U.S. 41 at S.R. 54

Project Development & Environment (PD&E) Study

Cultural Resource Assessment Addendum

Diverging Diamond Interchange (DDI) Improvements and Preferred Stormwater Management Facilities (SMF) and Floodplain Compensation (FPC) Sites

Work Program Item Segment No. 419182-1

ETDM No: 7883

Pasco County, Florida

Florida Department of Transportation

District Seven

January 2026

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated May 26, 2022, and executed by Federal Highway Administration and FDOT.

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Pasco County, Florida

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District Seven

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1. INTRODUCTION

The Florida Department of Transportation (FDOT) District Seven is conducting a Project Development & Environment (PD&E) Study to evaluate capacity and operational improvements at the intersection of United States (U.S.) Highway 41/State Road (S.R.) 45 and S.R. 54 in Pasco County, Florida (Work Program Item Segment [WPIS] Number [No.] 419182-1). The length of the project is approximately 1.7 miles along U.S. 41, with limits on S.R. 54 from approximately 1.2 miles east and 1.2 miles west of the intersection, as well as a 0.3-mile section of Dale Mabry Highway (S.R. 597) (**Figure 1**). This is a State-Funded project, but is being prepared as a Type 2 Categorical Exclusion under the National Environmental Policy Act (NEPA) in anticipation of future federal funds.

As part of the PD&E Study, a Cultural Resource Assessment Survey (CRAS) was prepared in 2024 to evaluate the proposed Single Point Urban Interchange (SPUI) with S.R. 54 elevated over U.S. 41 and eight Stormwater Management Facilities (SMF) and 11 Floodplain Compensation (FPC) sites (Archaeological Consultants, Inc. [ACI] 2024; Survey No. 29734). The CRAS received concurrence from the State Historic Preservation Officer (SHPO) for the finding of no historic properties affected on January 6, 2025 (Lotane 2024; Florida Division of Historical Resources [FDHR] Project File No. 20024-7122). See **Appendix A** for a copy of the previous SHPO correspondence which provides details on the previous CRAS Area of Potential Effects (APE) and findings.

A public hearing for this project was held on March 25, 2025. Based on input from public comments prior to the hearing, FDOT developed two additional interchange options with U.S. 41 over S.R. 54: a Diverging Diamond Interchange (DDI) and a SPUI. No previous analysis was carried out for either of these alternatives prior to the public hearing. Public input at the hearing showed support for the interchange options with U.S. 41 over S.R. 54 instead of the initial Build Alternative (SPUI with elevated lanes on S.R. 54 over U.S. 41) that was analyzed during the PD&E Study and was subject to a CRAS in 2024. Based on this input, the department decided to further analyze the DDI with U.S. 41 over S.R. 54 interchange option which became Build Alternative Option #2 and is the new Preferred Alternative. The new preferred alternative will involve a DDI with U.S. 41 elevated over S.R. 54 and S.R. 597 (Dale Mabry Highway) as well as a new roadway connection between Carson Drive and S.R. 54, east of U.S. 41. In addition, on the south end of U.S. 41, improvements extend approximately 0.36 miles farther south of Lake Floyd Drive. Also, as part of the new DDI alternative, new ponds were added to the PD&E Study or expanded from the 2024 CRAS. To accommodate these improvements, additional right-of-way (ROW) acquisition is proposed for this project. See **Appendix B** for a copy of the concept plan.

The CRAS Addendum was to evaluate the new preferred alternative, U.S. 41 over S.R. 54 with a DDI along with grade separation of U.S. 41 over S.R. 597 intersection, as well as four SMF (SMF 2D has four parts: -1, -2, -3, -4) and 11 FPC sites, hereinafter collectively referred to as pond sites. The purpose of this CRAS Addendum was to locate, identify, and aerially delimit any archaeological sites and historic resources within the project APE and to assess their significance in terms of eligibility for listing in the National Register for Historic Places (NRHP). As defined in *36 Code of Federal Regulations (CFR) Part § 800.16(d)*, the APE is the "geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist." The archaeological APE for this project is defined as the area contained within the footprint of construction of the proposed roadway improvements and the area contained within the pond sites. The historical/architectural APE was defined as the footprint of construction plus 250-feet (ft) to each side of the U.S. 41 ROW and 350-ft to each side of the SR 54 ROW; and was expanded to 500-ft at the proposed DDI of U.S. 41 over S.R. 54 to take into account potential visual effects. In addition, the APE includes 350-ft from the grade separation for U.S. 41 over S.R. 597 (Dale Mabry Highway). The various APEs encompass the proposed pond sites. The archaeological and historical/architectural field surveys were conducted between January 8-9, 2026.

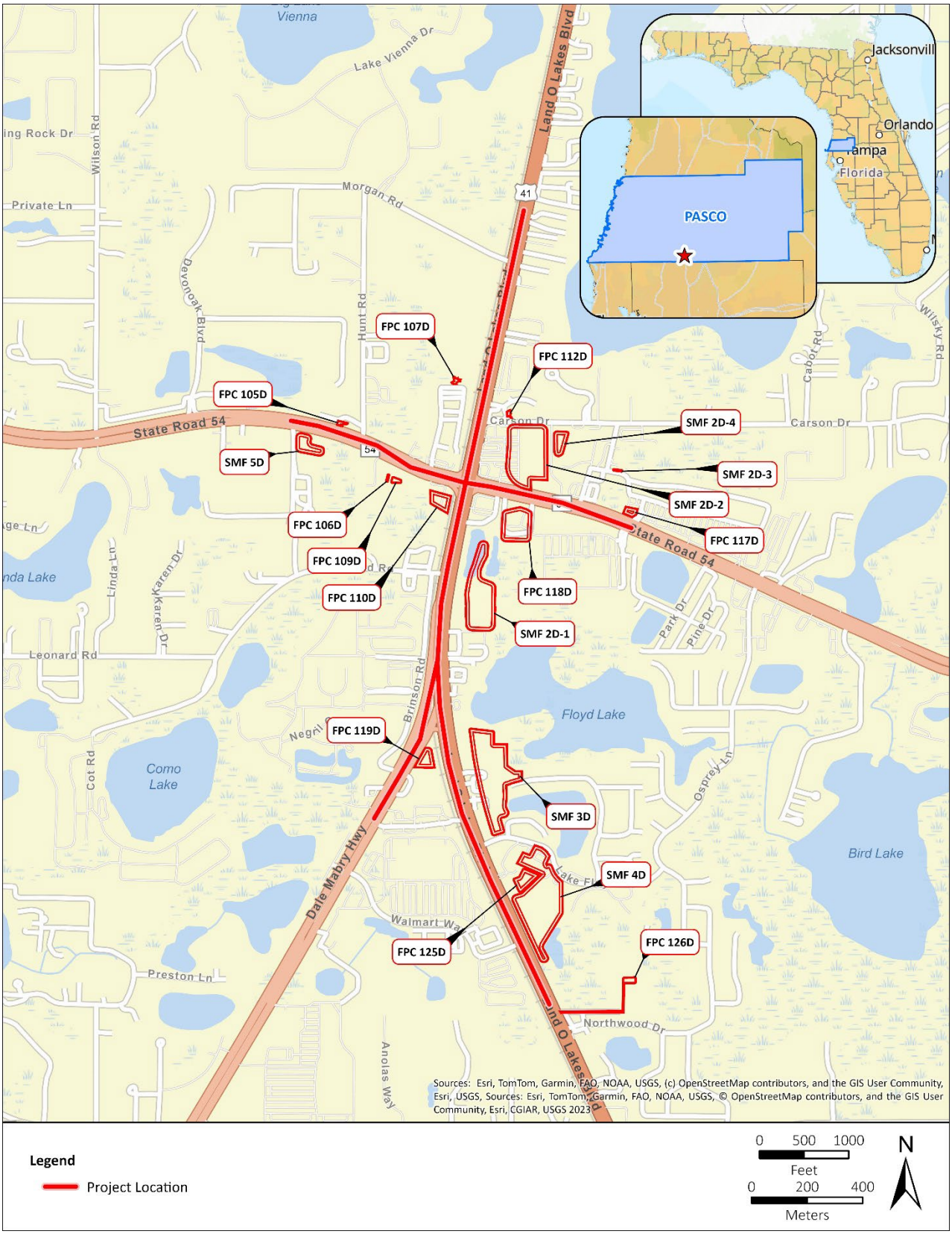

Figure 1. Location of the U.S. 41 at S.R. 54 project.

All work was conducted in accordance with Section 106 of the *National Historic Preservation Act* of 1966 (Public Law 89-655, as amended), as implemented by *36 CFR 800* (*Protection of Historic Properties*, effective August 2004), as well as Chapters 267 and 373, *Florida Statutes (FS)*, Chapter 1A-46, *Florida Administrative Code (FAC),* and Florida's Coastal Management Program. All work was performed in accordance with the standards outlined in Part 2, Chapter 8 ("Archaeological and Historical Resources") of the FDOT's *PD&E Manual*, and the standards and guidelines contained in the *Cultural Resource Management Standards and Operational Manual*: *Module 3* (FDHR 2003; FDOT 2024). The Principal Investigators meet the *Secretary of the Interior's Professional Qualification Standards* (*48 Federal Register 44716*) for archaeology, history, architecture, architectural history, or historic architecture.

The background research, which included a review of the previous U.S. 41 at S.R. 54 PD&E Study CRAS [redacted]

A review of relevant site locational information for environmentally similar areas within Pasco County and the surrounding region indicated a moderate potential for the occurrence of pre-Contact and historic archaeological site occurrence within the APE. However, given the degree of land alteration within the APE, the likelihood of finding an intact archaeological site was considered minimal, and the potential for archaeological site occurrence was downgraded to low. The background research indicated that pre-Contact period archaeological sites, if present, would most likely be small lithic or artifact scatters, and historic archaeological sites would most likely be related to naval stores, the timber industry, and/or local development of the area. As a result of field survey, including the excavation of 21 shovel tests, no archaeological sites were identified within the APE. In addition, no evidence of the previously recorded sites were found within APE.

Historic background research, including a review of the FMSF database and the NRHP, indicated that 33 historic resources were previously recorded within the APE. These include 30 buildings (8PA00303, 8PA01495, 8PA01496, 8PA01498-8PA01502, 8PA02112, 8PA02830-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803), two linear resources (8PA02419 and 8PA02472), and one building complex resource group (8PA02829). Of these previously recorded historic resources, all of the resources have been determined ineligible for listing in the NRHP by the SHPO except for two buildings which have not been evaluated by the SHPO (8PA01495 and 8PA01496) and a segment of the Tampa Northern Railroad (8PA02419) which has been determined eligible for listing in the NRHP by the SHPO. An unrecorded segment of the railroad is also present within the APE. A review of relevant historic United States Geological Survey (USGS) quadrangle maps, historic aerial photographs, and the Pasco County Property Appraiser's website data revealed the potential for nine new historic resources 47 years of age or older (constructed in or prior to 1979) within the APE (Wells 2026).

The historical/architectural field survey resulted in the identification of 40 extant historic resources within the APE. These include 36 buildings (8PA00303, 8PA01496, 8PA01498-8PA01502, 8PA02112, 8PA02830-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803, 8PA03908-8PA03914), two linear resources (8PA02419 and 8PA02472), and two building complex resource groups (8PA02829 and 8PA03907), constructed between circa (ca.) 1907 and 1979. Of these, eight were newly identified, recorded, and evaluated (8PA03907-8PA03914), one extant previously recorded linear resource (8PA02419) was

identified and re-evaluated to include a newly identified segment, and 30 previously recorded resources (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803) were not re-evaluated since no changes were observed since the resources were last evaluated by the SHPO in 2025. In addition, one previously recorded resource (8PA01496) determined to be extant within the APE was too obscured from the public ROW to complete an updated FMSF form and re-evaluation and as such was considered inaccessible. Furthermore, one previously recorded resource (8PA01495) was found to be demolished since last recordation.

Of the extant 40 historic resources identified within the APE, 38 appear ineligible for listing in the NRHP (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803, 8PA03907-8PA03914). The ineligible resources include 35 buildings, one linear resource, and two building complex resource groups. The buildings are common examples of their respective architectural style that have been altered and lack significant historical associations with persons or events. Overall, the newly identified historic resources have been altered, lack sufficient architectural features, and are not significant embodiments of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. Furthermore, the building complex resource groups (8PA02829 and 8PA03907) are common examples of mobile home parks found throughout Florida and are not significant embodiments of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. The linear resource, S.R. 54 (8PA02472), is a common example of roadways found throughout Florida that has been altered and lacks unique design and engineering features, therefore the segment within the APE does not appear to be eligible for the NRHP; however, there is insufficient information to determine NRHP eligibility for the linear resource as a whole.

However, one resource within the APE appears eligible for listing in the NRHP (8PA02419). Although the segment of the Tampa Northern Railroad (8PA02419) within the APE is a typical example found throughout Florida, it meets the requirements found in Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in Florida's Historic Railroad Resources Multiple Property Listing (Johnston and Mattick 2001). As such, the segment of the Tampa Northern Railroad (8PA02419) within the APE appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

Furthermore, the background research and Pasco County property appraiser identified two historic resources that could not be evaluated or recorded during the field survey due to lack of accessibility and/or obstructed views from the ROW. These include a ca. 1976 building located at 2736 Land O' Lakes Boulevard and a ca. 1950 Frame Vernacular style building (8PA01496) located at 21329 Carson Drive. The previously recorded resource (8PA01496) was determined to be extant within the APE but was too obscured from the public ROW by a large wooden privacy fence to complete an updated FMSF form and re-evaluation, and as such was considered inaccessible. The ca. 1976 building at 2736 Land O' Lakes Boulevard was also determined to be inaccessible during the 2024 CRAS conducted by ACI and was addressed during the aforementioned report. No property acquisition for ROW or ponds is anticipated at either inaccessible property.

Since two historic resources present within the APE (8PA02419 and 8PA02472) are either listed in the NRHP, have been determined eligible or appear eligible for listing in the NRHP, or have insufficient information to determine NRHP eligibility, the proposed project effects were evaluated as if the resources have been determined NRHP eligible and the Criteria of Adverse Effect, as set forth in *36 CFR Part*

800.5(a)(1), was applied to the project. The proposed work within the APE along the S.R. 54 (8PA02472) corridor includes the construction of a diverging diamond interchange with U.S. 41 elevated over S.R. 54 with elevated and at-grade improvements such as on- and off-ramps. These alterations to S.R. 54 will also result in the reconfiguration of the Tampa Northern Railroad (8PA02419) crossings within the APE. Although the proposed work includes significant alterations, the existing roadway was widened from a two-lane road into a six-lane road ca. 2002 at the intersection of Land O' Lakes Boulevard and has been heavily altered and realigned in several places, resulting in a loss of historic integrity. This previous widening also included the widening of the pre-existing Tampa Northern Railroad (8PA02419) railroad crossing. In addition, the surrounding area, originally rural with agricultural fields, has been significantly developed with commercial buildings and residences, thus altering the historic viewshed of the linear resources. Furthermore, the existing alignment of Dale Mabry Highway will be reconfigured, removing pre-existing Tampa Northern Railroad (8PA02419) railroad crossings and creating new crossings. This segment of railroad was significantly altered ca. 2002 due to the reconfiguration of Dale Mabry Highway and does not retain historic integrity. As such, the undertaking will not adversely result in physical destruction, damage, or alteration of all or part of the historic resources for which they appear NRHP eligible. Therefore, it is the opinion of ACI that the proposed undertaking will have *no adverse effect* on S.R. 54 (8PA02472) or the Tampa Northern Railroad (8PA02419). Based on the results of the background research and field investigations, it is the opinion of FDOT, District Seven, and ACI that the proposed undertaking will result in No Adverse Effect to Historic Properties. No further work is recommended.

2. PROJECT DESCRIPTION

The length of the project is approximately 1.7 miles along U.S. 41, with limits on S.R. 54 from approximately 1.2 miles east and 1.2 miles west of the intersection, as well as a 0.3-mile section of Dale Mabry Highway (S.R. 597). This intersection is located in the Land O' Lakes area of unincorporated Pasco County, Florida. This intersection is under the jurisdiction of FDOT. Each roadway is a six-lane divided facility intersecting at-grade with a box traffic signal. U.S. 41 is a major north-south arterial that provides access to Tampa, Lutz, Land O'Lakes, and Brooksville. S.R. 54 is a major east-west arterial that connects U.S. 19 near New Port Richey to the west and U.S. 301 in Zephyrhills to the east. This study is being conducted to provide relief for the existing and future congestion at the intersection of U.S. 41 and S.R. 54 and to accommodate future traffic demands due to growth within the project and surrounding areas. The need for the project is based on system linkage, capacity, social demand, economic development, safety, and enhancement of evacuation routes.

History of Project Alternatives

The Pasco County Metropolitan Planning Organization (MPO) performed the Vision 54/56 Study starting in 2017. The task force recommended three build alternatives to FDOT for further review. Beginning in 2020, FDOT performed a Feasibility Study evaluation of these three alternatives to identify a recommended alternative. The Feasibility Study analyzed the following three alternatives:

- Feasibility Alternative 1 – a SPUI with elevated lanes on SR 54 over US 41
- Feasibility Alternative 2 – a Parallel Flow Intersection (PFI)
- Feasibility Alternative 3 – a Continuous Flow Intersection (CFI) with elevated lanes on SR 54 over US 41

The Feasibility Study recommended Feasibility Alternative 1 for further evaluation in the PD&E Study and was compared to the No-Build Alternative. Based on the analysis, the Feasibility Alternative 1 (SPUI with elevated lanes on S.R. 54 over U.S. 41) was selected as the PD&E Preferred Build Alternative and would be presented at a second Public Hearing.

However, based on input from public comments prior to the hearing, FDOT developed two additional interchange options with U.S. 41 over S.R. 54: a DDI and a SPUI. These two interchange options were shown at the second Public Hearing on March 25, 2025. Public input at the hearing showed support for the interchange options with U.S. 41 over S.R. 54 instead of the Build Alternative (SPUI with elevated lanes on S.R. 54 over U.S. 41). Based on this input, the department decided to further analyze the DDI with U.S. 41 over S.R. 54 interchange option. The DDI with U.S. 41 over S.R. 54 concept became Build Alternative Option #2. Based on the analysis, Build Alternative Option #2 was selected as the new Preferred Alternative.

Description of Preferred Alternative

The Preferred Alternative shown in **Appendix B**, is a Diverging Diamond Interchange (DDI) with U.S. 41 elevated over S.R. 54 and S.R. 597 (Dale Mabry Highway).

At S.R. 54, U.S. 41 will carry two lanes in each direction over S.R. 54 via a single bridge. The bridge will be expandable to three lanes in each direction for future traffic demand. Two lane exit ramps from U.S. 41 in each direction will connect to S.R. 54. The northbound and southbound exit ramps will widen to two left turn lanes and two right turn lanes at the at-grade intersection with S.R. 54. Along S.R. 54, the westbound lanes will widen from three lanes to five lanes after the signalized intersection at the Village Lakes Shopping Plaza/Lowe's driveway. The five lanes will enter the first crossover intersection of the DDI. Prior to the first crossover intersection, a sixth lane will be developed for right turns only to northbound U.S. 41. Of the five lanes entering the first crossover intersection, the inside lane will be a left turn only lane and the adjacent lane will be a shared left/through lane. The remaining three lanes will be through lanes. Four lanes will enter the 2nd crossover intersection. After the 2nd crossover intersection, the inside lane will merge and end. Three lanes will continue westbound to match existing conditions.

Similarly, the eastbound lanes will widen from three lanes to five lanes as they approach the interchange. The five lanes will enter the first crossover intersection of the DDI. Prior to the crossover intersection, a sixth lane will be developed for right turns only to southbound U.S. 41. Of the five lanes entering the first crossover intersection, the inside lane will be a left turn only lane and the adjacent lane will be a shared left/through lane. The remaining three lanes will be through lanes. Four lanes will enter the 2nd crossover intersection. After the 2nd crossover intersection, the outside lane will become a right turn only lane at the signalized intersection at the Village Lakes Shopping Plaza/Lowe's driveway. Three lanes will continue eastbound to match existing conditions.

A new roadway connection will be provided between Carson Drive and S.R. 54, east of U.S. 41. From Carson Drive, the new connection will use the existing Raden Drive alignment before turning east towards the Village Lakes Shopping Plaza. The roadway will then connect to the existing signalized intersection of S.R. 54 at the Village Lakes Shopping Plaza/Lowe's driveway. This new roadway connection will require ROW acquisition to make the roadway available for public use.

