

Planning Commission

Charles Grey, Chairman
Jaime Girardi, P.E., Vice Chairman
Christopher B. Poole, CPG
Jon Moody, P.E.
Matthew Munz, P.E.
Derek Pontlitz, CRPC

School Board Representative

Chris Williams

Legal Counsel

David A. Goldstein, County Attorney

Staff

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and
Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, August 20, 2026 1:30 PM



West Pasco Government Center
Board Room, 1st Floor
8731 Citizens Drive
New Port Richey, FL 34654

This meeting will be broadcast live on [Pasco TV](#), [YouTube Live](#), Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices must be turned off while in the Board Room.

The Planning Commission has final decision-making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appeal able. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Moment of Silence

Pledge of Allegiance

Roll Call

Proof of Publication

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via Microsoft Teams during the meeting or attending in person. A Microsoft Teams pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Consent

- C1 Annotated Minutes - Planning Commission Workshop - July 9, 2026
 File Number PDE26-1017
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - July 23, 2026
 File Number PDE26-1018
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC3 Zoning Amendment (Continuance) - HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District and MF-1 Multiple-Family Medium Density Districts to an MPUD Master Planned Unit Development to Allow for the Conversion of 156 Hotel Rooms into the Development 122 Multi-Family Apartment Units and Associated Infrastructure - West Central Pasco County - Located East of US-19, Approximately 0.20 Miles from the Intersection of US-19 and State Road 52 - Containing Approximately 4.54 Acres
 File Number PDE26-7911
 Comm. Dist. 5
 Recommendation Continuance Requested
- PC4 Conditional Use Request (Continuance) – Dennis Antonogiorgi/Caufield Road Residential Treatment & Care Facility – Conditional Use for an Assisted Living Facility in an A-R Agricultural Residential District – North Market Pasco County – West of Caufield Road, Approximately 820 feet North of Bowman Road– Containing Approximately 2.50 Acres
 File Number PDE26-CU06
 Comm. Dist. 5
 Recommendation Continuance Requested
- PC5 Conditional Use Request (Consent) – Guardian Angel Senior Living /The Jono Plaza, LLC – Conditional Use to Develop a Residential Treatment and Care Facility in an AR-1 Agricultural-Residential District and R-1MH Single Family / Mobile Home District – South Central Pasco County – on the West side of Wilson Road 2,525 feet North of the Intersection of State Road 54 and Wilson Road – Containing Approximately 9.16 Acres.
 File Number PDE26-CU11
 Comm. Dist. 4
 Recommendation Approval with Conditions

PC6 Variance Request (Consent) – James T. Geiger – Request to Reduce the Lot Size Requirements From One (1) Acre to 0.81 Acres, and the Lot Width from 125 Feet to 110 Feet in an A-R Agricultural-Residential District as Required by Land Development Code (LDC) Section 505.6.A. – West Central Pasco County – On Morgan Road, Approximately 0.85 Mile North of the Intersection of State Road 52 and Choctaw Trail – Containing Approximately 0.81 Acre

File Number PDE26-2120

Comm. Dist. 5

Recommendation Approval of Variance

 Approval with Conditions

Addendum

Walk-Ons

Adjourn

**PASCO COUNTY PLANNING COMMISSION
WORKSHOP**

ANNOTATED MINUTES

JULY 9, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

10:00 A.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM, 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C. - **Absent**

Mr. Jon Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 10:08 a.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Mr. Neil C. Allen, Deputy Clerk, called the roll. All members were present with the exception of Mr. Pontlitz who was absent. Mr. Poole arrived to the meeting at 10:31 a.m.

Topics for Discussion

- 1 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update – Pasco INVESTS (Finish Chapter started 5/21/26)
File Number PDE26-0939
Comm. Dist. All
Recommendation Presentation Only

Ms. Hayat Mazelli, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Mr. Nick Uhren, County Engineer, and Ms. Joyce Goulas, Public Works Stormwater Engineering, spoke during the discussion.

Discussion was held regarding the interlocal agreement; the neighborhood and collector roadways; the 25-year storm; the concurrency level of service standards for public schools; the school percentages; student to teacher ratio; failure impact fees and amount; the new maps; water management standards and the minimum 100-year storm event; the existing and new structures; accommodate definition; the watershed management studies; the evacuation routes; the different classification of roadways; county roadways and the Department of Transportation standards; the flooding; the updated language; the capital improvement process language; the annual 5-year capital improvements schedule; and adding percentages to the revised policy.

The item was for information only.

- 2 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update – Pasco CONSERVES (Revisiting Wetland Categorization and Protection)
File Number PDE26-0940
Comm. Dist. All
Recommendation Presentation Only

Ms. Hayat Mazelli, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Mr. Keith Wiley, Director for Parks, Recreation and Natural Resources, Ms. Joyce Goulas, Public Works Stormwater Engineering, Ms. Julia Bartunek, and Ms. Jazmina Forcan spoke during the discussion.

Discussion was held regarding the categorization of the wetlands; the right to consider an alternative strategy; Policy 1.5.1; the alternative wetland protection strategies; a property tax amendment; jurisdictional wetlands; adding language back into the policy; road work and minimizing the impact to wetlands; the UMAM surveys; public improvements infrastructure; the wetlands that had been destroyed; the wetland and tree mitigations; the stormwater regulations; the purpose of the wetlands; dry ponds and excess stormwater holdings; the houses that are for sale; and the green space and preservation.

MR MOODY MOVED approval to receive and file documents submitted by Ms. Jazmina Forcan; **MR. WILLIAMS SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The item was for information only.

- | | |
|-----------------------|---|
| 3 | Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update – Pasco PLAYS (Discuss new Objective 1.10 on Library Services) |
| File Number | PDE26-0941 |
| Comm. Dist. | All |
| Recommendation | Presentation Only |

Ms. Hayat Mazelli, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Mr. Sean McGarvey, Director for Library Services, and Ms. Nancy Hazelwood spoke during the discussion.

Discussion was held regarding library space and the public private partnership; the use of libraries; the attendance numbers; home computer access; a children's summer reading program; the cultural centers of Pasco County; the not-for-profit policies; other expansion opportunities within the county; the acquisition strategies; a need for a library in the Withlacoochee and Trilby area; and a mobile maker space.

The item was for information only.

Adjourn

Chairman Grey left the meeting at 10:44 a.m. and returned at 10:53 a.m.

Mr. Williams left the meeting at 11:18 a.m. and returned at 11:21 a.m.

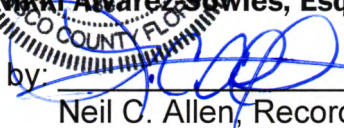
The meeting adjourned at 11:53 a.m.



PLANNING COMMISSION
WORKSHOP
JULY 9, 2026

Office of ~~Walter Alvarez-Cowles, Esq., Clerk & Comptroller~~

Prepared by:



Neil C. Allen, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

JULY 23, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

1:30 P.M.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jon Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E. - **Absent**

School Board Representative – Mr. Chris Williams

Rep by. Mr. Liam Devine

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Call To Order

Chairman Grey called the meeting to order at 1:30 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent. Mr. Williams was represented by Mr. Liam Devine.

Swearing In

Ms. Dobson swore in those who planned to present testimony.

Proof of Publication

Ms. Dobson noted the proof of publication.

Public Comment

Citizens are given an opportunity to comment on items listed on the agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the agenda in person inside the Board Room. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

Chairman Grey reviewed the procedures to be followed and called for public comment.

There was none.

Consent

MR. GIRARDI MOVED approval of the March 5, 2026, the April 9, 2026, and the April 16, 2026 Planning Commission meeting minutes and the March 19, 2026 Planning Commission Workshop minutes; **MR. MOODY SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

C1 Annotated Minutes - Planning Commission Meeting - March 5, 2026
 File Number PDE26-0882
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Workshop - March 19, 2026
 File Number PDE26-0873
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C3 Annotated Minutes - Planning Commission Meeting - April 9, 2026
 File Number PDE26-0874
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

C4 Annotated Minutes - Planning Commission Meeting - April 16, 2026
 File Number PDE26-0875
 Comm. Dist. All
 Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

MR. PONTLITZ MOVED approval to continue Agenda Item PC5 to its respective continuance date; **MR. POOLE SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

MR. POOLE MOVED approval to continue Agenda Item PC8 to its respective continuance date; **MR. GIRARDI SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Moody abstaining from the vote due to a conflict of interest.

MR. GIRARDI MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC6; **MR. DEVINE SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Moody abstaining from the vote due to a conflict of interest.

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda with included Agenda Items PC7 and PC9; **MR. MOODY SECONDED**.

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

PC5 Conditional Use Request (Continuance) – Dennis Antonogiorgi/Caufield Road Residential Treatment & Care Facility – Conditional Use for an Assisted Living Facility in an A-R Agricultural Residential District – North Market Pasco County – West of Caufield Road, Approximately 820 feet North of Bowman Road– Containing Approximately 2.50 Acres
File Number PDE26-CU06
Comm. Dist. 5
Recommendation Continuance Requested

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the continuance request.

There was no public comment.

The item was continued to the August 20, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC6 Zoning Amendment (Consent) – The Feed Co./Grace Hay Company Inc. – Change in Zoning from an A-R Agricultural Residential District to a C-2 General Commercial District – West Central Pasco County – Approximately 600 Feet East of Choctaw Trail and North of State Road 52 – Containing Approximately 1.26 Acres.

File Number PDE26-7934

Comm. Dist. 5

Recommendation Approve

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

There was no public comment.

Mr. Moody spoke regarding his abstention from the item due to a conflict of interest.

The item was approved as a part of the Public Hearing Consent Agenda with Mr. Moody abstaining from the vote due to a conflict of interest.

PC7 Zoning Amendment (Consent) – 7026 Little Road/Roosevelt Commons, L.L.C. – Change in Zoning from an R-4 High Density Residential District, C-1 Neighborhood Commercial District, and A-C Agricultural District to a C-2 General Commercial District – West Pasco County – Northeast Corner of the Intersection of Little Road and Decubellis Road – Containing Approximately 2.3 acres.

File Number PDE26-7914

Comm. Dist. 4

Recommendation Approve

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

There was no public comment.

The item was approved as a part of the Public Hearing Consent Agenda.

- PC8 Zoning Amendment (Consent) - HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District and MF-1 Multiple-Family Medium Density Districts to an MPUD Master Planned Unit Development to Allow for the Conversion of 156 Hotel Rooms into the Development 122 Multi-Family Apartment Units and Associated Infrastructure - West Central Pasco County - Located East of US-19, Approximately 0.20 Miles from the Intersection of US-19 and State Road 52 - Containing Approximately 4.54 Acres
File Number PDE26-7911
Comm. Dist. 5
Recommendation Approval with Conditions

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding the applicant's continuance request.

There was no public comment.

Mr. Moody spoke regarding his abstention from the item due to a conflict of interest.

The item was continued to the August 20, 2026 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

- PC9 Variance Request (Consent) – Lee Florida, LLC – Reduce the 75-foot Required Side Setback to 15 feet in a C-3 Commercial/Light Manufacturing District – Southwest Pasco County – Located on the East Side of Gunn Highway, North of the Pasco/Hillsborough County Line, Approximately 0.98 Miles South of the Interlaken Road and Gunn Highway Intersection – Containing Approximately 0.58 Acres
File Number PDE26-2117
Comm. Dist. 3
Recommendation Approval with Conditions
Approval of Variance

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

There was no public comment.

The item was approved as a part of the Public Hearing Consent Agenda.

P10 Zoning Amendment (Regular) – Landlark, LLC/Kitten Trail Farms – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – South Side of Kitten Trail, Approximately One Mile East from the Intersection of Kitten Trail and Hicks Road – Containing Approximately 14.57 Acres.
File Number PDE26-7926
Comm. Dist. 5
Recommendation Approve

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record.

Ms. Amy Tull, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item.

Ms. Lisa Denyanovich, applicant, spoke regarding the surrounding properties, zonings, maximizing the property's potential, estate sized lots, the proposed acreage, and her potential goals for the property.

Ms. Janelle Cornogado, Mr. Kenneth Howard, Ms. Sarah Gonzalez, and Ms. Sherrie Howard spoke regarding studies; aquifer impacts; community outreach; meeting attendance; communities displeasure with Pasco changing; constituent interests; environmental impacts from development; the previous owner of the property; septic; County water and sewer; a sinkhole; the resale advertisement; sustainability; acreage restriction; roadway concerns; rezoning effects; wells; infrastructure support; housing cost restriction; manufactured homes; the corner of Kitten and Denton rezoning; and the houses added on County Line.

Discussion was held regarding the recommendation; the intention of splitting the lots; the deed restriction; what homes the applicant proposed; the ADU intent; the ADU Ordinance; whether the item was considered for an ER-2 district; principle structures as mobile homes and site built ADUs; mobile home permitting; HB 399 effects; restrictions; whether there was a provision in the Pasco County on the age of mobile homes; the affordable housing issue; enforcement; Euclidean zoning time limits; whether Ms. Cornogado was on central water; community concerns; RES-3 public utilities requirements; letters being sent out; that the Commission was appointed; another case not far from the property; appreciation for what the applicant was willing to do; what applicants were required to do when they submitted an application for a subdivision; animal relocation survival; expert testimony; clarification on the existing Future Land Use and what the applicant was asking for; the sinkhole; the Geologic Hazards and Stormwater Ordinances; wetland protection; Ms. Gonzalez's property; property owners; reasonable requests; a sidewalk project; a death on Kitten Trail; the County's action; traffic safety; the process of how roads were built; infrastructure improvement; additional home tracks; traffic studies; evening meeting accommodations; what could potentially happen at night meetings; that the Planning Commission were volunteers; meeting attendance; infrastructure requirements; selling the property; property potential; estate

sized lots; a public utilities obligation; and Ms. Denyanovich's current plan for the property.

MR. MOODY MOVED approval of Staff's recommendation; **MR. GIRARDI SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

Walk-Ons

There was none.

Adjourn

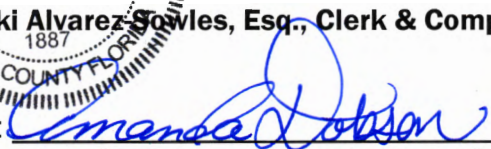
MR. GIRARDI MOVED approval to adjourn the meeting; **MR. PONTLITZ SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 2:28 p.m.

Office of Nikki Alvarez-Sowles, Esq., Clerk & Comptroller

Prepared by:


Amanda Dobson, Records Clerk III
Board Records Division

COMMISSION DISTRICT: 5

FILE NO.: PDE26-7911

DATE: 8/20/2026

SUBJECT: Zoning Amendment (Continuance) - HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District and MF-1 Multiple-Family Medium Density Districts to an MPUD Master Planned Unit Development to Allow for the Conversion of 156 Hotel Rooms into the Development 122 Multi-Family Apartment Units and Associated Infrastructure - West Central Pasco County - Located East of US-19, Approximately 0.20 Miles from the Intersection of US-19 and State Road 52 - Containing Approximately 4.54 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 7/23/2026 Continued; PC at NPR 8/20/2026 - BCC at NPR 8/25/2026

THRU: David Allen, Assistant County Administrator

FROM: David Engel, Director Planning, Development and Economic Growth

RECOMMENDED COMMITTEE ACTION:

Continue to a date uncertain.

BACKGROUND:

PROJECT OVERVIEW

Land Development Code (LDC) Section 402.2, Zoning Amendment - MPUD Master Planned Unit Development; Section 522 - MPUD Zoning District

Proposed is a zoning amendment in the name of the Harbour Pointe at Port Richey MPUD from C-2 General Commercial District and MF-1 Multiple-Family Medium Density District to an MPUD Master Planned Unit Development District to allow for the conversion of 156 Hotel Rooms into the development of 122 Multi-Family Apartment Units on one parcel.

The Harbour Pointe at Port Richey MPUD is a redevelopment project of an existing site. Currently, the site is operating as a 156-room hotel on a parcel partially zoned C-2 General Commercial District and MF-1 Multiple-Family Medium Density District. The proposed MPUD Master Planned Unit Development District rezoning of this property would enable re-development of this site and provide a consistent tenant base. Per the MPUD Conditions of Approval (COAs), re-development of this site will include site improvements as depicted on Exhibit 1: Binding Concept Plan. These improvements are namely landscaping-related. Redevelopment of the existing hotel units into apartment dwelling units first requires the proposed zoning action, before renovation of the dwelling units, which are subject to the requirements of the Florida Building Code provisions governing a change of occupancy.

The Harbour Pointe at Port Richey MPUD site has a gross acreage of approximately 4.54 acres. The prospective 122 multi-family apartment units equates to a gross density of 26.87 units per acre. The site is located within the Urban Service Area and retains an ROR (Retail/Office/Residential) Future Land Use categorization. The residential element of the ROR FLU has a maximum density of 32 dwelling units per acre for the West Market Area, by Ordinance No. 26-24, which supports the proposed density.

The Harbour Pointe at Port Richey MPUD contains one parcel. The permitted uses for the parcel are as follows:

Parcel 1: 122 Multi-Family Apartment Units.

The applicant is also seeking the following variation from the LDC:

Variation No. 1 - **LDC Section 805.6**, Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, from LDC Section 805, Wetlands, and any other applicable section of the LDC.

Variation No. 1 - Applicant requests a variation from LDC Section 805, Wetlands, specifically 805.6, Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, for the common ownership entity of the site to be responsible for associated open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special purpose areas without dedication to an association or CDD. The proposed multi-family project will not be platted and will be under common ownership, therefore does not necessitate a third party, homeowners association or CDD for maintenance of these areas.

Variation No. 2 - **LDC Section 901.6.D.11**, Continuation of Existing Street Pattern and Street Access to Adjoining Property, from LDC Section 901, Infrastructure Standards, and any other applicable section of the LDC.

Variation No. 2 - Applicant requests a variation from LDC Section 901, Infrastructure Standards, specifically 901.6.D.11, Continuation of Existing Street Pattern and Street Access to Adjoining Property, as to not provide vehicular connections east or north of the subject property. A vehicular connection east of the subject project is infeasible due to the existing, extensive, wetland acreage. A vehicular connection north of the subject project is infeasible due to the existing drive aisle and site-fencing.

Given this, PDE is amenable to the requested variations.

This agenda memo was prepared by Kurt Siverson, Planner II.

SITE DETAILS

The project is located in the West Market Area, West Central Pasco County, abutting east of US Highway 19, approximately 0.20 mile from the intersection of US Highway 19 and State Road 52 (Parcel ID No. 10-25-16-0050-02400-0020).

Commission District:	The Honorable Commissioner Jack Mariano
Project Name:	Harbour Pointe at Port Richey MPUD
Applicants' Name(s):	HCM Hospitality, LLC
Current Zoning District:	C-2 General Commercial District, MF-1 Multiple-Family Medium Density District
Proposed Zoning District:	MPUD Master Planned Unit Development District

Future Land Use (FLU) Classification:	ROR (Retail/Office/Residential)
Water/Sewage	Pasco/Pasco
Flood Zone:	AE, X
Requested Entitlements:	122 Multi-Family Apartment Units
Road/Access:	US Highway 19 (FDOT, Arterial)

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required of this action.

REQUEST:

ATTACHMENT(S):

1. PDE26-7911: Affidavit of Posting and Mailing Notice
2. PDE26-7911: Proof of Publication

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

Barbara L. Wilhite, that I am, we are, the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Numbers (List All): 10-25-16-0050-02400-0020

That this property constitutes the property for which a variance(s) and or development approval is requested according to Project Name and Project Number and Variance(s) is listed below:

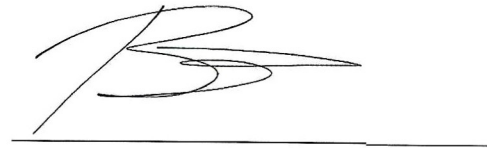
Project Name: Harbour Pointe at Port Richey MPUD

Project Number: RZ-7911

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 07/09/2026

X Photos showing the placement of the public hearing sign posted on the property on 07/09/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of July, 2026, by Barbara L. Wilhite. She is personally known to me ☒ or has produced _____ as identification.

My Commission Expires: 8/4/2029



Notary Public
Jocelyn Taylor



JOCELYN TAYLOR
Notary Public
State of Florida
Comm# HH706454
Expires 8/4/2029

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW
6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
Barbara@wilhitelaw.net

TELEPHONE: (727)-942-0733
FAX: (727) 944-3711

July 09, 2026

RE: Harbour Pointe at Port Richey MPUD (RZ-7911)
Parcel I.D. No(s): 10-25-16-0050-02400-0020

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7911) has been filed in the name of the property owner, HCM HOSPITALITY LLC (Harbour Pointe at Port Richey MPUD) to request an amendment from C-2 & MF-1 Zoning Districts to an MPUD Master Planned Unit Development District to allow for the re-development of the existing 156-room motel into a maximum 122-unit multi-family apartment complex.

The property is generally located on the east side of US 19, south of SR 52 and contains 4.44 acres m.o.l.

The public hearings for the consideration of this application will be held as follows:

Planning Commission RZ-7911	07/23/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners RZ-7911	08/25/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Kurt Siverson, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@pascocountyfl.net.

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition. Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

Property Owner
July 09, 2026
Page Two

On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Very truly yours,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, elongated horizontal stroke at the end.

Barbara L. Wilhite

Public Notification

Select or search for a feature in the map

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Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

[Review](#)

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53 addressees found; do you want to continue?

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Show search results for 10-25-...

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RZ-7934

Total 47

Parcel	Name 1	Name 2	Address 1	Address 2 City
05-25-17-0060-00000-0140	ANDERSON DAVID CARTER & JOELLEN LYNN		1526 IVY WOOD COURT	HASTINGS, MI 49058
05-25-17-0060-00000-0510	ASHWORTH TERRY L & JEWELL D		12201 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654-1662
05-25-17-055E-030G0-00A0	BAIRD PATRICIA A		12042 BOYNTON LN	NEW PORT RICHEY, FL 34654-1642
05-25-17-0060-00000-0030	BASHINELLI JOINT DECLARA BASHINELLI MARIA		11228 GOLF ROUND DR	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0550	BOLING IRMGARD		121 NORTONTOWN RD	MADISON, CT 06443-1937
05-25-17-0060-00000-0090	BOLLI SHIRLEY J		11244 GOLF ROUND DR	NEW PORT RICHEY, FL 34654-1655
05-25-17-0020-00000-1750	BURTON JESSICA		12322 CHOCTAW TRL	HUDSON, FL 34669
05-25-17-0020-00000-2100	BURTON PROPERTY INVEST ONE LLC		11313 STATE ROAD 52	HUDSON, FL 34669-3084
05-25-17-055E-029G0-00A0	CASEY JOHN		12104 BOYNTON AVE	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0060	DENITTIS JOSEPH M & JOSEPHINE A		11236 GOLF ROUND DR	NEW PORT RICHEY, FL 34654-1655
05-25-17-0060-00000-0600	ELEFANTE JOSEPH		11307 GOLF ROUND DR	NEW PORT RICHEY, FL 34654-1660
05-25-17-0060-00000-0150	EPP LAWRENCE J & DIANE M & EPP THOMAS F		11330 GOLF ROUND DRIVE	NEW PORT RICHEY, FL 34654
05-25-17-0510-00000-0100	FL DEPT OF TRANSPORTATI BUREAU OF RIGHT		11201 MCKINLEY DR	TAMPA, FL 33612-6456
05-25-17-0020-00000-2190	FL PORTFOLIO 1 LLC		14908 EVERSINE ST	TAMPA, FL 33624-2237
05-25-17-0020-00000-1760	FORD KEVIN M		5030 BLUE HERON DR	NEW PORT RICHEY, FL 34652-4402
05-25-17-055E-029G0-00B0	FRAME MITCHELL C & JANE		13503 SHADBERRY LN	HUDSON, FL 34667-6940
05-25-17-0020-00000-2120	FULLER JAMES		11309 STATE RD 52	HUDSON, FL 34669
05-25-17-0020-00000-2160	GRACE HAY COMPANY INC		880 WRIGHT STREET	STRATHF ONTARIO, N7G 3H8
05-25-17-0060-00000-00B0	GREENS AT SUMMERTREE	HOMEOWNERS AS PO BOX 1407		PORT RICHEY, FL 34673-1407
05-25-17-0060-00000-0490	HEDGLIN FREIDA GAIL		12209 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654-1662
05-25-17-0060-00000-0080	HENDERSHOTT DARLENE A		11240 GOLF ROUND DR	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0070	HERMANN DARRYL 2002 RE HERMANN DARRYL		11238 GOLF ROUND DR	NEW PORT RICHEY, FL 34654-1655
05-25-17-0060-00000-0480	KNIPPER JOSEPH		12210 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654-1662
05-25-17-0060-00000-0010	LAMBERT MICHAEL REVOC SOLOMON JOANNE		11217 GOLF ROUND DR	NEW PORT RICHEY, FL 34654-1659
05-25-17-0060-00000-0540	LANDHERR JOANN MARY & CHARLES JR		12143 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0040	LARSON BERT G & LILLIAN L LARSON BERT G & 11232 GOLF ROUND DR			NEW PORT RICHEY, FL 34654-1655
05-25-17-0020-00000-2180	LARYNGAKIS FAMILY REV TF LARYNGAKIS ARIS		9261 HIGHLAND HILLS DR	HUDSON, FL 34667-4214
05-25-17-0060-00000-0570	LAUDICINA MARIO & JANE LYNN		5086 DUNBAR CT	GLADWIN, MI 48624-8520
05-25-17-0060-00000-0520	LINER FRANCIS M & MARY J		12151 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654
05-25-17-055E-024G0-00B0	MANSFIELD RAYNARD GERALD		12037 BOYNTON LN	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0500	MARKS DAVID SIMON		12205 PUTTER GREEN CT	NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0530	MASKULAK LYNDA L & SCHENCK GEORGE W		10802 MIRACLE LN	NEW PORT RICHEY, FL 34654-3665

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RZ-7934

05-25-17-0060-00000-0050	MAURO JOHN & MILDRED		543 ROOSEVELT AVE	MASSAPEQUA PARK, NY 11762-1014
05-25-17-0020-00000-2140	MR POOL OF PASCO INC		11309 STATE ROAD 52	HUDSON, FL 34669-3084
05-25-17-0060-00000-0560	NYKTAS JOHN		2024 BARRACUDA CT	HOLIDAY, FL 34691-9798
05-25-17-0000-49900-0000	PASCO COUNTY	C/O FACILITIES MA 7220 OSTEE RD		NEW PORT RICHEY, FL 34653-2359
05-25-17-055E-00000-00C0	POINTE WEST CONDOMINIUM ASSOCIATION INC	11945 PARADISE POINT WAY		NEW PORT RICHEY, FL 34654-1628
05-25-17-0060-00000-0120	SHELLABARGER JANA RAE	11318 GOLF ROUND DR		NEW PORT RICHEY, FL 34654-1656
05-25-17-0060-00000-0130	SIEGEL KURT E &	ALEXANDER CARC 11322 GOLF ROUND DR		NEW PORT RICHEY, FL 34654-1656
05-25-17-0060-00000-0020	SOLOMON JOANNE REVOC	11218 GOLF ROUND DR		NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0100	STELIOS GEORGE	11306 GOLF ROUND DR		NEW PORT RICHEY, FL 34654
05-25-17-0020-00000-1740	SUAREZ QUINTINA	12234 CHOCTAW TRL		HUDSON, FL 34669-2519
05-25-17-055E-008G0-00A0	SUTHERLAND DOUGLAS S	12032 BAYONET LN		NEW PORT RICHEY, FL 34654-1608
05-25-17-055E-030G0-00B0	TITONE MICHAEL A & VIRGINIA	101 BEACH 219TH ST		ROCKAWAY POINT, NY 11697-1542
05-25-17-0060-00000-0590	TITUS KAREN J & DENNIS R	11313 GOLF ROUND DR		NEW PORT RICHEY, FL 34654
05-25-17-0060-00000-0580	VAN HOESEN DAVID R & LAURA	11317 GOLF ROUND DR		NEW PORT RICHEY, FL 34654-1660
05-25-17-0060-00000-0110	WESA CHERYL	11314 GOLF ROUND DR		NEW PORT RICHEY, FL 34654-1656

Pg 2 15

U.S. POSTAGE PAID
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U.S. POSTAGE PAID
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PUBLIC HEARINGS



App. No. RZ-7911

Project Type: REZONING

This is a request to rezone from C-2 & MF-1 to MPUD to allow for the re-development of the existing motel for a max of 122 multi-family apartments.

Planning Commission

07/23/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Board of County Commissioners

08/25/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. RZ-7911

Project Type: REZONING

**This is a request to rezone from C-2 & MF-1 to MPUD
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Planning Commission

07/23/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Board of County Commissioners

08/25/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



LANVISTA



PUBLIC HEARINGS
PASCO
Appl. No. 102-7911
Project Type: REZONING
The Board of County Commissioners will hold a public hearing on the proposed rezoning of the property located at 102-7911, from Single-Family Residential to Medium-Density Residential (M-1). The hearing will be held on the 10th day of May, 2024, at 10:00 a.m. in the Board of County Commissioners' meeting room, located at 1000 N. Highway 100, Pasco, WA 99661. The hearing will be open to the public and anyone interested in the project is encouraged to attend and provide input. For more information, please contact the Planning Department at (509) 265-2626 or visit our website at www.pasco.wa.gov/planning.
Planning Department
1000 N. Highway 100, Pasco, WA 99661
(509) 265-2626
www.pasco.wa.gov/planning



SUNCOAST
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Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-044 was published in said newspaper by print in the issues of 07/08/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

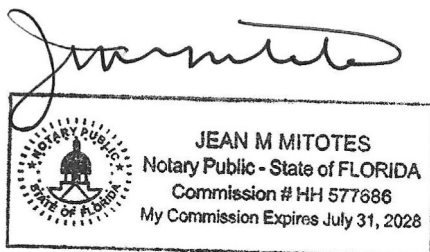
Signature of Affiant

Sworn to and subscribed before me this **07/08/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARING FOR REZONINGS FOR PROPERTY LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, July 23, 2026**, at the **West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, August 25, 2026**, at the **West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider applications for rezoning pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. Grace Hay Company Inc/The Feed Co Rezoning (RZ-7934) petition for a rezoning from an A-R Agricultural-Residential District to a C-2 General Commercial District for a parcel located north of State Road 52, approximately 600 feet of Choctaw Road, (aka 05-25-17-0020-00000-2150 and 05-25-17-0020-00000-2160).
2. Landlark LLC/Kitten Trail Farms (RZ-7926) petition for a rezoning from an A-C Agricultural District to an A-R Agricultural-Residential District for a parcel located south side of Kitten Trail, approximately three-quarters of a mile east of Hicks Road, (aka 29-24-17-0000-00100-0040).
3. Roosevelt Commons LLC/7026 Little Road (RZ-7914) petition for a rezoning from a R-4 High Density Residential District, a C-1 Neighborhood Commercial District and an A-C Agricultural District to a C-2 General Commercial District for a parcel located on the northeast corner of Little Road and Decubellis Road, (aka 35-25-16-0030-04600-0070 and 35-25-16-0030-04600-0080).
4. HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD (RZ-7911) petition for a rezoning from a C-2 General Commercial District and an MF-1 Multiple-Family Medium Density District to a MPUD Master Planned Unit Development District for a parcel located east of US Highway 19, approximately 0.20 miles from the intersection of US Highway 19 and State Road 52, (aka 10-25-16-0050-02400-0020).

Information concerning these matters will be on file and available for examination by appointment only in the office of the Pasco County Planning, Development and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <http://mypasco.net/meetingagendas>.

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (727) 847-2411 ext. 4345.

For questions or inquiries about this meeting, members of the public can reach out to the County's Customer Service Center (727) 847-2411 or County Administration (727) 847-8115 or visit www.mypasco.net. To view the Local Planning Agency and Board of County Commissioners Agendas, please visit <http://mypasco.net/meetingagendas>.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
July 8, 2026

95362

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 5

FILE NO.: PDE26-CU06

DATE: 8/20/2026

SUBJECT: Conditional Use Request (Continuance) – Dennis Antonogiorgi/Caufield Road Residential Treatment & Care Facility – Conditional Use for an Assisted Living Facility in an A-R Agricultural Residential District – North Market Pasco County – West of Caufield Road, Approximately 820 feet North of Bowman Road– Containing Approximately 2.50 Acres

REFERENCES: All BCC and PC public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 07/23/2026 Continued – PC at NPR 8/20/2026- BCC at NPR 08/25/2026.

THRU: David Allen, Assistant County Administrator

FROM: David Engel, Director Planning, Development and Economic Growth

RECOMMENDED COMMITTEE ACTION:

Continue the item to a date uncertain.

BACKGROUND:

Petition No. CU26-06 (FKA CU25-15), in the name of Dennis Antonogiorgi/Caufield Road Residential Treatment & Care Facility, has been filed for a conditional use amendment to allow for a 28-bed Assisted Living Facility ALF. The proposal includes two 6,300-square-foot buildings, each containing 14 beds. The subject property is located on the west side of Caufield Road, a privately owned and maintained residential roadway, approximately 820 feet north of Bowman Road, a County-maintained collector. The parcel, identified as Parcel ID No. 03 24 18 0010 00000 0780, comprises approximately 2.50 acres.

The lead planner for this project and author of this memo is Gianna German.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-R Agricultural Residential-District	RES-1 (Residential-1 du/ga)	Residential
EAST	A-R Agricultural Residential-District	RES-1 (Residential-1 du/ga)	Residential
SOUTH	A-R Agricultural Residential-District	RES-1 (Residential-1 du/ga)	Residential
WEST	A-R Agricultural Residential-District	RES-1 (Residential-1 du/ga)	Vacant/Undeveloped

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

REQUEST:

Not Applicable.

