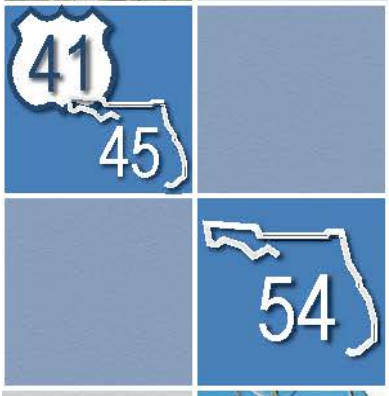

SR 45 (US 41) at SR 54 PROJECT DEVELOPMENT & ENVIRONMENT STUDY

DRAFT FINAL CONCEPTUAL STAGE RELOCATION PLAN

November 2015

Financial Project ID No: 419182-1-22-01
Work Program Item No: 419182-1

Florida Department of Transportation, District Seven

EXECUTIVE SUMMARY

Florida Department of Transportation, District 7, (Department) is conducting a Project Development and Environment (PD&E) Study to evaluate capacity and operational improvements for the intersection of SR 45 (US 41) and SR 54 in Pasco County. The length of the project is approximately 1.64 miles along US 41, with limits on SR 54 from approximately 0.8 miles east and 0.8 miles west of the intersection, including a 0.45 mile section of SR 597.

Located in the southern part of Pasco County, SR 54 is classified as an urban principle arterial and one of two existing major east-west arterials that connect eastern and western Pasco County. SR 54 provides connections to several regional north-south routes including US 19, Suncoast Parkway, US 41, I-75, US 301 and US 98. US 41, is also classified as an urban principle arterial, and it provides an important north-south connection to Tampa, Lutz, Land O' Lakes, and Brooksville.

Six build alternatives were developed to improve the capacity and operations of the US 41/SR 54 intersection, and four were eliminated from further consideration due to operational and design issues. The two remaining alternatives elevate SR 54 over US 41. All of the alternatives require right-of-way acquisition and have the potential for residential, business, special, or sign relocations.

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1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) study to evaluate alternative capacity and operational improvements at the intersection of State Road 45/U.S. Highway 41 (SR 45/US 41) and State Road 54 (SR 54) in Pasco County, FL. US 41 (SR 45) is a major north-south arterial that provides access to Tampa, Lutz, Land O' Lakes, and Brooksville. SR 54 is a major east-west arterial that connects US 19 near New Port Richey to the west and US 301 in Zephyrhills to the east.

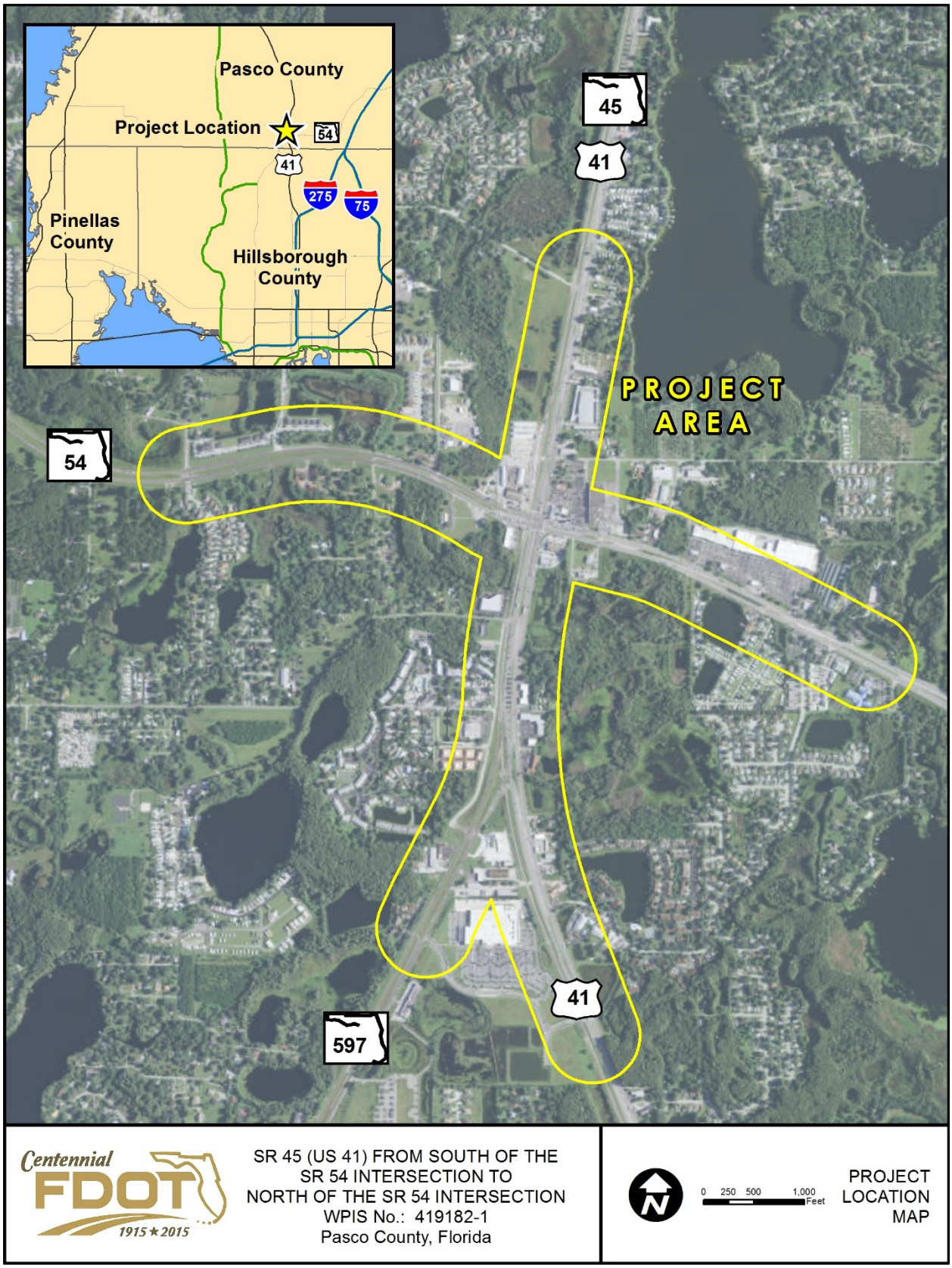
1.1 Project Location and Limits

This intersection is located in the Land O' Lakes area of unincorporated Pasco County, Florida (**Figure 1-1**). This intersection is under the jurisdiction of FDOT. The length of the project is approximately 1.64 miles along US 41, with limits on SR 54 from approximately 0.8 miles east and 0.8 miles west of the intersection, including a 0.45 mile section of SR 597.

1.2 Report Purpose

This Conceptual Stage Relocation Plan (CSRP) is submitted in accordance with Florida Statutes 339.09(2); 339.09(3); and 421.55; 49 CFR Part 24 and 23 CFR Part 710 to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646). The CSRP is being prepared as part of the PD&E Study to evaluate alternative capacity and operational improvements to meet existing and projected traffic demand resulting from development in Pasco County. An analysis of the number and type of relocations resulting from the proposed project and identification of any socio-economic impacts to the surrounding neighborhoods will follow.

Figure 1-1: Project Location Map



1.3 Existing Roadway Facility

Located in the southern part of Pasco County, SR 54 is classified as an urban principle arterial and one of two existing major east-west arterials that connect eastern and western Pasco County. SR 54 provides connections to several regional north-south routes including US 19, Suncoast Parkway, US 41, I-75, US 301 and US 98. US 41, is also classified as an urban principle arterial, and it provides an important north-south connection to Tampa, Lutz, Land O' Lakes, and Brooksville.

SR 54 east of the intersection to I-75 and US 41 south of the intersection to Dale Mabry Highway are both on the Strategic Intermodal System (SIS). The SIS is a statewide network of highways, railways, waterways and transportation hubs that handle the bulk of Florida's passenger and freight traffic. Both SR 54 and US 41 are part of the regional roadway network identified by the West Central Florida MPO's Chairs Coordinating Committee (CCC).

Within the project limits, SR 54 and US 41 are have posted speed limits of 55 mph and 40 mph, respectively. At their intersection, the typical sections of each of these roadways include: three through lanes, two left turn lanes, and one right turn lane in all directions. South of SR 54, northbound US 41 consists of four, 12-foot lanes and a single 14-foot lane on the outside, and southbound US 41 consists of four, 12-foot lanes and a single 14-foot lane with Type F curb and gutter on the outside. The northbound and southbound lanes of US 41 are separated by a 22-foot grass median with Type E curb and gutter. The facility includes a 5-foot sidewalk on the east side of the travel lanes, and a CSX railroad line on the west side of the travel lanes. Right-of-way width in this section of US 41 varies between approximately 156 feet to 182 feet. The existing typical section for US 41 south of SR 54 is shown in **Figure 1-2**.

North of SR 54, US 41 is a six lane facility with two, 12-foot travel lanes and one, 14-foot outside travel lane with Type F curb and gutter in each direction. The northbound and southbound lanes are separated by a 22-foot grass median with Type E curb and gutter. A 5-foot sidewalk is located on the east side of the travel lanes, and a CSX railroad line is located on the west side of the travel lanes. Right-of-way width for this section of US 41 varies from approximately 125 feet to 139 feet. The existing typical section for US 41 north of SR 54 is shown in **Figure 1-3**.

Near the intersection of SR 54 and US 41, SR 54 is a six-lane facility with three, 12-foot lanes in each direction separated by a 37.5’ grass median with Type E curb and gutter. A 6-foot sidewalk is located on the north and south sides of the travel lanes immediately adjacent to the roadway, along with Type F curb and gutter. Right-of-way width for this section of SR 54 is approximately 142 feet. The existing typical section for SR 54 near the intersection with US 41 is shown in **Figure 1-4**.

Approximately one-half mile east of US 41, SR 54 consists of three, 12-foot travel lanes, an 8-foot inside shoulder and a 10-foot outside shoulder, and 5-foot sidewalks in each direction. Eastbound and westbound travel lanes are separated by a 49-foot grass median

drainage swale. Right-of-way width for this section of SR 54 is approximately 138 feet. The existing typical section for SR 54 a half mile east of US 41 is shown in **Figure 1-5**.