At S.R. 597 (N. Dale Mabry Highway), northbound U.S. 41 will carry two lanes over S.R. 597 (N. Dale Mabry Highway) via a bridge. Southbound U.S. 41 will carry three lanes over S.R. 597 (N. Dale Mabry Highway) via a separate bridge. The third lane will come from S.R. 54 via a single lane southbound slip ramp. For the southbound direction, ramps are provided from S.R. 54 to southbound U.S. 41 and southbound S.R. 597 (N. Dale Mabry Highway). For the northbound direction of U.S. 41, the two-lane exit ramp from U.S. 41 to S.R. 54 will form a signalized intersection at S.R. 597 (N. Dale Mabry Highway). The signal will manage the traffic from northbound U.S. 41 to S.R. 54 and northbound S.R. 597 (N. Dale Mabry Highway) to S.R. 54. This intersection will allow a northbound U.S. 41 to southbound U.S. 41 u-turn via a "Texas u-turn". Traffic from northbound S.R. 597 (N. Dale Mabry Highway) to northbound U.S. 41 will utilize a free flow ramp and merge onto U.S. 41 south of the bridge over S.R. 54.

The existing CSX rail crossings at S.R. 54 and S.R. 597 (N. Dale Mabry Highway) will be modified to accommodate roadway improvements.

Figure 2 shows the proposed U.S. 41 typical section. U.S. 41 provides three 12-ft through lanes in each direction, seven-ft bike lanes in each direction, and 10-ft sidewalks in each direction. A 22-ft-wide grass median separates the southbound and northbound lanes. The proposed ROW width is a minimum of 171-ft. A CSX rail in a separate ROW corridor is located on the west side of U.S. 41.

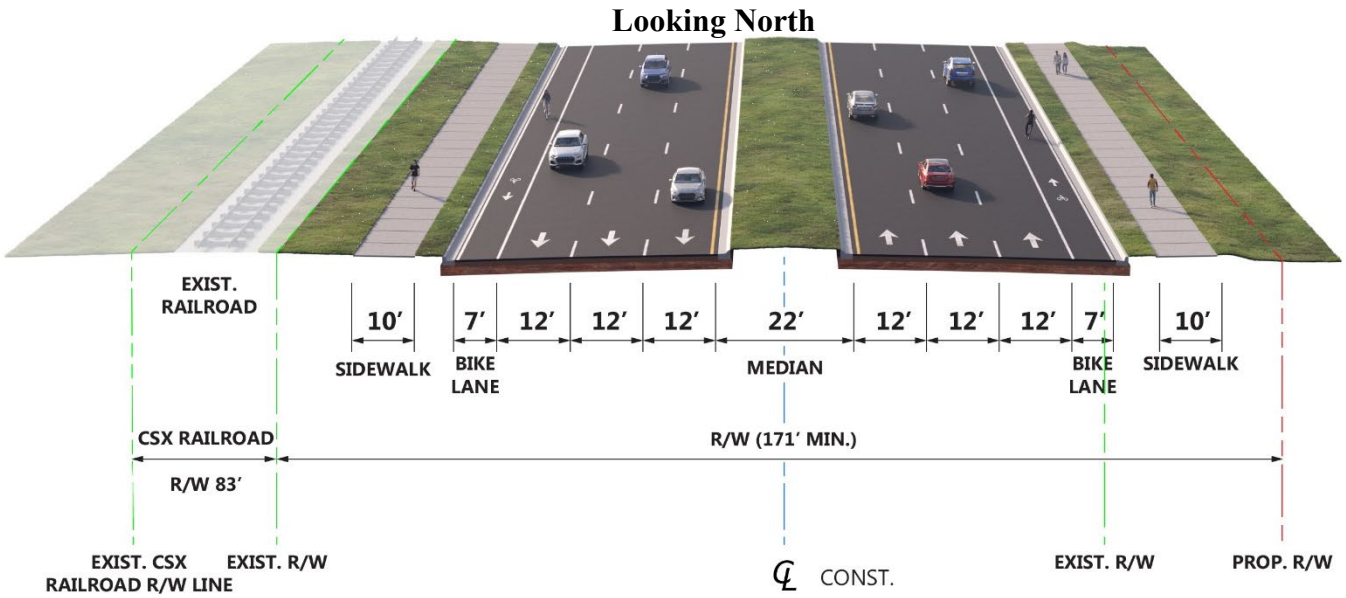

Figure 2. Proposed Typical Section – U.S. 41.

Figure 3 shows the proposed S.R. 54 typical section. S.R. 54 provides three 12-ft lanes with one 12-foot auxiliary lane in each direction, seven-ft bike lanes in each direction, and 10-ft sidewalks in each direction. A grass median of varying width separates the eastbound and westbound lanes. The maximum proposed ROW width is 286-ft.

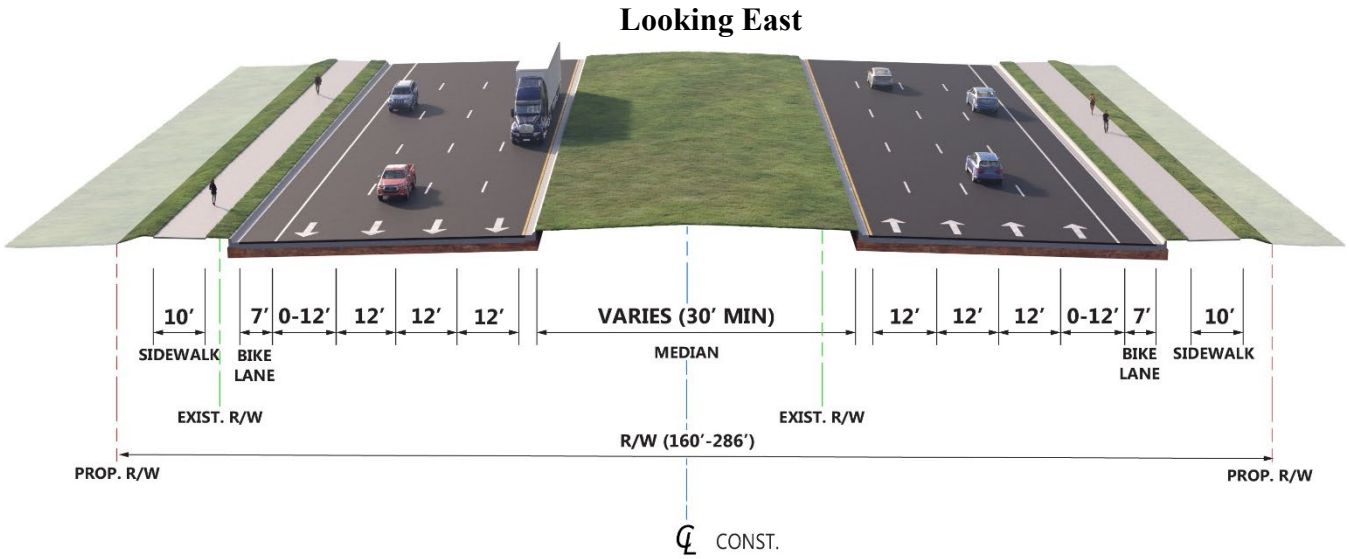

Figure 3. Proposed Typical Section – S.R. 54.

Figure 4 shows the proposed typical section for the southbound U.S. 41 bridge over S.R. 597 (N. Dale Mabry Highway). The bridge provides three 12-ft lanes, a 10-ft inside shoulder, and a 10-ft outside shoulder.

Looking North

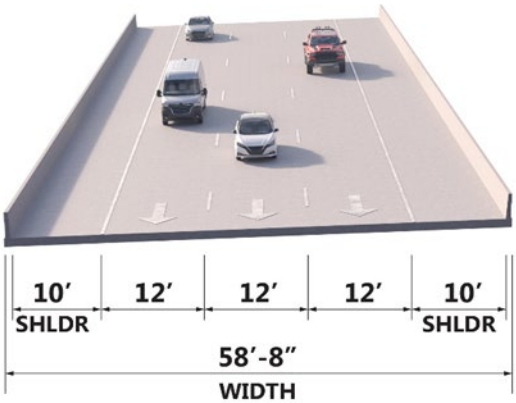

Figure 4. Proposed Southbound U.S. 41 Bridge over S.R. 597 (N. Dale Mabry Highway) Typical Section.

Figure 5 shows the proposed typical section for the northbound U.S. 41 bridge over S.R. 597 (N. Dale Mabry Highway). The bridge provides two 12-ft lanes, an 8-ft inside shoulder, and a 10-ft outside shoulder.

Looking North

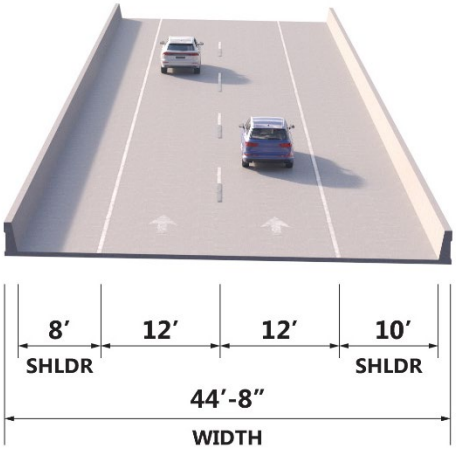

Figure 5. Proposed Northbound U.S. 41 Bridge over S.R. 597 (N. Dale Mabry Highway) Typical Section.

Figure 6 shows the proposed typical section for the U.S. 41 bridge over the S.R. 54 intersection. The bridge provides two 12-ft lanes, a 10-ft outside shoulder and 14.5-ft inside shoulder in each direction, separated by a 17' wide raised median. The inside shoulders can be converted into 12-ft travel lanes in the future, so the bridge is expandable to three lanes in each direction.

Looking North

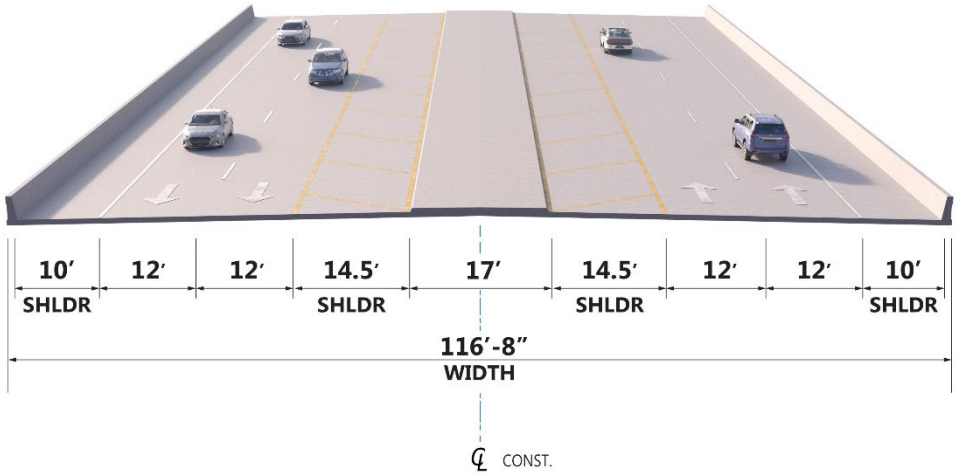

Figure 6. Proposed U.S. 41 over S.R. 54 Bridge Typical Section.

3. ENVIRONMENTAL SETTING

The project is located in Township 26 South, Range 18 East, Sections 24-26 and 35-36 at the intersection of U.S. 41 and S.R. 54 in the city of Lutz within unincorporated south-central Pasco County, Florida (USGS 2021). Geologically, the project lies within the Gulf Coastal Lowlands portion of the Mid-peninsular physiographic zone, which is characterized by gently rolling topography with a series of low hills and valleys paralleling the coast. The general area is underlain by the undifferentiated sediments of the Pleistocene and Holocene, and the surface lithology consists of medium fine sand and silt (Knapp 1980; Scott 2001; Scott et al. 2001; White 1970). The natural vegetation of the area consists of forests of longleaf pine and xerophytic oaks (Davis 1967). The project elevations vary between 70 and 75 ft above mean sea level (amsl). Numerous wetlands and lakes, including Lake Padgett and Lake Floyd, are located proximate to the project. These environmental features are shown on **Figure 9** located in Section 5.

According to the U.S. Department of Agriculture (USDA), the project is situated within two soil associations. The first association, Tavares-Adamsville-Narcoossee, is located on the upland ridges and consists of nearly level to gently sloping, moderately well and somewhat poorly drained sandy soils that are sandy throughout (USDA 1982). Some soils have a dark-colored layer within a depth of 25 inches. The natural vegetation consists of slash pine, longleaf pine, live oak, laurel oak, willow oak, water oak, blackjack oak, turkey oak, and post oak with an understory of greenbrier, sawpalmetto, pineland threeawn, creeping bluestem, lopsided Indiangrass, panicum, purple lovegrass, and broomsedge bluestem (USDA 1982).

The second soil association is the Pomona-EauGallie-Sellers, which is characterized by nearly level, poorly drained and very poorly drained soils. Some areas have a dark subsoil that is sandy within a depth of 30 inches and s loamy below. Other areas are sandy throughout and have a thick, dark-colored surface layer. This soil association is mainly in the low flatwoods interspersed with small, grassy, wet depressions, cypress ponds, and swamps (USDA 1989). In the eastern half of the county, some of the depressions are connected by narrow drainageways. The natural vegetation in the flatwoods consists of scattered longleaf pine and slash pine with an understory of sawpalmetto, waxmyrtle, inkberry, running oak, and various native grasses and forbs. Natural vegetation in the depressions and swamps ranges from dense stands of maidencane and St. Johns wort to mixed stands of cypress, bay and gum trees (USDA 1982). The specific soil types within the APE are listed in **Table 1** and shown in **Figure 7**.

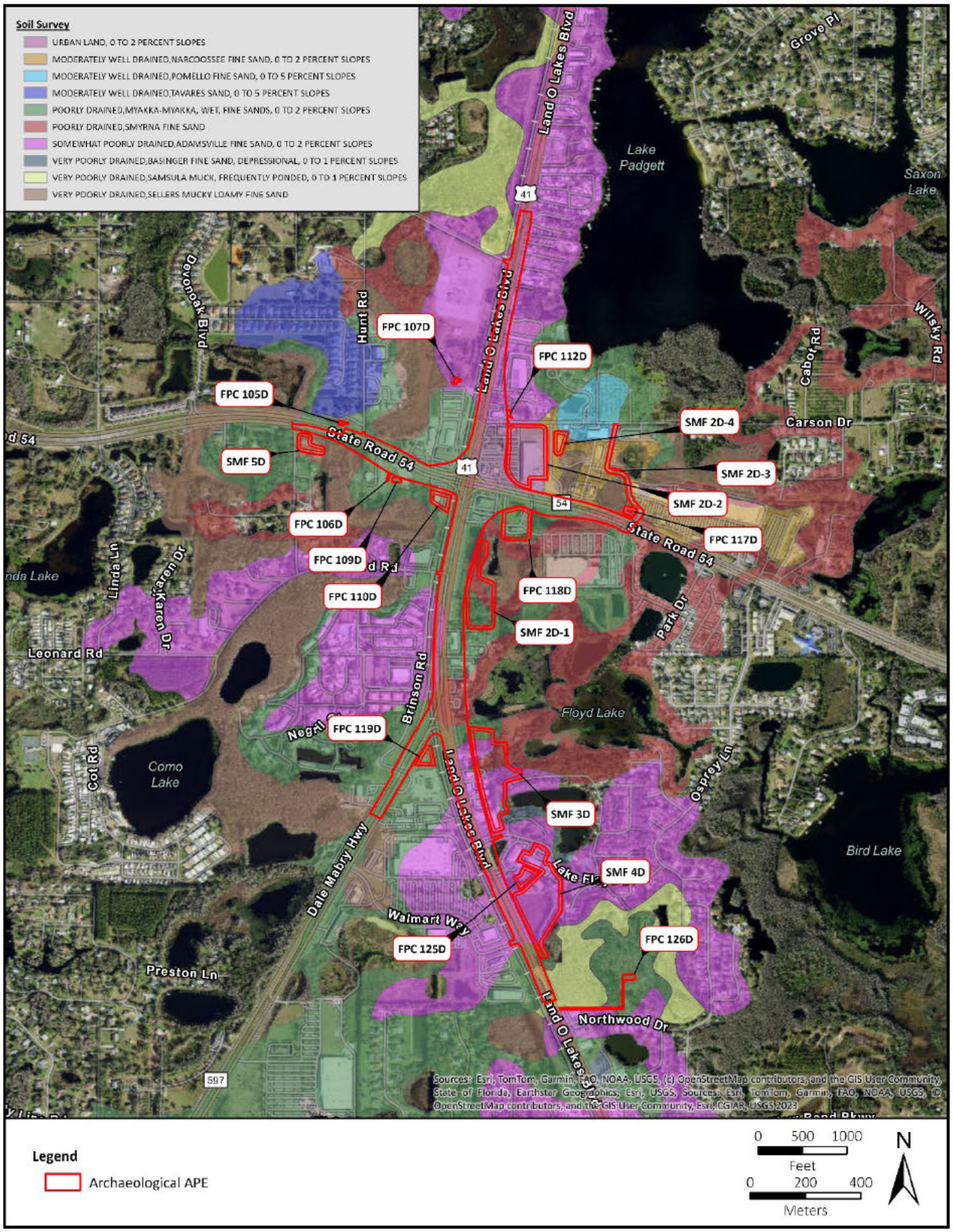

Figure 7. Soil types within the U.S. 41 at S.R. 54 archaeological APE.

Table 1. Soil types and their descriptions.

Soli type, % slopes	Drainage	Environmental Setting
Adamsville fine sand, 0-2%	Somewhat poor	On low broad flats that are less than two feet higher in elevation than the adjacent sloughs
Basinger fine sand, depressional, 0-1%	Poor	In depressional areas in the flatwoods
Myakka-Myakka, wet, fine sand, 0-2%	Poor	On broad areas in the flatwoods
Narcoossee fine sand, 0-2%	Somewhat poor	On low knolls and ridges in the flatwoods
Pomello fine sand, 0-5%	Moderately well	On low ridges in the flatwoods
Samsula muck, frequently ponded, 0-1%	Very poor	In freshwater swamps, depressions, and poorly defined drainageways
Sellers mucky loamy fine sand, less than 2%	Very poor	In depressions
Smyrna fine sand, 0-2%	Poor	In broad flatwood areas
Tavares sand, 0-5%	Moderately well	On low ridges and knolls
Urban land, 0-2%	NA	Original soil has been modified through cutting, grading, filling, and shaping for urban development

The general project is largely disturbed by urban development throughout the APE. Portions of the APE where pond sites are located were either open fields or oak scrub environments, with some surrounded by wetland environments or containing existing ponds. The vegetation in the open fields consisted of very thin or arid grass, while the oak scrub environments varied per pond but most often consisted of oak trees, scattered palmetto, pine, Brazilian pepper, magnolia, vines, and ferns. Types of urban development varied between residential (SMF 3D, FPC 126D) and commercial/industrial properties (FPC 105D, FPC 110D, FPC 117D, SMF 2D-2,-3,-4, SMF 3D), as well as one pond containing education facilities (SMF 4D). A few ponds were cleared and/or contained construction machinery, tow-truck equipment, and push piles (FPC 119D, SMF 5D). In addition, some ponds contained a fire station (FPC 118D) and an abandoned restaurant (FPC 117D). There were utilities throughout, including powerlines, gas line and fiber optic. Several ponds to the south were contained by locked fencing. Along the ROW and easement areas, there were wide sidewalks, drainage ditches, and a railroad running north to southeast along Land O' Lakes Boulevard. Examples of these environments within the pond sites are shown in **Photos 1-32**.

Photo 1. Current conditions within SMF 5D east of Sofia Drive behind a locked gate with push piles and machinery present, facing east.

Photo 2. Current environment within FPC 106D east of church property, facing north.

Photo 3. Current environment within FPC 109D, facing northwest.

Photo 4. Current conditions within FPC 110D, facing west. Mostly a commercial plaza with multiple businesses.

Photo 5. Conditions of railroad and U.S. 41/S.R. 54 intersection facing northeast.