ATTACHMENT(S):

1. PDE26-CU06 Public Notice

Not Applicable.

Barbas Cremer, PLLC as authorized representative for Dennis Antongiorgi

Parcel Identification Number(s) (List All): 03-24-18-0010-00000-0780

Project Name: **Caufield Assisted Living - Conditional Use**

Project Number: **CU-26-06**

Request: **Two (2) single story 14 bed residential assisted living for up to 28 beds**

 x Certificate of mailing for the notices, which were mailed on June 24, 2024.
(Date)

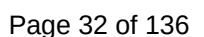
 X Photos showing the placement of and language on the signage, which was posted on June 28, 2026 (Date)

STATE OF Florida
COUNTY OF Hillsborough

(Date)
July 4, 2026

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 6, 2026 (date) by Jacob Cremer for Barbara Cremer (name of person acknowledging), who is personally known to me or ~~who has produced~~ (type of identification) as identification.

(type of identification) as identification.
Sarah A. Becal
 NOTARY PUBLIC





June 24, 2026

Surrounding Property Owner

Re: Conditional Use Application: CU-26-06
Caufield Road (located approximately 820 feet north of Bowman Road)
Spring Hill, Florida

Dear Property Owner:

This is to notify you that Conditional Use Application CU-26-06 in the name of Dennis Antongiorgi has been filed for a conditional use for two (2) single-story, 14-bed residential assisted living (RAL) homes – 28 elderly residents on a 2.5-acre parcel of land located on Caufield Road (located approximately 820 feet north of Bowman Road) in Spring, Hill, Florida.

Public hearings for the consideration of this application will be held:

Planning Commission: July 23, 2026 at 1:30 p.m.
West Pasco Govt. Center, Board Room
8731 Citizens Drive
New Port Richey, FL

Board of County Commissioners: August 25, 2026 at 1:30 p.m.
West Pasco Govt. Center, Board Room
8731 Citizens Drive
New Port Richey, FL

The development plans are available for public inspection during normal business hours: 8:00 a.m.-5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning, Development and Economic Growth Department
West Pasco Government Center, S-200
8731 Citizens Drive
New Port Richey, FL 34654

To view development plans at the following locations, please call (727) 847-8142:

Pasco County Central Permitting Division
4111 Land O' Lakes Boulevard
Land O' Lakes, FL 34639



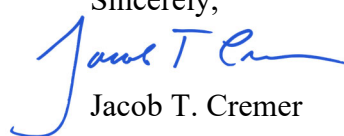
Pasco County Central Permitting Division
14236 - 6th Street, Suite 203
Dade City, FL 33525

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above scheduled public hearing dates. If you desire any additional information concerning this application, please contact the Pasco County Zoning and Site Development Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Within five working days of your receipt of this notice, please contact the Personnel Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Florida 34654-5598; (727) 847-8030 (V) in New Port Richey; (352) 523-2411, Ext. 8030 (V) in Dade City; (813)996-2411, Ext. 8030 (V) in Land O'Lakes; or via (800) 955-8771 if you are hearing impaired.

Sincerely,

Jacob T. Cremer



Certificate of Mailing — Firm

Name and Address of Sender Barbas Cremer, PLLC 2002 W. Cleveland St. Suite 203 Tampa, FL 33606		TOTAL NO. of Pieces Listed by Sender 15	TOTAL NO. of Pieces Received at Post Office™ 15	Affix Stamp Here Postmark with Date of Receipt.
		Postmaster, per (name of receiving employee) Erick Correa		 0000
				U.S. POSTAGE PAID TAMPA, FL 33607 JUN 24, 26 AMOUNT \$10.50 S2324P501990-14

1.	03-24-18-0010-00000-0671 FALCON GEIDEL HERNANDEZ & TERESA & KULP PAUL A 18107 OAKLAWN DR SPRING HILL, FL 34610-7128	2.	04-24-18-0010-00000-0830 CRUZ CARMEN L HC 6 BOX 11912 SAN SEBASTIAN, PR 00685-2386
3.	03-24-18-0010-00000-0770 KIZER TOMMY D 18204 CAUFIELD RD SPRING HILL, FL 34610-6145	4.	03-24-18-0010-00000-0771 LLOPIZ ROBERTO & IRIS 18210 CAUFIELD RD SPRING HILL, FL 34610-6145
5.	03-24-18-0010-00000-0780 ANTONGIORGI DENNIS 121 W WILDWOOD ST TAMPA, FL 33613	6.	03-24-18-0010-00000-0761 WHITMAN SARAH E & WELNICKI MICHAEL W & ET AL 18234 CAUFIELD RD SPRING HILL, FL 34610-6145
7.	03-24-18-0010-00000-0680 RAMIREZ AGAPITO & PEREZ FELICITA 18211 OAKLAWN DR SPRING HILL, FL 34610-7155	8.	03-24-18-0010-00000-0781 MCVEY MICHAEL T 18124 CAUFIELD RD SPRING HILL, FL 34610-6143
9.	03-24-18-0010-00000-079S PFEIFER WALTER 18042 CAUFIELD RD SPRING HILL, FL 34610-6141	10.	04-24-18-0010-00000-0840 PRESHER MARILYN J 18215 CAUFIELD RD SPRING HILL, FL 34610-6146
11.	03-24-18-0010-00000-0772 FORCELLA MYRTICE & MCGUIRE LACY 18206 CAUFIELD RD SPRING HILL, FL 34610-6145	12.	03-24-18-0010-00000-0670 RAMIREZ JOSHUA 18123 OAKLAWN DR SPRING HILL, FL 34610-7128
13.	04-24-18-0010-00000-0820 MCCLANAHAN TERRI 1458 GLENRIDGE DR SPRING HILL, FL 34609	14.	03-24-18-0010-00000-077A STEPHENS DORIS L & HEERMANN JOHN L JR 518 PORTLAND DR BROOMALL, PA 19008-4123
15.	04-24-18-0010-00000-0850 HEERMANN JOHN L JR & STEPHENS DORIS 518 PORTLAND DR BROOMALL, PA 19008-4123		

PUBLIC HEARINGS



App. No. CU-26-06

Project Type: CONDITIONAL USE

**Two (2) Single-Story, 14-Bed Residential Assisted
Living (RAL) Homes - 28 Elderly Residents**

Planning Commission

07/23/26

1:30 p.m.

W Pasco Govt Ctr, Board Room, 8731 Citizens Drive, New Port Richey

Board of County Commissioners

08/25/26

1:30 p.m.

W Pasco Govt Ctr, Board Room, 8731 Citizens Drive, New Port Richey

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 4

FILE NO.: PDE26-CU11

DATE: 8/20/2026

SUBJECT: Conditional Use Request (Consent) – Guardian Angel Senior Living /The Jono Plaza, LLC – Conditional Use to Develop a Residential Treatment and Care Facility in an AR-1 Agricultural-Residential District and R-1MH Single Family / Mobile Home District – South Central Pasco County – on the West side of Wilson Road 2,525 feet North of the Intersection of State Road 54 and Wilson Road – Containing Approximately 9.16 Acres.

REFERENCES: All Board of County Commissioners (BCC) and Planning Commission (PC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 07/23/26– BCC at NPR 08/25/26

THRU: David Allen, Assistant County Administrator

FROM: David Engel, Director Planning, Development and Economic Growth

RECOMMENDED COMMITTEE ACTION:

Recommend approval to the Board of County Commissioners (BCC) of the Conditional Use request, with conditions, as set forth under the Recommended Conditions section below.

BACKGROUND:

Petition No. CU26-11 (CONUSE-2025-00015) in the name of Guardian Angel Senior Living /The Jono Plaza, LLC has been filed for a Conditional Use to develop a Residential Treatment and Care Facility (RTCF) for 125 beds in accordance with Land Development Code (LDC) Section 506.3.A in the AR-1 Agricultural-Residential District, Conditional Uses; and Section 512.3.B in the R-1MH Single Family Mobile Home District, Conditional Uses.

The parcel of land is located on the west side of Wilson Road, approximately 2,525 feet north of the intersection of State Road 54 and Wilson Road. (Parcel I.D. No.: 23-26-18-0000-00500-0000), containing approximately 9.16 acres. The existing AR-1 Agricultural-Residential District, on the larger northern portion of the site, equates to approximately 6.27 acres; and the R-1MH Single Family Mobile Home District, at the south end of the site, equates to approximately 2.89 acres.

The conceptual plan submitted with this Conditional Use application shows that the proposed parking encroaches into the future right-of-way (ROW) and that the proposed building may not meet the R-1MH Single Family Mobile Home District's setbacks once the Wilson Road improvements are constructed. This conceptual plan is non-binding and must be revised to address these concerns prior to Preliminary Site Plan submittal. The applicant has agreed to submit a revised conceptual plan prior to the Board of County Commissioners public hearing on 09/22/26.

The lead planner for this project and author of this memo is: Kayla Duy, Planner I.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE

NORTH	MPUD Master Planned Unit Development District	RES-6 (Residential - 6 du/ga)	Stonegate MPUD (fka Williams Property); Single Family Residential
EAST	AR Agricultural-Residential District	RES-6 (Residential - 6 du/ga)	Single-Family Residential; Agricultural
SOUTH	R-1MH Single Family and Mobile Home District	RES-6 (Residential - 6 du/ga)	Mobile Homes
WEST	MPUD Master Planned Unit Development District; R-1MH - Single Family and Mobile Home District	RES-6 (Residential - 6 du/ga)	Stonegate MPUD (fka Williams Property); Single Family Residential

FINDINGS OF FACT:

1. The subject property is located in the AR-1 Agricultural-Residential District and R-1MH Single-Family/Mobile Home District. A Residential Treatment and Care Facility is permitted as a conditional use within the AR-1 Agricultural-Residential District and R-1MH Single-Family/Mobile Home District, pursuant to the LDC Section 506.3.A and Section 512.3.B, respectively. The applicant is proposing to accommodate 125 beds between two phases: Phase 1 – 45 beds; and Phase 2 – 80 beds.
2. The Land Development Code (Appendix A) defines “Residential Treatment and Care Facility” as “Any nongovernmentally owned and operated facility, whether operated for profit or not, which undertakes through its ownership or management to provide for a period exceeding twenty-four (24) hours, housing and food services, personal services, and physical or mental health-care services for a group of persons who do not constitute a Family and who require such services. Where consistent with this definition, residential treatment and care facilities shall include, but not be limited to, adult congregate-living facilities, skilled nursing facilities, convalescent homes, centers for drug treatment and rehabilitation, and other similar facilities, all of which normally employ the services of skilled and licensed health practitioners. Residential treatment and care facilities shall not include Independent Living Facilities.”
3. The Land Development Code (Appendix A) defines “Family” as “one (1) or more persons living together on a non-transient basis as a single, housekeeping unit in a dwelling unit, which group is comprised of:
 - a. A natural family of one (1) or more persons who are all related to each other by law, blood, marriage or adoption.
 - b. Two (2) or more persons so related (the natural family) and not more than six (6) persons who are not so related.
 - c. A group of not more than six (6) persons who are not so related.
For purposes of this definition, related by blood, marriage, or adoption shall mean

father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half-brother, half-sister, grandparent, great grandparent, grandchild, great grandchild, step grandparent, step great grandparent, step grandchild, or step great grandchild.”

4. The proposed conditional use qualifies as a “Residential Treatment and Care Facility,” as it will offer housing, meals, personal care, and physical or mental health-care services for more than twenty-four (24) hours to individuals who are not a “Family” and who require such services, supported by licensed health professionals providing 24-hour care.
5. The subject site consists of three buildings with a total of 10,369 square feet (SF) on approximately 9.16 acres. The property was previously used as the Central Pasco Girls Academy operated by the State Department of Juvenile Justice. The existing buildings are as follows:
 - a. Building # 1 is 5,703 SF single story concrete block building used as offices, nurse station, eight (8) dormitories with restrooms/laundry rooms, commercial kitchen, dining room and counselor/classroom. This main building is located at the northeast corner of the project site.
 - b. Building # 2 is 1,846 SF single story concrete block building used as Medical Clinic and Library. This building is located in the northeast corner of the project site.
 - c. Building #3 is a 2,820 SF modular building consisting of nine (9) rooms, large open community room, office, break room, men & women’s restrooms. This building is located in the southeast corner of the subject site.
6. The applicant has provided the following narrative on the Project Narrative – Proposed Conditional Use (Attachment #2):

“ The owner/applicant is proposing a Congregate Care Facility developed in two (2) phases:

 - PHASE 1 (45 beds) 2026-2032: Renovate 10,369 SF existing building, add 6,000 SF of new building and 5,710 SF Entertainment Hall for a total of 22,079 SF with an anticipated construction begin in 2026 with completion in 2027 and operating in 2032.
 - PHASE 2 (80 beds) 2033-2035: An addition of 25,000 SF new building, demolition of existing 2,820 SF building with anticipated construction to begin in 2033 and build out in 2035. PHASE 1 and 2 (125 beds) will consist of 44,260 SF total building square footage at build-out with FAR = 0.11.

The applicant is proposing to connect both water and sewer into Pasco County public utilities system for future use.”
7. Access to the property is from Wilson Road, a County maintained, collector roadway with approximately 40 feet of right-of-way (ROW). Pursuant to the Corridor Preservation Table (Table 7-2) of the 2025 Pasco County Comprehensive Plan, the ultimate right-of-way of Wilson Road is 80 feet. The Applicant/Owner will be required to convey up to 60-feet of ROW, where necessary.
8. The existing parking lot lies within the future right-of-way (ROW) for Wilson Road and may remain in use as the interim use until the roadway improvement activities begin, provided no

permanent structures or improvements are added.

9. In 2017, the Greenways, Trails, and Blueways Map (Map 5-1) was adopted into the Comprehensive Plan (REC 1.6.2), identifying potential trail corridors, State Road 54 was designated as a conceptual trail corridor. Currently, at the intersection with Wilson Road, State Road 54 features a 5-foot bicycle lane and a 5-foot sidewalk on both sides of the road.
10. The subject site is located in Flood Zones “AE” and “X” and development is subject to the requirements to the LDC, Section 1104, Flood Damage Prevention, as amended.
11. The surrounding character of the area is characterized as residential development.
12. The subject site has a Future Land Use (FLU) classification of RES-6 (Residential – 6 (du/ga) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, Number 6, General Application, the proposed use is consistent with the Comprehensive Plan and permitted as a residential use. The Floor Area Ratio (FAR) shall not exceed 3.0 as the subject site is located within the Urban Service Area.
13. The subject site is within the South Market Area and is inside the Urban Service Area.
14. The Planning Commission (PC) previously approved the following zoning actions, all of which the applicant has requested to retain and which shall remain in full force and effect in addition to this approval:
 - a. On January 14, 1981, the PC approved Special Exception Petition No. SE-1473 for a childcare center in an AR-1 Agricultural-Residential District for the northern portion of the subject site.
 - b. On December 5, 1984, the PC approved Special Exception Petition No. SE-2721 for a convalescent home in an R-1MH Single Family and Mobile Home District for the southern portion of the subject site.
15. The subject application was submitted for review by the Natural Resources Division, and the following comments were received:
 - a. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County 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.
 - b. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. The survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.
 - c. A Southwest Florida Water Management District (SWFWMD) approved wetland delineation survey shall be provided with site plan application submittal.
 - d. The on-site wetland is a Category I wetland. The development depicted on the provided conceptual site plan is not approved and will be reviewed at site plan submittal.

16. On January 8, 2026, comments were received from Pasco County Utilities, attached hereto (Attachment #7).
17. On January 13, 2026, the following comments were received from Fire:
 - a. Based on the information referenced in the Florida Administrative Code (FAC), Florida Fire Prevention Code (FFPC) 69A-40 the occupancy type of this facility is considered by the Florida Fire Prevention Code as a Residential Board & Care. All minimum requirements as determined by the National Fire Protection Association (NFPA 101: Ch. 32) will need to be in place before a fire inspection can take place.
 1. Address shall be located on the exterior of the building in contrasting colors and visible from the street.
 2. A Knox box® keyed for Pasco County Fire Rescue is required. NFPA 1: 18.2.2.1
 3. Approved Smoke alarm shall be installed and functional in accordance with NFPA 101:9.6.2.10 inside every sleeping room, outside every sleeping area in the immediate vicinity of the bedrooms, and on all levels within a resident's unit. FAC 69A-57.003(2) /NFPA 10132.3.3.4.7
 4. 2A:10BC portable fire extinguisher shall be required. NFPA 1:13.6.1.2
 5. Fire Alarm required. (Property owner to contact a licensed Fire Alarm Company for further information).
 6. Smoke Alarms are required in accordance with NFPA 101:32.3.3.4.7-3.3.4.9
 7. Fire Sprinklers are required. (Property owner to contact a licensed Fire Sprinkler Company for further information). NFPA 101:32.3.3.5.
18. On November 18, 2025, the subject request was found to be Exempt from a Timing and Phasing analysis (T&P-2025-00075) as the highest and best use of the proposed zoning district would result in a gross trip difference of less than 50 peak trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.
19. Wilson Road meets minimum County standards, so it is recognized as a substandard road and was determined to be exempt from Substandard Roadway Analysis pursuant to LDC 901.4.C (SSRA-2025-00238).
20. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.3.F, Conditional Uses, Required Standards; and the applicable provisions of the County's Comprehensive Plan.

RECOMMENDED CONDITIONS:

1. The conditional use shall be limited to a 125-bed Residential Treatment and Care Facility ("the Facility") between two phases: Phase 1 – 45 residents; and Phase 2 – 80 residents. The existing 2,820 SF building will be used as offices for admin/nurse, resident exercise, sewing, and a community room. The proposed use shall be limited to the subject site containing approximately 9.16 acres, as shown on Exhibit A.
2. The Conditional Use approval granted herein for the Residential Treatment and Care Facility shall not supersede, alter, or nullify any previously approved special exception affecting the subject property. The prior approvals shall remain valid and in full force and

effect, and the property shall continue to operate in compliance with all conditions associated with each approval.

3. The Facility shall be limited to four (4) buildings, as depicted on the conceptual site plan and shown on Exhibit B. Each building shall be designated for the following uses:
 - Northwest corner – existing 1,846 SF: Clinic, Library and meditation for residents. Phase 1 – 1 bed.
 - Northeast Corner – existing 5,703 SF: Shared Living rooms, Dining Room, Food-Warming Kitchen, and Laundry for assisted living. Phase 1 – 24 beds.
 - Northeast Corner – proposed 6,000 SF: FUTURE BUILDING; shared living spaces/rooms, and larger community rooms.
 - Southeast Corner – existing 2,820 SF building will be used for an Adult (Senior) Day Care. Phase 1 – 20 beds.
 - Southeast Corner – proposed 25,000 SF: FUTURE BUILDING; proposed shared living rooms, dining room, food-warming kitchen, and laundry for assisted living.
4. The Facility shall be required to connect to nearby utilities and wastewater facilities. The nearest water main and sewer gravity main is located on Falling Rock Drive, 160 feet north of the subject property.
5. The Facility will have 24-hour staffing, 7 days a week. Visitation hours shall be from 8:00 a.m. to 5:00 p.m. Personnel or emergency services required for the continuous operation or security of the Facility shall not be restricted.
6. Pursuant to the LDC, Section 901.2.I (Transportation-Corridor Management; Dedication-Rough Proportionality), the owner/applicant shall convey, at no cost to Pasco County, up to 60 feet of right-of-way (ROW), where necessary, to the west from the eastern parcel line of the subject property for the construction of Wilson Road. The required width is based on the Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements.
7. Pursuant to Section 901.2.F.2, any development plan proposed for the subject site shall demonstrate the future location of the parking area (i.e., the interim use being the existing parking area) outside of the ultimate Wilson Road right-of-way.
8. The interim use (being the existing parking area currently within the ultimate Wilson Road right-of-way) shall discontinue and be removed, at the applicant's sole expense, no later than the beginning of the fiscal year in which monies for acquisition of right-of-way or construction within the affected transportation corridor are first programmed by the County, in Year One of the County's Five-Year Capital Improvement Plan (CIP) or Capital Improvement Element (CIE). The applicant will submit an affidavit which shall state that the interim uses shall be discontinued and removed no later than the termination date (October 1 of the programmed year). Such affidavit shall be recorded against the development site in the public records office of the Clerk of the Circuit Court of the County, and a copy of the recorded affidavit shall be provided to the County prior to the issuance of the first Building Permit within the development site. The termination date may be extended by written correspondence from the County for a time period not to exceed one year for each extension.

9. Based on the information referenced in the Florida Administrative Code (FAC), Florida Fire Prevention Code (FFPC) 69A-40, the occupancy type of this Facility is considered by the Florida Fire Prevention Code as a Residential Board & Care. All minimum requirements as determined by the National Fire Protection Association (NFPA f101: Ch. 32) will need to be in place before a fire inspection can take place:
 - a. Address shall be located on the exterior of the building in contrasting colors and visible from the street.
 - b. A Knox box® keyed for Pasco County Fire Rescue is required. NFPA 1: 18.2.2.1.
 - c. Approved Smoke alarm shall be installed and functional in accordance with NFPA 101:9.6.2.10 inside every sleeping room, outside every sleeping area in the immediate vicinity of the bedrooms, and on all levels within a resident's unit. FAC 69A-57.003(2) /NFPA 10132.3.3.4.7.
 - d. 2A:10BC portable fire extinguisher shall be required. NFPA 1:13.6.1.2.
 - e. Fire Alarm required (Property owner to contact a licensed Fire Alarm Company for further information).
 - f. Smoke Alarms are required in accordance with NFPA 101:32.3.3.4.7-3.3.4.9.
 - g. Fire Sprinklers are required. (Property owner to contact a licensed Fire Sprinkler Company for further information). NFPA 101:32.3.3.5.
10. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County 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.
11. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. The survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.
12. A Southwest Florida Water Management District (SWFWMD) approved wetland delineation survey shall be provided with the submittal of the Preliminary Site Plan/ Preliminary Development Plan application.
13. Prior to any development activity on the site related to this conditional use, the owner/applicant shall first submit and receive approval of a Preliminary Site Plan pursuant to LDC, Section 403.
14. The owner/applicant agrees to allow Code Enforcement Officers, or other County representatives, access to the property to perform routine inspections for the purpose of monitoring compliance with the terms and conditions of this conditional use.
15. All other applicable state and federal permits must be obtained prior to the commencement of development, and the County's issuance of this development approval does not create any right to obtain such permits nor any liability if the applicant fails to secure them or violates state or federal requirements.

16. This approval is subject to the provisions of the LDC, Section 402.4.J, Revocation of Special Exception and Conditional Use Approvals. In addition, staff may initiate enforcement for violations of the Conditions of Approval by any of the methods available in the LDC, Section 108, or through revocation of the Conditional Use, pursuant to the provisions of the LDC, Section 402.4.J, Revocation of Special Exception and Conditional Use Approvals, or both.
17. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed, including notarization.

PLANNING COMMISSION ACTION:

Approval of PDE Recommendation: ___ Ayes; ___ Nays

FISCAL IMPACT/COST/REVENUE STATEMENT:

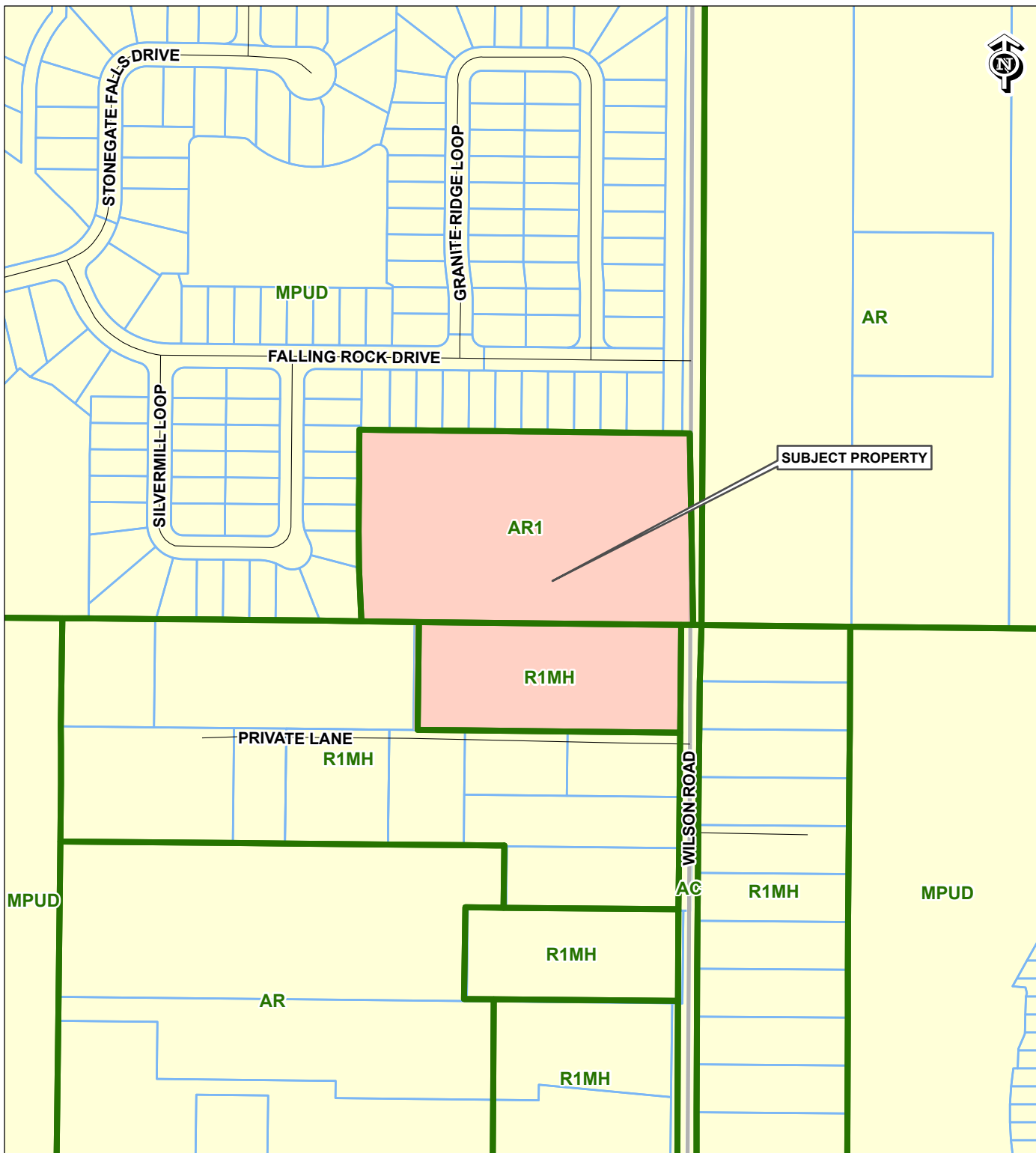
Funding is not required for this action.

REQUEST:

N/A.

ATTACHMENT(S):

1. PDE26-CU11 Guardian Angel Senior Living Maps Package
2. PDE26-CU11 Guardian Angel Senior Living Narrative
3. PDE26-CU11 Guardian Angel Senior Living Signature Sheet
4. PDE26-CU2611 Guardian Angel Senior Living Exhibit A - Legal Description
5. PDE26-CU11 Guardian Angel Senior Living Concept Site Plan
6. PDE26-CU11 Guardian Angel Senior Living Timing & Phasing
7. PDE26-CU11 Guardian Angel Senior Living Utilities
8. PDE26-CU11 Guardian Angel Senior Living Background SE1473
9. PDE26-CU11 Guardian Angel Senior Living Resolution 26-51RZ
10. PDE26-CU11 Guardian Angel Senior Living Background SE2721
11. PDE26-CU11 Guardian Angel Senior Living Applicant Affidavit



CU26-11 ASSISTED LIVING FACILITY IN AR-1 & R-1MH

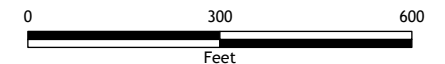
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JONO PLAZA LLC /
GUARDIAN ANGEL SENIOR LIVING
14031 N DALE MABRY HWY
TAMPA, FL 33618

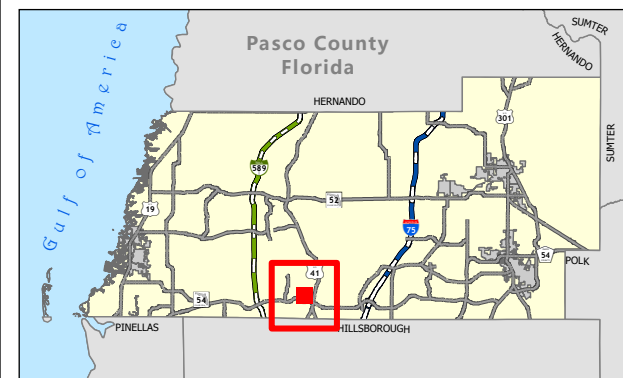
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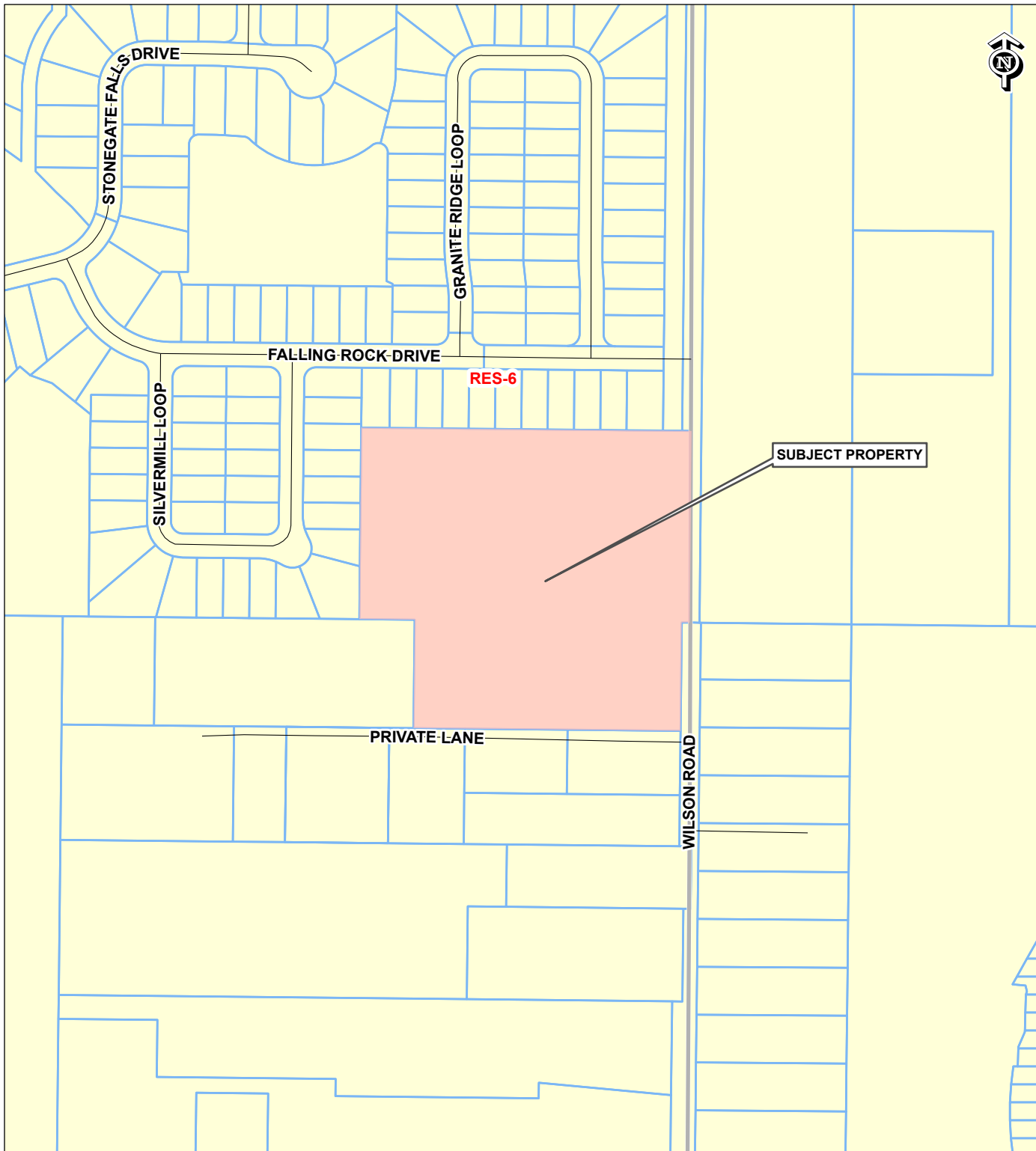
TAZ-236
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
 EXISTING ZONING



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CU26-11 ASSISTED LIVING FACILITY IN AR-1 & R-1MH

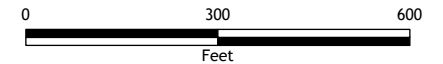
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JONO PLAZA LLC /
GUARDIAN ANGEL SENIOR LIVING
14031 N DALE MABRY HWY
TAMPA, FL 33618

