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

REPUBLISHED TO CORRECT FORMATTING ISSUES ONLY

Pasco County
Planning Commission Agenda
Thursday, September 3, 2026
1:30 PM

PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

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.

Public Meeting Rules of Decorum and Procedure

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 appealable. 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 - April 16, 2026
File Number PDE26-1106
Comm. Dist. All
Recommendation Approve

C2 Annotated Minutes - Planning Commission Meeting - July 9, 2026
File Number PDE26-1082
Comm. Dist. All
Recommendation Approve

Public Hearings

PC3 Zoning Amendment (Consent) – Toni Nolan/Holt Road – Change in Zoning from a C-2 General Commercial District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner of the Intersection of Holt Road and Chambers Drive Approximately 708 feet South of Pure Water Way – Containing Approximately 2.05 Acres
File Number PDE26-7939
Comm. Dist. 1
Recommendation Approve

PC4 Zoning Amendment (Consent) – Richard and Kathryn Riley/Riley Property – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District – Northeast Pasco County – West Side of Old Trilby Road Approximately 1,010 feet North of the Intersection of Old Trilby Road and Trilby Trail – Containing Approximately 10.75 acres
File Number PDE26-7938
Comm. Dist. 1
Recommendation Approve

PC5 Conditional Use Request (Consent) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Personal Residential Helicopter Pad in an A-C Agricultural District – Northeast Pasco County – East Side of Bower Road, Approximately .3 miles South of the Intersection of Main Line Road and Bower Road – Containing Approximately 16.79 Acres
File Number PDE26-CU15
Comm. Dist. 1
Recommendation Approval with Conditions

PC6 Comprehensive Plan Amendment (Consent) – CPA25(18) Learning Care Group at SR 54 and Loury Drive – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 3.33 Acres of Real Property Located at the Southwest Corner of the Intersection of Wesley Chapel Boulevard and Loury Drive.

File Number PDE26-0465
Comm. Dist. 2
Recommendation Approve

PC7 Comprehensive Plan Amendment (Consent) - CPAS26-02 Maynard Residence – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 6) Changing from AG (Agricultural) to AG/R (Agricultural/Rural) on Approximately 5.01 Acres of Real Property Located Approximately 1,800 Feet East of Bellamy Brothers Boulevard on the north side of Bent Fork Road.

File Number PDE26-0585
Comm. Dist. 1
Recommendation Approve

Walk-Ons

Adjourn

PASCO COUNTY PLANNING COMMISSION
WORKSHOP

ANNOTATED MINUTES

APRIL 16, 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.

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

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 10:03 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

Ms. Jessica Faircloth, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Devine.

Topics for Discussion

1 Planning Commission Workshop: Pasco 2050 Comprehensive Plan Update - Pasco MOVES
File Number PDE26-0637
Comm. Dist. All
Recommendation Presentation Only

Mr. Nectarios Pittos, Director for Planning Services, spoke regarding an introduction to the item, recent workshops, upcoming workshops, and working with stakeholders.

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

Mr. Nick Uhren, County Engineer, and Ms. Elizabeth Blair, County Attorney's Office, spoke during the discussion.

Discussion was held regarding what was presented at the previous meeting; updates made based on feedback; the Roadway Vision Map; Kitten Trail; Denton Avenue; Bolton; collection roads; the roadway network; truck volume; single family homes; not wanting to destroy peoples' way of life; cross streets; an item to be heard later in the afternoon; whether the LPA would have another opportunity to revisit issues; the Comprehensive Plan; the rural character and serenity of the area; property values; potential investments; regional conveyance; the bicycle and pedestrian network; money that would not be spent if it was not in the network; a recent bicycle fatality on Kitten Trail; the investment of a sidewalk; what would happen if it was removed; tracts in the area; whether they wanted to make a recommendation to Staff now or after the item in the afternoon; the School Board's perspective on sidewalks; cut through concerns; St. Joe Road; the Northeast Rural Plan; whether four lanes would be conflicting; subsequent documents that would be updated; whether policies in GROWS would need to be altered; whether it had been shared with stakeholders; the Land Development Code; language in specific policies; tables discussed at the previous workshops; forecasted volumes; the models; concerns with development following if better transportation facilities were put into place; what was used to make their recommendations; agricultural policies; land use policies; changes to the

