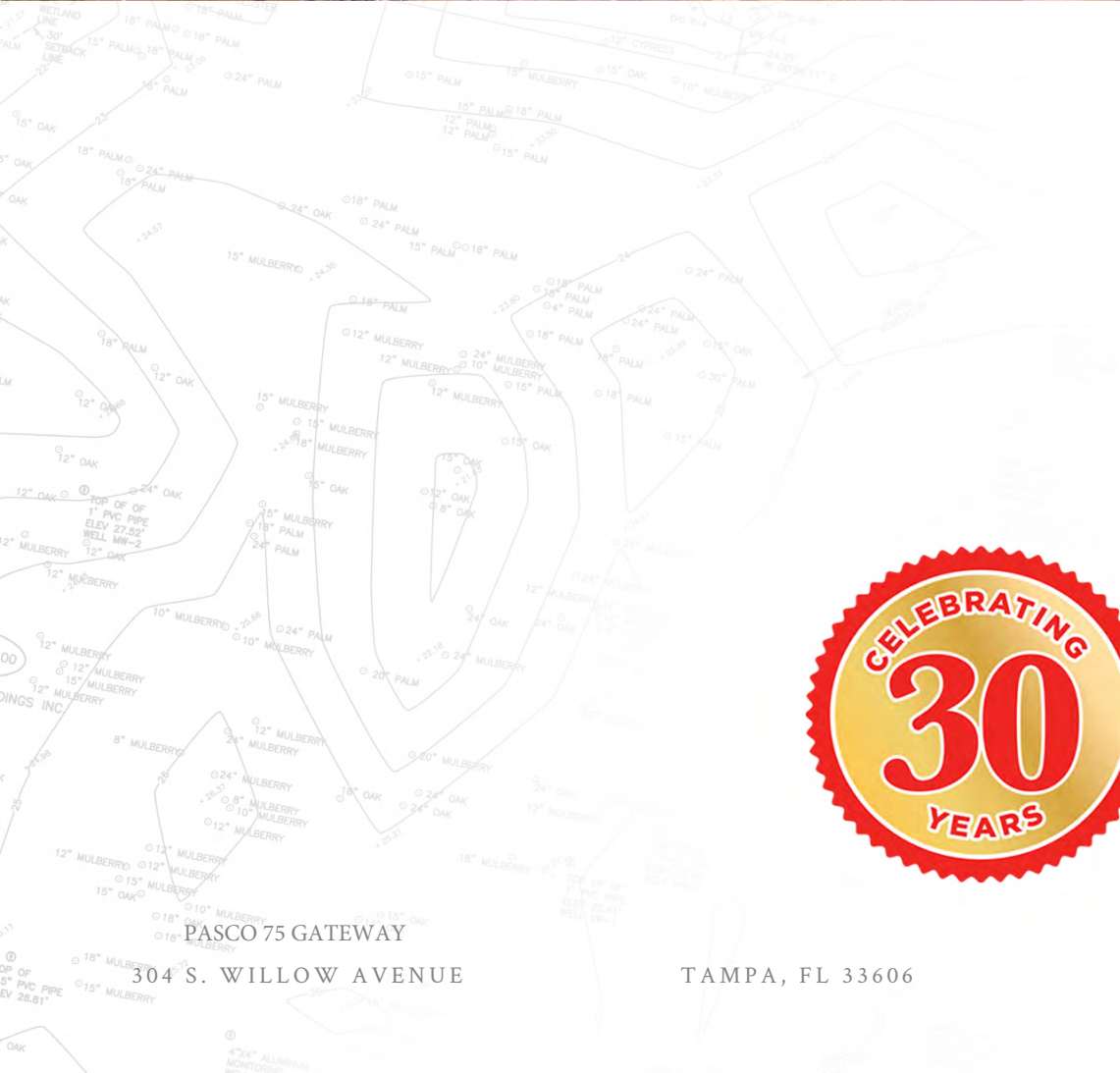
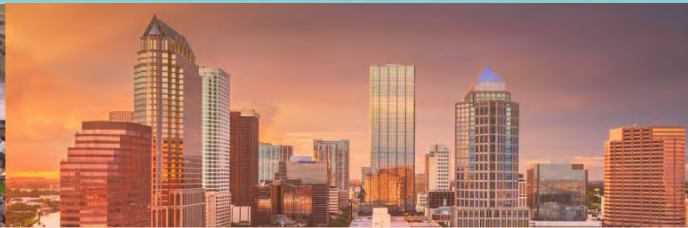


# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

PASCO 75 GATEWAY  
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

"Pasco 75 Gateway" is an opportunity to develop at the I-75 & Overpass Road interchange in Pasco County, FL. The land owned by Wildcat Groves inc. consists of 112.35± acres located on the east side of Interstate 75. The parcels are currently zoned Estate Residential (ER) with plans to rezone to CC-MPUD, a mixed-used plan proposing office, retail, health care, and high density multi-family uses. The new interchange is under construction.

## LOCATION DESCRIPTION

Located at the NEC of Interstate 75 & Overpass Road in Wesley Chapel, Pasco County, FL. Recent construction has begun on a new interchange at Interstate 75 and Overpass Road (known as Exit 284), bringing more connectivity to northeast Pasco cities, and opens up an east/west route to aid current and future developments in the area including Connected City and the Villages of Pasadena Hills.

The surrounding area is abundant with new residential developments currently underway including, Park Meadows along Old Pasco Road, Epperson Ranch and Epperson North (Crystal Lagoons) on Overpass Road, Mirada to the north, and Watergrass. Connected City include's Spectrum ULTRAFi and transformative amenities such as a 15-acre Crystal Lagoon. See more details on Connected City here: <https://www.connectedcity.metrodevelopmentgroup.com/>

## MUNICIPALITY

Wesley Chapel, Pasco County

## PROPERTY SIZE

112.35± Total Acres (77± Upland Acres) on east side of I-75

## ZONING & FUTURE LAND USE

The current zoning is ER (Estate Residential) and the Future Land Use is EC (Employment Center). The key to entitlements is to opt into the Connected City plan. This should result in a "CC-MPUD" zoning that is favorable to office, medical, high density multi-family uses as well as fast track approvals. The area is within the "South Innovation Zone" of Connected City. This is some of the most intense zoning in the County and is consistent with what one would expect or wish for at a gateway intersection off of a high-traffic interstate highway. By opting into Connected City, there will be impact fee credits for the development of the new road alignment and construction of Boyette Road to connect to present-day McKendree Road to the North. Extensive details are available at: <https://www.pascocountyfl.net/2319/Connected-City>

## FUTURE LAND USE

Mixed use

## UTILITIES

A major Pasco County regional sewer treatment plant is located south of Overpass Road along I-75. Potable water is available along Overpass Road. Reclaimed water is adjacent to the property.