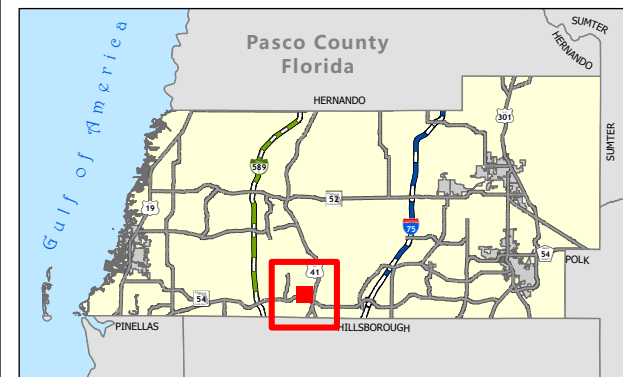
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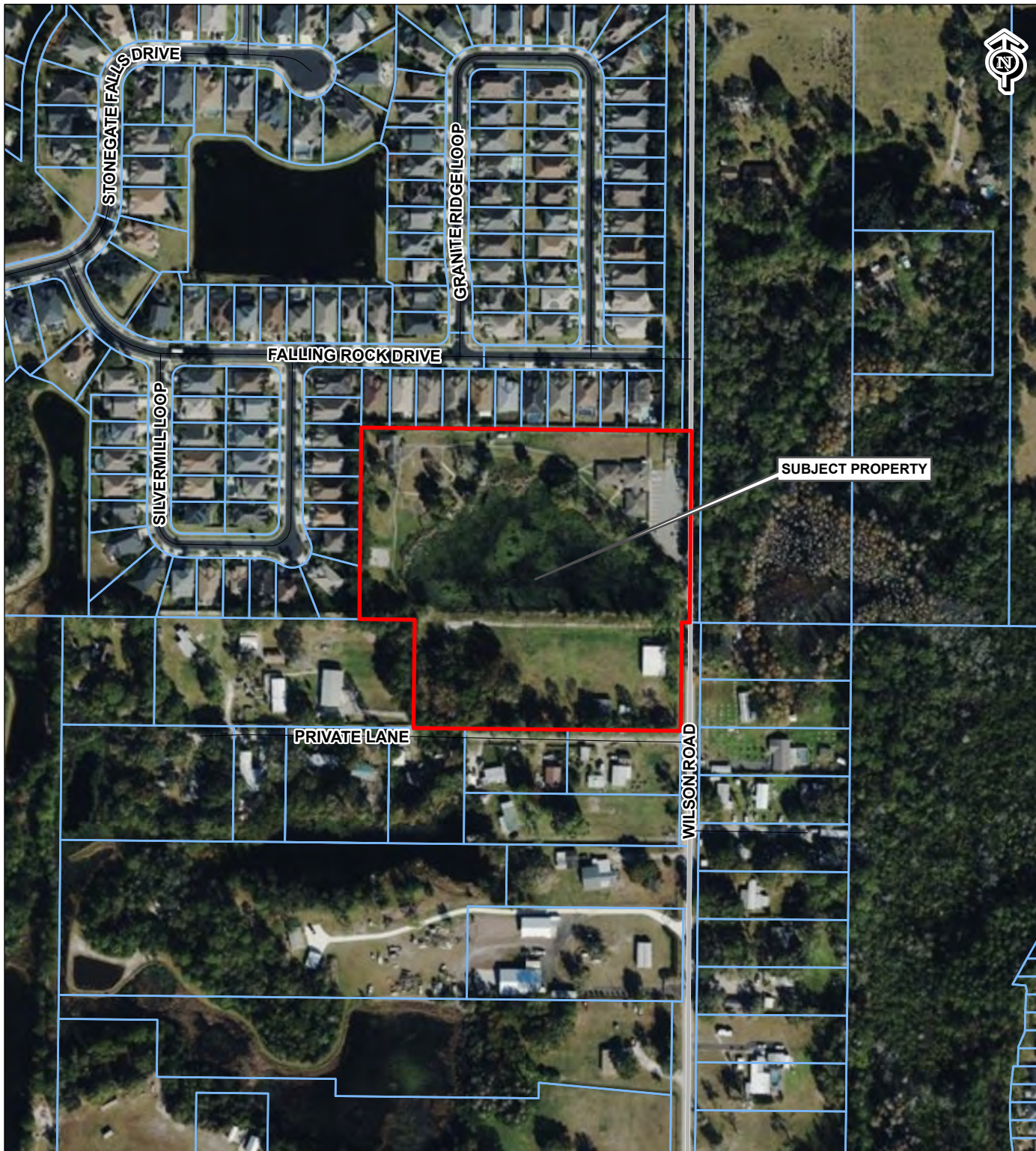
TAZ-236
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
 FUTURE LAND USE 2025



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SUBJECT PROPERTY

CU26-11 ASSISTED LIVING FACILITY IN AR-1 & R-1MH

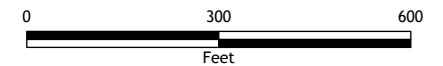
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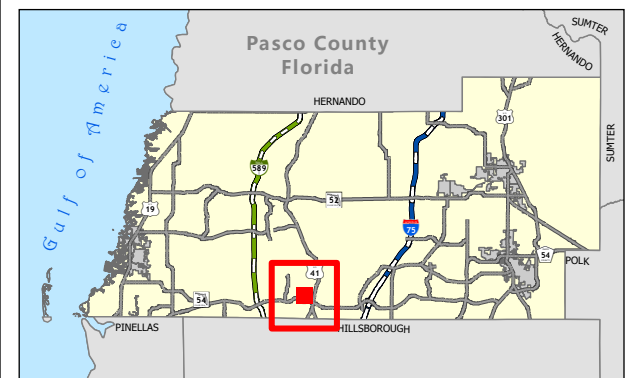
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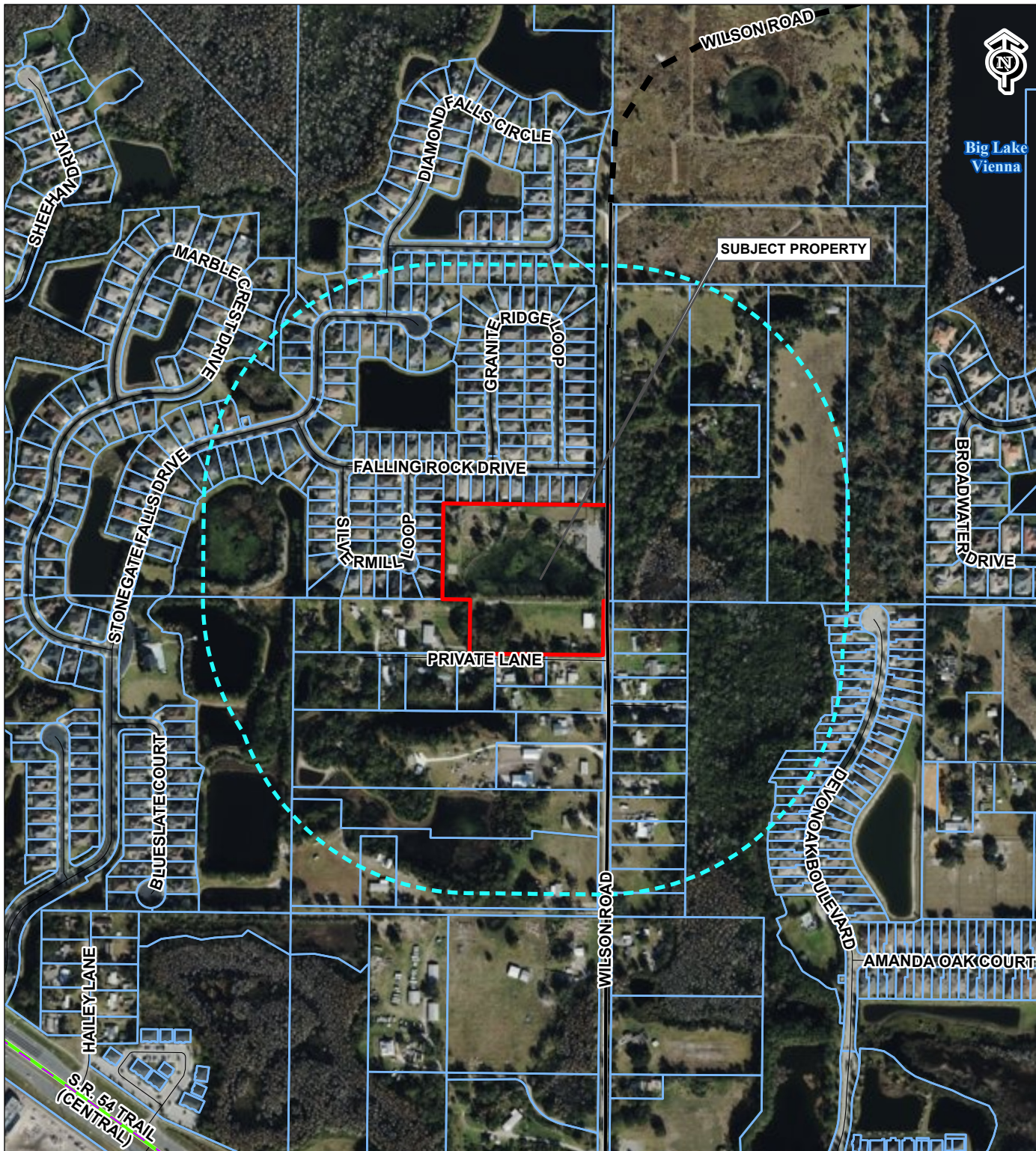
TAZ-236
COMMISSION DISTRICT: 4

SUBJECT PROPERTY



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CU26-11 ASSISTED LIVING FACILITY IN AR-1 & R-1MH

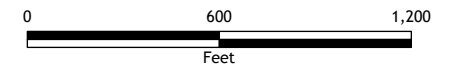
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JONO PLAZA LLC /
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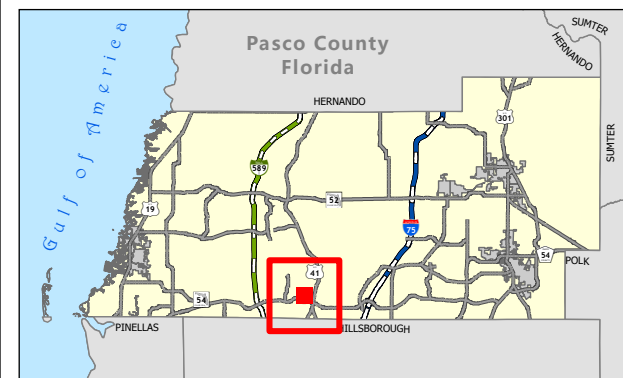
PHSYICAL ADDRESS:
3015 WILSON ROAD

TAZ-236
COMMISSION DISTRICT: 4

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Existing Arterial
- Existing Collector
- Vision Collector



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PROJECT NARRATIVE

PROPERTY DESCRIPTION:

The property previously consists of two parcels, but is now a unified parcel with total land of 8.97 +/- acres:

- Parcel Address: 3015 Wilson Road, Land O' Lakes, Florida 34638
- Parcel ID#: 23-26-18-0000-00500-0000.
- Parcel land area: 8.97 acres with 2.428+/- acres surface water (Class 3 classified wetland).
- Current Zoning: AR-1 (agricultural- residential district) and R-1MH (Residential Mobile Home)
- Future Land Use: RES-6 (6 dwelling units per acre) designation.
- Previously Used: Central Pasco Girl Academy operated by the Florida Department of Juvenile Justice.
- This parcel has three existing buildings with a total of **10,369 SF**:
 - a) Building # 1 is 5,703 SF single story concrete block building used as offices, nurse station, 8 dormitories with restrooms/laundry rooms, commercial kitchen, dining room and counselor/classroom. This main building is located at the northeast corner of the project site.
 - b) Building # 2 is 1,846 SF single story concrete block building used as Medical Clinic and Library. This building is located in the northeast corner of the project site.
 - c) Building #3 is a 2,820 SF modular building consisting of nine (9) rooms, large open community room, office, break room, men & women's restrooms. This building is located in the southeast corner of the subject site.
- The buildings are fully air conditioned. There is also a 1,278 SF wood framed horse stable and equipment storage shed. The property was previously used as the Central Pasco Girls Academy operated by the State Department of Juvenile.
- Water supply by onsite water well and treatment system.
- Sanitary service is onsite septic-drain field disposal system.
- Fire protection system is provided by onsite above ground water storage tank.
- There is an existing 10,700 sf asphalt-paved parking lot (26 parking spaces with 2 disabled spaces).
- Two (2) existing asphalt driveways and one (1) gravel driveway on Wilson Road.

- Pasco PUD Water and Sanitary sewer are available a few hundred feet to the north of this parcel on Falling Rock Drive of Stonegate Subdivision Phase 2.
- The previous north parcel was granted Special Exception #1473 approved use: Child Care Center – approved 01/14/1981 by BCC.
- The previous south parcel was granted Special Exception #2721 approved use: Convalescent Home – approved 12/19/1984 by BCC.

PROPOSED CONDITIONAL USE:

The owner/applicant is proposing a Congregate Care Facility developed in two (2) phases:

- **PHASE 1 (45 beds) 2026-2032:** Renovate 10,369 SF existing building, add 6,000 SF of new building and 5,710 SF Entertainment Hall for a total of 22,079 SF with an anticipated construction begin in 2026 with completion in 2027 and operating in 2032.
- **PHASE 2 (80 beds) 2033-2035:** An addition of 25,000 SF new building, demolition of existing 2,820 SF building with anticipated construction to begin in 2033 and build out in 2035.

PHASE 1 and 2 (125 beds) will consist of 44,260 SF total building square footage at build-out with FAR = 0.11.

The applicant is proposing to connect both water and sewer into Pasco County public utilities system for future use.

CONDITIONAL USE ATTACHMENT

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission disagrees with the staff report recommendations for the following reasons:

1. That the request (**is, is not**) consistent with the goals, objectives, and policies of the adopted Comprehensive Plan elements or portions as follows: _____.
2. The proposed conditional use (**will, will not**) adversely affect or contribute to the deterioration of the quality of life or property values in the immediate neighborhood.
3. The proposed conditional use (**is, is not**) consistent with the character of the surrounding area, including existing land use patterns.
4. The proposed conditional use (**will, will not**) create or excessively increase traffic or parking congestion or otherwise affect public safety.
5. The site upon which the proposed conditional use is to be located (**does, does not**) have suitable drainage, access, ingress and egress, off-street parking, loading areas, refuse collection and adequate utilities available to the site.
6. The site upon which the conditional use is to be located (**does, does not**) have or (**will, will not**) have screening and buffering sufficient to prevent interference with the enjoyment of surrounding properties.
7. Proposed signs and lighting (**will, will not**) create any adverse glare or adversely affect traffic safety, economic value, or cause other significant problems on adjoining or surrounding properties.
8. The proposed conditional use (**will, will not**) otherwise adversely affect the health, safety, or welfare of the surrounding community or area.
9. The proposed Conditional Use (is, is not) in compliance with all specific standards established in this Code for the proposed Conditional Use provided; however, that specific distance may be waived by motion of the BCC upon an affirmative demonstration that:
 - a. The criteria set forth in 1-9 above would otherwise be met; and
 - b. That due to unique physical barriers or other factors, the specific separation requirements would not be necessary in order to protect other land uses in the area.

Ayes: _____

Nays: _____

The Planning Commission recommends: _____ approval _____ denial of the application, based upon the foregoing reasons that constitute the report of the Planning Commission.

The recommendation and report of the Planning Commission are based upon study and consideration of the factors outlined in Section 402.3.F of the Pasco County Land Development Code and the evidence presented at the public hearing on the application.

The Planning Commission's recommendation is hereby submitted to the Board of County Commissioners as required under Section 402.3.G of the Pasco County Land Development Code.

Planning Commission Chairman

8/20/26
Date
Conditional Use No. PDE26-CU11

LEGAL DESCRIPTION:
PART OF SECTION 23,
TOWNSHIP 26 SOUTH, RANGE
18 EAST, PASCO COUNTY,
FLORIDA, BEING FURTHER
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST
CORNER OF THE SOUTHEAST
1/4 OF THE SOUTHWEST 1/4
OF SECTION 23, TOWNSHIP 26
SOUTH, RANGE 18 EAST,
THENCE RUN WEST 690 FEET,
THENCE NORTH 400 FEET,
THENCE EAST 690 FEET,
THENCE SOUTH 400 FEET TO
THE POINT OF BEGINNING,
LESS RIGHT-OF-WAY FOR
WILSON ROAD.

AND

THE EAST 576.73 FEET OF
THE NORTH 226 FEET OF THE
NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION
26, TOWNSHIP 26 SOUTH,
RANGE 18 EAST, PASCO
COUNTY, FLORIDA, LESS THE
EAST 25 FEET THEREOF FOR
ROAD RIGHT-OF-WAY.

STONEGATE
PHASE 1
P.B. 56, PG. 41

WEST BOUNDARY
STONEGATE PHASE 2
PLAT BOOK 62, PAGE 57

SOUTH BOUNDARY
STONEGATE PHASE 2
PLAT BOOK 62, PAGE 57

PARCEL ID#
26-26-18-0000-02400-0020

TREE LEGEND (SIZE AS NOTED)

= MAGNOLIA TREE = MISC. TREE
 = PINE TREE = OAK TREE
 = CAMPHOR TREE = PALM TREE

NOTES:

- 1) BEARINGS ARE BASED UPON THE WEST
LINE S 00°49'16" W, GRID BEARING
- 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X","AE"&"A"
ACCORDING TO NATIONAL FLOOD (B.F.E.=67.2')
PANEL #12101C-0403 SUFFIX "F"
INSURANCE RATE MAP, REVISED 9-26-2014
- 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM

- 4) ALL MEASUREMENTS ARE IN U.S. FEET
- 5) THIS SURVEY WAS CONDUCTED WITHOUT
THE BENEFIT OF AN ABSTRACT OF TITLE,
THEREFORE, THERE MAY BE OTHER
EASEMENTS, RIGHT-OF-WAY, SETBACK LINES,
AGREEMENTS, RESERVATIONS, OR OTHER
SIMILAR MATTERS OF PUBLIC RECORD, NOT
DEPICTED ON THIS SURVEY
- 6) FENCE LOCATION DOES NOT DETERMINE
OWNERSHIP, OFF MEANS THE FENCE IS OFF
OF THE PROPERTY, IN MEANS FENCE IS
INSIDE THE PROPERTY.

PARCEL ID#
26-26-18-0000-02400-0011

PARCEL ID#
26-26-18-0000-02400-0050

PARCEL ID#
26-26-18-0000-02400-0030

SYMBOL LEGEND:

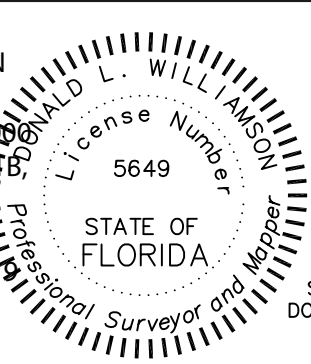
= CABLE, GTE = FIBEROPTIC MARKER
 = CORNER = VERIZON, TECO BOX
 = WATER METER = WATER VALVE
 = MANHOLE = WELL
 = METER POLE = FIRE HYDRANT

LEGEND:

(P) = PLAT W/F = WOOD FENCE (D) = DEED MEASUREMENT
(TYP) = TYPICAL R/W = RIGHT-OF-WAY CSW = CONCRETE SIDEWALK
FND = FOUND S.P.K.D. = SET P.K. NAIL C.M. = CONCRETE MONUMENT
CONC = CONCRETE (N/R) = NON-RADIAL LB = LICENSED BUSINESS
FHD = FIRE HYDRANT (R) = RADIAL CLF = CHAIN LINK FENCE
(C) = CALCULATED PCP = PERMANENT CONTROL POINT I.P. = IRON PIPE
(R) = RADIAL PRM = PERMANENT REFERENCE MONUMENT I.R. = IRON ROD
ASPH = ASPHALT S.I.R.C. = SET 5/8" I.R. O.U. = OVER HEAD UTILITY
A/C = AIR CONDITIONER PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.K. = PARKER KRYLON NO. I.D. = NO IDENTIFICATION & CAP LB#6945
(F) = FIELD MEASURED RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PP = POWER POLE PVC = PLASTIC VINYL FENCE & DISK LB#6945

CERTIFIED TO:
JONO PLAZA, LLC

DONALD L. WILLIAMS
DONALD L. WILLIAMS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: 69453
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY
RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND
SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS
DOCUMENT IS AUTHORIZED BY DONALD L. WILLIAMSON FSW 5649 AND
COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY: BHP DATE: 5-26-2025 F.B. # 0 PAGE # 0
DRAWN BY: B.P. DATE: 6-3-2025 JOB # 25-492

TOPOGRAPHIC SURVEY WITH TREE LOCATION

SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST
& SECTION 23, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA.

SCALE 1"=40'

WETLAND SYMBOL LEGEND

= WETLAND AREA
 = LIMIT OF SURVEY AREA
 = WETLAND FLAG/MARKER

TOTAL WETLAND AREA "A" = 105,744 SQ. FEET (2.428 ACRES) MORE OR LESS
TOTAL WETLAND AREA "B" = 8,206 SQ. FEET (0.188 ACRES) MORE OR LESS
TOTAL UPLAND AREA = 276,701 SQ. FEET (6.352 ACRES) MORE OR LESS
TOTAL LAND AREA = 390,651 SQ. FEET (8.968 ACRES) MORE OR LESS

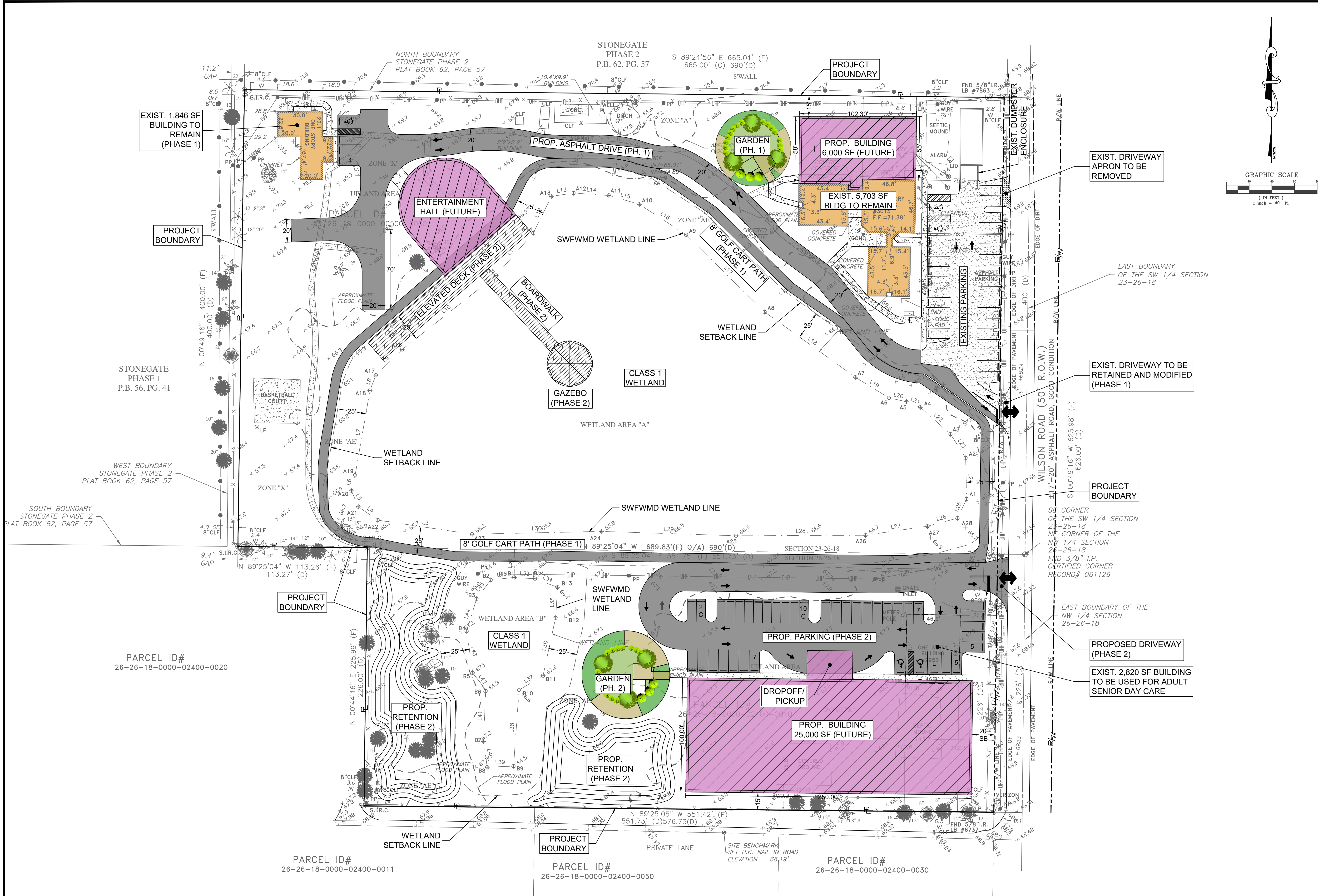
LINE	BEARING	DISTANCE
L1	S 89°25'04" E	91.54'
L2	N 00°49'16" W	12.83'
L3	N 81°29'46" W	83.48'
L4	N 55°21'36" W	20.64'
L5	N 23°11'55" W	15.24'
L6	N 13°15'42" E	13.98'
L7	N 09°58'20" E	75.25'
L8	N 21°04'21" E	14.37'
L9	N 45°36'45" E	32.10'
L10	N 51°42'24" E	104.80'
L11	N 41°22'07" E	49.44'
L12	N 28°07'48" E	35.75'
L13	N 81°32'43" E	19.69'
L14	S 86°09'56" E	31.25'
L15	S 73°33'03" E	27.50'
L16	S 56°57'16" E	48.87'
L17	S 45°27'50" E	96.40'
L18	S 54°16'16" E	97.81'
L19	S 58°23'23" E	34.52'
L20	S 77°40'02" E	15.88'
L21	S 68°04'34" E	13.11'
L22	S 48°20'11" E	35.29'
L23	S 32°28'05" E	24.76'
L24	S 01°18'44" E	35.92'
L25	S 25°17'13" W	18.53'
L26	S 74°55'50" W	27.21'
L27	S 81°41'22" W	54.83'
L28	S 89°45'54" W	113.35'
L29	N 88°08'14" W	117.67'
L30	S 88°45'40" W	113.55'
L31	S 89°25'04" E	128.82'
L32	S 00°34'56" W	24.69'
L33	S 86°38'20" E	18.32'
L34	S 69°12'37" E	21.13'
L35	S 03°46'31" W	26.78'
L36	S 12°12'48" W	51.83'
L37	S 59°07'12" W	24.51'
L38	S 04°07'04" W	66.79'
L39	S 87°30'34" W	23.08'
L40	N 07°53'03" W	22.77'
L41	N 02°17'57" E	44.20'
L42	N 35°30'23" W	19.53'
L43	N 08°11'52" W	36.91'
L44	N 16°54'09" E	29.99'
L45	N 36°55'27" E	20.66'
L46	N 83°59'55" E	20.63'

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION
G.P.S. NETWORK SYSTEM FTP SITE. N.A.V.D. DATUM.

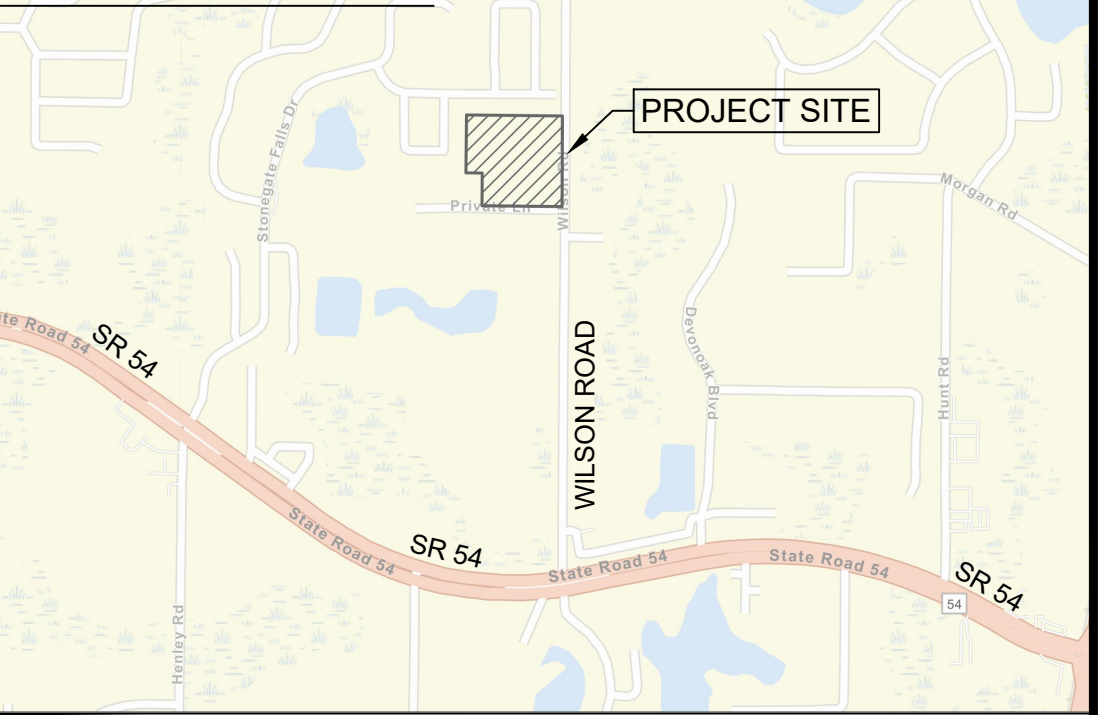
Certificate of Authorization "LB #6945"

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

DON WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
MAPPERS & LB # 6945
3020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062
WAISURVEYING@GMAIL.COM



LOCATION MAP:



LEGAL DESCRIPTION:

PART OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 18 EAST, THENCE RUN WEST 690 FEET, THENCE NORTH 400 FEET, THENCE EAST 690 FEET, THENCE SOUTH 400 FEET TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR WILSON ROAD.

AND

THE EAST 576.73 FEET OF THE NORTH 226 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

SITE DATA TABLE:

SITE ACREAGE:	8.968
PARCEL ID NUMBERS:	23-26-18-0000-00500-0000
EXISTING ZONING:	AR-1 & R-1MH
PROPOSED ZONING:	SAME
FUTURE LAND USE:	RES-6
CURRENT ZONING ACTION ONSITE	SPECIAL EXCEPTION #1473 FOR CHILD CARE AND SPECIAL EXCEPTION #2721 FOR CONVALESCENT HOME.
CORRIDOR RESERVATION:	YES - WILSON ROAD
EXISTING USES:	FORMER CENTRAL PASCO GIRL ACADEMY
PROPOSED USES:	RESIDENTIAL TREATMENT & CARE FACILITY
PROPOSED DENSITY:	FAR = 0.11
MINIMUM LOT SIZE:	20,000 SF
MINIMUM LOT WIDTH:	100'
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	15'
REAR YARD SETBACK:	30'
BUFFERING/SCREENING:	SEE SITE PLAN/FINAL CONDITIONS OF APPROVAL
MAXIMUM BUILDING HEIGHT:	45'
LOT COVERAGE:	NO
NATURAL WATER BODY ACREAGE:	0.00 AC +/-
MAN-MADE WATER BODY ACREAGE:	2.62± ACRES
ENVIRONMENTALLY SENSITIVE AREA ACREAGE:	0.00 ACRES
ARCHAEOLOGICAL/HISTORIC LANDMARKS ON-SITE	NONE
PROJECT IS LOCATED WITHIN:	URBAN SERVICE AREA
WATER SERVICE:	PASCO COUNTY WATER
SEWER SERVICE:	PASCO COUNTY SEWER
ELECTRIC SERVICE:	DUKE ENERGY

ADJACENT PARCELS LEGEND:

00440.0000	PARCEL ID NUMBER
PD	CURRENT ZONING
STOR	FUTURE LAND USE
	CURRENT LAND USE

LINE TYPES LEGEND:

---	R.O.W. LINE	↔	VEHICLE ACCESS
---	PROPERTY LINE	↔	CIRCULATION
---	TYPICAL LOT LINE		

HALF TONE BACKGROUND INDICATES EXISTING CONDITIONS

NOTES:

1. NO RIGHTS-OF-WAY EXIST WITHIN THE BOUNDARIES.
2. CROSS ACCESS BETWEEN THE PROJECT AND ADJACENT PROPERTY IS NOT PROPOSED.
3. NO RIGHTS-OF-WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRANSVERSING, OR WITHIN 200' OF THE PROJECT BOUNDARIES.
4. PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH LDC.
5. NO DESIGNATED HISTORIC AND/OR ARCHAEOLOGICAL LANDMARKS/SITES WITHIN 150' OF THE PROJECT BOUNDARY.

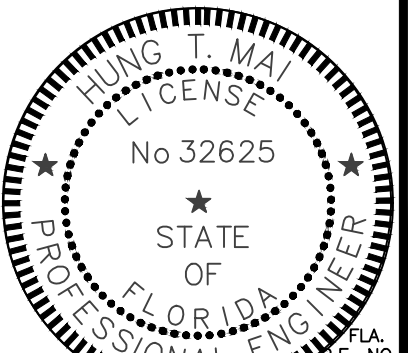
FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" & "AE". AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12101C-0403 E., DATED 09/26/2014. BASE FLOOD ELEVATION 67.2 FT. ELEVATIONS ARE BASED ON NAVD'88 DATUM

CONDITIONAL USE NO.:

LEGEND:

	EXIST. BUILDING
	PROPOSED BUILDING
	EXIST. PAVEMENT
	PROPOSED PAVEMENT
	EXIST. CONCRETE WALK
	PROPOSED CONC. WALK



GUARDIAN ANGEL SENIOR LIVING
CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"

OWNER:
THE JONO PLAZA, LLC
C/O 14031 N. DALE MABRY HWY.
TAMPA, FL 33618
PH: (813) 220-6204
CONTACT: HUNG MAI, MANAGER

APPLICANT:
DR. TM NGUYEN
BA NHAN, LLC
8408 N. GRADY AVENUE
TAMPA, FL 33614

CIVIL ENGINEER:
H.T. MAI, INC.
14031 N. DALE MABRY HWY.
TAMPA, FL 33618-2401
PH: (813) 962-6230
TAMPA, FL 33624
PH: (813) 265-4795
CONTACT: HUNG MAI, P.E.

