

Commission District:	5 - Mariano	File Number:	PDE26-0137	Approval Date:	12/1/2025
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Site Development Permit



Project Name:	Ekos at Bayonet Point 2				
Project Number:	SITEPLN-2025-00073				
Application Type:	Preliminary Site Plan, Construction Plan, and Stormwater Management Plan & Report.				
Developer:	MHP Pasco II, LLC				
Engineer:	High Point Engineering, Inc.				
Code Reference(s):	Sections 300, Procedures; 403, Site Development; 900, Development Standards				
Project Summary:	Applicant is requesting approval of a 5-story multi-family residential building, consisting of 120 dwelling units designated as affordable housing.				
Decision:	Approved with Conditions				
Permit Expiration:	If the Building Permits expire after the sixth year of PSP approval, the PSP shall also expire. If no building permit is required, the site development shall be complete and pass final site inspection within six years of PSP approval.				
From:	Katie McCarron, PZT II	Approved By:	Patrick Dutter, AICP Director, Development Review Services (DRS)		

Project Information

Parcel ID Nos:	34 24 16 0000 00200 0000				
Location:	Northwest Pasco County, on the east side of Dallas Drive and the west side of Lakeshore Boulevard and approximately 0.57 east of US Hwy 19				
Project Acreage:	13.07 (Parcel) 6.84 (Project)	General Use:	Residential	Specific Use:	Multi-Family
Square Footage (Non-Residential):	N/A	Number of Units (Residential):	120	Type of Units (Residential):	Multi-Family
Zoning District:	MF-3 Multiple Family High Density District	Future Land Use Classification:	RES-24 (Residential – 24 du/ga)	Development of Regional Impact:	N/A
Water:	Pasco County	Sewer:	Pasco County	Electric:	WREC
Mobility Fee Assessment Area:	A	Mobility Fee Assessment Designation:	Urban West Market and Redevelopment	Mobility Fee Collection/Benefit District:	1
Special Fee District:	N/A	55+ Community:	Yes	Street Trees:	No
Transportation Corridor:	N/A	Existing Right-of-Way:	N/A	Required Right-of-Way Dedication/ Preservation:	N/A

Roads:	N/A	Traffic Analysis Zone:	19	Flood Zone:	AE	
Background Summary:	- On 08/22/2023 the BCC approved a Comp Plan amendment CPAS23(04). - This project was reviewed against RZ7790, approved on 8/21/2024, which was the most recent zoning action on the site. - On 3/31/2025, Development Review Services (DRS) approved a Preliminary Site Plan, Construction Plan, and Stormwater Management Plan and Report for a 114-unit apartment complex (SITEPLN-2024-00119). On 10/27/2025, Parks Recreation and Natural Resources approved an alternative standard request to reduce the size of the park (ALTSTD-2025-00047).					
Findings of Fact:	- Presently, the subject site is unimproved. This project also contains a request for an alternative standard which is being approved alongside the project (ALTSTD-2025-00047). The approval for the alternative standard is attached. <u>This project also contains two requests for alternative standards which are being approved alongside the project; one for reduced parking (ALTSTD-2025-00046) and one to modify the required Type B buffer (ALTSTD-2025-00048). The approvals for the alternative standards are attached.</u> - There shall be a minimum of 147 affordable dwelling units set aside for those with income at or below 80% of the Area Median Income. - There shall be a minimum of 114 age-restricted (55 years of age or older) dwelling units. - The 180 dwelling units that are non-age-restricted (55 years of age or older) shall be a minimum of four stories in height.					
Dimensional Standards						
Lot Dimensions:	Area	20,000 Sq Ft.	Width	125 Feet	Depth	125 Feet
Yard Regulations:	Front Setback	20 Feet	Side Setback	15 feet each side, plus five feet for each additional story above three stories.	Rear Setback	15 feet plus five feet for each additional story above three stories.
Max Coverage Regulations:	Principal & Accessory	55%	Accessory	N/A	Max Height	N/A
Pre-Earthwork Procedures						
Apply for a Site Development Placard through the Pasco Permitting Portal (Accela) . This placard is issued by the County upon satisfactorily resolving any pre-earthwork conditions imposed by a permit approval (Pre-Earthwork Conditions below), which may also include the receipt of other governmental approvals or permits. The issuance of the placard allows site construction to commence. The placard must be always kept on-site.						
The owner/developer or project contractor shall contact the Stormwater Management Division (727-834-3611) at least two working days prior to commencing any site preparation, including clearing and grubbing work, for a pre-inspection of the sediment and erosion-control devices.						
The owner/developer or project contractor shall contact the Development Inspections Division (727-834-3604) at least five working days prior to commencing any activity on the site to schedule a Pre-construction Meeting.						

