

RANGELAND BOULEVARD EXTENSION

FROM CATTLE GAP TRL TO BEXLEY VILLAGE DR

ROUTE STUDY AND POND SITING ANALYSIS REPORT

Work Order No. 23051.10

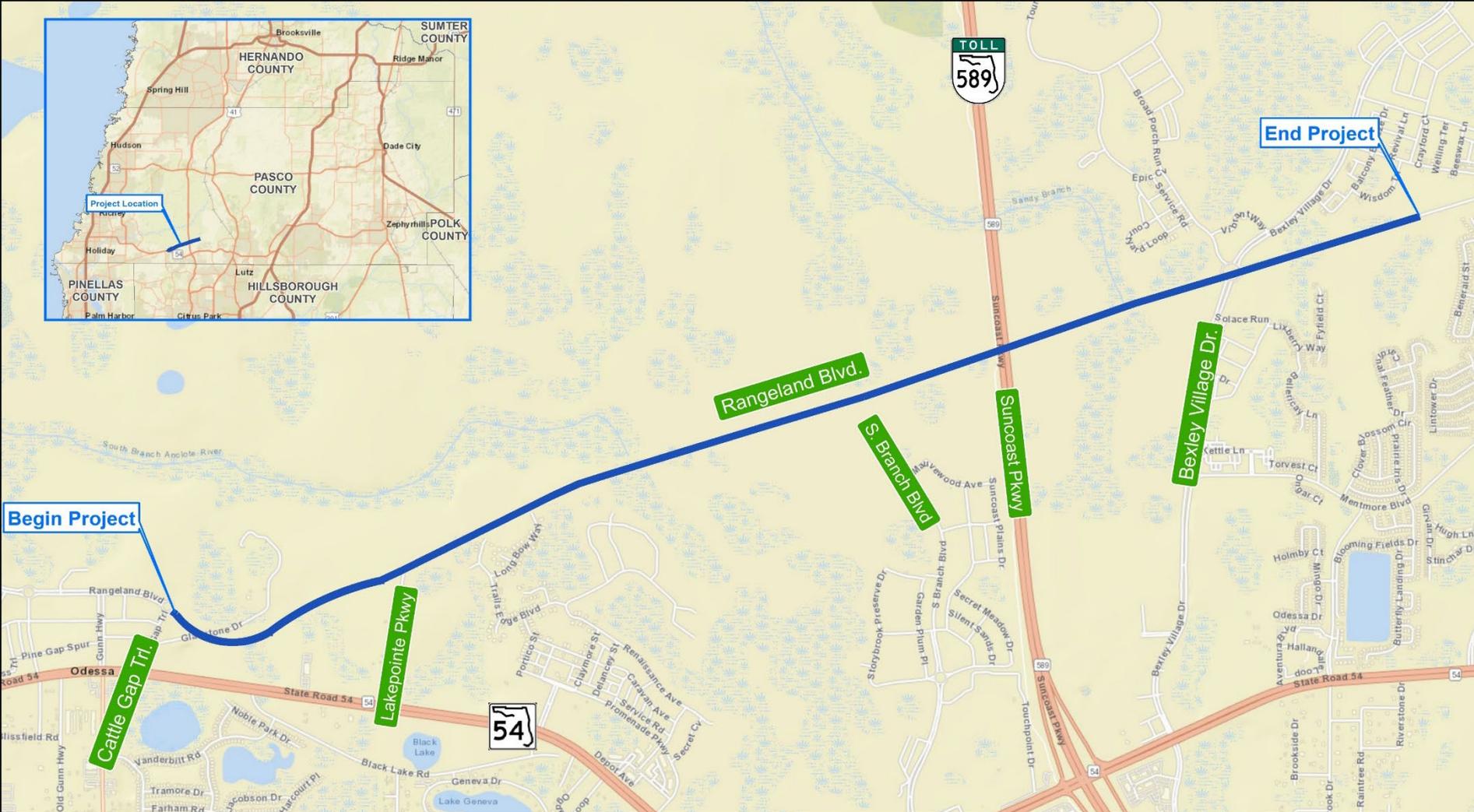
Recommendations Presentation to the
Board of County Commissioners

