Natural Resources/Features of Subject Property  |
| <input type="checkbox"/> | <input type="checkbox"/> | Transportation Analysis   |
| <input type="checkbox"/> | <input type="checkbox"/> | Comprehensive Plan Review   |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>Proof of Notification Letters to the Adjacent and Abutting Property Owners</b>           |

**FOR OFFICE USE ONLY**

\_\_\_\_\_ RECEIVED BY \_\_\_\_\_

\_\_\_\_\_ DATE RECEIVED \_\_\_\_\_

PLAN AMENDMENT NO.: \_\_\_\_\_

FEE RECEIVED: \_\_\_\_\_

\_\_\_\_\_ REVIEWED BY \_\_\_\_\_

\_\_\_\_\_ DATE DEEMED COMPLETE \_\_\_\_\_

CENTRAL PERMITTING  
PASCO COUNTY, FLORIDA

DATE: 02/18/15 TIME: 08:54

PAGE: 1 OF 1

ISSUE OFFICE: N

RECEIPT NUMBR: 01442051

OFFICE: NEW PORT RICHEY

CONTRACTOR #:

NAME: TIBBETTS LAND LLD

DDR: 695 31ST ST SOUTH

/ST: ST PETERSBURG, FL 33712

OR: MPLD PRE-APPL MTG

CHECK # 07343

TIBBETTS LAND

ACCT	COMPNY ACCOUNT	TOTAL AMOUNT:	CENTER	AMOUNT	DESCRIPTION/PERMT DATA	DR/CR
212	8102 - 342912 -		2	500.00	CLASS I DEV FEES	60

RECEIVED BY

*P. Lauen*

*Figuerola South A 12/27/14 727-725-4975*

PARCEL ID: \_\_\_\_\_

PROJECT NAME: TIBBETS Concept Plan

REQUESTED USE: Commercial

DATE OF MEETING: 2.18.15

**CHECK LIST FOR PRE-APPLICATION MEETINGS**

REASON FOR PRE-APPLICATION MEETING:

Resoning / Comp Plan Amend / MPUD Master plan

- 25%, 50% or 75% remodel
- New Development
- Substantial Mod.
- New Number
- \_\_\_\_\_
- Non-Substantial Mod.
- Change of Use
- File # to be modified: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_ FUTURE LAND USE: \_\_\_\_\_

CONFLICT ZONING: YES NO \_\_\_\_\_

CURRENT ZONING ACTION ON SITE: \_\_\_\_\_

CURRENT USE: \_\_\_\_\_ COMMISSION DISTRICT: \_\_\_\_\_

SETBACKS: FRONT: \_\_\_\_\_ SIDES: \_\_\_\_\_ REAR: \_\_\_\_\_

F.A.R. (INTENSITY): \_\_\_\_\_ DENSITY: \_\_\_\_\_

ABUTTING ZONING/FLU: NORTH: \_\_\_\_\_ / \_\_\_\_\_ EAST: \_\_\_\_\_ / \_\_\_\_\_  
 WEST: \_\_\_\_\_ / \_\_\_\_\_ SOUTH: \_\_\_\_\_ / \_\_\_\_\_

MARKET AREA: \_\_\_\_\_ IMPACT FEES: \_\_\_\_\_

URBAN SERVICE AREA: YES NO MOBILITY AREA: \_\_\_\_\_

ACCESS MANAGEMENT - APPLICATIONS: Completed with the preliminary plan submittals.

TIMING & PHASING: YES NO SUBSTANDARD RDS: YES NO  
 ROUGH PROPORTIONALITY: YES NO \_\_\_\_\_

ROW: REQUIRED \_\_\_\_\_ CURRENT \_\_\_\_\_

LANDSCAPING/ NORTH: \_\_\_\_\_  
 BUFFERING: SOUTH: \_\_\_\_\_  
 (Table 905.5.D) EAST: \_\_\_\_\_  
 WEST: \_\_\_\_\_  
 WETLANDS: \_\_\_\_\_

BUILDING PERIMETER: \_\_\_\_\_

VEHICLE USE AREA: \_\_\_\_\_

PARKING REQUIREMENTS: \_\_\_\_\_

NEIGHBORHOOD PARK: YES NO # OF ACRES RQRD: \_\_\_\_\_

ENVIRONMENTAL LANDS AND MANAGEMENT (ELAM): Required reports determined by ELAM

WETLANDS: CAT. I \_\_\_\_\_ CAT. II \_\_\_\_\_ CAT. III \_\_\_\_\_ N/A \_\_\_\_\_

LISTED SPECIES: \_\_\_\_\_

WELL HEAD PROTECTION: YES NO

DRAINAGE: \_\_\_\_\_

FLOOD ZONE: \_\_\_\_\_

FIRE PROTECTION: \_\_\_\_\_

UTILITIES: \_\_\_\_\_

CODE ENFORCEMENT VIOLATION: YES NO # \_\_\_\_\_

**STAFF USE ONLY**

Was Fee Received?  
(Attach copy of receipt)

Yes  No

Receipt # \_\_\_\_\_

PARCEL ID: \_\_\_\_\_

This **Pre-Application Meeting** is to familiarize county staff with the intent of the developer, and for the developer to become familiar with the requirements of the Land Development Code (LDC) and to determine which review procedures must be followed.

**NEIGHBORHOOD NOTICE** – A public or neighborhood notice is required in accordance with the Land Development Code Section 304 and shall be provided at least thirty (30) days prior to the issuance of a final determination.

**CONTENT REVIEW** – Mandatory appointment with the Intake Team to insure the initial submittal package includes required content. All applicable fees are due upon submittal of the application for content review. For more information, please call the Zoning & Intake Department at (727) 847-2411.

**SITE REQUIREMENTS** – Owners/Developers/Engineers are reminded that per the LDC, Section 403.3.B.4.c & e (Site Development) Submittal Requirements, you must show “existing platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, design criteria, and purpose” and “existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 200 feet”. Also per the LDC, Section 403.3.B.4.g, maximum two-foot contours shall be based on the National American Vertical Datum (NAVD) of 1988 and extend 100 feet beyond the tract. The National Geodetic Vertical Datum (NGVD) of 1929 is no longer valid and cannot be used.

**DISCLAIMER** – The applicant/owner or his representative/engineer of record hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order, development agreement, or the final denial determination or order.

**Pre-Application Attendees and Acknowledgement:**

**By providing contact information, the participant acknowledges the Neighborhood Notice, Content Review, Site Requirements, and Disclaimer above.**

	Print Name	Department/Company	Phone Number/Email
1.	<i>Jamela Shaw</i>	<i>PDD</i>	<i>727-847-8142</i>
2.	<i>JENNIFER CARPENTER</i>	<i>PDD</i>	<i>727-847-8140</i>
3.	<i>Arlen E. Tillis</i>	<i>Tibbets Lumber</i>	<i>727-844-4314</i>
4.	<i>Mike Rayson</i>	<i>RTC</i>	<i>813-625-1699</i>
5.	<i>DAVE BARTZ</i>	<i>DARCO DEV.</i>	<i>727-457-1951</i>
6.	<i>JERAY FIGURSKI</i>	<i>Gerald A. Figurski, PA</i>	<i>727-725-4975</i>
7.	<i>Christopher Mills</i>	<i>PDD</i>	<i>727-847-8142</i>
8.	<i>Will Poan</i>	<i>PDD</i>	<i>727-847-8142</i>
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			

PARCEL ID: \_\_\_\_\_

\* This pre-application meeting in no way replaces the required sufficiency review process.

NOTES:

Bring to apply for a Comp Plan Amendment to  
PD COM, then zoning to MPUD.  
All parcels to COM from ROR, Com & Res-3

Office w/ small amount of residential  
N-S road, like a main street  
N-S functions as second frontage to LOC.

Parcel is leading for connection to FDET roads as  
approved to FDET w/ Capt signal spacing.  
All widening of its 41 will be on Tabbette  
side.  
Access RI/PO except middle.

Stormwater -  
20K I<sup>3</sup> in previous agreement.  
215K I<sup>3</sup> Commercial (retail's office) + 10 D.U.  
Getting rid of existing (dissolving) D.A. to be  
replaced w/ MPUD.

Want to have a lot of Ped/Bike connectivity.  
Approve w/ plan instead of separate plan.

add buildings to flank all corners of  
Roundabout.  
MPUD to be detailed but can change i  
Site Plan as long as it isn't too substantial.  
(meets intent)

Client Working on methodology for traffic; doing  
cultural assessment; comprehensive legal description

Once they background  
will likely run Comp plan amendment/Re-zoning  
together

Yester Dairy is close.  
Getting food developer to do residential  
above retail.  
Transit will be running up OH / eventually,  
Possibly add a transfer station interior to  
project.  
Set Comp Plan entitlements for residential so that  
MPUD can be amended if wanted later.

4. 11.  
Add 11/11/02  
#0 Rec 17-30  
#1 St  
#3 Int  
#4 Tot 27-30



Rept: 631291 Rec: 19 50  
DS: 0.70 IT: 0.00  
11/07/02 10:01am 1 of 6  
Dpty Clerk

JED PILLMAN, PASCO COUNTY CLERK  
11/07/02 10:01am 1 of 6  
OR BK 5127 PG 1945

**WARRANTY DEED**  
(Gowers Corner)

**1. IDENTIFICATION OF GRANTOR.** Grantor's name and address is:

Charles H. Block as Trustee of each of the following Trusts:

1. Ryan Nathaniel Hooker Trust dated December 13, 1983;
2. Kyle D. Hooker Trust dated December 30, 1981;
3. Jessica Lee Tibbets Trust dated August 9, 1983;
4. Michael D. Tibbets Trust dated December 30, 1981;
5. Emily M. Tibbets Trust dated December 30, 1981;
6. Jeffrey P. Brandes Trust dated December 30, 1981;
7. Polly C. Brandes Trust dated December 30, 1981;
8. Tyler S. Brandes Trust dated December 30, 1981; and
9. Angela Nicole Hooker Trust dated December 30, 1988.

3300 Fairfield Avenue South  
St. Petersburg, Florida 33712

The word "I" or "me" as hereafter used means each Grantor.

**2. IDENTIFICATION OF GRANTEE.** Grantee's name and address is:

Tibbets Land, L.L.C  
3300 Fairfield Avenue South  
St. Petersburg, Florida 33712

The word "you" as hereafter used means each Grantee.

**3. MEANINGS OF TERMS.** The terms "I," "me," or "you" shall mean and include the masculine, feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED.** Property hereby conveyed is described as follows:

Prepared by and Return to:  
Robert Kapusta, Jr., Esq.  
Fisher & Sauls, P.A.  
100 Second Avenue, Suite 701  
St. Petersburg, Florida 33701



All of that part of the SE ¼ of SE ¼ and the South ½ of the NE ¼ of the SE ¼ of Section 9, Township 25 South, Range 18 East, Pasco County, Florida, lying Southerly of State Road 52 and lying Westerly of U.S. Highway 41, LESS AND EXCEPT the following described land: Beginning at the intersection of the West right-of-way line of the U.S. Highway 41 (100 feet wide) with the South right-of-way line of State Road 52 (100 feet wide) in Section 9, Township 25 South, Range 18 East, said point being on a curve concave Northerly; thence Southwesterly along the arch of said curve, a chord bearing and distance of S. 86°22'50" W., 199.83 feet; thence S. 20°46'50" W., 200.05 feet; thence N. 86°22'50" E., 200 feet to a point on the West right-of-way line of said U.S. Highway 41; thence N. 20°44'10" E., along said West right-of-way line a distance of 200 feet to the POINT OF BEGINNING.

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

Property Appraiser's Parcel Identification Number is: 09-25-18-0000-04000-0030

Grantee's tax identification number is:

- 5. **CONSIDERATION.** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, hereby acknowledges receipt.
- 6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.
- 7. **WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2001.
- 8. **EXECUTION.** I have executed this instrument this 21 day of October, 2002.

**GRANTOR**

THE RYAN NATHANIEL HOOKER TRUST DATED  
DECEMBER 13, 1983

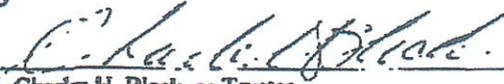
By: Charles H. Block   
Charles H. Block, as Trustee

THE KYLE D. HOOKER TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

*(Signatures continued on next page)*

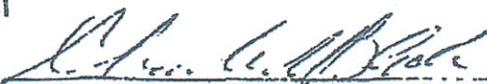
THE JESSICA LEE TIBBETTS TRUST DATED AUGUST 9, 1983

By:    
Charles H. Block, as Trustee

THE MICHAEL D. TIBBETTS TRUST DATED DECEMBER 30, 1981

By:    
Charles H. Block, as Trustee

THE EMILY M. TIBBETTS TRUST DATED DECEMBER 30, 1981

By:    
Charles H. Block, as Trustee

THE JEFFREY P. BRANDES TRUST DATED DECEMBER 30, 1981

By:    
Charles H. Block, as Trustee

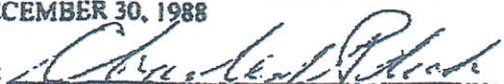
THE POLLY C. BRANDES TRUST DATED DECEMBER 30, 1981

By:    
Charles H. Block, as Trustee

THE TYLER S. BRANDES TRUST DATED DECEMBER 30, 1981

By:    
Charles H. Block, as Trustee

THE ANGELA NICOLE HOOKER TRUST DATED DECEMBER 30, 1988

By:    
Charles H. Block, as Trustee

(Signatures continued from previous page)

OR BK 5127 PG 1948  
4 of 4

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2002, by  
CHARLES H. BLOCK, as Trustee of each of the above named trusts.

- Personally known
- Florida Driver's License
- Other Identification
- Produced

Stacey L. Camp  
Signature  
Notary Public-State of Florida

STACEY L. CAMP  
Print or type name of Notary

(SEAL)



Signed, Sealed and Delivered  
in the Presence of:

[Signature]  
Signature of Witness #1

Robert Kupush, Jr.  
Printed name of Witness #1

[Signature]  
Signature of Witness #2

JOANNE BURBKIDGE  
Printed name of Witness #2



43 Disc 2014  
41 St 14,700.00  
43 Int  
Int 14,735.57

Rept: 1613629 Rec: 35.50  
DS: 14700.00 IT: 0.00  
07/01/14 L. Series, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
07/01/14 02:14pm 1 of 4  
OR BK 9053 PG 2334

\$2,100,000

**WARRANTY DEED**

**1. IDENTIFICATION OF GRANTOR. Grantor's name and address is:**

David L. Creeley and Tom Mora  
8030 Manasota Key Road, Englewood, FL 34223-9323

The word "I" or "me" as hereafter used means each Grantor.

**2. IDENTIFICATION OF GRANTEE. Grantee's name and address is:**

Gowers South 20 LLC, a Florida limited liability company  
695 31st Street South, St. Petersburg, FL 33712

The word "you" as hereafter used means each Grantee.