Comprehensive Plan; utilities; arterial roads; connectivity; the Bellamy Road Corridor; the I-75 Corridor; Old Pasco Road; other roads in the area; controlled access facilities; interstate interchanges; an employment center in Blanton; corridor protection; realignment projects; potential policy language; concerns with compensating property owners; elevated managed lanes; State Road 52; impact and cost concerns; the wellfields; matching employment centers to employees; network justification; concerns with the loss property usage when lines were drawn; conceptual alignments; additional conversations to be had when it came back; key policies and themes; the new proposed policies and changes to current policies; drones and air mobility; air taxis; vertiports; airports; the private sector; the FAA; compatibility with surrounding environments; regulations; flight paths; the bike lane definition; multi-purpose lanes; concerns with restrictive use language; suggested language changes; width issues; e-bikes; emergency uses for broke down cars; violations and consequences; golf carts; definition necessities; future roadways; typical sections; that Pasco County was becoming a large county with small county practices; a Development Manual; decision authority; the future transportation system; procedure differences; language that did not get translated from removed policies to new polices; railroad crossing safety; Connected City and VOPH; working with the MPO; rapid transit; passenger rail; the Active Transportation Plan; how trails were used; the trail network; past discussion on high gas prices; e-bike and e-vehicle charging; solar panels; parks; the SUNTrail; preserving foot prints; future Boards; and the intent to standardize.

The item was for information only.

Adjourn

Mr. Poole left the meeting at 11:42 a.m. and returned at 11:44 a.m.

Chairman Grey left the meeting at 11:47 a.m. and returned at 11:51 a.m.

MR. PONTLITZ MOVED approval to adjourn; **MR. MUNZ SECONDED.**

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

The meeting adjourned at 12:09 p.m.

PLANNING COMMISSION
WORKSHOP
APRIL 16, 2026

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY, FLORIDA

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

Prepared by: Jessica L Faircloth

Jessica L Faircloth, Records Clerk III
Board Records Division

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

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

1:30 P.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.
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 1:31 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. Jessica Faircloth, Deputy Clerk, called the roll. All members were present with the exception of Mr. Pontlitz who was absent.

Swearing In

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

Proof of Publication

Ms. Faircloth noted the 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.

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

There was none.

Consent

MR. GIRARDI MOVED approval of the Consent Agenda; **MR. MUNZ SECONDED.**

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

C1 Annotated Minutes - Planning Commission Workshop - August 27, 2025
File Number PDE26-0871
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Workshop - September 4, 2025
File Number PDE26-0872
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

C3 Annotated Minutes - Planning Commission Meeting - November 20, 2025
File Number PDE26-0831
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

C4 Annotated Minutes - Planning Commission Meeting - February 5, 2026
File Number PDE26-0833
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

C5 Annotated Minutes - Planning Commission Meeting - February 19, 2026
File Number PDE26-0832
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

MR. POOLE MOVED approval of the Public Hearing Consent Agenda which included Agenda Items PC6 and PC10; **MR. MUNZ SECONDED.**

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

PC6 Zoning Amendment (Consent) – Gulf Coast CCM Inc – Change in Zoning from a C-2 General Commercial District with Conditions to a C-2 General Commercial District – South Central Pasco County – Northwest Corner of the Intersection of State Road 54 and Wesley Chapel Boulevard – Containing Approximately 15.59 acres.
File Number PDE26-7935
Comm. Dist. 2
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 part of the Public Hearing Consent Agenda.