Photo 6. Example of above ground utility markers along the west side of U.S. 41/Land O'Lakes boulevard within FPC 110D, facing south.

Photo 7. Current conditions within FPC 119D, facing northeast.

Photo 8. Example of gas pipeline running through FPC 119D, facing north-northwest.

Photo 9. Current conditions within the FPC 126D easement along Glory Road, facing east.

Photo 10. Fenced existing pond area between SMF 4D and U.S. 41/Land O' Lakes Boulevard, with no access found, facing north-northeast.

Photo 11. Locked gate preventing access to FPC 125D and SMF 4D, facing east.

Photo 12. Sign for Center Academy School property within SMF 4D, facing northwest.

Photo 13. Gravel and dirt parking lot for inaccessible school/daycare facility within SMF 4D, facing southwest.

Photo 14. Parking lot and school property within SMF 4D, facing southwest.

Photo 15. View of warehouse structures within SMF 3D, facing east.

Photo 16. Additional view of warehouse structures for motor vehicles within SMF 3D, facing southeast.

Photo 17. Maintained lawn and garden patio conditions within the southern area of SMF 3D, facing south.

Photo 18. View of compost/plant waste area in the southeast area of SMF 3D near Lake Heron Drive, facing northwest.

Photo 19. Old hammock conditions beyond a metal fence within SMF 3D, facing north.

Photo 20. Locked gate preventing access to a segment of SMF 3D, to the northeast, facing northeast.

Photo 21. Example of newly developed houses within the west portion of SMF 3D, facing southwest.

Photo 22. Dense oak scrub conditions within SMF 2D-1 south of S.R. 54 and east of U.S. 41/Land O'Lakes Boulevard, facing east.

Photo 23. Rear view of fire station on the south side of S.R. 54 east of U.S. 41, facing northwest.

Photo 24. Front view of fire station adjacent to the south side of S.R. 54, facing southwest.

Photo 25. Current conditions of FPC 117D (abandoned and gated restaurant building and concrete parking lot), facing west.

Photo 26. Current conditions within SMF 2D-3 north of Village Lakes Shopping Ctr Dr, facing west.

Photo 27. Current conditions of SMF 2D-4 south of Carson Road with overhead powerlines, facing north.

Photo 28. Current conditions of SMF 2D-2 encompassing a shopping plaza south of Carson Road, facing southeast.

Photo 29. Current conditions of the U.S. 41/S.R. 54 intersection from the northeast corner adjacent gas station, facing southwest.

Photo 30. Current conditions of FPC 112D with food truck and gazebo area, facing north.

Photo 31. Wet scrubby oak conditions within FPC 107D, facing north.

Photo 32. Current landscaping industrial conditions within FPC 105D, with cement pavement throughout, facing west-northwest.

4. HISTORIC AND PRE-CONTACT OVERVIEWS

In-depth historic and pre-Contact overviews were included in the 2024 CRAS *Cultural Resource Assessment Survey Report, U.S. 41 (S.R. 45) at S.R 54 PD&E Study Pasco County, Florida* and are not repeated here (ACI 2024; FMSF Survey No. 29734). The report was submitted to the SHPO in December 2024 and received concurrence on January 6, 2025 (Lotane 2024; FDHR Project File No. 20024-7122).

A review of historic aerial photographs reveals that the current alignment of S.R. 54 was not yet constructed in ca. 1947; however, segments of the original alignment were present within the APE at this time (USDA 1947) (**Figure 8**). In addition, U.S. 41 (Land O' Lakes Boulevard) was present within the APE running north-south, as well as the Tampa Northern Railroad. The roadways were minor undivided two-lane routes at this time, and it is unclear if the routes were paved. The surrounding area was largely undeveloped with a mixture of undeveloped wetlands, citrus groves, and pasture. A small number of residential properties were present along the APE. The current alignment of S.R. 54 was present throughout the APE by ca. 1967 but remained an undivided two-lane roadway and the segment of Dale Mabry Highway within the southwest portion of the APE had been constructed (FDOT 1967) (**Figure 8**). Agricultural use of the surrounding land had increased significantly by this time, but residential development remained limited. Commercial development was present at the northeast corner of the intersection of U.S. 41 and S.R. 54 by ca. 1976 and residential development had increased, including the construction of several mobile home parks along S.R. 54 (FDOT 1976). A large number of citrus groves remained present within the surrounding area. Residential, commercial, and industrial development continued steadily throughout the 1980s and into the late 2010s when the APE reached the current configuration (FDOT 1988, Google Earth 2026). S.R. 54 and U.S. 41 were widened to their current divided six-lane configuration ca. 2002 (Google Earth 2026).

5. BACKGROUND RESEARCH AND CONSIDERATIONS

[redacted]

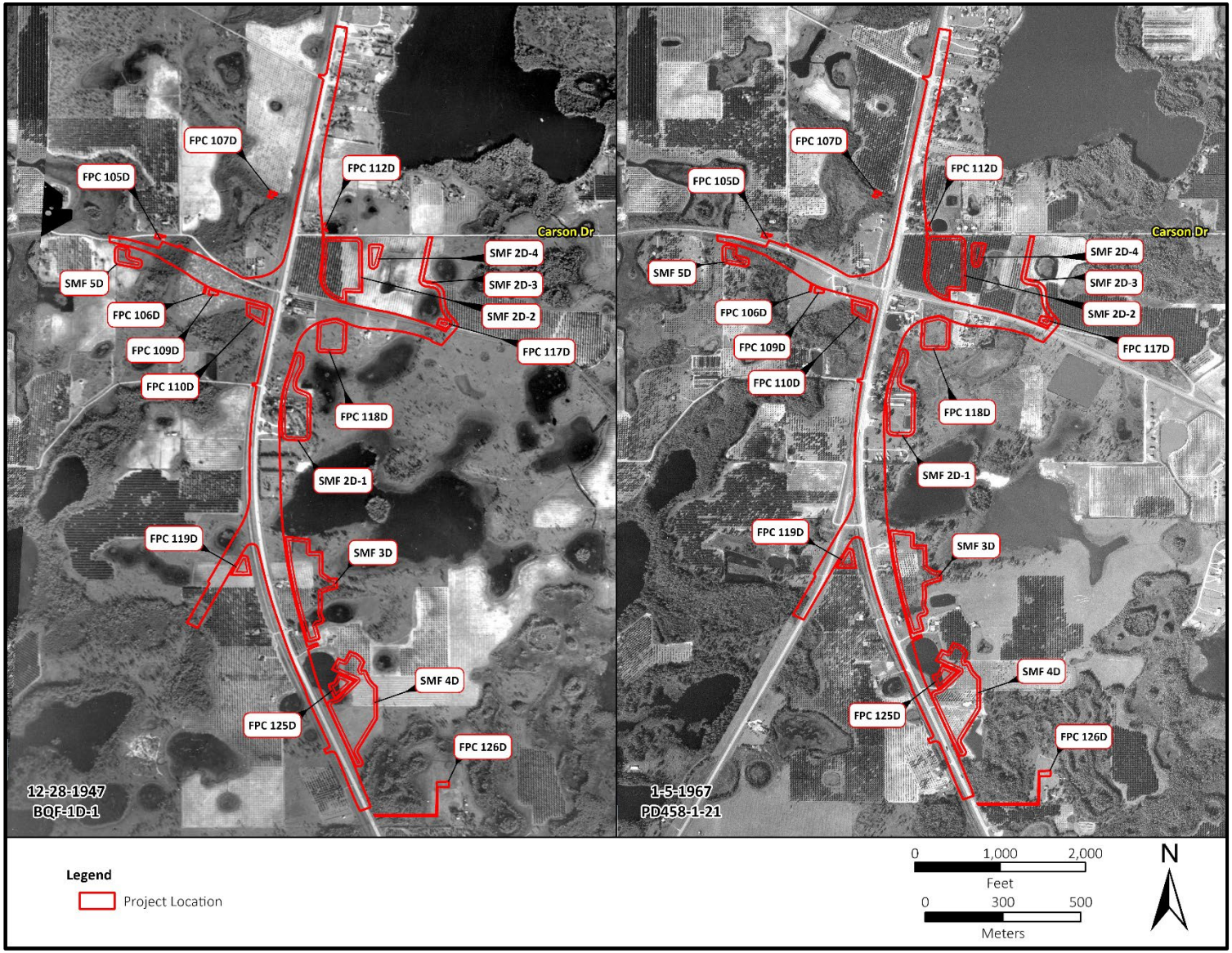

Figure 8. 1947 and 1967 aerials depicting the project area (FDOT 1967; USDA 1947).

[redacted]

A previous CRAS was conducted within the U.S. 41/S.R. 54 intersection and its associated pond sites by ACI in 2024 (ACI 2024). No evidence of any previously recorded archaeological sites within and adjacent to the APE was recovered and no new archaeological sites were encountered. There have been 43 previous surveys conducted within one-half mile of the U.S. 41 at S.R. 54 PD&E Study project limits (**Table 3**). These surveys were conducted for roadway improvement projects, natural gas transmission lines, commercial/residential development, and cell towers. Overall, several thousand acres of property along the U.S. 41 and S.R 54 intersection and corridors, as well as within the pond sites, were surveyed for archaeological sites and historic resources. Background research indicated a moderate potential for the occurrence of pre-Contact and historic archaeological site occurrence within the APE. However, given the degree of land alteration within the APE, the likelihood of finding an intact pre-Contact period archaeological sites and historic period archaeological sites site was considered minimal, and the potential for archaeological site occurrence was downgraded to low.

Table 3. Previous surveys conducted proximate to the U.S. 41 at S.R. 54 corridor and pond sites.

Survey No.	PROJECT TITLE	REFERENCE
1323	CRAS of Two Proposed Road Improvement Areas, Pasco County, FL	Austin and Ballo 1986
1631	Archaeological Resource Assessment Survey, US 41 from CR 582A to SR 52, Hillsborough and Pasco Counties, Florida	Ballo 1988
2449	CRAS of the SR54 Expansion/Re-alignment Project Right-of-Way	Estabrook et al. 1990
4386	Phase I CRI of the West Leg Mainline Portion of the Proposed Florida Gas Transmission (FGT) Company Phase III Expansion Project	Athens et al. 1994
4846	CRAS, State Road 54 from US 41 to Cypress Creek, Pasco County – 7 Proposed Pond Areas	ACI 1996a
5058	CRAS of the Twelve Pond Sites and One Mitigation Area, SR 54 from Gunn Highway to US 41 in Pasco County	ACI 1996b
5840	CRAS of the Proposed Buccaneer Gas Pipeline, Florida [Volume 1: Final Report of Findings; Volume 2: Appendices]	Estabrook 2000
6136	CRAS of Sunset Lakes Pasco County	Batategas et al. 2000
6157	"Oakstead" Development Phase I CRAS, Pasco County, Florida	Burger 2000
6652	CRAS Technical Memorandum Seven Proposed Floodplain Compensation Areas and One Wetland Mitigation Area, SR 54 from Gunn Highway to the Suncoast Parkway and from the Suncoast Parkway to US 41, Pasco County, Florida	ACI 2001

Survey No.	PROJECT TITLE	REFERENCE
6680	Phase I Cultural Resource Survey of 26 Route Alternatives for the Buccaneer Gas Pipeline in Pasco, Polk, Osceola, Orange, and Lake Counties, Florida	Estabrook et al. 2000
6800	CRAS Follow-Up Surveys for Lines 500 and 600 (Supplemental Report 5)	Janus Research 2002
7023	An Archaeological and Historical Survey of the Linda Lake Estates Project Area in Pasco County, Florida	Ambrosino 2002
7230	An Archaeological and Historical Reconnaissance of the Lake Como Co-Op/Shady Groves Estate Project Area in Pasco County, Florida	Estabrook and Jones 2002
8630	An Archaeological and Historical Survey of the Highland Oaks Preserve Project Area in Pasco County, Florida	ACI 2002
8792	An Archaeological and Historical Survey of Wal-Mart- Land O' Lakes, Florida, Store #988-03, in Pasco County, Florida	Driscoll and Lamb 2003
9778	CRAS The Oaks at SR 54, Pasco County, Florida	ACI 2004
10409	Assessment of Potential Effects Upon Historic Properties: Proposed 150-foot Pasco County Recreation Center Wireless Telecommunications Tower, Pasco County, Florida	FACI 2004
10541	An Archaeological and Historical Survey of the US 41 and State Road 54 Parcels in Pasco County, Florida	Sims 2004a
10800	An Archaeological and Historical Survey of the Penner Property in Pasco County, Florida	Sims 2004b
10957	An Archaeological and Historical Survey of the Dale Mabry Town Center Parcel in Pasco County, Florida	Hughes 2005
11589	An Archaeological and Historical Survey of the Hagman Property Project Area in Pasco County, Florida	Driscoll and Knowles 2005
12298	An Archaeological and Historical Survey of the East Parcel Project Area in Pasco County, Florida	Sims 2002
12946	CRAS Technical Memorandum Vickers Swamp Wetland Mitigation Site, Pasco County, Florida	ACI 2006
14583	CRAS Lowe's - Land O' Lakes Pasco County, Florida	ACI 2007
15497	An Archaeological and Historical Survey of the Cross Park Properties Project Area in Pasco County, Florida	Carty 2008
16004	Historic Structures Survey Technical Memorandum State Road (SR) 54 Project Development and Environment (PD&E) Study from west of SR 589 (Suncoast Parkway) to west of SR 45 (US 41) WPI Segment No.: 421140-7, Pasco County	ACI 2008
16076	An Archaeological and Historical Survey of the Sienna Village Property in Pasco County, Florida	Jones and Bray 2009
16447	Archaeological Evaluation of Twenty Sites in the FGT Phase VIII Expansion Project Area: 8GD396, 8GD106, 8LE566, 8LE2102, 8LE 2105, 8LE2909/8JE880, 8JE67, 8JE881, 8JE883, 8JE872, 8JE81, 8JE131, 8JE878, 8TA452, 8LF77, 8LF78, 8SU377, 8PA1135, 8HI11452, 8HI10	Goodwin et al. 2009
16532	Florida Gas Transmission Phase VIII First Addendum Report Related to Report Nos. 2008-07035 and 2008-07036	Coughlin et al. 2009
16609	Phase I Cultural Resources Survey and Archaeological Inventory of Loops 7, 8, 9 and Greenfield 2 of the Florida Gas Transmission Company, LLC Phase VIII Expansion Project, Suwanee, Gilchrist, Levy, Citrus, Hernando, Pasco, Hillsborough, and Manatee Counties	Coughlin et al. 2008
16693	CRAS Orange State Development Property	ACI 2009
16938	Florida Gas Transmission Phase VIII Second Addendum Report Related to Report Nos. 2008-07035 and 2008-07036	Coughlin et al. 2010
17928	Morgan Road Microwave Tower, Pasco County, Florida, Archaeological Survey and Historic Structures Letter Report	Siebel 2010
17415	Cultural Resources Investigations Conducted for the Casebolt Mud Disposal Site and Associated Access Roads Located in Hillsborough County, Florida with the Planned FGT Phase VIII Expansion Project	Janus Research 2010

Survey No.	PROJECT TITLE	REFERENCE
19866	Phase I Archaeological Survey of the Proposed Florida Gas Transmission Company Land O Lakes Warehouse III Facility	Athens and Berkin 1994
20320	Morgan Road Tower, Pasco County, Florida Archaeological and Historical Structures Assessment Letter Report	Russ 2013
21203	Historic Resource Update Technical Memorandum, SR 54 from east of SR 589 (Suncoast Parkway) to west of SR 45 (US 41, Pasco County, Florida	Schwarz 2014
22507	CRAS of the Morsani Project, Pasco County, Florida	Bauer et al. 2015
26260	CRAS of the Livingston Road Property, Lutz, Pasco County, Florida	ACI 2019
26427	CRAS, Morgan Road to County Line Road Transmission Line, Lutz, Pasco County, Florida	Saionz and Wayne 2019
27385	CRAS, Tower Road-Morgan Road Transmission Line, Pasco County, Florida	Saionz and Wayne 2020
29734	CRAS, U.S 41 (S.R 45) at S.R. 54 PD&E Study, Pasco County, Florida	ACI 2024

A review of the FMSF database and the NRHP indicated that 33 previously recorded historic resources are located within the APE (**Table 4; Figure 9**). These include 30 buildings (8PA00303, 8PA01495, 8PA01496, 8PA01498-8PA01502, 8PA02112, 8PA02830-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803), two linear resources (8PA02419 and 8PA02472), and one building complex resource group (8PA02829), constructed between ca. 1907 and 1979. Of these previously recorded historic resources, all of the resources have been determined ineligible for listing in the NRHP by the SHPO except for two which have not been evaluated by the SHPO (8PA01495 and 8PA01496) and a segment of the Tampa Northern Railroad (8PA02419) which has been determined eligible for listing in the NRHP by the SHPO.

Of the 33 previously recorded historic resources located within the APE, 31 were recorded during the previous CRAS conducted by ACI in 2024 (Survey No. 29734). These include 28 buildings (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02830-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803), segments of the Tampa Northern Railroad (8PA02419) and S.R. 54 (8PA02472), and a building complex resource group (8PA02829). All of the resources were determined ineligible for listing in the NRHP by the SHPO in 2025 except for the Tampa Northern Railroad (8PA02419) which was determined eligible for listing in the NRHP under Criterion A in the areas of Community Planning and Development and Transportation as it possesses significance for its association with the development of Florida's railroads and its historic transportation function. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. A small, unrecorded segment of the railroad is also present within the APE.

In addition, two of the previously recorded historic resources (8PA01495 and 8PA01496) within the APE were recorded during the *Historic Resources Survey of Central Pasco County* conducted by Janus Research in 2003 and have not been evaluated by the SHPO (Survey No. 9274).

A review of relevant historic USGS quadrangle maps, historic aerial photographs, and the Pasco County Property Appraiser's website data revealed the potential for nine new historic resources 47 years of age or older (constructed in or prior to 1979) within the APE (Wells 2026). Additionally, a review of the Veteran's Grave Registration compiled in 1940-1941, did not record any graves or cemeteries in the sections where the APE is located (Works Progress Administration [WPA] 1941).

Table 4. Previously recorded historic resources within the historical/architectural APE.

FMSF No.	Address/Site Name	Year Built	Style/Type	SHPO Evaluation
Buildings				
8PA00303	2515 Hunt Road	ca. 1935	Frame Vernacular	Ineligible
8PA01495	21321 Carson Drive	ca. 1950	Masonry Vernacular	Not Evaluated
8PA01496	21329 Carson Drive	ca. 1950	Frame Vernacular	Not Evaluated
8PA01498	2514 U.S. 41	ca. 1940	Masonry Vernacular	Ineligible
8PA01499	2720 U.S. 41	ca. 1945	Frame Vernacular	Ineligible
8PA01500	2810 U.S. 41	ca. 1950	Masonry Vernacular	Ineligible
8PA01501	2836 U.S. 41	ca. 1935	Frame Vernacular	Ineligible
8PA01502	2838 U.S. 41	ca. 1945	Masonry Vernacular	Ineligible
8PA02112	2522 Hunt Road	ca. 1946	Masonry Vernacular	Ineligible
8PA02830	2914-2922 U.S. 41	ca. 1952	Masonry Vernacular	Ineligible
8PA02831	21305-21315 Paoli Drive	ca. 1979	Masonry Vernacular	Ineligible
8PA02832	21324-21326 Paoli Drive	ca. 1936	Frame Vernacular	Ineligible
8PA02834	2624 Land O' Lakes Boulevard	ca. 1950	Masonry Vernacular	Ineligible
8PA02835	2814 Land O' Lakes Boulevard	ca. 1970	Masonry Vernacular	Ineligible
8PA03788	1704 Land O' Lakes Boulevard	ca. 1973	Industrial Vernacular	Ineligible
8PA03789	21300 S.R. 54	ca. 1968	Masonry Vernacular	Ineligible
8PA03790	21315 S.R. 54	ca. 1970	Masonry Vernacular	Ineligible
8PA03791	2404 Land O' Lakes Boulevard	ca. 1974	Commercial	Ineligible
8PA03792	21326 Coakley Lane	ca. 1973	Masonry Vernacular	Ineligible
8PA03793	21301 Coakley Lane	ca. 1973	Industrial Vernacular	Ineligible
8PA03794	2822 Land O' Lakes Boulevard	ca. 1973	Masonry Vernacular	Ineligible
8PA03795	21306 McKaig Lane	ca. 1964	Frame Vernacular	Ineligible
8PA03796	21307 McKaig Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03797	21311 McKaig Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03798	21304 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03799	21306 Rustic Lodge Lane	ca. 1973	No Style (Mobile Home)	Ineligible
8PA03800	21308 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03801	21303 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03802	21301 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible
8PA03803	21312 - 21318 Paoli Drive	ca. 1979	Masonry Vernacular	Ineligible
Building Complex Resource Group				
8PA02829	2906 Land O' Lakes Boulevard/Whipple's Rustic Lodge Mobile Home Park	ca. 1970	Building Complex Resource Group	Ineligible
Linear Resources				
8PA02419	Tampa North Railroad	ca. 1907	Linear Resource	Eligible
8PA02472	S.R. 54	ca. 1925	Linear Resource	Ineligible

Blue highlight indicates resources that are listed or eligible for listing in the NRHP.