March 24, 2026

New Port Richey, FL



PROJECT LOCATION



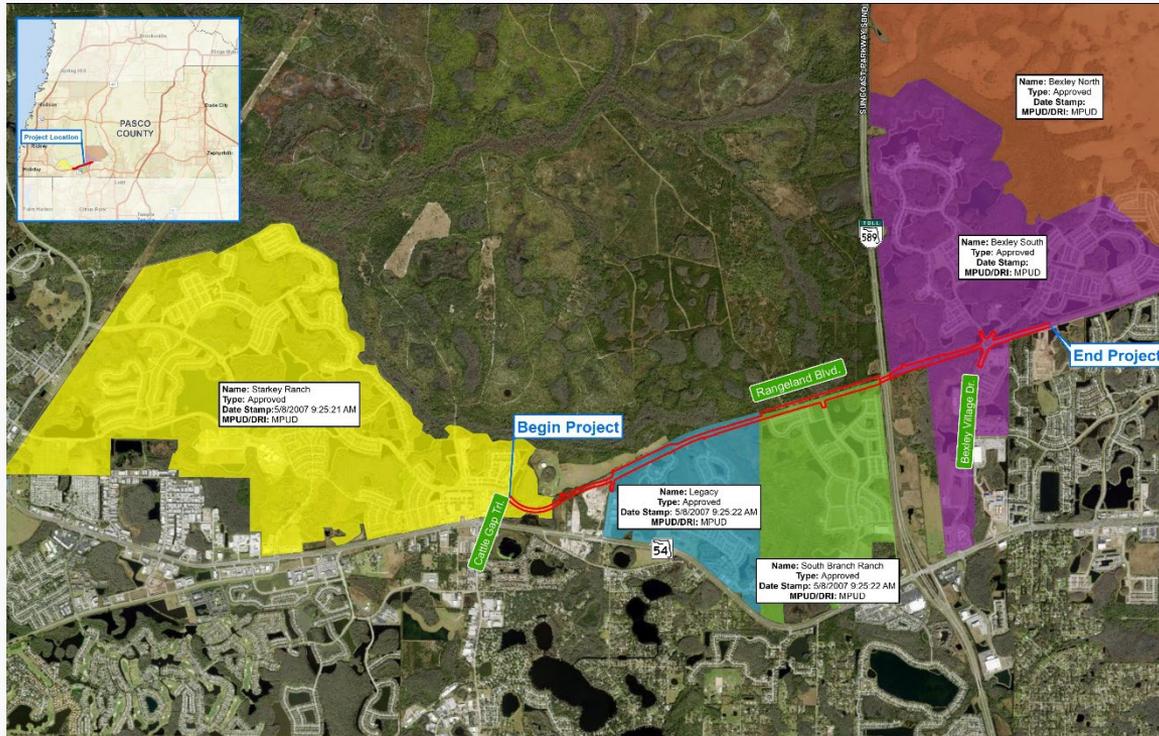
PROJECT OBJECTIVES



- Improve regional mobility and connectivity
- Provide alternative access to local communities
- Alleviate traffic congestion
- Improve evacuation and emergency response operations
- Create a safe travel corridor for all users, including pedestrians, bicyclists, and motorists
- Extend the Orange Belt Trail



RANGELAND BLVD PLANNED WITH COMMUNITY DEVELOPEMENTS



- Planning for Rangeland Blvd (Tower Rd) was included during planning of the surrounding communities (i.e., Starkey Ranch, Asturia, The Preserve, Bexley).
- The project will use lands dedicated to the County during development of these communities along with currently County-owned land to minimize right-of-way acquisition.
- Rangeland Blvd is included in the County's Comprehensive Plan since 2006.