Continued Permitting Procedures

Apply for a Right-of-Way Use Permit through the [Pasco Permitting Portal \(Accela\)](#) if this project will require improvements within the County Right-of-Way.

The owner/developer acknowledges a Building Permit shall be obtained for all structures that have a footer, regardless of size, through the Central Permitting Division, i.e., including, but not inclusive of, buildings, accessories, dumpster walls, and retaining walls.

Mobility Fees: The mobility fee and administration fee shall be assessed upon the issuance of a Building Permit for any development and shall be collected and paid prior to the issuance of the CO.

A Registered Landscape Architect or other person(s) as authorized by Chapter 481, Florida Statutes, as amended or other types of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County and the property owner prior to issuance of the CO.

Pre-Earthwork Conditions

Prior to submitting for a Site Development Placard (SDP), please contact Natural Resources at naturalresourcesconservation@mypasco.net and complete all of their requirements. Twenty-four-and forty-eight-hour SDP issuances cannot be accommodated if Natural Resources requirements are not addressed prior to SDP application.

All of the following requirements/documents must be met and/or provided in the SDP record:

1. Provide the signed and notarized acknowledgment portion of this document within 30 days of this approval.
2. Provide a copy of the receipt for payment of utility impact fees from Pasco County Utilities.
3. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to issuance of site development placard.
4. For disturbances of one (1) acre or more, the applicant/developer shall submit a Notice of Intent (NOI) to seek coverage under the NPDES Construction Generic Permit (CGP) that must be obtained from FDEP prior to commencement of work or site development construction activities. Please provide a copy of the NOI prior to the issuance of the Site Development Placard and the NOI approval from FDEP upon receipt.

Project Specific Conditions

5. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
6. If listed species are discovered post-permit issuance, Per LDC Section 803.2.C., the applicant shall provide necessary documentation to demonstrate that the applicable USFWS and/or FFWCC guidelines and mitigation measures have been implemented.
7. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. A copy of the relocation permit and accepted after the action report shall be provided.
8. The upland buffer line shall be clearly field demarcated prior to any construction activities. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project.

9. Erosion control BMPs must be in place prior to any disturbance of materials on-site and must remain in place until all loose soils have been stabilized. BMPs should be placed at the wetland buffer line or landward of the wetland buffer line.
10. Prior to the scheduling of Final Engineering inspection, Phase 1 will mill and overlay Dallas Drive from the County Owned end of Dallas Drive (Phase 1 entrance off Dallas) to the Intersection of Dallas and Lakeshore Blvd., then continue northward the same improvement on Lakeshore Blvd to Fivay Rd.
11. Prior to the record plat or where a record plat is not required, prior to the final engineering inspection, monies shall be contributed to the Tree Mitigation Fund in the amount of \$6,000 for the caliper inches of replacement trees not planted.

General Project Conditions

12. The owner/developer acknowledges that any monument signs, residential driveway standards, utility plan sheets, or irrigation sheets within this plan set have not been reviewed for compliance with the LDC and are not part of this project approval.
13. Where the project is a retirement, age-restricted, 55 and older, or 62 and older housing community, prior to approval of each plat, or where platting is not required, prior to approval of each construction plan, the developer(s) shall comply with LDC Section 1302.1.D.