PC7 Zoning Amendment (Consent) - Chanzep LLC - Chanzep MPUD Master Planned Unit Development - A Rezoning Petition Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 96 Platted Townhome Units and Associated Infrastructure - Southeast Pasco County - Located South of Chancey Road Approximately 777 Feet East of the Chancey Road and Gall Boulevard Intersection - Containing Approximately 20.42 Acres
File Number PDE26-7866
Comm. Dist. 1
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 request for a continuance.

MR. MOODY MOVED approval to continue to the August 6, 2026 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. GIRARDI SECONDED**.

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

PC8 Comprehensive Plan Amendment (Consent) - CPAS25(06) Gagne MPUD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 23) Changing from RES-9 (Residential-9 du/ga) to RES-24 (Residential-24 du/ga) on Approximately 15.267 Acres of Real Property (a portion of) 18.634 acres Located on the Southeast Corner of the Intersection of U.S. Highway 301 (Gall Boulevard) and Chancey Road.

File Number PDE26-0007
Comm. Dist. 1
Recommendation Approve

Agenda Items PC8 and PC9 were heard together.

The Commission was sitting as the Local Planning Agency for Agenda Item PC8.

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

Ms. Hayat Mazili, Planning, Development and Economic Growth Department, and Mr. Kurt Siverson, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the items.

Ms. Shelly Johnson, representative for the applicant, spoke regarding the history of the property, some previous projects, a commercial component to the entitlement, commercial development on the parcel, and a light that was moved by FDOT.

Mr. Wayne Schuler, Ms. McKala Krauss, and Mr. Cliff Moffit spoke regarding the impact of the proposals; recent developments in the area; traffic concerns; ground water; wetlands; trees; extensive impervious services; flooding concerns; hurricanes; Zephyrhills water being dumped into the parcels; Crystal Springs Road; concerns about places being elevated with topsoil; the Hillsborough River; ditches; building permits; SWFWMD; causes of flooding; a request for action; low-lying neighborhoods; a request to consider the residents; a bicycle accident; Chancey Road; the lack of turn lanes and lights; a fire department that was taken away; locals being flooded out; and dangerous situations.

Mr. William Vermillion, Planning, Development, and Economic Growth Department, spoke during the discussion.

Discussion was held regarding the stormwater question; an agreement; a shared stormwater pond in the Cobblestone MPUD; a map; a shared access road; a wetland area; SWFWMD; a long-term plan; road and pedestrian improvements; Chancey Road; sidewalks and multi-use paths; construction funding; rights-of-way; Crystal Springs Road; the MPO’s priority list and LRTP; the timing and phasing application; the capacity of the area; and flood plains.

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

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

PC9 Zoning Amendment (Consent) - Gagne Robert H Trust/Gagne MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow for the Development of 300 Multi-Family Apartment Units and 30,000 Square Feet of Commercial Uses and Associated Infrastructure - Southeast Pasco County - Located at the Southeast Corner of the Intersection of Chancey Road and Gall Boulevard - Containing Approximately 18.63 Acres

File Number PDE26-7832
Comm. Dist. 1
Recommendation Approval with Conditions

Agenda Items PC8 and PC9 were heard together.

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

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

PC10 Variance Request (Consent) – Jordan Lee Dobbie and Jordan Monbarren Dobbie – Request to Reduce the Required Rear Yard Setback From 50 Feet to 29 Feet in a A-C Agricultural District as Required by LDC Section 503.8.C. – North Pasco County – On Powerline Road, Approximately 1.6 Miles North of Frazee Hill Road – Containing Approximately 10.67 Acres

File Number PDE26-2114
Comm. Dist. 1
Recommendation Approval with Conditions
Approval of Variance

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

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

Later in the meeting, the Commission returned to the item.

Ms. German spoke regarding walk-on edits that had been submitted to the Clerk's Office earlier in the week.

PC11 Variance Request (Consent) – Donald & Angelique Barlow-Kearsley – Request to Reduce the Required Rear Yard Setback From 50 Feet to 17 Feet in an A-C Agricultural District as Required by LDC Section 503.8.C. – North Pasco County – On Trilby Road, Approximately 0.3 Miles North of the Intersection of Trilby Road and Blanton Road – Containing Approximately 10.16 Acres.
File Number PDE26-2115
Comm. Dist. 1
Recommendation Approval of Variance

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. Linda Ward spoke regarding her history, the people who lived in the barn, additions to the dwelling, and her opinions on the variance.