Approximately one-half mile west of US 41, SR 54 includes two, 12-foot travel lanes, a 5-foot outside shoulder, and an inside 8-foot shoulder in each direction. The eastbound and westbound travel lanes are separated by a 72' grass median with a drainage swale. Right-of-way width for this section of SR 54 is approximately 150 feet. The existing typical section for SR 54 one-half mile west of US 41 is shown in **Figure 1-6**.

Figure 1-2: US 41 Existing Typical Section South of SR 54

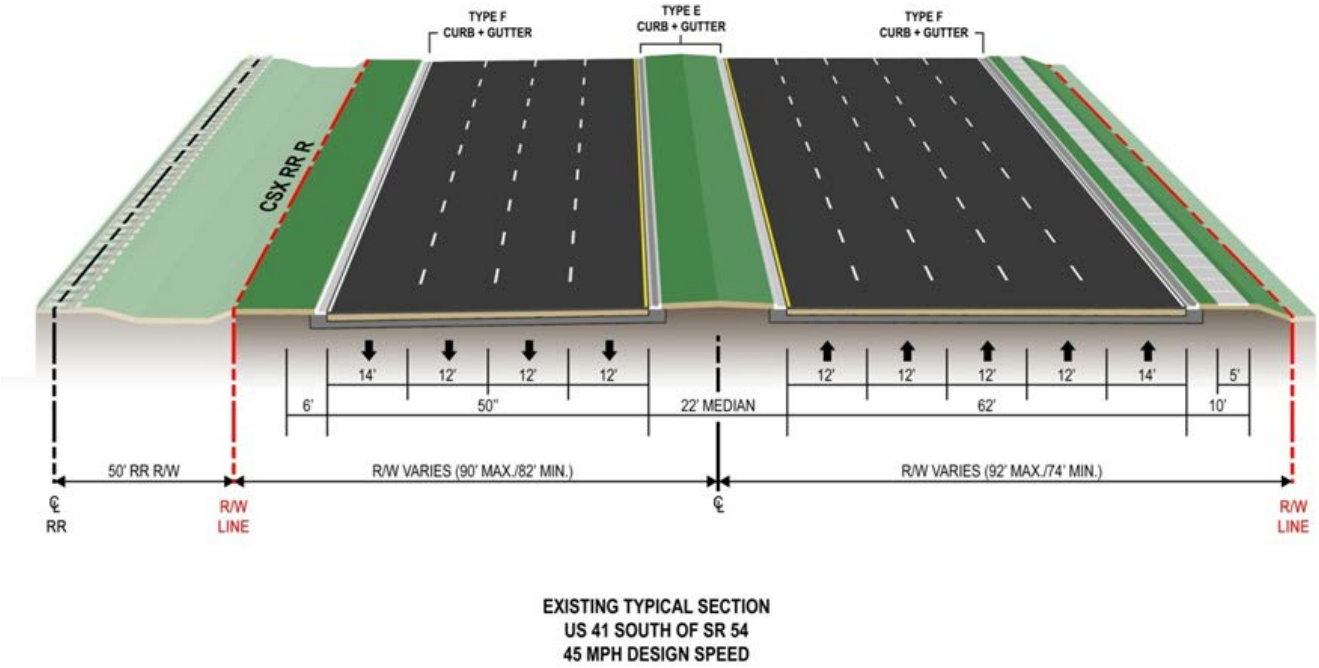


Figure 1-3: US 41 Existing Typical Section North of SR 54

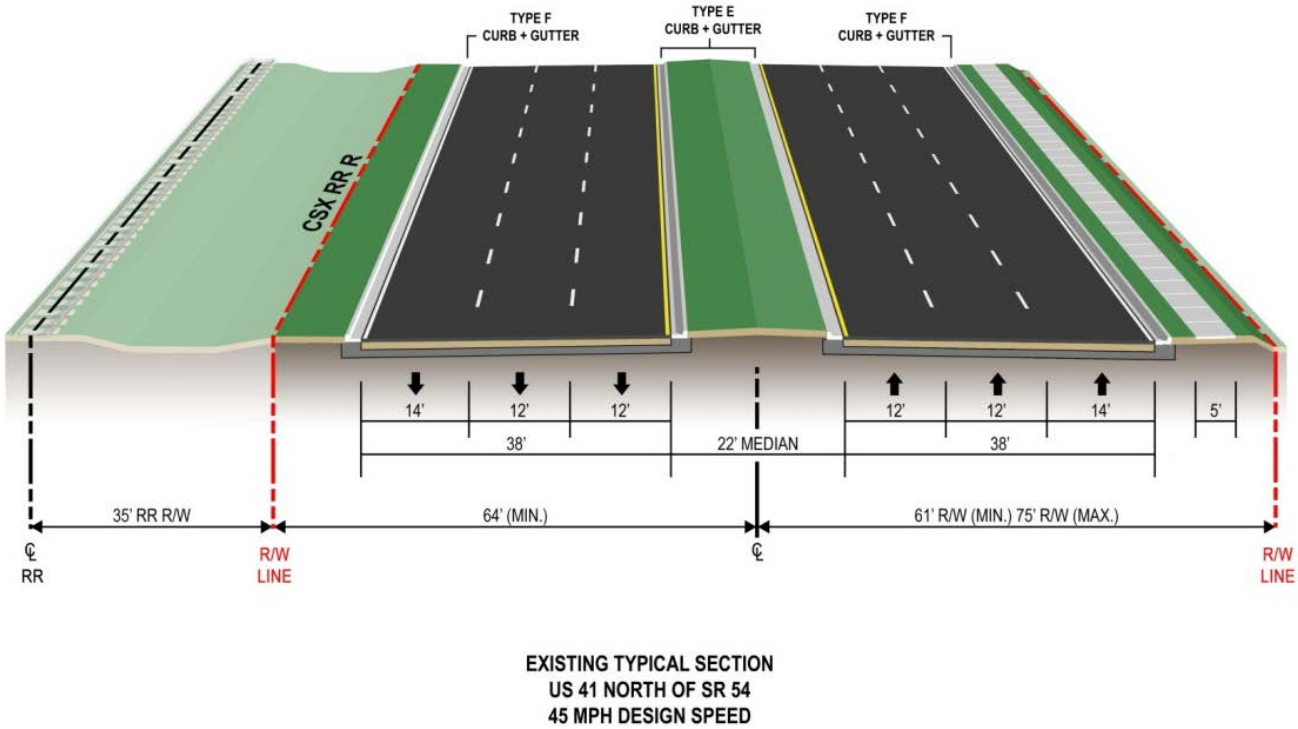
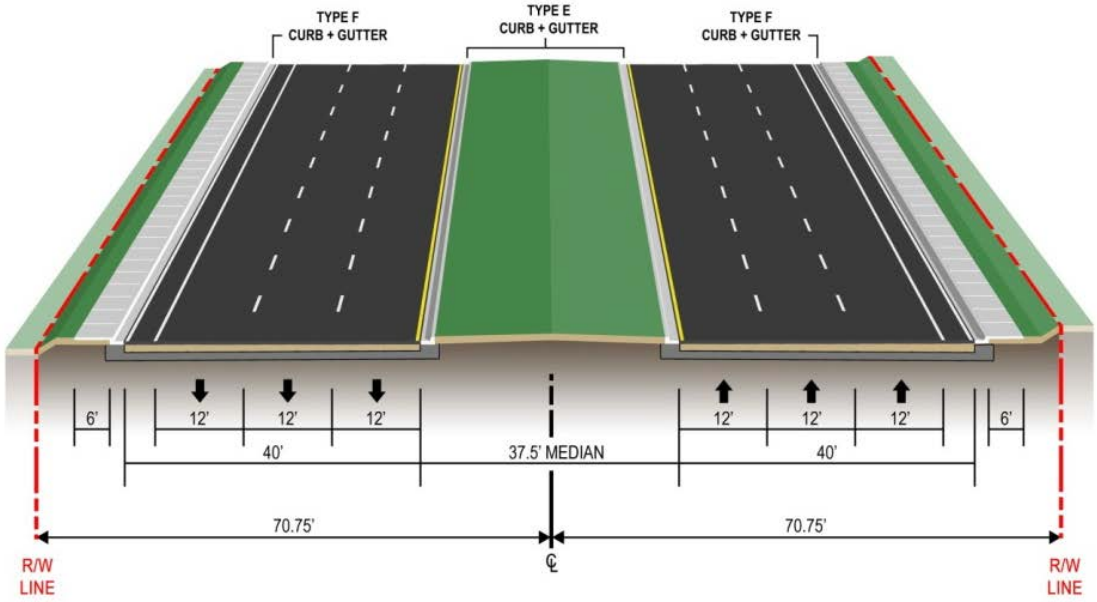
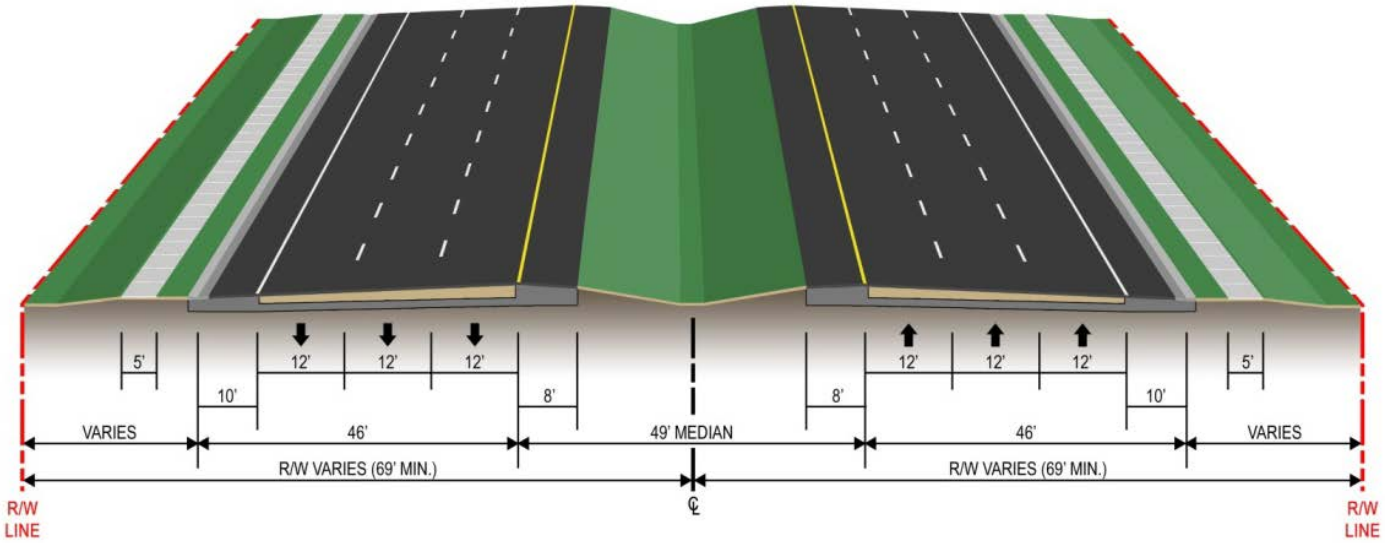