## PARCEL ID

29-25-20-0000-00300-0000

## PROPERTY OWNER

## BROKER CONTACT INFO

**Bill Eshenbaugh, CCIM, ALC**  
President, Lic. Real Estate Broker  
813.287.8787 x1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

# FAQ Page

- 1. Where is access to the site?** The access to the site will be along the eastern side (Boyette Road Extension). The Boyette Road Extension is fully mobility free creditable for multi-family fees if we opt into the CC regulatory framework by rezoning to CC-MPUD. The latest news is that the County has elected to push the Mass Transit Corridor to the median of I-75 which allows us to reduce the R/W of Boyette Road from 200-feet down to 150-feet. This concept reflects the 200-foot section with the light rail lines in the center median. We will now be able to skinny it down to 150-foot of R/W and have some developable land.
- 2. What is the estimated cost of Boyette Road and fee credits?** Construction estimated in 2021 at \$1,300/linear foot. There may be mobility fee credits in Connected City for this. For apartments but not for office or industrial uses.
- 3. Does Boyette Road need to all be built initially?** The ROW will be reserved as a condition of rezoning. The construction is anticipated to be phased in two lane increments. However, the first phase is estimated to be four lanes.
- 4. Does the Overpass Interchange project include signalization of Overpass – Boyette Road intersection?** Yes, it is part of the FDOT contract.
- 5. When is the Overpass Interchange Project's completion schedule?** Spring 2023 – Learn more by clicking the link: <https://www.fdottampabay.com/project/457/432734-2-52-01>
- 6. What is a Required Service Area?** It is a set-aside four acre parcel for primary target industries – all other developments may proceed in advance.
- 7. What are the bucket of entitlements and the time line?** Connected City has over 12 million square feet of commercial, and they are not geographically specific. Once granted, developer has vesting until 2065. Currently, the "bucket" of entitlements is 5,600,000 SF of retail, 5,285,000 SF of office, 1,914,000 SF of industrial, and 26,807 multifamily.
- 8. Are there multifamily entitlements?** Yes, approximately 26,807 units in Connected City.
- 9. What is the multifamily density?** The multifamily density allows vertical projects (envision a 75 story tower for example).
- 10. What zoning is requested to join Connected City?** Developer may opt to zone to CCMPUD.
- 11. How long might it take to rezone?** Experts say the timeline is as early 2023. Seller has a tentative date at Planning Commission in February 2023 and BOCC in March 2023.
- 12. Are there any Connected City fees?** Yes, there is a "Smart" fee. Every user has a different monthly fee.
- 13. What are the residential products?** For Connected City, there are single family detached, single family attached (i.e. townhouse units), and multifamily (apartments). In CC, townhouses are considered multifamily. There are potentially no single family for-sale density units available.
- 14. Is there additional land available?** No.



# Aerial Facing N





# Aerial Facing NE



Photo Courtesy of Aerial Innovations



# Aerial Facing N



112.35± Acres

INTERSTATE  
75

OVERPASS ROAD

BOYETTE ROAD

Photo Courtesy of Aerial Innovations



# Aerial Facing E





# Communities Nearby

## CONNECTED CITY

The area generally bounded by Overpass Road on the south, I-75 on the west, SR 52 on the north, and Curley Road on the east have a special overlay called the Connected City.

Located in Pasco County and in partnership with Metro Development Group, the Connected City is a new city under development that will be connected by technology, imagination and endless possibilities. Built from the ground up on a framework of the fastest internet and WiFi speeds available, the Connected City is positioned to be the absolute best place imaginable for a true 21st century live-play-work model.

In an area that was pre-designated for economic growth and development, the Connected City is focused on the next-generation experience of its residents. This is not simply rooftops, streets and commerce, this is Smart Homes, autonomous vehicle paths and a business core designed to attract and support the best and brightest. The communities of **Epperson**, **Epperson North**, and **Mirada** are all within the Connected City area.

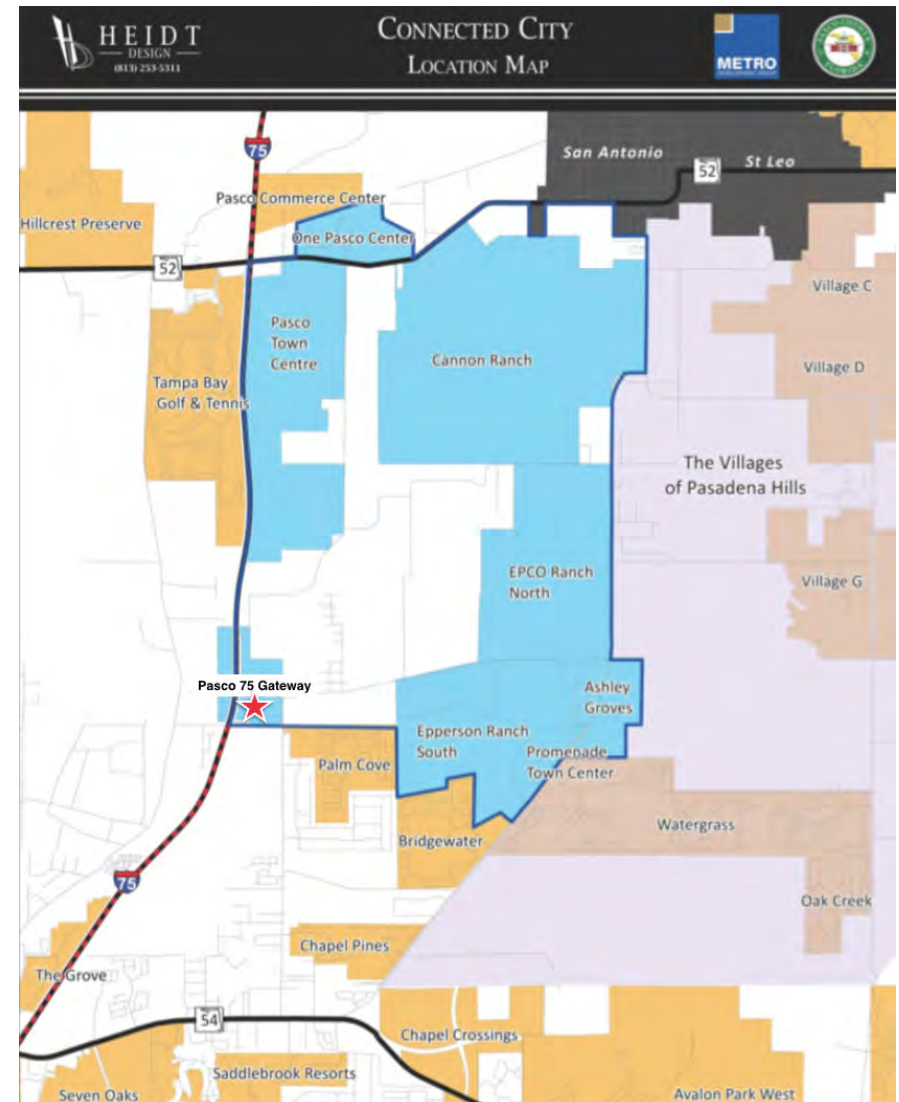
## OBLIGATIONS OF OPTING INTO CONNECTED CITY

This Special Planning Area comprises multiple land owners who can each benefit if they choose to. The CC Overlay Zone actually offers every land owners within these boundaries the option to develop land uses with more flexibility in locations, additional incentives to receive mobility fee credits, an expedited review process, and an exemption in transportation analysis.

Land Owners may keep their existing zoning or choose to "Opt In" by formally requesting a CC MPUD under the same process in place now (with LPA/DRC and BCC approval CC MPUD hearings) or seek to be exempted from Transportation analysis or wanting their entitlements to last until 2065. Once the LPA/DRC recommends approval and the BCC approves the landowner's requests for a CC MPUD rezoning, the details of the physical development plans are still reviewed by County planners, but now go to the CCMC for future project approvals and implementation.

Once voluntarily opting in by rezoning to CC MPUD, these CC Entitled Properties are subject to the Master Roadway and Conceptual Utilities Plans, additional school impact fees, review fees, and gigabit infrastructure and innovation enterprise costs. For more information on the Connected City, please see these references:

- Metro CC site: <https://www.connectedcity.metrodevelopmentgroup.com/>
- Connected City Site: <https://www.pascocountyfl.net/2319/Connected-City>
- CC Enabling Docs: <https://www.pascocountyfl.net/2889/Enabling-Documents>
- CC Master Roadway Plan (see Pg's. 5 – 9 for maps): <https://www.pascocountyfl.net/DocumentCenter/View/29271/Master-Roadway-Plan-Adopted-20170207?bidl=>





# Communities Nearby

The Overpass Road and I-75 area is a new interchange that started construction in late 2020. Overpass Road runs from Old Pasco Road on the west of I-75 and connects east through **Epperson Ranch**, a community developed by Metro Development that runs to Curley Road (CR 577). Immediately east of Epperson is **WaterGrass**, a master planned community by Crown Development. This community connects through to Hand Cart Road (CR 579) on the east. This is also the gateway to **Village of Pasadena Hills (VOPH)**, an area in northeast Pasco County planned for over 12,000 homes and development for years to come.