Discussion was held regarding whether the barn was considered agricultural.

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

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

P12 Zoning Amendment (Regular) – Jorge and Rosa Oliveras/Jorge Oliveras – Change in Zoning from an A-R Agricultural Residential District with Conditions to an A-R Agricultural Residential District – East Central Pasco County – Southwest Side of US Highway 98 and Approximately 300 feet North of Townsend Road – Containing Approximately 3.32 acres.
File Number PDE26-7863
Comm. Dist. 1
Recommendation Denial

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 and spoke regarding the parcels on the lot, PDE Staff's challenges, the conditions, the reason why Staff recommended denial, and their attempt to contact the surrounding property owners.

Ms. Rosa Oliveras, the applicant, spoke regarding a neighboring lot, their inability to find anyone; letters being returned, a neighbor, their personal history, the intended purposes for their property, inheritance for their sons and generations to come, details about the

property, their previous residence, having to sell their previous home due to restrictions, the time it had taken to attempt for rezoning, the amount of money they had spent, and that they were not building for profit.

Discussion was held regarding potential solutions; the FLU designation; the intended purposes for the lots; deed and zoning restrictions; whether it impacted the other property owners; that they were not able to get in touch with the surrounding property owners; wanting to help if possible; past changes to the lots; that two units were available; a first come first serve basis; a restriction of the other vacant parcels; whether the neighbors would need to be present; a potential County-initiated rezoning; the lots; lifting the restrictions; character of the area; whether there was opposition; the reason why Staff was recommending denial; conversations with DOT; the current mobile home; a driveway; a common plan of development; SWFWMD and FDOT stormwater rules; concerns on building a house; an ADU; an engineer; lack of authority; the recommendation; moving forward; expenses; an MPUD; County subdivision regulations; an MRS; and a variance.

MR. MUNZ MOVED approval to recommend approval of Rezoning to the Board subject to the Board initiating a Rezoning of the additional parcels to remove the restriction; **MR. MOODY SECONDED**.

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

P13 Comprehensive Plan Amendment (Regular) — CPA24(07) CPAL Two Rivers- Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11- Two Rivers PD.
File Number PDE26-0437
Comm. Dist. 1
Recommendation Approve

Agenda Items P13 and P14 were heard together.

The Commission was sitting as the Local Planning Agency for Agenda Item P13.

Mr. Robert Irving, Planning, Development and Economic Growth Department, read the items into the record and used a PowerPoint presentation to review the items.

Mr. Clarke Hobby, representative for the applicant, and Mr. Tony Miller, developer of Peak Surf Park, used a PowerPoint presentation to review the item and spoke regarding the larger context of the project; the history of the Comprehensive Plan changes; commercial development; park sites; transit and transportation improvements; the history of the land; approval of the project details; the quality of development; Peak Surf Park; a surcharge system; costs; land use exchanges; months of negotiation; Hyde Park; the different types of townhouses; the Urban Service area and the South Market area; economic benefits; third spaces; creating a regional/national destination;

environmental lands, policies, and goals; Indian Creek; the Hillsborough River; and conservation easements.