If the applicant(s) or developer(s) fails to timely provide said communitywide restrictions or fails to comply with said communitywide restrictions, the applicant(s) or developer(s) shall be required, in addition to any County remedies set forth in the said communitywide restrictions, to submit an updated traffic study without any reduction in trip generation based on retirement, age-restricted, 55 and older, or 62 and older housing; and additional approvals within the development shall be held in abeyance until the County approves the updated traffic study and determines the appropriate transportation mitigation.

The Planning Commission (PC), BCC, or County Administrator or designee, may impose additional conditions on the applicant(s) or developer(s) based on the updated County-approved Timing and Phasing Analysis.

14. The applicant/developer agrees the applicant/developer and any successors or assigns are not eligible for the ad valorem tax exemption in Section 196.1978(3), Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of development authorized by this approval.
15. All applicable state and federal permits shall be obtained before the commencement of development activity. Issuance of a development permit or development order by Pasco County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A copy of all required State and Federal permits from the appropriate agencies, including drawings, plans, etc. shall be submitted to the County Prior to the issuance of the Site Development Placard. Any requirements of State or Federal permits/plans that are inconsistent with the County approved plans will require resubmittal to the County for review and approval.
16. Where any property is required to be conveyed to the County, all conveyances shall occur at record plat, or where a record plat is not required, prior to final engineering inspection, or within 90 days of the County's request. All conveyances shall include applicable access easements, be in a form acceptable to the Real Property and Planning Division and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions.

Should conveyance to the County be required, a copy of the conveyance document, including access easements recorded with the Pasco County Clerk & Comptroller shall be provided to Development Review Services (DRS) within 90 days of the conveyance.
17. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S. 374 (1994), the applicant/owner, and successors and assigns (a) agrees there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This

agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC and does not affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

18. A Maintenance and License Agreement for any allowed interim uses in the Transportation Corridor shall be required. The property owner or another common ownership entity other than the County shall continue to maintain the interim uses until the interim uses are physically removed.
19. Should this project propose roadway construction, all roadway construction required herein as a condition of development approval shall not be entitled to mobility fee credits unless such credits have been granted pursuant to a prior BCC approval or written agreement.
20. Where wetlands are on the site or the project is in a flood zone, the owner/developer or successors in interest are advised of the following restrictions:
 - a. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, buffer areas, and upland conservation areas described in the approved plan or record plat unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - b. No owner of the property within the development may construct or maintain any building, residence, or structure, or undertake or perform any activity within the 100-year floodplain described in the approved plan and/or record plat of the subdivision unless prior approval is received from the SWFWMD pursuant to environmental resource permitting.
 - c. No owner of the property may undertake any roadway improvements within this development unless prior written authorization or notification of exemption is received from the SWFWMD pursuant to environmental resource permitting.
21. All construction work, including roads, drainage, and utilities, shall be constructed in accordance with County design standards and tested in compliance with the Engineering Services Department's Testing Specifications for Construction of Roads, Storm Drainage, and Utilities.
22. The owner/developer acknowledges all sidewalks, bike paths, and other non-vehicular pathways within all rights-of-way shall not be the maintenance responsibility of the County except for bike lanes within the pavement of a roadway accepted by the County for maintenance.
23. The owner/developer shall acknowledge should the County collect funds under a guarantee document, the developer shall authorize the County or its designee access to the property in question to complete the required work.
24. The owner/developer shall acknowledge should the County be required to institute legal proceedings in order to collect any funds under a guarantee document, the developer shall be responsible for attorney's fees and court costs incurred by the County in such action.
25. The developer acknowledges an appeal may be filed against the decision of the Development Review Department Director within 30 days of the date of this approval. Any development that takes place within the 30-day-appeal deadline shall not establish vested rights with respect to construction of the project.
26. Site plans approved by DRS are the final approved documents. Changes/additions/ deletions to approved site plans, i.e., building size, location, loading zones, etc., require revised site plan submittal, review fee, and approval in accordance with the Land Development Code (LDC), Sections 300, 403, and 900.
27. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to combustibles being brought on site (National Fire Protection Association, NFPA 1, 16.4.3.1.3).
28. If the project is in a flood plain, no fill shall be placed within the 100-year floodplain designation unless compensating volume to mitigate the fill is provided on-site or off site within the same basin and reviewed and approved by the County.