6. SURVEY METHODS

The FDHR's Module Three, Guidelines for Use by Historic Professionals, indicates that the first stage of archaeological field survey is a reconnaissance of the project area to "ground truth," or ascertain the validity of the predictive model (FDHR 2003). During this part of the survey, the researcher assesses whether the initial predictive model needs adjustment based on disturbance or conditions such as constructed features (i.e., parking lots, buildings, etc.), underground utilities, landscape alterations (i.e., ditches and swales, mined land, dredged and filled land, agricultural fields), or other constraints that may affect the archaeological potential. Additionally, these Guidelines indicate that non-systematic "judgmental" testing may be appropriate in urbanized environments where pavement, utilities, and constructed features make systematic testing unfeasible; in geographically restricted areas such as preferred pond sites; or within project areas that have limited high and moderate probability zones, but where a larger subsurface testing sample may be desired. While predictive models are useful in determining preliminary testing strategies in a broad context, it is understood that testing intervals may be altered due to conditions encountered by the field crew at the time of survey.

Archaeological field methodology consisted of a visual examination of the APE followed by systematic and judgmental shovel testing. Shovel tests planned to be placed systematically would be at 100 meter (m) intervals where possible and judgmentally to avoid utilities and obstructions. Most shovel tests were dug to 100 centimeters (cm), except when precluded by water, utilities and/or impenetrable substrate. All soil removed from the test pits was screened through a 6.4 millimeter (mm) mesh hardware cloth to maximize the recovery of artifacts. The locations of all shovel tests were recorded using the data collection application by ESRI, Collector, with a Trimble R2 with sub-meter GNSS receiver, and following the recording of relevant data such as stratigraphic profile, all shovel tests were refilled.

During the archaeological survey ACI often follows a best practices or ideal circumstances pre-plotted testing strategy. ACI employs cellular triangulation and a Trimble Global Navigation Satellite Systems (GNSS) receiver for data collection accuracy while using the Field Maps application by ESRI. Research has documented that these systems have an inherent margin of error that is the result of varying distances from cellular towers as well as canopy coverage, but overall data collection falls within 3-5 m of accuracy (Kerski 2013; Yang et al. 2022). When greater accuracy is needed, such as in closer interval testing (<12.5 m), smaller testing areas, or other requirements, ACI utilizes a GNSS receiver which can provide up to 7 cm accuracy using location correction protocols. Due to this variation in accuracy field archaeologists also pace to "double-check" distances while conducting the field survey. In addition, archaeologists may shift tests a couple meters from their planned location due to field conditions; significant shifts are noted in the field notes. These factors combined with the scaling of the symbols in the figures needed to show the shovel tests yield results figures that are an accurate representation of the results, but not an exact representation of size/distance/etm.

Historical/architectural field methodology consisted of a field survey of the APE to determine and verify the location of all buildings and other historic resources (i.e., bridges, roads, cemeteries) that are 47 years of age or older (constructed in or prior to 1979), and to establish if any such resources could be determined eligible for listing in the NRHP. The field survey focused on the assessment of existing conditions for all previously recorded historic resources located within the project APE, and the presence of unrecorded historic resources within the project area. For each property, photographs were taken, and information needed for the completion of FMSF forms was gathered. In addition to architectural descriptions, each historic resource was reviewed to assess style, historic context, condition, and potential NRHP eligibility.

Laboratory Procedures and Curation: In the event that cultural materials were recovered, they would be initially cleaned and sorted by artifact class and subjected to a limited technological analysis. However, no artifacts were found as a result of this survey.

All project-related information will be housed at ACI, in Sarasota (Project file No. P12033C), pending transfer to an FDOT-designated repository for permanent storage and curation.

Procedures to Manage Unanticipated Discoveries: Occasionally, unmarked human remains are encountered during surveys. If human remains are encountered during the survey, the procedures outlined in Chapter 872.05 *FS* will be followed. All activities shall cease in the immediate vicinity of the discovery and the State Archaeologist and local Medical Examiner will be notified. The findings will be evaluated for significance in consultation with the State Archaeologist.

Archaeological survey work will continue in other areas of the project, if possible, until consultation is complete. Survey activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Activities may then resume within the discovery area, but only when conducted in accordance with guidelines and conditions of the approved mitigation plan.

7. SURVEY RESULTS

Archaeological: The archaeological investigations consisted of a visual examination of the APE followed by judgmental shovel testing, which resulted in the excavation of a total 21 shovel tests; 44 shovel tests were excavated previously (ACI 2024) (**Figure 10**). Shovel tests were placed judgmentally where possible within the APE where space was available within the ROW as well as within the pond sites. Testing avoided areas of asphalt and sidewalk pavement, subsurface utilities, and infrastructure related to municipal development including streetlights, sidewalks, large drains, manholes, and bus stops. Some areas were found to be inaccessible due to locked fence access around pre-existing ponds and per request of residential and educational facility property owners for crew to leave the area. These inaccessible areas were within ponds FPC 125D and SMF 4D. FDOT will make a project commitment to test these ponds during the design phase prior to any ground disturbance taking place, if design requires the use of this land for the project. Most shovel tests were excavated to 100 cm; however, many had rocky or gravel fill near the surface and water intrusion that was encountered. The stratigraphy also reflects the amount of disturbance and all shovel tests were negative. [redacted]

All soil removed from each test pit was screened through a 6.4 mm mesh hardware cloth to maximize the recovery of artifacts and following the recording of relevant data such as stratigraphic profile, all shovel tests were refilled. Based on the results of the testing that was conducted, which showed substantial modification of the area, as well as the negligible subsurface impacts that could result from the addition of these pond sites, ACI believes that this testing strategy was sufficient to locate and evaluate any potential archaeological resources within the APE. **Table 5** lists sample soil stratigraphies from the pond sites and **Photos 33-34** show sample soil stratigraphies. A reasonable and good faith effort was made per the regulations laid out in *36 CFR § 800.4(b)(1)* (Advisory Council on Historic Preservation n.d.) to survey all areas of the project APE.

Photo 33. Example of disturbed stratigraphy from SMF 2D-3 adjacent to Village Lake Shopping Center Drive, facing west.

Photo 34. Example of disturbed stratigraphy in FPC 106D, facing north.

Table 5. Results of survey within the pond sites.

Pond	ZAP	No. ST	Comments
FPC 105D	LPZ	NA	Paved, within landscaping commercial area
FPC 106D	LPZ	1	0-20 centimeters below surface (cmbs) gray sand, 20-100 cmbs light brown soft sand
FPC 107D	LPZ	1	0-30 cmbs dark gray wet sand, 30-100 cmbs light grayish brown wet sand, water intrusion at 80 cmbs.
FPC 109D	LPZ	1	0-30 cmbs loose gray sand, 30-100 cmbs loose light tan sand
FPC 110D	LPZ	1	Between commercial area and railroad; 0-10 cmbs gray sand, 10-100 cmbs very light grayish brown wet sand, water intrusion at 90 cmbs
FPC 112D	LPZ	1	0-10 cmbs dark brown sand with rocky fill, impenetrable at 10 cmbs
FPC 117D	LPZ	NA	Paved – within commercial area
FPC 118D	LPZ	1	Previously surveyed by FMSF Survey No. 29734; 0-25 cmbs gray brown sand, 25-50 cmbs light gray sand, 50-70 cmbs dark brown clayey wet sand, impenetrable hardpan at the bottom
FPC 119D	LPZ	1	0-20 cmbs brown sand with fill substrate that is impenetrable at 20 cmbs
FPC 125D	LPZ	NA	Inaccessible due to locked fence and per owner request to leave property (educational facility)
FPC 126D	LPZ	2	Survey incomplete due to owner request to leave property; 0-20 cmbs medium gray sand, 20-100 cmbs lighter gray sand with minor roots between 50-70 cmbs/0-10 cmbs rocky fill and impenetrable at 10 cmbs
SMF 2D-1 (southeast of U.S. 41 and S.R. 54)	LPZ	2	Partially surveyed by FMSF Survey No. 29734; encompasses four different pond locations north of S.R 54 and east of U.S. 41 (see following three rows); 0-40 cmbs dark gray sand, 40-100 cmbs light grayish brown loamy sand
SMF 2D-2 (S of Carson Dr and within NE Intersection plaza)	LPZ	1	0-40 cmbs brown sandy fill, 40-70 cmbs dark brown clayey sand, 70-100 cmbs light gray sand
SMF 2D-3 (N of Village Lake Shopping Ctr Dr)	LPZ	1	0-25 cmbs dark brown clayey sand, 25-30 cmbs light grey fill with rocks, 30-60 cmbs dark brown sandy clay fill, 60-65 cmbs light gray fill with rocks, 65-75 cmbs damp brown clayey sand, 75-85 cmbs light gray sand, 85-100 cmbs very dark brown sand
SMF 2D-4 (S of Carson Drive W of Raden Road)	LPZ	2	0-10 cmbs grayish brown sand, 10-30 cmbs light brown sand, 30-100 cmbs light gray wet soft sand
SMF 3D	LPZ	3	Partially surveyed by FMSF Survey No. 29734; within some commercial area; 0-50 cmbs dark brown sand with roots, 50-100 cmbs damp gray sand/0-60 cmbs darker gray brown sand, 60-100 cmbs light grayish brown wet sand
SMF 4D	LPZ	1	Most of the area was inaccessible due to locked fence and per owner request to leave property (educational facility which contained buildings, parking lot, utilities), and contains an existing pond; 0-10 cmbs dark brown sand with roots, 10-30 cmbs light brown sand, 30-100 cmbs light gray loose sand
SMF 5D	LPZ	3	Partially surveyed by FMSF Survey No. 29734; 0-10 cmbs dark brown fill with rocks, 10-15 cmbs tan fill with rocks, 15-40 cmbs dark brown fill, impenetrable fill with rocks at 40 cmbs

*Zone of Archaeological Potential (ZAP); Low Probability Zone (LPZ)

Although highly unlikely, the developer and onsite construction crew should be aware of the following Inadvertent/Unexpected Discoveries statement. Occasionally, archaeological deposits, subsurface features or unmarked human remains are encountered during development, even though the project area may have previously received a thorough and professionally adequate cultural resources assessment. Such events are rare, but they do occur. In the event pre-Contact or historic period artifacts, such as pottery or ceramics, projectile points, shell or bone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated Native America, early European, or American settlement are encountered or observed during development activities at any time within the project site, the permitted project shall cease all activities involving subsurface disturbance in the immediate vicinity of the discovery and a professional archaeologist will be contacted to evaluate the importance of the discovery. The area will be examined by the archaeologist, who, in consultation with the staff of the Florida SHPO, will determine if the discovery is significant or potentially significant.

In the event the discovery is found to be not significant, the work may immediately resume. If, on the other hand, the discovery is found to be significant or potentially significant, then development activities in the immediate vicinity of the discovery will continue to be suspended until a mitigation plan, acceptable to the SHPO, is developed and implemented. Development activities may then resume within the discovery area, but only when conducted in accordance with the guidelines and conditions of the approved mitigation plan. If human remains are encountered during development, the procedures outlined in Chapter 872.05 *FS* must be followed, all activities in the vicinity of the discovery must cease and the local Medical Examiner and State Archaeologist should be notified.

Previously Recorded Sites:

[redacted]

[redacted]

Historical/Architectural: Background research revealed that 33 historic resources have been previously recorded within the APE (8PA00303, 8PA01495, 8PA01496, 8PA01498-8PA01502, 8PA02112, 8PA02419, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803). Of these previously recorded historic resources, all of the resources have been determined ineligible for listing in the NRHP by the SHPO except for two which have not been evaluated by the SHPO (8PA01495 and 8PA01496) and a segment of the Tampa Northern Railroad (8PA02419) which has been determined eligible for listing in the NRHP by the SHPO. An unrecorded segment of the railroad is also present within the APE.

The historical/architectural field survey resulted in the identification of 40 historic resources within the APE. These include 36 buildings (8PA00303, 8PA01496, 8PA01498-8PA01502, 8PA02112, 8PA02830-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803, 8PA03908-8PA03914), two linear resources (8PA02419 and 8PA02472), and two building complex resource groups (8PA02829 and 8PA03907), constructed between circa (ca.) 1907 and 1979 (**Figure 11; Table 6**). Of these, eight were newly identified, recorded, and evaluated (8PA03907-8PA03914), one extant previously recorded linear resource (8PA02419) was identified and re-evaluated to include a newly identified segment, and 30 previously recorded resources (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803) were not re-evaluated since no changes were observed since the resources were last evaluated by the SHPO in 2025. In addition, one previously recorded resource (8PA01496) determined to be extant within the APE but too obscured from the public ROW to complete an updated FMSF form and re-evaluation and as such was considered inaccessible. The resource is discussed below under **Inaccessible Resources**. Furthermore, one previously recorded resource (8PA01495) was found to be demolished since last recordation.

Of the 40 extant historic resources identified within the APE, 38 appear ineligible for listing in the NRHP (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803, 8PA03907-8PA03914). The ineligible resources include 35 buildings, one linear resource, and two building complex resource groups. The buildings are common examples of their respective architectural style that have been altered and lack significant historical associations with persons or events. Overall, the newly identified historic resources have been altered, lack sufficient

architectural features, and are not significant embodiments of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. Furthermore, the building complex resource groups (8PA02829 and 8PA03907) are common examples of mobile home parks found throughout Florida and are not significant embodiments of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. The linear resource (8PA02472) is a common example of roadways found throughout Florida that has been altered and lacks unique design and engineering features, therefore the segment within the APE does not appear to be eligible for the NRHP; however, there is insufficient information to determine NRHP eligibility for the linear resource as a whole.

One resource within the APE appears eligible for listing in the NRHP (8PA02419). Although the segment of the Tampa Northern Railroad (8PA02419) within the APE is a typical example found throughout Florida, it meets the requirements found in Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in Florida's Historic Railroad Resources Multiple Property Listing (Johnston and Mattick 2001). As such, the segment of the Tampa Northern Railroad (8PA02419) within the APE appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

Below is a description and photograph of the NRHP-eligible resource as well as descriptions and photographs of the newly identified resources within the APE. FMSF forms for the updated previously recorded resource and eight newly identified historic resources are provided in **Appendix C**. In addition, a letter was prepared for the demolished building and is contained in **Appendix D**. A reasonable and good faith effort was made per the regulations laid out in *36 CFR § 800.4(b)(1)* (Advisory Council on Historic Preservation n.d.) to survey all areas of the APE.

Table 6. Historic resources located within the historical/architectural APE.

FMSF No.	Address/Site Name	Year Built	Style/Type	NRHP Eligibility Recommendation	Relation to Pond Sites
Buildings					
*8PA00303	2515 Hunt Road	ca. 1935	Frame Vernacular	Ineligible	
8PA01495	21321 Carson Drive	ca. 1950	Masonry Vernacular	Not Evaluated	
8PA01496	21329 Carson Drive	ca. 1950	Frame Vernacular	Not Evaluated	Adj. to SMF 2D-2
*8PA01498	2514 U.S. 41	ca. 1940	Masonry Vernacular	Ineligible	Adj. to FPC 112D
*8PA01499	2720 U.S. 41	ca. 1945	Frame Vernacular	Ineligible	
*8PA01500	2810 U.S. 41	ca. 1950	Masonry Vernacular	Ineligible	
*8PA01501	2836 U.S. 41	ca. 1935	Frame Vernacular	Ineligible	
*8PA01502	2838 U.S. 41	ca. 1945	Masonry Vernacular	Ineligible	
*8PA02112	2522 Hunt Road	ca. 1946	Masonry Vernacular	Ineligible	
*8PA02830	2914-2922 U.S. 41	ca. 1952	Masonry Vernacular	Ineligible	
*8PA02831	21305-21315 Paoli Drive	ca. 1979	Masonry Vernacular	Ineligible	
*8PA02832	21324-21326 Paoli Drive	ca. 1936	Frame Vernacular	Ineligible	

FMSF No.	Address/Site Name	Year Built	Style/Type	NRHP Eligibility Recommendation	Relation to Pond Sites
*8PA02834	2624 Land O' Lakes Boulevard	ca. 1950	Masonry Vernacular	Ineligible	
*8PA02835	2814 Land O' Lakes Boulevard	ca. 1970	Masonry Vernacular	Ineligible	
*8PA03788	1704 Land O' Lakes Boulevard	ca. 1973	Industrial Vernacular	Ineligible	Within SMF 3D
*8PA03789	21300 S.R. 54	ca. 1968	Masonry Vernacular	Ineligible	Within FPC 118D
*8PA03790	21315 S.R. 54	ca. 1970	Masonry Vernacular	Ineligible	Adj. to SMF 3D
*8PA03791	2404 Land O' Lakes Boulevard	ca. 1974	Commercial	Ineligible	Within SMF 2D-2
*8PA03792	21326 Coakley Lane	ca. 1973	Masonry Vernacular	Ineligible	
*8PA03793	21301 Coakley Lane	ca. 1973	Industrial Vernacular	Ineligible	
*8PA03794	2822 Land O' Lakes Boulevard	ca. 1973	Masonry Vernacular	Ineligible	
*8PA03795	21306 McKaig Lane	ca. 1964	Frame Vernacular	Ineligible	
*8PA03796	21307 McKaig Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03797	21311 McKaig Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03798	21304 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03799	21306 Rustic Lodge Lane	ca. 1973	No Style (Mobile Home)	Ineligible	
*8PA03800	21308 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03801	21303 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03802	21301 Rustic Lodge Lane	ca. 1970	No Style (Mobile Home)	Ineligible	
*8PA03803	21312 - 21318 Paoli Drive	ca. 1979	Masonry Vernacular	Ineligible	
8PA03908	1720 Land O' Lakes Boulevard	ca. 1974	Industrial Vernacular	Ineligible	Adj. to SMF 3D
8PA03909	1927 Brinson Road	ca. 1978	Industrial Vernacular	Ineligible	
8PA03910	2010 Land O' Lakes Boulevard/Tropicana Mobile Home Park Units 16 and 22	ca. 1979	Frame Vernacular	Ineligible	
8PA03911	2010 Land O' Lakes Boulevard/Tropicana Mobile Home Park Unit 15	ca. 1965	Frame Vernacular	Ineligible	
8PA03912	2010 Land O' Lakes Boulevard/Tropicana Mobile Home Park Unit 13a-b	ca. 1965	Frame Vernacular	Ineligible	

FMSF No.	Address/Site Name	Year Built	Style/Type	NRHP Eligibility Recommendation	Relation to Pond Sites
8PA03913	21033 S.R. 54 (Building 1)	ca. 1979	Masonry Vernacular	Ineligible	
8PA03914	21033 S.R. 54 (Building 2)	ca. 1979	Industrial Vernacular	Ineligible	
Building Complex Resource Group					
*8PA02829	2906 Land O' Lakes Boulevard/Whipple's Rustic Lodge Mobile Home Park	ca. 1970	Building Complex Resource Group	Ineligible	
8PA03907	2010 Land O' Lakes Boulevard/Tropicana Mobile Home Park	ca. 1965	Building Complex Resource Group	Ineligible	Adj. to SMF 2D-1
Linear Resources					
8PA02419	Tampa Northern Railroad	ca. 1907	Linear Resource	Eligible	Adj. to FPC 119D
*8PA02472	S.R. 54	ca. 1925	Linear Resource	Ineligible	

*denotes previously recorded resources already evaluated by the SHPO. The blue highlight indicates NRHP-eligible properties. Red text indicates resources that have been demolished. Green highlight indicates an inaccessible resource.