Ms. Danielle Kimbrell, Ms. Laura Daffer, Mr. Wayne Schuler, Ms. McKala Krauss, Mr. Carl Bailey, Ms. Donna Holt, Mr. Gabriel, minor, Ms. Janet Stanko, Ms. Nancy Williams, Ms. Julia Bartunek, Ms. Jasmina Forcan, Ms. Nancy Hazelwood, Ms. Karen McGoldrick, and Ms. Cindi Buckle spoke regarding third spaces; nature; the Tampa Bay watershed; Two Rivers Ranch; flooding concerns; water; building and development concerns; the Everglades; money given to Hillsborough County; the history of the land; the Pasco County website; population; traffic concerns; Crystal Springs; residents; water resources; unchecked growth; neighborhood degradation; infrastructure; rezoning amendments; the transformation of the community; Lake Bernadette; natural resources; existing hotels; existing recreational facilities; that emergency services and natural systems were struggling; future generations; Indian Creek; New River; the Hillsborough River; the loss of homes after the hurricanes; smelling raw sewage in the air; requests for denial or a delay; personal histories; the Growth Plan; the affordable housing crisis; concerns about flood insurance costs; concerns about water shortages; the property tax; the timeline of the plan; concerns about fiscal responsibility; local governments; revenue; SWFWMD; the original site plan; questions on what had changed; stormwater studies; the water park; Hyde Park; concerns with the meeting time; consistency concerns; environmental and economic impacts; long-term concerns; Tampa Bay Sierra Club; concerns with the impact on Tampa Bay; previous documentation; over-pumping rivers; disappointment in the opposition; the preserve; the developer; the community; geriatric apartments; a recent County meeting; Pinellas County; the aquifer; employment; housing concerns; impact fees; surfing; the amusement park; the architecture; problems with Mirada; Plant City; promises with no proof or planning; costs to the surrounding communities; raised developments; dried wells; a Florida Statute; Georgia; springs; landscaping; and Adventure Island.

Mr. Joe Cimino, Water Resource Associates, spoke during the discussion.

Discussion was held regarding the density numbers; the MPUD presentation; a decrease in the units; the gross perspective; concerns about allocation; the residential portion of the PD; areas that should be removed from the overall calculation; the water concerns; personal family histories; lagoons in Pasco County; the Florida-Georgia lawsuit; a project engineer; the amount of water that would be used per day by the surf park; water usage comparisons; flooding; stormwater rules; SWFWMD; reclaimed water; landscaping areas; water usage; potable water; projected numbers; research, reporting, and analysis; a County-wide study; areas adopted by the County; intensification and densification goals; the approval of the Planned Development and the MPUD; the SR 56 extension; the main reason for the project; vision roads; fee credits; right-of-way; what has been happening since 2008; housing; facilities; higher end homes; commercial properties; financial interests; the surf park; the conditions; a contract; investors; a business plan; guarantees; a tourist destination; the buildout time frame; mobility fees; programs for improvement; an impound fund; road and traffic concerns; impact fees; the 301 segment between 56 and Chancey; DOT reps; interim

improvements; County Staff's position; funding; specifications of a surf park; youth programs; a comparison of surf parks and lagoons; guest experience; employment; a construction plan submittal; horizontal work; MPUD expiration; suggested language; working with Staff; a binding concept plan; communication; existing conditions; protecting rivers; Tampa Bay Water; water shortages; flooding; droughts; the Comprehensive Plan; quasi-judicial application standards; Florida statutes; Amendment 3; homestead; entitlements; and reduction of usage.

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.

P14 Zoning Amendment- Substantial Modification (Regular)- Two Rivers MPUD Master Planned Unit Development Substantial Modification- EPG Two Rivers Development LLC et al.- A Rezoning Petition from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park on approximately 3,405 Acres, Located in South East Pasco County, on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard

File Number PDE26-7856
Comm. Dist. 1
Recommendation Approval with Conditions

Agenda Items P13 and P14 were heard together.

MR. MOODY MOVED approval of Staff's recommendation including that between now and the time this got to the Board that the legal counsel and the developers would work with the County Attorney to better describe in the Conditions of Approval and attach some sort of binding concept plan that gave an accurate picture and description of the surf park they were being sold here today; **MR. GIRARDI SECONDED.**

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

MR. MOODY MOVED approval of Staff's recommendation subject to the developer and his legal counsel coordinating with the County Attorney's Office to draft prior to the hearing for the Board to draft conditions of approval, which better describe the surf park and include some sort of binding concept plan; **MR. GIRARDI SECONDED**.

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

Walk-Ons

There was none.