Immediately adjacent to **Epperson** is another community Metro is developing **Epperson North** and it connects to **Mirada** (previously known as Cannon Ranch), another master-planned community that extends north to SR 52. **Mirada** has a Crystal Lagoon under construction in early 2021 as well as a Publix grocery and a health care facility.

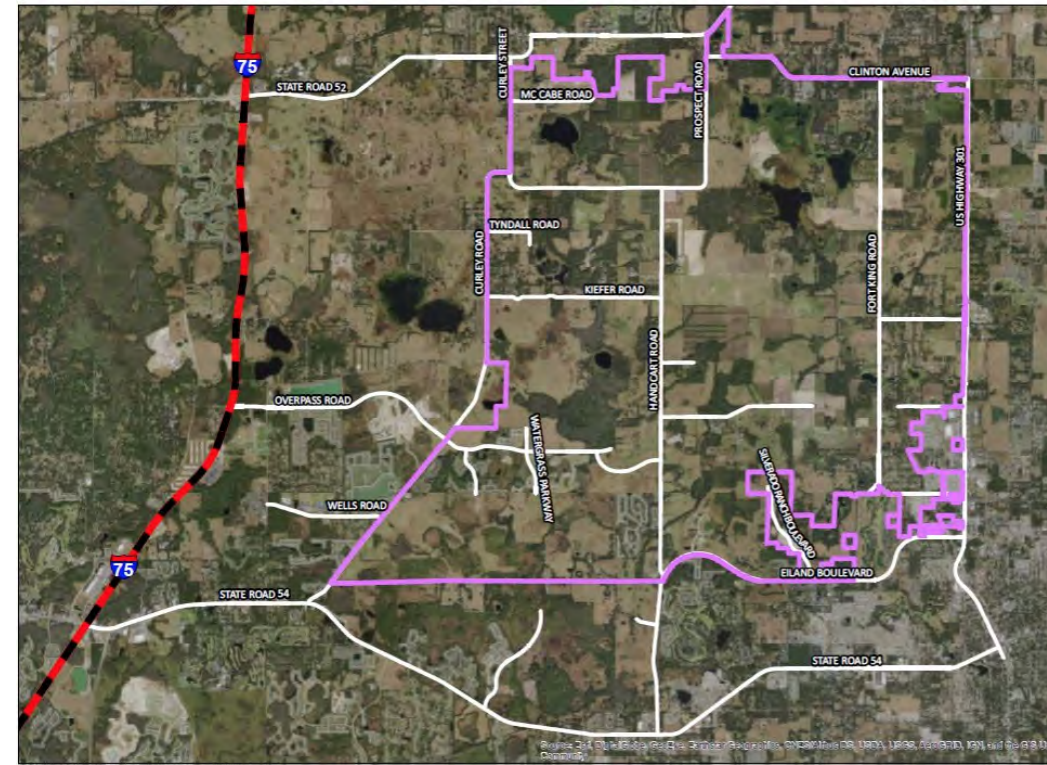
## VILLAGES OF PASADENA HILLS

This is an area of northeast Pasco County that has been planned as the Villages of Pasadena Hills and over 12,000 homes. The primary access will be via the new exit on Overpass Road and then east.

For more information on Villages of Pasadena Hills, please see these references:

- Map: <https://www.pascocountyfl.net/DocumentCenter/View/57927/VOPH-LDC-Stewardship-Chapter-602-B-Pasadena-Hills-Boundary-Map?bidId=>
- VOPH Site: <https://www.pascocountyfl.net/272/Villages-of-Pasadena-Hills>
- Ordinance: <https://www.pascocountyfl.net/DocumentCenter/View/60874/VOPH-Stewardship-Ordinances-Adopted-20210126?bidId=>

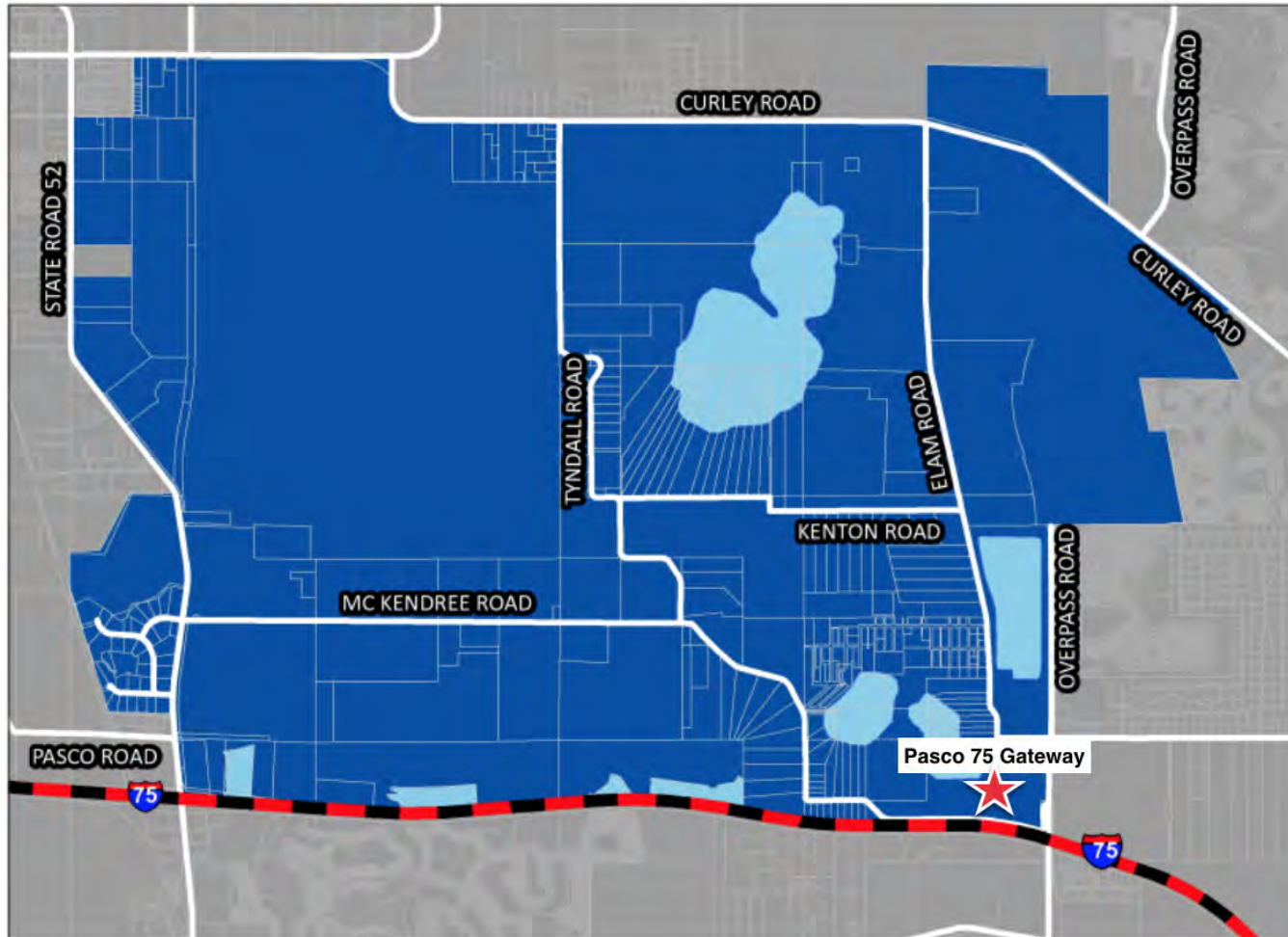
FIGURE PH-1: PASADENA HILLS AREA PLAN BOUNDARY





# Connected City Boundary Map

## CCSPA BOUNDARY MAP



Map Created by:



Parcel Date: PAO, March 3, 2016





# Future Transportation Map

## 2065 MASTER ROADWAY PLAN



The Master Roadway Plan reflects the generalized alignments of the Primary Roadways (Arterial and Major Collectors) and Intermediate Roadways (Minor Collectors).