29. Unless otherwise approved by the County Engineer, driveway, road, and intersection improvements requiring roadway widening and/or left-turn, storage lane construction shall also include an asphaltic concrete overlay of the entire limits of the intersection improvement area to the County's specifications as approved by the County.
30. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, the owner/developer shall temporarily transfer to the County any and all water-use permits or water-use rights the owner/developer may have to use or consume surface water or groundwater within the County for the duration of the production failure or shortfall. Prior to the owner/developer selling water, water-use permits, or water-use rights, the owner/developer shall notify the County, and the County shall have a right of first refusal to purchase such water or water-use permits or water-use rights.
31. Curb ramps are required at all intersections of curbs and sidewalks and shall be constructed in conformance with the Uniform Federal Accessibility Standards published by the General Services Administration, Department of Housing and Urban Development, Department of Defense, and United States Postal Service (Section 336.045, Florida Statutes).
32. If during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, the provisions and guidelines set forth in Chapter 872.05, Florida Statutes (Florida's Unmarked Burial Law) are to be followed.
33. Unless otherwise approved by the Fire Chief, prior to the issuance of the first Building Permit, the development shall be included in a Pasco County Municipal Fire Service Taxing Unit by notifying the Property Appraiser's Office to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until such a petition has been received by the Emergency Services Director.

Attachments

1. Site Plan
2. Initial Certificate of Capacity
3. Alternative Standards (3)

Owner/Developer/Applicant Acknowledgment**Ekos at Bayonet Point 2; SITEPLN-2025-00073**

The owner/developer/applicant acknowledges they have read, understood, and accepted the conditions of approval.

Date

(Signature of person making acknowledgment)

(Name typed, printed, or stamped)

(Title or Rank)

(Serial number, if any)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____ (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

NOTARY

INITIAL CERTIFICATE OF CAPACITY

REQUIRED FOR PRELIMINARY SITE PLANS, PRELIMINARY DEVELOPMENT PLANS,
NONRESIDENTIAL SUBDIVISION, RESIDENTIAL SUBDIVISION INTO MORE THAN ONE DWELLING UNIT
PER LOT AND PUBLIC SCHOOL'S COMPREHENSIVE PLAN CONSISTENCY REVIEW

To Be Completed by Department Responsible for Approval Sought.

Completed Certificate Must Be Attached to the Agenda Item and Approval Document

Complete Application (Date):	05/06/2025	Certificate Completed by:	Darrian M
Parcel ID No(s):	34 24 16 0000 00200 0000		(Attach survey if project includes portion of parcel)
Project Name:	Ekos at Bayonet Point 2		No: SITEPLN-2025-00073
Applicant Name, Address, and Telephone Number:	High Point Engineering, Inc., 5005 W Laurel Street, Suite 201, Tampa, FL 33607 Ph: (813) 765-6433 Email: bgrajales@hpe-fl.com		
Job Site Address:	13821 LAKESHORE BOULEVARD, HUDSON, FL 34667		
Project subject to Development of Regional Impact (DRI) Development Order or to a Development Agreement? ☐ Yes ☒ No			
Approval Sought (Check All that apply):			
☐	Preliminary Development Plan	☐	Nonresidential Subdivision
☒	Preliminary Site Plan	☐	Residential Subdivision into more than one dwelling unit
☐		☐	Public School (Comprehensive Plan Consistency Review)
☐		☐	