**3. MEANINGS OF TERMS. The terms "I," "me," or "you" shall mean and include the masculine, feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns.**

**4. DESCRIPTION OF REAL PROPERTY CONVEYED. Property hereby conveyed is described as follows:**

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 16-25-18-0000-00200-0010 and  
Parcel Identification Number: 16-25-18-0000-00300-0000 and  
Parcel Identification Number: 16-25-18-0000-00200-0000

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

Prepared By and Return to:  
Robert Kapusta, Jr., Esq.  
Fisher & Sauls, P.A.  
100 - Second Avenue South, Suite 701  
St. Petersburg, Florida 33701



- 5. **CONSIDERATION.** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, hereby acknowledges receipt.
- 6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.
- 7. **WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2014.
- 8. **NON-HOMESTEAD.** Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.
- 9. **EXECUTION.** I have executed this instrument the 25 day of June, 2014.

Chell R. C.  
 Witness  
Chell R. C. - Winkler  
 Print/Type Witness Name

David L. Creeley (Seal)  
 David L. Creeley

R. Corder  
 Witness  
 Print/Type Witness Name

STATE OF Georgia  
 COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 25 day of June, 2014, by David L. Creeley.

Personally known  
 X Chell R. C. 172493910 Driver's License  
 Other Identification Produced

Roel M. Aiyat  
 Notary Public  
 Print or type name of Notary  
 My Commission Expires: 1/26/2016  
 (SEAL)



9. EXECUTION. I have executed this instrument the 26 day of June, 2014.

Ariel Burchett  
Witness

Ariel Burchett  
Print/Type Witness Name

Crystal Inoué  
Witness

Crystal Inoué  
Print/Type Witness Name

Tom Mora (Seal)  
Tom Mora

STATE OF Kentucky  
COUNTY OF Clinton

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of June, 2014, by Tom Mora.

- Personally known
- Driver's License
- Other Identification Produced

Crystal Inoué  
Notary Public

Crystal Inoué  
Print or type name of Notary

My Commission Expires: 6-9-16  
(SEAL)

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**The North 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida.**

**AND**

**The North 1/4 of the Northeast 1/4 of the Northeast 1/4, lying West of the right of way of Highway No. 41, Less the North 237.50 feet thereof, in Section 16, Township 25 South, Range 18 East, Pasco County, Florida. Less road right of way.**

**AND**

**The South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 and that part of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northeast 1/4, lying West of U.S. Highway No. 41, being in Section 16, Township 25 South, Range 18 East, Pasco County, Florida. Less road right of way.**

**Also Less and Except that portion of the above described lands, conveyed to Pasco County, a political subdivision of the State of Florida, by Warranty Deeds, recorded in Official Records Book 1904, Page 1116 and Official Records Book 1904, Page 1121, of the public records of Pasco County, Florida.**

2.00 additional  
 40 Rec 19.50  
 42 St .70  
 43 Int  
 Tot 27.20



Rcpt: 631291 Rec: 19.50  
 DS: 0.78 IT: 0.00  
 11/07/02 10:01am 1 of 4  
 OR BK 5127 PG 1949

JED PILLMAN PASCO COUNTY CLERK  
 11/07/02 10:01am 1 of 4  
 OR BK 5127 PG 1949

**WARRANTY DEED**  
 (State Road 52)

**1. IDENTIFICATION OF GRANTOR.** Grantor's name and address is:

Charles H. Block as Trustee of each of the following Trusts:

1. Ryan Nathaniel Hooker Trust dated December 13, 1983;
2. Kyle D. Hooker Trust dated December 30, 1981;
3. Jessica Lee Tibbetts Trust dated August 9, 1983;
4. Michael D. Tibbetts Trust dated December 30, 1981;
5. Emily M. Tibbetts Trust dated December 30, 1981;
6. Jeffrey P. Brandes Trust dated December 30, 1981;
7. Polly C. Brandes Trust dated December 30, 1981;
8. Tyler S. Brandes Trust dated December 30, 1981; and
9. Angela Nicole Hooker Trust dated December 30, 1988.

3300 Fairfield Avenue South  
 St. Petersburg, Florida 33712

The word "I" or "me" as hereafter used means each Grantor.

**2. IDENTIFICATION OF GRANTEE.** Grantee's name and address is:

Tibbetts Land, LLC  
 3300 Fairfield Avenue South  
 St. Petersburg, Florida 33712

The word "you" as hereafter used means each Grantee.

**3. MEANINGS OF TERMS.** The terms "I," "me," or "you" shall mean and include the masculine, feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED.** Property hereby conveyed is described as follows:

Prepared by and Return to:  
 Robert Kapusta, Jr., Esq.  
 Fisher & Sauls, P.A.  
 100 Second Avenue, Suite 701  
 St. Petersburg, Florida 33701

Beginning at the intersection of the west right of way line of U.S. Highway No. 41 (100 feet wide) with the south right of way line of State Road No. 52 (100 feet wide) in Section 9, Township 25 South, Range 18 East, Pasco County, Florida, said point being on a curve concave northerly; thence southwesterly along the arc of curve, a chord bearing and distance of S86°22'50"W, 199.83 feet; thence S20°46'50"W, 200.05 feet; thence N86°22'50" E, 200 feet to a point on the west right of way line of U.S. Highway No. 41; thence N20°44'10"E, along said west right of way line, a distance of 200 feet to the Point of Beginning, LESS and except the following described parcel: Beginning at the intersection of the west right of way line of U.S. Highway No. 41 with the south right of way line of State Road No. 52; thence S20°44'10"W along the westerly right of way line of U.S. Highway No. 41, a distance of 30.00 feet; thence N38°39'53"W, a distance of 30.54 feet to a point on a non-tangent curve; thence 30.00 feet on the arc of a curve to the left, with a radius of 1004.93 feet, central angle of 01°42'38", subtended by a chord of 30.00 feet, chord bearing N81°56'05"E, to the Point of Beginning.

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

Property Appraiser's Parcel Identification Number is: 09-25-18-0000-0D412-1000

Grantee's tax identification number is:

- 5. **CONSIDERATION.** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, hereby acknowledges receipt.
- 6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever.
- 7. **WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2001.
- 8. **EXECUTION.** I have executed this instrument this 21 day of October, 2002.

GRANTOR

THE RYAN NATHANIEL HOOKER TRUST DATED  
DECEMBER 13, 1983

By: Charles H. Block  
Charles H. Block, as Trustee

(Signatures continued on next page)

(Signatures continued from previous page)

THE KYLE D. HOOKER TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

THE JESSICA LEE TIBBETTS TRUST DATED AUGUST 9,  
1983

By: Charles H. Block   
Charles H. Block, as Trustee

THE MICHAEL D. TIBBETTS TRUST DATED DECEMBER  
30, 1981

By: Charles H. Block   
Charles H. Block, as Trustee

THE EMILY M. TIBBETTS TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

THE JEFFREY P. BRANDES TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

THE POLLY C. BRANDES TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

THE TYLER S. BRANDES TRUST DATED DECEMBER 30,  
1981

By: Charles H. Block   
Charles H. Block, as Trustee

(Signatures continued on next page)

(Signatures continued from previous page)

THE ANGELA NICOLE HOOKER TRUST DATED  
DECEMBER 30, 1988

By: *Charles H. Block*  
Charles H. Block, as Trustee

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2002, by  
CHARLES H. BLOCK, as Trustee of each of the above named trusts.

- Personally known
- Florida Driver's License
- Other Identification
- Produced

*Stacey L. Camp*  
Signature  
Notary Public-State of Florida

STACEY L. CAMP  
Print or type name of Notary

Signed, Sealed and Delivered  
in the Presence of:

*Robert August, Jr.*  
Signature of Witness #1  
Robert August, Jr.  
Printed name of Witness #1

(SEAL)



*Joanne Burbidge*  
Signature of Witness #2  
JOANNE BURBRIDGE  
Printed name of Witness #2

S/H



This Instrument Prepared by and Return to:

Barbara Mendoza  
Stewart Title of Tampa  
3401 W. Cypress Street  
Tampa, Florida 33607-5040

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
File No: 20070960

Rept: 1130383 Rec: 10.00  
DS: 21000.00 IT: 0.00  
09/20/07 Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK  
09/20/07 11:32am 1 of 1  
OR BK 7638 PG 110

Property Appraisers Parcel I.D. (Folio) Number(s):

09-25-18-0000 - 02600-0000

**WARRANTY DEED**  
(CORPORATION)

This Warranty Deed Made the 17th day of September, 2007, by Thomas Development, Inc., a corporation existing under the laws of Florida, and having its place of business at 2203 N. Lois Ave. Suite 1125, Tampa, Florida 33607, hereinafter called the grantor,

to Tibbetts Land, LLC, a Florida limited liability company, whose post office address is: 695 31st Street, St. Petersburg, Florida 33712, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pasco County, Florida, viz:

A parcel of land lying in the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of said Section 9, said point being the POINT OF BEGINNING; thence North 89°58'44" West along the South line of said Section 9, a distance of 758.43 feet; thence departing said South line, North 18°23'50" East, a distance of 398.67 feet; thence North 38°40'40" East, a distance of 497.92 feet; thence North 48°18'14" East, a distance of 431.63 feet to a point on the East boundary of said Southwest 1/4 of the Southeast 1/4; thence South 00°02'47" West, along said East line, a distance of 1,054.40 feet to the POINT OF BEGINNING.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2006, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: \_\_\_\_\_  
Secretary

Thomas Development, Inc.

Witness Signature: \_\_\_\_\_  
Printed Name: Barbara Mendoza

BY: \_\_\_\_\_

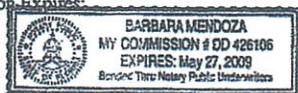
Witness Signature: \_\_\_\_\_  
Printed Name: F W Coleman

Thomas J. Sandridge, III, President

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 17 day of September, 2007, by Thomas J. Sandridge, III as President of Thomas Development, Inc., on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires:



Printed Name: \_\_\_\_\_  
Notary Public  
Serial Number \_\_\_\_\_



Rept: 11878-49 Rec: 18.50  
DS: 2415.00 Σ IT: 0.00  
06/20/08 - - - - - Dpty Clerk

**Return to:**  
**9 Palms, LLC**  
**3519 Newport Park Way , Louisville, TN 37777**

**Prepared by:**  
**Kathy Welland**  
**Roland D. Waller, Esq**  
**5332 Main Street**  
**New Port Richey, FL 34652**  
**727-847-2288**  
**File No.: 31252.01**

**JED PITTMAN, PASCO COUNTY CLERK**  
06/26/08 @ 1:02pm 1 of 2  
OR BK **7866** PG **777**

[Space Above This Line For Recording Data]

345,000.

## Warranty Deed

This Warranty Deed made this 16th day of June, 2008 between

**Betty J. Ulrich, a single woman as Trustee of The Betty J. Ulrich Trust dated August 30, 2004**  
whose post office address is  
**4048 Baden Drive, Holiday, FL 34691-3407**  
grantor, and

**9 Palms, LLC**  
whose post office address is  
**3519 Newport Park Way , Louisville, TN 37777**  
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pasco County Florida** to-wit:

**Parcel 1:--A portion of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, more fully described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 16, thence East 90 feet, thence South 140.63 feet, thence East 200 feet to the right-of-way of U.S. 41, thence Southwesterly along said right-of-way 97 feet, thence West 250 feet, thence North 237.5 feet to the Point of Beginning. Less and except the North 140.63 feet thereof. Less and except any portion thereof taken or conveyed for U.S.41 right-of way.--And--**

**--Parcel 2:--The North 140.63 feet of that part of the NE 1/4 of the NE 1/4 of Section 16, Township 25 South, Range 18 East, lying West of the right-of-way of U.S. Highway No, 41, Less and except the West 90.0 feet thereof, Pasco County, Florida.--**

**Parcel Identification Number: 16-25-18-0000-00100-0000 & 16-25-18-0000-00100-0010**

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

35  
Maria Antonelli  
Witness Name: Maria Antonelli  
Betty J. Ulrich  
Witness Name: Betty J. Ulrich Individually and as Trustee  
Kathleen Welland  
Witness Name: Kathleen Welland

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 16th day of June, 2008 by Betty J. Ulrich, Individually and as Trustee, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Kathleen Welland  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**Return to:**  
**9 Palms, LLC**  
**3519 Newport Park Way , Louisville, TN 37177**

Rept: 1187849 Rec: 18.50  
DS: 2415.00 IT: 0.00  
06/20/08 - Dpty Clerk

**Prepared by:**  
**Kathy Welland**  
**Roland D. Waller, Esq**  
**5332 Main Street**  
**New Port Richey, FL 34652**  
**727-847-2288**  
File No.: 31252.01

**JED PITTMAN, PASCO COUNTY CLERK**  
06/20/08 01:02pm 1 of 2  
OR BK 7866 PG 777

[Space Above This Line For Recording Data]

345,000.

## Warranty Deed

This Warranty Deed made this 16th day of June, 2008 between

**Betty J. Ulrich, a single woman as Trustee of The Betty J. Ulrich Trust dated August 30, 2004**  
whose post office address is  
**4049 Baden Drive, Holiday, FL 34691-3407**  
grantor, and

**9 Palms, LLC**  
whose post office address is  
**3519 Newport Park Way , Louisville, TN 37177**  
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of **Three Hundred Forty-Five Thousand and 00/100 Dollars** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pasco County Florida** to-wit:

**Parcel 1:~A portion of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 25 South, Range 18 East, Pasco County, Florida, more fully described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 16, thence East 90 feet, thence South 140.63 feet, thence East 200 feet to the right-of-way of U.S. 41, thence Southwesterly along said right-of-way 97 feet, thence West 250 feet, thence North 237.5 feet to the Point of Beginning. Less and except the North 140.63 feet thereof. Less and except any portion thereof taken or conveyed for U.S.41 right-of way.~And~**

**~Parcel 2:~The North 140.63 feet of that part of the NE 1/4 of the NE 1/4 of Section 16, Township 25 South, Range 18 East, lying West of the right-of-way of U.S. Highway No, 41, Less and except the West 90.0 feet thereof, Pasco County, Florida.~**

**Parcel Identification Number: 16-25-18-0000-00100-0000 & 16-25-18-0000-00100-0010**

Subject to taxes for 2008 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

34  
Maria Antonietti  
Witness Name: Maria Antonietti

Betty J. Ulrich  
Betty J. Ulrich, Individually and as Trustee

Kathleen Welland  
Witness Name: Kathleen Welland

State of Florida  
County of Pasco

The foregoing instrument was acknowledged before me this 16th day of June, 2008 by Betty J. Ulrich, Individually and as Trustee, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Kathleen Welland  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



# AGENT OF RECORD LETTER

TO THE PASCO COUNTY GROWTH MANAGEMENT DEPARTMENT AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

Tibbetts Land, LLC; Gower's South 20, LLC; and 9 Palms, LLC hereby designate and appoint Gerald A. Figurski as our Agent of Record for the purposes of representing me during the plan amendment application and hearing processes.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

DATE: ✓ 3-31-2015

Tibbetts Land, LLC; Gower's South, LLC; and 9 Palms, LLC APPLICANT/OWNER

Gerald A. Figurski

Gerald A. Figurski  
APPLICANT'S REPRESENTATIVE  
2975 Eagle Estates Circle West, Clearwater, FL 33761  
727 725-4975

Arlen Tillis VT

Arlen Tillis, APPLICANT'S/OWNER'S SIGNATURE  
Vice President/Agent DATE: ✓ 3-31-2015

STATE OF FLORIDA  
COUNTY OF PINELLAS

Date: 3/31/15

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

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of March of 2015.