ALTERNATIVES

No-Build Alternative

- Rangeland Blvd will not be constructed

Build Alternative A

- New **4-lane road** from Cattle Gap Trl to Bexley Village Dr
- New Suncoast Pkwy bridge overpass
- Multimodal: Orange Belt Trl, sidewalk, bike lanes
- Ped/Bike Crossings: Underpass at Anclote River, roundabouts, and signals
- Roundabouts: 3
- Signals: 1

Build Alternative B

- New **4-lane road** from Cattle Gap Trl to S. Branch Blvd
- New **6-lane road** from S. Branch Blvd to Bexley Village Dr
- New Suncoast Pkwy bridge overpass
- Multimodal: Orange Belt Trl, sidewalk, bike lanes
- Ped/Bike Crossings: Underpass at Anclote River, roundabouts, and signals
- Roundabouts: 1
- Signals: 6

Build Alternative C

- New **4-lane/6-lane road + overpass** like Build Alternative B
- Multimodal: Orange Belt Trl, sidewalk, bike lanes
- Ped/Bike Crossings: Underpass at Anclote River, roundabouts, and signals
- Roundabouts: 3
- Signals: 3

Preferred Alternative

- Combines Alt A/B/C elements
- New **4-lane roadway** from Cattle Gap Trl to Bexley Village Dr
- **Wide median** to accommodate a future 6-lane road from S. Branch Blvd to Bexley Village Dr
- New Suncoast Pkwy bridge overpass
- Multimodal: Trails on both sides (most of project limits), trail + sidewalk elsewhere, bike lanes
- Ped/Bike Crossings: 2 underpasses at Anclote River and E of Bexley Village Dr, roundabouts, and signals
- Roundabouts: 4
- Signals: 1



BUILD ALTERNATIVE ROUNDABOUTS & SIGNALIZED INTERSECTIONS

Build Alternative	Roundabout Intersections	Signalized Intersections
A	<ul style="list-style-type: none"> ▪ Cattle Gap Trl ▪ Lakepointe Pkwy ▪ Bexley Village Dr 	<ul style="list-style-type: none"> ▪ S. Branch Blvd
B	<ul style="list-style-type: none"> ▪ Cattle Gap Trl 	<ul style="list-style-type: none"> ▪ Lakepointe Pkwy ▪ S. Branch Blvd ▪ Suncoast Interchange SB Ramps* ▪ Suncoast Interchange NB Ramps* ▪ Median U-Turn ▪ Bexley Village Dr
C	<ul style="list-style-type: none"> ▪ Cattle Gap Trl ▪ Lakepointe Pkwy ▪ Bexley Village Dr 	<ul style="list-style-type: none"> ▪ S. Branch Blvd ▪ Suncoast Interchange SB Ramps* ▪ Suncoast Interchange NB Ramps*
Preferred	<ul style="list-style-type: none"> ▪ Cattle Gap Trl ▪ Lakepointe Pkwy ▪ S. Branch Blvd ▪ Bexley Village Dr 	<ul style="list-style-type: none"> ▪ Suncoast Interchange SB Ramps* ▪ Suncoast Interchange NB Ramps*

*If an interchange with the Suncoast Parkway is constructed by Florida's Turnpike Enterprise



PUBLIC INVOLVEMENT

Public Workshop 1

- Date: January 30, 2025
- Time: 5:00 PM – 7:00 PM
- Location: Starkey Ranch Theatre
Library Cultural Center
- Attendance: 85 individuals

Public Workshop 2

- Date: May 1, 2025
- Time: 5:00 PM – 7:00 PM
- Location: Starkey Ranch Theatre
Library Cultural Center
- Attendance: 162 individuals

Total Comments

- Total: 330 individuals commented

Comments by Community

Community: # comments

- Bexley: 137
- Starkey Ranch: 109
- Asturia: 12
- The Preserve: 11
- Other/Unspecified: 61