For parcels greater than twenty (20) acres, refinements to the Connected City Master Roadway Plan may be made with the approval of the County Engineer to permit relocation within the interior of the project, while maintaining the entry and exit locations detailed on the Connected City Master Roadway Plan. On all parcels less than twenty (20) acres and in all cases where the entry and exit locations are proposed to change, the request to deviate from the Connected City Master Roadway Plan shall be made pursuant to the procedures in the Pasco County Land Development Code, Sections 901.1.1 and 407.5, except that the recommending board to the BCC shall be the DRC. The DRC shall first review and make a recommendation as to any requested deviation from the foregoing requirements, which deviation approval shall be reserved to the BCC, in its discretion.

\* Any new or revised route study will supersede the alignments/widths shown in the Master Roadway Plan.

**LEGEND**

- Number of Travel Lanes
- Intermediate Roads
- Primary Roads
- Under Road Trail Crossing



Map Created by:

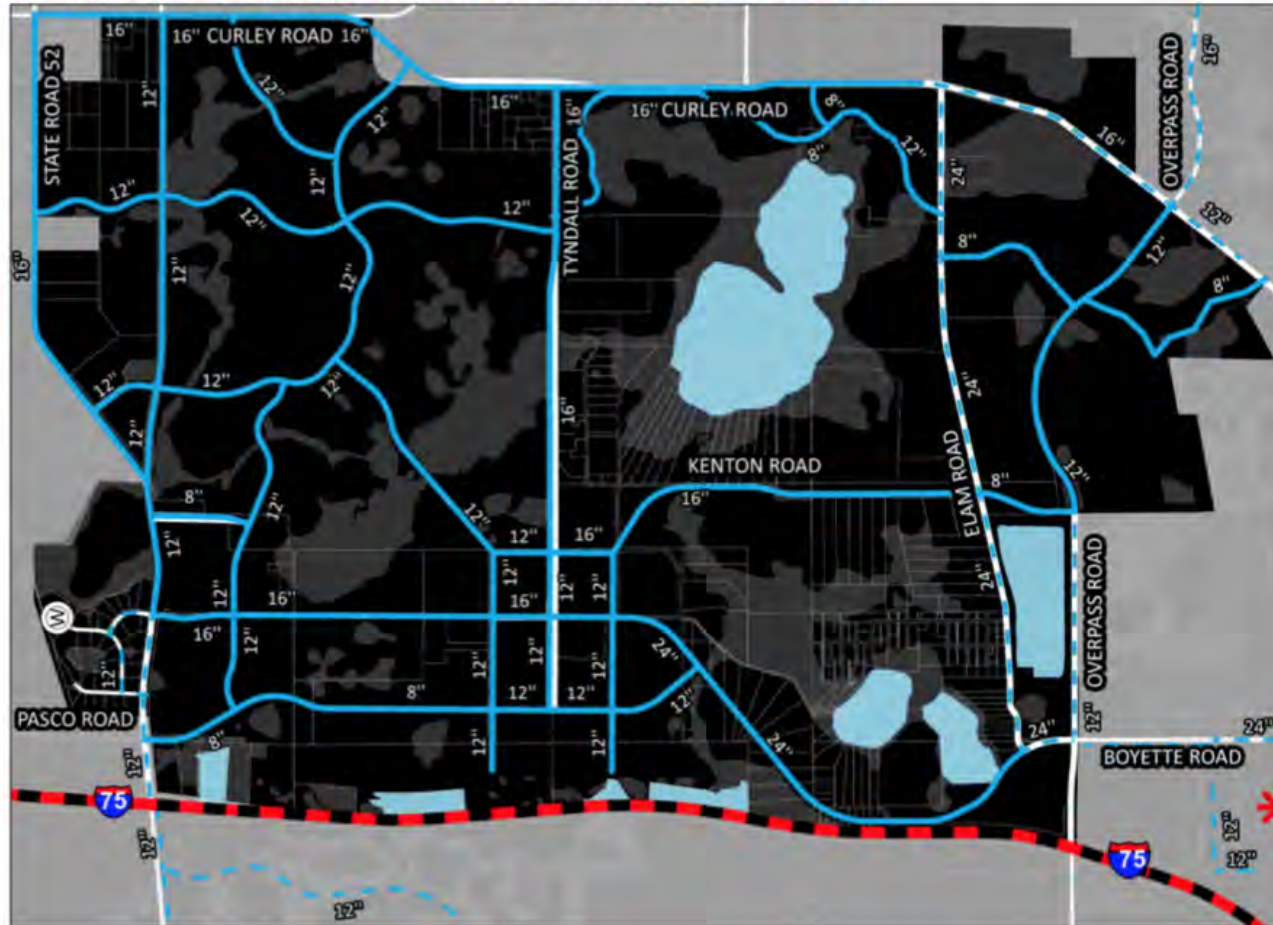


Parcel Data, PAO, March 3, 2016



# Potable Water Plan





## CONCEPTUAL POTABLE WATER PLAN



The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any water and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

The proposed infrastructure shown on the Proposed Utilities Map outlines what is needed to serve the Connected City site at the proposed level of entitlements. Larger pipes will be required to serve future development outside of the Connected City to the east including the Villages of Pasadena Hills and anticipated growth within St Leo and Lake Jovita.

**LEGEND**

-  Existing Wells
-  Wesley Chapel WWTP
-  PROPOSED WATER
-  EXISTING WATER

Map Created by:



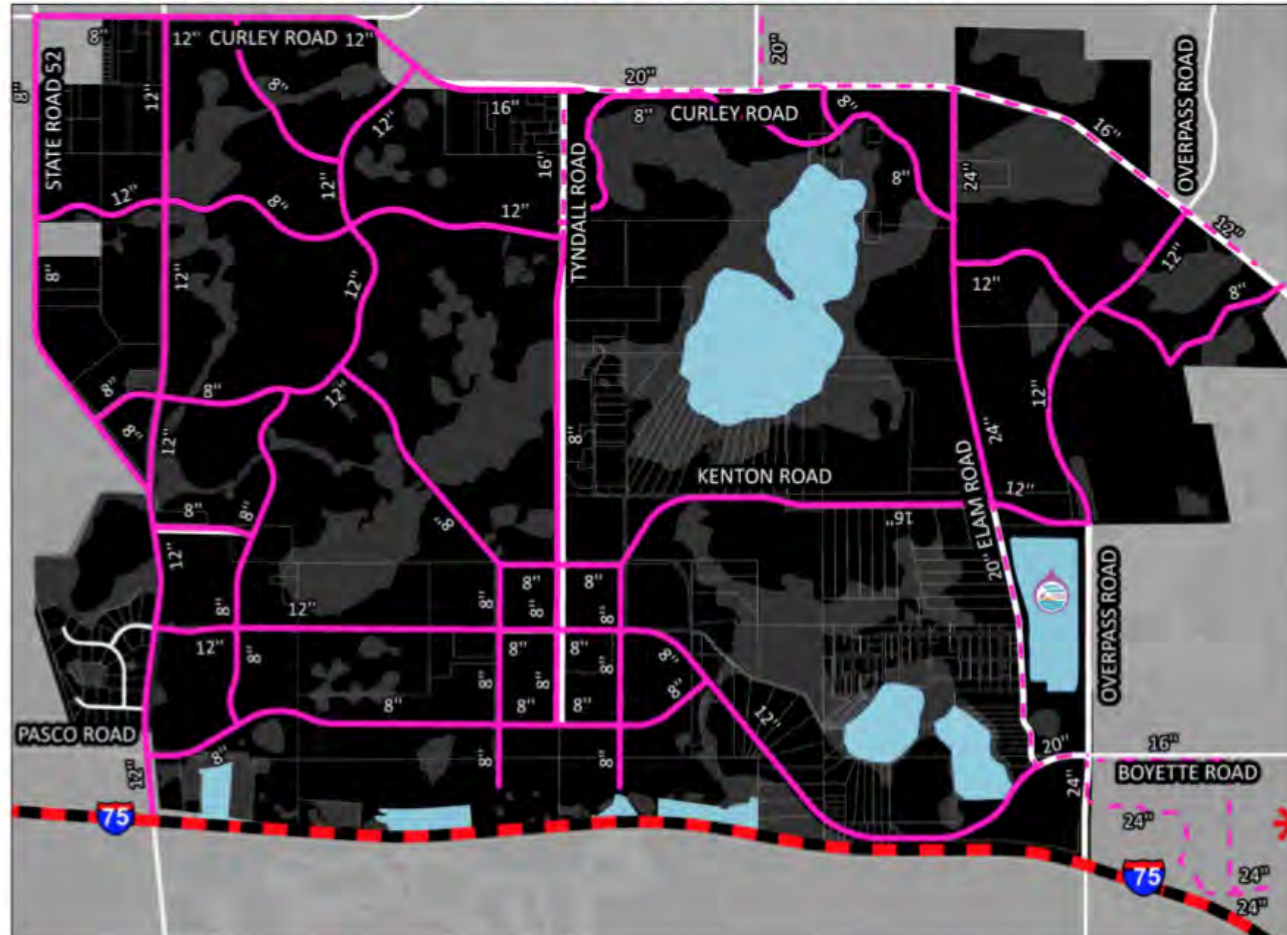

www.heidi.com

Parcel Data: PAD, March 3, 2016



# Reclaimed Water Plan

## CONCEPTUAL RECLAIMED WATER PLAN



The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any reclaimed water and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

The proposed infrastructure shown on the Proposed Utilities Map outlines what is needed to serve the Connected City site at the proposed level of entitlements. Larger pipes will be required to serve future development outside of the Connected City to the east including the Villages of Pasadena Hills and anticipated growth within St Leo and Lake Jovita.

**LEGEND**

- Wesley Chapel WWTP
- PROPOSED RECLAIMED
- EXISTING RECLAIMED
- Boyette Reclaimed Water Reservoir

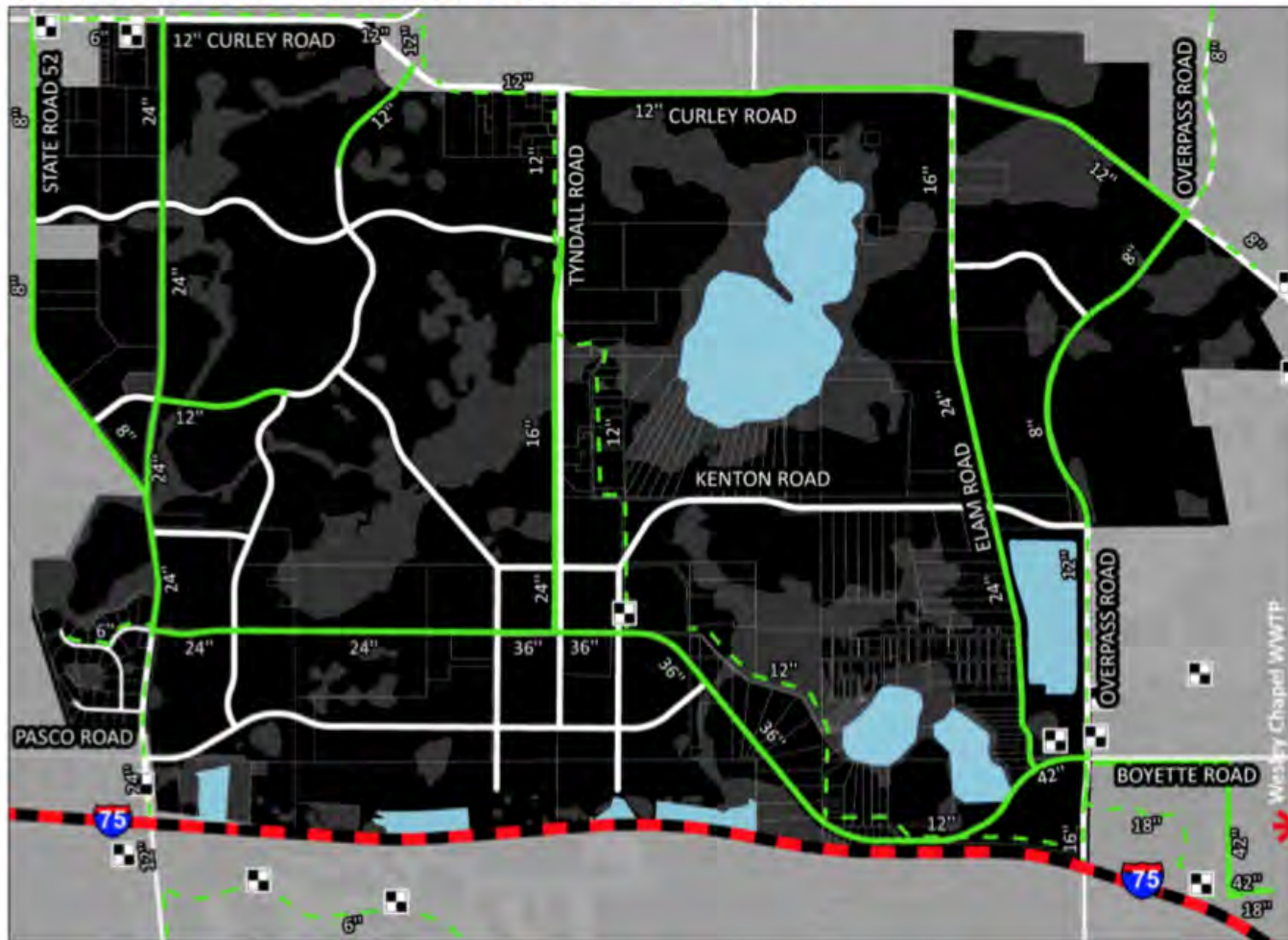
Map Created by:  
 HEIDI DESIGN  
 www.heidi.com