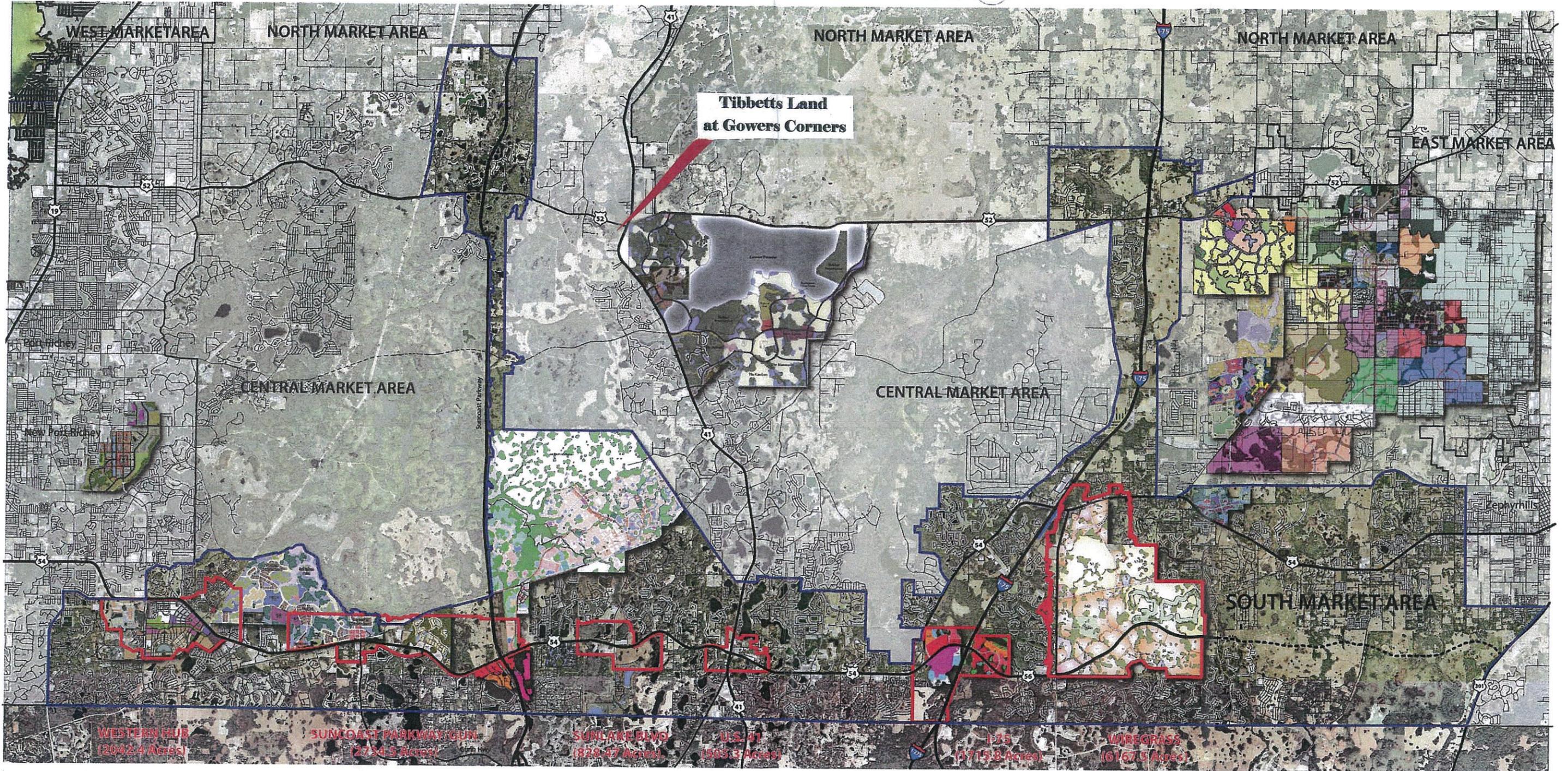
My Commission Expires:

Bryan Rumpf  
Notary Public



**BRYAN RUMPF**  
MY COMMISSION # EE 203581  
EXPIRES: May 30, 2016  
Bonded Thru Budget Notary Services

# SOUTH MARKET AREA



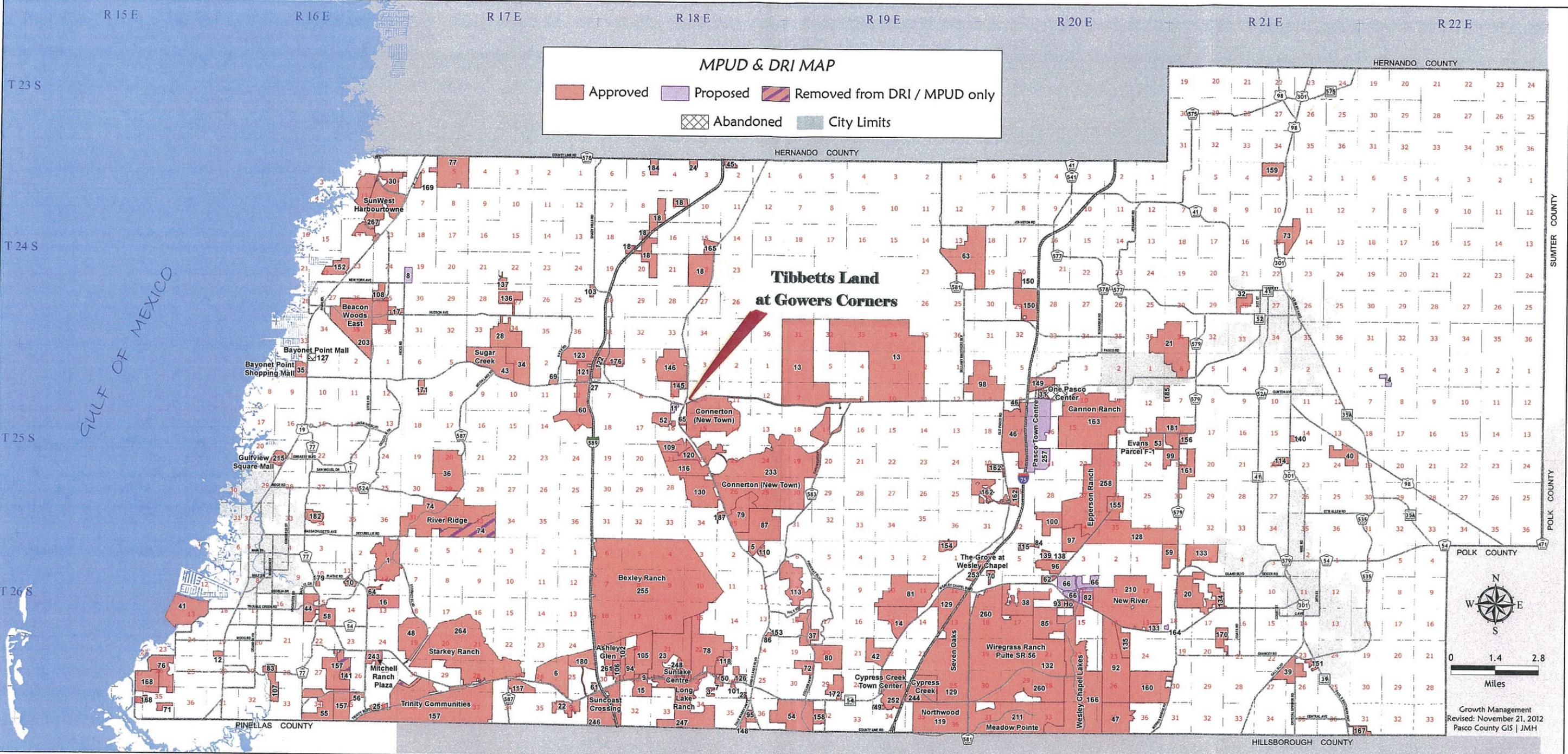
U.S. 19

SUNCOAST

U.S. 41

I-75

U.S. 301

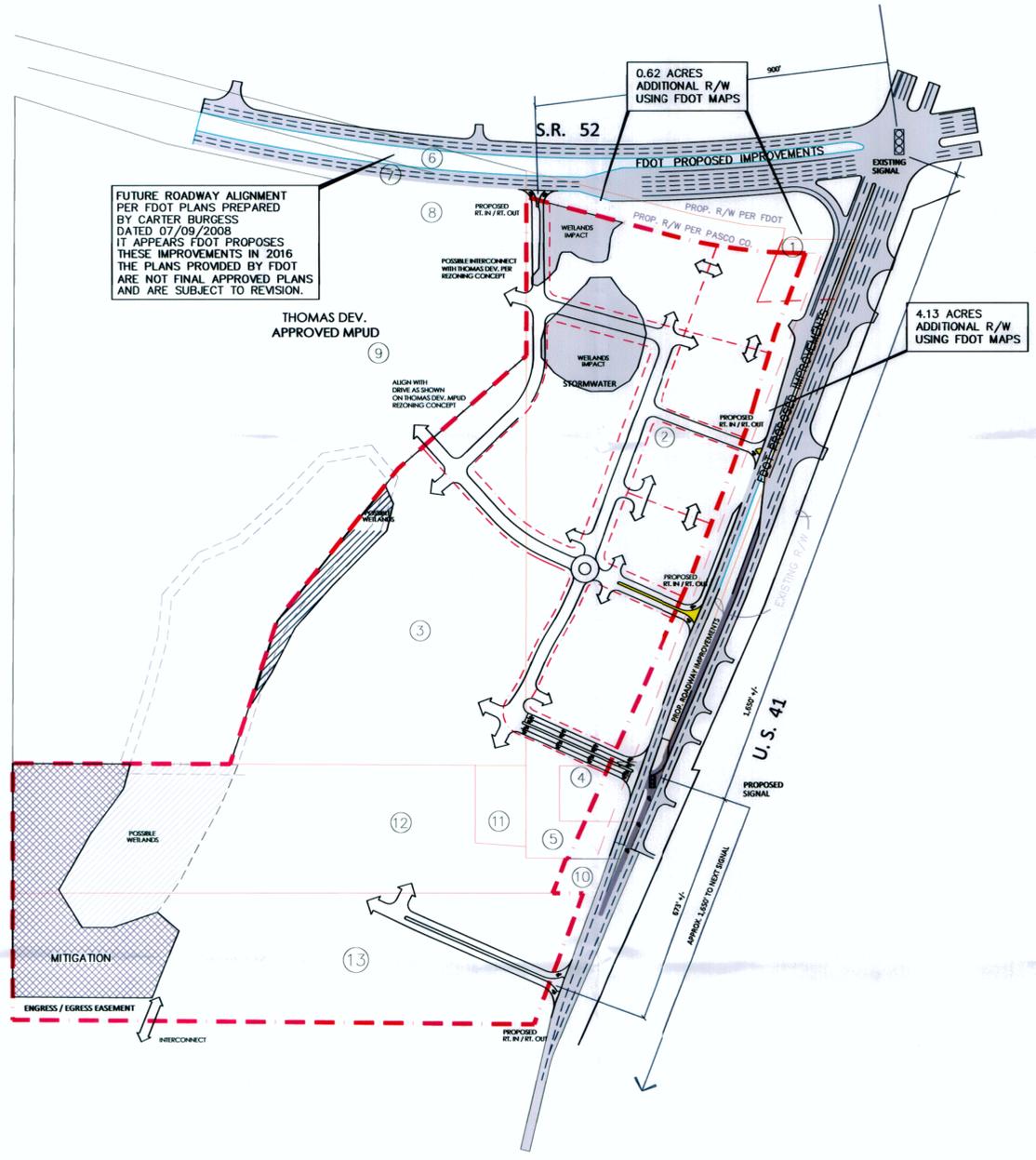


MAP #	NAME	MAP #	NAME	MAP #	NAME	MAP #	NAME	MAP #	NAME	MAP #	NAME
1	Alico Estates (aka Timber Greens)	28	Meadow Oaks	56	Thousand Oaks Parcel No. 1	85	Country Walk (fka Palm Pointe)	117	Ashley Lake	180	South Branch Ranch
2	Paradise Lakes Resort	30	Aripeka Heights (fka Berdeaux)	58	Millpond Estates	86	Enclave at Lake Padgett (fka Dawnglo Landings)	118	Stonegate (fka Williams Property)	181	Harvest Hills (Villages of Pasadena Hills) Village D
3	Woodville Palms	31	One Pasco Center	59	Oak Creek	87	Wilderness Lake Preserve (aka Bay Lake)	119	Northwood	182	Magnolia Valley North
4	Enterprise Road Recycling and Disposal Facility	32	Citrus Ridge	60	Suncoast Lakes	92	Wyndfields	120	Asbel Estates (fka Scheublein)	184	Woodfield
5	Caliente Resorts	34	Plantation Oaks (aka Verandahs)	61	South Branch Crossing	93	Ho (aka Ashy Pines)	121	Lone Star	185	Evans Parcel C-1 (Villages of Pasadena Hills) Village C
6	Legacy	35	Bayonet Point Shopping Mall	62	Pine Ridge / 54 Fork	94	Suncoast Meadows	122	Spanish Oaks (aka Deerfield Lakes)	187	Causeway Center Commercial MPUD
7	Cross Park	36	Waters Edge (fka Indian Lake Ranch)	63	Saran Ranch (aka Triaga)	95	Us 41-Dale Mabry	123	Serengeti	203	Beacon Woods East
8	Hudson Pointe	37	Sable Ridge	64	Hunter's Ridge Villas	96	Chapel Pines	126	Devonwood	210	New River
9	Shoppes at Ballantrae Village	38	Saddlebrook Resorts	65	Birren	97	Bridgewater	127	Bayonet Point Mall	211	Meadow Pointe (fka Deerfield Village)
10	Little Creek Crossing (aka Cypress Trace)	39	Rucks	66	Chapel Crossings (fka Harrison Bennett)	98	Hillcrest Preserve	128	Watergrass (fka Comas)	215	Gulfview Square Mall
11	Sandridge	40	Triple J	69	Hays and SR 52 Commercial	99	Lange Equestrian Village	129	Seven Oaks (fka Saddlebrook Village)	233	Connerton (New Town)
12	Sun Toyota (fka Dimmitt Gulf Trace)	41	Fillmans Creek Estates	70	Wesley Pointe	100	Boyetette Road (aka Palm Cove)	130	Tuscany (aka Lakeshore Ranch)	243	Mitchell Ranch Plaza
13	Fort King Ranch	42	Stagecoach Village	71	Bluffs At Gulfside	101	Lake Linda	131	Parkview - Serino (aka Hamilton Park)	244	Cypress Creek
14	Grand Oaks	43	Sugar Creek	72	Suncoast Point	102	Collier Place / Phase 2	133	Chapel Creek	246	Suncoast Crossing
15	Smith 54 MPUD	44	Summer Lakes	73	Jordan Business Park	103	Suncoast Industrial Park	134	Zephyr Ridge (fka Geiger Hill)	247	Long Lake Ranch
16	Heritage Lakes	45	County Line Crossing	74	River Ridge	105	Ballantrae (fka Aprile)	135	Ashton Oaks (fka Houck Property / Crossings)	248	Sunlake Centre
17	Park Lake Townhomes	46	Tampa Bay Golf & Tennis	76	Key Vista	106	Hayman/Fuentes Farm	136	Nottingham Farms South	252	Cypress Creek Town Center
18	Sunset Lakes / Highlands	47	Livingston (nka Golden Ranch)	77	HeritagePines	107	Perrine Ranch Road Property(aka Magnolia Est)	137	Nottingham Farms North	253	The Grove at Wesley Chapel (fka Oakley Plaza)
20	Lake Bernadette	48	Longleaf	78	Oakstead	108	The Highlands	139	Christopher / Sims	255	Bexley Ranch
21	Lake Jovita	49	Scarpo Site	79	The Groves	109	Asbel Creek	140	Hillside	257	Pasco Town Centre
22	Grey Hawk At Lake Polo (fka Lake Lauren)	50	The Oaks	80	Magnolia Point	110	Dupree Preserves	141	Trinity College	258	Epperson Ranch
23	Concord Station (fka Ledantec)	52	PCI	81	Lexington Oaks	113	Aberdeen Lakes	145	Enterprise Commerce Park	260	Wiregrass Ranch / Pulte SR 56
24	Land Trust No. 76	53	Evans Parcel F-1 (Villages of Pasadena Hills) Village F	82	Perrine Ranch	114	Chapel Hill	146	Talavera (fka Edward's Grove)	261	Ashley Glen (fka Van Worp)
25	Thousand Oaks Parcel No. 2	54	Willow Bend	83	Lykes Wells Road	115	Boyette Oaks	148	Quail Ridge	264	Starkey Ranch
27	Mablebridge	55	Wyndtree	84		116	Tierra del Sol (fka Sawgrass)	149	Baillie Drive	267	SunWest Harbortowne