Community Concerns

- Pedestrian/school children safety
- Vehicle speed/traffic volume increase
- Suncoast Pkwy interchange impacts (Traffic, Noise, Visual)
- Neighborhood connection to Rangeland Blvd
- Bexley Village Dr roundabout conversion to signalized intersection



EVALUATION MATRIX

Evaluation Criteria	No-Build Alternative	Alternative A	Alternative B	Alternative C	Preferred Alternative Ultimate	Preferred Alternative 4-In Const.
Environmental Effects						
Consistent with Long Range Transportation Plan	No	Yes	Yes	Yes	Yes	Yes
Potential impacts to noise conditions (Low/Medium/High)	None	High	High	High	High	High
Potential impacts to contamination sites (Low/Medium/High)	None	Low	Low	Low	Low	Low
Potential impacts to threatened and endangered species (Low/Medium/High)	None	Medium	Medium	Medium	Medium	Medium
Historical and Archaeological site potentially affected (Low/Medium/High)	None	Medium	Medium	Medium	Medium	Medium
Potential impacts to recreation and conservation lands (Low/Medium/High)	None	None	None	None	None	None
Potential impacts to wetlands (Acres)	None	24.11	26.38	26.38	26.38	26.38
Potential impacts to surface waters (Acres)	None	0.00	0.00	0.00	0.00	0.00
Right-of-Way Needs						
Parcels Impacted	0	19	19	19	19	19
Potential relocations (#)	0	0	0	0	0	0
Right-of-Way to be acquired for roadway (Acres)	0	26.34	25.26	26.34	26.34	26.34
Right-of-Way to be acquired for pond sites (Acres)	0	16.95	19.44	19.44	19.44	19.44
Right-of-Way to be acquired for floodplain compensation sites (Acres)	0	23.23	26.64	26.64	26.64	26.64
Cost (\$ Millions)						
Design (15%)	\$0	\$14.4	\$15.8	\$15.3	\$18.6	\$17.4
Construction Engineering & Inspection (15%)	\$0	\$14.4	\$15.8	\$15.3	\$18.6	\$17.4
Preliminary right-of-way acquisition for roadway ¹	\$0	\$3.6	\$3.4	\$3.6	\$11.6	\$11.6
Preliminary right-of-way acquisition for pond sites ¹	\$0	\$5.4	\$6.2	\$6.2	\$6.2	\$6.2
Preliminary right-of-way acquisition for floodplain compensation sites ¹	\$0	\$5.1	\$5.8	\$5.8	\$5.8	\$5.8
Wetland mitigation ²	\$0	\$6.4	\$7.0	\$7.0	\$7.0	\$7.0
Preliminary Construction Cost	\$0	\$95.8	\$105.4	\$102.3	\$124.3	\$116.0
Total Preliminary Cost Estimate	\$0	\$145.1	\$159.4	\$155.5	\$192.1	\$181.4