Figure 1-4: SR 54 East and West of US 41 (Near Intersection)



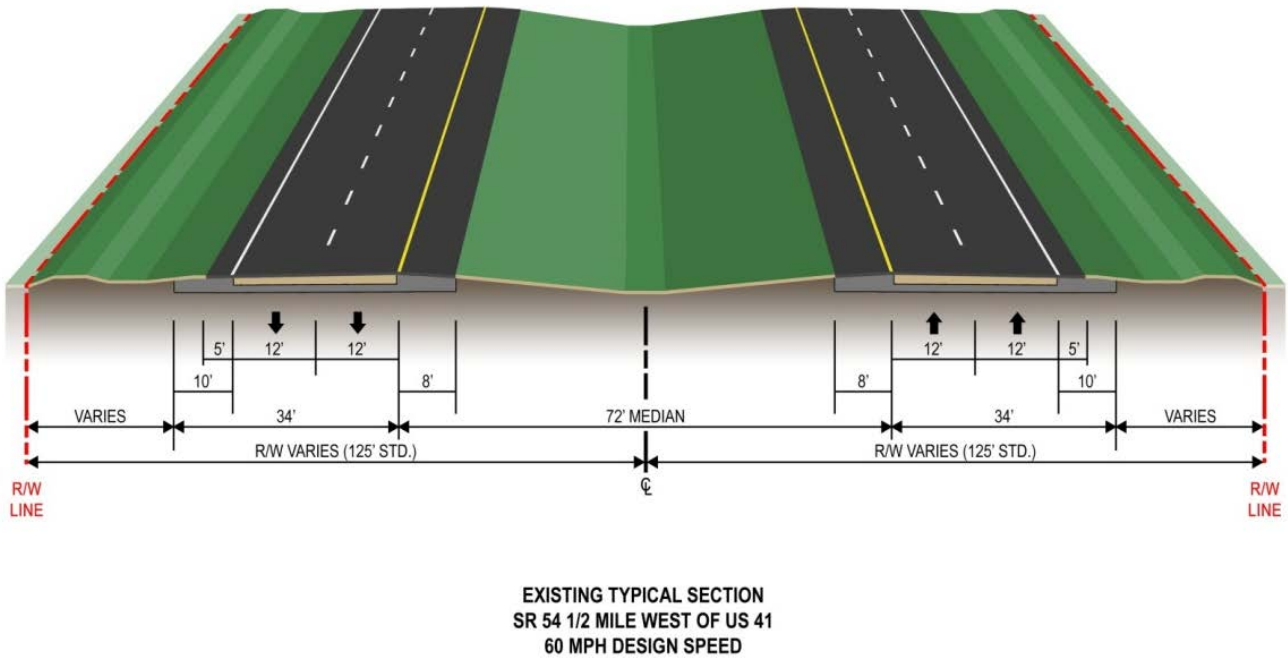
EXISTING TYPICAL SECTION
SR 54 EAST AND WEST OF US 41 (NEAR INTERSECTION)
45 MPH DESIGN SPEED

Figure 1-5: SR 54 One-Half Mile East of US 41



EXISTING TYPICAL SECTION
SR 54 1/2 MILE EAST OF US 41
60 MPH DESIGN SPEED

Figure 1-6: SR 54 One-Half Mile West of US 41

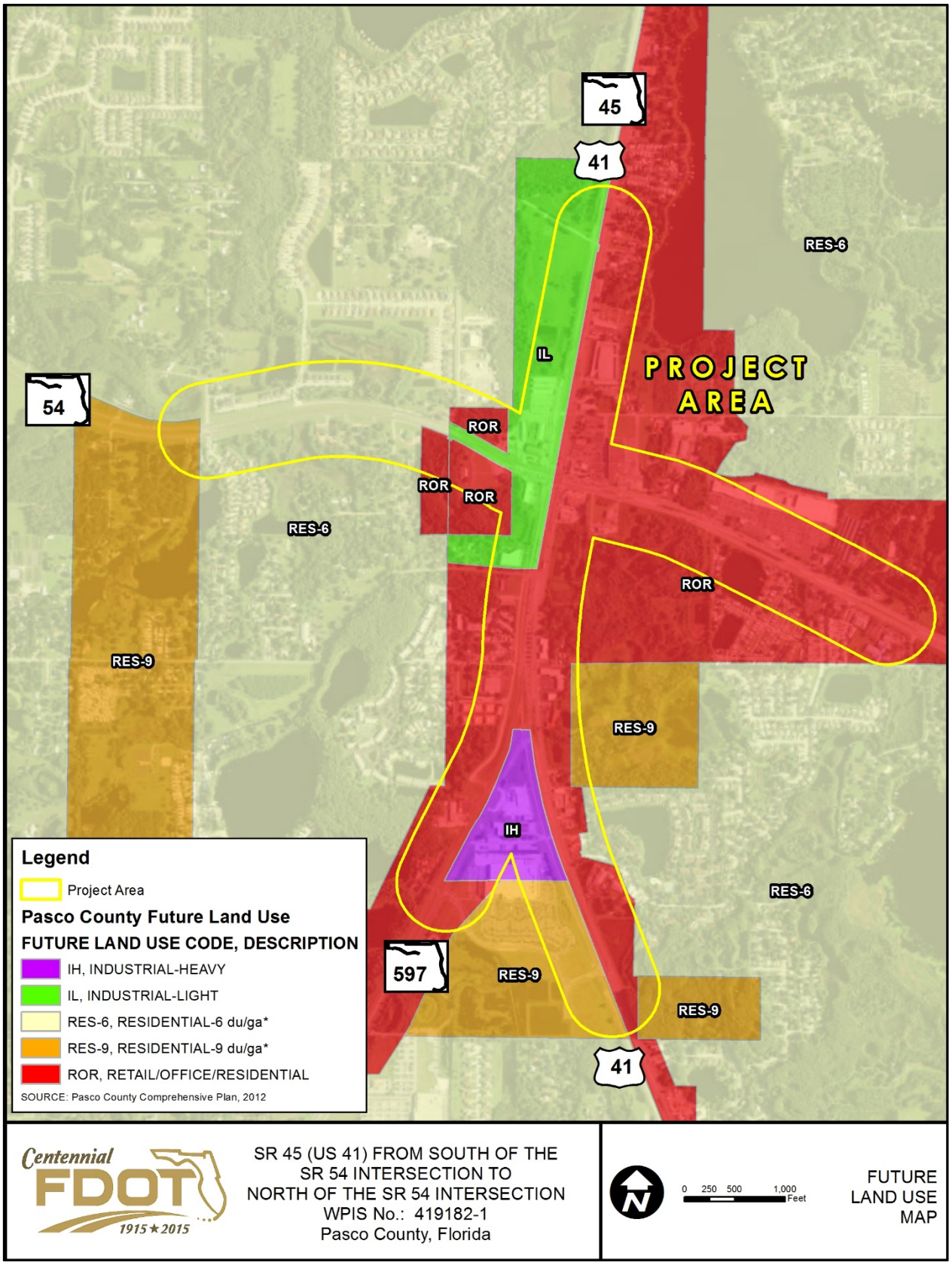


1.4 Future Land Use

The US 41/SR 54 intersection project area is located within unincorporated Pasco County. Pasco County's future land use for the portions of the corridor predominantly includes retail/office/residential along the east side of the intersection. On the west side, the intersection is bordered by retail/office/residential, light industrial, and residential (6 dwelling units per gross acre). South of the interchange, at the SR 597/US 41 split, future land uses include heavy industrial, residential (9 dwelling units per gross acre), and some retail/office/residential. A map of the Pasco County's 2025 future land use for the project area is shown in **Figure 1-7**: Future Land Use Map

Figure 1-8**.**

Figure 1-7: Future Land Use Map



2.0 PROPOSED IMPROVEMENT

Initially, four alternatives were developed during the alternatives development phase:

- Alternative 1 – a Single Point Urban Interchange (SPUI) with US 41 over SR 54
- Alternative 2 – a Tight Diamond Interchange with US 41 over SR 54
- Alternative 3 – a Single Point Urban Interchange (SPUI) with SR 54 over US 41
- Alternative 4 – a Tight Diamond Interchange with SR 54 over US 41

Alternatives 1 and 2 would require future managed lanes (ML) in the SR 54/56 corridor to be implemented as a 3rd level to the interchange increasing costs, impacts, and disruption of traffic. Alternatives 1 and 2 would also require the construction of braided ramps to accommodate weaving movements between the apex and SR 54 because of the proximity to the US 41/Dale Mabry Highway apex to the south. Alternatives 1 and 2 were dropped from further consideration because the costs and impacts associated with these conditions make them infeasible. Alternative 4 was dropped from further consideration because it results in additional traffic delay than Alternative 3, particularly in the PM peak hour.

Two additional alternatives were created based on Alternative 3 to determine the best way to accommodate at-grade through movements on SR 54 at the intersection due to the decision that the interchange would not provide free elevated through lane access eastbound and westbound (all through traffic on the elevated section will pay a toll). First, Alternative 3A was developed by revising Alternative 3 to include two exclusive through lanes eastbound and westbound at-grade. Second, Alternative 3B was developed by revising Alternative 3 to include shared through-left turn lanes and through-right turn lanes at-grade to minimize the footprint. Alternative 3B still had significant impacts to properties along the east side of US 41 due to improvements on US 41, but these impacts were slightly less than the impacts from Alternative 3A. Alternative 3B was eliminated from further consideration due to the number of right-of-way impacts in the corridor.

Alternative 3C was developed to obtain some of the configuration benefits of Alternative 3A while minimizing the right-of-way impacts associated with its large footprint. Alternative 3C maintains the existing geometry on SR 54, but removes one through lane in each direction on SR 54 between the ramps. The managed lanes are elevated over the existing lanes to minimize right-of-way impacts. The existing inside lanes on SR 54 were removed in order to create the necessary median width to allow the placement of bridge piers to support the elevated lanes.