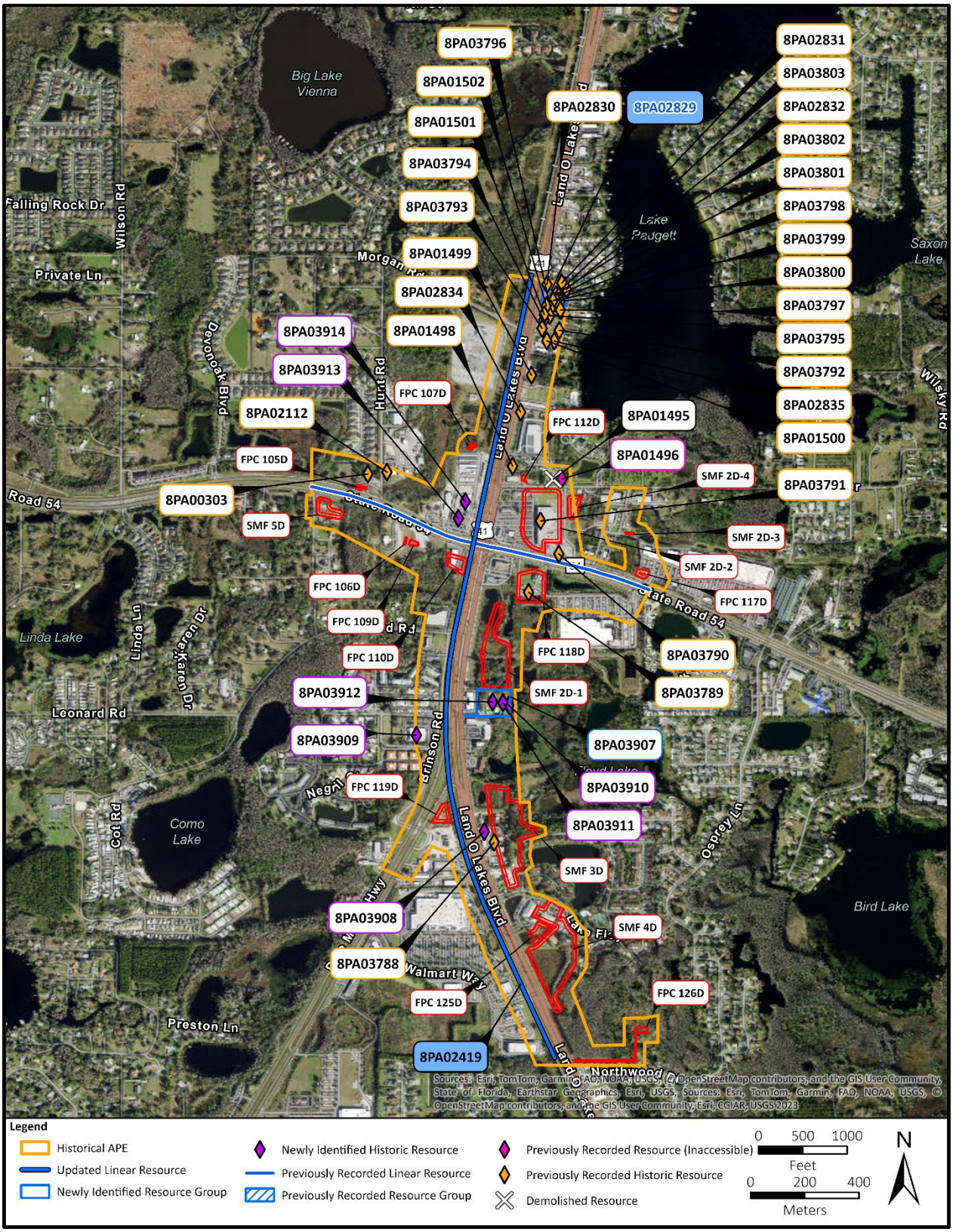

Figure 11. Location of historic resources within the historical/architectural APE.

Photo 39. Tampa Northern Railroad (8PA02419), looking south at Walmart Way crossing.

8PA02419: The segment of the Tampa Northern Railroad within the APE is located in Sections 25 and 36 of Township 26 South, Range 18 East and runs west of US Highway 41 (USGS 1974). The segment is adjacent to FPC 119D. The rail line within the APE is approximately 1.75 miles long, spanning from the vicinity of Paoli Drive in the north and Glory Road in the south, and consists of two standard gauge tracks affixed to timber railroad ties with double shoulder tie plates and hook head track spikes and laid over gravel track ballast. The tracks are set within asphalt at both Dale Mabry Highway crossings, the S.R. 54 crossing, the Leonard Road, Morgan Road, and Walmart Way crossings (**Photo 39**). The resource has been modified to modern standards, no longer reflecting ca. 1907 materials.

The development of railroad systems in Florida largely began in the late nineteenth century with the Disston Land Purchase of 1881, phosphate discovery, and the blooming citrus industry as the catalyst. As a result of growing interest in the region, the State government further enticed investors by awarding land to those who constructed railroads within the state (Johnston and Mattick 2001). The first railroad system in Florida was the Florida Central & Peninsular Railroad (FC&P), established in 1885. From 1880 to 1890, railroad tracks in the state increased from 518 to 2,489 miles (Panamerican 2005). Prior to the development of railroad systems, railroads consisted of short lines for local traffic located in the north and western regions of the state (Pettengill, Jr. 1952). By 1903, five primary railroad systems existed as a result of consolidations: Seaboard Air Line Railway (SAL), Atlantic Coast Line Railroad (ACL), Florida East Coast Railway, Louisville and Nashville Railroad, and Southern Railway (Panamerican 2005). The Tampa Northern Railroad Company was formed ca. 1906 by Henry M. Atkinson with the intention of constructing a railway to connect Tampa and Atlanta (The Tampa Tribune 1906). The company purchased an already existing railroad that ran from Brooksville to Hudson and began construction on tracks from Fivay to Tampa ca. 1907. This railway shipped mostly lumber but also served as a passenger rail. It was purchased by the Seaboard Air Line in 1912 (Turner 2003).

The railroad industry continued to expand throughout Florida during the first two decades of the twentieth century, peaking during the mid-1920s, and declining during the Great Depression (Johnston and Mattick 2001). During the Land Boom of the 1920s, Seaboard invested more money into new lines and improvements than any other carrier in the state (Panamerican 2005). The industry received a boost during

World War II as many military installations were constructed in Florida and required the transportation of building materials and troops (Johnston & Mattick 2001). Following the war, however, revenue began to decline once more, largely a result of increased automobile use, commercial airlines, and competition amongst railroads (Panamerican 2005). The Atlantic Coast Line Railroad merged with Seaboard Air Line Railway, another regional giant and competitor, forming the Seaboard Coast Line Railroad in 1967. The National Railroad Passenger Corporation, later known as Amtrak, was established in 1971. Seaboard Coast Line Railroad joined the corporation with nineteen other railroads. In 1980, Seaboard Coast Line merged with the Chessie System to reorganize to its final form, the Chessie Seaboard Exchange (CSX Corporation) (Johnston and Mattick 2001).

Of the 1.75 miles of the linear resource within the APE, 1.46 miles of the resource was recorded during the *Cultural Resource Assessment Survey US 41 (SR 45) at SR 54 Project Development and Environment (PD&E) Study, Pasco County, Florida* conducted by ACI in 2024 and was determined eligible for listing in the NRHP by the SHPO under Criteria A in the areas of Community Planning and Development and Transportation (Survey No. 29734). As such, the previously recorded 1.46 miles of the linear resource appears to remain eligible for listing in the NRHP. The newly identified segment spanning approximately 0.29 miles from south of Lake Floyd Drive to approximately west of Glory Road is a typical example found throughout Florida; however it meets the requirements found in the Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic railroad transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in the Florida's Historic Railroad Resources Multiple Property Listing (Johnston and Mattick 2001). As such, per the 2022 supplementary guidance of the Historic Linear Resource Guide provided by the Florida Division of Historical Resources, the segment of the Tampa Northern Railroad (8PA02419) within the APE also appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

Photo 40. 1720 Land O' Lakes Boulevard (8PA03908), looking southeast.

8PA03908: The Industrial Vernacular style building at 1720 Land O' Lakes Boulevard was constructed ca. 1974 (**Photo 40**). The building is located adjacent to SMF 3D. The one-story, irregular plan

building rests on a concrete slab foundation and has metal skeleton structural system clad in metal siding with stucco siding on the west elevation. The front gable roof and shed roof are covered with ribbed sheet metal. The main entryway is on the west elevation through a single metal frame full view door beneath a canvas awning. Visible windows include a mixture of individual two-over-two metal single-hung sash units and individual single pane metal fixed units. Distinguishing architectural features include minimal eave overhang with boxed rafter tails, canvas awnings, and a garage bay on the south elevation. Alterations include replacement roofing, siding, and windows, and the installation of canvas awnings. Some of the window openings have been covered with plywood and the single-hung sash units have been painted over. A shed roof addition is located on the north elevation. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03908 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 41. 1927 Brinson Road (8PA03909), looking west.

8PA03909: The Industrial Vernacular style building at 1927 Brinson Road was constructed ca. 1978 as a bowling alley (**Photo 41**). The one-story square plan building rests on a concrete slab and continuous concrete block foundation and has metal skeleton structural system clad in metal siding. The front gable roof is covered with standing seam sheet metal. The main entryway is on the east elevation through a single metal frame full view door for one unit and a set of double metal frame full view doors for the other unit. Both entryways are beneath metal awnings. Visible windows include an individual metal frame single pane fixed unit. Distinguishing architectural features include minimal eave overhang, metal awnings, affixed signage, and a garage bay. Alterations include replacement roofing, the installation of metal awnings and affixed signage, and the creation of new fenestrations such as the garage opening, second unit entrance, and window on the east elevation. The majority of these alterations were completed when the building was renovated to transform the bowling alley into an auto repair shop and car rental facility ca. 2018. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03909 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 42. Tropicana Mobile Home Park (8PA03907), looking northwest.

8PA03907: The Tropicana Mobile Home Park is a building complex resource group located at 2010 Land O' Lakes Boulevard in Section 25 of Township 26 South, Range 18 East (USGS 1974). The resource group is located adjacent to SMF 2D. The Tropicana Mobile Home Park is a post-World War II era trailer park that was established circa (ca.) 1965 (FDOT 1965). There are four contributing resources within the resource group, including three Frame Vernacular style buildings (8PA03910, 8PA03911, and 8PA03912) constructed between ca. 1965 and 1979, and approximately 16 non-historic, non-contributing resources (**Photos 42 through 45**). The majority of the non-contributing resources appear to be mobile homes. Tropicana Mobile Home Park is contained within Pasco County Parcel ID # 25-26-18-0000-07000-0000 and is comprised of a main unnamed street which leads east off of Land O' Lakes Boulevard, turns back onto itself, and dead ends. Historically, the street created a complete loop back to Land O' Lakes Boulevard but the northern portion of the loop and a portion of the mobile home park were destroyed by the construction of the adjacent retail building ca. 1987 (FDOT 1965, Wells 2026). There are no obvious community amenities within the resource group with the exception of a wooden pedestrian dock leading out onto Lake Floyd. Overall, the Tropicana Mobile Home Park is a common mobile home park found throughout Florida with a basic layout and few community amenities. The building complex resource group is not a significant embodiment of a type, period, or method of construction and background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03907 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 43. Tropicana Mobile Home Park Units 16 and 22 (8PA03910), looking northeast.

8PA03910: The Frame Vernacular style building at 2010 Land O' Lakes Boulevard was constructed ca. 1979 (**Photo 43**). The building is a contributing resource within the Tropicana Mobile Home Park (8PA03907) building complex resource group and located east of two additional contributing resources (8PA03911 and 8PA03912). The two-story, irregular plan building rests on a concrete slab foundation and has a concrete block structural system clad in stucco on the first story and a wood frame structural system clad in wood siding on the second story. The front gable roof and shed roof are covered with ribbed sheet metal. The main entryway to the first-floor unit is located on the west elevation through a single door with paneling beneath a metal clamshell awning, and the main entryway to the second-floor unit is obscured by the porch on the south elevation and accessed by an exterior wooden staircase. Each unit has a partial width open porch beneath a shed roof on the south elevation, and they are enclosed with screening and metal siding half walls. Visible windows include a mixture of individual and paired, one-over-one and two-over-two metal single-hung sash units. Distinguishing architectural features include overhanging eaves with boxed rafter tails, a rectangular gable vent, corner boards, window trim, and a metal clamshell awning. Alterations include replacement roofing, siding, and windows. The shed roof porches on the south elevation are additions. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03910 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 44. Tropicana Mobile Home Park Unit 15 (8PA03911), looking northeast.

8PA03911: The Frame Vernacular style building at 2010 Land O' Lakes Boulevard was constructed ca. 1965 (**Photo 44**). The building is a contributing resource within the Tropicana Mobile Home Park (8PA03907) building complex resource group and located adjacent to two additional contributing resources (8PA03910 and 8PA03912). The one-story, irregular plan building rests on an obscured pier foundation and has a wood frame structural system clad in asbestos siding. The front gable roof with shed roof extensions is covered with ribbed sheet metal. The main entryway is on the west elevation through a single wooden door with paneling and inset one-over-one single-hung sash light. A partial width incised porch is located beneath the principal roof on the southeast corner of the building and is partially enclosed with siding and screening. Visible windows include a mixture of individual two-over-two and eight-over-eight metal single-hung sash units, and individual two-stacked metal awning units. Distinguishing architectural features include overhanging eaves with boxed rafter tails, rectangular gable vents, foundation lattice, and corner boards. Alterations include replacement roofing and windows. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03911 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 45. Tropicana Mobile Home Park Unit 13a-b (8PA03912), looking north.

8PA03912: The Frame Vernacular style building at 2010 Land O' Lakes Boulevard was constructed ca. 1965 (**Photo 45**). The building is a contributing resource within the Tropicana Mobile Home Park (8PA03907) building complex resource group and located west of two additional contributing resources (8PA03910 and 8PA03911). The one-story, rectangular plan building rests on a concrete slab foundation and has a wood frame structural system clad in vinyl. The side gable roof is covered with ribbed sheet metal. The main entryway is on the south elevation through a single door beneath a metal clamshell awning, per unit. Visible windows include a mixture of individual one-over-one and four-over-four vinyl single-hung sash units, and individual three-stacked metal awning units. Distinguishing architectural features include overhanging eaves with boxed rafter tails., corner boards, and metal clamshell awnings. Alterations include replacement roofing, siding, and windows. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03912 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 46. 21033 S.R. 54 (Building 1) (8PA03913), looking northeast.

8PA03913: The Masonry Vernacular style building at 21033 S.R. 54 was constructed ca. 1979 (**Photo 46**). The one-story, irregular plan building rests on a concrete slab foundation and has a painted concrete block structural system with stucco siding on the south elevation and vinyl siding in the gable ends. The side gable roof and shed roof addition are covered with composition shingles. The main entryway is on the south elevation through a double door metal frame automatic doorway with sidelights and transoms and a secondary entrance is located to the right through a single metal frame doorway with sidelights and transoms. Visible windows include individual one-by-one metal sliding units. Distinguishing architectural features include overhanging eaves with boxed rafter tails and concrete windowsills. Alterations include replacement roofing and siding. A shed roof addition is located on the north elevation. A ca. 1979 warehouse (8PA03914) is located to the north of the building. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03913 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Photo 47. 21033 S.R. 54 (Building 2) (8PA03914), looking west.

8PA03914: The Industrial Vernacular style building at 21033 S.R. 54 was constructed ca. 1979 (**Photo 47**). The one-story, irregular plan building rests on a concrete slab foundation and has a metal skeleton structural system clad in metal siding. The gable and shed roofs are covered with ribbed sheet metal. It is unclear where the main entrance is located from the public ROW; however, several garage bays are present on the building. No windows are visible. Distinguishing architectural features include minimal eave overhang and garage bays. Alterations include replacement roofing and siding. Over the years the roof line along the east and west elevation has been minimally extended and the siding has both been installed and removed. As such, the building has gone through periods of being both an enclosed and open air building. A ca. 1979 Masonry Vernacular style building (8PA03913) is located to the south. Overall, the building has been altered, lacks sufficient architectural features, and is not a significant embodiment of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03914 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

Inaccessible Resources

The background research and Pasco County property appraiser identified two historic resources that could not be evaluated or recorded during the field survey due to lack of accessibility and/or obstructed views from the ROW. This includes an unrecorded ca. 1976 building located at 2736 Land O' Lakes Boulevard. The building was inaccessible during the 2024 CRAS and was inaccessible again during this CRAS. This building was discussed during the aforementioned report and is not repeated here. The previously recorded resource (8PA01496) has not been evaluated by the SHPO but was evaluated by the previous surveyor as ineligible for listing in the NRHP. As part of this survey, it was determined that the building is still extant within the APE and based on the field survey and background research, the building appears to have been altered with several additions and a new roof since it was last recorded. Due to the presence of a large wooden privacy fence that was not there in 2003, the building was too obscured from the public ROW and could not be assessed to complete an updated FMSF form and re-evaluation (**Photo 48**). See **Figure 11** for location of resource. No property acquisition for ROW or ponds is anticipated at either inaccessible property.

Photo 48. 21329 Carson Drive (8PA01496), looking north toward the property from the southwest intersection of Carson Drive and an access road (adjacent to SMF 2D-2). Note the large wooden privacy fence obscuring the property from the public ROW.

8. CONCLUSIONS

The archaeological survey resulted in the excavation of 21 shovel tests; all were negative and no pre-Contact or historic archaeological sites were identified within the U.S. 41 and S.R. 54 project. [redacted]

Of the 40 historic resources identified within the APE, 38 appear ineligible for listing in the NRHP (8PA00303, 8PA01498-8PA01502, 8PA02112, 8PA02472, 8PA02829-8PA02832, 8PA02834, 8PA02835, 8PA03788-8PA03803, 8PA03907-8PA03914). The ineligible resources include 35 buildings, one linear resource, and two building complex resource groups. The buildings are common examples of their respective architectural style that have been altered and lack significant historical associations with persons or events. Overall, the newly identified historic resources have been altered, lack sufficient architectural features, and are not significant embodiments of a type, period, or method of construction. In addition, background research did not reveal any historic associations with significant persons and/or events. Thus,

the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. Furthermore, the building complex resource groups (8PA02829 and 8PA03907) are common examples of mobile home parks found throughout Florida and are not significant embodiments of a type, period, or method of construction. Background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. The linear resource (8PA02472) is a common example of roadways found throughout Florida that has been altered and lacks unique design and engineering features, therefore the segment within the APE does not appear to be eligible for the NRHP; however, there is insufficient information to determine NRHP eligibility for the linear resource as a whole.

However, one resource within the APE appears eligible for listing in the NRHP (8PA02419). Although the segment of the Tampa Northern Railroad (8PA02419) within the APE is a typical example found throughout Florida, it meets the requirements found in Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in Florida's Historic Railroad Resources Multiple Property Listing (Johnston and Mattick 2001). As such, the segment of the Tampa Northern Railroad (8PA02419) within the APE appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

Since two historic resources present within the APE (8PA02419 and 8PA02472) are either listed in the NRHP, have been determined eligible or appear eligible for listing in the NRHP, or have insufficient information to determine NRHP eligibility, the proposed project effects were evaluated as if the resources have been determined NRHP eligible and the Criteria of Adverse Effect, as set forth in *36 CFR Part 800.5(a)(1)*, was applied to the project. The proposed work within the APE along the S.R. 54 (8PA02472) corridor includes the construction of a diverging diamond interchange with U.S. 41 elevated over S.R. 54 with elevated and at-grade improvements such as on- and off-ramps. These alterations to S.R. 54 will also result in the reconfiguration of the Tampa Northern Railroad (8PA02419) crossings within the APE. Although the proposed work includes significant alterations, the existing roadway was widened from a two-lane road into a six-lane road ca. 2002 at the intersection of Land O' Lakes Boulevard and has been heavily altered and realigned in several places, resulting in a loss of historic integrity. This previous widening also included the widening of the pre-existing Tampa Northern Railroad (8PA02419) railroad crossing. In addition, the surrounding area, originally rural with agricultural fields, has been significantly developed with commercial buildings and residences, thus altering the historic viewshed of the linear resources. Furthermore, the existing alignment of Dale Mabry Highway will be reconfigured, removing pre-existing Tampa Northern Railroad (8PA02419) railroad crossings and creating new crossings. This segment of railroad was significantly altered ca. 2002 due to the reconfiguration of Dale Mabry Highway and does not retain historic integrity. As such, the undertaking will not adversely result in physical destruction, damage, or alteration of all or part of the historic resources for which they appear NRHP eligible. Therefore, it is the opinion of ACI that the proposed undertaking will have *no adverse effect* on S.R. 54 (8PA02472) or the Tampa Northern Railroad (8PA02419). Based on the results of the background research and field investigations, it is the opinion of FDOT, District Seven, and ACI that the proposed undertaking will result in ***No Adverse Effect to Historic Properties***. No further work is recommended.