RECOMMEND: PREFERRED ALTERNATIVE

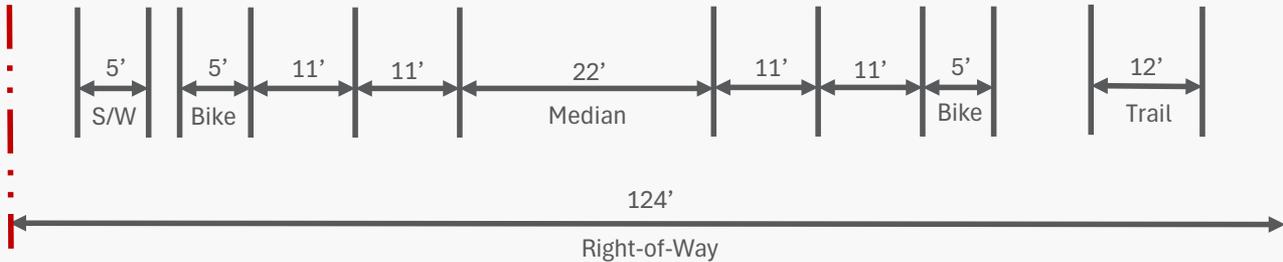
Preferred Alternative Summary

- Proposes a new four-lane roadway from Cattle Gap Trl to east of Bexley Village Dr
- Includes an extra wide median to accommodate inside widening from four to six lanes from South Branch Blvd to Bexley Village Dr
- Does not include a recommendation to construct an interchange with the Suncoast Pkwy
- Provides shared use paths on both sides of roadway for most of project limits; shared use path and sidewalk everywhere else.
- Proposes two pedestrian underpasses: at Anclote River crossing & east of Bexley Village Dr
- Roundabouts at: Cattle Gap Trl, Lakepointe Pkwy, S. Branch Blvd, and Bexley Village Dr
- Signals at: future Suncoast Pkwy ramps (if constructed)



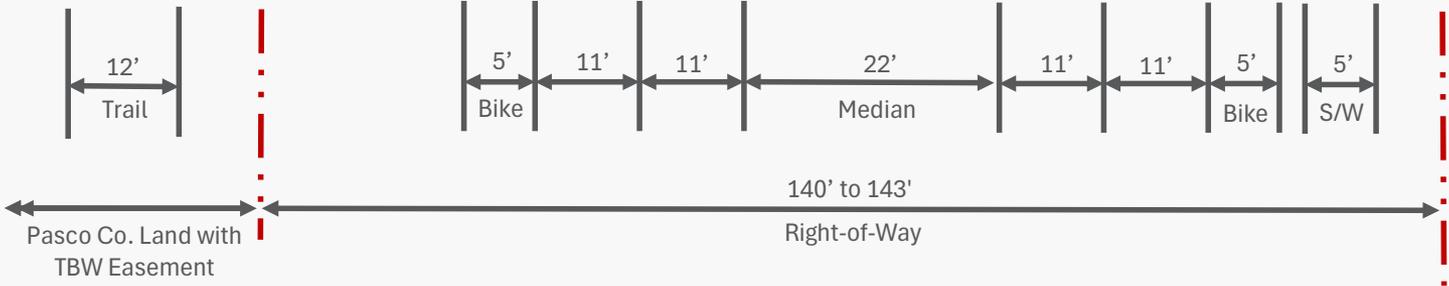
RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – Cattle Gap Trl to Lakepointe Pkwy



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

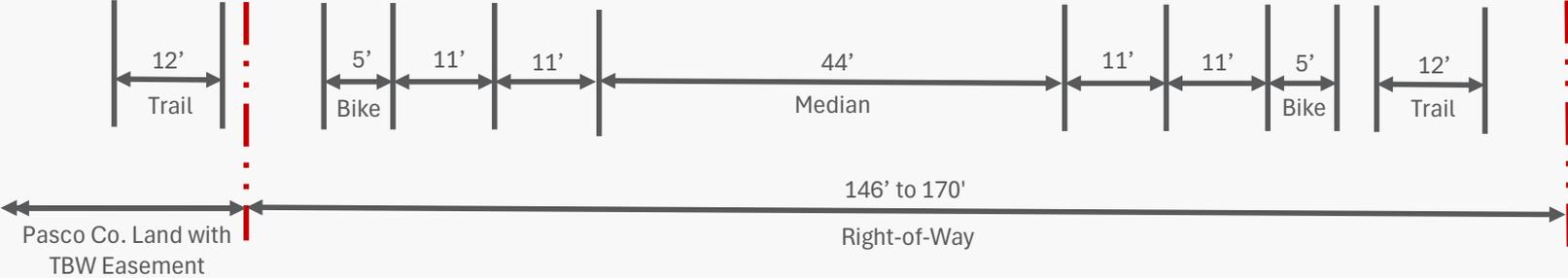
Rangeland Blvd – Lakepointe Pkwy to S. Branch Blvd