Alternatives 3A and 3C were evaluated both with and without tolls for SR 54. The configurations of these two alternatives remained the same for the tolled and not tolled condition. Alternatives 3A and 3C are described in greater detail in the following sections.

2.1 Alternative 3A – SR 54 over US 41, SPUI Configuration

Alternative 3A is a Single Point Urban Interchange (SPUI) with SR 54 elevated over US 41, but the interchange will not operate as a SPUI with one signal due to the through lanes at-grade on SR 54. There are two signalized intersections located at the interchange controlling the through traffic on US 41 and the traffic turning onto and from US 41. North of SR 54, US 41 provides three through lanes in each direction. Southbound US 41 widens to include an additional through lane as it approaches SR 54. For southbound US 41, there are four through lanes, three left turn lanes, and two right turn lanes at the interchange. South of SR 54, northbound US 41 provides three through lanes and widens to include a fourth through lane at the junction with Dale Mabry Highway. For northbound US 41, there are four through lanes, three left turn lanes, and three right turn lanes at the interchange. The travel lanes on US 41 remain at-grade.

East of US 41, SR 54 provides three through lanes in each direction. West of US 41, SR 54 currently provides two through lanes in each direction. However, a previous PD&E study performed by Pasco County (SR 54 from West of SR 589 to West of SR 54 (US 41) WPI Segment No. 421140-7) widens this portion of SR 54 to three lanes in each direction. This configuration was assumed to be existing condition for the current study. SR 54 widens to include two additional lanes as it approaches US 41 for a total of five lanes. Two through lanes are carried over US 41 on structure while three lanes exit from SR 54. In the eastbound direction, these three exit lanes widen to become three left turn lanes, two through lanes, and three right turn lanes. In the westbound direction, the three exit lanes become three left turn lanes, two through lanes, and two right turn lanes.

Currently, a traffic signal controls the southbound US 41 traffic and the northbound Dale Mabry Highway traffic at their intersection, and the northbound US 41 traffic is not signal controlled. A traffic signal is proposed for the northbound US 41 traffic to allow the northbound Dale Mabry Highway traffic to weave across US 41 to provide access the right turn lanes to eastbound SR 54.

2.2 Alternative 3C –SR 54 over US 41, SPUI Configuration

Alternative 3C is also a Single Point Urban Interchange (SPUI) with SR 54 elevated over US 41. It maintains the existing intersection geometry at US 41 and SR 54, with the exception of the removal of the inside through lane on SR 54 in each direction.

East of US 41, SR 54 provides three through lanes in each direction. West of US 41, SR 54 currently provides two through lanes in each direction. However, a previous PD&E study performed by Pasco County (SR 54 from West of SR 589 to West of SR 54 (US 41) WPI Segment No. 421140-7) widens this portion of SR 54 to three lanes in each direction. This configuration was assumed to be the existing condition for the current study. As SR 54 approaches US 41, SR 54 widens to include one additional lane as it approaches US 41 for a total of four lanes. Two through lanes are carried over US 41 on structure while two lanes exit from SR 54. In the eastbound direction and westbound

directions, these ramps tie into the existing intersection with two left turn lanes, two through lanes, and one right turn lane.

The existing inside lanes on SR 54 were removed in order to create the necessary median width to allow the placement of bridge piers to support the elevated lanes. The proposed structure will allow the elevated travel lanes to overhang the existing travel lanes in the vicinity of the intersection. This configuration reduces the impacts and costs for this alternative.

The only improvement along US 41 is the addition of a traffic signal for the northbound US 41 traffic to allow the northbound Dale Mabry Highway traffic to weave across US 41 to provide access to the right turn lanes to eastbound SR 54.

3.0 RELOCATION OVERVIEW

Both build alternatives have the potential for residential, business, government building, or sign displacements. Due to the dominance of commercial land uses surrounding the intersection, the majority of the potential relocations are business displacements. Alternative 3A has the most potential displacements with 23 business relocations, two (2) residential relocations, one (1) public use relocation, and ten (10) sign relocations for a total of 36 relocations. By comparison, Alternative 3C has six (6) business relocations, no residential relocations, and seven (7) sign relocations for a total of thirteen (13) relocations. The physical address of the potentially displaced businesses are listed in **Table 3-1** below and mapped by Map ID # in **Figure 3-2**: Relocation Map

Figure 3-3.

Table 3-1: Potential Business Relocations

MAP ID#	BUSINESS RELOCATION	PHYSICAL ADDRESS	ALT 3A	ALT 3C
2	KEYSTONE COMMUNITY CHURCH	1010 State Road 54 Land O' Lakes, FL 33558	✓	
3	DISCOUNT MATTRESS	21126 State Road 54 Lutz, FL 33558	✓	
4	HSW ASSOCIATES, INC.	21126 State Road 54 Lutz, FL 33558	✓	
5	MCOR AUTOMOTIVE	21126 State Road 54 #101 Lutz, FL 33558	✓	
6	HUNGRY HOWIES PIZZA & SUBS	21222 Mariner Place Lutz, FL 33549	✓	
7	KUMON	21226 Mariner Place Lutz, FL 33549	✓	
8	PINCH-A-PENNY POOL & SPA	21202 Mariner Place Lutz, FL 33549	✓	
9	CVS PHARMACY	2322 Land O' Lakes Blvd. Lutz, FL 33549	✓	
11	LOWES	21500 State Road 54 Lutz, FL 33549	✓	✓
12	SUNTRUST	21744 State Road 54 Lutz, FL 33549	✓	✓
13	BANK OF AMERICA	21725 Village Lakes Shopping Center Dr. Land O' Lakes, FL 34639		✓
14	KFC	21617 Village Lakes Shopping Center Drive Land O' Lakes, FL 34639	✓	✓
15	BENEDETTO'S RISTORANTE ITALIANO	21529 Village Lakes Shopping Center Dr.		✓

		Land O' Lakes, FL 34639		
16	PIZZA VILLA RESTAURANT	21501 Village Lakes Shopping Center Drive Land O' Lakes, FL 34639		✓
17	7 ELEVEN	2400 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
18	LAKES POOH, LLC	2400 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
19	McDONALD'S	2420 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
20	B & B CASH GROCERY STORES, INC.	2420 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
21	RUSSELL ADAMS REALTY OFFICE	2502 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
22	ROCK HARLEY SALOON	2624 Land O' Lakes Blvd. Land O Lakes, FL 34639	✓	
23	MEINEKE TOTAL CAR CARE	2632 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
24	HOT SHOT BAIL BONDS	2700 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
26	MARSH ENVIRONMENTAL SERVICES	2918 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
27	ACCURATE SIGNS ON TIME	2914 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
28	CHEERS BARBER SHOP	2916 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
29	GANN & GANN REALTY	2920 Land O' Lakes Blvd. Land O' Lakes, FL 34639	✓	
TOTAL BUSINESS RELOCATIONS:			23	6

Alternatives 3A and 3C also have potential residential and public building relocations listed in **Table 3-2** and mapped in **Figure 3-2**: Relocation Map

Figure 3-3 by Map ID#. Alternative 3A is the only proposed alternative with any residential displacements, which includes two (2) potential residential relocations. The first residential relocation is a resident occupied single family home (Map ID#1), and the second is a mobile home currently owned by the mobile home park Rustic Lodge, LLC (Map ID# 25) and rented to a tenant.

Pasco County's Fire Rescue Station No. 23 (Map ID #10) will require consideration for a functional replacement, and discussion with Pasco County will be necessary if Alternative 3A is selected as the preferred alternative.

Table 3-2: Other Potential Relocations

MAP ID#	RESIDENTIAL RELOCATION	PHYSICAL ADDRESS	ALT 3A	ALT 3C
1	SINGLE FAMILY HOME PARCEL ID 26-26-18-0000-00900-0020	2402 Sofia Drive Lutz, Florida 33558-8369	✓	
25	MOBILE HOME PARCEL ID 18-26-25-0000-04200-0000	21312 Rustic Lodge Lane Land O Lakes, Florida 34639	✓	
MAP ID#	**PUBLIC RELOCATION**	**PHYSICAL ADDRESS**	**ALT 3A**	**ALT 3C**
10	PASCO COUNTY FIRE STATION #23	21302 SR 54 Lutz, Florida 33549	✓	

In addition to potential business and residential relocations, Alternative 3A will require more sign relocations (10) than Alternative 3C's seventeen (7). A summary of the anticipated total displacements by alternative is shown in **Table 3-3** below:

Table 3-3: Anticipated Total Displacements by Alternative

DISPLACEMENT TYPE	ALT 3A	ALT 3C
BUSINESS	23	6
RESIDENTIAL	2	0
PUBLIC USE	1	0
SIGNS	10	7

Figure 3-2: Relocation Map

4.0 STATISTICAL ANALYSIS BASED ON 2010 CENSUS

The 2010 Census Tracts 316.04, 316.05, 320.07, and 320.13 were used for this statistical analysis. Each Census Tract represents a different quadrant of the US 41/SR 54 intersection, with Census Tracts 316.04, 316.05, 320.07, and 320.13 representing the northwest, southwest, northeast, and southeast quadrants, respectively. Demographic information for these Census Tracts was combined for this analysis.

The 2010 Census Demographic Profile for these Census Tracts indicates that the population is 89.1% white, 4.2% African American, and 1.9% some other race. Hispanic individuals represent 12.6% of the population. Approximately 11.8% of the population is disabled. No disproportionate percentage of minorities is anticipated to be displaced by this project.

The average median age for the four-tract area is 43.7 years. Approximately 13.7% of the population is over 65 years old, 23.4% is between 50 and 64, 33.9% is between 25 and 49, and 26.8% is under age 25. No information is currently available on the specific age characteristics of the two residential displacees.

Females comprise 50.9% of the population in this area. For the 6,352 estimated total number of households, the average household size is 2.52 persons. The family characteristics and disability status of the two residential displacees has not been determined.

The average median household income for the four-tract area is $65,163 per year. Approximately 25.8% have an income of $100,00 or more per year. Approximately 18.9% have annual incomes between $75,000 and $99,999, and 18.7% have annual incomes between $50,000 and $74,999. Incomes between $25,000 and $49,999 are found in 23.5% of households, and 4.3% have annual household incomes less than $15,000.