Growth Management  
 Revised: November 21, 2012  
 Pasco County GIS | JMH

ACCORDING TO FDOT PLANS, THE ENTIRE INTERSECTION IS BEING SHIFTED NORTH. PASCO CO. TRANSP. CORRIDOR PRESERVATION MAP SHOWS ULTIMATE SR 52 R/W AS 235'. FDOT PLANS SHOW SR 52 R/W AS VARYING FROM 250'-256'.

ACCORDING TO FDOT PLANS, NO ADDITIONAL R/W IS PROPOSED ON THE EAST SIDE OF US 41. PASCO CO. TRANSP. CORRIDOR PRESERVATION MAP SHOWS ULTIMATE US 41 R/W AS 220'. FDOT PLANS SHOW US 41 R/W AS 200'.



PARCEL	PARCEL ID	ZONING	FLU	OWNED BY	AREA
1	09-25-18-0000-00412-1000	C-2	ROR	TIBBETTS LAND LLC	0.82 ACRES
2	09-25-18-0000-04000-0030	C-2	ROR	TIBBETTS LAND LLC	19.21 ACRES
3	09-25-18-0000-02600-0010	R-1	COM	TIBBETTS LAND LLC	11.37 ACRES
4	16-25-18-0000-00100-0010	C-2	RES-3	TIBBETTS HOLDINGS	0.82 ACRES
5	16-25-18-0000-00100-0000	C-2	RES-3	TIBBETTS HOLDINGS	0.89 ACRES
6	09-25-18-0000-49900-0013	C-2	ROR	PASCO CO.	2.07 ACRES
7	09-25-18-0000-49900-0012	C-2	ROR	PASCO CO.	2.38 ACRES
8	09-25-18-0000-00100-0010	C-2	ROR	THOMAS DEV.	5.96 ACRES
9	09-25-18-0000-02600-0000	R-1/P0-1	RES-3	THOMAS DEV.	28.63 ACRES
10	16-25-18-0000-49900-0000	C-2	ROR	PASCO CO.	0.74 ACRES
11	16-25-18-0000-00200-0000	C-2	RES-3	GOWERS SOUTH 20, LLC	0.60 ACRES
12	16-25-18-0000-00200-0010	C-2/R-1	RES-3	GOWERS SOUTH 20, LLC	9.57 ACRES
13	16-25-18-0000-00300-0000	C-2/R-1	RES-3	GOWERS SOUTH 20, LLC	10.56 ACRES

**LEGAL DESCRIPTION**  
 BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (100 FEET WIDE) WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 52 (100 FEET WIDE) IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, THENCE SOUTHWESTERLY ALONG THE ARC OF CURVE, A CHORD BEARING AND DISTANCE OF S86°22'50" W, 199.83 FEET; THENCE S20°46'50" W, 200.05 FEET; THENCE N86°22'50" E, 200 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41; THENCE N0°44'10" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL, BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 52; THENCE S20°44'10" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, A DISTANCE OF 30.00 FEET; THENCE N38°39'53" W, A DISTANCE OF 30.54 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE 30.00 FEET ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 61°42'28" SUBTENDED BY A CHORD OF 30.00 FEET, CHORD BEARING N81°56'05" E, TO THE POINT OF BEGINNING.

**TOGETHER WITH**  
 ALL OF THAT PART OF THE SE 1/4 OF THE SE 1/4 AND THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING SOUTHERLY OF STATE ROAD 52 AND LYING WESTERLY OF U.S. HIGHWAY 41, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND, BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 41 (100 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 52 (100 FEET WIDE) IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, SAID POINT BEING ON A CURVE CONCAVE, NORTHERLY, THENCE SOUTHWESTERLY ALONG THE ARCH OF SAID CURVE, A CHORD BEARING AND DISTANCE OF S. 86°22'50" W, 199.83 FEET; THENCE S. 20°46'50" W, 200.05 FEET; THENCE N. 86°22'50" E, 200 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41; THENCE N. 20°44'10" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**  
 A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING, THENCE NORTH 89°58'44" WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 78.43 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 18°23'00" EAST, A DISTANCE OF 399.67 FEET; THENCE NORTH 38°04'00" EAST, A DISTANCE OF 497.92 FEET; THENCE NORTH 48°14'14" EAST, A DISTANCE OF 431.63 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 09°02'47" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,054.40 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH**  
 THE NORTH 140.65 FEET OF THAT PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41, LESS AND EXCEPT THE WEST 90.0 FEET THEREOF, PASCO COUNTY, FLORIDA.

**LESS AND EXCEPT**  
 THAT PORTION OF THE ABOVE DESCRIBED LANDS, CONVEYED TO PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1904, PAGE 1121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF U.S. HIGHWAY NO. 41, BEING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING WITHIN 104 FEET OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, RUN THENCE S.00°00'17" E., 237.50 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°57'39" E., 159.52 FEET ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO A POINT LYING 104 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) FOR A POINT OF BEGINNING, THENCE CONTINUE S.89°57'39" E., 57.34 FEET ALONG SAID NORTH BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45); THENCE S.20°45'58" W., 275.30 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 77.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 189.96 FEET, A CENTRAL ANGLE OF 02°15'19", AND A CHORD BEARING AND DISTANCE OF S. 19°38'18" W., 77.14 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S.89°56'48" W., 56.84 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTHERLY, ALONG A LINE 104 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45), 97.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 203.86 FEET, A CENTRAL ANGLE OF 02°46'00", AND A CHORD BEARING AND DISTANCE OF N. 19°25'27" E., 97.26 FEET TO A POINT OF TANGENCY; THENCE N.20°45'58" W., 254.47 FEET ALONG SAID LINE 104 FEET WESTERLY OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) TO THE POINT OF BEGINNING.  
 CONTAINING 0.437 ACRES, MORE OR LESS.

**TOGETHER WITH**  
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, THENCE EAST 90 FEET, THENCE SOUTH 140.65 FEET, THENCE EAST 200 FEET TO THE RIGHT-OF-WAY OF U.S. 41, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 97 FEET, THENCE WEST 250 FEET, THENCE NORTH 237.5 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 140.65 FEET THEREOF, LESS AND EXCEPT ANY PORTION THEREOF TAKEN OR CONVEYED FOR U.S. 41 RIGHT-OF-WAY.

**TOGETHER WITH**  
 THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA.

**AND**  
 THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF THE RIGHT-OF-WAY OF HIGHWAY NO. 41, LESS THE NORTH 237.50 FEET THEREOF, IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

**AND**  
 THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING WEST OF U.S. HIGHWAY NO. 41, BEING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

**LESS AND EXCEPT**  
 THAT PORTION OF THE ABOVE DESCRIBED LANDS, CONVEYED TO PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1904, PAGE 1116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41, LESS THE NORTH 237.50 FEET THEREOF, IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING WITHIN 185 FEET OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, RUN THENCE S.00°00'17" E., 237.50 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°57'39" E., 108.31 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'39" E., 143.36 FEET ALONG SAID SOUTH BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45); THENCE S.20°45'58" W., 99.11 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE N.89°57'39" W., 143.34 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.20°45'58" E., 99.07 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.807 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION**

**PARCEL MAP & DESCRIPTION**

Legal Council  
**Gerald Figurski, Esq.**  
 Clearwater, Florida 33761  
 figlawfirm@outlook.com  
 2975 Eagle Estates Circle West  
 727-433-0921

PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Arlen Tillis, Registered Agent

TRAFFIC ENGINEERING BY  
**Rayson Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308  
 Tampa, Florida 33647  
 (813) 625-1699  
 mdr@rayson-transportation.com  
 Mike Rayson, President

PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive  
 Odessa, Florida 33556  
 (727) 457-1951  
 davidbartz727@gmail.com  
 David Bartz, President

REV.	
REV.	
REV.	
REV.	
SUBMITTAL DATE:	



2011 PASCO CO. AERIAL

REV.	
REV.	
REV.	
REV.	
SUBMITTAL DATE:	

TRAFFIC ENGINEERING BY  
**Raysor Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308  
 (813) 626-1699    mdr@raysor-transportation.com  
 Mike Raysor, President

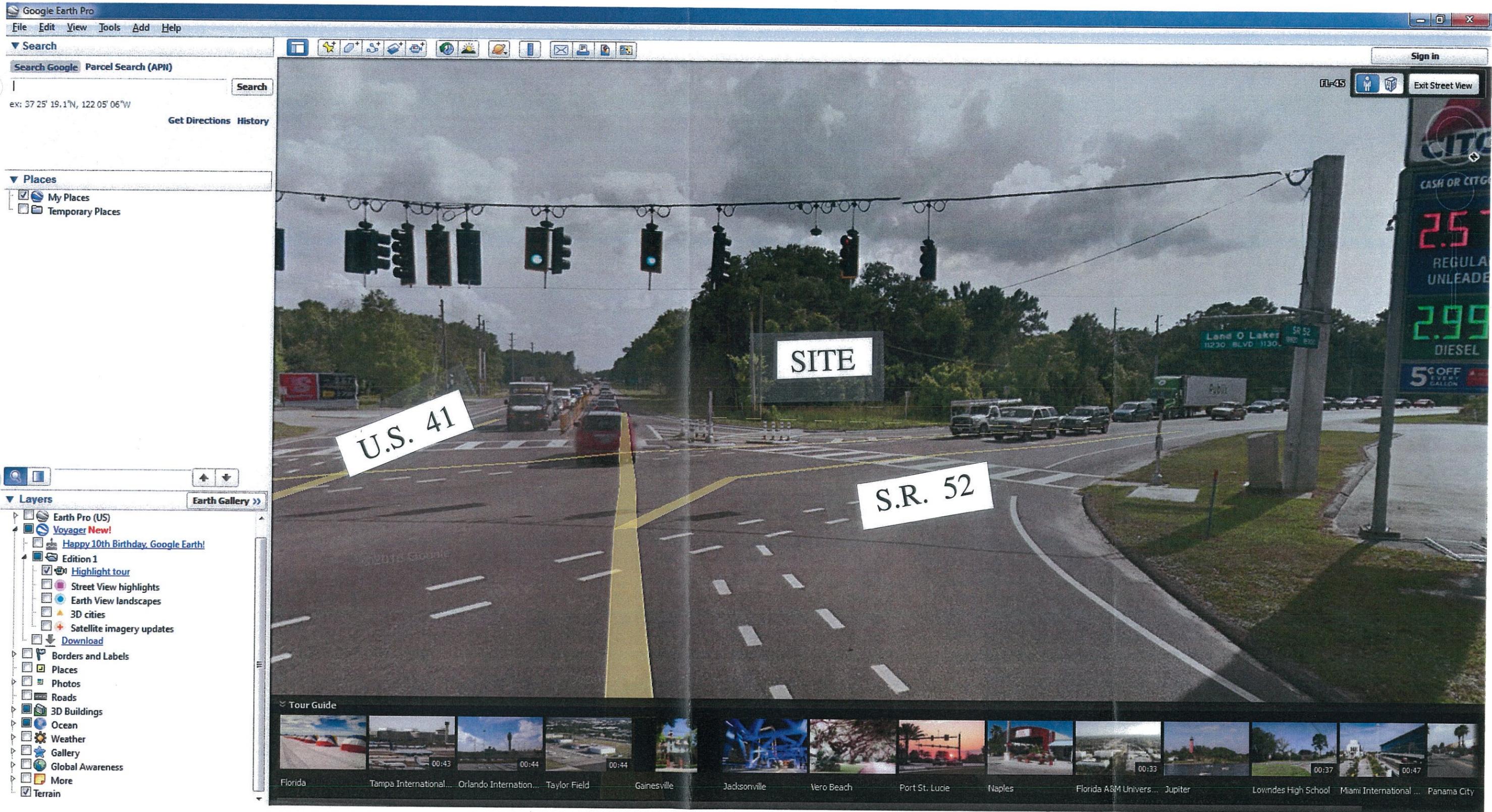
PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive  
 (727) 457-1951    davidbartz727@gmail.com  
 David Bartz, President

Legal Council  
**Gerald Figurski, Esq.**  
 2975 Eagle Estates Circle West  
 727-433-0921    gfiglawfirm@outlook.com  
 Gerald Figurski

PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Arlen Tillis, Registered Agent