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – S. Branch Blvd to Suncoast Pkwy

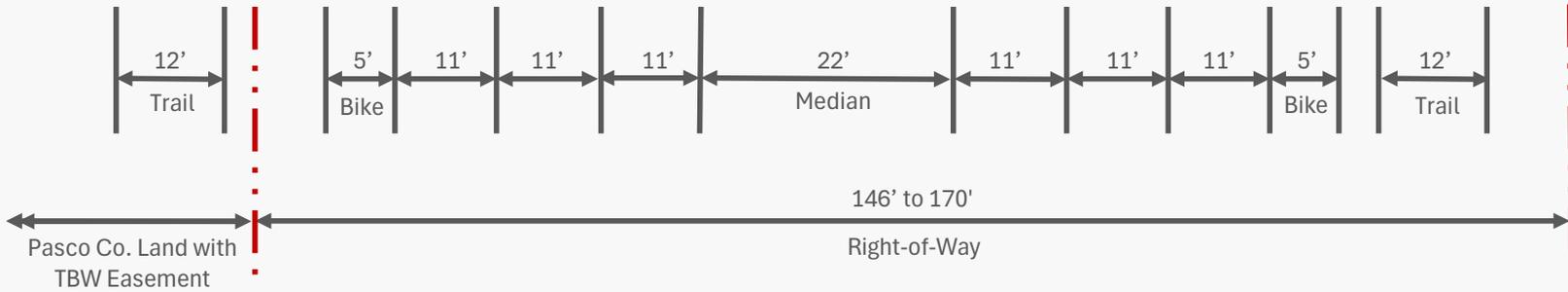
Initial Four-Lane Roadway



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – S. Branch Blvd to Suncoast Pkwy

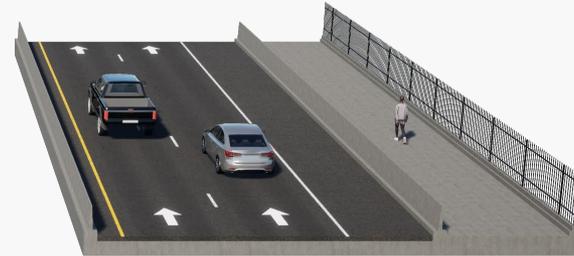
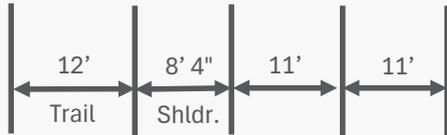
Ultimate Six-Lane Roadway



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – Suncoast Pkwy Overpass Bridge

Initial Four-Lane Bridge Pair



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – Suncoast Pkwy Overpass Bridge

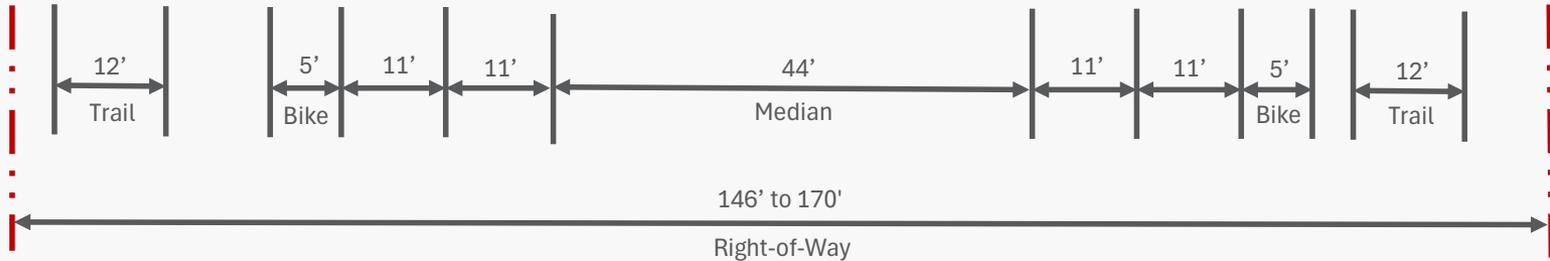
Ultimate Six-Lane Bridge



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – Suncoast Pkwy to Bexley Village Dr