SURVEYOR:
DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
LP #6945
5020 GUNN HIGHWAY, SUITE 220A
TAMPA, FL 33624
PH: (813) 265-4795
CONTACT: WAISURVEYING@GMAIL.COM

PROJECT

GUARDIAN ANGEL SENIOR LIVING
WILSON ROAD, LAND O LAKES, FLORIDA 34638
SECTION 23, TOWNSHIP 26 S, RANGE 18 E, PASCO COUNTY, FLORIDA

JOB NUMBER
100-25-005

DATE
SEPTEMBER 2025

SHEET
1

OF
1

CONCEPTUAL SITE PLAN

DES. H.T.M.	NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX	DATE	REVISION	BY	APPLICANT
DRFT. J.S.					
CHKD. T.K.M.					
APPD. H.T.M.					
		06/23/26	REVISION PER PASCO COUNTY PD&G DEPT.	H.T.M.	
		09/08/25	ISSUED FOR SUBMITTAL	H.T.M.	

DR. TM NGUYEN
BA NHAN, LLC
8408 N. GRADY AVENUE
TAMPA, FLORIDA 33614



Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa, Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542



Application Review Form Timing & Phasing–Substandard Roadway Analysis

Planning, Development and Economic Growth Department
West Pasco Government Center
New Port Richey, FL

Application Information

Application Number: T&P-2025-00075

Applicant: Hung Mai

Consultant Name: H.T.Mai, Inc

Parcel ID(s): 23 26 18 0000 00500 0000

Application Status

Application Status: **Accepted**

Date: November 18, 2025

Rejection Reason: N/A

Contact Person: S. Hamed Haghshenas

Email: hamedhagh@pascocountyfl.net

Vision Road(s)

Is there a Vision Roadway associated with the Parcel? ☒ Yes ☐ No

Timing and Phasing Analysis

Existing Zoning: AR1-69%, R1MH-31%

Existing Development Size: 2,820 sqf.

Proposed Zoning: AR1-69%, R1MH-31%

Proposed Development Size: 44,260 sqf (125 beds assisted living facility)

Land Area: 9.16 Acres

Condition	Zoning	Max Coverage	Best Use (Code)	Density Allowed	Peak Hr. Trip Rate
Existing 1	AR-1 (69%)	25%	Residential (210)	1 DU/Acre	0.94 Trip per DU
Existing 2	R1MH (31%)	35%	Residential (210)	2.2 DU/Acre	0.94 Trip per DU
No. Trips (A)	AR-1: $6.32 \times 0.25 \times 0.94 \times 1 \sim 2 \text{ Trips}$ R1MH: $2.84 \times 0.35 \times 0.94 \times 2.2 \sim 2 \text{ Trips}$ Total: $2 + 2 = 4 \text{ Trips}$				
Proposed 1	AR-1 (69%)	25%	Residential (210)	1 DU/Acre	0.94 Trip per DU

Proposed 2	R1MH (31%)	35%	Residential (210)	2.2 DU/Acre	0.94 Trip per DU
No. Trips (B)	ALF: 125 <i>beds</i> $\times$ 0.24 <i>avg.rate</i> = 30 <i>Trips</i>				
Trip Delta $\Delta = (B - A)$	$\Delta = 30 - 4 = 26 \text{ Trips}$				

Comment: On November 18, 2025, the subject request was found to be **Exempt** from a Timing and Phasing analysis as the highest and best use of the proposed zoning district would result in a gross trip difference (Δ) of **less than 50 peak trips, a.m. or p.m.**, whichever is higher. Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.

Substandard Roadway Analysis

Adjacent Roadway(s) Name: Wilson Rd. - County Collector

Adjacent Roadway(s) Condition: Wilson Rd. - Substandard

Number of Daily Trips: 125 *Beds* $\times$ 2.60 *ITE Rate* $\sim$ 325 *Avg. daily trips*

SSRRA-2025-00238: EXEMPT

Comment: Per LDC 901.4.C; “Any project having an impact of less than 500 daily trips to a Collector roadway segment on the County’s Highway Vision Plan and Functional Class Map (Comprehensive Plan Map 7-36) is exempt from mitigation and analysis for that roadway segment.”

Pasco County Utilities Statement for CONUSE-2025-00015

CU26-11 Vietnamese Assisted Living Facility

Based on the table below, the applicant is required to connect. I believe there are a watermain and a sewer gravity main on Falling Rock Drive located at 160 feet north of subject property.

2025 Pasco County Comprehensive Plan

TABLE 10-1A

AVAILABILITY DETERMINATION MATRIX

ALL LAND USE CLASSIFICATIONS EXCEPT FOR RES-1 (RESIDENTIAL-1 DU/GA) OR LOWER DENSITY

Category I: 1—3 ERUs and 600 GPD Flow

Must connect to gravity sewer main and/or central water system, if mains are available, as follows:

Gravity Sewer 100 Feet of Property Boundary

Water 600 Feet of Property Boundary

Category II: 4—24 ERUs

Must connect to force main or gravity-sewer main and/or water system, if mains are available, as follows:

Gravity or Force Main 600 Feet of Property Boundary

Water 1,320 Feet of Property Boundary

Category III: 25—49 ERUs

Must connect to gravity or force main and/or water main, if mains are available, as follows:

Gravity or Force Main ¼ Mile of Property Boundary

Water ½ Mile of Property Boundary

Category IV: 50—99 ERUs

Must connect to gravity or force main and/or water main, if mains are available, as follows:

Gravity or Force Main ½ Mile of Property Boundary

Water 1 Mile of Property Boundary

Category V: 100 or Greater ERUs

Must connect to gravity or force main and/or water main, if mains are available, as follows:

Gravity or Force Main 1 Mile of Property Boundary

Water 1½ Miles of Property Boundary

ERU = Equivalent Residential Unit

GPD = Gallons per Day

PASCO COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Pasco County Planning
Commission & Board
of Zoning Adjustment

DATE: 1/14/81

FILE: Special Exception #1473

SUBJECT: Special Exception Request

David J. Pettrow
FROM: David J. Pettrow
Planning Administrator
John Wilver
Zoning Administrator

REFERENCES: Zoning

3015 WILSON RD

John Wilver

NAME: Clifford L. & Magdalena A. Coxon

PETITION: Special Exception - Child Care Center in an AR-1 District

PRESENT USE: Residential

PROPOSED USE: Residential - Child Care Center (See Rezoning #1493)

LOCATION: Property is located on the west side of Wilson Road, 2,500' north of C.R. 54, west of U.S. 41, Land O'Lakes, South Central Pasco. Property measures 6.5 acres, m.o.l.

RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION:

PROPOSED FINDINGS OF FACTS & LAW:

FINDINGS OF FACT

1. The subject property is zoned AR-1, north and west are zoned A-C, east is A-R, south is R-1MH.
2. The subject property is a moderately wooded tract of land, containing a lake area of approximately two (2) acres and two (2) residential units. Access to the property, which is relatively isolated, is provided in from Wilson Road, which is a paved road except at the point of access to the subject property.
3. The character of the area is rural in nature. There are both single family and mobile homes located to the south and south-east. The remainder of land to the north and west is undeveloped grove land.
4. The applicant desires to operate a Child Care Center as a residential treatment facility for behaviorally disturbed adolescents (ages 12 and older). Applicants shall comply with all County Site Development Regulations as well as Florida State HRS Regulations and licensing. Applicant has indicated to staff that a maximum of eight (8) youths will be housed at this facility.

5. The proposed special exception would not be a detriment to the improvement or development of adjacent properties and would not adversely influence living conditions in the neighborhood.

Attachment

Special Exception #1473

Conclusions or Findings of Law

- A. The requested special exception (will, will not) adversely effect the public interest.
- B. The specific requirements of the Zoning Ordinance pertaining to the requested special exception (have, have not) been met.
- C. The proposed arrangements relating to those factors set forth in Section 25.4E1.(d) of the Zoning Ordinance are (satisfactory, unsatisfactory).

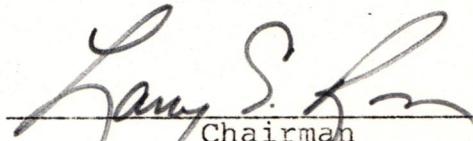
PROPOSED CONDITIONS AND SAFEGUARDS:

The Planning Commission (adopts, ~~rejects~~) the proposed action and findings of the staff and proposes the following additional findings and conditions, if any:

- 1.
- 2.
- 3.
- 4.

1-14-81

Date


Chairman
Planning Commission

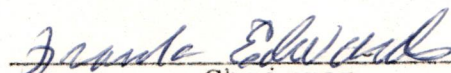
The findings and action proposed by the staff are hereby (adopted, rejected) by the Board of Zoning Adjustment as part of its final action on the application.

(Additionally, alternatively) the Board (adopts, rejects) the proposed action and findings of the Planning Commission as part of its final action.

The Board makes further findings and imposes further conditions, if any, as follows:

- 1.
- 2.
- 3.
- 4.

Date


Chairman
Board of Zoning Adjustment

APPLICATION FOR SPECIAL EXCEPTION
TO THE BOARD OF ADJUSTMENT
PASCO COUNTY, FLORIDA

C2N 2442

APPLICATION NO. 1473

The undersigned requests a Special Exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant Clifford L. Coxon & Magdalena A. Coxon

2. Mailing Address Rt. 1, Box 656, Lutz, Fla. 33549

3. Phone Number: Home 949-1047 Business None

4. Locational Description: Subdivision Name None

Section 23, Township 26S South, Range 18 East

Block NA Lot No. NA

(If not in a platted subdivision, attached a legal description)

5. Existing Use Agriculture/Residential

6. Present Zoning District AR

7. Description of Special Exception Residential Childcare center

See narrative

8. A CURRENT SURVEY OF THE PROPERTY IS MANDATORY.

9. Supporting Information: Attach the following items to the application:

a. A plan for the proposed use (in duplicate) showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service area.

b. Xerox copy of a deed to the property and last year's tax bill. (To be retained by Zoning Division.)

10. Special Exception Fee: \$150.00 submitted at time of application. Please make check payable to: BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY.

Date: November 6, 1980

Magdalena Coxon
APPLICANT
Clifford L. Coxon by
Robert G. Gutter as
Power of Attorney

APPLICATION FOR SPECIAL EXCEPTION
TO THE BOARD OF ADJUSTMENT
PASCO COUNTY, FLORIDA

APPLICATION NO. _____

The undersigned requests a Special Exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant Clifford L. Coxon & Magdalena A. Coxon

2. Mailing Address Rt. 1, Box 656, Lutz, Fla. 33549

Phone Number: Home 949-1047 Business None

Locational Description: Subdivision Name None

Section 23, Township 263 South, Range 18 East

Block NA Lot No. NA

(If not in a platted subdivision, attached a legal description)

Existing Use Agriculture/Residential

Present Zoning District AR

Description of Special Exception Residential Childcare center

See narrative

A CURRENT SURVEY OF THE PROPERTY IS MANDATORY.

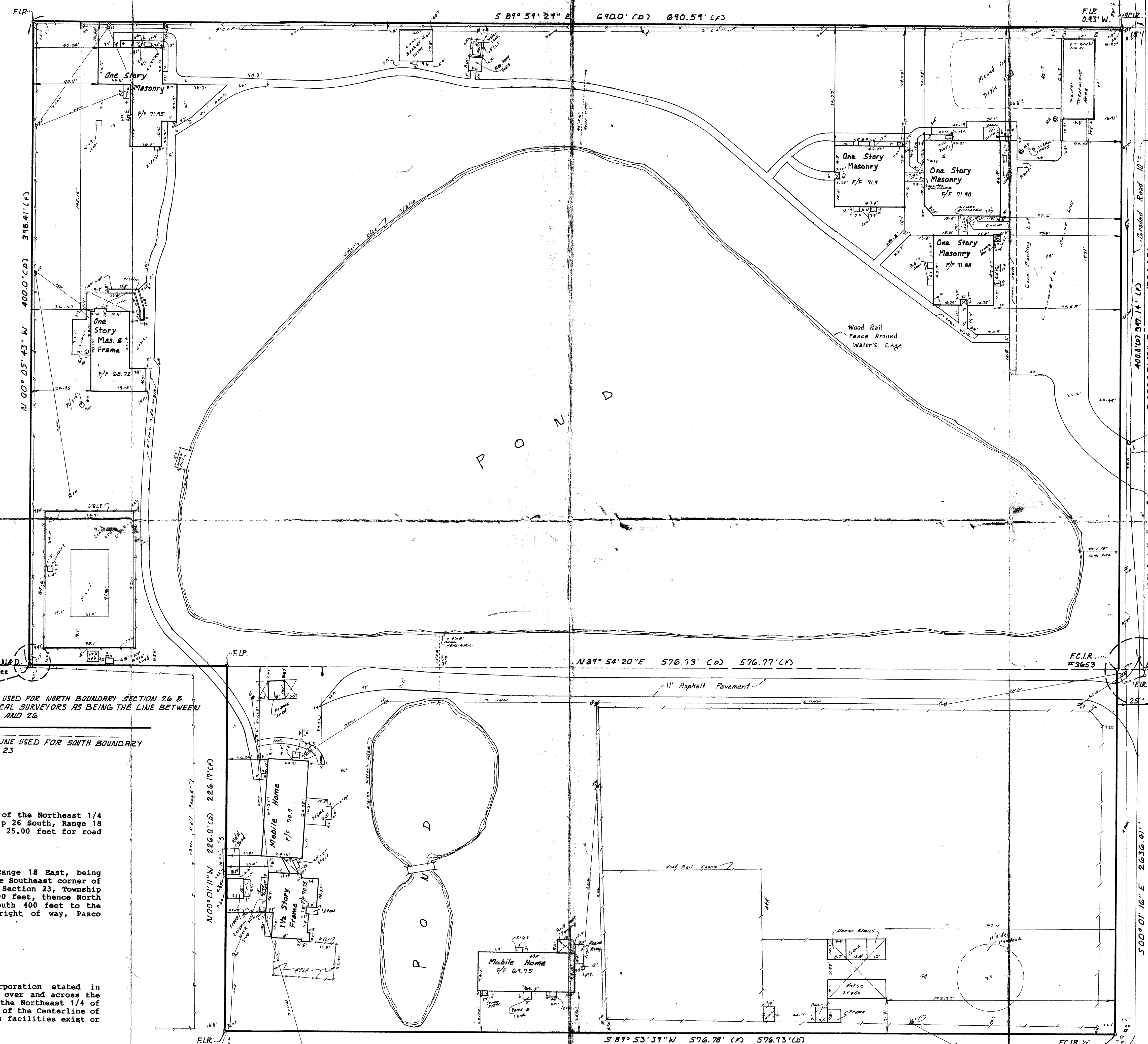
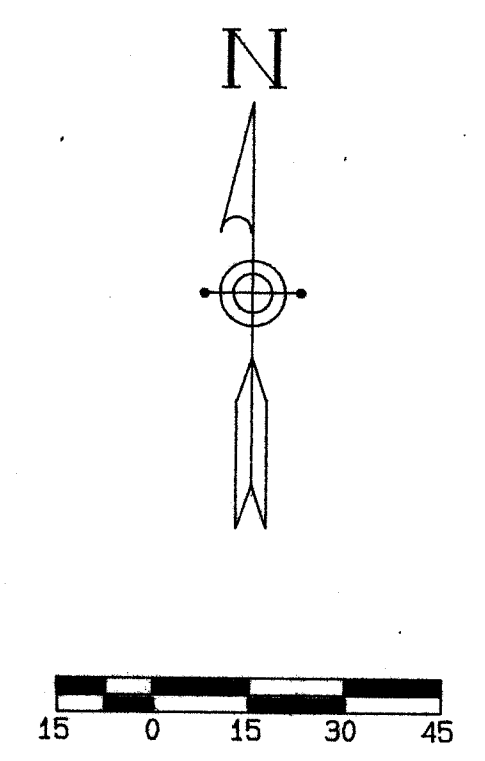
Supporting Information: Attach the following items to the application:

- A plan for the proposed use (in duplicate) showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service area.
- Xerox copy of a deed to the property and last year's tax bill. (To be retained by Zoning Division.)

Special Exception Fee: \$150.00 submitted at time of application.
Please make check payable to: BOARD OF COUNTY COMMISSIONERS,
PASCO COUNTY.

November 6, 1980

Magdalena A. Coxon
APPLICANT
Clifford L. Coxon, by
Robert L. Coxon, Jr.
Power of Attorney



SECTION LINE USED FOR NORTH BOUNDARY SECTION 26 & USED BY LOCAL SURVEYORS AS BEING THE LINE BETWEEN SECTION 23 AND 26

SECTION LINE USED FOR SOUTH BOUNDARY SECTION 23

F.P.K.N. & D. #2591

F.I.R. #3653

F.I.R. ME. COR. N.W. 1/4 Sec. 26-26-18

- Legend
- F. = Found
 - S. = Set
 - I.P. = Iron Pipe
 - I.R. = Iron Rod
 - C.M. = Concrete Monument
 - C. = Cap
 - N & D = Nail & Disk
 - P.K.N. = P.K. Nail
 - R.R.S. = Railroad Spike
 - (P) = Plat Dimension
 - (F) = Field Measurement
 - (D) = Dead Information
 - (C) = Computed Dimension
 - F.P. = Power Pole
 - L.P. = Light Pole
 - M.M. = Meter Meter
 - CLF = Chain Link Fence
 - W.F. = Wood Fence

DESCRIPTION

The East 576.73 feet of the North 226 feet of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 26 South, Range 18 East, Pasco County, Florida, LESS the East 25.00 feet for road right of way.

ALSO:

Part of Section 23, Township 26 South, Range 18 East, being further described as follows: Commence at the Southeast corner of the Southeast 1/4 of Section 23, Township 26 South, Range 18 East, thence run West 690 feet, thence North 400 feet, thence East 690 feet, thence South 400 feet to the Point of Beginning, LESS existing road right of way, Pasco County, Florida.

NOTE: The easement to Florida Power Corporation stated in O.R. 1656, Page 1846, is a blanket easement over and across the East 576.78 feet of the North 226 feet of the Northeast 1/4 of the Northwest 1/4, being 5 feet on each side of the Centerline of those areas where Florida Power Corporation's facilities exist or may be installed.

Copeland and Sons, Inc. and or certifying surveyor accept the responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in current deed and or instruments of record furnished by client and or their agents.

"This is to certify that I have consulted the Federal Insurance Administration Flood Hazard boundary map, Community No. 22-022, Parcel No. 22-022, effective date 11/1/82, and found that the above described property is in Zone "A" with a base elevation of 22.00 MSL. This zone is located in a special flood hazard area to the best of my knowledge and belief. Rep. 7/29/82

NOTE:

1. UNDERGROUND ENCROACHMENTS IF ANY NOT LOCATED.
2. OCCUPATION OTHER THAN SHOWN NOT MEASURED
3. ELEVATIONS BASED ON M.S.L. N.G.V.D. BENCH MARK REFERENCE Pasco County BENCH MARK NO. 22-022 ELEV. 73.241

NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL

BOOK NO. Pasco 22 PAGE NO. 42-68

JOB NO. 70-711/74-004

COPELAND AND SONS, INC.

3306 LAND O'LAKE BLVD.

LAND O'LAKE, FLA. 34638

PHONE: (813) 840-8888

840-7188

PREPARED FOR AND CERTIFIED TO:

1. Hancock International Inc.

2. SouthWest Bank at West Florida

3. Florida Banking Co.

4. Atlantic, Ocean and American P.R.

BY: A. GENE COPELAND

SE. Cor. N.W. 1/4 Sec. 26-26-18

DATE: 9/28/82

C.O.P. DIV. 246

Page 6 of 6

**RESOLUTION CONSTITUTING CONDITIONAL USE PERMIT
AUTHORIZING THE USE OF PROPERTY DESCRIBED IN
CONDITIONAL USE APPLICATION NO. CU26-11 FOR A
RESIDENTIAL TREATMENT AND CARE FACILITY IN AN AR-1
AGRICULTURAL-RESIDENTIAL DISTRICT AND R-1MH SINGLE
FAMILY MOBILE HOME DISTRICT.**

WHEREAS, the Board of County Commissioners of Pasco County on September 22, 2026, held a public hearing, after due public notice, on Conditional Use Application No. CU26-11; and

WHEREAS, the Board of County Commissioners has heard the presentation of the applicant and individuals in opposition to and in favor of the application; and

WHEREAS, the Board of County Commissioners has taken into consideration all necessary factors relevant to the decision as to whether a conditional use should be granted on the subject property; and

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendations of County staff; and hereby adopts the following findings of fact:

FINDINGS OF FACT

1. The subject property is located in the AR-1 Agricultural-Residential District and R-1MH Single-Family/Mobile Home District. A Residential Treatment and Care Facility is permitted as a conditional use within the AR-1 Agricultural-Residential District and R-1MH Single-Family/Mobile Home District, pursuant to the LDC Section 506.3.A and Section 512.3.B, respectively. The applicant is proposing to accommodate 125 beds between two phases: Phase 1 – 45 beds; and Phase 2 – 80 beds.
2. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-CU11, the conditional use is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the LDC.

CONDITIONS OF APPROVAL

1. The conditional use shall be limited to a 125-bed Residential Treatment and Care Facility (“the Facility”) between two phases: Phase 1 – 45 residents; and Phase 2 – 80 residents. The existing 2,820 SF building will be used as offices for admin/nurse, resident exercise, sewing, and a community room. The proposed use shall be limited to the subject site containing approximately 9.16 acres, as shown on Exhibit A.
2. The Conditional Use approval granted herein for the Residential Treatment and Care Facility shall not supersede, alter, or nullify any previously approved special exception affecting the subject property. The prior approvals shall remain valid and in full force and effect, and the property shall continue to operate in compliance with all conditions associated with each approval.
3. The Facility shall be limited to four (4) buildings, as depicted on the conceptual site plan and shown on Exhibit B. Each building shall be designated for the following uses:
 - Northwest corner – existing 1,846 SF: Clinic, Library and meditation for residents. Phase 1 – 1 bed.
 - Northeast Corner – existing 5,703 SF: Shared Living rooms, Dining Room, Food-Warming Kitchen, and Laundry for assisted living. Phase 1 – 24 beds.
 - Northeast Corner – proposed 6,000 SF: FUTURE BUILDING; shared living spaces/rooms, and larger community rooms.
 - Southeast Corner – existing 2,820 SF building will be used for an Adult (Senior) Day Care. Phase 1 – 20 beds.
 - Southeast Corner – proposed 25,000 SF: FUTURE BUILDING; proposed shared living rooms, dining room, food-warming kitchen, and laundry for assisted living.
4. The Facility shall be required to connect to nearby utilities and wastewater facilities. The nearest water main and sewer gravity main is located on Falling Rock Drive, 160 feet north of the subject property.
5. The Facility will have 24-hour staffing, 7 days a week. Visitation hours shall be from 8:00 a.m. to 5:00 p.m. Personnel or emergency services required for the continuous operation or security of the Facility shall not be restricted.

6. Pursuant to the LDC, Section 901.2.I (Transportation-Corridor Management; Dedication-Rough Proportionality), the owner/applicant shall convey, at no cost to Pasco County, up to 60 feet of right-of-way (ROW), where necessary, to the west from the eastern parcel line of the subject property for the construction of Wilson Road. The required width is based on the Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements.
7. Pursuant to Section 901.2.F.2, any development plan proposed for the subject site shall demonstrate the future location of the parking area (i.e., the interim use being the existing parking area) outside of the ultimate Wilson Road right-of-way.
8. The interim use (being the existing parking area currently within the ultimate Wilson Road right-of-way) shall discontinue and be removed, at the applicant's sole expense, no later than the beginning of the fiscal year in which monies for acquisition of right-of-way or construction within the affected transportation corridor are first programmed by the County, in Year One of the County's Five-Year Capital Improvement Plan (CIP) or Capital Improvement Element (CIE). The applicant will submit an affidavit which shall state that the interim uses shall be discontinued and removed no later than the termination date (October 1 of the programmed year). Such affidavit shall be recorded against the development site in the public records office of the Clerk of the Circuit Court of the County, and a copy of the recorded affidavit shall be provided to the County prior to the issuance of the first Building Permit within the development site. The termination date may be extended by written correspondence from the County for a time period not to exceed one year for each extension.
9. Based on the information referenced in the Florida Administrative Code (FAC), Florida Fire Prevention Code (FFPC) 69A-40, the occupancy type of this Facility is considered by the Florida Fire Prevention Code as a Residential Board & Care. All minimum requirements as determined by the National Fire Protection Association (NFPA 101: Ch. 32) will need to be in place before a fire inspection can take place:

- a. Address shall be located on the exterior of the building in contrasting colors and visible from the street.
- b. A Knox box® keyed for Pasco County Fire Rescue is required. NFPA 1: 18.2.2.1.
- c. Approved Smoke alarm shall be installed and functional in accordance with NFPA 101:9.6.2.10 inside every sleeping room, outside every sleeping area in the immediate vicinity of the bedrooms, and on all levels within a resident's unit. FAC 69A-57.003(2) /NFPA 10132.3.3.4.7.
- d. 2A:10BC portable fire extinguisher shall be required. NFPA 1:13.6.1.2.
- e. Fire Alarm required (Property owner to contact a licensed Fire Alarm Company for further information).
- f. Smoke Alarms are required in accordance with NFPA 101:32.3.3.4.7-3.3.4.9.
- g. Fire Sprinklers are required. (Property owner to contact a licensed Fire Sprinkler Company for further information). NFPA 101:32.3.3.5.

10. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County 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.
11. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. The survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.
12. A Southwest Florida Water Management District (SWFWMD) approved wetland delineation survey shall be provided with the submittal of the Preliminary Site Plan/ Preliminary Development Plan application.

13. Prior to any development activity on the site related to this conditional use, the owner/applicant shall first submit and receive approval of a Preliminary Site Plan pursuant to LDC, Section 403.
14. The owner/applicant agrees to allow Code Enforcement Officers, or other County representatives, access to the property to perform routine inspections for the purpose of monitoring compliance with the terms and conditions of this conditional use.
15. All other applicable state and federal permits must be obtained prior to the commencement of development, and the County's issuance of this development approval does not create any right to obtain such permits nor any liability if the applicant fails to secure them or violates state or federal requirements.
16. This approval is subject to the provisions of the LDC, Section 402.4.J, Revocation of Special Exception and Conditional Use Approvals. In addition, staff may initiate enforcement for violations of the Conditions of Approval by any of the methods available in the LDC, Section 108, or through revocation of the Conditional Use, pursuant to the provisions of the LDC, Section 402.4.J, Revocation of Special Exception and Conditional Use Approvals, or both.
17. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed, including notarization.

DONE AND RESOLVED this Adoption Date 22th day of September 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

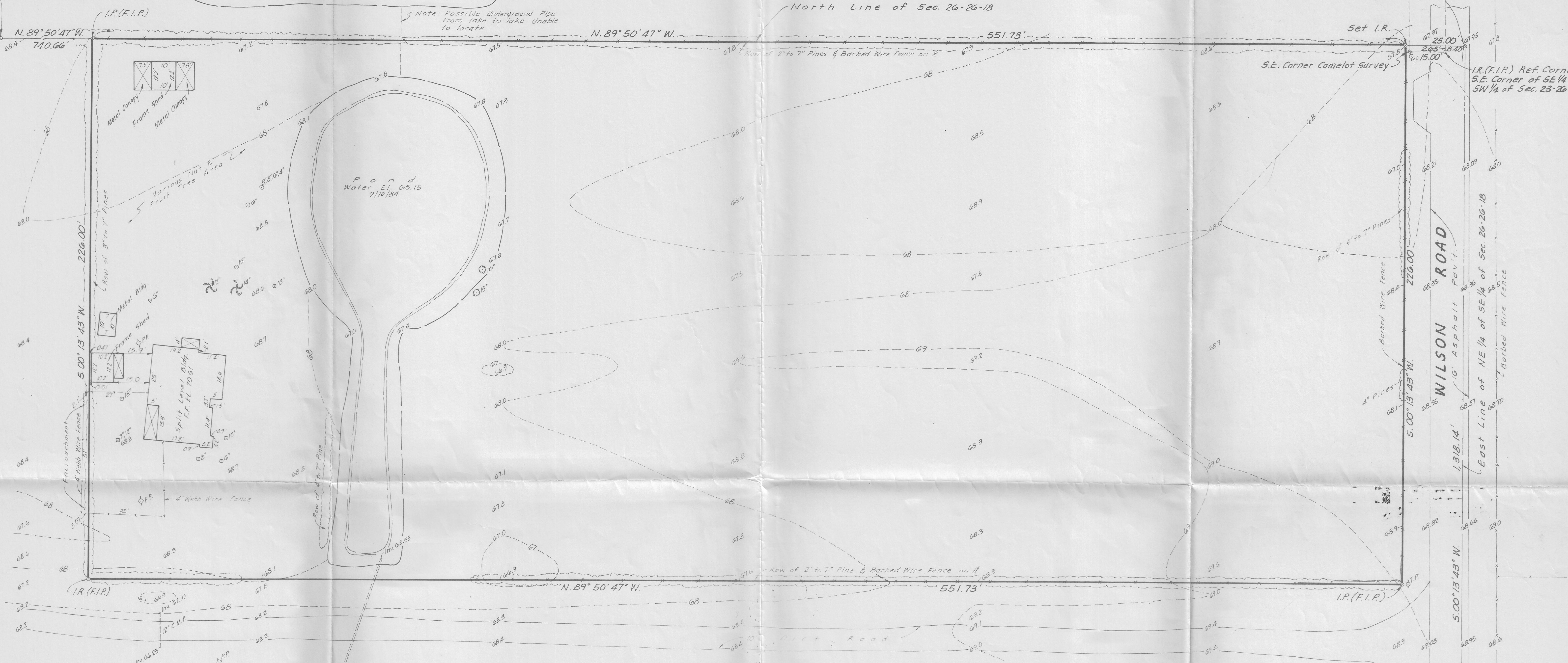
NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

I.P.(F.I.P.)
N.W. Corner of NE 1/4
of NW 1/4 of Sec. 26-26-18

Camelot Lake
Water, El. 65.15
9/10/84

I.P.(F.I.P.) Ref. Corner
N.E. Corner of NE 1/4 of
NW 1/4 of Sec. 26-26-18



NOTES

1. Bearings are assumed; North Line of the NE 1/4 of the NW 1/4 of Sec. 26-26-18 = N. 89° 50' 47\"/>
2. No encroachments except as shown on drawing.
3. Easement if any not shown.

LEGEND

- : Miscellaneous Tree
- ⌘ : Palm Tree
- : Oak Tree
- △ : Walnut Tree
- : Maple Tree
- I.P. : Iron Pipe
- I.R. : Iron Rod
- (F.I.P.) : Found-in-place
- 68.9 : Existing Spot Elevation
- P.P. : Power Pole
- T.P. : Telephone Pole

LEGAL DESCRIPTION

The West 576.73 ft. of the North 226.00 ft. of the NE 1/4 of the NW 1/4 of Section 26, Township 26 South, Range 18 East, Pasco County, Florida; LESS the East 25.00 ft. for road right-of-way. Containing 2.00 Acres more or less.

CERTIFICATION

This certifies that a survey has been performed under my direction of the land described hereon and meets the minimum requirements as adopted by F.S.P.L.S.

9-26-84
DATE

Daniel S. Johnson
P.L.S. No. 1853

FLORIDA
TECHNICAL
SERVICES, INC.
CIVIL & LAND
ENGINEERS & SURVEYORS

14902 N. FLORIDA AVENUE
TAMPA, FLORIDA 33612
813-963-0389

BOUNDARY & TOPOGRAPHIC SURVEY
CAMELOT CARE CENTERS, INC.
LAND-O-LAKES, FLORIDA

2.86 ACRE TRACT
SOUTH OF EXISTING FACILITY

PROJECT NO.:	010484.0	SCALE:	1" = 20'
DRAWN BY:	P.E.S.	9/21/84	DWG. NO.
CHECKED BY:	D.C.J.	9/21/84	1 OF 1

SE-2721

2953 WILSON RD

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission;
Board of Zoning Adjustment

PETITION #2721

Commission District #2

FROM: *Samuel P. Steffey II*
Samuel P. Steffey, II
Acting Zoning Administrator

Planning Commission
Hearing Date: 12/5/84

SUBJECT: Special Exception Request

Board of County Commis-
sioners Hearing Date: N/A

APPLICANT: James E. & Shirley J. Spicer

Board of Zoning Adjust-
ment Hearing Date: 12/19/84

PETITION SUMMARY

Petition #2721 in the name of James E. and Shirley J. Spicer has been filed for a special excep-
tion for a convalescent home in a R-1MH, Single Family-Mobile Home, District. The property is lo-
cated in south central Pasco County, approximately 1/2 mile north of C.R. 54, on the west side of
Wilson Road (Section 26, Township 26 South, Range 18 East) and contains 2.9 acres, m.o.l. Presently,
the property contains a residential structure and the applicant proposes to use the site for the
expansion of an existing treatment facility on adjacent property. The surrounding zoning districts and
land uses are as follows:

<u>Zoning District</u>	<u>Land Use</u>
North: A-R, Agricultural-Residential	- Existing Camelot Care
East: R-1MH, Single Family-Mobile Home	- Undeveloped, Mobile Homes and Single Family Homes
South: R-1MH, Single Family-Mobile Home	- Mobile Homes
West: R-1MH, Single Family-Mobile Home	- Single Family Homes, Undeveloped

FINDINGS

1. Access to the property is from Wilson Road.
2. The property is not located in an identified 100-year flood zone.
3. Soil conditions indicate that modifications would be necessary prior to land development.
4. The applicant does not propose to increase the number of children but only to have more space
in which to program for the existing children in the current Camelot Care Center on Wilson
Road.
5. The petition is consistent with the Comprehensive Plan and Article XXV, Section 25.4C, of the
Zoning Ordinance.