LOOKING WEST



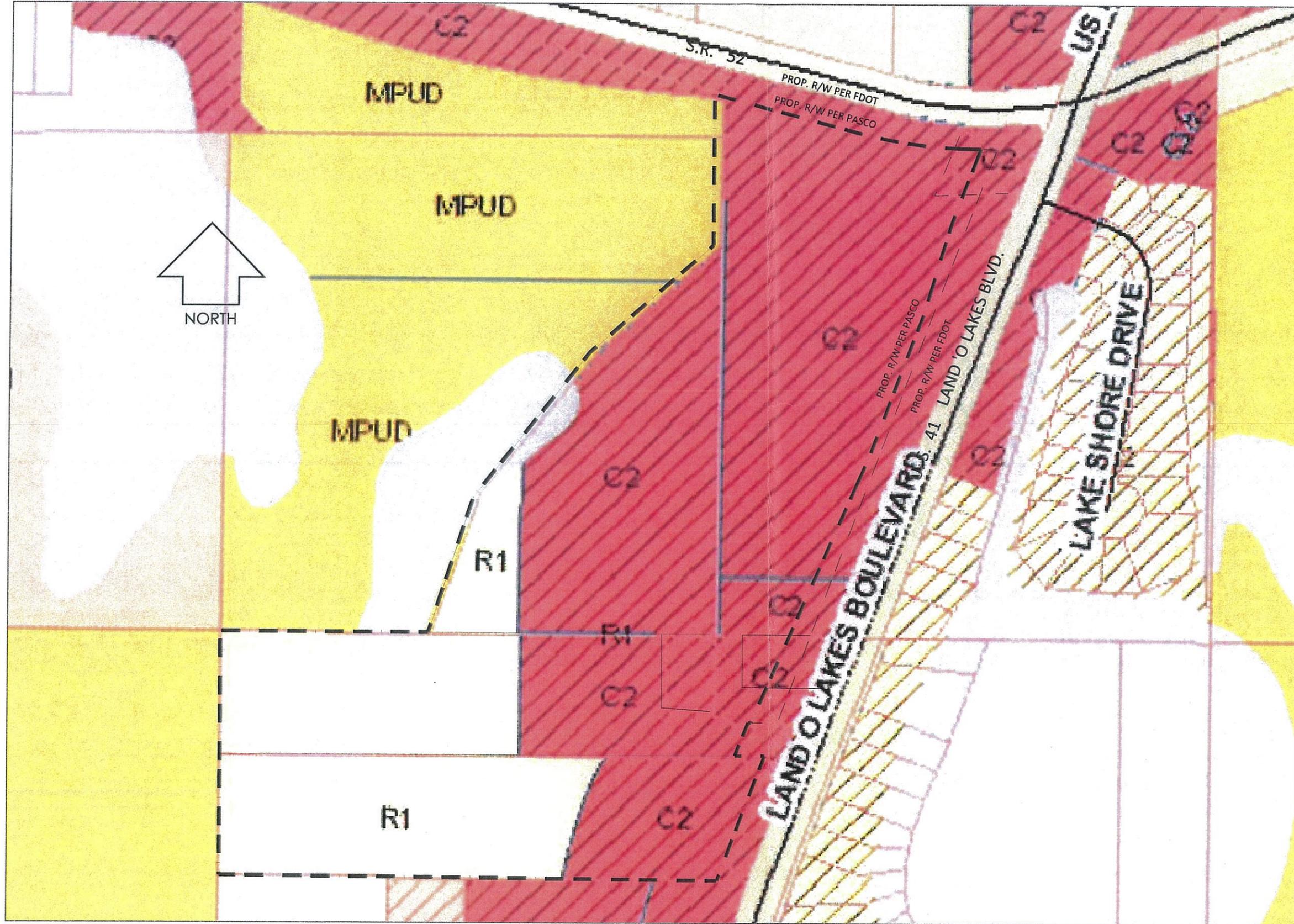
LOOKING SOUTH



LOOKING NORTH



LOOKING EAST



# PASCO CO. ZONING MAP

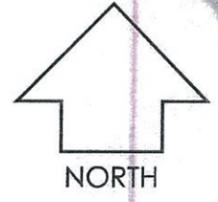
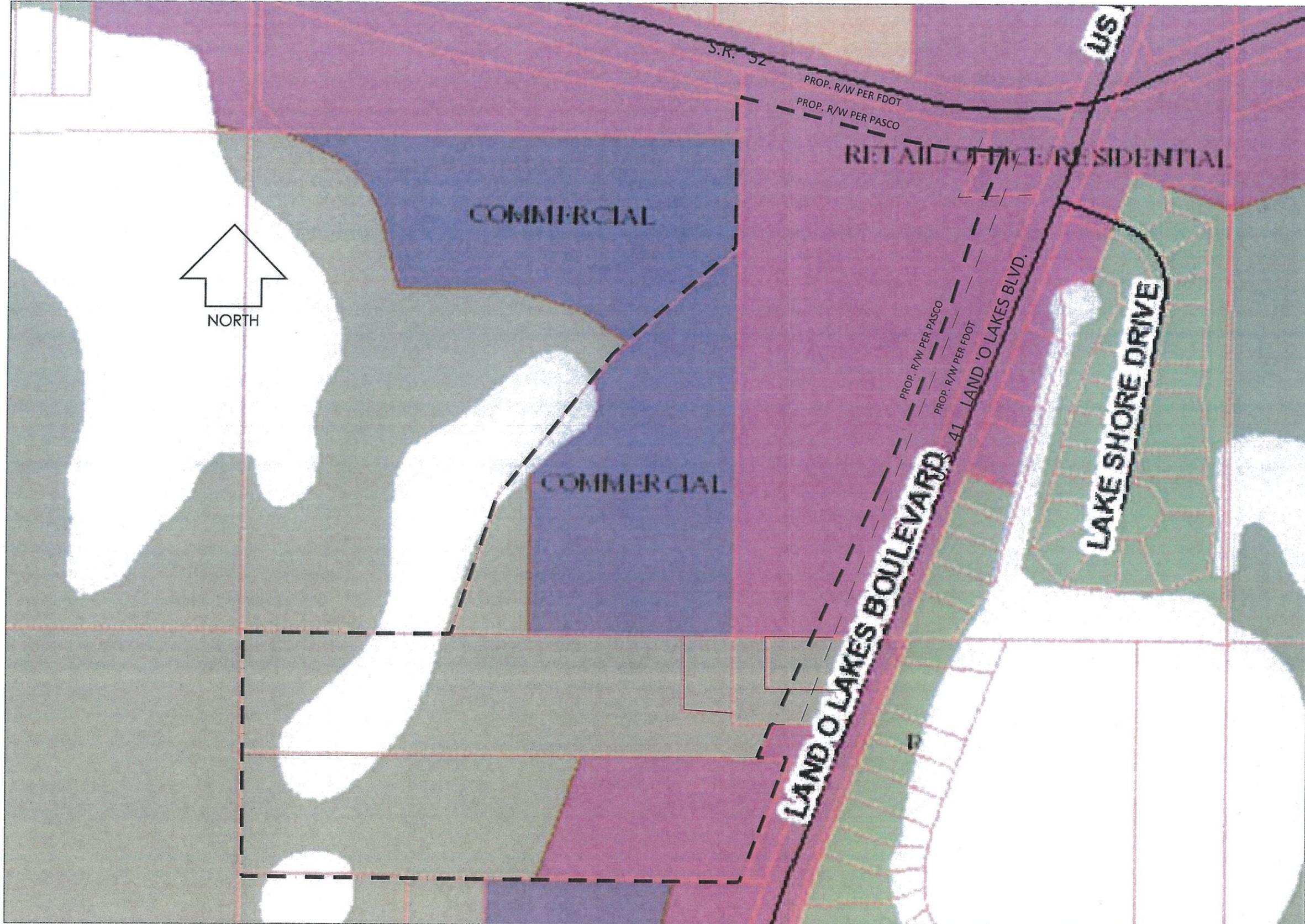
REV.	
REV.	
REV.	
REV.	
SUBMITTAL DATE:	

TRAFFIC ENGINEERING BY  
**Raysor Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308 Tampa, Florida 33647  
 (813) 625-1699 mdr@raysor-transportation.com  
 Mike Raysor, President

PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive Odessa, Florida 33556  
 (727) 457-1951 davidbartz72@gmail.com  
 David Bartz, President

Legal Council  
**Gerald Figurski, Esq.**  
 2975 Eagle Estates Circle West Clearwater, Florida 33761  
 727-433-0921 figlawfirm@outlook.com  
 Gerald Figurski

PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Allen Tillis, Registered Agent



PASCO CO. FUTURE LAND USE MAP

REV.	
REV.	
REV.	
REV.	

SUBMITTAL DATE:

TRAFFIC ENGINEERING BY  
**Rayzor Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308 Tampa, Florida 33647  
 (813) 625-1699 mdr@rayzor-transportation.com  
 Mike Rayzor, President

PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive Odessa, Florida 33556  
 (727) 457-1951 davidbartz727@gmail.com  
 David Bartz, President

Legal Council  
**Gerald Figurski, Esq.**  
 2975 Eagle Estates Circle West Clearwater, Florida 33761  
 727-433-0921 figlawfirm@outlook.com  
 Gerald Figurski

PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Arlen Tillis, Registered Agent





**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AD, AO, AV, X, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

**ZONE A** No base Flood Elevation determined.

**ZONE AE** Base Flood Elevation determined.

**ZONE AH** Flood depths of 1 to 3 feet (excludes areas of ponding); Base Flood Elevation determined.

**ZONE AD** Flood depths of 1 to 3 feet (excludes areas of ponding); average depth determined. For areas of shallow fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decommissioned. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE AM** Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base Flood Elevation determined.

**ZONE Y** Coastal flood zone with velocity hazard (wave action); no base Flood Elevation determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); base Flood Elevation determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot; and areas protected by levees from the 1% annual chance flood. (See additional note in Worksheet Table on left of page.)

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary  
0.2% annual chance floodplain boundary  
Floodway boundary  
Zone D boundary  
CBRS and OPA boundary  
Boundary dividing Special Flood Hazard Areas and boundary dividing Special Flood Hazard Areas of different base Flood Elevations, flood depths, or flood velocities.  
Base Flood Elevation line and value; elevation in feet  
Base Flood Elevation value where uniform within zone; elevation in feet

Referenced to the North American Vertical Datum of 1985

Contour section line  
Tiepoint line  
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere  
1000-meter Universal Transverse Mercator grid ticks, zone 17  
3000-foot grid square Flood Zone (Zone coordinates: datum, West Zone (EPSG:zone = 8903), Transverse Mercator projection  
North mark (see explanation in Notes to Users section of this FIRM panel)  
River Mile  
Section - Township - Range  
Junction - Points defining locations of flow accumulation in hydraulic connection. The first two characters of the Junction name represent the specific watershed (as shown in the map or other similar map) in which the Junction is located (note that boundary junctions, without an associated floodplain, are also shown).  
Hydraulic Connectivity - Flow pathway between junctions.

**MAP REPOSITORIES**  
Refer to Map Repositories List on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
September 26, 2014

**EFFECTIVE DATES OF REVISIONS TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-368-5800.

**MAP SCALE 1" = 600'**

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0200F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**PASCO COUNTY,**  
**FLORIDA**  
**AND INCORPORATED AREAS**

**PANEL 209 OF 500**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

JURISDICTION	NUMBER	PANEL	SUFFIX
PASCO COUNTY	12020	0209	F

**MAP NUMBER**  
**12101C0209F**

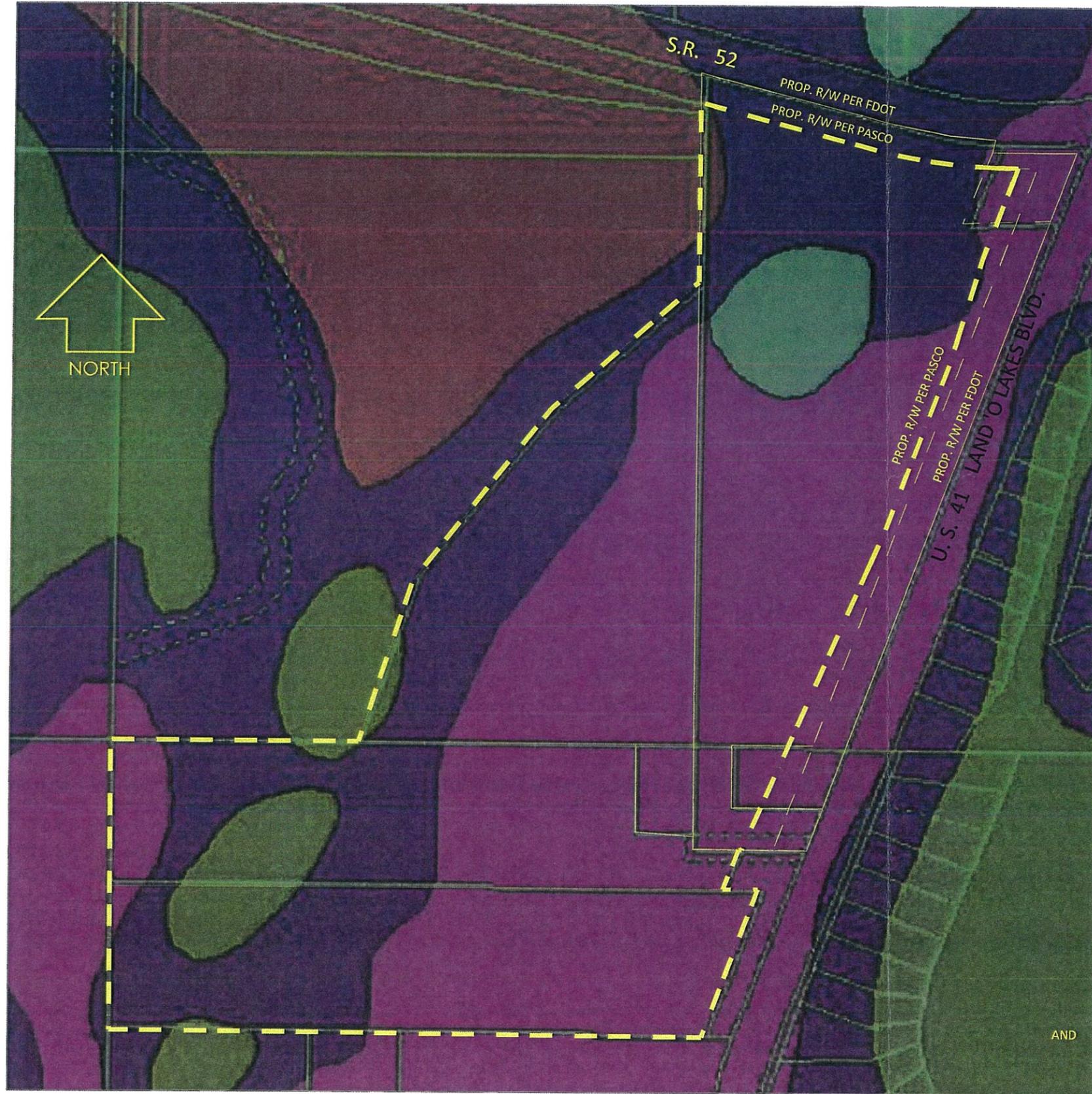
**EFFECTIVE DATE**  
**SEPTEMBER 26, 2014**

Federal Emergency Management Agency

Notes to User: This map number should be used when referring to this map. The Community Map History table should be used to determine the date of the latest revision to this map.

<p>Legal Council <b>Gerald Figurski, Esq.</b> 2975 Eagle Estates Circle West 727-433-0921</p>	<p>Clearwater, Florida 33761 figlawfirm@outlook.com</p>
<p>TRAFFIC ENGINEERING BY <b>Raysor Transportation Consulting</b> 19046 Bruce B. Downs Blvd., Suite 308 (813) 625-1699</p>	<p>Prepared for <b>TIBBETTS LAND, TIBBETTS HOLDINGS LANDS &amp; TIBBETTS SOUTH 20, LLC</b> GOWERS CORNERS, PASCO CO., FL. Arten Tillis, Registered Agent</p>
<p>Prepared by <b>DABCo Development Consultants</b> 1359 Chesapeake Drive (727) 457-1951</p>	<p>Prepared by <b>David Bartz, President</b></p>
<p>REV. _____</p> <p>REV. _____</p> <p>REV. _____</p> <p>REV. _____</p>	<p>SUBMITTAL DATE: _____</p>

**FEMA FLOOD MAP**



Legend	
Soil Types	
	Water (#WAT)
	Adamsville fine sand (#011)
	Ona fine sand (#009)
	Sellers mucky loamy fine sand (#008)
	Smyrna fine sand (#021)
	Narcoossee fine sand (#026)
	Zolfo fine sand (#073)

# PASCO CO. SOILS MAP

REV.  
REV.  
REV.  
REV.