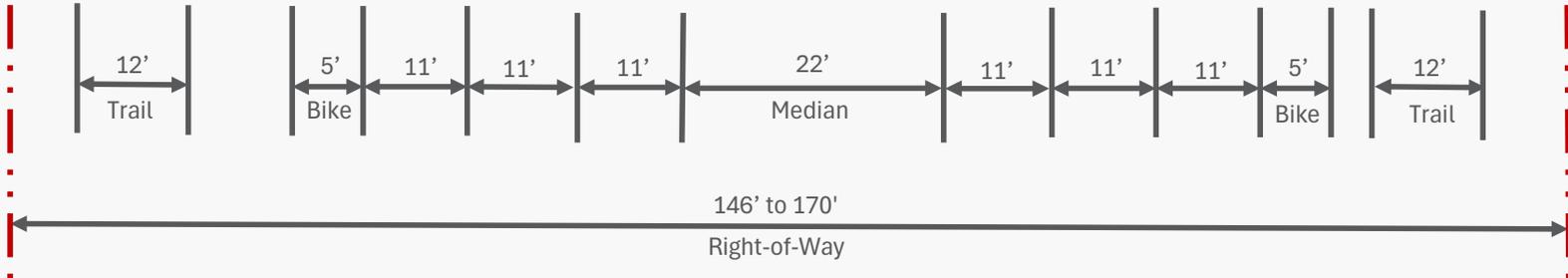
Initial Four-Lane Roadway



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

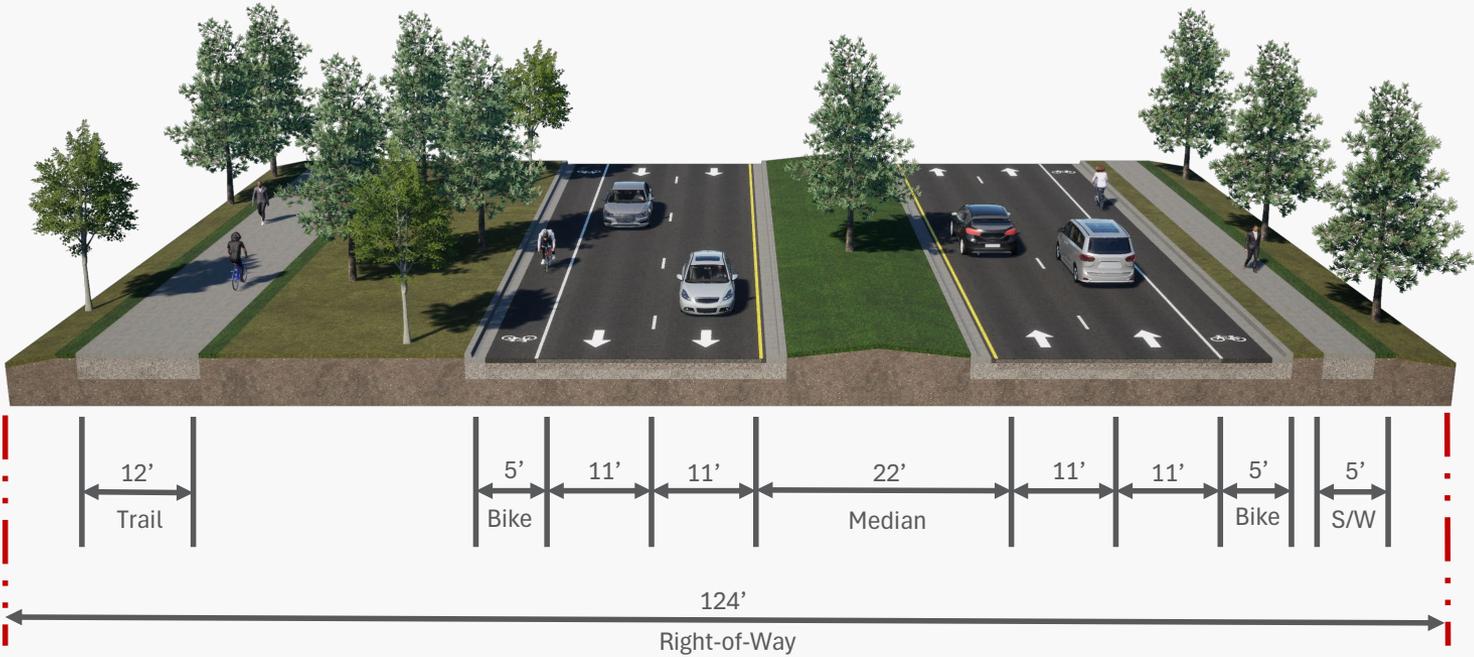
Rangeland Blvd – Suncoast Pkwy to Bexley Village Dr