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APPENDIX A
SHPO Correspondence

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JARED W. PERDUE, P.E.
SECRETARY

December 12, 2024

Alissa S. Lotane
Director and State Historic Preservation Officer
Florida Division of Historical Resources
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500 South Bronough Street
Tallahassee, Florida 32399-0250

RE: Section 106 Stipulation VII Submission
SR45 (US41) @ SR54 FROM S OF INTERSECTION TO N OF INTERSECTION
Pasco County
FM # 419182-1-22-01
DHR CRAT Number: 2024-7122

Dear Ms. Lotane,

Dear Ms. Lotane:

Enclosed please find one copy of the report titled *Cultural Resource Assessment Survey US 41 (SR 45) at SR 54 Project Development and Environment (PD&E) Study, Pasco County, Florida.* This report was sponsored by the Florida Department of Transportation (FDOT) in support of determining the effects on cultural resources of proposed improvements at the intersection of US Highway (US) 41 (State Road [SR] 45) and SR 54 in Pasco County along this approximate 1.5-mile segment along US 41, including a 0.3-mile section of SR 597 (Dale Mabry Highway), with limits on SR 54 from approximately 1.2 miles east and 1.2 miles west of the intersection, including a 0.3-mile section of SR 597 (Dale Mabry Highway). US 41 includes a 5-foot (ft) sidewalk on the east side of the travel lanes, and a CSX railroad line on the west side of the travel lanes. The project proposes a Single Point Urban Interchange (SPUI) with SR 54 elevated over US 41. At the intersection with US 41, the eastbound off-ramp and the westbound off-ramp will each have three left turn lanes, two through lanes, and two signal-controlled right turn lanes. U-turn lanes will be provided in each direction under the SR 54 overpass. SR 54 will also be elevated over the signalized intersection at the entrance to Village Lakes Shopping Center Drive and Lowe's. The at-grade ramps will be signalized at each intersection to maintain access. Along US 41, three through lanes in each direction will remain through the project. For northbound US 41 at SR 54, three left turn lanes and a signal-controlled right turn lane will be provided. For southbound US 41 at SR 54, three left turn lanes and a signal-controlled right turn lane will be provided. To accommodate these improvements, right-of-way (ROW) acquisition is proposed for this project. In addition, the project involves the development of eight Stormwater Management Facilities (SMF) and 11 Floodplain Compensation Areas (FPC). This is a State-Funded project and is Work Program Item Segment (WPIS) Number (No.) 419182-1.

Based on the scale and nature of the activities, the archaeological Area of Potential Effect (APE) was defined as the footprint of construction and the area contained within the pond sites. The historic APE

was defined as the footprint of construction plus 250 ft to each side of the US 41 ROW and 350 ft to each side of the SR 54 ROW and was expanded to 500 ft at the proposed overpass area where SR 54 will cross over US 41 in order to take into account potential visual effects.

This Cultural Resource Assessment Survey (CRAS) was conducted in accordance with the requirements set forth in Section 106 of the National Historic Preservation Act of 1966, as amended, found in 36 CFR Part 800 (Protection of Historic Properties). The studies also comply with Chapter 267 of the Florida Statutes and Rule Chapter 1A-46, Florida Administrative Code and Section 267.12, Florida Statutes, Chapter 1A-32. All work was performed in accordance with Part 2, Chapter 8 of FDOT's PD&E Manual (revised July 2020), FDOT's Cultural Resources Management Handbook, and the standards stipulated in the Florida Division of Historical Resources' (FDHR) *Cultural Resource Management Standards & Operations Manual, Module Three: Guidelines for Use by Historic Preservation Professionals*. The Principal Investigator for this project meets the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation* (48 FR 44716-42). This study also complies with Public Law 113-287 (Title 54 U.S.C.), which incorporates the provisions of the National Historic Preservation Act of 1966, as amended, and the Archeological and Historic Preservation Act of 1974, as amended.

Archaeological background research indicated that four archaeological sites have been recorded within the APE and another 47 have been recorded within one-half mile. The four sites within the APE date to the Pre-Contact period, including one artifact scatter (8PA00556), two lithic scatters (8PA00289; 8PA00291), and an isolated find (8PA00290). Sites 8PA00289 and 8PA00556 have been determined ineligible for listing in the National Register of the Historic Places (NRHP) by the State Historic Preservation Officer (SHPO), while sites 8PA00290 and 8PA00291 had insufficient information for the SHPO to make a determination of eligibility. The remaining 47 sites consist primarily of Pre-Contact lithic/artifact scatters that were also determined ineligible for listing in the NRHP by the SHPO. Based on the background research, the project APE was considered to have a moderate potential for prehistoric and historic archaeological site occurrence. However, given the degree of land alteration within the APE, the likelihood of finding intact archaeological sites was considered minimal. As a result of field survey, including the excavation of 54 shovel tests, no new archaeological resources were identified, and no evidence of previously recorded sites 8PA00289, 8PA00290, 8PA00291, or 8PA00556 was found. Thus, there will be *no historic properties affected* for archaeological sites.

The historical/architectural field survey resulted in the identification of 37 historic resources within the APE. These include 34 buildings (8PA00303, 8PA01498 - 8PA01502, 8PA02112, 8PA02830 - 8PA02832, 8PA02834, 8PA02835, 8PA03788 - 8PA03809), two linear resources (8PA02419 and 8PA02472), and one building complex resource group (8PA02829). Of these, 28 were newly identified, recorded, and evaluated (8PA02829 - 8PA02832, 8PA02834, 8PA02835, 8PA03788 - 8PA03809), eight extant previously recorded historic resources (8PA00303, 8PA01498 - 8PA01502, 8PA02112, 8PA02419) were identified and re-evaluated, and a newly identified segment of a previously recorded linear resource (8PA02472) was identified and evaluated. Furthermore, two previously recorded resources (8PA01474 and 8PA01497) were found to be demolished since last recordation. Of the 37 extant historic resources, one resource (8PA00303) is located within FPC E2_ E1, one resource (8PA03789) is located within Pond C(1), one resource (8PA01489) is located immediately adjacent to Alternative Pond P1_E2, and one resource (8PA03791) is located adjacent to Pond C(1)A.

Of the 37 historic resources identified within the APE, 36 appear ineligible for listing in the NRHP (8PA00303, 8PA01498 - 8PA01502, 8PA02112, 8PA02472, 8PA02829 - 8PA02832, 8PA02834, 8PA02835, 8PA03788 - 8PA03809). The ineligible resources include 34 buildings (8PA00303, 8PA01498 - 8PA01502, 8PA02112, 8PA02830 - 8PA02832, 8PA02834, 8PA02835, 8PA03788 - 8PA03809) constructed between circa (ca.) 1935 and 1979, and one linear resource (8PA02472), and one building complex resource group (8PA02829). The buildings are common examples of their respective architectural style that have been altered and lack significant historical associations with persons or events. Furthermore, the building complex resource group (8PA02829) is a common example of mobile home parks found throughout Florida and lacks unique amenities or design features. Overall, the resources are not significant embodiments of a type, period, or method of construction, and background research did not reveal any historic associations with significant persons and/or events. Thus, the resources do not appear eligible for listing in the NRHP, either individually or as a part of a historic district. The linear resource (8PA02472) is a common example of roadways found throughout Florida that has been altered and lacks unique design and engineering features, therefore the segment within the APE does not appear to be eligible for the NRHP; however, there is insufficient information to determine NRHP eligibility for the linear resource as a whole.

However, one resource within the APE appears eligible for listing in the NRHP (8PA02419). Although the segment of the Tampa Northern Railroad (8PA02419) within the APE is a typical example found throughout Florida, it meets the requirements found in Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in Florida's Historic Railroad Resources Multiple Property Listing. As such, the segment of the Tampa Northern Railroad (8PA02419) within the APE appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

In addition to the 37 historic resources identified within the APE, the Pasco County property appraiser identified two historic resources that could not be evaluated or recorded during the field survey due to lack of accessibility and/or obstructed views from the ROW. These include a ca. 1976 building located at 2736 Land O' Lakes Boulevard and a ca. 1950 Masonry Vernacular style building (8PA01489) located at 20826 SR 54. The ca. 1976 building at 2736 Land O' Lakes Boulevard is set back from the public ROW and positioned behind a large concrete privacy wall with a gated entrance. In addition to its location behind a concrete privacy wall, a commercial parcel is located between US 41 (Land O' Lakes Boulevard) and the 2736 Land O' Lakes Boulevard parcel. The ca. 1950 Masonry Vernacular style building (8PA01489) located at 20826 SR 54 is set back from the public ROW down a private drive and the building is heavily overgrown with surrounding vegetation. The resource is located immediately adjacent to Alternative Pond P1_ E2; however, the resource and pond are located on two separate parcels. In addition, the heavy vegetation surrounding the building obscures the view of the resource from within the pond site. Based on available information, including the previous FMSF forms completed for 20826 SR 54 (8PA01489), these resources are probably typical examples of vernacular style buildings; however, because the resources are not visible or accessible from the ROW, the status and condition of the resources are unknown.

Since two historic resources present within the APE (8PA02419 and 8PA02472) are either listed in the NRHP, have been determined eligible or appear eligible for listing in the NRHP, or have insufficient

information to determine NRHP eligibility, the proposed project effects were evaluated as if the resources have been determined NRHP eligible and the Criteria of Adverse Effect, as set forth in 36 CFR Part 800.5(a)(1), was applied to the project. The proposed work within the APE along the SR 54 (8PA02472) corridor includes the construction of a SPUI with SR 54 elevated over US 41 with elevated and at-grade improvements such as off-ramps, signalized intersections, and U-turn lanes. These alterations to SR 54 will also result in the reconfiguration of the Tampa Northern Railroad (8PA02419) crossings within the APE. Although the proposed work includes significant alterations, the existing roadway was widened from a two-lane road into a six-lane road ca. 2002 at the intersection of Land O' Lakes Boulevard and has been heavily altered and realigned in several places, resulting in a loss of historic integrity. This previous widening also included the widening of the pre-existing Tampa Northern Railroad (8PA02419) railroad crossing. In addition, the surrounding area, originally rural with agricultural fields, has been significantly developed with commercial buildings and residences, thus altering the historic viewshed of the linear resources. As such, the undertaking will not adversely result in physical destruction, damage, or alteration of all or part of the historic resources for which they appear NRHP eligible. Therefore, it is the opinion of ACI that the proposed undertaking will have *no adverse effect* on State Road 54 (8PA02472) or the Tampa Northern Railroad (8PA02419).

Based on the review summarized above, FDOT has determined that this project 419182-1 will result in *no historic properties affected* for archaeological resources and *no adverse effect* on State Road 54 (8PA02472) or the Tampa Northern Railroad (8PA02419).

In accordance with Stipulation IIIB of the Section 106 Programmatic Agreement (PA), this review was conducted by or under the supervision of the Project Manager who meets the Secretary of the Interior's professional Qualifications Standards (36 C.F.R. Part 61, Appendix A and 48 FR 44716) in the fields of History, Archaeology, and Architectural History.

The Environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the FDOT pursuant to 23 U.S.C. & 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration (FHWA) and FDOT.

I respectfully request your concurrence with the findings of the enclosed report.

If you have any questions or need further assistance, please contact me at Lisa.Quinn@dot.state.fl.us or (813) 975-6637.

Sincerely,

Lisa N. Quinn, M.A., RPA
Environmental Specialist IV
FDOT, District 7

Based on the review summarized above, FDOT has determined that this project 419182-1-22-01 will result in ***No Adverse Effect*** on historic properties. In accordance with Stipulation III.B. of the Section 106 Programmatic Agreement (PA), this review was conducted by or under the supervision of a person(s)

meeting the *Secretary of the Interior's Professional Qualifications Standards (36 C.F.R. Part 61, Appendix A and 48 FR 44716)* in the fields of History, Archaeology, and Architectural History. The Environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the the FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the FHWA and FDOT.

Sincerely,

Electronically signed by Lisa N. Quinn on December 12, 2024

The Florida Division of Historical Resources finds the attached documentation contains sufficient information and concurs with the recommendations and findings provided in this letter for SHPO/FDHR Project File Number 2024-7122.

SHPO/FDHR Comments

Signed	January 6, 2025 Date

Alissa S. Lotane, Director
State Historic Preservation Officer
Florida Division of Historical Resources

cc: Lindsay Rothrock, Cultural & Historical Resource Specialist
FDOT Office of Environmental Management

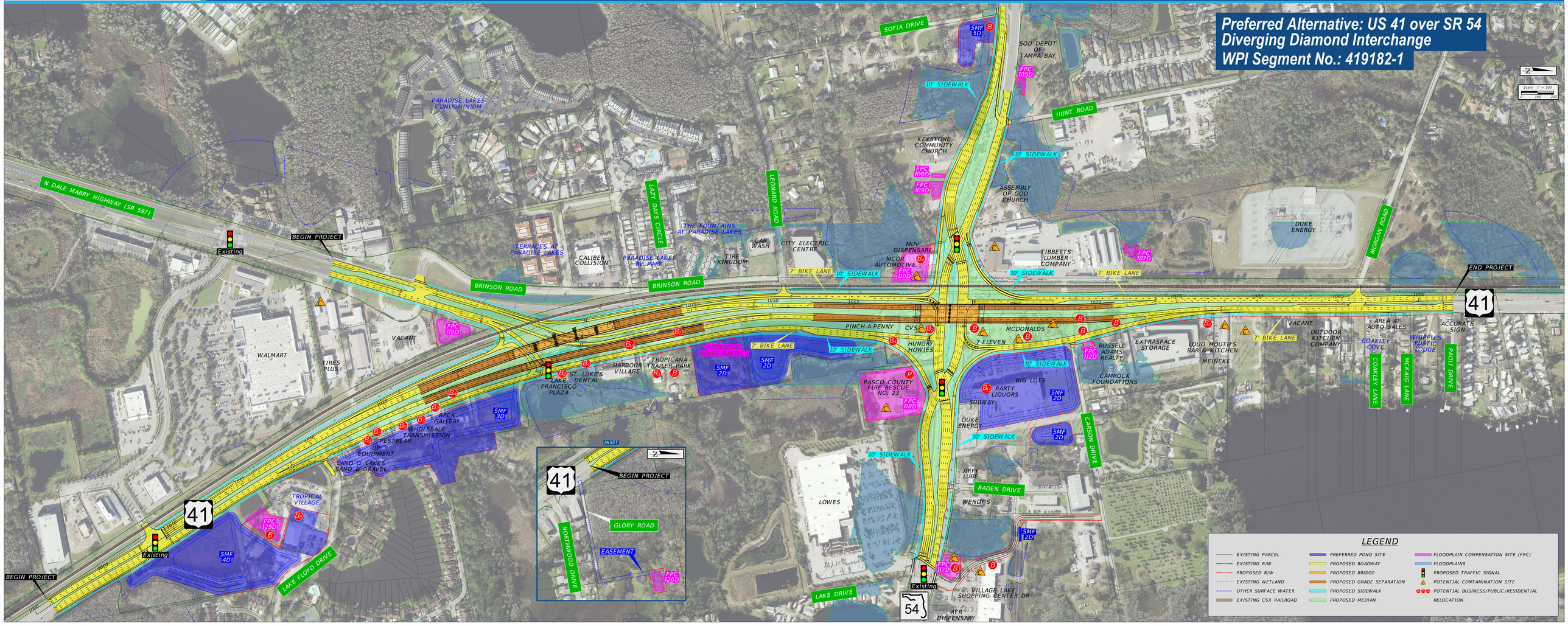
Submitted Documents

- 41918212201-CE2-D7-PD_E_Final_CRAS_December_2024-2024-1212.pdf (Cultural Resources Assessment Survey (CRAS))
  419182-1 PD&E Final CRAS December 2024
- 41918212201-CE2-D7-419182_1_Final_GIS-2024-1210.zip (Florida Master Site File Forms)
  419182_1_Final GIS
- 41918212201-CE2-D7-419182-1_FMSF_Forms__Photos__Survey_Log-2024-1210.zip (Florida Master Site File Forms)

  419182-1_FMSF Forms, Photos, Survey Log

APPENDIX B
Concept Plans

US 41 (SR 45) at SR 54 Project Development & Environment (PD&E) Study



APPENDIX C
Florida Master Site File Forms

☐ Original
☒ Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 PA02419
Field Date 1-9-2026
Form Date 1-14-2026
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☒ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Tampa Northern Railroad Multiple Listing [DHR only] _____
Project Name CRAS Addendum SR 45 (US 41) at SR 54 FMSF Survey # _____
National Register Category (please check one): ☐ building(s) ☒ structure ☐ district ☐ site ☐ object
Linear Resource Type (if applicable): ☐ canal ☒ railway ☐ road ☐ other (describe): _____
Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:					

City/Town (within 3 miles) Lutz In Current City Limits? ☐ yes ☒ no ☐ unknown
County or Counties (do not abbreviate) Pasco
Name of Public Tract (e.g., park) _____

1) Township 26S Range 18E Section 25 ¼ section: ☒ NW ☒ SW ☐ SE ☐ NE Irregular-name: _____
2) Township 26S Range 18E Section 36 ¼ section: ☒ NW ☐ SW ☐ SE ☐ NE
3) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
4) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE

USGS 7.5' Map(s) 1) Name LUTZ USGS Date 1943
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

Within the APE, the railroad runs along the west side of Land O' Lakes Blvd for approx. 1.75 miles, from approx. Paoli Drive in the north to approx. Glory Road in the south. The entire railroad runs from Brooksville to Tampa.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

RESOURCE GROUP FORM

Site #8 PA02419

HISTORY & DESCRIPTION

Construction Year: 1907 ☒approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: _____ Builder: _____
Total number of individual resources included in this Resource Group: # of contributing 1 # of non-contributing 0
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Twentieth C American 3. _____
2. Spanish-American War 1898-1916 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See continuation sheet.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☐property appraiser / tax records	☒newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (specify) USDA historic aerial photographs (PALMM)and FDOT APLUS aerial photographs
Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM at: http://palmm.fcla.edu/
APLUS aerials online at: https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☒yes ☐no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☒yes ☐no ☐insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. Community planning & developm 3. _____ 5. _____
2. Transportation 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Paige Litchfield Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**
❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

The segment of the Tampa Northern Railroad within the APE is located in Sections 25 and 36 of Township 26 South, Range 18 East and runs west of US Highway 41 (United States Geological Survey [USGS] 1943). The rail line within the APE is approximately 1.75 miles long, spanning from the vicinity of Paoli Drive in the north and Glory Road in the south, and consists of two standard gauge tracks affixed to timber railroad ties with double shoulder tie plates and hook head track spikes and laid over gravel track ballast. The tracks are set within asphalt at both Dale Mabry Highway crossings, the S.R. 54 crossing, the Leonard Road, Morgan Road, and Walmart Way crossings. The resource has been modified to modern standards, no longer reflecting ca. 1907 materials.

The development of railroad systems in Florida largely began in the late nineteenth century with the Disston Land Purchase of 1881, phosphate discovery, and the blooming citrus industry as the catalyst. As a result of growing interest in the region, the State government further enticed investors by awarding land to those who constructed railroads within the state (Johnston and Mattick 2001). The first railroad system in Florida was the Florida Central & Peninsular Railroad (FC&P), established in 1885. From 1880 to 1890, railroad tracks in the state increased from 518 to 2,489 miles (Panamerican 2005). Prior to the development of railroad systems, railroads consisted of short lines for local traffic located in the north and western regions of the state (Pettengill, Jr. 1952). By 1903, five primary railroad systems existed as a result of consolidations: Seaboard Air Line Railway (SAL), Atlantic Coast Line Railroad (ACL), Florida East Coast Railway, Louisville and Nashville Railroad, and Southern Railway (Panamerican 2005). The Tampa Northern Railroad Company was formed ca. 1906 by Henry M. Atkinson with the intention of constructing a railway to connect Tampa and Atlanta (The Tampa Tribune 1906). The company purchased an already existing railroad that ran from Brooksville to Hudson and began construction on tracks from Fivay to Tampa ca. 1907. This railway shipped mostly lumber but also served as a passenger rail. It was purchased by the Seaboard Air Line in 1912 (Turner 2003).