STAFF RECOMMENDATION

Approval with Condition

CONDITIONS

1. The applicant must comply with all requirements of the site plan review process such as
buffering, transportation improvements, parking, drainage, etc. The site plan submitted by the
developer may not be the same as the plan finally approved by the County per staff's review for
compliance with existing regulations and requirements.

PLANNING COMMISSION RECOMMENDATION

Approval of Staff Recommendation: _____ Ayes; _____ Nays
Denial of Staff Recommendation: _____ Ayes; _____ Nays



BOARD OF COUNTY COMMISSIONERS

PASCO COUNTY, FLORIDA

Allan G. Safranek, Jr.

Chairman

Curtis L. Law

Vice-Chairman

Sylvia Young

Ann Hildebrand

Mike Wells

January 4, 1985

James E. & Shirley Spicer
Camelot International, Inc.
Post Office Box 1101
Lutz, Florida 33549

Dear Mr. & Mrs. Spicer:

On December 19, 1984, the Board of Zoning Adjustment approved your Special Exception with conditions as per the attached memorandum.

If you have any questions, please contact Sam Steffey, Zoning, New Port Richey, Florida, at the address listed below.

Sincerely,

Jed Pittman
By: Julie A. Holtzheuer
JED PITTMAN
CLERK TO THE BOARD

JP/jh

cc: Sam Steffey

RECEIVED

JAN 8 1985

Reply to :

☐ 705 E. Live Oak Avenue - Dade City, Florida 33525 - (904) 521-4274

☒ 7530 Little Road - New Port Richey, Florida 33553 - (813) 847-2411

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

PETITION # 2721

FROM: Ann M. Pytynia
Zoning Administrator

Commission District # 2

Planning Commission
Hearing Date: 12-5-84

SUBJECT: Conditional Use Request
Rezoning Request
Special Exception

Board of County Commissioners Hearing Date: N/A

APPLICANT: JAMES E. & SHIRLEY J. SPICER

Board of Zoning Adjustment Hearing Date: 12-19-84

PETITION SUMMARY

Petition # 2721 in the name of JAMES E. & SHIRLEY J. SPICER has been filed FOR A SPECIAL EXCEPTION FOR A CONVELESCENT HOME IN AN R-1MH SINGLE FAMILY AND MOBILE HOME

District. The property is located in SOUTH CENTRAL PASCO COUNTY APPROXIMATELY 1/2 MILE NORTH OF CR 59, ON THE WEST SIDE OF WILSON ROAD (Section 26, Township 26 South, Range 18 East) and contains 2.9 acres, m.o.l. Presently, the property ~~WAS USED RESIDENTIALLY~~ CONTAINS A RESIDENTIAL STRUCTURE

and the applicant proposes TO USE THE SITE FOR THE EXPANSION OF AN EXISTING FACILITY TREATMENT FACILITY ON ADJACENT PROPERTY.

The surrounding zoning districts and land uses are as follows:

	<u>Zoning District</u>	<u>Land Use</u>
North:	<u>AR-1, Agricultural-Residential</u>	<u>existing Camelot Care</u>
East:	<u>R-1MH, Single Family and Mobile Home</u>	<u>undeveloped, mobile homes, SF homes</u>
South:	<u>R-1MH, Single Family and Mobile Home</u>	<u>undeveloped</u>
West:	<u>R-1MH, Single Family and Mobile Home</u>	<u>SF homes, undeveloped</u>

FINDINGS

1. d = Wilson Road
2. f
3. m
4. The applicant does not propose to increase the number of children but only to have more space in which to program for the existing children in the current Camelot Care Center on Wilson Road.
5. The petition is consistent with Article XXV, Section 25.4 C of the County's Zoning Ordinance and the Pasco County Comprehensive Plan.

FINDINGS (CONTINUED)

STAFF RECOMMENDATION

Approved with Conditions

CONDITIONS

1. The applicant must comply with all requirements of the site plan review process such as buffering, transportation improvements, parking, drainage, etc. The site plan submitted by the developer may not be the same as the plan finally approved by the County per staff's review for compliance with existing regulations and requirements.

PLANNING COMMISSION RECOMMENDATION

Approval of Staff Recommendation: _____ Ayes; _____ Nays
Denial of Staff Recommendation: _____ Ayes; _____ Nays

1268 # 2721

✓



06.11.17
06.11.17

✓

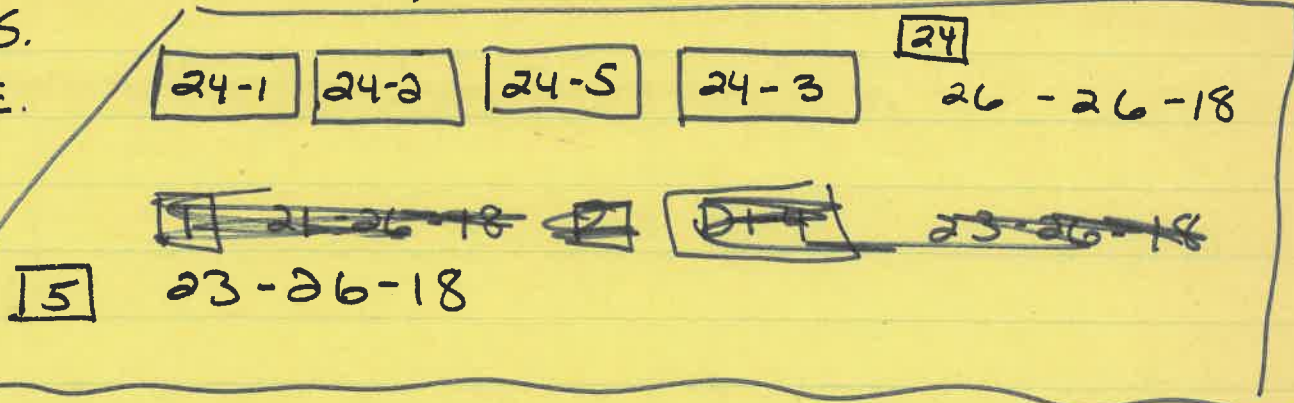
JAMES E. & SHIRLEY J. SPICER
CAMELOT INTERNATIONAL, INC. #2721
P.O. Box 1101
LUTZ, FLORIDA 33549

1-SIGN

SEC. 26

TWP. 26 S.

RNG. 18 E.



000.0 - 024.00 - 001.0
RAY H. & MARTHA BARCLAY
PO Box 897
LUTZ, FL 33549

000.0 - 024.00 - 002.0
ANNEUE FIELD
P.O. Box 542
LUTZ, FL 33549

000.0 - 024.00 - 003.0
KARL H.E. & BETTY STOPPER
RT 1, Box 696
LUTZ, FL 33549

000.0 - 024.00 - 005.0
EDWARD C. & PAULINE F. SCHAFFTER
RT 1, Box 675
LUTZ, FL 33549

000.0 - 024.00 - 000.0
HOWARD H. & ELLA MAE BECKHAM
111 LAKE ALLEN RD.
LUTZ, FL 33549

over →

W/S

NAME: JAMES E. & SHIRLEY J. SPICER

ADDRESS: CAMELOT INTERNATIONAL, INC.

P.O. Box 1101

LUTZ, FLORIDA 33549

FROM: SPECIAL EXCEPTION - CONVELESCENT HOME IN AN R-1MH
SINGLE FAMILY AND MOBILE HOME DISTRICT

~~DO~~

LEGAL: Property is located in Pasco County, approximately
1/2 mile north of CR 54 on the west side of Wilson
Road; being further described as follows:

LEGAL:

A SURVEY OF

THE WEST 576.73 FEET OF THE NORTH
226.00 FEET OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF
SECTION 26, TOWNSHIP 26 SOUTH, RANGE
18 EAST, PASCO COUNTY, FLORIDA, LESS
EAST 25.00 FEET FOR ROAD RIGHT-OF-
WAY CONTAINING 2.86 ACRES MORE OR
LESS:



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8193

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 33553

November 15, 1984

James E. and Shirley J. Spicer
Camelot International, Inc.
Post Office Box 1101
Lutz, FL 33549

Dear Mr. and Mrs. Spicer:

This is to notify you that your application has been filed for a Special Exception for a convalescent home in an R-1MH Dist. or other appropriate zoning classification on the parcel of land located:

in Pasco County, approximately $\frac{1}{2}$ mile north of C.R. 54, on the west side of Wilson Road, being further described as:

A SURVEY OF the W 576.73' of the N 226.00' of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 26, T26S, R18E, Pasco County, FL, less E 25.00' for rd. r/w.

Public hearings for the consideration of this application will be held by the Pasco County Planning Commission on December 5, 1984, at the Pasco County Courthouse, 705 East Live Oak Avenue, Dade City, Fla., at 5:00 p.m. and by the Pasco County Board of Zoning Adjustment on December 19, 1984, at the Pasco County Courthouse, 705 East Live Oak Avenue, Dade City, Fla., at 2:00 p.m. All hearings will be conducted at the stated time or as soon thereafter as is practical.

It is essential you attend these hearings to express your views on the matter in person, by written statement or by representative.

If you desire any additional information concerning this application, please contact the Pasco County Planning Department.

Very truly yours,

A handwritten signature in cursive script, reading "Ann M. Pytynia".

Ann M. Pytynia
Zoning Administrator

AMP/d28a



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8193

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 33553

November 15, 1984

Dear Property Owner:

This is to notify you that James E. and Shirley J. Spicer petition for a Special Exception for a convalescent home in an R-1MH Dist. or other appropriate zoning classification on the parcel of land located:

in Pasco County, approximately $\frac{1}{2}$ mile north of C.R. 54, on the west side of Wilson Road, being further described as:

A SURVEY OF the W 576.73' of the N 226.00' of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 26, T26S, R18E, Pasco County, FL, less E 25.00' for rd. r/w.

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You are invited to attend these hearings and express your views on the matter in person, by written statement or by counsel.

If you desire any additional information concerning this application, please contact the Pasco County Planning Department.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Ann M. Pytynia", is written over the typed name.

Ann M. Pytynia
Zoning Administrator

AMP/d28



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8193

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 33553

November 15, 1984

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A SURVEY OF the W 576.73' of the N 226.00' of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 26, T26S, R18E, Pasco County, FL, less E 25.00' for rd. r/w.

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If you desire any additional information concerning this application, please contact the Pasco County Planning Department.

Very truly yours,

A handwritten signature in cursive script, reading "Ann M. Pytynia".

Ann M. Pytynia
Zoning Administrator

AMP/d28



PASCO COUNTY, FLORIDA

DADE CITY
NEW PORT RICHEY

(904) 521-4274
(813) 847-8193

PLANNING DEPARTMENT
PASCO COUNTY GOVT. CENTER
7530 LITTLE ROAD
NEW PORT RICHEY, FL 33553

November 15, 1984

Dear Property Owner:

This is to notify you that James E. and Shirley J. Spicer petition for a Special Exception for a convalescent home in an R-1MH Dist. or other appropriate zoning classification on the parcel of land located:

in Pasco County, approximately $\frac{1}{2}$ mile north of C.R. 54, on the west side of Wilson Road, being further described as:

A SURVEY OF the W 576.73' of the N 226.00' of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 26, T26S, R18E, Pasco County, FL, less E 25.00' for rd. r/w.

Public hearings for the consideration of this application will be held by the Pasco County Planning Commission on December 5, 1984, at the Pasco County Courthouse, 705 East Live Oak Avenue, Dade City, Fla., at 5:00 p.m. and by the Pasco County Board of Zoning Adjustment on December 19, 1984, at the Pasco County Courthouse, 705 East Live Oak Avenue, Dade City, Fla., at 2:00 p.m. All hearings will be conducted at the stated time or as soon thereafter as is practical.

You are invited to attend these hearings and express your views on the matter in person, by written statement or by counsel.

If you desire any additional information concerning this application, please contact the Pasco County Planning Department.

Very truly yours,

A handwritten signature in cursive script, reading "Ann M. Pytynia".

Ann M. Pytynia
Zoning Administrator

AMP/d28

A F F I D A V I T

STATE OF FLORIDA)

COUNTY OF PASCO)

On this day personally appeared before me, the undersigned officer duly authorized to administer oaths and take acknowledgements, who, after being by me first duly sworn and cautioned under oath, deposes and says:

1. That he is an employee of Pasco County working for the Pasco County Community Development Department.

2. That he is responsible for (mailed, posting) notice of all Planning or Zoning Hearings;

3. That with regard to Application No. 2221 before the (✓) Pasco County Planning Commission, () Board of County Commissioners, (✓) Pasco County Board of Zoning Adjustment, it is personally known to him that all requisite Notices of Hearing have been (mailed, posted) with regard to that Hearing set before the above referenced Board on 12/5/84, 12/19/84
(date)

FURTHER AFFIANT SAYETH NOT

Paul H. Jackson

Sworn to and subscribed to before me this _____ day of _____
1980.

My Commission Expires:

Notary Public
State of Florida at Large

TABLE 11.--BUILDING SITE DEVELOPMENT

(Some terms that describe restrictive soil features are defined in the Glossary. See it for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil is not rated.)

SOILS #

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
1 Mauchula	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
2 Pomona	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
3 Pineda	Severe: cutbanks cave, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: wetness.	Severe: wetness, droughty.
4 Felda	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
5 Hyakka	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
6 Lavaca	Severe: cutbanks cave.	Slight	Moderate: wetness.	Slight	Slight	Severe: droughty.
7 Sparr	Severe: cutbanks cave.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: wetness, droughty.
8 Sellers	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.
9 Ona	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
10 Vero	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
11 Adamsville	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: droughty, too sandy.
12 Astotula	Severe: cutbanks cave.	Slight	Slight	Slight	Slight	Severe: droughty.
13 Candler	Severe: cutbanks cave.	Slight	Slight	Slight	Slight	Severe: droughty.
14 Candler	Severe: cutbanks cave.	Slight	Slight	Moderate: slope.	Slight	Severe: droughty.
15 Lavaca	Severe: cutbanks cave.	Slight	Moderate: wetness.	Slight	Slight	Severe: droughty.
Urban land.						
16 Zephyr	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding, excess humus.
17 Imokleetee	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, droughty.

See footnote at end of table.

TABLE 11.--BUILDING SITE DEVELOPMENT--Continued

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
18 Electra Variant	Severe: cutbanks cave, wetness.	Slight	Severe: wetness.	Slight	Slight	Severe: droughty.
19 Paola	Severe: cutbanks cave.	Slight	Slight	Moderate: slope.	Slight	Severe: droughty.
20 Aripeka	Severe: depth to rock, wetness.	Severe: floods.	Severe: floods, wetness, depth to rock.	Severe: floods.	Severe: floods.	Moderate: wetness, droughty, floods.
21 Sayrna	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
22 Basinger	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
23 Basinger	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.
24 Quartzipinnments						
25 Jonesville	Severe: cutbanks cave.	Slight	Moderate	Slight	Slight	Severe: droughty.
26 Narcoossee	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Severe: droughty.
27 Anclote	Severe: wetness, cutbanks cave.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
28 Pita						
29 Lacoochee	Severe: depth to rock, wetness.	Severe: floods, wetness.	Severe: floods, wetness, depth to rock.	Severe: floods, wetness.	Severe: wetness, floods.	Severe: excess salt, wetness, floods.
30 Okeelanta	Severe: cutbanks cave, excess humus, ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, low strength.	Severe: low strength, ponding.	Severe: ponding, excess humus.
Terra Ceia	Severe: excess humus, ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, low strength.	Severe: ponding, low strength.	Severe: ponding, excess humus.
31 Oualfic Arents.						
Urban land.						
32 Lake	Severe: cutbanks cave.	Slight	Slight	Slight	Slight	Severe: droughty.
34 Pompano	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, droughty.

See footnote at end of table.

TABLE 11.--BUILDING SITE DEVELOPMENT--Continued

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
35----- EauGallie	Severe: wetness, cutbanks cave.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, droughty.
36*----- Candler	Severe: cutbanks cave.	Slight-----	Slight-----	Moderate: slope.	Slight-----	Severe: droughty.
Urban land.						
37*----- Poala	Severe: cutbanks cave.	Slight-----	Slight-----	Moderate: slope.	Slight-----	Severe: droughty.
Urban land.						
38*----- Urban land						
39*----- Chobee	Severe: wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: wetness, floods.	Severe: wetness, floods.
40----- Paisley	Severe: wetness.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: low strength, wetness, shrink-swell.	Severe: wetness.
41*----- Pits.						
Dumps.						
42----- Pomello	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Severe: droughty.
43----- Arredondo	Severe: cutbanks cave.	Slight-----	Slight-----	Slight-----	Slight-----	Moderate: droughty.
44----- Arredondo	Severe: cutbanks cave.	Slight-----	Slight-----	Moderate: slope.	Slight-----	Moderate: droughty.
45----- Kendrick	Severe: cutbanks cave.	Slight-----	Slight-----	Slight-----	Slight-----	Moderate: droughty.
46----- Cassia	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: wetness, droughty.
47----- Hickwachee	Severe: cutbanks cave, excess humus, wetness.	Severe: floods, wetness, low strength.	Severe: floods, wetness.	Severe: floods, wetness, low strength.	Severe: wetness, floods.	Severe: excess salt, excess sulfur, wetness.
48----- Luchoussa	Severe: cutbanks cave.	Slight-----	Moderate: wetness.	Slight-----	Slight-----	Moderate: droughty.
49, 50, 51----- Blighton	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
52----- Samsula	Severe: cutbanks cave, excess humus, ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, excess humus.
53----- Spur	Severe: cutbanks cave.	Moderate: wetness.	Severe: wetness.	Moderate: wetness, slope.	Moderate: wetness.	Moderate: wetness, droughty.

See footnote at end of table.

TABLE 11.--BUILDING SITE DEVELOPMENT--Continued

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
54----- Flemington Variant	Severe: wetness.	Severe: wetness, shrink-swell.	Severe: wetness, shrink-swell.	Severe: wetness, shrink-swell.	Severe: shrink-swell, wetness.	Severe: wetness.
55----- Homosassa	Severe: depth to rock, cutbanks cave, wetness.	Severe: floods, wetness.	Severe: floods, wetness, depth to rock.	Severe: floods, wetness.	Severe: wetness, floods.	Severe: excess salt, excess sulfur, wetness.
56*----- EauGallie	Severe: wetness, cutbanks cave.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, droughty.
Urban land.						
57----- Vero Variant	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
58----- Tomoka	Severe: cutbanks cave, excess humus, ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, low strength.	Severe: ponding.	Severe: ponding, excess humus.
59----- Newnan	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: wetness, droughty, too sandy.
60*----- Palmetto	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.
Zephyr-----	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding, excess humus.
Sellers-----	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.
61----- Pompano	Severe: cutbanks cave, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: wetness, floods.	Severe: wetness, floods.
62----- Kendrick	Severe: cutbanks cave.	Slight-----	Slight-----	Moderate: slope.	Slight-----	Moderate: droughty.
63----- Delray	Severe: cutbanks cave, ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.
64----- Hobbleton	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: wetness, droughty.
65----- Gainesville	Severe: cutbanks cave.	Slight-----	Slight-----	Slight-----	Slight-----	Moderate: droughty.
66----- Hicanopy	Severe: wetness.	Severe: shrink-swell.	Severe: wetness, shrink-swell.	Severe: shrink-swell.	Severe: low strength, shrink-swell.	Moderate: wetness.
67----- Kanapaha	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, droughty.

See footnote at end of table.

TABLE 11.--BUILDING SITE DEVELOPMENT--Continued

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	cal roads & streets	Lawns and landscaping
68----- Lake	Severe: cutbanks cave.	Slight-----	Slight-----	Moderate: slope.	Slight-----	Severe: droughty.
69----- Hillbopper	Severe: cutbanks cave.	Slight-----	Moderate: wetness.	Slight-----	Slight-----	Moderate: droughty.
70----- Pleacid	Severe: cutbanks cave, wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.
71*----- Anclote	Severe: cutbanks cave, wetness, floods.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: floods, wetness.	Severe: wetness, floods.	Severe: wetness, floods.
Tavara-----	Severe: cutbanks cave.	Severe: floods.	Severe: floods.	Severe: floods.	Severe: floods.	Severe: droughty.
Tomello-----	Severe: cutbanks cave, wetness.	Severe: floods.	Severe: floods, wetness.	Severe: floods.	Severe: floods.	Severe: droughty.
72----- Orlando	Severe: cutbanks cave.	Slight-----	Slight-----	Slight-----	Slight-----	Moderate: droughty, too sandy.
73----- Zolfo	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness.	Moderate: wetness.	Moderate: droughty, too sandy.
74----- Candler Variant	Severe: cutbanks cave.	Slight-----	Slight-----	Slight-----	Slight-----	Moderate: droughty.
75*----- Beaches						
76----- Bussie	Severe: cutbanks cave, wetness.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: floods, wetness, shrink-swell.	Severe: low strength, wetness, floods.	Severe: excess salt, wetness, floods.

* See description of the map unit for composition and behavior characteristics of the map unit.

TABLE 14.--WATER MANAGEMENT

(Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the feature was not evaluated.)

Soil name and map symbol	imitations for--					
	Pond reservoir areas	Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Irrigation	Grassed waterways
1----- Hatchula	Severe: seepage.	Severe: piping, wetness.	Severe: outbanks cave.	Favorable-----	Wetness, droughty, fast intake.	Wetness, erodes easily, droughty.
2----- Pomona	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: slow refill, outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
3----- Pineda	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: slow refill, outbanks cave.	Peros slowly, outbanks cave.	Wetness, droughty, fast intake.	Wetness, droughty, peros slowly.
4----- Felda	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
5----- Hyakka	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
6----- Tavares	Severe: seepage.	Severe: seepage, piping.	Severe: outbanks cave.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
7----- Sparr	Severe: seepage, wetness.	Severe: seepage.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
8----- Sellers	Severe: seepage.	Severe: seepage, piping, ponding.	Severe: outbanks cave.	Ponding, outbanks cave.	Ponding, droughty, fast intake.	Wetness, droughty.
9----- Ona	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
10----- Vero	Slight-----	Severe: piping, wetness.	Severe: slow refill, outbanks cave.	Peros slowly-----	Wetness, droughty, fast intake.	Wetness, droughty, rooting depth.
11----- Adamsville	Severe: seepage.	Severe: seepage, piping.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
12----- Astatula	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
13, 14----- Candler	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
15*----- Tavares	Severe: seepage.	Severe: seepage, piping.	Severe: outbanks cave.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
Urban land.						

See footnote at end of table.

TABLE 14.--WATER MANAGEMENT--Continued

Soil name and map symbol	imitations for--					
	Pond reservoir areas	Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Irrigation	Grassed waterways
16----- Zephyr	Moderate: seepage.	Severe: ponding.	Severe: slow refill, outbanks cave.	Ponding, peros slowly, subsidea.	Ponding, soil blowing, peros slowly.	Wetness, peros slowly.
17----- Jankalee	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
18----- Electra Variant	Severe: seepage.	Severe: seepage.	Severe: slow refill, outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
19----- Paola	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
20----- Aripeka	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: depth to rock, outbanks cave.	Depth to rock, floods, large stones.	Wetness, droughty, fast intake.	Large stones, droughty, depth to rock.
21----- Smyrna	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
22----- Basinger	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
23----- Basinger	Severe: seepage.	Severe: seepage, piping, ponding.	Severe: outbanks cave.	Ponding, outbanks cave.	Ponding, droughty, fast intake.	Wetness, droughty.
24*----- Quartzipsamments						
25----- Jonesville	Moderate: seepage, depth to rock.	Severe: seepage.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty, depth to rock.
26----- Marcoossee	Severe: seepage.	Severe: seepage, piping.	Severe: outbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
27----- Anolota	Severe: seepage.	Severe: piping, seepage.	Slight-----	Wetness, poor outlets.	Wetness-----	Not needed.
28*----- Pits						
29----- Lacoochee	Moderate: depth to rock.	Severe: seepage, piping, wetness.	Severe: salty water, depth to rock, outbanks cave.	Wetness, depth to rock, floods.	Wetness, soil blowing.	Wetness, excess salt, depth to rock.
30*----- Okeelanta	Severe: seepage.	Severe: seepage, piping, ponding.	Severe: outbanks cave.	Ponding, subsidea, outbanks cave.	Ponding, too sandy, soil blowing.	Wetness.
Terra Ceia-----	Severe: seepage.	Severe: excess humus, ponding.	Slight-----	Ponding, subsidea.	Ponding, soil blowing.	Wetness.

See footnote at end of table.

TABLE 14.--WATER MANAGEMENT--Continued

Soil name and map symbol	Pond reservoir areas	Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Features affecting--	Grassed waterways
31*: Udalfic Arenas. Urban land.						
32----- Lake	Severe: seepage.	Severe: seepage.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
34----- Pompano	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
35----- EauGallie	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Fast intake, wetness, droughty.	Wetness, droughty.
36*: Candler----- Urban land.	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
37*: Paola----- Urban land.	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
38*. Urban land						
39* Chobee----- Urban land.	Slight-----	Severe: wetness.	Severe: slow refill, cutbanks cave.	Peres slowly, floods.	Wetness, soil blowing.	Wetness, rooting depth, peres slowly.
40----- Paisley	Slight-----	Severe: wetness.	Severe: slow refill.	Peres slowly-----	Wetness, fast intake, soil blowing.	Wetness, peres slowly.
41*: Pita. Dumps.						
42----- Pomello	Severe: seepage.	Severe: seepage, piping.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
43, 44----- Arredondo	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
45----- Kendrick	Severe: seepage.	Slight-----	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty, rooting depth.
46----- Cassia	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
47----- Weekiwachee	Severe: seepage.	Severe: excess humus, wetness, excess salt.	Severe: salty water, cutbanks cave.	Ponding, floods, excess salt.	Wetness, soil blowing, floods.	Wetness, excess salt.

See footnote at end of table.

TABLE 14.--WATER MANAGEMENT--Continued

Soil name and map symbol	Pond reservoir areas	Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Features affecting--	Grassed waterways
48----- Lochloosa	Severe: seepage.	Moderate: wetness.	Severe: cutbanks cave.	Favorable-----	Wetness, droughty, fast intake.	Droughty.
49----- Blyhton	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: slow refill, cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
50, 51----- Blyhton	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: slow refill, cutbanks cave.	Slope, cutbanks cave.	Wetness, droughty, fast intake.	Wetness, droughty.
52----- Samsula	Severe: seepage.	Severe: excess humus, ponding.	Severe: cutbanks cave.	Ponding, subsides.	Ponding, soil blowing.	Wetness.
53----- Sparr	Severe: seepage, wetness.	Severe: seepage.	Severe: cutbanks cave.	Cutbanks cave, slope.	Wetness, droughty, fast intake.	Droughty.
54----- Flemington Variant	Slight-----	Severe: wetness.	Severe: slow refill.	Peres slowly-----	Wetness, soil blowing, peres slowly.	Wetness, erodes easily, peres slowly.
55----- Homosassa	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: salty water, depth to rock, cutbanks cave.	Wetness, depth to rock, floods.	Wetness, soil blowing.	Wetness, excess salt, depth to rock.
56*: EauGallie----- Urban land.	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Fast intake, wetness, droughty.	Wetness, droughty.
57----- Vero Variant	Severe-----	Severe: thin layer, wetness.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
58----- Tomoka	Severe: seepage.	Severe: piping, ponding.	Severe: cutbanks cave.	Ponding, subsides.	Ponding-----	Wetness.
59----- Newnan	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
60*: Palmetto----- Zephyr-----	Severe: seepage.	Severe: seepage, piping, ponding.	Severe: cutbanks cave.	Ponding, cutbanks cave.	Ponding, droughty, fast intake.	Wetness, droughty.
Sellers-----	Severe: seepage.	Severe: ponding.	Severe: slow refill, cutbanks cave.	Ponding, peres slowly, subsides.	Ponding, soil blowing, peres slowly.	Wetness, peres slowly.
	Severe: seepage.	Severe: seepage, piping, ponding.	Severe: cutbanks cave.	Ponding, cutbanks cave.	Ponding, droughty, fast intake.	Wetness, droughty.

See footnote at end of table.

TABLE 14.--WATER MANAGEMENT--Continued

Soil name and map symbol	Pond reservoir areas	Limitations for--			Features affecting--	
		Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Irrigation	Grassed waterways
61----- Pompano	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Floods, cutbanks cave.	Wetness, droughty, fast intake.	Wetness, droughty.
62----- Kendrick	Severe: seepage.	Slight-----	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty, rooting depth.
63----- Delray	Severe: seepage.	Severe: seepage, ponding.	Severe: cutbanks cave.	Ponding, cutbanks cave.	Ponding, droughty, fast intake.	Wetness, droughty.
64----- Hobleten	Moderate: seepage.	Severe: hard to pack.	Severe: no water.	Favorable-----	Wetness, droughty, fast intake.	Droughty.
65----- Gainesville	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
66----- Micanopy	Moderate: slope.	Severe: hard to pack.	Severe: no water.	Perce slowly, slope.	Wetness, fast intake, soil blowing.	Perce slowly.
67----- Kanapaha	Severe: seepage.	Severe: seepage, wetness.	Severe: slow refill, cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Wetness, droughty.
68----- Lake	Severe: seepage.	Severe: seepage.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
69----- Millhopper	Severe: seepage.	Severe: seepage, piping.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
70----- Flacid	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Cutbanks cave	Wetness, fast intake, soil blowing.	Wetness.
71*----- Ancilot	Severe: seepage.	Severe: seepage, piping, wetness.	Severe: cutbanks cave.	Floods, cutbanks cave.	Wetness, fast intake, soil blowing.	Wetness.
Tavares-----	Severe: seepage.	Severe: seepage, piping.	Severe: cutbanks cave.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
Fomello-----	Severe: seepage.	Severe: seepage, too sandy.	Severe: cutbanks cave.	Floods, cutbanks cave.	Wetness, droughty, fast intake.	Droughty.
72----- Orlando	Severe: seepage.	Severe: seepage.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
73----- Zolfo	Severe: seepage.	Severe: seepage, piping.	Severe: cutbanks cave.	Cutbanks cave	Wetness, droughty, fast intake.	Droughty.
74----- Candler Variant	Severe: seepage.	Severe: seepage.	Severe: no water.	Deep to water	Droughty, fast intake, soil blowing.	Droughty.
75*----- Beaches						

See footnote at end of table.

TABLE 14.--WATER MANAGEMENT--Continued

Soil name and map symbol	Pond reservoir areas	Limitations for--			Features affecting--	
		Embankments, dikes, and levees	Aquifer-fed excavated ponds	Drainage	Irrigation	Grassed waterways
76----- Beaulieu	Moderate: seepage.	Severe: hard to pack, wetness, excess salt.	Severe: slow refill, salty water, cutbanks cave.	Perce slowly, floods.	Wetness, perce slowly, floods.	Wetness, excess salt, erodes easily.

* See description of the map unit for composition and behavior characteristics of the map unit.

TABLE 12.--SANITARY FACILITIES

[Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," "good," "fair," and other terms. Absence of an entry indicates that the soil was not rated.]

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
1 Mauchula	Severe: wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Poor: wetness.
2 Pomona	Severe: wetness, percolates slowly.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
3 Pineda	Severe: wetness, percolates slowly, poor filter.	Severe: seepage, floods, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
4 Felida	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
5 Nyakka	Severe: wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
6 Tavarca	Moderate: wetness.	Severe: seepage.	Severe: wetness, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
7 Spurr	Severe: wetness.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
8 Sellers	Severe: ponding, poor filter.	Severe: seepage, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: seepage, too sandy, ponding.
9 Ona	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
10 Iero	Severe: wetness, percolates slowly.	Severe: seepage, wetness.	Severe: wetness.	Severe: seepage, wetness.	Poor: wetness.
11 Adamsville	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
12 Astoria	Slight	Severe: seepage.	Severe: too sandy.	Severe: seepage.	Poor: seepage, too sandy.
13, 14 Chandler	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
15 Tavarca	Moderate: wetness.	Severe: seepage.	Severe: wetness, too sandy.	Severe: seepage.	Poor: seepage, too sandy.

See footnote at end of table.

TABLE 12.--SANITARY FACILITIES--Continued

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
15 Urban land.					
16 Zephyr	Severe: ponding, percolates slowly.	Severe: seepage, excess humus, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: ponding.
17 Immokalee	Severe: wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
18 Electra Variant	Severe: wetness.	Severe: seepage, wetness.	Severe: depth to rock, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
19 Paola	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
20 Aripaka	Severe: floods, depth to rock, wetness.	Severe: seepage, depth to rock, floods.	Severe: floods, depth to rock, seepage.	Severe: floods, depth to rock, seepage.	Poor: area reclaim, large stones.
21 Smyrna	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
22 Basinger	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
23 Basinger	Severe: ponding, poor filter.	Severe: seepage, ponding.	Severe: seepage, ponding, too sandy.	Severe: seepage, ponding.	Poor: seepage, too sandy, ponding.
24 Quartzipsamma					
25 Jonesville	Severe: depth to rock.	Severe: seepage, depth to rock.	Severe: depth to rock, seepage, too sandy.	Severe: depth to rock, seepage.	Poor: area reclaim, seepage, too sandy.
26 Maroon	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
27 Anclote	Severe: wetness.	Severe: wetness, seepage.	Severe: wetness, seepage.	Severe: wetness, seepage.	Poor: wetness, seepage, too sandy.
28 Pita					
29 Lacoochee	Severe: floods, depth to rock, wetness.	Severe: seepage, depth to rock, floods.	Severe: floods, depth to rock, seepage.	Severe: floods, depth to rock, seepage.	Poor: area reclaim, too sandy, wetness.