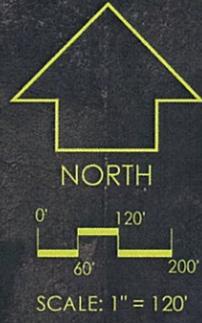
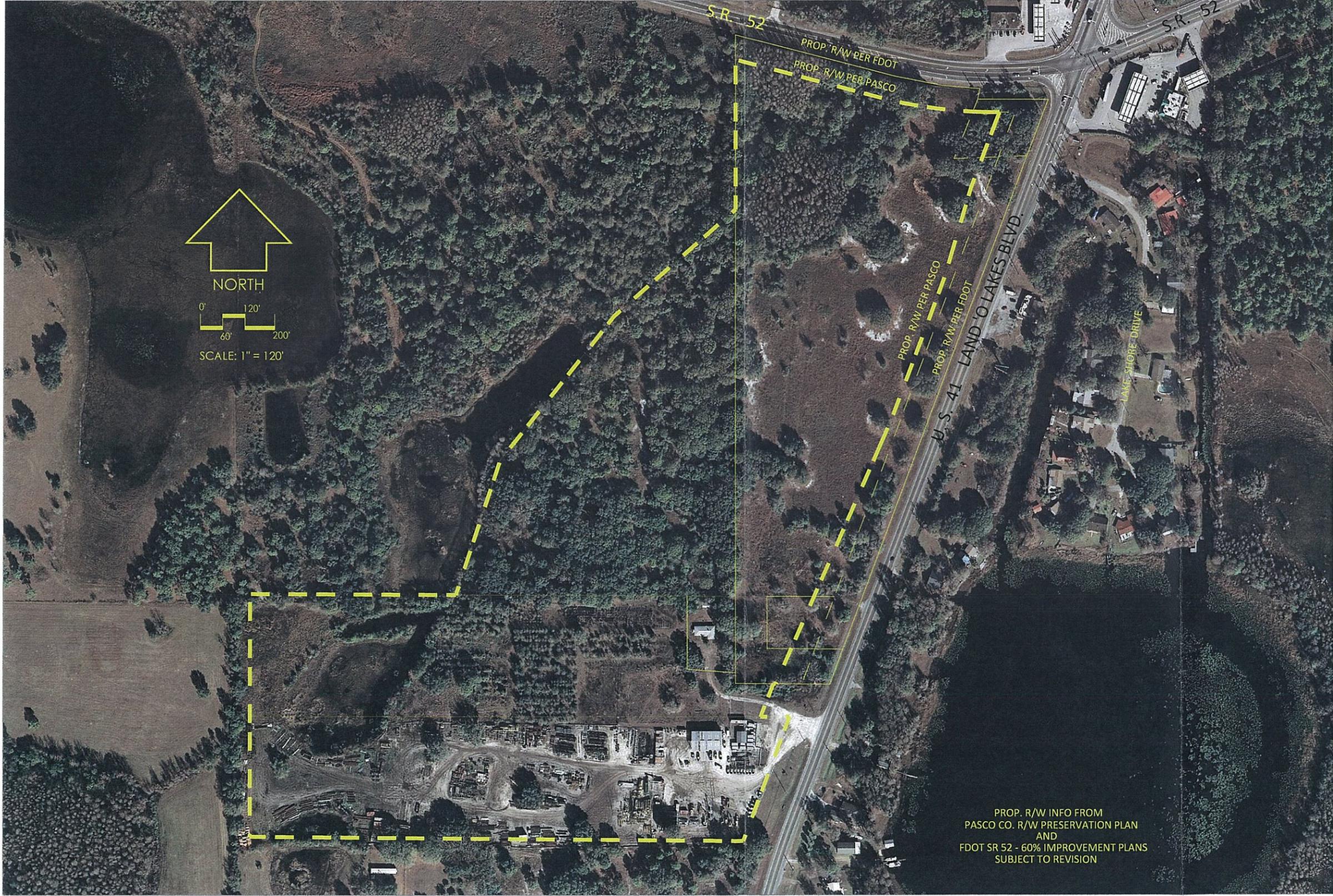
SUBMITTAL DATE:

TRAFFIC ENGINEERING BY  
**Raysor Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308 Tampa, Florida 33647  
 (813) 625-1699 mdr@raysor-transportation.com  
 Mike Raysor, President

PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive Odessa, Florida 33556  
 (727) 457-1951 davidbartz727@gmail.com  
 David Bartz, President

Legal Council  
**Gerald Figurski, Esq.**  
 2975 Eagle Estates Circle West Clearwater, Florida 33761  
 727-433-0921 gfiglawfirm@outlook.com

Gerald Figurski  
 PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Allen Tillis, Registered Agent



PROP. R/W INFO FROM  
 PASCO CO. R/W PRESERVATION PLAN  
 AND  
 FDOT SR 52 - 60% IMPROVEMENT PLANS  
 SUBJECT TO REVISION

2011 PASCO CO. AERIAL

REV.	
REV.	
REV.	
REV.	

SUBMITTAL DATE:

TRAFFIC ENGINEERING BY  
**Raysor Transportation Consulting**  
 19046 Bruce B. Downs Blvd., Suite 308 Tampa, Florida 33647  
 (813) 625-1699 mdr@raysor-transportation.com  
 Mike Raysor, President

PREPARED BY  
**DABCo Development Consultants**  
 1359 Chesapeake Drive Odessa, Florida 33556  
 (727) 457-1951 davidbartz727@gmail.com  
 David Bartz, President

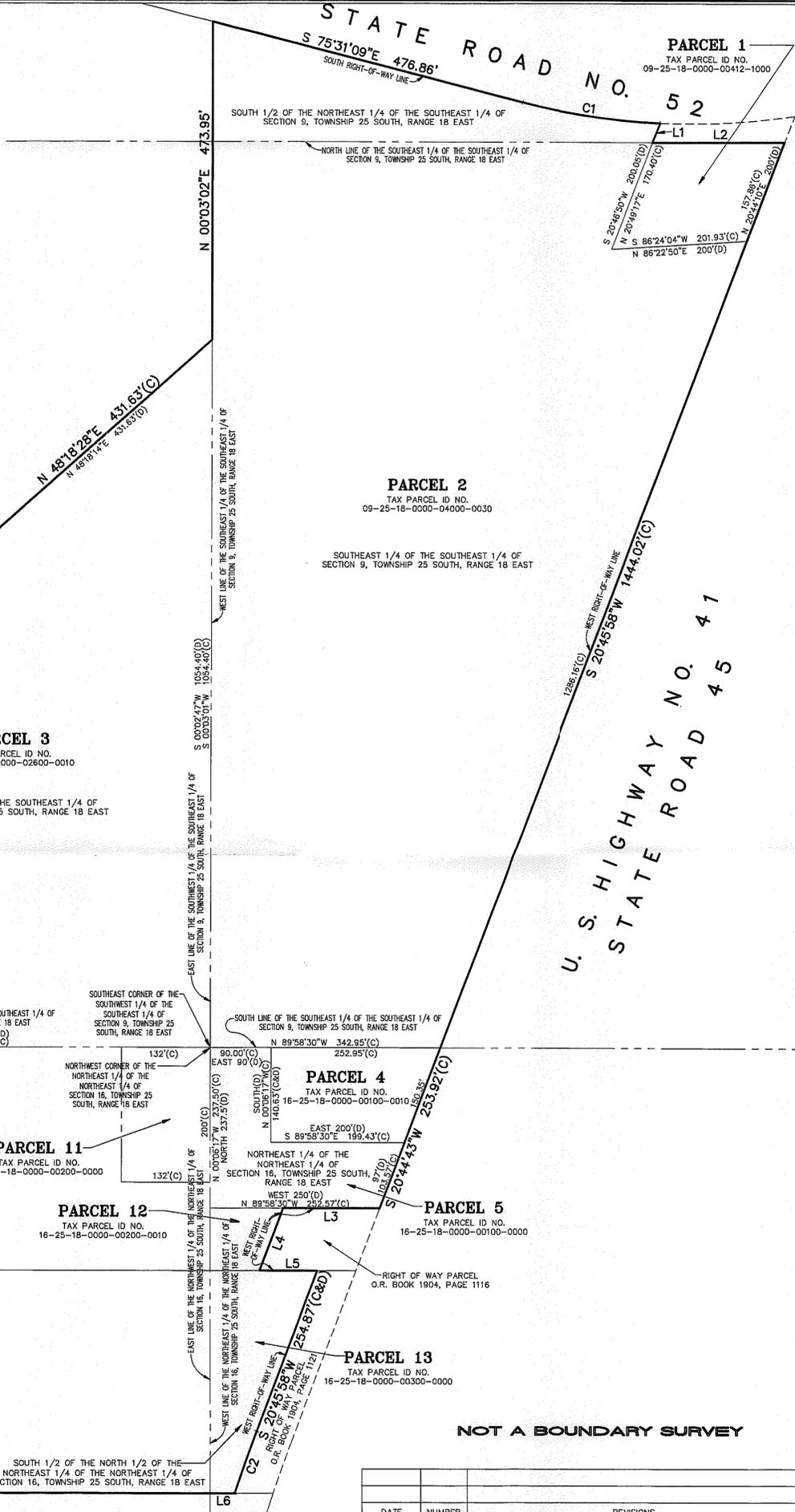
Legal Council  
**Gerald Figurski, Esq.**  
 2975 Eagle Estates Circle west Clearwater, Florida 33761  
 727-433-0921 gfiglawfirm@outlook.com  
 Gerald Figurski

PREPARED FOR  
**TIBBETTS LAND, TIBBETTS HOLDINGS LANDS & TIBBETTS SOUTH 20, LLC**  
 GOWERS CORNERS, PASCO CO., FL.  
 Arlen Tillis, Registered Agent



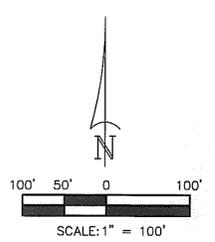
DESCRIPTION

**PARCEL 1** (PARCEL ID# 09-25-18-0000-00412-1000)  
 BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (100 FEET WIDE) WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 52 (100 FEET WIDE) IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF CURVE, A CHORD BEARING AND DISTANCE OF S86°22'50"W, 199.83 FEET; THENCE S20°48'50"W, 200.05 FEET; THENCE N68°22'50"E, 200 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41; THENCE N20°44'10"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 52; THENCE S20°44'10"W ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, A DISTANCE OF 30.00 FEET; THENCE N38°39'53"W, A DISTANCE OF 30.54 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE 30.00 FEET ON THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1004.93 FEET, CENTRAL ANGLE OF 01°42'38" SUBTENDED BY A CHORD OF 30.00 FEET, CHORD BEARING N81°56'05"E, TO THE POINT OF BEGINNING.  
 TOGETHER WITH  
**PARCEL 2** (PARCEL ID# 09-25-18-0000-04000-0030)  
 ALL OF THAT PART OF THE SE 1/4 OF SE 1/4 AND THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING SOUTHERLY OF STATE ROAD 52 AND LYING WESTERLY OF U.S. HIGHWAY 41, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 41 (100 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 52 (100 FEET WIDE) IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, SAID POINT BEING ON A CURVE CONCAVE, NORTHERLY; THENCE SOUTHWESTERLY ALONG THE ARCH OF SAID CURVE, A CHORD BEARING AND DISTANCE OF S 86°22'50" W, 199.83 FEET; THENCE S. 20°48'50" W, 200.05 FEET; THENCE N 88°22'50" E, 200 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41; THENCE N. 20°44'10" E, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH  
**PARCEL 3** (PARCEL ID# 09-25-18-0000-02600-0010)  
 A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°58'44"WEST ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 758.43 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 18°23'50"EAST, A DISTANCE OF 398.67 FEET; THENCE NORTH 58°40'40"EAST, A DISTANCE OF 497.92 FEET; THENCE NORTH 48°18'14"EAST, A DISTANCE OF 431.63 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 00°02'47"WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,054.40 FEET TO THE POINT OF BEGINNING.  
 TOGETHER WITH  
**PARCEL 4** (PARCEL ID# 16-25-18-0000-00100-0010)  
 THE NORTH 140.63 FEET OF THAT PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41, LESS AND EXCEPT THE WEST 90.0 FEET THEREOF, PASCO COUNTY, FLORIDA.  
 TOGETHER WITH  
**PARCEL 5** (PARCEL ID# 16-25-18-0000-00100-0000)  
 A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16, THENCE EAST 90 FEET, THENCE SOUTH 140.63 FEET, THENCE EAST 200 FEET TO THE RIGHT-OF-WAY OF U.S. 41, THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY 97 FEET, THENCE NORTH 250 FEET, THENCE NORTH 237.5 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 140.63 FEET THEREOF. LESS AND EXCEPT ANY PORTION THEREOF TAKEN OR CONVEYED FOR U.S.41 RIGHT-OF-WAY.  
 TOGETHER WITH  
**PARCELS 11 & 12** (PARCEL ID#S 16-25-18-0000-00200-0000 & 16-25-18-0000-00200-0010)  
 THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA.  
 AND  
 THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF THE RIGHT OF WAY OF HIGHWAY NO. 41, LESS THE NORTH 237.50 FEET THEREOF, IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.  
 AND  
**PARCEL 13** (PARCEL ID# 16-25-18-0000-00300-0000)  
 THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.  
 LESS AND EXCEPT  
 THAT PORTION OF THE ABOVE DESCRIBED LANDS, CONVEYED TO PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1904, PAGE 1116, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 THAT PART OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 41, LESS THE NORTH 237.50 FEET THEREOF, IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING WITHIN 185 FEET OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, RUN THENCE S.00°06'17"E., 237.50 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°57'39"E., 108.21 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 237.50 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'39"E., 144.36 FEET ALONG SAID SOUTH BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45); THENCE S.20°45'58"W., 99.11 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE; THENCE N.89°57'39"W., 144.34 FEET ALONG THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE N.20°45'58"E., 99.07 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.307 ACRES, MORE OR LESS.  
 LESS AND EXCEPT  
 THAT PORTION OF THE ABOVE DESCRIBED LANDS, CONVEYED TO PASCO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1904, PAGE 1121, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.  
 THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF U.S. HIGHWAY NO. 41, BEING IN SECTION 16, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LYING WITHIN 104 FEET OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FROM THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, RUN THENCE S.00°06'17"E., 330.13 FEET ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°57'39"E., 159.52 FEET ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16 TO A POINT LYING 104 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°57'39"E., 57.74 FEET ALONG SAID NORTH BOUNDARY TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45); THENCE S.20°45'58"W., 275.30 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 77.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1959.86 FEET, A CENTRAL ANGLE OF 02°15'19", AND A CHORD BEARING AND DISTANCE OF S.19°38'18"W., 77.14 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE N.89°58'48"W., 56.84 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE NORTHERLY, ALONG A LINE 104 FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE CENTERLINE OF U.S. HIGHWAY NO.41 (S.R. NO. 45), 97.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2013.86 FEET, A CENTRAL ANGLE OF 02°46'03", AND A CHORD BEARING AND DISTANCE OF N.19°22'57"E., 97.26 FEET TO A POINT OF TANGENCY; THENCE N.20°45'58"E., 254.87 FEET ALONG SAID LINE 104 FEET WESTERLY OF THE CENTERLINE OF U.S. HIGHWAY NO. 41 (S.R. NO. 45) TO THE POINT OF BEGINNING.  
 CONTAINING 0.437 ACRES, MORE OR LESS.