Of the 7,210 total number of housing units, 88.1% are occupied, and 11.9% were vacant and thus are potentially available replacement housing. Of the occupied housing units, 81.1% are owner-occupied and 18.9% are renter-occupied. The rental vacancy rate is 11.6% and the homeowner vacancy rate is 2.5%.

Most of the existing housing stock (28.5%) was built between 2000 and 2004. Approximately 13.2% was built after 2005. Approximately 20.6% was built between 1990 and 1999, 20.0% was built between 1980 and 1989, and 10.9% was built between 1970 and 1979. Only 6.7% of the existing housing stock was constructed before 1969. For the potential residential relocation, the mobile home at 21312 Rustic Lodge Lane was built between 1958 and 1972.

5.0 ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people and businesses, the Florida Department of Transportation will carry out a Right-of-Way Acquisition and Relocation Assistance Program in accordance with Florida Statute 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17) and the established guidelines by which these programs are administered.

The Florida Department of Transportation provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. “Made available” means that the affected person has either by himself obtained and has the right of possession of replacement housing, or that the Florida Department of Transportation has offered the relocatee decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the relocation assistance and payments program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regards to race, color, religion, sex, or national origin.

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project;

2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market;

3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling;

4. Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate.

Displaced businesses, farms and non-profit organizations may be eligible to receive reimbursement for the actual reasonable expenses of moving personal property to a replacement site. A fixed payment in lieu of moving expenses is also available to a displaced business. This payment is based on the annual earnings of the operation and cannot exceed $20,000 nor be less than $1,000. Businesses may be eligible for reimbursement for expenses actually incurred in reestablishing the business. The maximum amount which can be reimbursed under the provision is $10,000.

An individual family, business, farm operation or non-profit organization is entitled to payment for actual, reasonable and necessary moving expenses for a distance of not more than 50 miles, in most cases, provided the displacee meets the eligibility requirements.

Brochures that describe the Department's relocation assistance program include:

- Residential Relocation Assistance – Businesses, Farms, and Non-Profit Organizations
- Mobile Home Relocation Assistance
- Relocation Assistance Program – Personal Property Moves
- Sign Relocation Under the Florida Relocation Assistance Program

These brochures are distributed at public hearings and are available in Spanish. All brochures are also available upon request to any interested persons and can also be found online at http://www.dot.state.fl.us/rightofway/Documents.shtm.

6.0 RESOURCES AND ASSURANCES

Relocation impacts for the project are moderate for Alternative 3A and minor for Alternative 3C. The search for available commercial property indicated that there was an adequate supply of commercial properties of varying compatibility to the businesses being displaced by the proposed project. **Appendix A** shows the listings of available properties. Although it is highly unlikely that the current available replacement sites will be available when the acquisition and relocation phases are initiated, we anticipate that other sites will be available.

Resources available to assist with finding a new site for the displaced businesses include the Pasco Economic Development Corporation and the Central Pasco Chamber of Commerce. Contact information for these two resources is provided below:

Pasco Economic Development Corporation
16506 Pointe Village Drive, Suite 101
Lutz, FL 33558
Tel: 888.607.2726
Fax: 813.926.0829

Central Pasco Chamber of Commerce
2810 Land O' Lakes Boulevard
P.O. Box 98
Land O' Lakes, FL 34639
Tel: 813.909.2722
Fax: 813.909.0827
Email: office@CentralPascochamber.com

For the residential relocations associated with Alternative 3A, one residential relocatee occupies the single family home that may require relocation, and the other residential relocate is a tenant renting a mobile home. If either residence requires relocation, replacement housing is available within the same zip code or near the resident's current location in either case.

According to the Pasco County Property Appraiser's Office, the single family home located at 2402 Sofia Drive, Lutz, Florida 33558 is a two story home with approximately 1,970 square feet of living space. Built in 1981, the property has a just market value of $853,417. A sample of five (5) single family homes currently for sale within the relocatee's current zip code 33558 is shown in **Table 6-1**. These homes range in size from over 2,400 square feet to over 4,400 square feet, and are listed at prices between $300,000 and $600,000. These single family home listings are included in **Appendix B.**

Table 6-1: Single Family Homes for Sale in Zip Code 33558 – November 2015

COMMUNITY	ADDRESS	BED/BATH	SQ FT	YEAR	PRICE
None	17324 Whirley Road Lutz, FL 33558	4 bed 3.5 bath	4,296	1988	$399,000
None	4814 Scott Road Lutz, FL 33558	6 bed 3.5 bath	3,598	1978	$449,000
None	16839 Whirley Road Lutz, FL 33558	5 bed 4 bath	4,401	1982	$589,000
Whirley Estates	17112 La Camila Lane Lutz, FL 33558	4 bed 3 bath	3,580	2015	$589,900
Long Lake Ranch	18701 Deer Tracks Loop #903 Lutz, FL 33558	4 bed 2.5 bath	2,461	2015	$304,990

A review of rental properties available within two miles of the tenant relocatee's current mobile home shows multiple properties available for rent as of November 2015. A sample of rental units available near the Rustic Lodge property is shown below in **Table 6-2**. Area rents for sample properties range from $725 to $850 per month for a one or two bedroom unit. Additional information on the listed rentals is available in **Appendix B**.

Table 6-2: Rental Properties Available in or near Zip Code 34639 – November 2015

COMMUNITY	ADDRESS	BED/BATH	RENT
Chelsea Meadows	Land O Lakes, FL 34639	2 bed 1.5 bath	$850/mo.
Tropicana Trailer Park	Land O Lakes, FL 33549	1 bed 1 bath	$680/mo.
Glendale Villas	Land O Lakes, FL 34638	2 bed 1 bath	$790/mo.
Villa San Michel	Land O Lakes, FL 34638	1 bed 1.5 bath	$725/mo.

In addition to the rental units above, a sample of mobile homes are currently for sale within or close by the relocatee's current zip code 34639 is shown in **Table 6-3**. These properties available for sale are included in **Appendix B.**

Table 6-3: Mobile Homes for Sale, in or near Zip Code 34639 – November 2015

COMMUNITY	ADDRESS	BED/BATH	YEAR	PRICE
None	8043 Ehren Cutoff Land O Lakes, FL 34639	3 bed 2 bath	1998	$189,000
None	8716 Ehren Cutoff Land O Lakes, FL 34639	3 bed 2 bath	1972	$99,000
None	4641 Mitchell Road Land O Lakes, FL 34638	3 bed 2 bath	1994	$89,900
None	4858 Tower Road Land O Lakes, FL 34638	4 bed 2 bath	1999	$150,000

Comparable replacement housing for sale is currently available in Land O Lakes. However, there may be some last resort rent supplements and last resort replacement payments necessary.

Last resort housing payments would be used in order to place the relocatees in decent, safe, and sanitary housing, if necessary. Should last resort housing be constructed, the housing would be available before the displacees are required to vacate their dwellings.

There are numerous residential lots available for new construction within the Land O Lakes area. Lot sizes range from 10,000 square feet to over an acre and are priced from $50,000 to $85,000. The Department will ascertain exactly how many households actually require last resort housing or rent supplements during the development of the Relocation Needs Assessment Survey during the right-of-way acquisition phase of project development.

APPENDIX A
Available Commercial Real Estate
March 2014

Be the Featured Local Broker

Target active tenants and investors in your market.
Click to learn more

LoopNet

21503 Village Lakes Shopping Center, Land O Lakes, FL, 34639 - Available for Lease

Retail For Lease

View this active lease listing or start a search to find more properties for lease.

For Sale | For Lease

Retail | Land O Lakes, FL | Search | Advanced search

Browse More Listings in Retail For Lease, Land O' Lakes, FL or Florida

Village Lakes Shopping Center

21503 Village Lakes Shopping Center, Land O Lakes, FL 34639

Negotiable

74,380 SF | Retail

Request Additional Information

Contact Listing Broker

Retail Property For Lease

Get Financing

Total Space Available:	74,380 SF	Gross Leasable Area:	186,476 SF
Rental Rate:	Negotiable	Year Built:	1987
Min. Divisible:	1,400 SF	Anchor Tenant 1:	Sweet Bay
Max. Contiguous:	40,143 SF	No. Parking Spaces:	925
Property Type:	Retail	Listing ID	13429008
Property Sub-type:	Community Center	Last Updated	today

Find Out More...

Utilities

9 Spaces Available

Display Rental Rate as Entered

B105	Space Available:	**1,400 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Nov 2008

MAJA	Space Available:	**40,143 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Feb 2012

A126	Space Available:	**12,000 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	May 2012

A114	Space Available:	**1,700 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Jul 2012

B112	Space Available:	**1,492 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Aug 2012

B102	Space Available:	**1,400 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Sep 2012

A117	Space Available:	**2,445 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Oct 2013

C102	Space Available:	**6,300 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Jan 2014

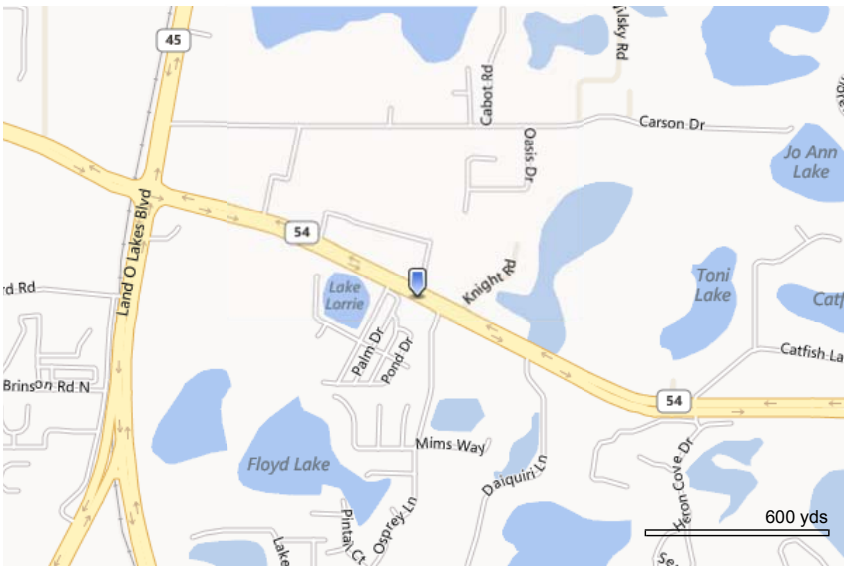
B106	Space Available:	**7,500 SF**
	Rental Rate:	**Rental Rate Negotiable**
	Space Type:	Community Center
	Lease Type:	NNN
	Date Available:	Feb 2014

Description

Village Lakes Shopping Center is located on Route 54 east of US Highway 41 in Land O' Lakes, Florida. Anchored by Wal-Mart, Village Lakes Shopping Center is the dominant shopping destination in the trade area.