Adjourn

THE COMMISSION RECESSED AT 3:02 P.M. AND RECONVENED AT 3:13 P.M. MR. MUNZ ARRIVED TO THE MEETING AT 3:15 P.M.

MR. MOODY MOVED approval to adjourn; **MR. POOLE SECONDED.**

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

The meeting adjourned at 5:22 p.m.

PLANNING COMMISSION
REGULAR MEETING
JULY 9, 2026

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

Prepared by: _____
Sierra Lemay, Records Clerk I
Board Records Division

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-7939 **DATE:** 9/3/2026

SUBJECT: Zoning Amendment (Consent) – Toni Nolan/Holt Road – Change in Zoning from a C-2 General Commercial District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner of the Intersection of Holt Road and Chambers Drive Approximately 708 feet South of Pure Water Way – Containing Approximately 2.05 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 DC 9/03/26 – BCC at DC 10/06/26

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 requested Zoning Amendment.

BACKGROUND:
Petition No. 7939 (Accela No.: REZONE-2026-00006), in the name of Toni Nolan, has been filed for a change in zoning from a C-2 General Commercial District to an R-1MH Single-Family/Mobile Home District in conformance with Land Development Code (LDC) Section 512 standards for development. The parcel of land is located at the southwest corner of the intersection of Holt Road and Chambers Drive, approximately 708 feet south of Pure Water Way, (Parcel I.D. No.: 17 26 21 0010 07100 0010) containing approximately 2.05 acres.

The lead planner for this project and author of this memo is Joseph Reinbold, Planner II.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	C-2 General Commercial District	ROR (Retail/Office/Residential)	RV/Mobile Home Park
EAST	A-R Agricultural-Residential District	RES-6 (Residential-6 DU/GA)	Single-Family Dwelling
SOUTH	A-R Agricultural-Residential District	RES-6 (Residential-6 DU/GA)	Single-Family Dwelling
WEST	C-2 General Commercial District	ROR (Retail/Office/Residential)	RV/Mobile Home Park

FINDINGS OF FACT:

1. The subject site is developed with a single-family dwelling and accessory structure on approximately 2.05 acres. The applicant proposes to rezone, subdivide to obtain two (2) lots, and

develop the property in conformance with Land Development Code (LDC) Section 512 - R-1MH Single-Family/Mobile Home District standards for development.

2. Pursuant to LDC Section 512.5.A.1 – Area, Density, and Lot Width Requirements of the R-1MH zoning district, minimum lot area requirements are 20,000 square feet. The current property is 87,135 square feet, as depicted on the Boundary Survey, issued by Landtec Surveying, dated April 7, 2026. The Applicant is proposing to subdivide the property into two (2) lots, which would be at least 40,000 square feet each, yielding a density of approximately one dwelling unit per 1.025 acres.

3. The site is zoned C-2 General Commercial District. This is the original zoning, approved in November 1975. The property was never developed commercially and, pursuant to the Pasco County Property Appraiser, there has been a residential home on the property since 1979. The residential dwelling is considered a non-conforming use in commercial zoning.

4. The proposed rezoning from C-2 General Commercial District to R-1MH Single-Family/Mobile Home District would not result in an isolated district as there are existing/related zoning districts adjacent and in close proximity to the subject site. There are at least six R-MH Mobile Home District zonings in close proximity to the subject site.

5. The applicant has provided the following narrative (Attachment 2):

> "The subject parcel needs to be rezoned to a residential zoning code to allow for the long-term plan of subdividing the lot to build a neighboring single-family home."

6. On February 10, 2026, the applicant met with staff in an Exploratory Meeting in regard to the proposed rezoning. Staff recommended that due to the ROR FLU not typically allowing for agricultural uses or zoning districts, the applicant could apply for R-1 Rural Density Residential District, E-R Estate-Residential District, or R-1MH Single-Family/Mobile Home District and still be compatible with the surrounding zoning districts. Due to the location of the existing home on the property, the proposed width of the new lots, and the ability to have a mobile home, the applicant chose to apply for the R-1MH Single-Family/Mobile Home District.