See footnote at end of table.

TABLE 12.--SANITARY FACILITIES--Continued

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
30*: Okeelanta	Severe: ponding, poor filter.	Severe: seepage, excess humus, ponding.	Severe: seepage, ponding, too sandy.	Severe: seepage, ponding.	Poor: seepage, too sandy, ponding.
Terra Ceia	Severe: ponding, poor filter.	Severe: seepage, excess humus.	Severe: ponding, excess humus.	Severe: seepage, ponding.	Poor: ponding, excess humus.
31*: Udallic Arcata. Urban land.	Slight	Severe: seepage.	Severe: too sandy.	Severe: seepage.	Poor: seepage, too sandy.
34: Pompano	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
35: Eau Gallie	Severe: wetness.	Severe: wetness, seepage.	Severe: wetness, seepage, too sandy.	Severe: wetness, seepage.	Poor: too sandy, wetness, seepage.
36*: Candler Urban land.	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
37*: Paola Urban land.	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
38*: Urban land	Severe: floods, wetness, percs slowly.	Severe: floods, wetness.	Severe: floods, seepage, wetness.	Severe: floods, wetness.	Poor: wetness.
40: Paisley	Severe: wetness, percs slowly.	Severe: wetness.	Severe: wetness, too clayey.	Severe: wetness.	Poor: too clayey, hard to pack, wetness.
41*: Pile. Dumps.					
42: Ponce de Leon	Severe: wetness.	Severe: seepage, wetness.	Severe: seepage, too sandy, wetness.	Severe: seepage, wetness.	Poor: too sandy, seepage.

See footnote at end of table.

TABLE 12.--SANITARY FACILITIES--Continued

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
43, 44: Arredondo	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Poor: too sandy.
45: Kendrick	Slight	Severe: seepage.	Slight	Severe: seepage.	Good.
46: Cassia	Severe: wetness.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
47: Meskinachpe	Severe: floods, wetness.	Severe: seepage, floods, excess humus.	Severe: floods, depth to rock, seepage.	Severe: floods, seepage, wetness.	Poor: wetness, excess humus, excess salt.
48: Lochloosa	Severe: wetness.	Severe: seepage, wetness.	Severe: wetness.	Severe: seepage, wetness.	Fair: wetness.
49, 50, 51: Blighton	Severe: wetness, percs slowly.	Severe: seepage, wetness.	Severe: seepage, wetness.	Severe: seepage, wetness.	Poor: seepage, wetness.
52: Samaula	Severe: ponding, poor filter.	Severe: seepage, excess humus, ponding.	Severe: seepage, ponding, excess humus.	Severe: seepage, ponding.	Poor: ponding, excess humus.
53: Sparr	Severe: wetness.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
54: Flemington Variant	Severe: wetness, percs slowly.	Slight	Severe: wetness, too clayey.	Severe: wetness.	Poor: too clayey, hard to pack, wetness.
55: Homosassa	Severe: floods, depth to rock, wetness.	Severe: seepage, depth to rock, floods.	Severe: floods, depth to rock, seepage.	Severe: floods, depth to rock, seepage.	Poor: area reclaim, seepage, too sandy.
56*: Eau Gallie Urban land.	Severe: wetness.	Severe: wetness, seepage.	Severe: wetness, seepage, too sandy.	Severe: wetness, seepage.	Poor: too sandy, wetness, seepage.
57: Vero Variant	Severe: wetness.	Severe: seepage, wetness.	Severe: depth to rock, seepage, wetness.	Severe: seepage, wetness.	Poor: wetness.
58: Tomoka	Severe: ponding, poor filter.	Severe: seepage, excess humus, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: ponding.
59: Newnan	Severe: wetness.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.

See footnote at end of table.

TABLE 12.--SANITARY FACILITIES--Continued

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
60* Palmetto	Severe: ponding.	Severe: seepage, ponding.	Severe: seepage, ponding, too sandy.	Severe: seepage, ponding.	Poor: seepage, too sandy, wetness.
Zepliy	Severe: ponding, percs slowly.	Severe: seepage, excess humus, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: ponding.
Sellers	Severe: ponding, poor filter.	Severe: seepage, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: seepage, too sandy, ponding.
61 Pompano	Severe: floods, wetness, poor filter.	Severe: seepage, floods, wetness.	Severe: floods, seepage, wetness.	Severe: floods, seepage, wetness.	Poor: seepage, too sandy, wetness.
62 Kendrick	Slight	Severe: seepage.	Slight	Severe: seepage.	Good.
63 Delray	Severe: ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Severe: seepage, ponding.	Poor: seepage, too sandy, ponding.
64 Hobbleton	Severe: wetness, percs slowly.	Severe: seepage, wetness.	Severe: seepage, wetness, too sandy.	Severe: seepage.	Poor: too sandy.
65 Gainesville	Slight	Severe: seepage.	Severe: seepage.	Severe: seepage.	Fair: too sandy.
66 Micahopy	Severe: wetness, percs slowly.	Severe: seepage, wetness.	Severe: wetness, too clayey.	Severe: seepage.	Poor: too clayey, hard to pack.
67 Kunapaha	Severe: wetness, percs slowly.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy, wetness.
68 Lake	Slight	Severe: seepage.	Severe: too sandy.	Severe: seepage.	Poor: seepage, too sandy.
69 Hillhopper	Moderate: wetness.	Severe: seepage.	Severe: wetness, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
70 Placid	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: seepage, ponding, too sandy.	Severe: seepage, wetness.	Poor: wetness, too sandy, seepage.
71* Anclote	Severe: floods, wetness, poor filter.	Severe: seepage, wetness.	Severe: floods, seepage, wetness.	Severe: floods, seepage, wetness.	Poor: seepage, too sandy, wetness.

See footnote at end of table.

TABLE 12.--SANITARY FACILITIES--Continued

Soil name and map symbol	Septic tank absorption fields	Sewage lagoon areas	Trench sanitary landfill	Area sanitary landfill	Daily cover for landfill
71* Tavares	Severe: floods, wetness, poor filter.	Severe: seepage, floods.	Severe: floods, seepage, wetness.	Severe: floods, seepage.	Poor: seepage, too sandy.
Pomello	Severe: floods, wetness, poor filter.	Severe: seepage, floods, wetness.	Severe: floods, seepage, wetness.	Severe: floods, seepage, wetness.	Poor: seepage, too sandy.
72 Orlando	Slight	Severe: seepage.	Severe: seepage, too sandy.	Severe: seepage.	Severe: seepage, too sandy.
73 Tolfo	Severe: wetness, poor filter.	Severe: seepage, wetness.	Severe: wetness, too sandy.	Severe: seepage, wetness.	Poor: seepage, too sandy.
74 Candler Variant	Slight	Severe: seepage, too sandy.	Severe: seepage, too sandy.	Severe: seepage.	Poor: seepage, too sandy.
75* Beaches					
76 Beale	Severe: floods, wetness, percs slowly.	Severe: seepage, floods, excess humus.	Severe: floods, seepage, wetness.	Severe: floods, seepage, wetness.	Poor: too clayey, hard to pack, wetness.

* See description of the map unit for composition and behavior characteristics of the map unit.

Comments

1. Subject property (is/is not) located in a 100-year flood prone area.
2. Subject property or portions (shall/shall not) be required to comply with the Flood Damage Prevention Ordinance Requirements.
3. Soils indicated:
 - a. Severe Conditions for development; major/or minor modifications necessary.
 - b. Moderate to slight conditions existing; minor modifications necessary for development.

Additional Comments

APPLICATION FOR SPECIAL EXCEPTION
TO THE BOARD OF ADJUSTMENT
PASCO COUNTY, FLORIDA

APPLICATION NO. 2721

The undersigned requests a Special Exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Board.

Camelot International, Inc

1. Name of Applicant James E. and Shirley J. Spicer
2. Mailing Address P.O. Box 1101 Lutz, Florida 33549
Phone Number: Home 393-9123 Business 949-7491
3. Locational Description: Subdivision Name _____
Section 26, Township 26 South South, Range 18 East
Block _____ Lot No. _____
(If not in a platted subdivision, attach legal description.)
4. Existing Use RESidential/Agricultural
5. Present Zoning District Pasco County R-1MH 10-26-84 SAS
6. Description of Special Exception _____
Convescent Home
7. A CURRENT SURVEY OF THE PROPERTY IS MANDATORY.
8. Supporting Information: Attach the following items to the application:
 - a. A plan for the proposed use (in duplicate) showing the location of building, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service area.
 - b. Xerox copy of a deed to the property and last year's tax bill. (To be retained by Planning Department.)
9. Special Exception Fee: \$200.00 submitted at time of application. Please make check payable to: BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY.

10/10/84
Date: _____

James E. Spicer President

Shirley J. Spicer Secretary

APPLICANT

Applicant's Representative

RECEIVED

OCT 11 1984

Box 1101 Lutz FL 33549
Mailing Address

Camelot Care Center

Box 1101 RR #1

Lutz, Florida 33549

Telephone (813) 949-4296

James E. Spicer, Ph.D.

Ms. Ann Pytynia
Pasco County Planning Dept.
7530 Little Road
New Port Richey, Fl. 33553

Dear Ms. Pytynia,

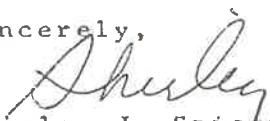
This letter is to confirm our telephone conversation of 10/09/84. At this time we discussed a special use permit for the property adjacent to the present Camelot Care Center on Wilson Road.

This property is now owned by Camelot International. The purpose of acquiring this particular piece of property was to provide more space to the children we serve. You will recall that the zoning exception granted in 1981 included two proposed buildings. Our long range plan will be to put the second of these on the property for which we now seek a special exception. It is to be understood that we do not intend to include more buildings or more children at this location. We do wish to have more space in which to program for the children. The remaining open space will be developed for recreational purposes.

As you know, we were unable to acquire the property on Livingston Road which we sought earlier this year. This is not a substitute or an alternative for that proposed program.

If there are any questions, please contact me.

Sincerely,


Shirley J. Spicer, MS
Associate Executive Director

RECEIVED

OCT 11 1984

DR-474

R-6/84

NOTICE OF **PROPOSED** PROPERTY TAXES DO NOT PAY – THIS IS NOT A BILL

PASCO COUNTY TAXING AUTHORITIES
 7530 LITTLE ROAD
 NEW PORT RICHEY, FLORIDA 33553
 8-16-84 REAL-ESTATE

TAXING AUTHORITY	YOUR PROPERTY TAXES LAST YEAR	YOUR TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	A PUBLIC HEARING ON THE PROPOSED TAXES AND BUDGET WILL BE HELD:	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE
COUNTY	3.40	30.92	9/6/84 6:30 PM COUNTY COURTHOUSE 705 E LIVE OAK DADE CTY 813-847-2411	29.65
PUBLIC SCHOOLS:				
BY STATE LAW	2.80	25.86	SET BY STATE LAW	24.57
BY LOCAL BOARD	1.31	11.94	8/30/84 7:00 PM SCHOOL BD RM, 7205 US HWY 41 N, L O'LAKES 813-996-3600	11.41
WATER MANAGEMENT DISTRICT	.11	1.76	9/5/84 5:30 PM 2379 BROAD ST., BROOKSVILLE, FL 904-796-7211	.93
INDEPENDENT SPECIAL DISTRICTS*	.18	1.52	9/10/84 7:00 PM MOSQUITO CNTRL, 481 WASHINGTON, PT RICHEY 813-849-6410	1.57
VOTER APPROVED DEBT PAYMENTS*	.18	1.60	SCHOOL BOND ISSUES SAME TIME AND LOCATION AS PUBLIC SCHOOLS	1.60
TOTAL PROPERTY TAXES	7.98	73.60	*FOR DETAILS ON INDEPENDENT SPECIAL DISTRICTS AND VOTER APPROVED DEBT, CONTACT YOUR TAX COLLECTOR AT: 813-847-8165/904-521-4360	69.73
	COLUMN 1	COLUMN 2		COLUMN 3
	SEE REVERSE SIDE FOR EXPLANATION			SEE REVERSE SIDE FOR EXPLANATION

	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE
• YOUR PROPERTY VALUE AS OF JANUARY 1:	30,843.00	25,000.00	5,843.00
• LAST YEAR'S ASSESSED VALUE:	25,639.00		75000-5X

- IF YOU FEEL THE ASSESSED VALUE OF YOUR PROPERTY IS INACCURATE OR DOES NOT REFLECT FAIR MARKET VALUE, CONTACT YOUR COUNTY PROPERTY APPRAISER AT:
P.O. BOX 401, DADE CITY, FL 34297-0401 904-521-4433/813-847-8151
- IF THE PROPERTY APPRAISER'S OFFICE IS UNABLE TO RESOLVE THE MATTER AS TO MARKET VALUE, YOU MAY FILE A PETITION FOR ADJUSTMENT WITH THE PROPERTY APPRAISAL
ADJUSTMENT BOARD. PETITION FORMS ARE AVAILABLE FROM THE COUNTY PROPERTY APPRAISER AND MUST BE FILED ON OR BEFORE 9/10/84

The taxing authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year.

The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION.**

Each taxing authority may **AMEND OR ALTER** its proposals at the hearing.

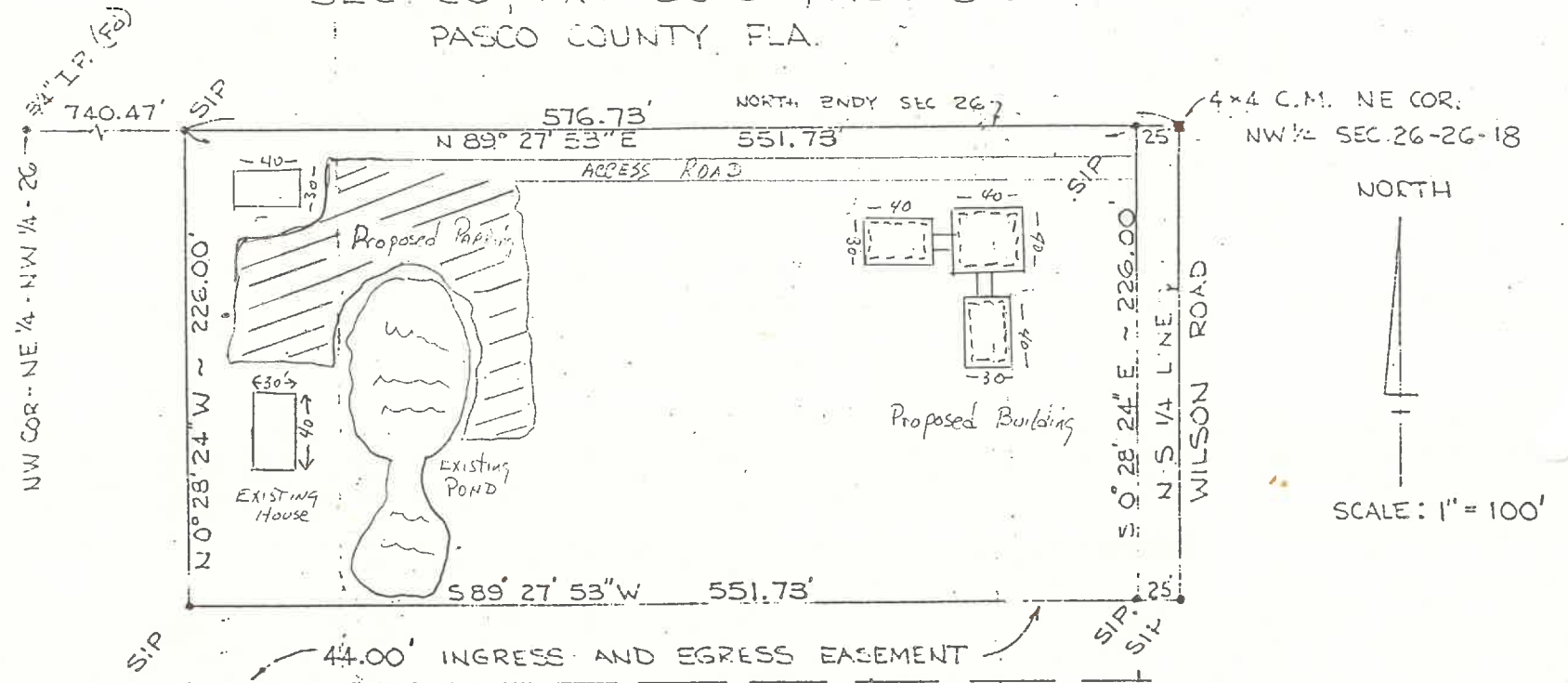
26-26-18-0000-02400-0010
5000 5X

E 576 73 FT OF N 226 FT OF
F NE1/4 OF NW1/4 LESS
E 25 FT FOR RD S 240.60
FT OF N 466.69 FT OF W 1

BARCLAY RAY H & MARTHA
 P O BOX 897
 LUTZ FL

33549

SEC. 26, TWP 26 SO, RGE 18 E
PASCO COUNTY, FLA.



A SURVEY OF
THE WEST 576.73 FEET OF THE NORTH
226.00 FEET OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF
SECTION 26, TOWNSHIP 26 SOUTH, RANGE
18 EAST, PASCO COUNTY, FLORIDA, LESS
EAST 25.00 FEET FOR ROAD RIGHT-OF-
WAY CONTAINING 2.86 ACRES MORE OR
LESS:

S.I.P. - SET IRON PIPE
C.M. - CONCRETE MON.

I HEREBY CERTIFY THAT THE SURVEY
REPRESENTED HEREON MEETS THE MINIMUM
REQUIREMENTS ADOPTED BY THE FLORIDA
SOCIETY OF PROFESSIONAL LAND SURVEYORS
AND THE FLORIDA LAND TITLE ASSOCIATION.

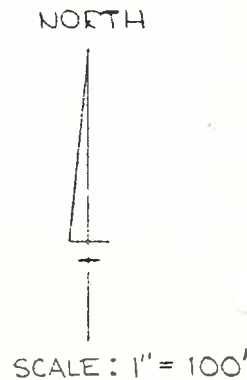
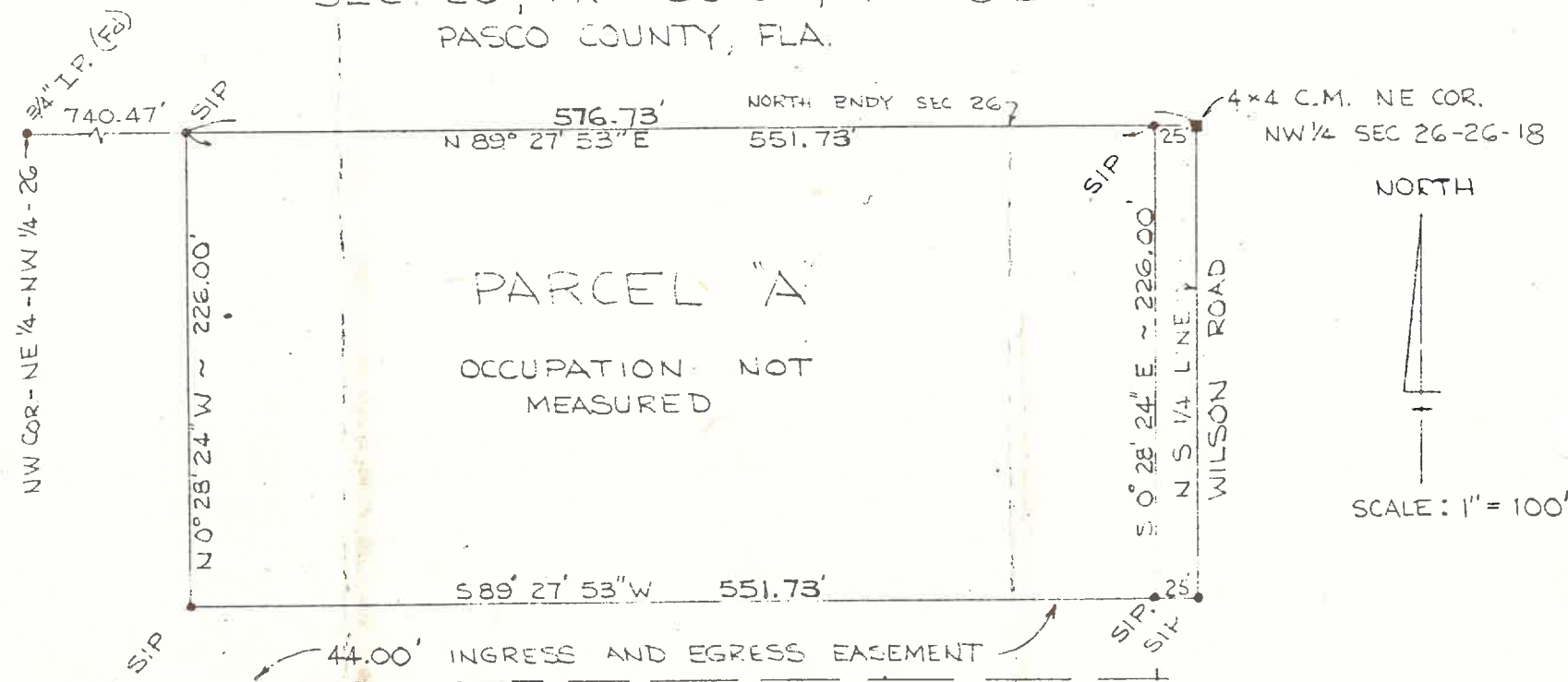
DELTA ENGINEERING COMPANY

BY: *[Signature]*
Fla. Reg. Surveyor #836 Date *7-28-69*

SEE SURVEY FOR F. WILSC
A1-127 JOB # 58-167

BOOK NO. PASCO 2 PAGE NO. 58			
JOB NO. 69-379			
DELTA ENGINEERING COMPANY CIVIL ENGINEERS LAND SURVEYORS - CONSULTANTS 5511 - 40th ST. TAMPA, FLA. 33610 PHONES: 626-5401 626-4801			
ENGINEERING FOR: HOWARD H. BECKHAM			
DATE 7/24/69	C. of P. D.L.H.	DWG. SEC	C.K.D. TWK
REVISIONS			

SEC. 26, TWP 26 SO, RGE 18 E
PASCO COUNTY, FLA.



A SURVEY OF

THE WEST 576.73 FEET OF THE NORTH
226.00 FEET OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 26, TOWNSHIP 26 SOUTH, RANGE
18 EAST, PASCO COUNTY, FLORIDA, LESS
EAST 25.00 FEET FOR ROAD RIGHT-OF-
WAY CONTAINING 2.86 ACRES MORE OR
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S.I.P. - SET IRON PIPE
C.M. - CONCRETE MON.

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REQUIREMENTS ADOPTED BY THE FLORIDA
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AND THE FLORIDA LAND TITLE ASSOCIATION.

DELTA ENGINEERING COMPANY

BY: *[Signature]*
Fla. Reg. Surveyor #836 Date 7-28-69

SEE SURVEY FOR F. WILSON
A1-127 JOB # 58-167

BOOK NO. PASCO 2 PAGE NO. 58			
JOB NO. 69-379			
DELTA ENGINEERING COMPANY CIVIL ENGINEERS LAND SURVEYORS - CONSULTANTS 5511 - 40th ST. TAMPA, FLA. 33610 PHONES: 626-5401 626-4801			
ENGINEERING FOR: HOWARD H. BECKHAM			
DATE 7/24/69	C. of P. D.L.H.	DWG. SEC	CKD. TWK
REVISIONS			

Camelot Care Center

Box 1101 RR #1

Lutz, Florida 33549

Telephone (813) 949-4296

James E. Spicer, Ph.D.

Ann,

A copy of a recent Topographical survey will be mailed to you under separate cover from Florida Technical Services.

Shirley

Thanks

RECEIVED

OCT 11 1981

FLORIDA
TECHNICAL SERVICES, INC.
14902 N. Florida Avenue, Suite C
TAMPA, FLORIDA 33612

(813) 963-0389

TO Pasco County Planning Department
7530 Little Road
New Port Richey, Florida 33533

LETTER OF TRANSMITTAL

DATE	October 11, 1984	JOB NO.	010484.0
ATTENTION	Ms. Ann Pytynia		
RE:	Camelot Care Center		

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via U.S. Mail the following items:

- | | | | | |
|---|--|--------------------------------|----------------------------------|---|
| ☐ Shop drawings | ☒ Prints | ☐ Plans | ☐ Samples | ☐ Specifications |
| ☐ Copy of letter | ☐ Change order | ☐ _____ | | |

COPIES	DATE	NO.	DESCRIPTION
1			Boundary and Topographic Survey of 3 Acre Tract lying South of existing Camelot Care Center

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| ☐ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☒ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ 19 _____ | | ☐ PRINTS RETURNED AFTER LOAN TO US |

REMARKS Requested by Mrs. Shirley Spicer

COPY TO _____

SIGNED: as per Douglas L. Everlove, P.E.

This Warranty Deed Made and executed the 7th day of September A.D. 19 84 by
RAY H. BARCLAY and MARTHA A. BARCLAY, his wife

hereinafter called the grantor, to
CAMELOT INTERNATIONAL, INC.

whose post office address is 1502 N.W. Highway, Palatine, IL 60067
hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in Pasco
County, Florida, viz:

The West 576.53 feet of the North 226 feet of the Northeast 1/4 of the
Northwest 1/4 of Section 26, Township 26 South, Range 18 East, Less the
East 25 feet for road right-of-way, all lying and being in Pasco
County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in
fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor
hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons
whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to
1983, easements and restrictions of record, if any.

In Witness Whereof, the said grantor(s) has(have) signed and sealed these presents the day and year
first above written.

WITNESS:

Charles S. Haynes
Eva D. Watter

Ray H. Barclay
RAY H. BARCLAY
Martha A. Barclay
MARTHA A. BARCLAY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged before me this 7th day of September, 1984
by RAY H. BARCLAY and MARTHA A. BARCLAY, his wife

Eva D. Watter
Notary Public

Notary Public, State of Florida at Large
My Commission Expires July 21, 1986.

My Commission Expires

Return To:

This Instrument prepared by
Carole F. Vabo

STC # 3805-84

SOUTHLAND TITLE COMPANY
3321 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

This Warranty Deed and executed the 7th day of September A.D. 19 84 by
RAY H. BARCLAY and MARTHA A. BARCLAY, his wife

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CAMELOT INTERNATIONAL, INC.

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Northwest 1/4 of Section 26, Township 26 South, Range 18 East, Less the
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whomsoever; and that said land is free from all encumbrances, except, taxes accruing subsequent to
1983, easements and restrictions of record, if any.

In Witness Whereof, the said grantor(s) has(have) signed and sealed these presents the day and year
first above written.

WITNESS:

Charles S. Haynes
Eva D. Whitten
Ray H. Barclay
RAY H. BARCLAY
Martha A. Barclay
MARTHA A. BARCLAY

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH }

The foregoing instrument was acknowledged before me this 7th day of September, 1984
by RAY H. BARCLAY and MARTHA A. BARCLAY, his wife

Eva D. Whitten
Notary Public

Notary Public State of Florida at Large
My Commission Expires July 21, 1986.
My Commission Expires

Return To:
This Instrument prepared by
Carole F. Vabo

STC # 3805-84

SOUTHLAND TITLE COMPANY
3321 W. KENNEDY BOULEVARD
TAMPA, FLORIDA 33609

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

The Jono Plaza LLC

Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 23-26-18-0000-00500-0000

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: Guardian Angel Senior Living

Project Number: CONUSE-2025-00015/CU26-11

Request: Proposed congregate care facility

That attached is the following:

x Proof of publication from the Pasco County (newspaper name, if applicable).

x Certificate of mailing for the notices which were mailed on 08/06/2026 (Date)

x Photos showing the placement of and language on the signage, which was posted on 08/05/2026 (Date).

FURTHER AFFIANT SAYETH NOT Hung Mai Name

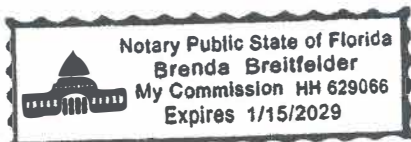
08/07/26 (Date)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Aug 10, 2026 (date) by Hung Mai

(name of person acknowledging), who is personally known to me or who has produced (type of identification) as identification.

Seal:



Brenda Brustfeldy
NOTARY PUBLIC



H.T. MAI, INC.

Civil-Environmental-Transportation-Water Resource Engineering & Real Estate Development Consulting

14031 N. DALE MABRY HIGHWAY, TAMPA, FL 33618 * PHONE: (813) 962-6230 * FAX: (813) 962-6420

E-MAIL: htmai@aol.com

CERTIFICATE OF AUTHORIZATION NO. 6542

Dear Property Owner:

This is to notify you that Petition No. **CONUSE-2025-00015/CU26-11** has been filed in the name of The Jono Plaza LLC for a Conditional Use to allow for a proposed congregate care facility located in an AR-1 Agricultural-Residential Zoning District.

The parcel of land is located 3015 & 2953 Wilson Road, Land O' Lakes, FL 34638 (Parcel I.D. No.: 23-26-18-0000-00500-0000), containing approximately 9.16 acres.