Village Lakes Shopping Center is located on Route 54 east of US Highway 41 in Land O' Lakes, Florida.

Map of 21503 Village Lakes Shopping Center, Land O Lakes, FL 34639 (Pasco County) Hide Map



Research for 21503 Village Lakes Shopping Center, Land O Lakes, FL 34639 (Pasco County)

- Demographics – Population, income & other demographics near 21503 Village Lakes Shopping Center
- Research Price – Recent sales of similar properties
- Property Record Data – Historical listings, current tax, mortgage, owners & tenant info for this building

Contact Listing Broker **to find out more details.**

Similar Listings

No Photo

Arbor Square at Connert...
Land O Lakes, FL
1,110 - 41,546 SF
$15 - $17 /SF/Year

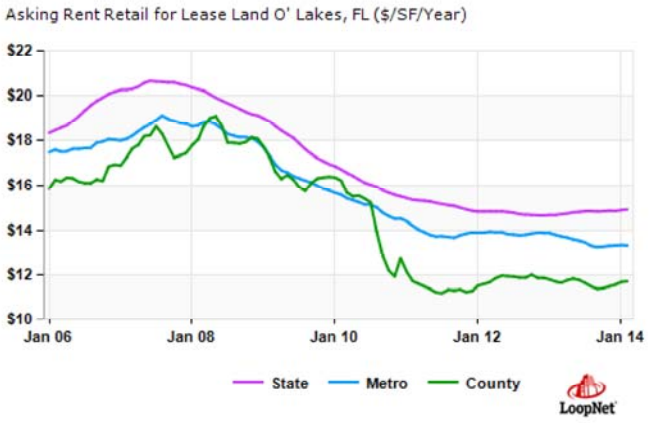
LEASE Retail Strip Ctr ...
Land O Lakes, FL
850 - 2,400 SF
$11.59 - $12 /SF/Year

Wisteria Plaza
Land O Lakes, FL
150 - 3,600 SF
$12 - $16 /SF/Year

Oakstead Commons
Land O Lakes, FL
1,000 - 4,800 SF
$15.50 /SF/Year

Lakefront Commercial Pr...
Land O Lakes, FL
2,192 SF
$13.69 /SF/Year

Asking Price Index Trends for Land O' Lakes, FL Retail For Lease



	Feb 14	vs. 3 mo. prior	Y-O-Y
State	$15	+0.4%	+1.7%
Metro	$13	+0.1%	-3.3%
County	$12	+2.0%	+0.2%

View Land O' Lakes Market Trends for other property types for sale or lease. Learn more about the chart info.

Created 3/7/2002

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TB-BSO

4710 Land O Lakes Blvd

4710 Land O Lakes Blvd, Land O Lakes, FL 34639

Presented by

Grimaldi Commercial Realty

- Total Space Available:**3,150 SF**
- Rental Rate:**$11.59 - $12.00/sf/year**
- $0.97 - $1.00/sf/month
- $850.00 - $1,400.00/month
- Min. Divisible:850 SF
- Max. Contiguous:2,400 SF
- Listing Type:For Lease
- Property Type:Retail
- Lot Size:2.4 AC
- Date Available:Immediately
- Listing ID:NP17935026

Space Available

11

- Space Available:**1,450 *SF***
- Rental Rate:**$1,400.00 */Month***
- Lease Type:Modified Gross
- Min. Divisible:1,450 *SF*
- Max. Contiguous:1,450 *SF*

9

- Space Available:**850 *SF***
- Rental Rate:**$850.00 */Month***
- Lease Type:Modified Gross
- Min. Divisible:850 *SF*
- Max. Contiguous:850 *SF*

10

- Space Available:**850 *SF***
- Rental Rate:**$850.00 */Month***
- Lease Type:Modified Gross
- Min. Divisible:850 *SF*
- Max. Contiguous:2,400 *SF*

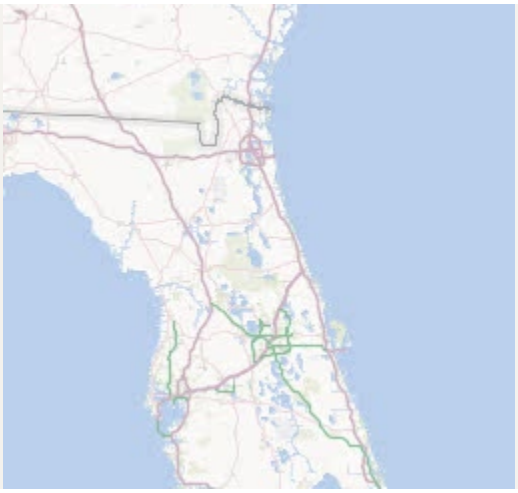
Description

Leasing Incentives! This busy strip center is located at intersection of Hale Road and US 41, Land o Lakes Blvd. A mix of current tenants. Ample Parking. Great signage. Min. Of one year lease. Each unit has separate electrical meters. Rent includes water (septic/well). Trash pick-up is available for $25-$75 per month depending on unit and lease. Tenant Inprovements are negotiable. Signage on Marquee is available on these units.

Building Details

- Building Name:LEASE Retail Strip Ctr Land O Lakes
- Percent Occupied:81.4706

Map



2406-2454 Land O Lakes Blvd.

2406-2454 Land O Lakes Blvd., Land O Lakes, FL 34639

Presented by

B&B Corporate Holdings, Inc.

Total Space Available:	**12,800 SF**
Rental Rate:	**$12.00 - $14.00/sf/year**
	$1.00 - $1.17/sf/month
	$700.00 - $10,800.00/month
Max. Contiguous:	10,800 SF
Listing Type:	For Lease
Property Type:	Retail
Date Available:	Immediately
Listing ID:	NP18380113

Space Available

2410	Space Available:	**10,800 *SF***
	Rental Rate:	**$10,800.00 /*Month***
	Lease Type:	NNN
	Max. Contiguous:	10,800 *SF*

2444	Space Available:	**600 *SF***
	Rental Rate:	**$700.00 /*Month***
	Lease Type:	NNN
	Max. Contiguous:	600 *SF*

2440	Space Available:	**600 *SF***
	Rental Rate:	**$700.00 /*Month***
	Lease Type:	NNN
	Max. Contiguous:	600 *SF*

2450	Space Available:	**800 *SF***
	Rental Rate:	**$933.33 /*Month***
	Lease Type:	NNN
	Max. Contiguous:	800 *SF*

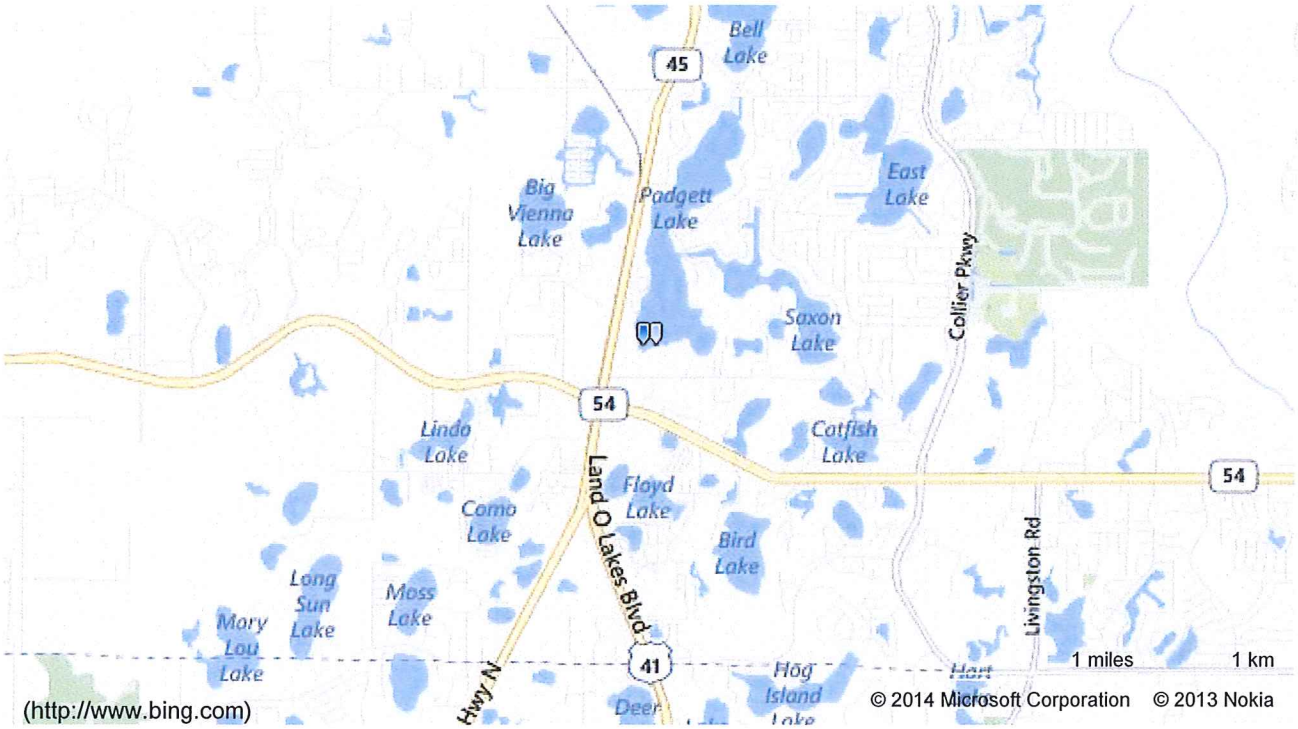
Description

The shopping center is located at a busy intersection in Land O Lakes. The center is anchored by Big Lots and has a variety of national and local tenants to include McDonald's, Enterprise, Subway and many others.