Ultimate Six-Lane Roadway



RECOMMENDED ALTERNATIVE - TYPICAL SECTIONS

Rangeland Blvd – East of Bexley Village Dr



RECOMMENDED ALTERNATIVE - IMPACTS

Evaluation Criteria	Preferred Alternative Ultimate	Preferred Alternative 4-In Const.
Environmental Effects		
Consistent with Long Range Transportation Plan	Yes	Yes
Potential impacts to noise conditions (Low/Medium/High)	High	High
Potential impacts to contamination sites (Low/Medium/High)	Low	Low
Potential impacts to threatened and endangered species (Low/Medium/High)	Medium	Medium
Historical and Archaeological site potentially affected (Low/Medium/High)	Medium	Medium
Potential impacts to recreation and conservation lands (Low/Medium/High)	None	None
Potential impacts to wetlands (Acres)	26.38	26.38
Potential impacts to surface waters (Acres)	0.00	0.00
Right-of-Way Needs		
Parcels Impacted	19	19
Potential relocations (#)	0	0
Right-of-Way to be acquired for roadway (Acres)	26.34	26.34
Right-of-Way to be acquired for pond sites (Acres)	19.44	19.44
Right-of-Way to be acquired for floodplain compensation sites (Acres)	26.64	26.64



RECOMMENDED ALTERNATIVE - COSTS

Component	Preferred Alternative Ultimate	Preferred Alternative 4-In Const.
Cost (\$ Millions)		
Design (15%)	\$18.6	\$17.4
Construction Engineering & Inspection (15%)	\$18.6	\$17.4
Preliminary right-of-way acquisition for roadway ¹	\$11.6	\$11.6
Preliminary right-of-way acquisition for pond sites ¹	\$6.2	\$6.2
Preliminary right-of-way acquisition for floodplain compensation sites ¹	\$5.8	\$5.8
Wetland mitigation ²	\$7.0	\$7.0
Preliminary Construction Cost	\$124.3	\$116.0
Total Preliminary Cost Estimate	\$192.1	\$181.4



RECOMMEND: PREFERRED ALTERNATIVE



Preferred Alternative Advantages

- Consistent with the Long-Range Transportation Plan
- Provides greatest potential congestion reduction
- Provides best pedestrian and bicycle accommodation
- Provides most safety enhancement through congestion reduction and pedestrian and bicycle facilities
- Does not require the relocation of any residents or businesses
- Avoids future time-consuming and costly roadway and bridge reconstruction should the interchange at Suncoast Parkway become necessary



Questions?