TYPE OF DEVELOPMENT

<u>Number of Units</u>	<u>Unit Measure</u>	<u>Description</u>
138	Apts.	5 Story Building

Expiration (1300 LDC)		
All facilities (other than roads and schools) expire on:	12/01/2031	(6 yrs from issuance)
Schools: Certificate of Capacity expires or is subject to additional review on:	or N/A ☐	
Issuance Date:	12/01/25	<i>Katie McCarron</i>

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Accela 3) Shared File

Revised: 02-07-2023

INITIAL CERTIFICATE OF CAPACITY

	Yes	No	Conditional Approval	Review Standards	Reviewed By & Authorized Signature
Water/Water Supply (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Michael Brienza
					<i>MBrienza</i>
Sewer (Utilities) or ☐	☐	☐	☒	LDC 1301.6.A and Chapter 10 Public Facilities Element	Michael Brienza
					<i>MBrienza</i>
Parks/Recreation (Parks) ☒ N/A	☐	☐	☐	LDC 1301.6.B and Chapter 5 Recreation and Open Space Element	
Solid Waste (Utilities) Or ☒ N/A	☐	☐	☐	LDC 1301.6.A and Chapter 10 Public Facilities Element	
School or ☒ N/A	☐	☐	☐	LDC 1301.6.C & Chapter 8 Public School Facilities Element and School District Concurrency Implementation Procedures Manual	

Conditions of Approval for Water:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where water services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for water service to this property must be submitted and will be subject to the following conditions:

The provision water service is contingent upon the County obtaining adequate water supply from Tampa Bay Water; receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of water impact fees).

Conditions of Approval for Wastewater:

Pasco County Utilities has reviewed the referenced parcel and has determined that this parcel is within the existing area where wastewater services are provided by Pasco County Utilities. A Service Connection Application, per County codes and ordinances, for wastewater service to this property must be submitted and will be subject to the following conditions:

The provision wastewater service is contingent upon the County receiving all the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 110, (including but not limited to the obligation to execute and implement, as applicable, a Utilities Service Agreement and a Utilities Service Plan, both acceptable to the County, and the payment of wastewater impact fees).

Completed Certificate of Capacity which has been issued to be distributed as follows:

- 1) Applicant 2) Shared Directory: 1-LOS, and 3) Project File.

Monday, February 13, 2023; Template 02-10-23

Commission District:	5 - Mariano	File Number:	PDE26-0142	Approval Date:	10/29/2025
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Alternative Standard



Project Name:	Ekos at Bayonet Point Phase 2			
Project Number:	ALTSTD-2025-00046			
Associated Project Number:	SITEPLN-2025-00073			
Developer:	MHP Pasco II, LLC			
Engineer:	High Point Engineering, Inc.			
LDC Reference(s):	407.5, Alternative Standards			
Date Neighborhood Notice Sent:	July 7, 2025			
Decision:	Approved			
From:	Katie McCarron, PZT II	Approved By:	Patrick Dutter, AICP Director, Development Review Services (DRS)	

Project Information

Parcel ID Nos:	34 24 16 0000 00200 0000
Location:	Northwest Pasco County, on the east side of Dallas Drive and the west side of Lakeshore Boulevard and approximately 0.57 east of US Hwy 19

Alternative Standard Request

Alternative Standards:	Code Section Being Deviated From: LDC 907.1, On-Site Parking
	Applicant's Request: Reduce the required onsite parking required in LDC Section 907.1 from 2.0 spaces per unit plus 0.25 spaces for visitors per unit (270 spaces) to .75 spaces per unit plus 0.25 spaces for visitors per unit (120 spaces).
	According to ITE Parking Generation Manual 6 th Edition, it is expected that the number of bedrooms and the number of residents is likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).
	Staff Analysis/Recommendation: Staff have reviewed the applicant's request against Code section 407.5.B. and recommends approval. Section 907.1, On-Site Parking, specifically the parking requirements table under subsection "E", contemplates a more suburban development project where there are usually multiple bedrooms within the units and these units may be occupied by a mix of ages. This development is a 55+ affordable housing apartment complex. These communities generally need less parking to service their community. In addition, all 120 apartment units are 1-bedroom units. With these two factors combined (55+ and one-