Building Details

Building Name:	Pasco Plaza Shopping Center
Percent Occupied:	80.7092

Map



Additional Photos

APPENDIX B
Available Residential Real Estate
November 2015

Home For Sale - Active

17324 Whirley Rd

Lutz, FL 33558

Veterans: Prequalify for a VA Home Loan

$399,000

Estimate Payment | View Rates

Save Share Print

1 of 21 41 days on realtor.com

Presented by
Cindy Harrison

Brokered by
Mihara & Associates, Inc

View Your 3 Bureau Credit Scores for $0

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (21) | Schools & Neighborhood | Property History | Payment Options

Property Details

Discover the beautiful grounds of this country estate situated on one plus acres of green grass and lush landscaping. Wrought iron fence and gate at front entrance. Fully fenced grounds; huge back and side yards. Large lovely lanai area for entertaining with a large free-form pool with spa spill-over all caged in. Step inside the entry foyer through the double doors with leaded glass and side panels. Ceramic tile floors throughout the downstairs. Kitchen appliances are stainless steel and ...**Read More**

General Information

Beds	4 Bed	Baths	3 Full, 1 Half Bath
House Size	4,296 Sq Ft	Lot Size	1.04 Acres
Price	$399,000	Price/sqft	$93
Property Type	Single Family Home	Year Built	1988 - **Request Renovation Report**
Stories	2	Style	Single Family Home
Status	Active	Garage	2 car garage

(855) 984-2065 Call for more info.

Tell Me More About This Property

Full Name

Your Email

Phone (Optional)

Message (optional)

I would like more information regarding this property at 17324 Whirley Rd , Lutz,FL 33558

Request More Details

By sending a request you agree to our Privacy Policy

Listing Agent
Cindy Harrison
"Let Me Turn The Key To Your Future"
Phone: (855) 984-2065
Email Agent
View Agent's Website
Agent's Other Listings

Listing Broker
Mihara & Associates, Inc
Office: (813) 960-2300
Email Office
Visit Broker's Website
Broker's Other Listings

Agent's Other Listings

See All Listings

2509 Priscilla Ct, Lutz, FL 33559
$259,000
3 Bd | 2 Full Ba | 2,093 Sq Ft

NO ANNUAL CONTRACTS

Home For Sale PENDING

4814 Scott Rd

Lutz, FL 33558

Veterans: Prequalify for a VA Home Loan

$449,000

Estimate Payment | View Rates

Save Share Print

Presented by
David Snow

Brokered by
Esquire Property Group Llc

View your latest Credit Scores from All 3 Bureaus for Free

Tell Me More About This Property

Full Name

Your Email

Phone

Message (optional)

I would like more information regarding this property at 4814 Scott Rd , Lutz,FL 33558

☐ I want to get pre-approved by a lender.

Request More Details

By sending a request you agree to our Privacy Policy

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (13) | Schools & Neighborhood | Property History | Payment Options

Property Details

Short Sale: Horses welcome. Take advantage of the many nearby horse trails at Lake Park. There are also nearby boarding services or you can build your own. Plenty of room to expand or even subdivide. Amazing potential in this French style 6 bedroom, 3 1/2 bath lakefront home on more than 2 acres. This home is in need of updating, though at 3,598 sq ft, there is limitless opportunity to customize. Nestled back on beautiful Sunrise Lake, this home features; a mansard roof, oversized screened l...**Read More**

General Information

Beds	6 Bed	Baths	3 Full, 1 Half Bath
House Size	3,598 Sq Ft	Lot Size	2.69 Acres
Price	$449,000	Price/sqft	$125
Property Type	Single Family Home	Year Built	1978
Stories	2	Style	Single Family Home
Status	Pending	Garage	2 car garage

Nearby Homes for Sale

16839 Whirley Rd, Lutz, FL 33558
$589,000
5 Bd | 4 Full Ba | 4,401 Sq Ft

Premier TV + Voyager Whole House DVR + 15 Mbps Internet
$104 per month for 12 months
plus taxes, equipment, fees and surcharges
bright house NETWORKS
get started

Home For Sale NEW

16839 Whirley Rd

Lutz, FL 33558

Veterans: Prequalify for a VA Home Loan

$589,000

Estimate Payment | View Rates

Save Share Print

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REE WALTZER

Brokered by
Palermo REAL ESTATE Professionals, Inc.

StateFarm Combine auto and home insurance and you could save money.

Tell Me More About This Property

Full Name

Your Email

Phone

Message (optional)

I would like more information regarding this property at 16839 Whirley Rd , Lutz,FL 33558

☐ I want to get pre-approved by a lender.

Request More Details

By sending a request you agree to our Privacy Policy

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (25) | Schools & Neighborhood | Property History | Payment Options

Property Details

Rare Find! Nestled in a quiet, secluded equestrian neighborhood, this home has everything for those who want an out-of-the way sanctuary.....and yet be close to every convenience. This spectacular 4 bedroom, 4 bathroom, PLUS DEN (den could be 5th Bedroom), 2 car side-entry garage, salt water POOL HOME with SPA has 4,401 square feet and is on a 2.14 acre fenced lot. Ride your horses to Lake Park!! Home has 4 cement block horse stalls and 5 dog kennels, plus a storage shed. No Deed Restric...**Read More**

General Information

Beds	5 Bed	Baths	4 Full Bath
House Size	4,401 Sq Ft	Lot Size	2.14 Acres
Price	$589,000	Price/sqft	$134
Property Type	Single Family Home	Year Built	1982
Stories	1	Style	Single Family Home
Status	Active	Garage	2 car garage

Nearby Homes for Sale

17112 La Camila Ln, Lutz, FL 33558
$589,900
4 Bd | 3 Full Ba | 3,580 Sq Ft

Home For Sale - Active

17112 La Camila Ln

Lutz, FL 33558

Veterans: Prequalify for a VA Home Loan

$589,900

Estimate Payment | Get our App

Save Share Print

Presented by
MICHAEL WHITTON

Brokered by
Ariel Homes Realty,Llc

StateFarm Combine auto and home insurance and you could save money.

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (11) | Schools & Neighborhood | Property History

Property Details

Pre-Construction -To Be Built - By Ariel Homes. Beautiful 3/4 Bedroom, 2/3 Bath Homes, with 3 Car Garages. Large Kitchen with Center Island or BarTop, Top Quality Custom Kitchen Cabinetry, with Dove Tail and Soft Close Workmanship. Butlers Pantry available on select Plans. Top of Line Appliances. Custom Cabinetry in Baths and Laundry Room. Granite Counter Tops Kitchen, Baths, and Laundry Room. Over-sized Great/Bonus Room on select Plans that's perfect for the Family and Friends, can also serve a...**Read More**

General Information

Beds	4 Bed	Baths	3 Full Bath
House Size	3,580 Sq Ft	Lot Size	2 Acres
Price	$589,900	Price/sqft	$165
Property Type	Single Family Home	Year Built	2015
Stories	1	Style	Single Family Home
Status	Active	Garage	3 car garage

Tell Me More About This Property

Full Name

Your Email

Phone

Message (optional)

I would like more information regarding this property at 17112 La Camila Ln , Lutz,FL 33558

☐ I want to get pre-approved by a lender.

Request More Details

By sending a request you agree to our Privacy Policy

I love that house.
Can I afford it?

Nearby Homes for Sale

4608 Scott Rd, Lutz, FL 33558
$689,900
4 Bd | 3 Full Ba | 4,100 Sq Ft

AdChoices

Home For Sale - Active

18701 Deer Tracks Loop # 903

Lutz, FL 33558

Veterans: Prequalify for a VA Home Loan

$304,990

Estimate Payment | Get our App

Save Share Print

1 of 18 33 days on realtor.com

Presented by
Angela Watson

Brokered by
BEAZER REALTY CORP

View your latest Credit Scores from All 3 Bureaus for Free

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (18) | Schools & Neighborhood | Property History

Property Details

Closing cost assistance available! Welcome to your oversized pie-shaped lot in Long Lake Ranch. The Savannah model offers nearly 2,500 sq ft of spacious living with a 1st floor master retreat. The 21x21 bonus room on the 2nd floor allows the flexibility of a large open space separated from the master bedroom and 1st floor great room. Come out today to see this beautiful home and spectacular community.Some of the details in this home:Downstairs living areas include crown moldingPavers on front po...**Read More**

General Information

Beds	4 Bed	Baths	2 Full, 1 Half Bath
House Size	2,461 Sq Ft	Lot Size	26 Acres
Price	$304,990	Price/sqft	$124
Property Type	Single Family Home	Year Built	2015
Stories	2	Style	Single Family Home
Status	Active	Garage	2 car garage

(855) 787-1814 Call for more info.

Tell Me More About This Property

Full Name

Your Email

Phone (Optional)

Message (optional)

I would like more information regarding this property at 18701 Deer Tracks Loop # 903 , Lutz,FL 33558

Request More Details

By sending a request you agree to our Privacy Policy

Listing Agent
Angela Watson
Office: (813)635-2865
Email Agent
Agent's Other Listings

Listing Broker
BEAZER REALTY CORP
Phone: (855) 787-1814
Email Office
Visit Broker's Website
Broker's Other Listings

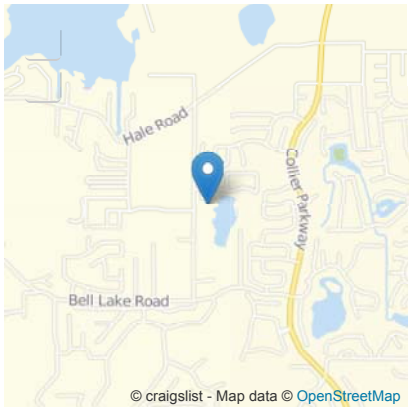
Agent's Other Listings

See All Listings

11919 Quack Grass Ct # 113, Riverview, FL 3...
$393,805
5 Bd | 3 Full, 1 Half Ba | 3,442 Sq Ft

Posted: a day ago

$850 / 2br - 1080ft^2 - Land-O-Lakes - 2/1.5 Condo $850/Mo (Land O Lakes)



Dylan at Watersedge

2BR / 1.5Ba | 1080ft^2 | available now

cats are OK - purrr
dogs are OK - wooof
no smoking
condo
w/d in unit
street parking

$850/month! Recently renovated 2 bed 1 and half bath condo in Chelsea Meadows condo community. Unit comes with range, refrig, dishwasher, washer-drier. Community Pool. Water free. This Posting for a friend/owner. Available NOW. Non-refundable $65 app fee. 1 month security deposit in advance - will be refunded upon exit.
Pets OK - 1 pet up to 30 lbs. Non-refundable pet deposit of $250 required. Call PETE show contact info to see unit.

