

Commission District:	5 - Mariano	File Number:	PDE26-0144	Approval Date:	12/3/2025
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Alternative Standard



Project Name:	Hope Youth Ranch Vo-Tech Center- Bldg Perimeter LS				
Project Number:	ALTSTD-2025-00116				
Associated Project Number:	SITEPLN-2024-00182				
Developer:	Hope Youth Ranch, Inc				
Engineer:	2gH Solutions				
LDC Reference(s):	407.5 Alternative Standards				
Date Neighborhood Notice Sent:	10/29/2025				
Decision:	Approved				
From:	Vintoria Hopps, Planning Assistant I	Approved By:	Patrick Dutter, AICP Director, Development Review Services (DRS)		

Project Information

Parcel ID Nos:	10 24 17 0010 05000 0010
Location:	Northwest Pasco County- On the east side of East Road approximately 1 mile south of County Line Road

Alternative Standard Request

Alternative Standards:	Code Section Being Deviated From: 905.2.D.4.a
	Applicant's Request: The alternative standard request is to reduce the required building perimeter landscaping from 50% of the perimeter of the building to 40% of the perimeter of the building. The accompanying modification to the originally permitted site plan adds a patio to the rear of the building that reduces the available perimeter landscaping area, and there are no alternative places to add more perimeter landscaping without interfering with other site elements such as parking.
	Staff Analysis/Recommendation: Staff has reviewed the applicant's request against Code section 407.5.B. and recommends approval. Although, building perimeter landscaping has been reduced, the plantings that would have occupied the remaining 10% have been incorporated elsewhere on the site. Additionally, the alternative standard does not adversely affect compliance with other Code provisions, development orders, or permits, is not in conflict with other mandatory substantive requirements of local, State, or Federal law, and is consistent with the applicable provisions of the Comprehensive Plan. In the event the preliminary plan is deemed void and/or approval is withdrawn, then the alternative standards request shall be considered void.