Public hearings for the consideration of this application will be held:

Planning Commission	08/20/2026*	West Pasco Government Center* 1st Floor, Board Room 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners	09/22/2026*	West Pasco Government Center* 1st Floor, Board Room 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

****Dates and locations are subject to change based on continuances, please contact the Planning, Development and Economic Growth Department, at 727-847-8142.***

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

On occasion, applications may be continued. It is your responsibility to contact this office to confirm the above-scheduled public hearing dates. If you desire any additional

information concerning this application, please contact the Pasco County Planning and Economic Growth Development.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

23-26-18-0070-01200-0290 DANIEL & DOLORES HOAGLAND
23-26-18-0070-00800-0440 JAMES V BROZOWSKY & PATRICIA E BROZOWSKY
23-26-18-0080-00800-0270 XI YANG & SHIQI NING
23-26-18-0070-00C00-0000 STONEGATE OF PASCO HOMEOWNERS
23-26-18-0070-00800-0450 MICHAEL A HILL &
23-26-18-0070-01200-0010 SARAH BRITTANY WHITTEN & BENJAMIN HENRY JONES
23-26-18-0000-49900-0000 PASCO COUNTY
23-26-18-0080-00800-0250 FARRAH S BUSH & DEREK E BUSH
23-26-18-0070-00800-0430 KEVIN R VAN-DUSER
23-26-18-0080-00800-0350 KATHLEEN WALIGORE
23-26-18-0070-00800-0390 KATHRYN M TRAVERS
23-26-18-0080-00800-0290 EDWIN COSTA
23-26-18-0080-00800-0360 DANIEL J ROMONOSKY &
23-26-18-0080-00800-0260 SEVEN POINTS BORROWER LLC
23-26-18-0080-00R00-0000 STONEGATE OF PASCO HOMEOWNERS ✓
23-26-18-0000-01400-0020 DONALD J LAW
23-26-18-0080-00800-0280 JONATHAN ALLEN THOMAS & JAMIE BARCINAS
23-26-18-0070-00800-0380 MICHAEL JOHN GAI & TRINIDAD GAI
23-26-18-0070-00R00-0000 PASCO COUNTY ✓
23-26-18-0080-00800-0330 FERNANDO M GONZALEZ & MONICA GONZALEZ
23-26-18-0070-01300-0200 SENTHIL K SOMASUNDARAM & JAYAPAL BARATHI
23-26-18-0070-00D00-0000 STONEGATE OF PASCO HOMEOWNERS ✓
23-26-18-0070-00800-0400 GREGORY & BRITTNAY DE PAULA
23-26-18-0080-01000-0050 PRANAV WASTI & ARCHANA PATHAK
23-26-18-0070-01300-0010 COLETON & MAGGIE REECE
23-26-18-0000-00500-0000 JONO PLAZA LLC
23-26-18-0070-00800-0420 IH6 PROPERTY FLORIDA LP
23-26-18-0080-00800-0310 CAROL NAEHRING HURLESS
23-26-18-0080-01000-0060 APRIL S WIDMAN
23-26-18-0070-00800-0410 SCOTT M DIETER & ANNEMARIE DIETER, CO-TRUSTEES OF
23-26-18-0080-00800-0370 MANUEL ALBERTO TORREIRA & DANIELLE TORREIRA
23-26-18-0080-00800-0340 KIRAN KHAN
26-26-18-0000-02400-0011 BENJAMIN ALAN RICHARDSON
23-26-18-0080-00800-0320 DOLKHANI TABRIZIZADEH FAMILY TRUST
23-26-18-0080-00800-0300 KIRAN KHAN ✓
26-26-18-0000-02400-0030 KYLE & MELISSA ROBERTS
26-26-18-0000-02400-0040 DAVID M ROGERS & STEPHANIE M ROGERS
26-26-18-0020-00000-0120 HAI BUI
26-26-18-0020-00000-0130 DONALD MCCARTHY &
26-26-18-0000-02400-0000 LOUIS CLAYTON PRESCOTT
26-26-18-0000-49900-0020 PASCO COUNTY ✓
26-26-18-0000-02400-0020 JOEY L JENNINGS

ASSOCIATION INC
ALEXANDRA CASTILLO-HILL

C/O FACILITIES MANAGEMENT DEPARTMENT

MICHELLE D ROMONOSKY

ASSOCIATION INC

C/O FACILITIES MANAGEMENT DEPARTMENT

ASSOCIATION INC

THE SCOTT & ANNEMARIE DIETER TRUST

KARAM DOLKHANI & NAHID TABRIZIZADEH TRUSTEES

CHEYENNE MCCARTHY

C/O FACILITIES MANAGEMENT DEPARTMENT

3339 GRANITE RIDGE LOOP
20434 FALLING ROCK DR
3054 SILVERMILL LOOP
4131 GUNN HWY
20440 FALLING ROCK DR
3105 GRANITE RIDGE LOOP
7220 OSTEEN RD
3044 SILVERMILL LOOP
20428 FALLING ROCK DR
20340 FALLING ROCK DR
20406 FALLING ROCK DR
3106 SILVERMILL LOOP
20346 FALLING ROCK DR
PO BOX 31236
4131 GUNN HWY
3140 WILSON RD
3100 SILVERMILL LOOP
10360 GROVE LN
7220 OSTEEN RD
3122 SILVERMILL LOOP
3338 GRANITE RIDGE LOOP
4131 GUNN HWY
20412 FALLING ROCK DR
3109 SILVERMILL LOOP
3104 GRANITE RIDGE LOOP
14031 N DALE MABRY HWY
2525 FRYE RD STE 300
3114 SILVERMILL LOOP
3103 SILVERMILL LOOP
20416 FALLING ROCK DR
20352 FALLING ROCK DR
3130 SILVERMILL LOOP
20350 PRIVATE LN
8 KAYLEIGH DRIVE
3110 SILVERMILL LOOP
20440 PRIVATE LN
20330 PRIVATE LN
2926 WILSON RD
2948 WILSON RD
2911 WILSON RD
7220 OSTEEN RD
3725 LAKE PADGETT DR

LAND O LAKES, FL 34638-6193
LAND O LAKES, FL 34638-6186
LAND O LAKES, FL 34638-6068
TAMPA, FL 33618-8725
LAND O LAKES, FL 34638-6186
LAND O LAKES, FL 34638
NEW PORT RICHEY, FL 34653-2359
LAND O LAKES, FL 34638-6068
LAND O LAKES, FL 34638-6186
LAND O LAKES, FL 34638-6067
LAND O LAKES, FL 34638
LAND O LAKES, FL 34638-6069
LAND O LAKES, FL 34638-6067
SALT LAKE CITY , UT 84131
TAMPA, FL 33618-8725
LAND O LAKES, FL 34638-4348
LAND O'LAKES, FL 34638
COOPER CITY, FL 33328-4027
NEW PORT RICHEY, FL 34653-2359
LAND O LAKES, FL 34638-6069
LAND O LAKES, FL 34638
TAMPA, FL 33618-8725
LAND O LAKES, FL 34638-6186
LAND O LAKES, FL 34638-6071
LAND O LAKES, FL 34638
TAMPA, FL 33618
CHANDLER , AZ 85224
LAND O LAKES, FL 34638-6069
LAND O LAKES, FL 34638-6071
LAND O LAKES, FL 34638-6186
LAND O LAKES, FL 34638
LAND O LAKES, FL 34638-6069
LAND O LAKES, FL 34638-4325
NEW PALTZ, NY 12561
LAND O LAKES, FL 34638-6069
LAND O' LAKES, FL 34638
LAND O LAKES, FL 34638-4325
LAND O LAKES, FL 34638
LAND O LAKES, FL 34638-4362
LAND O LAKES, FL 34638
NEW PORT RICHEY, FL 34653-2359
LAND O LAKES, FL 34639-4576



U.S. POSTAGE PAID
TAMPA, FL 33616
AUG 06 26
AMOUNT
\$27.75
\$2324P501224-24

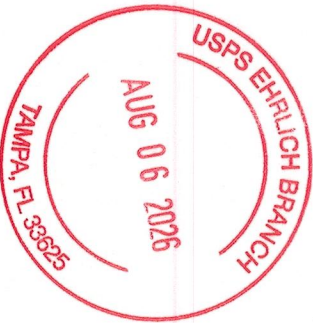


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CONUSE-2025-00015/CU26-11

26-26-18-0000-02400-0050 MICHAEL & ELAINE BOCK

19112 CYPRESS GREEN DR LUTZ, FL 33558-9757



0000

U.S. POSTAGE PAID
TAMPA, FL
33618
AUG 06 26
AMOUNT
\$2.45
S2324P501224-24

CONUSE-2025-00015/CU26-11

PUBLIC HEARINGS



App. No. CONUSE-2025-00015/CU26-11
Project Type: CONDITIONAL USE

(Describe Proposed Project)
Proposing an assisted living facility.

Planning Commission

08/20/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Board of County Commissioners

09/22/26

1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas





PUBLIC HEARINGS **PASCO COUNTY FLORIDA**
App. No. CONUSE-2025-00015/CU26-11
Project Type: **CONDITIONAL USE**
(Describe Proposed Project)
Proposing an assisted living facility.

Planning Commission
08/20/26 1:30 p.m.
West Pasco University Center, 8733 Citrus Drive, New Port Richey

Board of County Commissioners
09/22/26 1:30 p.m.
Hialeah Courthouse, 37318 Marden Avenue, Dade City

Planning@MyPasco.net / 727-647-8140
Hearing/Voice Impaired Call: TLL
MyPasco.net/MeetingAgendas

**PLANNING COMMISSION
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 5

FILE NO.: PDE26-2120

DATE: 8/20/2026

SUBJECT: Variance Request (Consent) – James T. Geiger – Request to Reduce the Lot Size Requirements From One (1) Acre to 0.81 Acres, and the Lot Width from 125 Feet to 110 Feet in an A-R Agricultural-Residential District as Required by Land Development Code (LDC) Section 505.6.A. – West Central Pasco County – On Morgan Road, Approximately 0.85 Mile North of the Intersection of State Road 52 and Choctaw Trail – Containing Approximately 0.81 Acre

REFERENCES: All Planning Commission (PC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 8/20/2026

THRU: David Allen, Assistant County Administrator

FROM: David Engel, Director Planning, Development and Economic Growth

RECOMMENDED COMMITTEE ACTION:

Approve the proposed Variance with conditions as set forth under the Recommended Conditions section below. Authorize the Chairman to execute the one original Variance Order provided and direct Board Records to distribute, as set forth under the Distribution section below.

BACKGROUND:

Petition No. VA-2120 (Accela No. VARNCE-2026-00004), in the name of James T. Geiger (the Owner/Applicant), requests a variance to reduce the required minimum lot area and minimum lot width in the A-R Agricultural-Residential District from one (1) acre to 0.81 acres, and from 125 feet to 110 feet lot width.

Pursuant to Section 505.6. - Area, Density, and Lot Width Requirements of the Land Development Code (LDC), a minimum acreage of one (1) acre and 125 feet of lot width are required in the A-R Agricultural-Residential District. However, according to the Property Appraiser's Office (PAO), the chain of deeds for this property reveal that the property was configured to 110 feet in width by 320 feet in depth, since July 18, 1983. The subject property was originally a portion of Tract 153 of the unrecorded Lakewood Acres Subdivision, Unit 2, consisting of 330 feet lot width and 650 feet lot depth. Furthermore, the PAO shows the Owner/Applicant acquired the subject property as currently configured on January 3, 1992.

Approval of this variance would allow the Owner/Applicant to install a mobile home. According to the Applicant, a mobile home was installed in the 1970's. Then, Tract 153 was reconfigured in the 1980's, making the subject property non-conforming. On October 8, 2025, the Owner/Applicant requested a demolition permit (RESDEM-2025-000395) to remove and replace the dilapidated mobile home. The inability to install a new mobile home triggered this variance request. If the strict application of the LDC were enforced the subject property would be required to remain vacant, subject to the LDC Section 505 – A-R Agricultural-Residential District requirements.

The Planning Commission, acting under its specifically delegated variance authority pursuant to LDC Section 204.3.C. – Planning Commission, General Functions, Powers, and Duties, is the authorized body to consider this request.

The subject property encompasses approximately 0.81 acres and is located at 12704 Morgan Road,

PDE26-2120

Page 1 of 6

approximately 0.85 miles north of the intersection of State Road 52 and Choctaw Trail (Parcel ID No.: 05-25-17-0020-00000-1533).

The lead planner for this project is: Roberto Becerril, Principal Planner.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Developed Single Family Residential (SFR)
EAST	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Developed SFR
SOUTH	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Developed SFR
WEST	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Developed SFR

EXPLANATION OF VARIANCE:

CHAPTER 500. ZONING STANDARDS

SECTION 505. - A-R AGRICULTURAL-RESIDENTIAL DISTRICT

505.6. - Area, Density, and Lot Width Requirements

A. Single-Family Detached Dwellings and Mobile Homes.

1. Minimum lot area: One Acre.
2. Maximum possible gross density: One Dwelling Unit Per Acre.
3. Minimum lot width: 125 Feet.
4. Single-family detached dwellings in the A-R Agricultural-Residential District are required to meet all of the standards above, except when such units are developed in a CS-MPUD Conservation Subdivision Master Planned Unit Development in accordance with this Code, Section 522.10, the minimum lot area requirements and lot width requirements shall not apply.

REQUESTED ZONING VARIANCE:

The following is the statement request from the Applicant:

“Asking for a variance 505.6.A.1 and -.3”

“Property was subdivided does not meet 1 acre land area or 125’ lot width”

FINDINGS OF FACT:

1. The subject site is owned by James T. Geiger.
2. The subject site currently has a RES-3 (Residential-3 du/ga) Future Land Use (FLU) designation under the 2025 Pasco County Comprehensive Plan.
3. The subject site is within the North Market Area.
4. The subject site is zoned A-R Agricultural-Residential District. This zoning designation is original to the property and has been in place since December 1, 1975, when the County's zoning map was first adopted.
5. The subject site is a portion of Tract 153 of the unrecorded Lakewood Acres Subdivision, Unit 2, containing 0.81 acres, more or less. A property survey was provided by the Applicant, signed and sealed by Richard S. Shoun, PSM, dated and signed on March 5, 2026.
6. The subject site is located within FIRM Flood Zone "X". Development on this site is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention, as amended.
7. The immediate surrounding area is characterized by Single Family Residential (SFR) development to the north, south and east, consisting predominantly of lots exceeding one (1) acre in size.
8. October 8, 2025, the Owner/Applicant requested a demolition permit (RESDEM-2025-000395) to remove and replace the dilapidated mobile home.
9. On March 16, 2026, the Owner/Applicant submitted variance request VA-2120 (Accela No. VARNCE-2026-00004), seeking approval to reduce the lot size requirements from one (1) acre to 0.81 acres, and the lot width from 125 feet to 110 feet in an A-R Agricultural-Residential District as required by LDC Section 505.6.A. The applicant completed all required submittal documents and fee payments by March 30, 2026.
10. In accordance with the LDC Section 407.2, Zoning Variances, the intent and purpose of the Section is to provide limited relief from the requirements of the LDC in those cases where strict application of those requirements will create an unnecessary hardship, as distinguished from a mere inconvenience, where the requirements of the Code would render the land difficult to use because of some rare and unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested.

VARIANCE STANDARDS ANALYSIS:

According to the LDC, Section 407.2.D.1, Zoning Variances, Criteria for Approval, the Planning Commission (PC) shall grant a zoning variance request when it finds, based on the application submitted and the competent substantial evidence presented at the public hearing, that the variance request complies with all relevant criteria of the LDC.

D. Criteria for Approval:

1. The PC shall grant a zoning variance request when it finds, based on the application submitted

and the competent substantial evidence presented at the public hearing, that the variance request complies with all of the following:

a. The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Applicant's Response:

"I bought property 1992 with double wide mobile home property was same size as now. I did not realize until I went to replace mobile property does not meet minimal sq ft and min width" [sic]

b. The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application, except that physical handicaps or disability may be considered where relevant to the request.

Applicant's Response:

"property is same size as when I bought it. I haven't change anything but removed mobile home. I did not create nonconformity. However it will affect my finances if I can't sell it or replace mobile home" [sic]

c. The alleged hardship has not been created by any person presently having an interest in the property or was created as a result of a bona fide error.

Applicant's Response:

"Division of property was done prior to my ownership. I think division was prior to 1992, maybe 1983?" [sic]

d. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

Applicant's Response:

"There was a mobile already on property and trying to replace it. It will not affect neighbors in the vicinity at all." [sic]

e. The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

Applicant's Response:

"Trying to replace mobile home and it will not affect congestion on public street or increase fire danger or diminish property values in vicinity." [sic]

f. The variance granted is the minimum variance that will make possible the reasonable use of the property.

Applicant's Response:

"If variance is not granted property becomes useless because I can't put a mobile home on it." [sic]

g. The property cannot be put to a reasonable use which complies fully with the requirements of this Code unless the variance is granted.

Applicant's Response:

"If I can't be granted a variance, I can't replace mobil home property becomes useless." [sic]

h. If applicable, the requested variance satisfies the criteria established in this Code for the requested variance.

Applicant's Response:

"The granting of variance will allow 1 dwelling unit to be added to property." [sic]

In conclusion, PDE asserts that following the strict letter of the regulation will create an unusable property due to the inability to rezone the property to any other compatible district because its location is in the midst of an A-R Agricultural-Residential District area.

A variance is the minimum zoning action which will grant the reasonable use of the land. The granting of this variance is beneficial to the public welfare because it ensures a parcel does not remain vacant to attract community problems like vagrancy.

RECOMMENDED CONDITIONS:

The Planning Commission (PC) is the authorized body to consider the proposed variance pursuant to LDC Section 407.2.D. – Zoning Variances, Criteria for Approval. As such, PDE recommends the following conditions:

1. The Owner/Applicant shall acknowledge that this variance is limited to the requested reduced lot area from one (1) acre to 0.81 acres, and lot width from 125 feet to 110 feet. The subject site is limited to the areas shown on the property survey provided by the Applicant, signed and sealed by Richard S. Shoun, PSM, dated and signed on March 5, 2026.
2. This variance runs with the land.
3. The Owner/Applicant shall conform with the following:
 - a. The Owner/Applicant shall submit a Building Permit for the installation of one (1) mobile home as required in the currently adopted Pasco County Code of Ordinances, Chapter 18 – Buildings and Building Regulations, and Florida Building Code, as applicable.
 - b. The Owner/Applicant shall submit fee payments, including but not limited to Building Permit Fees and Impact Fees, for the associated residential permit.
4. The Owner/Applicant shall comply with all other maximum and minimum bulk standards of the applicable Land Development Code, including and not limited to LDC Section 505. - A-R Agricultural-Residential District, including coverage regulations and yard regulations.
5. The Owner/Applicant shall acknowledge that the subject site is regulated by the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention, as amended.
6. The Owner/Applicant shall acknowledge that any provisions of Pasco County ordinances not specifically waived shall be in full force and effect.

7. The Owner/Applicant shall acknowledge that an appeal may be filed against the decision of the PC within 30 days of the date of approval. Any new improvements or developments on the property that takes place within the 30-day appeal deadline shall not establish vested rights with respect to construction of the project.

8. The Owner/Applicant is hereby notified that the effective date of this approval shall be the date of the final County action, as shown in the executed Variance Order.

PLANNING COMMISSION ACTION:

Approval of PED Recommendation: _ Ayes; _ Nays

FISCAL IMPACT/COST/REVENUE STATEMENT:

No Funding Required.

REQUEST:

Records to distribute as set forth below:

1. Retain one (1) original for the record.
2. James T. Geiger – jingeiger56@gmail.com
3. Roberto Becerril, PDE - rbecerril@pascocountyfl.net

ATTACHMENT(S):

1. PDE26-2120 Variance Order
2. PDE26-2120 Zoning Visuals
3. PDE26-2120 Deed
4. PDE26-2120 Survey
5. PDE26-2120 PLAN With Variance
6. PDE26-2120 PLAN Without Variance
7. PDE26-2120 Public Notice

**BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY**

**IN RE: VARIANCE APPLICATION NO. PDE26-2120 (VA-2120)
 Geiger Lot Variance**

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on August 20, 2026, after due public notice, being empowered under the Pasco County Land Development Code (LDC), Chapter 200, Section 204.3.C, to hear and decide requests for variance, does hereby make the following findings, conclusions, and interpretations as applied to the above variance to reduce the required minimum lot area and minimum lot width in the A-R Agricultural-Residential District from one (1) acre to 0.81 acres, and from 125 feet to 110 feet lot width, pursuant to Section 505.6. - Area, Density, and Lot Width Requirements of the Land Development Code (LDC).

1. The Planning Commission has heard and considered the presentation and evidence of the applicant and individuals in opposition to, and in favor of the application.

2. The Planning Commission has reviewed the report and recommendations of County staff and hereby adopts the following findings of fact:

FINDINGS AND CONCLUSIONS:

1. The Planning Commission has heard and considered the presentation and evidence of the applicant and individuals in opposition to, and in favor of the application.
2. Pursuant to the Background Summary/Alternative Analysis, and Findings of Fact (FOF), the Planning Commission hereby agrees with and adopts the Planning, Development and Economic Growth (PDE) Department's findings and conclusions set forth in PDE26-2120.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Pasco County, Florida, with a quorum present and voting this 20th day of August, 2026, and based upon the recommendation of the PDE, and after consideration of all of the applicable facts and evidence presented, based on the above mentioned findings

and other substantial competent evidence received at the public hearing, the Planning Commission hereby approves Variance Application No. VA-2120 for the property described in Exhibit A attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The Owner/Applicant shall acknowledge that this variance is limited to the requested reduced lot area from one (1) acre to 0.81 acres, and lot width from 125 feet to 110 feet. The subject site is limited to the areas shown on the property survey provided by the Applicant, signed and sealed by Richard S. Shoun, PSM, dated and signed on March 5, 2026.
2. This variance runs with the land.
3. The Owner/Applicant shall conform with the following:
 - a. The Owner/Applicant shall submit a Building Permit for the installation of one (1) mobile home as required in the currently adopted Pasco County Code of Ordinances, Chapter 18 – Buildings and Building Regulations, and Florida Building Code, as applicable.
 - b. The Owner/Applicant shall submit fee payments, including but not limited to Building Permit Fees and Impact Fees, for the associated residential permit.
4. The Owner/Applicant shall comply with all other maximum and minimum bulk standards of the applicable Land Development Code, including and not limited to LDC Section 505. - A-R Agricultural-Residential District, including coverage regulations and yard regulations.
5. The Owner/Applicant shall acknowledge that the subject site is regulated by the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention, as amended.
6. The Owner/Applicant shall acknowledge that any provisions of Pasco County ordinances not specifically waived shall be in full force and effect.
7. The Owner/Applicant shall acknowledge that an appeal may be filed against the decision of the PC within 30 days of the date of approval. Any new improvements or developments on the property that takes

place within the 30-day appeal deadline shall not establish vested rights with respect to construction of the project.

8. The Owner/Applicant is hereby notified that the effective date of this approval shall be the date of the final County action, as shown in the executed Variance Order.

The Owners/Applicants are hereby notified that the effective date of this approval shall be the date of the final County action.

DONE AND ORDERED effective as of this 20th day of August, 2026.

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

(SEAL)
ATTEST:

NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK AND COMPTROLLER

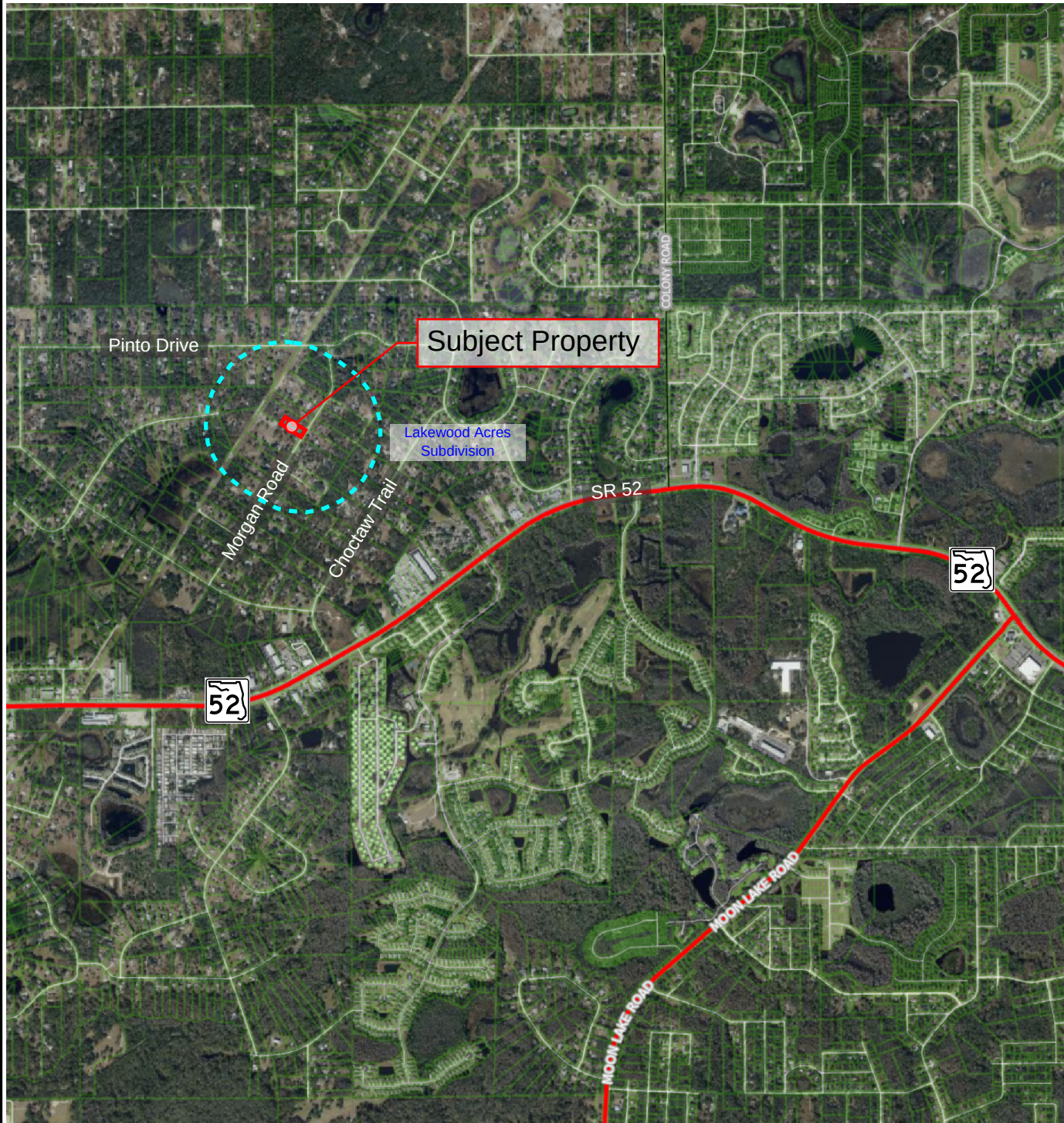
CHARLES R. GREY, CHAIRMAN

Exhibit "A"

Property Description

The South 110 feet of the East 320 feet of Tract 153 of the unrecorded Lakewood Acres Subdivision, Unit 2, in Section 5, Township 25 South, Range 17 East, Pasco County, Florida, described as follows:

BEGINNING at the Northwest corner of said Section 5, run South 89° 23' 40" East, 732.20 feet along the North line of said Section; thence South 33° 30' 00" West, 1,353.05 feet to the North corner of said Tract 153; thence continue South 33° 30' 00" West, 220.00 feet; thence South 56° 30' 00" East, 330.00 feet to the POINT OF BEGINNING; thence continue South 56° 30' 00" East to the Northwestern right of way line of Morgan Road; thence South 33° 30' 00" West, 110.00 feet along said line: thence North 56° 30' 00" West, 320.00 feet; thence North 33° 30' 00" East, 110.00 feet to the POINT OF BEGINNING.



VA-2120

**REDUCE MIN. LOT AREA &
MIN. LOT WIDTH IN A-R**

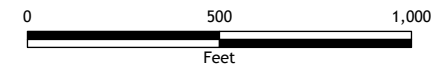
05-25-17-0020-00000-1533

**JAMES T GEIGER JR
12704 MORGAN ROAD
HUDSON, FL 34669**

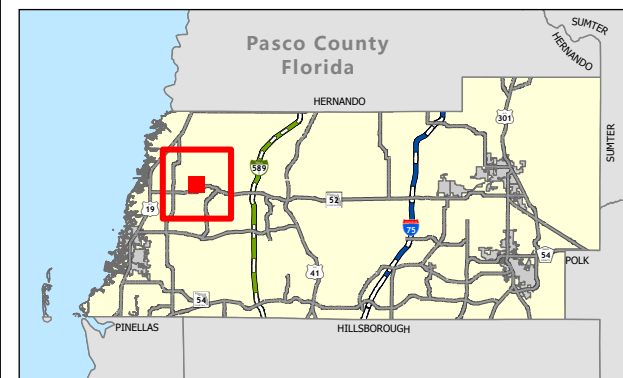
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PHYSICAL ADDRESS:
12637 MORGAN ROAD**

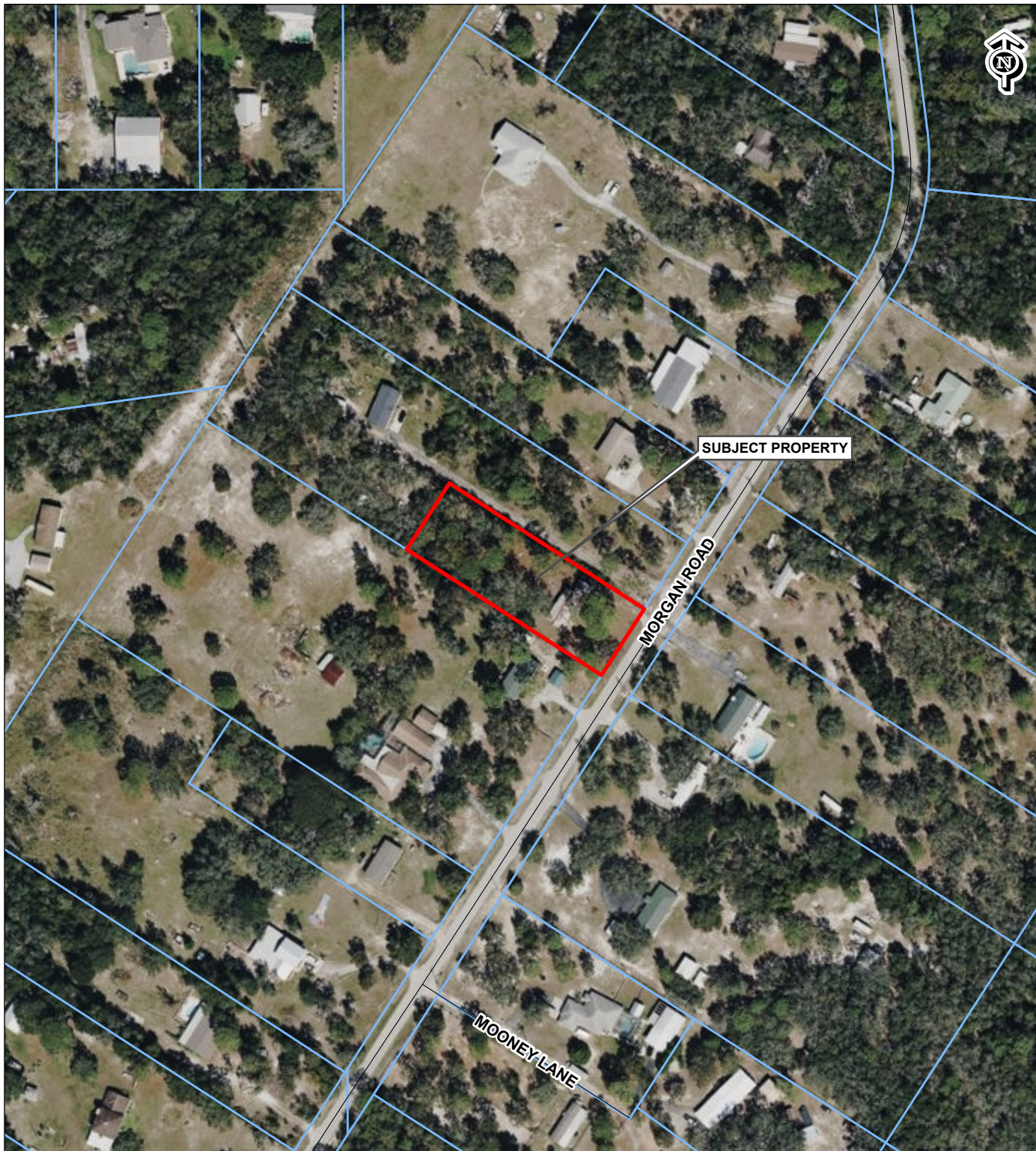
**TAZ-23
COMMISSION DISTRICT: 5**

- | | |
|--|--|
|  Subject Property |  Existing Arterial |
|  1000 Feet Buffer |  Existing Collector |



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VA-2120

**REDUCE MIN. LOT AREA &
MIN. LOT WIDTH IN A-R**

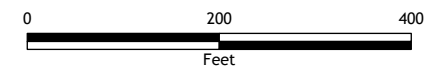
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**JAMES T GEIGER JR
12704 MORGAN ROAD
HUDSON, FL 34669**

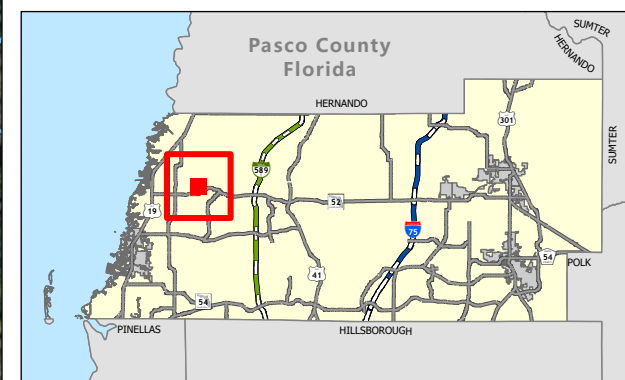
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PHYSICAL ADDRESS:
12637 MORGAN ROAD**

**TAZ-23
COMMISSION DISTRICT: 5**

 SUBJECT PROPERTY



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VA-2120

**REDUCE MIN. LOT AREA &
MIN. LOT WIDTH IN A-R**

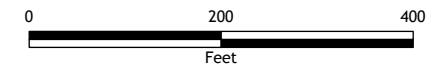
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**JAMES T GEIGER JR
12704 MORGAN ROAD
HUDSON, FL 34669**

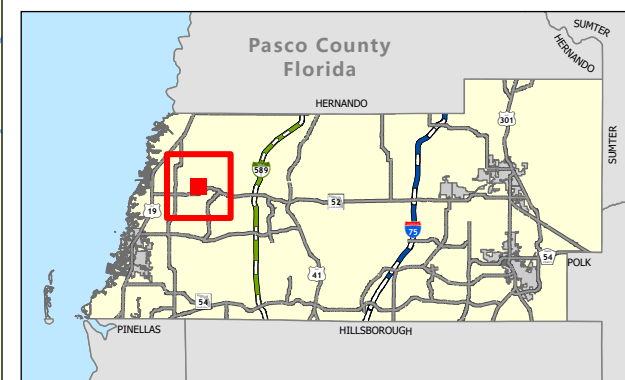
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PHYSICAL ADDRESS:
12637 MORGAN ROAD**

**TAZ-23
COMMISSION DISTRICT: 5**

 **SUBJECT PROPERTY**
 **FUTURE LAND USE 2025**



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VA-2120

**REDUCE MIN. LOT AREA &
MIN. LOT WIDTH IN A-R**

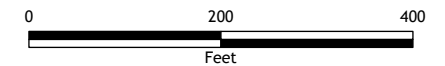
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**JAMES T GEIGER JR
12704 MORGAN ROAD
HUDSON, FL 34669**

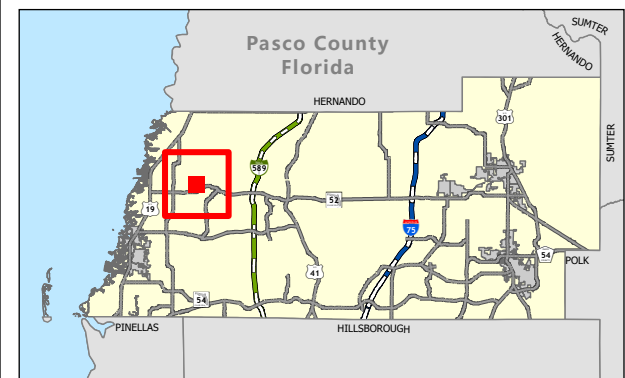
**PHYSICAL ADDRESS:
PHYSICAL ADDRESS:
12637 MORGAN ROAD**

**TAZ-23
COMMISSION DISTRICT: 5**

 **SUBJECT PROPERTY**
 **EXISTING ZONING**



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13,600.00

82

Return to:
Name Atlgood, Misemer, Ellrod & Miller, P.A.
Address 5645 Nebraska Avenue
New Port Richey, FL 34652

R

This instrument was prepared by: KENNETH R. MISEMER Documentary Tax Pd. \$ 81.60
Name ALLGOOD, MISEMER, ELLROD & MILLER, P.A. Intangible Tax Pd.
Address Attorneys at Law
5645 Nebraska Avenue
NEW PORT RICHEY, FLORIDA 34652-2694
Jed Pittman, Clerk, Pasco County
By [Signature] Deputy Clerk

Grantee S.S. No. _____
Name _____
Grantee S.S. No. _____
Name _____

Property Appraiser's
Parcel Identification No. 05-25-17-0020-00000-1533

9.00
1.50
81.60
92.10

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 3rd day of January 19 92, Between
RONALD MATTIX, a single man, and PENNY WISE, f/k/a PENNY MATTIX

whose post office address is 775 Egret Lane, Hudson, FL 34667
of the County of Pasco, State of Florida, grantor, and
JAMES T. GEIGER, JR.

whose post office address is 12637 Morgan Road, Hudson, FL 34669
of the County of Pasco, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of
-----TEN-----Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Pasco County, Florida, to-wit:
The South 110 feet of the East 320 feet of Tract 153 of the unrecorded Lakewood
Acres Subdivision, Unit 2, in Section 5, Township 25 South, Range 17 East, Pasco
County, Florida, described as follows:
BEGINNING at the Northwest corner of said Section 5, run South 89°23'40" East,
732.20 feet along the North line of said Section; thence South 33°30'00" West,
1353.05 feet to the North corner of said Tract 153; thence continue South 33°30'00"
West, 220.00 feet; thence South 56°30'00" East, 330.00 feet to the POINT OF
BEGINNING; thence continue South 56°30'00" East to the Northwestern right of way
line of Morgan Road; thence South 33°30'00" West, 110.00 feet along said line;
thence North 56°30'00" West, 320.00 feet; thence North 33°30'00" East, 110.00
feet to the POINT OF BEGINNING.
TOGETHER WITH 1973 VNDL mobile home, ID#364MF832T2210A and #364MF832T2210B, Florida
Title #5744133 and #5744134 located thereon.