Parcel Data: PAQ: March 3, 2016



# Wastewater Plan

## CONCEPTUAL WASTEWATER PLAN



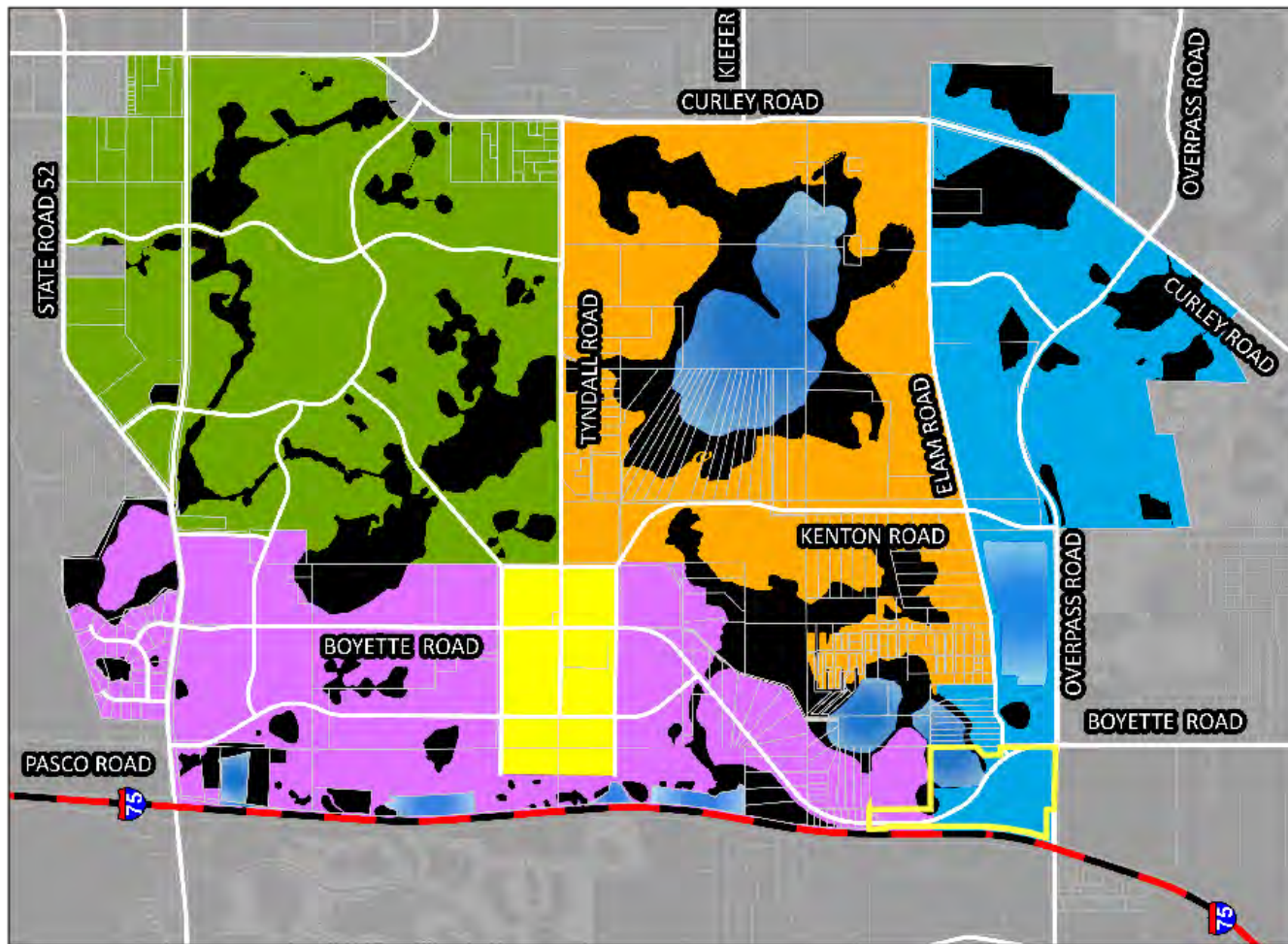
The Conceptual Utility Plan presents hydraulic capacities required of major trunk lines to deliver/collect flows projected using the entitlements from the Connected City Special Planning Area Overlay as shown on the Illustrative Plan. The remainder of the collection and distribution systems that will be required to complete the utility systems shall be the responsibilities of individual applicants seeking service. Applications shall meet all specific submittal and permitting applications in effect at the date of the submittal. The installation of any wastewater and utility facilities to the sizes required herein, and the cost associated therewith, shall be addressed in utility service agreements between the County and the individual landowner/developer.

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# SPA Zones Map

## EXHIBIT 4-1 SPA ZONES MAP



The SPA (Special Planning Area) Zones shown on these pages shall serve as unique areas within the Connected City, each having specific regulations.

**LEGEND**

**Zone Boundaries**

- Business Core
- Community Hub
- North Innovation Zone
- South Innovation Zone
- Urban Core

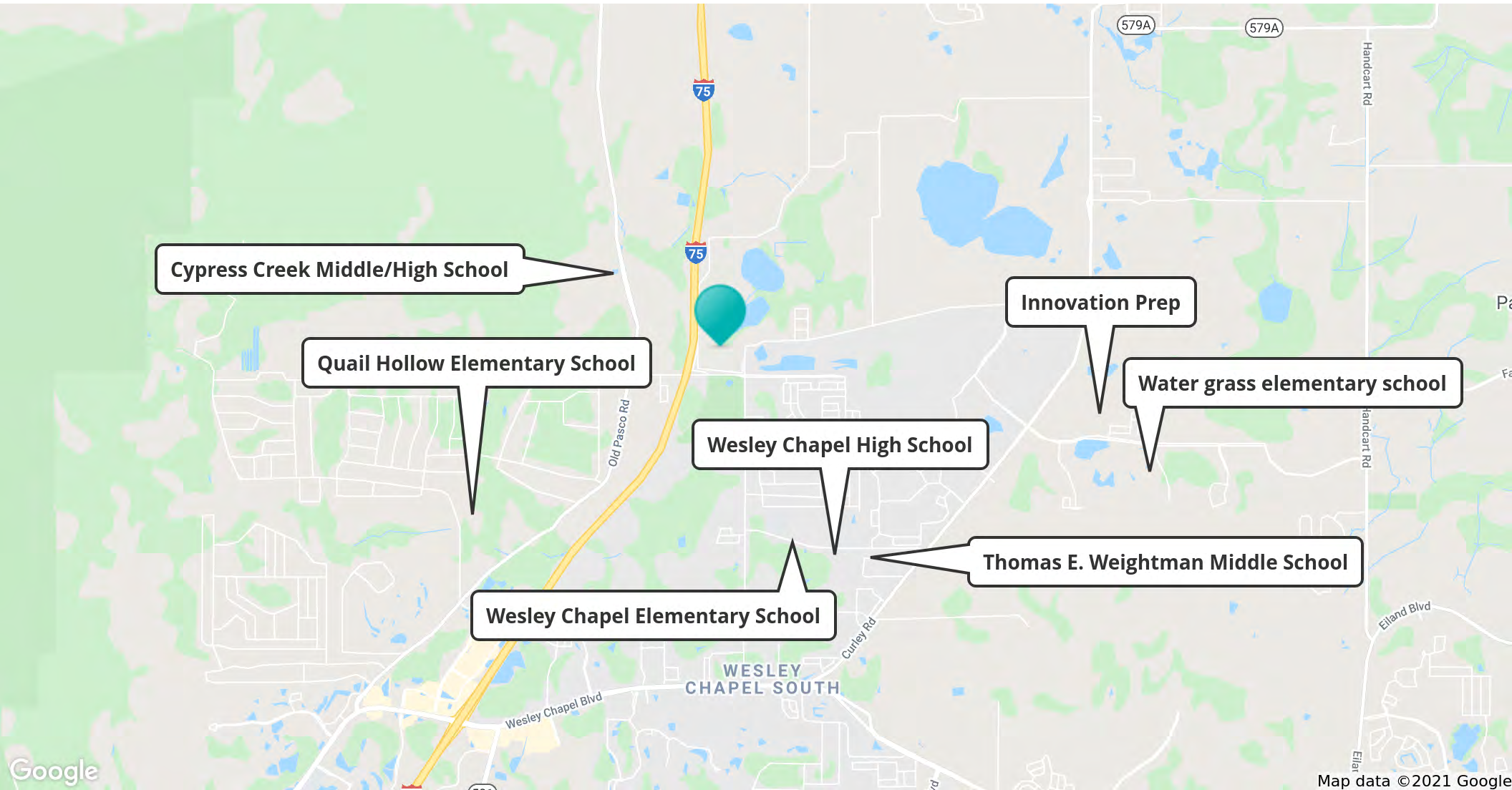
Map Created by:

**HEIDT DESIGN**  
www.heidtsg.com

Parcel Data: PAD - March 3, 2016



# Surrounding Schools





# Surrounding Retail





10/4/22 Re-Submitt



**HEIDT**  
DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

**BAILES-WILDCAT CC-MPUD  
REVISED NARRATIVE**  
Original Submittal: JANUARY 2022  
Re-Submittal: APRIL 2022  
Re-Submittal: AUGUST 2022  
Re-Submittal: OCTOBER 2022