The railroad industry continued to expand throughout Florida during the first two decades of the twentieth century, peaking during the mid-1920s, and declining during the Great Depression (Johnston and Mattick 2001). During the Land Boom of the 1920s, Seaboard invested more money into new lines and improvements than any other carrier in the state (Panamerican 2005). The industry received a boost during World War II as many military installations were constructed in Florida and required the transportation of building materials and troops (Johnston & Mattick 2001). Following the war, however, revenue began to decline once more, largely a result of increased automobile use, commercial airlines, and competition amongst railroads (Panamerican 2005). The Atlantic Coast Line Railroad merged with Seaboard Air Line Railway, another regional giant and competitor, forming the Seaboard Coast Line Railroad in 1967. The National Railroad Passenger Corporation, later known as Amtrak, was established in 1971. Seaboard Coast Line Railroad joined the corporation with nineteen other railroads. In 1980, Seaboard Coast Line merged with the Chessie System to reorganize to its final form, the Chessie Seaboard Exchange (CSX Corporation) (Johnston and Mattick 2001).

Of the 1.75 miles of the linear resource within the APE, 1.46 miles of the resource was recorded during the *Cultural Resource Assessment Survey US 41 (SR 45) at SR 54 Project Development and Environment (PD&E) Study, Pasco County, Florida* conducted by Archaeological Consultants, Inc. (ACI) in 2024 and was determined eligible for listing in the NRHP by the SHPO under Criteria A in the areas of Community Planning and Development and Transportation. As such, the previously recorded 1.46 miles of the linear resource appears to remain eligible for listing in the NRHP. The newly identified segment spanning approximately 0.29 miles from south of Lake Floyd Drive to approximately west of Glory Road is a typical example found throughout Florida, however it meets the requirements found in the Florida's Historic Railroad Resources Multiple Property Listing under property type F.3. The railroad possesses significance for its association with the development of Florida's railroads and its historic railroad transportation function. Furthermore, the railroad was constructed during one of the significant periods of history as stated in the Florida's Historic Railroad Resources Multiple Property Listing (Johnston and Mattick 2001). As such, per the 2022 supplementary guidance of the Historic Linear Resource Guide

CONTINUATION SHEET

provided by the Florida Division of Historical Resources, the segment of the Tampa Northern Railroad (8PA02419) within the APE also appears eligible for listing in the NRHP under Criteria A in the areas of Community Planning and Development and Transportation. In addition, the railroad is a contributing resource to the existing Florida's Historic Railroad Resources Multiple Property Listing under property type F.3.

REFERENCES:

Archaeological Consultants, Inc. (ACI)
2024 Cultural Resource Assessment Survey US 41 (SR 45) at SR 54 Project Development and Environment (PD&E) Study, Pasco County, Florida. ACI, Sarasota. Survey No. 29734.

Johnston, Sidney and Barbara E. Mattick
2001 Florida's Historic Railroad Resources – National Register of Historic Places Multiple Property Documentation Form. United States Department of the Interior, National Park Service.

Panamerican Consultants, Inc.
2005 An Archaeological and Historical Survey of the Sarasota Rails to Trails Rail Corridor in Sarasota County, Florida. Panamerican Consultants, Inc., Tampa. Survey No. 14992.

Pettengill, Jr., George W.
1952 The Story of the Florida Railroads: 1834 – 1903. Bulletin No. 86 – The Railway & locomotive Historical Society, Inc., Boston.

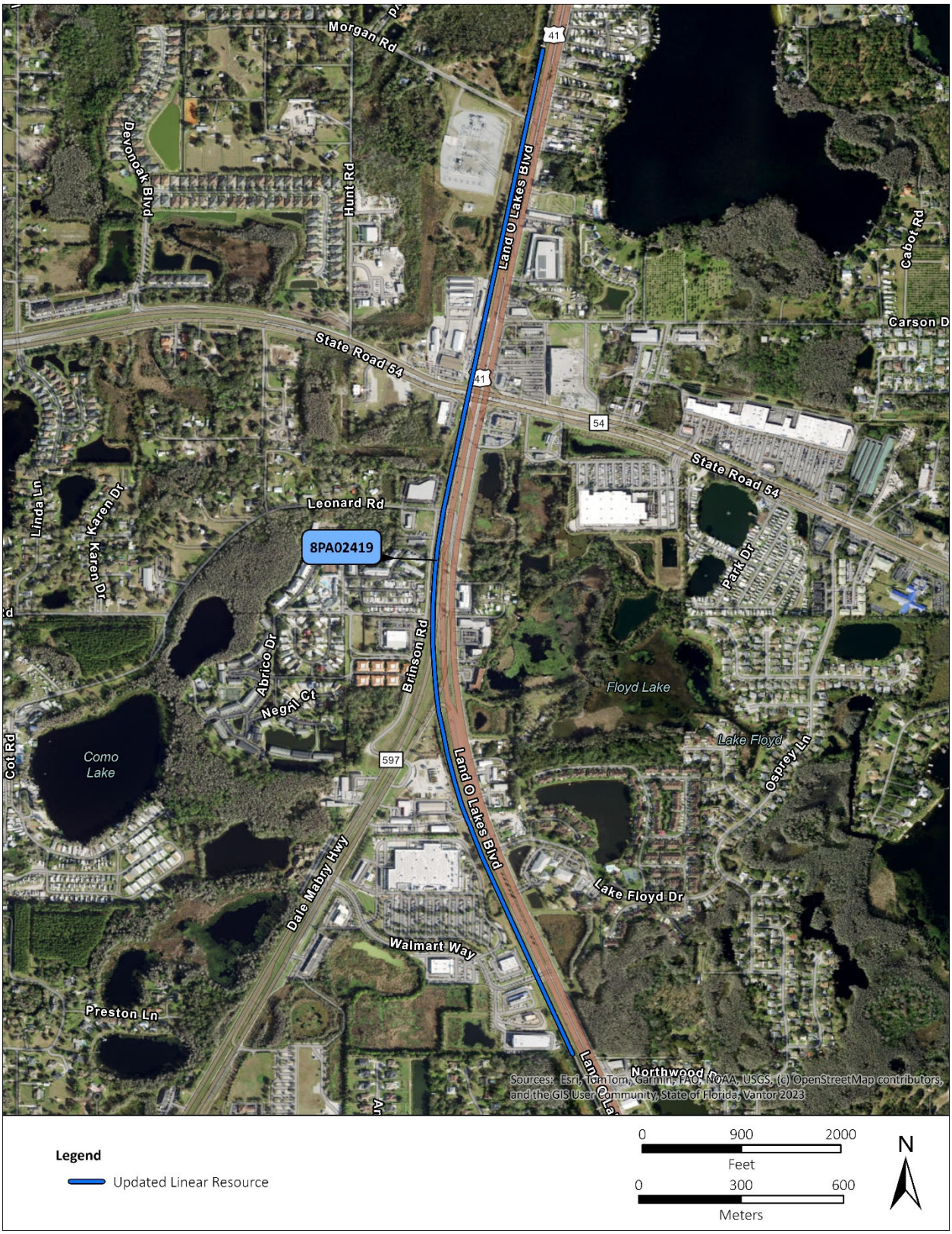
The Tampa Tribune
1906 "An Opportunity for Tampa." *The Tampa Tribune*, February 24, 1906. Accessed September 16, 2024. https://www.newspapers.com/image/325777432

Turner, Gregg
2003 *A Short History of Florida Railroads*. Arcadia Publishing, Charleston, SC.

United States Geological Survey (USGS)
1943 Lutz, Fla.

PHOTOGRAPHS

AERIAL MAP


Morgan Rd
Land O Lakes Blvd
Devonoak Blvd
Hunt Rd
Cabot Rd
Carson D
State Road 54
41
54
Leonard Rd
8PA02419
Linda Ln
Karen Dr
Park Dr
Abrico Dr
Negril Ct
Brinson Rd
Floyd Lake
Lake Floyd
Osprey Ln
Como Lake
Cot Rd
597
Date Mabry Hwy
Lake Floyd Dr
Walmart Way
Preston Ln
Northwood
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor 2023
Legend
Updated Linear Resource
0 900 2000
Feet
0 300 600
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Sections 25 and 36

☒ Original
☐ Update

RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Consult the *Guide to the Resource Group Form* for additional instructions

Site #8 PA03907
Field Date 1-9-2026
Form Date 1-12-2026
Recorder# _____

NOTE: Use this form to document districts, landscapes, building complexes and linear resources as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions** (MPSs). National Register MPSs are treated as Site File manuscripts and are associated with the individual resources included under the MPS cover using the Site File manuscript number.

Check ONE box that best describes the Resource Group:

- ☐ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☒ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of structure or historic landscape and can include canals, railways, roads, etc.

Resource Group Name Tropicana Mobile Home Park Multiple Listing [DHR only] _____
Project Name CRAS Addendum SR 45 (US 41) at SR 54 FMSF Survey # _____
National Register Category (please check one): ☒ building(s) ☐ structure ☐ district ☐ site ☐ object
Linear Resource Type (if applicable): ☐ canal ☐ railway ☐ road ☐ other (describe): _____
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	2010		Land O' Lakes	Boulevard	

City/Town (within 3 miles) Lutz In Current City Limits? ☐ yes ☒ no ☐ unknown
County or Counties (do not abbreviate) Pasco
Name of Public Tract (e.g., park) _____
1) Township 26S Range 18E Section 25 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
2) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
3) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
4) Township _____ Range _____ Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE
USGS 7.5' Map(s) 1) Name LUTZ USGS Date 1974
2) Name _____ USGS Date _____
Plat, Aerial, or Other Map (map's name, originating office with location) _____
Landgrant _____
Verbal Description of Boundaries (description does not replace required map)

Contained within Pasco County Parcel ID # 25-26-18-0000-07000-0000

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info KEEPER – Determined eligible: ☐ yes ☐ no NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	Date _____ Init. _____ Date _____

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

RESOURCE GROUP FORM

Site #8 PA03907

HISTORY & DESCRIPTION

Construction Year: 1965 ☒approximately ☐year listed or earlier ☐year listed or later
Architect/Designer: _____ Builder: _____
Total number of individual resources included in this Resource Group: # of contributing 3 # of non-contributing 16
Time period(s) of significance (choose a period from the list or type in date range(s), e.g. *1895-1925*)
1. Modern (Post 1950) 3. _____
2. _____ 4. _____
Narrative Description (*National Register Bulletin 16A* pp. 33-34; attach supplementary sheets if needed)

See continuation sheet.

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (specify) USDA historic aerial photographs (PALMM)
Bibliographic References (give FMSF Manuscript # if relevant)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐yes ☒no ☐insufficient information
Potentially eligible as contributor to a National Register district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.)

See continuation sheet.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED**
❸ **TABULATION OF ALL INCLUDED RESOURCES -** Include name, FMSF #, contributing? Y/N, resource category, street address or other location information if no address.
❹ **PHOTOS OF GENERAL STREETSCAPE OR VIEWS (Optional: aerial photos, views of typical resources)** When submitting images, they must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

CONTINUATION SHEET

8PA03907: The Tropicana Mobile Home Park is a building complex resource group located at 2010 Land O' Lakes Boulevard in Section 25 of Township 26 South, Range 18 East (United States Geological Survey [USGS] 1974). The Tropicana Mobile Home Park is a post-World War II era trailer park that was established circa (ca.) 1965 (Florida Department of Transportation [FDOT] 1965). There are four contributing resources within the resource group, including three Frame Vernacular style buildings (8PA03910, 8PA03911, and 8PA03912) constructed between ca. 1965 and 1979, and approximately 16 non-historic, non-contributing resources. The majority of the non-contributing resources appear to be mobile homes. Tropicana Mobile Home Park is contained within Pasco County Parcel ID # 25-26-18-0000-07000-0000 and is comprised of a main unnamed street which leads east off of Land O' Lakes Boulevard, turns back onto itself, and dead ends. Historically, the street created a complete loop back to Land O' Lakes Boulevard but the northern portion of the loop and a portion of the mobile home park were destroyed by the construction of the adjacent retail building ca. 1987 (FDOT 1965, Wells 2026). There are no obvious community amenities within the resource group with the exception of a wooden pedestrian dock leading out onto Lake Floyd. Overall, the Tropicana Mobile Home Park is a common mobile home park found throughout Florida with a basic layout and few community amenities. The building complex resource group is not a significant embodiment of a type, period, or method of construction and background research did not reveal any historic associations with significant persons and/or events. As a result, 8PA03907 does not appear eligible for listing in the NRHP, either individually or as part of a historic district.

REFERENCES:

Florida Department of Transportation (FDOT)
1965 Aerial Photograph. 10-27-65, PD-277-5-30. *Aerial Photo Look Up System (APLUS).* Aerial Photography Archive, Tallahassee.

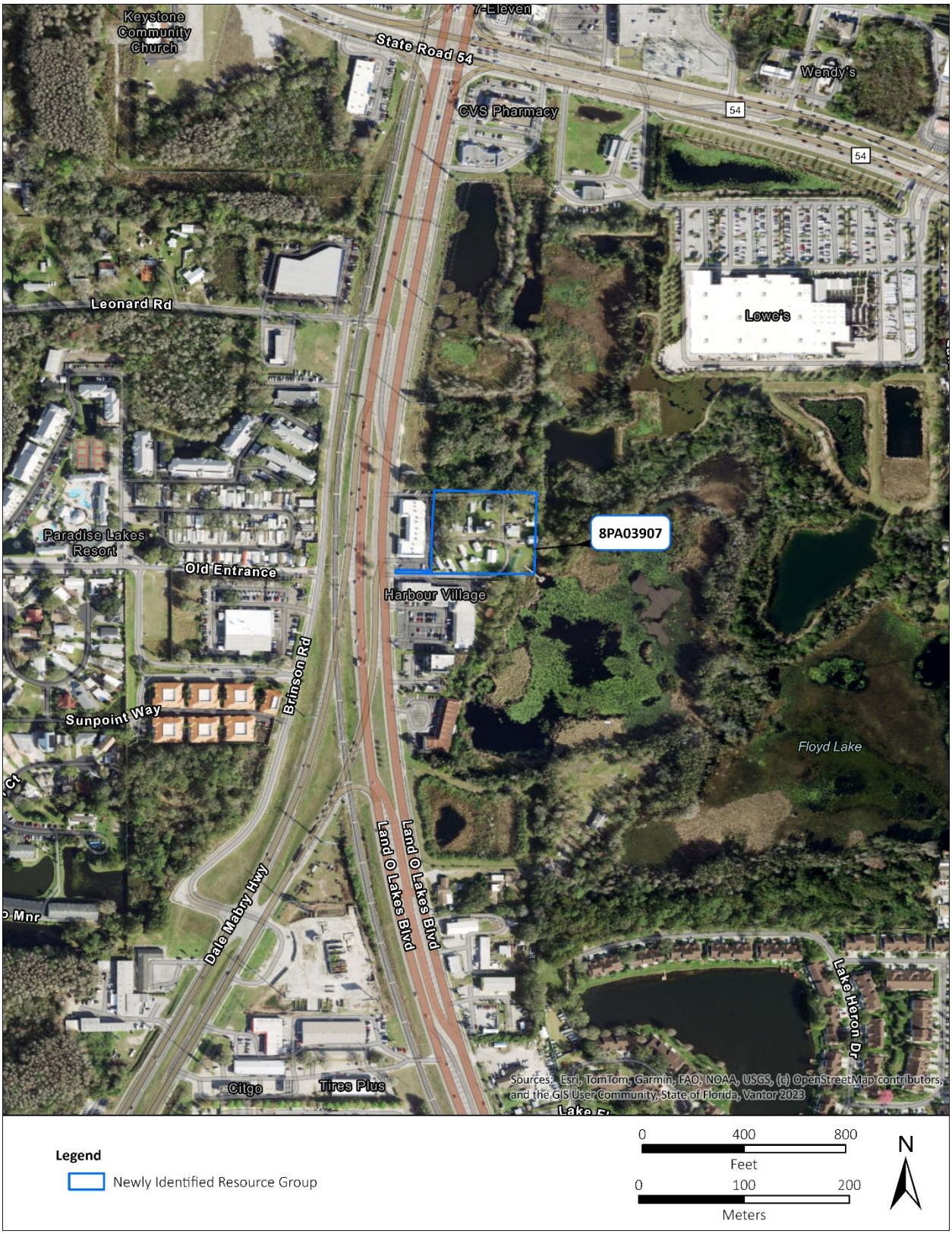
United States Geological Survey (USGS)
1974 Lutz, Fla. *Photorevised 1987.*

Wells, Mike
2026 Pasco County Property Appraiser. Accessed January 12, 2026. https://pascopa.com/

PHOTOGRAPHS

22
23
16

AERIAL MAP


Keystone Community Church
7-Eleven
State Road 54
Wendy's
CVS Pharmacy
54
54
Leonard Rd
Lowe's
Paradise Lakes Resort
Old Entrance
8PA03907
Harbour Village
Brinson Rd
Sunpoint Way
Floyd Lake
Land O Lakes Blvd
Land O Lakes Blvd
Dale Mabry Hwy
Lake Heron Dr
Citgo
Tires Plus
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor 2023
Legend
Newly Identified Resource Group
0 400 800
Feet
0 100 200
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03908
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1720 Land O' Lakes Boulevard — Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 — Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	1720		Land O' Lakes	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ — USGS Date 1974 — Plat or Other Map _____
City / Town (within 3 miles) Lutz — In City Limits? ☐ yes ☒ no ☐ unknown — County Pasco
Township 26S — Range 18E — Section 36 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 36-26-18-0000-01900-0010 — Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 356123 — Northing 3118313
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1974 ☐ approximately ☐ year listed or earlier ☒ year listed or later
Original Use Warehouse — From (year): 1974 — To (year): CURR
Current Use _____ — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐ yes ☒ no ☐ unknown — Date: _____ — Original address _____
Alterations: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature Roofing, sidings, windows, awnings
Additions: ☒ yes ☐ no ☐ unknown — Date: _____ — Nature N ELEV
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Artafexus, Inc. (2004); R. Mark Willett (2002); Apple Sign & Awning (1995); J & R Enterprises (1981); Marjorie Willett

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown Describe _____

DESCRIPTION

Style Industrial Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Metal 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Other 2. _____ 3. Sheet metal: ribbed
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

SHS, metal, single, 2/2; Fixed, metal, single, one light

Distinguishing Architectural Features (exterior or interior ornaments)

Minimal eave overhang w/ boxed rafter tails, canvas awnings, garage bay

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no — Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 PA03908

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Metal skeleton 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

W ELEV: single metal frame full view door, beneath a canvas awning

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
Narrative Description of Resource

A one-story Industrial Vernacular style building w/ a shed roof addition on the N ELEV.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

s Blvd
Dale
Dale Mabry Hwy
41
Brinson Rd
597
597
8PA03908
Land O Lakes Blvd
Land O Lakes Blvd
Lake Heron Dr
WeStockIt
Tires Plus
Citgo
Seaboard Coastline Railroad
Aaron Ct
Lake Floyd Dr
Walmart Supercenter
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 36

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03909
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1927 Brinson Road — Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	1927		Brinson	Road	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ — USGS Date 1974 — Plat or Other Map _____
City / Town (within 3 miles) Lutz — In City Limits? ☐yes ☒no ☐unknown — County Pasco
Township 26S — Range 18E — Section 36 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 36-26-18-0000-01600-0000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 355917 — Northing 3118652
Other Coordinates: X: _____ Y: _____ — Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1978 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Other — From (year): 1978 — To (year): 2018
Current Use Shop, auto repair — From (year): 2018 — To (year): CURR
Other Use Bowling Alley — From (year): 1978 — To (year): 2018
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature Roofing, awnings,fenestrations, signage
Additions: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

ARG CCLTZFL001, LLC (2018); Cross Development CC Lutz, LLC (2017); Regal Bowling Lanes

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown — Describe _____

DESCRIPTION

Style Industrial Vernacular — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Metal 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Fixed, metal, single, one light

Distinguishing Architectural Features (exterior or interior ornaments)

Minimal eave overhang, metal awnings, affixed signage, garage bay

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____ KEEPER – Determined eligible: ☐yes ☐no — Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 PA03909

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Metal skeleton 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. Continuous
Foundation Material(s): 1. Concrete, Generic 2. Concrete Block
Main Entrance (stylistic details)

E ELEV: single or double metal frame full view doors (per unit), beneath metal awning

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
Narrative Description of Resource

A one-story Industrial Vernacular style building that was a bowling alley and has been renovated for use as an auto shop and car rental facility (two commercial units in building).