(PDE26-0142)

	bedroom units), providing 121 parking spaces meets or exceeds the intent of the Code. 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.
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PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Department DATE: 10/27/2025 FILE: PR25 016
Katie McCarron
Planning & Zoning Tech II

THRU: Keith Wiley SUBJECT: ALTSTD-2025-00047 - Ekos at
Parks Recreation and Natural Bayonet Point 2
Resources
Director

FROM: Kevin Collier-Cundumi REFERENCES: Parcel No: 34 24 16 0000
Parks Recreation and Natural 00200 0000
Resources
Parks Planner

Staff has reviewed the applicant's alternative standard requests and recommends approval.

The applicant has provided a park exhibit for this multi-family project in the request of alternative standards of LDC 905.1 - Neighborhood Parks. In particular, the request incorporates the flexibility allowed within LDC 905.1.E – Amount of Land Required, and 905.1.F.5 - Open Play Area Required.

Staff has acknowledged the constraints of the current LDC relating to a multi-family development project- in particular, the development size, the specific characteristics of multi-family development, and the need for greater flexibility in neighborhood park design.

The exhibit demonstrates that the flexibility allowed in LDC 905.1.E – Amount of Land Required, and 905.1.F.5 - Open Play Area Required will not affect the function or the intent of LDC 905.1 Neighborhood parks. The project will provide 2.52 acres of neighborhood parks across the three phases, including recreation areas that are activated with amenities and connected with pedestrian routes. The development will provide a swimming pool, a playground, a dog park, and designated picnic area.

The alternative standard does not adversely affect compliance with other Code provisions, development orders, or permits; it 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.

Please feel free to email me at kcolliercundumi@pascocountyfl.net or call me at 727-629-7542 if there are any questions.

Sincerely,

Kevin Collier-Cundumi Parks Planner

KC/d/PR25

Commission District:	5 - Mariano	File Number:	PDE26-0143	Approval Date:	12/1/2025
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Alternative Standard



Project Name:	Ekos at Bayonet Point Phase 2			
Project Number:	ALTSTD-2025-00048			
Associated Project Number:	SITEPLN-2025-00073			
Developer:	MPH Pasco II, LLC			
Engineer:	High Point Engineering, Inc.			
LDC Reference(s):	407.5, Alternative Standards			
Date Neighborhood Notice Sent:	July 7, 2025			
Decision:	Approved			
From:	Katie McCarron, PZT II	Approved By:	Patrick Dutter, AICP Director, Development Review Services (DRS)	

Project Information

Parcel ID Nos:	34 24 16 0000 00200 0000
Location:	Northwest Pasco County, on the east side of Dallas Drive and the west side of Lakeshore Boulevard and approximately 0.57 east of US Hwy 19

Alternative Standard Request

Alternative Standards:	Code Section Being Deviated From: 905.2, Landscaping and Buffering
	Applicant's Request: Modify the Type B buffer required by Paso County Land Development Code in Table 905.2-D along the west property boundary adjacent to a property used as an assisted living facility. The reduced buffer will include 1 shade tree per 30 linear feet, and a single row of evergreen shrubs without visual screening of 6' min - 8' max with any combination: opaque fence (no wood or chain link), wall, berm, or hedge (plantings 1 / 5 LF)
	Staff Analysis/Recommendation: Staff have reviewed the applicant's request against Code section 407.5.B. and recommends approval. The proposed buffer will be more visually appealing both along the apartment area and the proposed pond than the Code required visual screen with a Type B buffer. All required plantings will still be provided within the buffer except for the visual screen. 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.
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