Grantors hereby covenant and warrant that the subject property is not the homestead
of grantors nor contiguous to the homestead of grantors.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature] (Seal)
Printed or typed name: Ronald Mattix
Witness as to Mr. Wise
[Signature] (Seal)
Printed or typed name: Penny Wise
(Witness as to Both Grantors)
STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
RONALD MATTIX, a single man
and who produced _____ as identification,
to me known to be the person(s) described in, and who executed the foregoing instrument and acknowledged before me that
_____ he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid, this _____ day of January, 19 92

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES: JULY 17, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public
Printed, typed or stamped name: W. DAVID HART

J. Geiger (Witness as to Mr. Mattix)
J. Geiger

O.R. 3008 PAGE 0851

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared PENNY WISE, f/k/a PENNY MATTIX, to me known to be the person described in or who produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of January, 1992.



Notary Public

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA;
MY COMMISSION EXPIRES: JULY 17, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

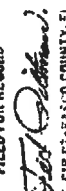


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RECORDS MODERNIZATION FEE 1.50
DOC STAMP INVENTORY-STATE 81.60

TOTAL: 92.10

HATCSU 21-8 AMT PAID: 92.10
CHECK: 92.10

873538

FILED FOR RECORD

CLK. CIR. CLERK, COUNTY, FL
MAR 27 6 27 PM '92

O.R. 3008 PAGE 0852

STRUCTURE

CENTRELINE

CHAIN/LINK OR WIRE FENCE

EASEMENT

EDGE OF WATER

ICE FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VANT FENCE

SURFACE TYPES (ARROWS OR OTHER NOTES)

ASPHALT

CONCRETE

WATER

BRICK

COVERED

WOOD

SYMBOLS (ARROWS OR OTHER NOTES)

NEW MARK

CENTRELINE

COMMON ARROW OR DELTA

CENTRAL OWNERSHIP

CONTROL POINT

CORNER MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FIND OR SET MONUMENT

GUY WIRE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C AIR CONDITIONING

B BEARING REFERENCE

B.C. BACKSIGHT CORNER

B.F.P. BACKSIGHT PREVENTOR

B.L. BLOCK

B.L.O.G. BUILDING

B.M. BENCHMARK

B.S.B.L. BENCHMARK RESTRICTION LINE

B.S.M.T. BENCHMARK

B.W. BAYWIND WINDOW

C CALCULATED

C. CURVE

CATV CABLE TV, ROSE

C.B. CORNER BLOCK

CH.M. CHAIN

C.L.P. CHAIN LINK FENCE

C.C. CLEAN OUT

C.O.C. CORNER

COR. CORNER

C.S.W. CONCRETE SIDEWALK

C.V. CONCRETE VALLEY GUTTER

CL CENTER LINE

C.F. CONCRETE FLOOR

C.S. CONCRETE SLAB

(S) DIRT

D.F. DRAIN FIELD

D.W. DRIVEWAY

E.B.V. ELECTRIC VALVE

E.C.B. ELECTRIC UTILITY FIELD

F.M. FOUND

F.C.M. CORNER MONUMENT

F.D.H. FOUND DRILL HOLE

F.F. FINISHED FLOOR

F.P. FOUND IRON PIPE CAP

F.P.F. FOUND IRON PIPE CAP

F.R. FOUND IRON ROD

F.N. FOUND NAIL

F.N.D. FOUND NAIL & DISC

F.O. FOUND

F.P.M. FOUND PARALLEL NAIL

F.P.M.D. FOUND P.N. NAIL & DISC

F.R.S. FOUND RAILROAD SPOT

G.A.R. GAS

G.M. GAS METER

I. IDENTIFICATION

I.L. ILLUSION

I.N.T. INSTRUMENT

INT. INTERSECTION

LENGTH

L.B. LENGTH - BUSINESS

L.D. LENGTH - DRIVEWAY

M. MEASURED

M.B. MAP BOOK

M.E.D. METERS - DRIVE SECTION

M.F. METAL FENCE

N. NON RAILROAD

N.T.S. NOT TO SCALE

O.C.S. ON CONCRETE

O.G. ON GROUND

O.P. OUTSIDE OF SUBJECT PARCEL

O.R. INSIDE OF SUBJECT PARCEL

O.R.C. OFFICIAL RECORD BOOK

O.R.V. OFFICIAL RECORD VOLUME

O.A. OFFSET

O.P. OFFSET

P. PLAT

P.B. PLAT BOOK

P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.F. POINT OF FUTURE CURVATURE

P.E. POOL EQUIPMENT

P.S. PLASTER

P.I. POINT OF INTERSECTION

P.L.S. PROFESSIONAL LAND SURVEYOR

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.F.P. PRACTICED FENCE

P.F.C. POINT OF REVERSE CURVATURE

P.M. PROFESSIONAL SURVEYOR

P.S.M. PROFESSIONAL SURVEYOR

H.M. HATCH

P.T. POINT OF TANGENCY

R. RADIUS OR RADIAL

R.P. RECORD

R.S.E. RECORD

R.S. RECORD

R.W. RIGHT OF WAY

S. SURVEY

S.B.L. SETBACK LINE

S.C.L. SURVEY CLOSURE LINE

S.C. SECTION

S.D. SECTION

S.F.T. SEPTIC TANK

SEV. SEWER

S.D. SEWER DISC

S.R.C. SEWER ROD & CAP

S.N.D. SET NAIL & DISC

S.Q.F. SQUARE FEET

ST. STORY

S.T.L. SURVEY TIE LINE

S.W. SEWER VALVE

S.W. SIDEWALK

S.W. SEWER

S.W. SEWER

T.P. TELEPHONE ENCUMBRANCE

T.E.L. TELEPHONE ENCUMBRANCE

T.O.B. TOP OF BANK

T.M.P. TOWNSHIP

T.R. TRANSFORMER

TYP. TYPICAL

U.R. UTILITY ROD

W.C. WOODEN CROWN

W.F. WATER FILLER

W.F. WATER FILLER

W.M. WATER INTERMEDIATE BOX

W.V. WATER VALVE

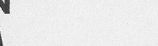
W.V. WATER VALVE

THE SOUTH 110.0 FEET OF THE EAST 320 FEET OF TRACT 153 ON THE UNRECORDED LAKEWOOD ACRES SUBDIVISION, UNIT 2, ON SECTION 5, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5, RUN THENCE SOUTH 89°23'40" EAST, 732.20 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 33° 30' 00" WEST, 1353.05 FEET TO THE NORTH CORNER OF SAID TRACT 153 FEET; THENCE CONTINUE SOUTH 33° 30' 00" WEST, 220.00 FEET; THENCE SOUTH 56° 30' 00" EAST, 330.00 FEET THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 56°30'00" TO THE NORTHWESTERN RIGHT OF WAY LINE OF MORGAN ROAD; THENCE SOUTH 33° 30' 00" WEST, 110.00 FEET ALONG SAID LINE; THENCE NORTH 56° 30' 00" WEST, 320.00 FEET; THENCE NORTH 33° 30' 00" EAST, 110.00 FEET TO THE POINT OF BEGINNING.



BAY AREA
SURVEYING & MAPPING INC.

10651 JACAMAR DR.
NEW PORT RICHEY, FL. 34654
LICENSED BUSINESS NUMBER 8167



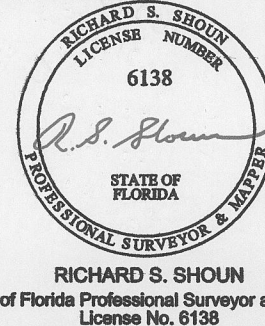
GENERAL NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 1 8" iron rebar with a cast stamped L149 167.
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature lists are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original data seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title/tie commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Areas of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. Pursuant to F.S. 559.04, an individual employee or agent may not be held individually liable for negligence.
16. House measurements should not be used for new construction or planning and should be verified before such activity.

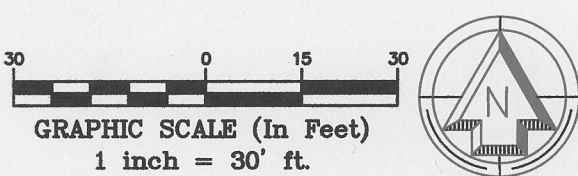
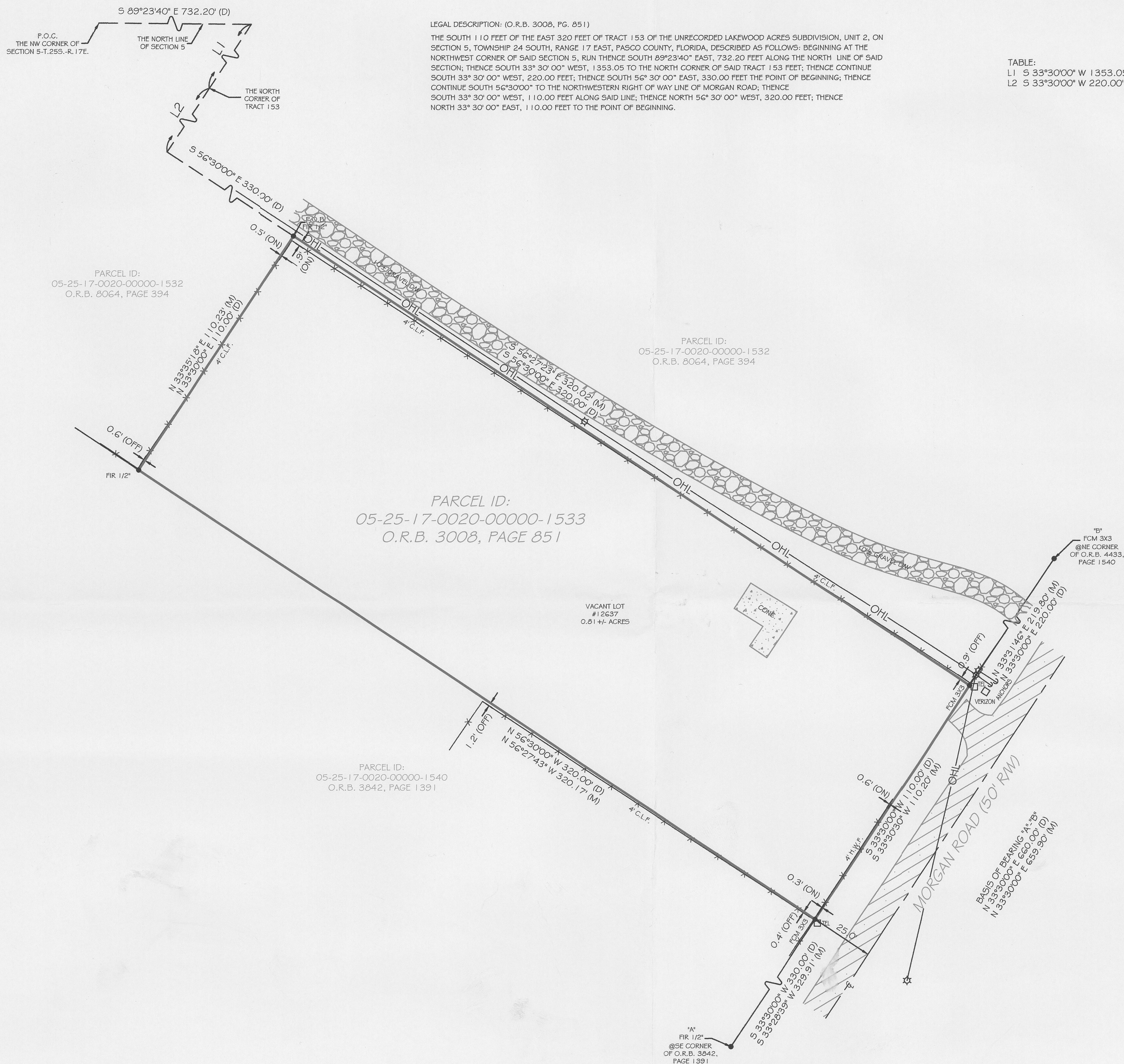
JOB SPECIFIC SURVEYORS NOTES

DRAWN BY:	LAST DATE IN FIELD: 3/5/2026	PROJECT NO.
CHECKED BY:		6328

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RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138



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- 1) Download and a Hash Calculator. 2) Search the survey PDF document from the e-mail sent to you. 3) Open the survey PDF document. 4) Click the COMPUTE button in the lower right hand corner of the Hash Calculator. 4) Compare the 40 digit string of characters in the SHA-1 line to the 40 digit character string for the survey in the job file at surveystars.com or on your invoice. 5) If the 40 digit string of SHA-1 characters match exactly with the string on surveystars.com or on your invoice, then this PDF is authentic. If the 40 digit string does not match exactly, then this PDF has been tampered with and it is not authentic.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN PASCO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120230. DATED 09/26/2014.

NONE VISIBLE

LEGAL DESCRIPTION

STRUCTURE

CENTRELINE

CHAIN/LINK OR WIRE FENCE

EASEMENT

EDGE OF WATER

ICE FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VANT FENCE

SURFACE TYPES (ARROWS OR OTHER NOTES)

ASPHALT

CONCRETE

WATER

BRICK

COVERED

WOOD

SYMBOLS (ARROWS OR OTHER NOTES)

▲ BENCH MARK

△ CENTRELINE

△ COMMON ARROW OR DELTA

△ COMMON OWNERSHIP

△ CONTROL POINT

■ CONCRETE MONUMENT

■ CATCH BASIN

△ ELEVATION

△ FINE HYDRANT

△ FIND OR SET MONUMENT

△ GUYS/WEIR OR ANCHOR

△ MANHOLE

△ TREE

△ UTILITY OR COLD POLE

△ WELL

A/C AIR CONDITIONING

B BEARING REFERENCE

B.C. BLOCK CORNER

B.F.P. BLOCK

B.P. BACKFLOW PREVENTOR

B.C. BLOCK

B.D.G. BUILDING

B.M. BENCHMARK

B.S.B.L. BENCHMARK RESTRICTION LINE

B.S.M.T. BAYMOUNT WINDOW

B.S. BAYMOUNT

C CALCULATED

C CURVE

CATV CABLE TV, ROSE

C.B. CONCRETE BLOCK

CH.M. CHIMNEY

C.L.P. CHAIN LINK FENCE

C.C. CLEAN OUT

C.C. CEMENT

C.M.C. CEMENT

COR. CORNER

C.S.W. CONCRETE SIDEWALK

C.V. CONCRETE VALVE GUTTER

CL CENTER LINE

C.F. CONCRETE FLOOR

C.S. CONCRETE SLAB

D DISTANCE

D.F. DRAIN FIELD

D.W. DRIVEWAY

E.B.V. ELECTRIC VALVE

E.C.B. ELECTRIC UTILITY BOX

F FIELD

F.M. CONCRETE MONUMENT

F.D.H. FOUND DRAIN HOLE

F.F. FINISHED FLOOR

F.P. FOUND IRON PIPE CAP

F.P.F. FOUND IRON PIPE CAP

F.R. FOUND IRON ROD

F.N. FOUND NAIL

F.N.D. FOUND NAIL & DISC

F.O. FOUND

F.P.M. FOUND PARALLEL NAIL

F.P.M.D. FOUND P.N. NAIL & DISC

F.R.S. FOUND RAILROAD SPOT

G.A.R. GAS

G.M. GAS METER

I IDENTIFICATION

I.L. ILLUMINATE

I.N.T. INSTRUMENT

L LENGTH

L.B. LEASE - BUSINESS

L.D. LEASE - RESIDENCE

M.A.S. MEASURED

M.B. MAP BOOK

M.F. METRIC FEET SECTION

M.F. METAL FENCE

N.H. NON HAZARD

N.T.S. NOT TO SCALE

O.C.S. ON CONCRETE

O.C. ON GROUND

O.P. OUTSIDE OF SUBJECT PARCEL

O.R. ORIGIN

O.R.V. ORIGINAL RECORD BOOK

O.R.V. ORIGINAL RECORD VOLUME

O.A. OFFSET

O.P. OFFSET

P PLAT

P.B. PLAT BOOK

P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.F. POINT OF FUTURE CURVATURE

P.E. POOL EQUIPMENT

P.S. PLASTER

P.I. POINT OF INTERSECTION

P.L.S. PROFESSIONAL LAND SURVEYOR

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.F. PAVED FENCE

P.F.C. POINT OF REVERSE CURVATURE

P.M. PROFESSIONAL SURVEYOR

P.S.M. PROFESSIONAL SURVEYOR

P.T. POINT OF TANGENCY

R RADIUS

R.D. RADIUS OR RADIAL

R.G.E. RECORD

R.G.E. RECORD

R.W. RIGHT OF WAY

S SURVEY

S.B.L. SETBACK LINE

S.C.L. SURVEY CLOSURE LINE

S.C. SECTION

S.C. SECTION

S.F.T. SEPTIC TANK

S.E.V. SEWER

S.D. SET GLUE DISC

S.R.C. SET IRON ROD & CAP

S.N.D. SET NAIL & DISC

S.Q.F. SQUARE FEET

S.T. STORY

S.T.L. SURVEY TIE LINE

S.W. SEWER VALVE

S.W. SIDEWALK

S.W. SEWER

S.W. SEWER

T.P. TELEPHONE DEPARTMENT

T.E.L. TELEPHONE POLYMER

T.O.B. TOP OF BANK

T.M.P. TOWNSHIP

T.M.P. TRANSFORMER

T.Y.P. TYPICAL

U.A.R. UTILITY ROAD

W.C. WOODEN CROWN

W.F. WATER FILTER

W.F. WATER

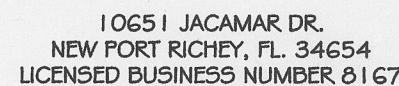
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TABLE:
L1 S 33°30'00" W 1353.05' (D)
L2 S 33°30'00" W 220.00' (D)



PROPERTY ADDRESS:
12637 MORGAN ROAD, HUDSON, FLORIDA 34669

GENERAL NOTES:

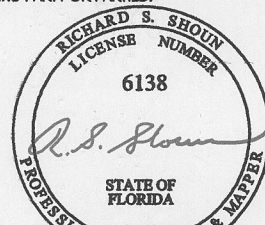
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15. Pursuant to F.S. 558.09, an individual employee or agent may not be held individually liable for negligence.
16. House measurements should not be used for new construction or planning and should be verified before such activity.

CERTIFIED TO:
GEIGER JAMES T JR

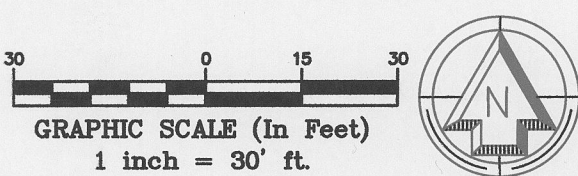
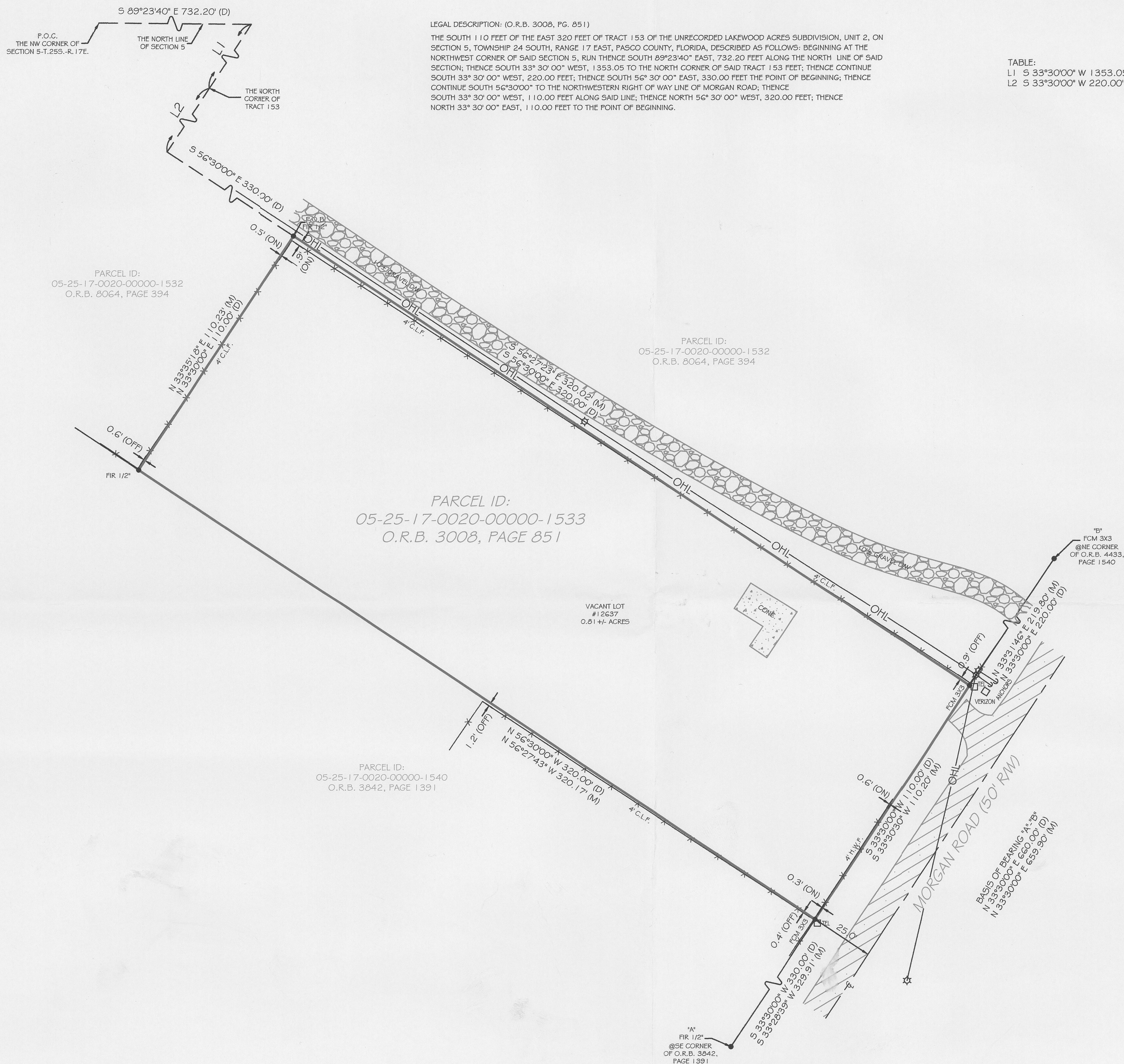
JOB SPECIFIC SURVEYORS NOTES:

DRAWN BY:	LAST DATE IN FIELD: 3/5/2026	PROJECT NO.
CHECKED BY:		6328

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RICHARD S. SHOUN
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FLOOD INFORMATION

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN PASCO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120230. DATED 09/26/2014.

POINTS OF INTEREST

NONE VISIBLE

LEGAL DESCRIPTION

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

JAMES T. GEIGER JR

Owner and Record Title Holder(s) or Authorized Representative Name(s)

That I am (we are) the owner(s) and record title holder(s) or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 05-25-17-0020-00000-1533

That this property constitutes the property for which an approval is requested according to project name (or owner name) and project number (if associated with a site plan) and variance(s) if listed below:

Project Name: VA-2120 Geiger Variance (VA-2120)

Project Number: PDE26-2120

Request: Reduce the Lot Size Requirements From One (1) Acre to 0.81 Acres, and the Lot Width from 125 Feet to 110 feet in an A-R Agricultural-Residential District as Required by Land Development Code (LDC) Section 505.6.A.

That attached is the following:

- ☐ Proof of publication from the _____ (newspaper name, if applicable).
- ☒ Certificate of mailing for the notices, which were mailed on 8.5.26 (Date)
- ☒ Photos showing the placement of and language on the signage, which was posted on 8.5.26 (Date)

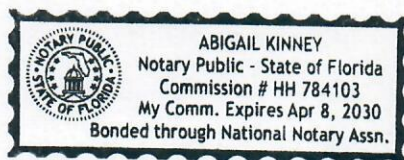
FURTHER AFFIANT SAYETH NOT

STATE OF Fla
COUNTY OF Pasco

James T Geiger Jr

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this August 5, 2026 (date) by JAMES GEIGER (name of person acknowledging), who is personally known to me or who has produced FLORIDA ID (type of identification) as identification.

Seal:



NOTARY PUBLIC

Jim Geiger

July 23, 2026

RE: Variance Request (VA-2120)
Property Address: **12637 Morgan Road, Hudson, Florida**
Parcel I.D. No. **05-25-17-0020-00000-1533**

Dear Property Owner:

This letter is to notify you that a Variance Application VA-2120 has been filed in the name of the property owner, **James T. Geiger**, in connection with a variance request to reduce the lot size requirements from one (1) acre to 0.81 acres, and the lot width from 125 feet to 110 feet in an A-R Agricultural-Residential District as required by Land Development Code (LDC) Section 505.6.A.

The property is located at **12637 Morgan Road, Hudson**, and consists of **0.81** acres m.o.l. (Parcel I.D. No. **05-25-17-0020-00000-1533**).

The public hearing for the consideration of this application will be held as follows:

**Planning
Commission
VA-2117**

08/20/26

**West Pasco Government Center
1st Floor, Board Room
8731 Citizens Drive
New Port Richey, FL 34654**

1:30 p.m.

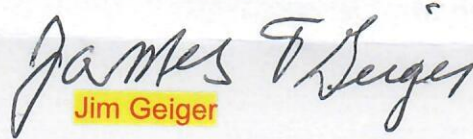
The application and all supporting documentation on file regarding the Variance Application can be viewed by contacting, Roberto Becerril, PLA, AICP, CFM, Principal Planner, Planning, Development and Economic Growth Department, 8731 Citizens Drive, New Port Richey, FL 34654; ph.: (727) 380-2799; email: rbecerril@pascocountyfl.net

If you are in opposition to the above-stated application, you will need competent, substantial evidence presented to support your opposition. Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Very truly yours,


Jim Geiger

05 25 17 0020 00000 1500 DILLON ANTHONY D 11014 PINTO DR HUDSON, FL 34669-2505	05 25 17 0020 00000 1540 WILLIAMS TAMMY C 12617 MORGAN RD HUDSON, FL 34669-2560	05 25 17 0020 00000 1591 NGUYEN RYAN & HANNAH NGUYEN HANNAH 3122 MARBLE CREST DR LAND O LAKES, FL 34638-6075
05 25 17 0020 00000 1510 RICHARDSON EARL 11104 PINTO DR HUDSON, FL 34669-2505	05 25 17 0020 00000 1550 TURNER TERRY VAUGHN & MELINDA JEAN 39 LUCASVILLE MINFORD RD LUCASVILLE, OH 45648	05 25 17 0020 00000 1600 JC MONEY INVESTMENTS LLC 5929 INDIANA AVE NEW PORT RICHEY, FL 34652-2336
05 25 17 0020 00000 1511 CULLER DWIGHT RICHARD & DEBORAH ANN 12837 MORGAN RD HUDSON, FL 34669	05 25 17 0020 00000 1551 URIE MICHAEL D & KIM M 12508 MORGAN RD HUDSON, FL 34669-2557	05 25 17 0020 00000 1610 OFFT JOHN C & PAMELA 12816 MORGAN RD HUDSON, FL 34669-2559
05 25 17 0020 00000 1512 ATKESON SANDRA 12815 MORGAN RD HUDSON, FL 34669-2524	05 25 17 0020 00000 1560 ASHTON RICHARD M & KIMBERLY J 11029 MOONEY LN HUDSON, FL 34669-2502	05 25 17 0020 00000 1622 GARRETT DENNIS R & NANCY V 11214 PINTO DR HUDSON, FL 34669-2532
05 25 17 0020 00000 1513 NORWOOD MARY LOU 12737 MORGAN RD HUDSON, FL 34669-2500	05 25 17 0020 00000 1561 REICHENBERGER FAMILY TRUST REICHENBERGER PAUL & REBECCA TRUSTEES 11025 MOONEY LN HUDSON, FL 34669	05 25 17 0020 00000 1660 FIELDS DONALD B 13736 WAGGLE CT HUDSON, FL 34669-0800
05 25 17 0020 00000 1520 HACKMAN JASON & GUEL AMBER 12727 MORGAN RD HUDSON, FL 34669-2500	05 25 17 0020 00000 1562 CHABOT DAVID P & VALERIE K 11035 MOONEY LN HUDSON, FL 34669-2502	05 25 17 0020 00000 1670 DAVIDSON DAVID B & STEPHANIE A 13841 DARLENE AVE HUDSON, FL 34667-1313
05 25 17 0020 00000 1521 KAUSAS-SWICK CAROL A & SWICK JOHN A 12717 MORGAN RD HUDSON, FL 34669-2500	05 25 17 0020 00000 1570 ROYSTER DANIEL T & DARLENE H PO BOX 5903 HUDSON, FL 34674-5903	05 25 17 0020 00000 1680 HOWELL CORELYNN 12531 CHOCTAW TRL HUDSON, FL 34669-2517
05 25 17 0020 00000 1531 BOLES FLOYD & BEVERLY JO 12707 MORGAN RD HUDSON, FL 34669-2500	05 25 17 0020 00000 1580 GEIGER JAMES T JR 12637 MORGAN RD HUDSON, FL 34669-2560	05 25 17 0020 00000 1690 ISABELLA CRAIG & SABRINA 12511 CHOCTAW TRL HUDSON, FL 34669-2517
05 25 17 0020 00000 1532 WISNIEWSKI ALAN P 12641 MORGAN RD HUDSON, FL 34669-2560	05 25 17 0020 00000 1581 ROYSTER DANIEL T & DARLENE H PO BOX 5903 HUDSON, FL 34674-5903	05 25 17 0020 00000 1700 CILVERFOX PROPERTIES LLC 8311 DANBURY LN HUDSON, FL 34667-6527
05 25 17 0020 00000 1533 GEIGER JAMES T JR 12637 MORGAN RD HUDSON, FL 34669-2560	05 25 17 0020 00000 1590 NGUYEN RYAN & DANG VINH QUANG NGUYEN HANNAH 3122 MARBLE CREST DR LAND O LAKES, FL 34638-6075	05 25 17 0020 49900 0000 PASCO COUNTY FACILITIES MANAGEMENT DEPT 7220 OSTEEN RD NEW PORT RICHEY, FL 34653-2359

06 25 17 0010 00000 3240
MARSENIC LJUBINKA TRUST MARSENIC LJUBINKA TRUSTEE
8291 W STRONG ST
NORRIDGE, IL 60706

06 25 17 0760 00000 3641
GREGORY ANDREW & HOLLY
12561 MORGAN RD
HUDSON, FL 34669-2558

06 25 17 0010 00000 3250
TAYLOR PATRICK S & ROSEANNE L
10916 PINTO DR
HUDSON, FL 34669-2571

06 25 17 0760 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

06 25 17 0010 00000 3260
YOUNG WILLIAM D SR & TRICIA J
10936 PINTO DR
HUDSON, FL 34669-2571

06 25 17 0020 00000 3800
CHAVIANO MARTA P & ANDRES
10820 KIM LN
HUDSON, FL 34669

06 25 17 0020 00000 3810
WARD MARTHA G
10826 KIM LANE
HUDSON, FL 34669-2555

06 25 17 0020 00000 3820
NEAL JOANN M
10827 KIM LN
HUDSON, FL 34669-2556

06 25 17 0020 00000 3830
GARCIA BRIAN LAZARO & VILLALOBOS ANGELA CECILIA E ET AL
10821 KIM LN
HUDSON, FL 34669

06 25 17 0760 00000 3630
POPP JEANETTE
12509 MORGAN RD
HUDSON, FL 34669-2558

06 25 17 0760 00000 3631
LARSON BARBARA K
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PUBLIC HEARINGS



App. No. VA-2120

Project Type: VARIANCE

Reduce the Lot Size Requirement to 0.81 Acres, and the Lot Width to 110 Feet in an A-R Agricultural - Residential District pursuant to LDC Sec. 505.6. A

Planning Commission

08/20/26

1:30 p.m.

West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
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