PASCO COUNTY FLORIDA

# Application Review Form Timing & Phasing–Substandard Roadway Analysis

Planning, Development and Economic Growth Department
West Pasco Government Center
New Port Richey, FL

## Application Information

**Application Number:** T&P-2025-00032

**Applicant:** Mitras Property

**Consultant Name:** Lincks & Associates

**Parcel ID(s):** 05 25 18 0000 00100 0000

## Application Status

**Application Status:** **Accepted**

**Date:** June 11, 2025

**Rejection Reason:** N/A

**Contact Person:** S. Hamed Haghshenas

**Email:** hamedhagh@pascocountyfl.net

## Timing and Phasing Analysis

**Existing Zoning:** AR

**Existing Development Size:** Not Identified

**Proposed Zoning:** R-4

**Proposed Development Size:** 85 Single Family Homes (Deed Restriction)

**Land Area:** 40.96 Acres

| Condition | Zoning | Max Coverage | Best Use (Code) | Average Size | Peak Hr. Trip Rate |
|---|---|---|---|---|---|
| Existing | AR | 25% | Residential (210) | 1 DU/Acre | 1 Trip per DU |
| No. Trips (A) | $40.96 \times 1 \times 1 \sim 41\ Trips$ | | | | |
| Proposed | R-4 | 45% | Residential (210) | 7.3 DU/Acres | 1 Trip per DU |
| No. Trips (B) | $40.96 \times 7.3 \times 0.45 \times 1 \sim 135\ Trips$ | | | | |
| Trip Delta $\Delta = (B - A)$ | $\Delta = 135 - 41 = 94\ Trips$ | | | | |

**Comment:** On June 11, 2025, the subject request was found to be **Not Exempt** from a Timing and Phasing analysis as the highest and best use of the existing zoning district would result in a gross trip difference ($\Delta$) of **more than 50 peak trips, a.m. or p.m.**, whichever is higher. Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.

## Substandard Roadway Analysis

**Adjacent Roadway(s) Name:** Kent Grove Dr. - Residential County.

Hamlin Rd. - Residential Private.

**Adjacent Roadway(s) Condition:** Kent Grove Dr. - Substandard.

Hamlin Rd. - Substandard.

**Number of Daily Trips:** **85** *DU* $\times$ **9.43** *ITE Rate* $\sim$ **802** *Avg. daily trips*

**Comments:** SSRRA-2025-00084: **Not Exempt**. Kent Grove Dr. is substandard, i.e., poor pavement condition. Additionally, per LDC.901.4; "Any project having an impact of more than 100 daily trips to a County-maintained local or subdivision collector roadway is NOT EXEMPT from mitigation and analysis for that roadway segment."

**Findings of Fact:** Per LDC.901.4.F.2.b the following mitigation requirement shall apply to **Kent Grove Dr.**; "The required mitigation for substandard County-maintained roads, where the proposed development has an impact of more than 100 daily trips and exceeds the maximum entitlements of the existing zoning or land use (whichever is more restrictive), shall be the design, construction, and right-of-way donation/acquisition for all the improvements needed to achieve the applicable minimum roadway design and maintenance standards."