SECTIONS 9 & 16, TOWNSHIP 25 S., RANGE 18 E.

PASCO COUNTY, FLORIDA



LINE TABLE (C)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S21°03'58"W	31.23'			
L2	N89°42'24"E	196.93'	L3	S89°58'30"E	144.36'
L3	N89°58'30"W	144.36'	L4	N20°45'58"E	99.07'
L4	S20°45'58"W	99.07'			
L5	S89°57'39"E	86.61'			
L6	N89°58'48"W	38.28'			

CURVE TABLE (C)					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	1004.93	208.86	11°54'29"	S81°28'23"E	208.48
C2	2013.86	97.27	2°46'02"	S19°22'58"W	97.26

CURVE TABLE (D)					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C2	2013.86	97.27	2°46'03"	S19°22'57"W	97.26

TOTAL AREA = 53.9 ACRES, MORE OR LESS

NOTES

- THE PURPOSE OF THIS EXHIBIT IS TO COMBINE SEVERAL LEGAL DESCRIPTIONS INTO ONE PARCEL FOR REZONING PURPOSES.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16-25-18, BEING ASSUMED AS N 00°04'05" E.
- EXHIBIT MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO EXHIBIT MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS EXHIBIT FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS EXHIBIT IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- SHOWN ANYWHERE ON THIS EXHIBIT, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS EXHIBIT AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

*D. Ferrans*  
 DANIEL D. FERRANS  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER LS 5227  
 STATE OF FLORIDA

PROJECT: GOWERS CORNER  
 TYPE OF EXHIBIT: BOUNDARY EXHIBIT  
 PREPARED FOR: TIBBETTS LAND, TIBBETTS HOLDING LANDS AND TIBBETTS SOUTH 20, LLC

**POLARIS ASSOCIATES INC.**  
 PROFESSIONAL SURVEYING LB 6113  
 2165 SUNNYDALE BOULEVARD, SUITE D  
 CLEARWATER, FLORIDA 33765  
 (727) 461-6113

CHECKED BY: DDF SCALE: 1" = 100' DRAWN BY: RED JOB NO. 4487-01 DRAWING PATH: H:\N\48\DWG\4487\EX.DWG SHEET 1 OF 1

DATE	NUMBER	REVISIONS	BY

**TIBBETTS LAND at GOWERS CORNERS**  
**LARGE-SCALE COMPREHENSIVE LAND USE AMENDMENT TO "COM"**

1. **MAPS:** Each of the "MAPS" requirements set forth in 1 (a thru g) are attached in this Application. These include: a Location Map; Current Aerials; Current Site Photos; an Existing Future Land Use Map; A Proposed Future Land Use Map; a Natural Resource Feature Map; and a Geographic Information System (GIS) Shape File (on CD).
2. **Certified Survey:** Attached.
3. **Amendment Justification Statement.**

**a. General Facilities/Services:**

**Potable Water and Wastewater Services:** A 20" waterline exists on the South side of S.R. 52 which abuts the northern side of the property. A 14" waterline exists on the eastern side of U.S. 41 which abuts the eastern side of the subject property. A sanitary sewer lift station exists to transfer the wastewater to the Pasco County Shady Hills Plant, which will be in operation this August. This plant has a capacity of 14 MGD.

**Transportation:** The subject property is served by S.R. 52 and U.S. 41. Road improvements are scheduled as identified below.

**Public Transportation:** Pasco County Public Transportation provides a fixed-route transit system in the County. Buses operate throughout West and East Pasco County. This area appears on the Future Public Transit Route Map.

**Solid Waste:** Pasco County provides for disposal of solid waste with County-Licensed Haulers providing collections.

Law Enforcement, Fire and Emergency Services: Pasco County provides Fire and Emergency Medical Services. Fire and EMS services exist on U.S. 41 to the south of the subject property identified as Station #22. Law Enforcement is provided by the Pasco County Sheriff's Office.

Parks and Recreation: Eighty acres of park land is identified in the Connerton Development, easterly across U.S. 41. As of now, no definitive date to develop this acreage as a County Regional Park has been set. On the subject property, certain amenities will be provided.

Stormwater: Pasco County is implementing certain Best Management Practices for stormwater and drainage. See Policy DGR 6.2.1.

**b. Natural Resources/Features**

Natural Resource Features: The subject property is not subject to coastal flooding or in coastal areas, groundwater recharge areas, marine resources, or have water wells. There are several possible small wetlands on the property. A Wetlands Jurisdictional Survey will be performed by the end user and proper permit applications will have to be filed and a permit obtained for any infringements proposed (if any).

A Wildlife Habitat Study was performed by Armstrong Environmental Services as part of the Rezoning Application that is to be filed simultaneously with this CPA Application. The results of the Study indicate several Gopher Tortoise burrows exist. The end user will be required to apply for and obtain any permits required to relocate any tortoises found. A pair of Sandhill Cranes were observed feeding in open pastures but no nests were seen. The end user will be required to perform any necessary studies to confirm this. No other protected species were identified during the study.

Historical/Archeological Sites: A Cultural resource Assessment Survey was conducted by Panamerican Consultants as part of the Rezoning Application

that is to be filed simultaneously with this CPA Application. The findings indicate that two sites exist on-site. Neither site is eligible for listing in the NRHP. No further archeological work was recommended in the report.

Flood Zones: According to FEMA Flood Map Panel 209 of 500, Map No. 12101C0209F, the possible wetlands lie in Zone A and the remainder of the site lies in Zone X.

Soil Types and Topography: The site has four soil associations as identified in the Pasco County Soil Survey. The soil types are; Sellers mucky loamy fine sand, Adamsville fine sand, 0 to 2 % slopes, Smyrna fine sand and Narcossee fine sand and Water.

Suitability of the Subject Property: With proper engineering and construction methods, the site is well suited for development.

Wetlands: According to the Protected Species Survey performed by Armstrong Environmental Services as part of the Rezoning Application, the wetlands on-site are predominately open water with primrose willow, cattail, torpedo grass, dahoon holly, chinese tallow, water oak, red bay, wax myrtle, red maple, laurel oak and southern willow. It appears these ponds were excavated from upland soils and based on the shape, depth and landforms surrounding these areas, indicating they were manmade.

### c. Comprehensive Plan Review:

The subject property is just shy of 54 acres and is located on the southwest corner of S.R. 52 and U.S. 41 in Central Pasco County. Although certain areas of Pasco County have developed sooner over the years, in particular, in the western part of

this particular policy prohibits strip commercial development which will not occur within this development.

As written in the Comprehensive Plan, the overall intent for COM is “....to establish appropriate sites for the development of major future community-or region-serving commercial uses and to permit the land use intensities necessary to achieve this result.” This intent will be achieved for this development with retail, offices, and restaurants along with residential above other uses which will cater to an area of Pasco County that demands commercial development to serve developing residential projects in all directions of the compass. Residents in this area have been looking forward for years to this kind of development to allow easy access to retail, restaurants, offices, etc.

FLU 1.6.7 speaks to “Commercial Use Access’ which requires that “....proposed commercial projects and residential developments can be accessed from at least one (1) roadway shown on the current year Roadway Functional Classification Map as collector or higher.” S.R. 52 and U.S. 41 clearly fulfill this requirement. In addition, a review of the MPUD Development Plan as well as other information regarding transportation and access show other access points from the properties to the West. Each of these additional access points have been included in prior plan approvals for abutting properties or currently being addressed by Pasco County Staff. Applicant has worked with Staff in addressing these various access points and roadways.

Objective FLU 1.4 addresses “Protection of Residential Neighborhoods” which focuses on compatibility with surrounding land uses. In particular 1.4 speaks to “....continuing to enforce Land Development Code provisions to address compatibility. FLU Policy 1.10.1 entitled “Compatibility Review” speaks to the nature of such review which includes a number of matters heretofore addressed in this Application. Further, the Comprehensive Plan does include Exhibit 2-2 entitled “Transitional Land Uses General Guidelines.” This exhibit provides a table to guide the evaluation of compatibility between proposed and adjacent uses.

One other comment regarding Policy 1.10.1 should be made. Pasco County Staff and the Applicant have in the discussions relating to this Application placed a joint

focus on accommodating transportation and access to allow ease of travel; providing a mix of uses to accommodate the needs and demands retail, restaurants, offices, and other uses; and providing the amenities which will allow this development to encourage an atmosphere that is enjoyable due to a central area around water with benches where one might relax, restaurants to enjoy, and sidewalks for convenient and safe pedestrian and biking access.

Not only is there a market demand, this Development fits perfectly at this location. The proposed Amendment is compatible with the proposed and existing uses and is consistent with the Comprehensive Plan.

#### **d. Transportation:**

Transportation: The major roadways within the vicinity of the subject Comprehensive Plan Future Land Use Map (FLUM) amendment consist of US Highway 41 and State Road 52. In the vicinity of the subject FLUM amendment, both US Highway 41 and State Road 52 are currently two-lane State arterial roadways.

Improvement projects for each of these roadways along the project site frontage are planned to occur within the Florida Department of Transportation's (FDOT) current five year work program. US Highway 41 is planned to be improved to four lanes under FDOT project number 256324-2, with a letting date of July 2019. State Road 52 is planned to be improved to six lanes under FDOT project number 256323-1, with a letting date of July 2018. In addition, the intersection of US Highway 41 at State Road 52 is planned to be improved under the State Road 52 project (FDOT project number 256323-1).

Acceptable transportation operating conditions are anticipated for these major roadways in consideration of the referenced FDOT improvement projects, where anticipated operating conditions will be confirmed through the traffic study being prepared in association with this FLUM amendment.

4. **Supplemental Information:** Proof of Ownership and the Agent of Record Letter are attached.

## David Bartz

---

**From:** Edward B. Siedzik <esiedzik@pascocountyfl.net>  
**Sent:** Wednesday, June 10, 2015 4:27 PM  
**To:** Georgeann Bennett; David Bartz  
**Subject:** RE: Tibbetts Land at Gowers Corners  
**Attachments:** Pages from MAP266.pdf; Pages from MAP266-2.pdf; Shady Hills plant flows 2015.pdf

Good afternoon Dave,

Pasco County has installed a new force main from Central Avenue up US 41 which will start pumping sewage to the Shady Hills WWTP this August. Shady Hills WWTP has a 14.0 MGD capacity.

Thank you

Edward B. Siedzik  
Civil Engineering Technician  
Pasco County Utilities  
"Focused on Service,  
Committed to Excellence"  
Public Works/Utilities Bldg. Suite 205  
7536 State Street  
New Port Richey, FL 34654 Phone: (727)-847-8145-2539  
Fax: (727)-815-7063  
E-mail: [esiedzik@pascocountyfl.net](mailto:esiedzik@pascocountyfl.net)

---

**From:** Georgeann Bennett  
**Sent:** Wednesday, June 10, 2015 3:10 PM  
**To:** 'davidb@heidtdesign.com'  
**Cc:** Edward B. Siedzik  
**Subject:** FW: Tibbetts Land at Gowers Corners

Hi Dave

Glad to hear you are with such a great firm.

I have forward your request to Ed Siedzik, the keeper of such information.

Take care,

Georgeann Bennett  
Utility Engineering Records Tech  
Public Works/Utilities Building Room 228  
7536 State Street  
New Port Richey, FL 34654  
Tel. (727) 847-8145 ex 8621