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

Brinson
Leonard Rd
Brinson Rd
41
Sunset Ct
Paradise Lakes Resort
Old Entrance
8PA03909
Harbour Village
Land O Lakes Blvd
Land O Lakes Blvd
Date Mabry Hwy
Paradise Lakes Blvd
Sunpoint Way
Sunpoint Way
Date Mabry Hwy
41
Brinson Rd
597
Mazo Mnr
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 36

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03910
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Tropicana Mobile Home Park Unit 16 & 22 Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☒ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	2010		Land O' Lakes	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ USGS Date 1974 Plat or Other Map _____
City / Town (within 3 miles) Lutz In City Limits? ☐ yes ☒ no ☐ unknown County Pasco
Township 26S Range 18E Section 25 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 25-26-18-0000-07000-0000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 5 6 2 0 4 Northing 3 1 1 8 7 5 3
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1979 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Duplex From (year): 1979 To (year): CURR
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Roofing, siding, windows
Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature S ELEV
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Compass Land & Title, LLC (2020); Sunset Court Trailer Park (1989); William & Annette Ross

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☒ unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Wood/Plywood 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Other 2. _____ 3. Sheet metal: ribbed
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

SHS, metal, single, paired, 1/1, 2/2

Distinguishing Architectural Features (exterior or interior ornaments)

Overhanging eaves w/ boxed rafter rails, rectangular gable vent, corner boards, window trim, metal clamshell awning

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Tropicana Mobile Home Park (8PA03907: 8PA03911 and 8PA03912)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
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HISTORICAL STRUCTURE FORM

Site #8 PA03910

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. Concrete block 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

W ELEV: single door w/ paneling, beneath awning (1st story unit); S ELEV: obscured by porch, accessed by ext wood stairs

Porch Descriptions (types, locations, roof types, etc.)

S ELEV: open, partial width, beneath shed roof w/ screening (1st and 2nd story)

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource

A two-story Frame Vernacular style building w/ a rental units on both the first and second stories. The first story is concrete block construction covered w/ stucco.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations. It is a contributing resource w/n the Tropicana Mobile Home Park (8PA03907) resource group.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

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Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

41
Brinson Rd
Leonard Rd
Sunset Ct
8PA03910
Harbour Village
Land O Lakes Blvd
Dale Mabry Hwy
597
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03911
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Tropicana Mobile Home Park Unit 15 Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	2010		Land O' Lakes	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ USGS Date 1974 Plat or Other Map _____
City / Town (within 3 miles) Lutz In City Limits? ☐yes ☒no ☐unknown County Pasco
Township 26S Range 18E Section 25 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 25-26-18-0000-07000-0000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 356186 Northing 3118762
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1965 ☐approximately ☒year listed or earlier ☐year listed or later
Original Use Residence, private From (year): 1965 To (year): CURR
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Roofing, windows
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Compass Land & Title, LLC (2020); Sunset Court Trailer Park (1989); William & Annette Ross

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Asbestos 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Other 2. _____ 3. Sheet metal: ribbed
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

SHS, metal, single, 2/2, 8/8; Awning, metal, single, 2-stacked

Distinguishing Architectural Features (exterior or interior ornaments)

Overhanging eaves w/ boxed rafter tails, rectangular gable vent, foundation lattice, corner boards

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Tropicana Mobile Home Park (8PA03907: 8PA03910 and 8PA03912)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
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HISTORICAL STRUCTURE FORM

Site #8 PA03911

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Piers 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

W ELEV: single door w/ paneling and inset 1/1 SHS light

Porch Descriptions (types, locations, roof types, etc.)

SE corner: incised, partial width, beneath the principal roof, partially enclosed w/ siding and screenings

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Narrative Description of Resource

A one-story Frame Vernacular style building w/ shed roof extensions coming off the N & S ELEV. Based on aerial photographs, it is unclear whether these are additions.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys) ☐library research ☐building permits ☐Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☐historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) USDA historic aerial photographs (PALMM)
Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐yes ☒no ☐insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations. It is a contributing resource w/n the Tropicana Mobile Home Park (8PA03907) resource group.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1._____ 3._____ 5._____
2._____ 4._____ 6._____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

41
Brinson Rd
Leonard Rd
Sunset Ct
8PA03911
Harbour Village
Land O Lakes Blvd
Dale Mabry Hwy
597
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03912
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Tropicana Mobile Home Park Unit 13a-b Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	2010		Land O' Lakes	Boulevard	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ USGS Date 1974 Plat or Other Map _____
City / Town (within 3 miles) Lutz In City Limits? ☐yes ☒no ☐unknown County Pasco
Township 26S Range 18E Section 25 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 25-26-18-0000-07000-0000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 3 5 6 1 5 4 Northing 3 1 1 8 7 6 5
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1965 ☐approximately ☒year listed or earlier ☐year listed or later
Original Use Duplex From (year): 1965 To (year): CURR
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Roofing, siding, windows
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Compass Land & Title, LLC (2020); Sunset Court Trailer Park (1989); William & Annette Ross

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown Describe _____

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories _____
Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Other 2. _____ 3. Sheet metal: ribbed
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

SHS, vinyl, single, 1/1, 4/4; Awning, metal, single, 3-stacked

Distinguishing Architectural Features (exterior or interior ornaments)

Overhanging eaves w/ boxed rafter tails, corner boards, metal clamshell awnings

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

Tropicana Mobile Home Park (8PA03907: 8PA03910 and 8PA03911)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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HISTORICAL STRUCTURE FORM

Site #8 PA03912

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Wood frame 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

S ELEV: single door, beneath a metal clamshell awning (per unit)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous
Narrative Description of Resource

A one-story Frame Vernacular style building w/ replacement roofing, siding, and windows.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations. It is a contributing resource w/n the Tropicana Mobile Home Park (8PA03907) resource group.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

Leonard Rd
Brinson Rd
Leonard Rd
Brinson Rd
Sunset Ct
8PA03912
Harbour Village
Land O Lakes Blvd
Land O Lakes Blvd
Dale Mabry Hwy
Dale Mabry Hwy
Brinson Rd
41
41
41
597
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03913
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 21033 S.R. 54 (Building 1) Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	21033		S.R. 54		

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ USGS Date 1974 Plat or Other Map _____
City / Town (within 3 miles) Lutz In City Limits? ☐yes ☒no ☐unknown County Pasco
Township 26S Range 18E Section 25 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 25-26-18-0000-05200-0000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 356056 Northing 3119407
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1979 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Industrial From (year): 1979 To (year): CURR
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Roofing, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature N ELEV
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

54 Property, LLC (2009); Pro-Build Real Estate Holdings (2008); Cox Lumber Company of Inverness

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown Describe _____

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Concrete block 3. Vinyl
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Sliding, metal, single, 1/1

Distinguishing Architectural Features (exterior or interior ornaments)

Overhanging eaves w/ boxed rafter tails, concrete windowsills

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

ca. 1979 warehouse (8PA03914)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 PA03913

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

S ELEV: double metal frame automatic doors w/ sidelights and transom

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
Narrative Description of Resource

A one-story Masonry Vernacular style building w/ a shed roof addition on the N ELEV and a secondary entrance to the right of the main entrance.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

8PA03913
State Road 54
State Road 54
State Road 54
State Road 54
41
41
McDonald's
7-Eleven
CVS Pharmacy
Land O Lakes Blvd
Mariner Pl
Keystone Community Church
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PA03914
Field Date 1-9-2026
Form Date 1-12-2026
Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 21033 S.R. 54 (Building 2) Multiple Listing (DHR only) _____
Survey Project Name CRAS Addendum SR 45 (US 41) at SR 54 Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☒private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	21033		S.R. 54		

Cross Streets (nearest / between) _____
USGS 7.5 Map Name LUTZ USGS Date 1974 Plat or Other Map _____
City / Town (within 3 miles) Lutz In City Limits? ☐yes ☒no ☐unknown County Pasco
Township 26S Range 18E Section 25 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 25-26-18-0000-05200-0000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 3 5 6 0 7 8 Northing 3 1 1 9 4 6 5
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1979 ☐approximately ☐year listed or earlier ☒year listed or later
Original Use Industrial From (year): 1979 To (year): CURR
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature Roofing, siding
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Minor extensions E/W sides of roof line
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

54 Property, LLC (2009); Pro-Build Real Estate Holdings (2008); Cox Lumber Company of Inverness

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☒unknown Describe _____

DESCRIPTION

Style Industrial Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Metal 2. _____ 3. _____
Roof Type(s) 1. Gable 2. Shed 3. _____
Roof Material(s) 1. Other 2. _____ 3. Sheet metal: ribbed
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

None visible

Distinguishing Architectural Features (exterior or interior ornaments)

Minimal eave overhang, garage bays

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

ca. 1979 Masonry Vernacular style building (8PA03913)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

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Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 PA03914

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Metal skeleton 2. _____ 3. _____
Foundation Type(s): 1. Slab 2. _____
Foundation Material(s): 1. Concrete, Generic 2. _____
Main Entrance (stylistic details)

Unknown

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous
Narrative Description of Resource

A one-story Industrial Vernacular style building that has been altered several times over the years. The siding has been removed and added back multiple times, resulting in the building being an open air structure for multiple years.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) USDA historic aerial photographs (PALMM)

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Publication of Archival Library and Museum Materials (PALMM), accessible online at: http://palmm.fcla.edu/

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient information
Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The building is not a significant embodiment of a type, period, or method of construction; and has no known significant historic associations.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc
Document description Files, photos, research, documen File or accession #'s P12033C

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Savannah Y. Finch Affiliation Archaeological Consultants Inc
Recorder Contact Information 8110 Blaikie Court, Ste. A / Sarasota, FL/ 34240 /aciflorida@comcast.net
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

PHOTOGRAPHS

AERIAL MAP

8PA03914
State Road 54
State Road 54
State Road 54
State Road 54
Land O Lakes Blvd
Land O Lakes B
41
41
McDonald's
7-Eleven
CVS Pharmacy
Mariner Pl
Carson
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Microsoft, Vantor 2023
Legend
Newly Identified Historic Resource
0 200 400
Feet
0 60 100
Meters
N

USGS Lutz
Township 26 South, Range 18 East, Section 25

APPENDIX D

Demolished Building Letter

Florida's First Choice in Cultural Resource Management

January 14, 2026

Mr. Vincent Birdsong
Supervisor, Florida Master Site File
Division of Historical Resources
500 South Bronough Street
Tallahassee, FL 32399-0250

RE: Historic Resource Status

Dear Mr. Birdsong:

This letter is to inform you that background research and a recent field survey conducted in January 2026 have discovered that the following historic resource is no longer extant since it was last recorded (**Table 1**). A photograph of the former location of the resource has been included below (**Photo 1**).

Table 1. Previously recorded historic resources that have been demolished.

FMSF No.	Address/Site Name	Year Built	Style
8PA01495	21321 Carson Drive	ca. 1950	Masonry Vernacular

Photo 1. Looking north at the former location of 21321 Carson Drive (8PA01495). The property has been demolished and is now used to store RVs behind a wooden privacy fence.

Sincerely,

Savannah Y. Finch
Architectural Historian

8110 Blaikie Court, Suite A, Sarasota, FL 34240 - Telephone 941.379.6206 - Fax 877.351.2501

APPENDIX E

Survey Log

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Phase I, CRAS Addendum, US 41 (SR 45) at SR 54,PD&E

Report Title (exactly as on title page)
Cultural Resource Assessment Survey, US 41 (SR 45) at SR 54 Project Development and Environment (PD&E) Study, Pasco County, Florida; Work Program Item Segment No.: 419182-1

Report Authors (as on title page) 1. ACI 2. _____ 3. _____ 4. _____

Publication Year 2026 **Number of Pages in Report** (do not include site forms) 64

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
ACI, Sarasota. P12033C

Supervisors of Fieldwork (even if same as author) Names Hutchinson, Lee

Affiliation of Fieldworkers: Organization Archaeological Consultants Inc City Sarasota

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. SR 45 2. SR 54 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name Florida Department of Transportation Organization _____
Address/Phone/E-mail 11201 N. McKinley Dr., Tampa, Fl 33612-6403

Recorder of Log Sheet _____ **Date Log Sheet Completed** 1-16-2026

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. Pasco 2. _____ 3. _____ 4. _____ 5. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name LUTZ Year 1973
2. Name _____ Year _____
3. Name _____ Year _____
4. Name _____ Year _____
5. Name _____ Year _____
6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 1-9-2025 End 1-10-2025 **Total Area Surveyed** (fill in one) _____ hectares 50.00 acres

Number of Distinct Tracts or Areas Surveyed 21

If Corridor (fill in one for each) **Width:** _____ meters 171 feet **Length:** _____ kilometers 3.00 miles

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (select all that apply): ☒ archaeological ☒ architectural ☒ historical/archival ☐ underwater ☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

Background research, archaeological field survey: systematic and judgmental shovel tests (N=21 current; 44 previous), 100-m or more intervals, all but one negative; historical/architectural survey, photos taken, report prepared

Preliminary Methods (select as many as apply to the project as a whole)

- ☐ Florida Archives (Gray Building)
- ☐ Florida Photo Archives (Gray Building)
- ☒ Site File property search
- ☒ Site File survey search
- ☐ library research- *local public*
- ☐ library-special collection
- ☐ Public Lands Survey (maps at DEP)
- ☐ local informant(s)
- ☒ local property or tax records
- ☐ newspaper files
- ☒ literature search
- ☐ Sanborn Insurance maps
- ☒ other historic maps
- ☒ soils maps or data
- ☒ windshield survey
- ☒ aerial photography
- ☐ LIDAR
- ☐ other remote sensing
- ☒ other (describe): internet

Archaeological Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** archaeological methods were used.

- ☐ surface collection, controlled
- ☐ surface collection, uncontrolled
- ☒ shovel test-1/4"screen
- ☐ shovel test-1/8" screen
- ☐ shovel test 1/16"screen
- ☐ shovel test-unscreened
- ☐ shovel test-other screen size
- ☐ water screen
- ☐ posthole tests
- ☐ auger tests
- ☐ coring
- ☐ test excavation (at least 1x2 m)
- ☐ block excavation (at least 2x2 m)
- ☐ soil resistivity
- ☐ magnetometer
- ☐ side scan sonar
- ☐ ground penetrating radar (GPR)
- ☐ LIDAR
- ☐ metal detector
- ☐ other remote sensing
- ☒ pedestrian survey
- ☐ unknown
- ☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.

- ☐ building permits
- ☐ commercial permits
- ☐ interior documentation
- ☐ demolition permits
- ☒ windshield survey
- ☒ local property records
- ☐ neighbor interview
- ☐ occupant interview
- ☐ occupation permits
- ☐ subdivision maps
- ☒ tax records
- ☐ unknown
- ☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No

Count of Previously Recorded Resources 1 **Count of Newly Recorded Resources** 8

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

PA02419

List Newly Recorded Site ID#s (attach additional pages if necessary)

PA03907, PA03908, PA03909, PA03910, PA03911, PA03912, PA03913, PA03914

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

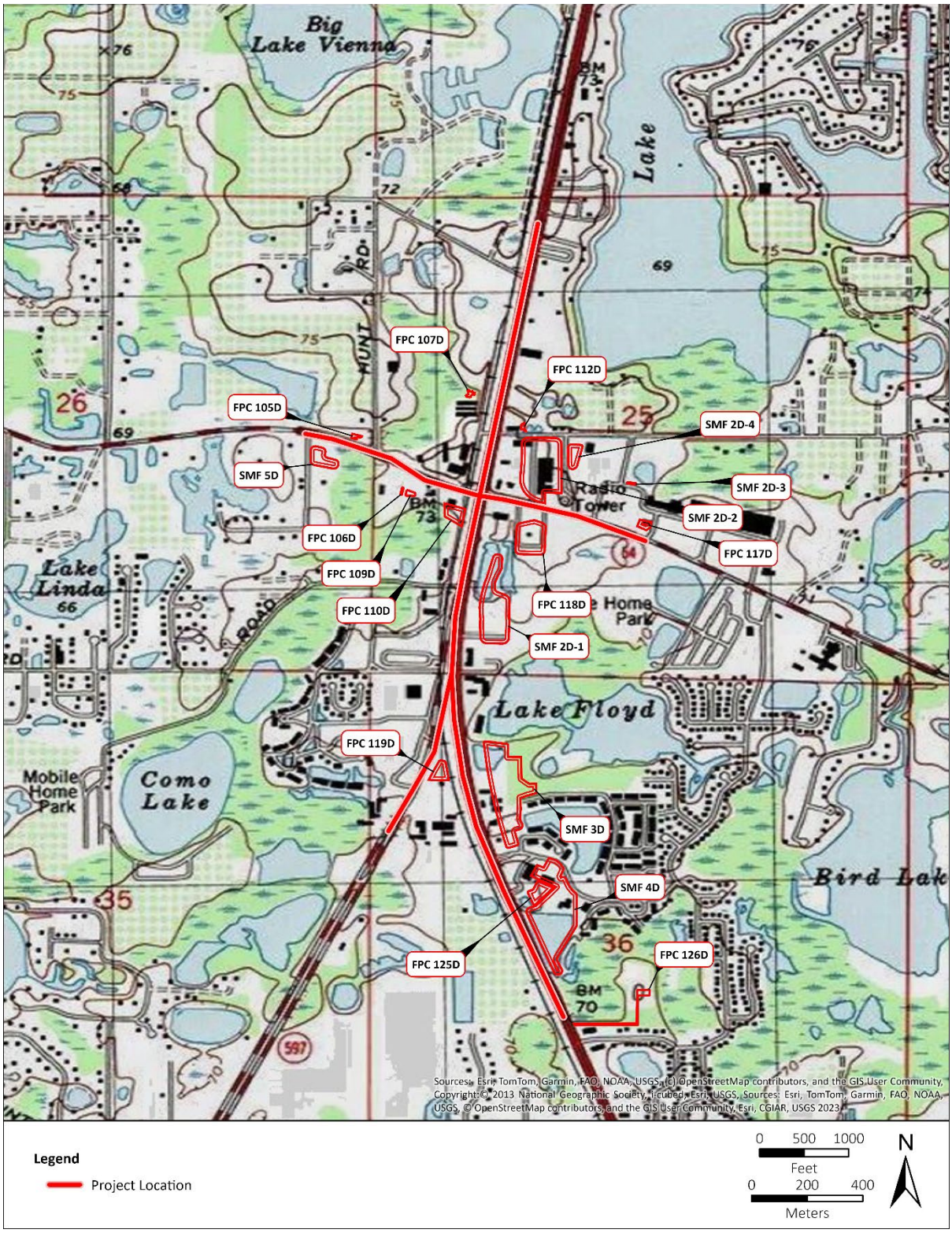
SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐ 872 ☐ Public Lands ☐ UW ☐ 1A32 # _____ ☐ Academic ☐ Contract ☐ Avocational ☐ Grant Project # _____ ☐ Compliance Review: CRAT # _____

Type of Document: ☐ Archaeological Survey ☐ Historical/Architectural Survey ☐ Marine Survey ☐ Cell Tower CRAS ☐ Monitoring Report ☐ Overview ☐ Excavation Report ☐ Multi-Site Excavation Report ☐ Structure Detailed Report ☐ Library, Hist. or Archival Doc ☐ Desktop Analysis ☐ MPS ☐ MRA ☐ TG ☐ Other: _____

Document Destination: Plottable Projects **Plotability:** _____

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



U.S. 41 (S.R. 45) at S.R. 54
Township 26 South, Range 18 East, Section 24-26 and 35-36
USGS Lutz (2013)
Pasco County, Florida

CRAS Addendum
U.S. 41 (S.R. 45) at S.R. 54, PD&E Study, DDI Improvements and Preferred SMF and FPC Sites
Pasco County, Florida
Work Program Item Segment No.: 419182-1