Bailes-Wildcat CC-MPUD includes two separate land ownership areas which are joining in this consolidated CC-MPUD area as discussed with PDD staff and the County Attorney's Office, as follows: (a) 70 acres of land presently under contract for purchase by Falcone Group (the "Bailes Parcel") that is proposed to consist of a multifamily development project located on the east side of I-75, approximately one-half mile north of Overpass Road; and (b) 106 acres of land presently under contract for purchase by Johnson Development Associates from Wildcat Groves, Inc. (the "Wildcat Parcel") which is proposed for a mixed-use project to include flex use and multi-family development on 106 acres. This parcel is located on the east side of I-75 at the intersection of Overpass Road north to the south boundary of the Bailes Parcel. Although geographically contained within a single consolidated Master Planned Unit Development (MPUD), the specific conditions of approval applicable to the respective allocated entitlements shall apply independently to the Wildcat Parcel and the Bailes Parcel, except only as may be specifically set forth in the CC-MPUD rezoning approval for the CC-MPUD area. The two parcels also anticipate a concurrent joint development agreement ("JDA") for certain shared roadway and utilities infrastructure and provision of a single SRSA area to meet the requirements for the combined CC-MPUD area.

The applicants are requesting the following respective entitlements:

	RETAIL	OFFICE	MEDICAL OFFICE	HOTEL	HOSPITAL	MULTI-FAMILY
	Sq. Ft.	Sq. Ft.	Sq. Ft.	Rooms	Sq. Ft.	DU
Wildcat	155,000	150,000	150,000	250	365,000	725
Bailes						550
<b>TOTAL</b>	<b>155,000</b>	<b>150,000</b>	<b>150,000</b>	<b>250</b>	<b>365,000</b>	<b>1,275</b>

The property is included in the South Market Area which is envisioned as an urban gateway opportunity area with intensification supported by transit opportunities. This area promotes higher density, compact development and encourages mixed-use communities that are live/work.

Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 20789  
Landscape Architecture Business Certificate of Authorization No. LC20000407



Ex-A

10-4-22  
Re-Submit

EXHIBIT  
Bailes/Wildcat CC-MFUD  
LAND USE EQUIVALENCY MATRIX  
10/3/2022

	CONVERSION FROM:						CONVERSION TO:					
	Office (KSF)	Hotel (Rooms)	Retail (KSF)	Multifamily (DU's)	Medical Office (KSF)	Senior Adult SF Detached (DU's)	Senior Adult Multi-Family (DU's)	Light Industrial (KSF)	Hospital (KSF)			
Office (KSF)	0.4060	2.4629	0.1258	1.6111	0.3932	-	2.3795	1.7979	-			
Hotel	3.2285	7.9514	0.0781	12.8104	0.1397	2.0933	0.9662	0.7300	-			
Retail (KSF)	0.2520	0.6207	-	-	1.2695	16.8450	7.6823	5.8044	-			
Multifamily	2.5430	6.2632	-	-	0.0991	1.2993	6.5997	0.4531	-			
Medical Office	0.5562	1.3699	-	-	0.2187	-	6.0512	4.5720	-			
Hospital	-	-	-	-	-	-	1.3235	-	-			

↑ ↑ ↑

only Hotel + Retail are convertible to MF.

(1) Source - ITE Trip Generation Manual, 11th Edition (PM Peak Gross Trips)  
 Office - 1.5467/ksf  
 Hotel - 0.6280/DU  
 Retail - 4.9935/ksf  
 Multifamily - 0.3896/DU  
 Medical Office - 3.9333/ksf  
 Senior Adult - Single family detached - 0.3000/DU  
 Senior Adult - Multifamily - 0.2500/DU  
 Light Industrial - 0.6500/ksf  
 Hospital - 0.8603/ksf  
 Example: Retail to Office  
 1000 sf Retail = 1000 x 3.2285 = 3,228 sq ft office



# Demographics Map & Report

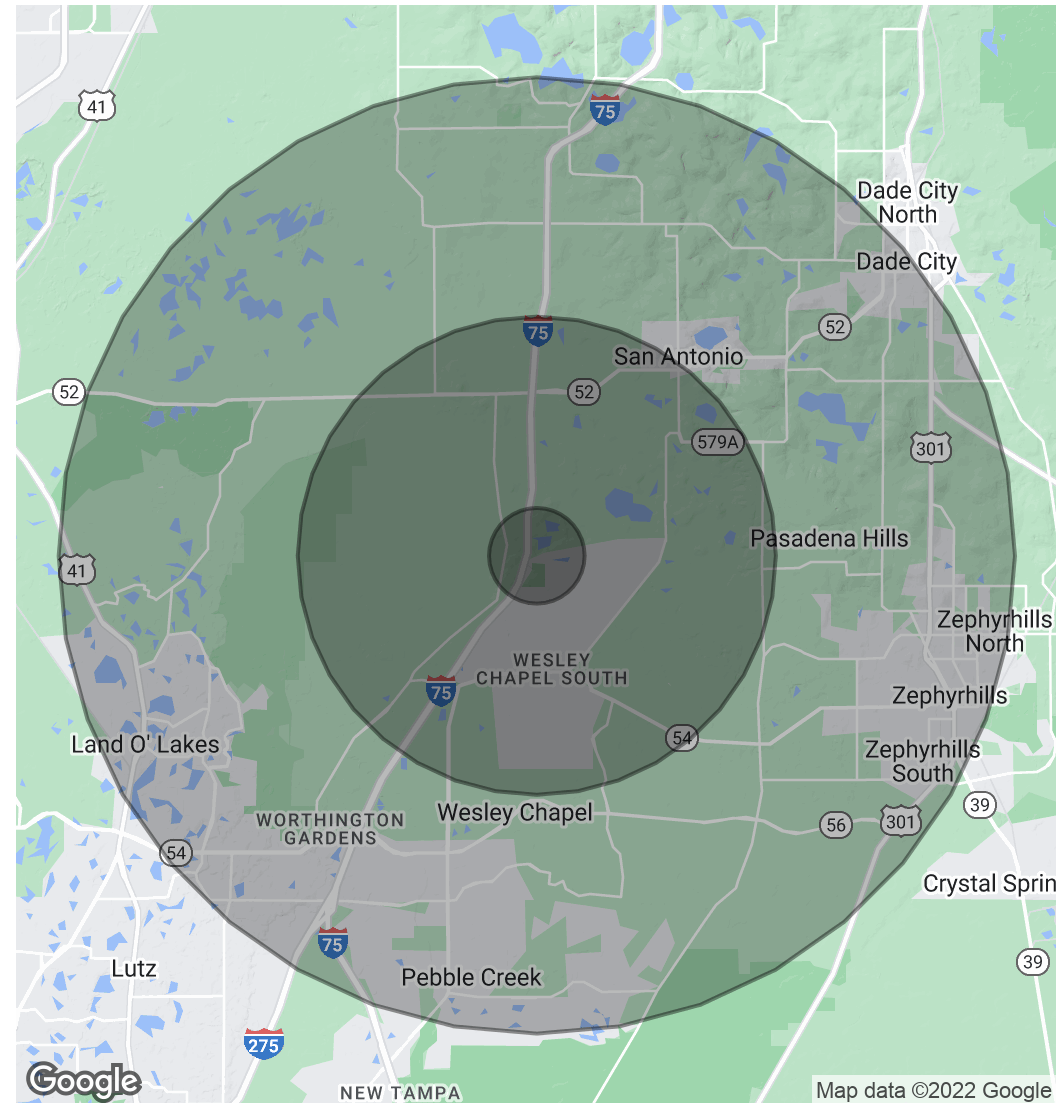
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,396	29,841	185,603
Average age	41.2	38.2	39.0
Average age (Male)	40.9	38.4	38.5
Average age (Female)	41.7	38.2	39.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	531	11,039	68,448
# of persons per HH	2.6	2.7	2.7
Average HH income	\$73,537	\$78,016	\$75,421
Average house value	\$226,900	\$239,882	\$230,265