LANDS CONSIDERED FOR FLU AMENDMENT AND REZONING

UTILITY INFORMATION FROM PASCO CO. UTILITIES DEPT. ATLAS No.s 266 & 267

20" WATER

12" WATER

16" WATER

6" SAN FM

12" SAN FM

0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000

0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000

MYLAR-CORPERS CORNER UTILITY SYST IMPROV PHC-17  
S R SE  
10.41

0000-0000-0000

1

MYLAR-CORPERS CORNER UTILITY SYST IMPROV PHC-18

0000-0000-0000  
0000-0000-0000  
0000-0000-0000

06079-C7.01

0000-0000-0000

19.81

0000-0000-0000

0000-0000-0000

06079-C7.01

0000-0000-0000

06079-C7.02

0000-0000-0000

10.96

0000-0000-0000

0000-

0000-

0000-

0000-

0000-0000-0000

10.00

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

0000-

SHETTLE RD

REVISIED 0010-0000-

0000-

0000-

0000-

0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000  
0000-0000-0000

HY-CORPERS CORNER UTILITY SYST IMPROV PH 1-21

HY-CORPERS CORNER UTILITY SYST IMPROV PH 1-19

0000-

0000-

0000-

**Tibbetts Land Site – SW corner SR 52 and US 41  
Pasco County, Florida**

**Supportive Data for FLU Amendment and Rezoning**

**School Locations**

Elementary – Connerton Elementary – SE, 4.5 Miles

Middle – Pineview Middle – S. 6.5 Miles

High School – Land ‘O Lakes – s. 4.5 Miles

**Fire Station / EMS**

Pasco County EMS / Fire Station – S. on US 41 – 8 Miles

**Sheriff’s Office**

Sheriff’s Substation / Detention Facility – S. on US 41 – 2 Miles

**Tibbetts Land Site – SW corner SR 52 and US 41  
Pasco County, Florida**

**Supportive Data for FLU Amendment and Rezoning**

**School Locations**

Elementary – Connerton Elementary – SE, 4.5 Miles

Middle – Pineview Middle – S. 6.5 Miles

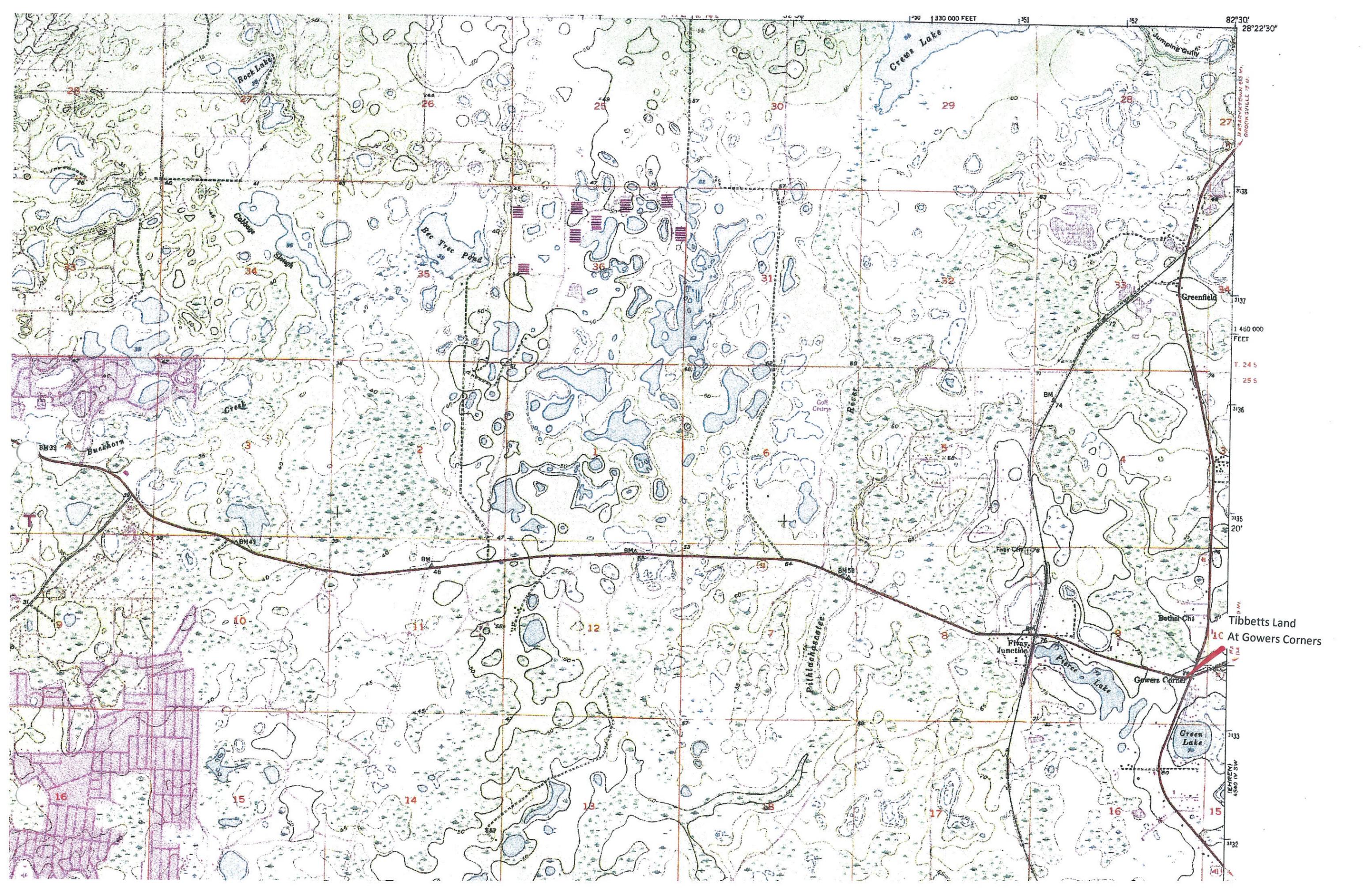
High School – Land ‘O Lakes – s. 4.5 Miles

**Fire Station / EMS**

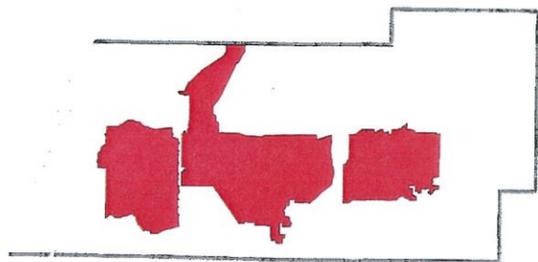
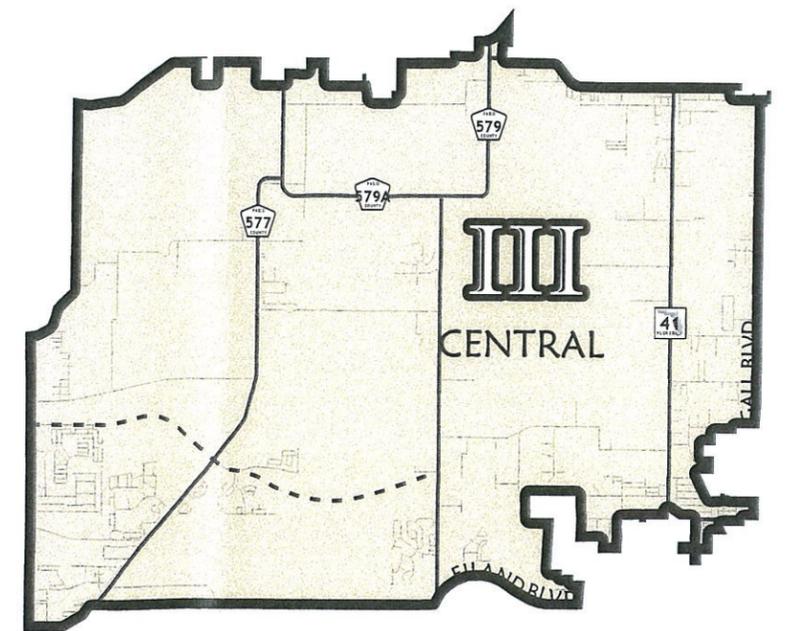
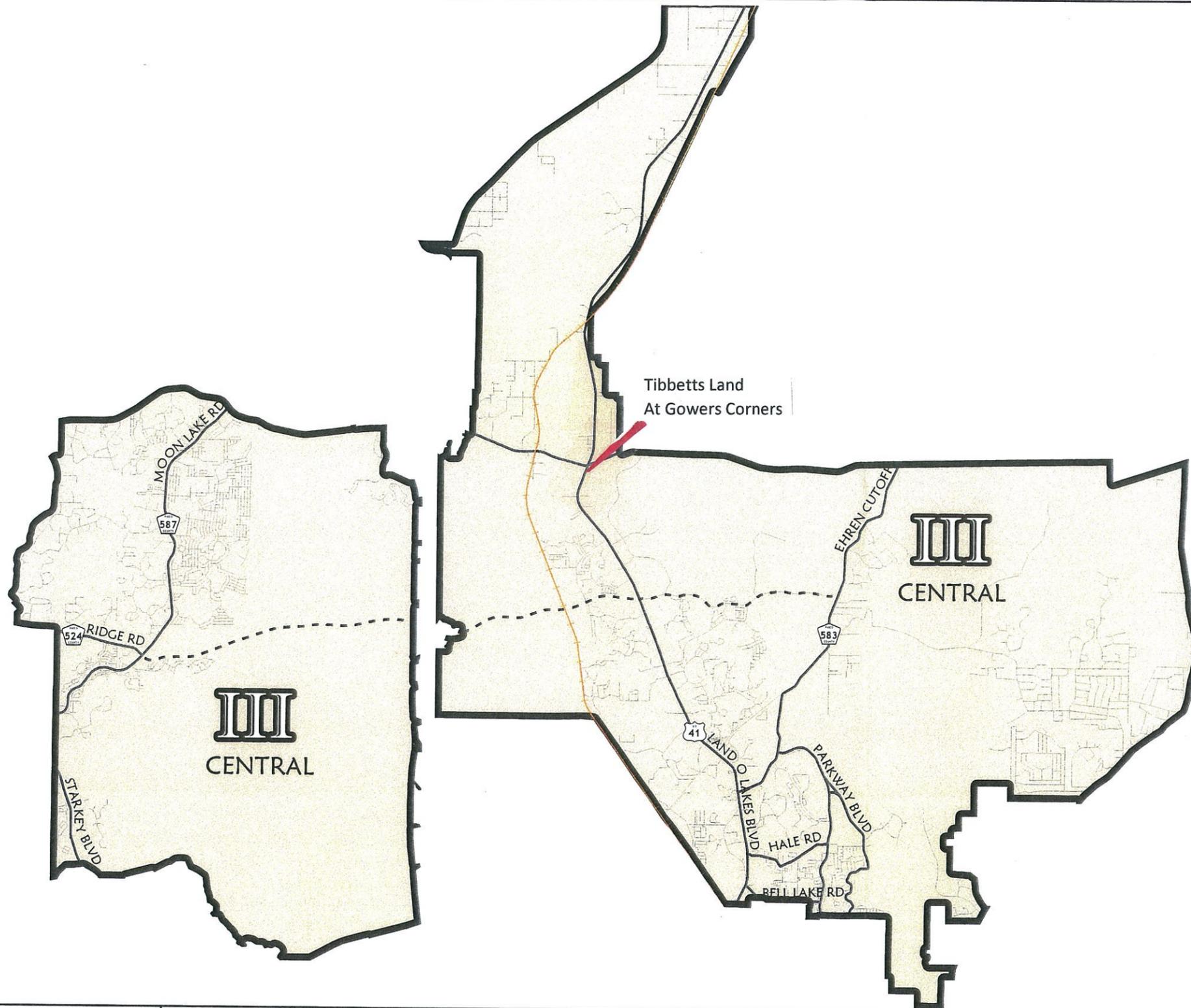
Pasco County EMS / Fire Station – S. on US 41 – 8 Miles

**Sheriff’s Office**

Sheriff’s Substation / Detention Facility – S. on US 41 – 2 Miles



Tibbetts Land  
At Gowers Corners



PASCO COUNTY LOCATION MAP

ORDINANCE 10-20  
 ADOPTED: 08/10/10  
 EFFECTIVE: 10/22/10

REVISIONS :		
APPROVED //	EFFECTIVE //	ORDINANCE #
12.06.11 //	01.20.12 //	11-25
06.05.12 //	07.08.12 //	12-10

THE COMPREHENSIVE PLAN  
 OF UNINCORPORATED  
 PASCO COUNTY



MAP 2-19  
 MARKET AREA III  
 CENTRAL MARKET AREA  
 Pasco GIS | 08.01.12 | JMH



THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY

MAP # 7-27

FUTURE PUBLIC TRANSIT  
ROUTES AND FACILITIES  
(2025 COST AFFORDABLE PLAN)

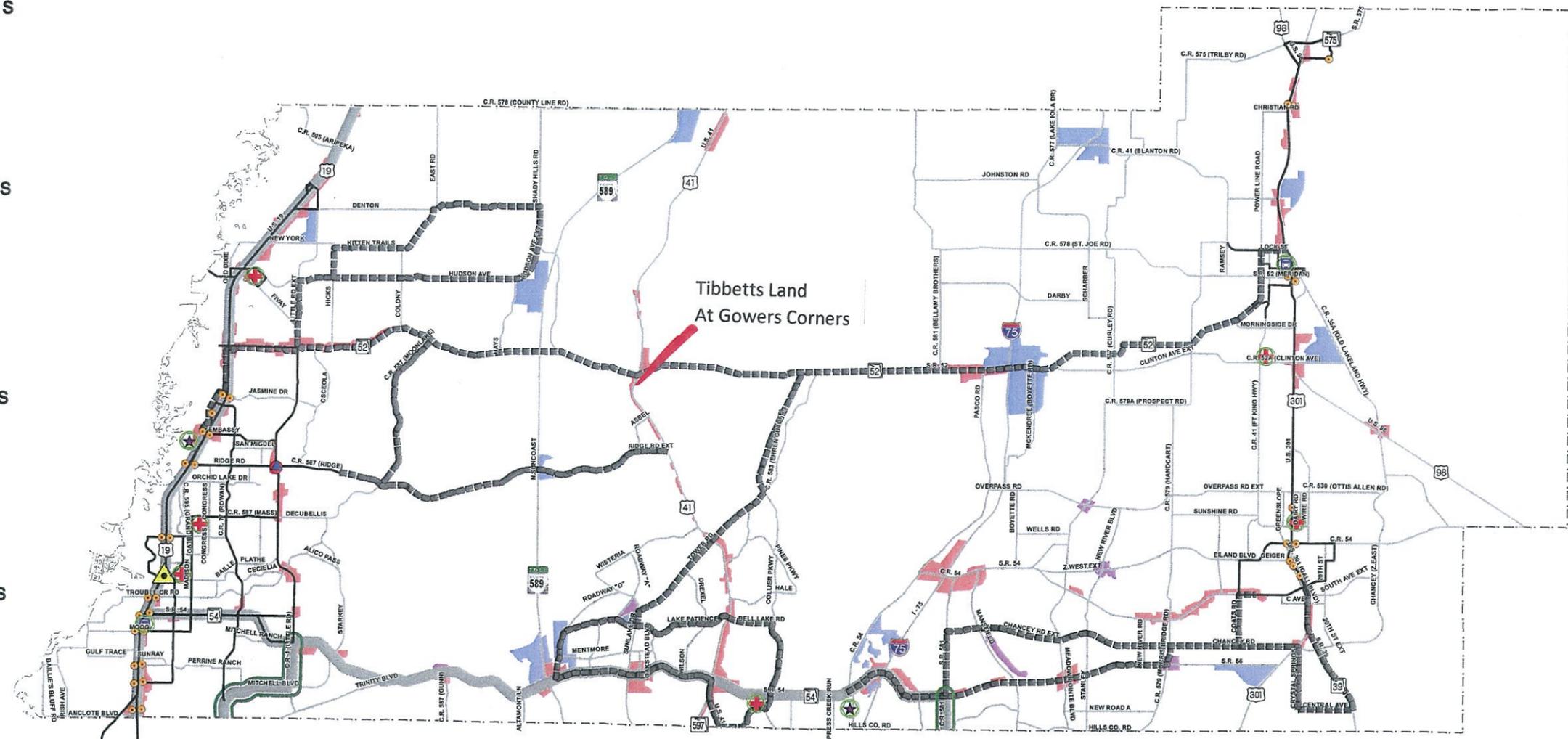
R 15 E      R 16 E      R 17 E      R 18 E      R 19 E      R 20 E      R 21 E      R 22 E

T 23 S

T 24 S

T 25 S

T 26 S



Note #1: Bus Rapid Transit (BRT) service on McMullen Booth north into Pasco County will be funded and operated by the Pinellas Suncoast Transit Authority (PSTA).

Note #2: Express Bus/BRT service on CR 581/ Bruce B. Downs Boulevard will be provided through a joint venture between Pasco County Public Transportation (PCPT) and Hillsborough Area Regional Transit (HART).

Note #3: Additional transit facilities may be added or required in accordance with the County's Transit Infrastructure Guidelines.

Note #4: Commercial Corridors, Employment Centers, and Town Centers are not to scale.

- PUBLIC TRANSIT ROUTES**
- EXISTING BUS ROUTE
  - - - FUTURE LOCAL ROUTE
  - FUTURE EXPRESS ROUTE
  - ▭ BUS RAPID TRANSIT (BRT) CORRIDOR
  - OTHER ROAD

- INTERMODAL FACILITIES**
- (P) PARK AND RIDE
  - ▲ TRANSIT TERMINAL
  - BUS STOP SHELTERS
  - ▲ ADMINISTRATION AND OPERATIONS FACILITY
  - MAINTENANCE FACILITY
  - GREYHOUND BUS STATION
  - TRAIN STATION
  - MAJOR MEDICAL FACILITY
  - REGIONAL SHOPPING MALL

- COMMERCIAL CENTERS**
- ▭ COMMERCIAL CORRIDORS
  - ▭ EMPLOYMENT CENTERS
  - ▭ TOWN CENTERS