- do NOT contact me with unsolicited services or offers

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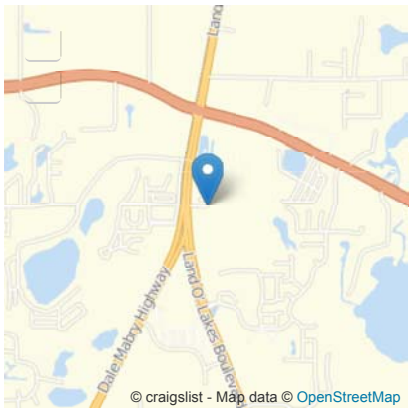
Posted: 17 days ago

$170 / 1br - weekly rental efficiency apartment on private fishing lake (lutz, land o lakes)



2010 land o lakes blvd

1BR / 1Ba available now

furnished
apartment
laundry on site
off-street parking

furnished efficiency apartment with full sized kitchen and separate bath. suitable for one person, no pets. Weekly rental amount includes water, sewer, garbage, lawn maintenance AND ELECTRIC. We are within walking distance (1/4 mile) to CVS, WalMart, Big Lots, Lowes. etc.

- do NOT contact me with unsolicited services or offers

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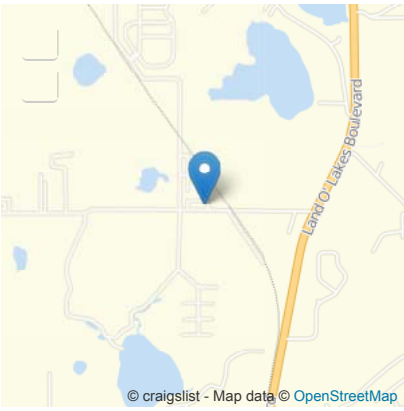
Posted: about an hour ago

$790 / 2br - 800ft² - Condo for Rent (Land O Lakes)

2 Bedroom 1 bath condo. Small pets allowed with pet deposit. Amenities include your own laundry, swimming pool and club house. Water is included but pay your own electric and cable. Send a phone number in your txt response . Contact by text or phone best.

- do NOT contact me with unsolicited services or offers



2BR / 1Ba | 800ft² | available now

cats are OK - purrr
dogs are OK - wooof
apartment
w/d hookups

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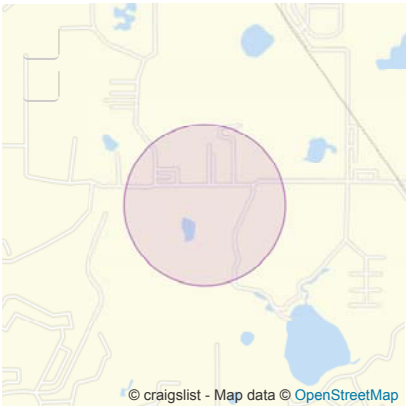
Posted: 5 days ago

$725 / 1br - ___ Modern & Brilliant __Luxury One BR / One BA Amenities__Villa San Michel (Land O Lakes)



1BR / 1.5Ba available now

open house dates

monday 2015-11-23

apartment

w/d in unit

This unit flawlessly situated in Land O Lakes.

Beds: One
Bathrooms: One
Sq Footage:
Pets Policy: Enabled
Washer/Dryer: In Unit

Villa San Michele Apartments

- do NOT contact me with unsolicited services or offers

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SunTrust Mortgage has your

SUNTRUST MORTGAGE
Equal Housing Lender. SunTrust Mortgage, Inc. NMLS #2915

Home For Sale - Active

8043 Ehren Cutoff

Land O Lakes, FL 34639

Veterans: Prequalify for a VA Home Loan

$189,000

Estimate Payment | View Rates

Save Share Print

Presented by
BELINDA SINGH

Brokered by
KEYSTONE ARBOR REALTY, INC.

View your latest Credit Scores from All 3 Bureaus for Free

Tell Me More About This Property

Full Name

Your Email

Phone

Message (optional)

I would like more information regarding this property at 8043 Ehren Cutoff , Land O Lakes,FL 34639

Request More Details

By sending a request you agree to our Privacy Policy

edX

Open Houses

Sorting by Open House Date
Request a private showing

Property Details

COUNTRY CLOSE with room to roam! 3 ACRES MOL in the heart of Land O Lakes. Horses welcome. Fenced and cross-fenced. Lg 1998 Fleetwood Doublewide with insulated windows and wide open floor plan. Lg Master Bedroom with Garden Tub and separate shower and walk-in closet. Split plan with two ample secondary bedrooms. Nice decks front and back. Shady oaks trees, rolling pasture. Owner will consider Lease Purchase with $30,000 down. Call for an appointment to view this one.

General Information

Beds	3 Bed	Baths	2 Full Bath
House Size	1,620 Sq Ft	Lot Size	2.98 Acres
Price	$189,000	Price/sqft	$117
Property Type	Mfd/Mobile/Modular Home	Year Built	1998
Stories	1	Style	Manufactured, Mobile Home
Status	Active		

Nearby Homes for Sale

7637 Deer Path Ln, Land O Lakes, FL 34637
$189,500
3 Bd | 2 Full Ba | 1,762 Sq Ft

KEEP THE KID INSIDE HAPPY
The Infiniti QX60 with Bose Cabin Surround Sound and 7" Dual Entertainment Monitors*
Available Features. © 2015 INFINITI
INFINITI.
LEARN MORE

Home For Sale NEW

8716 Ehren Cutoff

Land O Lakes, FL 34639

Veterans: Prequalify for a VA Home Loan

$99,000

Estimate Payment | View Rates

Save Share Print

Presented by
KEICA ST. ROMAIN

Brokered by
HOMEWARD REAL ESTATE

View Your 3 Bureau Credit Scores for $0

Open Houses

Sorting by Open House Date
Request a private showing

Overview | Photos (25) | Schools & Neighborhood | Property History | Payment Options

Property Details

Gorgeous 1.07 acre property with remodeled double wide mobile home and detached workshop/storage. This home offers 1440 sqft, 3 bedrooms (can easily to convert to 4 bedrooms), 2 baths, 30x11 living room, formal dining room, 10x9 office/den, 14x9 bonus room, inside utility, covered front porch, ramp for wheelchair accessibility, 14x11 master bedroom with a 11x9 sitting area or private office and mostly fenced yard. Other features include NEW AC 2015, NEW hot water heater, New well pump, new paint...**Read More**

General Information

Beds	3 Bed	Baths	2 Full Bath
House Size	1,611 Sq Ft	Lot Size	1.07 Acres
Price	$99,000	Price/sqft	$61
Property Type	Mfd/Mobile/Modular Home	Year Built	1972
Stories	1	Style	Manufactured, Mobile Home
Status	Active		

(855) 750-5146 Call for more info.

Tell Me More About This Property

Full Name

Your Email

Phone (Optional)

Message (optional)
I would like more information regarding this property at 8716 Ehren Cutoff , Land O Lakes,FL 34639

Request More Details

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Email Office
Visit Broker's Website
Broker's Other Listings

Moving Cost Calculator
Sponsored by StateFarm

Move From: zip code
Move To: 34639 Zip Lookup
Size of Move: 2-3 Bedroom
Packing: None

Get Estimates Get a Free Moving Quote

4641 Mitchell Rd., Land O Lakes, FL 34638

4641 Mitchell Rd.,
Land O Lakes, FL 34638

3 beds · 2 baths · 1,792 sqft

FOR SALE
$89,900
Zestimate®: $98,870

Est. Mortgage
$335/mo

Secluded three bedroom mobile home situated on over an acre of lovely wooded land near Lake Patient! This countryside residence features a large living room with dining area, family room of kitchen with wood burning fireplace, spacious kitchen with island, ample cabinetry and counter space, breakfast bar and window overlooking the property. The master bedroom has a large private bath with garden tub, dual sinks and separate shower. The home has a brand new A/C unit and new roof. All information recorded is intended to be accurate but cannot be guaranteed, buyer advised to verify. Sold As-Is.

FACTS

- Lot: 1.12 acres
- Mobile / Manufactured
- Built in 1994
- 39 days on Zillow
- Views since listing: 643
- All time views: 645
- 21 shoppers saved this home
- Cooling: Central
- Heating: Forced air
- Price/sqft: $50

FEATURES

- Ceiling Fan
- Fireplace
- Flooring: Carpet, Other
- Lawn
- Parking: Off street

APPLIANCES INCLUDED

- Dishwasher
- Range / Oven
- Refrigerator

ROOM TYPES

- Family room
- Master bath

4641 Mitchell Rd., Land O Lakes, FL 34638

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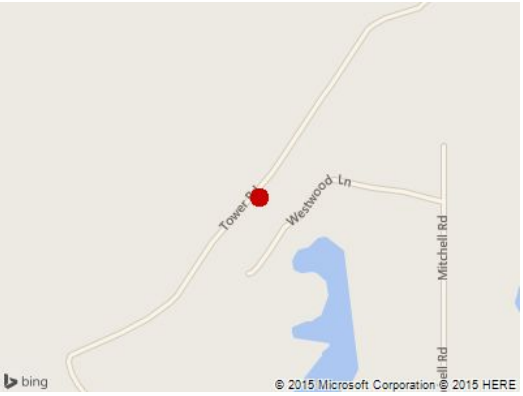
- Master bath

City, State, or Zip

4858 Tower Rd, Land O Lakes, FL 34638



4858 Tower Rd,
Land O Lakes, FL 34638

4 beds · 2 baths · 2,356 sqft

FOR SALE
$150,000
Zestimate®: $139,065

Est. Mortgage
$558/mo

A serene and peaceful country setting surrounds this spacious, well-maintained home on 1 acre of agricultural land. Split floor plan offers plenty of privacy for a growing family. Master bedroom has a large walk-in closet and a large master bathroom with a double-sink vanity, a garden tub and a separate shower. Both bathrooms have granite counters. Bay windows let abundant light into the HUGE living area with a wood-burning custom stone fireplace. The kitchen has a breakfast island as well as...

FACTS

- Lot: 1 acre
- Mobile / Manufactured
- Built in 1999
- 148 days on Zillow
- Views since listing: 2,368
- All time views: 2,415
- 49 shoppers saved this home
- Heating: Forced air
- Last sold: Oct 2005 for $110,500
- Price/sqft: $64
- MLS #: T2764082
-

FEATURES

- Fireplace