\* Demographic data derived from 2020 ACS - US Census



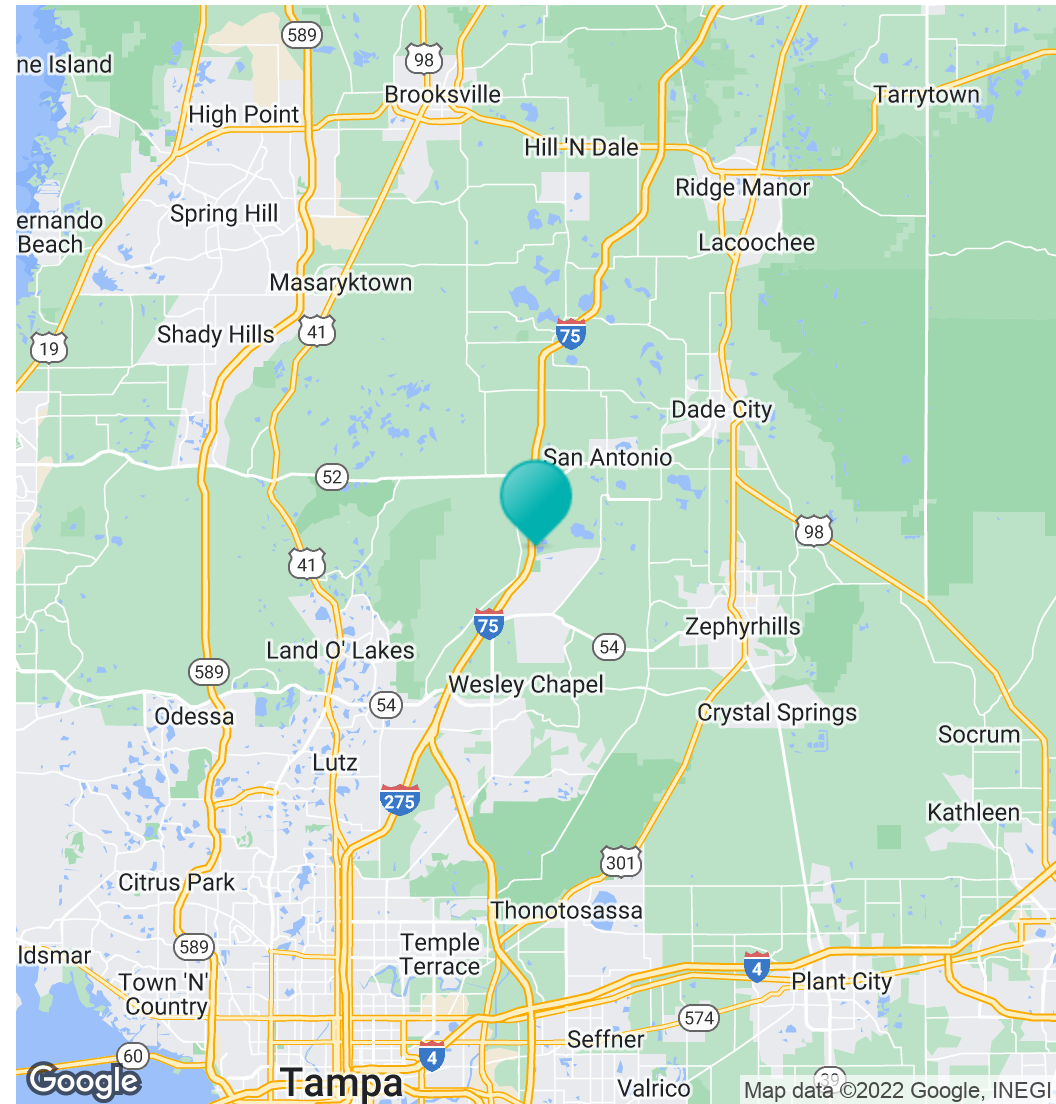
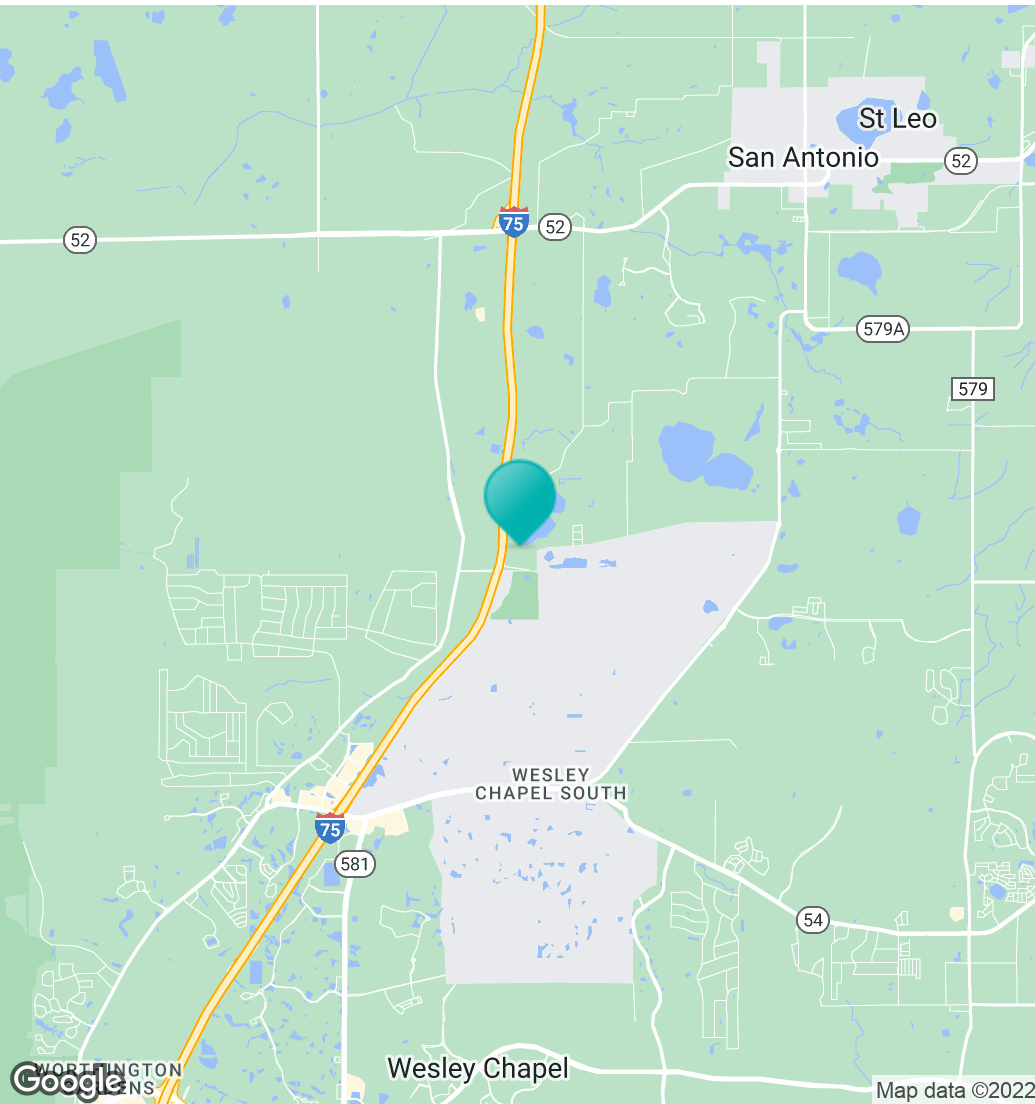


# Regional Map





# Location Map





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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