7. Access to the property is from Holt Road, a County-owned, non-County maintained right-of-way, with approximately 30 feet of width. Holt Road is a substandard dirt road. This road, as well as nearby Chambers Drive, are right-of-way of the Zephyrhills Colony Company subdivision platted in 1912. There is an unimproved 30-foot-wide County-owned, non-County maintained right-of-way along the north border of the subject property, as recorded in Plat Book 2 Page 1. This would be a westward continuation of Chambers Drive if improved. The applicant is inquiring to have that segment of right-of-way vacated with the Real Property Division.

8. Current and proposed development is subject to buffer requirements pursuant to LDC, Section 905.2 – Greenspace Requirements and Standards, Landscaping and Buffering and Table 905.2-D, as amended. If a buffer is required in accordance with Table 905.2-D, the applicant must provide such buffer unless an alternative standard is approved at time of site planning.

9. There is a Conceptually Planned trail segment located along Morris Bridge Road and Eiland Boulevard (Blvd) from the Hillsborough/Pasco County line north to Fairview Heights Road, approximately 0.75 of a mile west of the property. Currently, there is a 0.25-mile-long section on the west side of Eiland Blvd running north of the intersection of Wesley Chapel Blvd and Eiland Blvd that has been constructed. An approximately 0.25-mile-long section on the west side of Morris Bridge Road running south of the intersection of Wesley Chapel Blvd has been constructed as well. This trail

is in the form of an 8-foot-wide multi-use path.

10. The subject site is located in Flood Zone X and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention, as amended.

11. The subject site is within the South Market Area and the Urban Service Expansion Area.

12. The subject site has a Future Land Use (FLU) classification of ROR (Retail/Office/Residential) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed rezoning is consistent with the 2025 Pasco County Comprehensive Plan as the ROR FLU classification allows for residential uses.

13. Analysis of POLICY FLU 1.8.7: - ECONOMIC DEVELOPMENT.

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market Areas is encouraged.

The subject property has been residentially developed since 1979 and is the only commercially zoned property on Holt Road, south of Chambers Drive. The commercial viability of the subject property is significantly challenged by its location. Holt Road is a non-County maintained, residential, substandard and unimproved dirt road which dead ends approximately 700 feet to the south. The intersecting road, Chambers Drive, is also a non-County maintained, residential, substandard and unimproved road. These two roads are not compatible with the higher number of vehicular trips, both by car and commercial trucks, that commercial uses would generate and require. The adjacent RV/mobile home park along the north and west of the property essentially landlocks the property from Pure Water Way both visually and from commercial-friendly accessibility. The commercial properties fronting Pure Water Way create a cohesive commercial corridor. The subject property lacks the locational characteristics, required access, and compatible neighborhood context to be a viable commercial property. Hence, this property and its commercial zoning is unrelated to the large C-2 General Commercial District area/polygon that is situated along Pure Water Way from New River Road to Allen Road. Commercial development of the property with no frontage and lack of visibility from Pure Water Way would result in a high probability of business failure and a continuation of a non-conforming use (single-family home in commercial zoning). However, if approved, the proposed residential zoning district would be a corrective action that brings the residential use into conformance.

Additionally, the property is currently in the Urban Service Expansion Area. There are existing utilities, public services and infrastructure in place. The proposed additional home will not require expansion of capital costs for additional infrastructure and public services. The impacts to the transportation network with two residential homes are far less impactful than what would be possible if the property was developed commercially.

14. The surrounding area is characterized by large lot agricultural-residential uses to the south and east, with a Recreational Vehicle (RV) and mobile home park to the north and west.

15. The Board of County Commissioners (BCC) has approved the following similar actions in the surrounding area:

a. On September 29, 1983, Petition No. 2226 from A-R Agricultural-Residential District to an R-MH Mobile Home District for a parcel located approximately .34 miles southwest of the subject request.

b. On November 9, 1986, Petition No. 3453 from A-R Agricultural-Residential District to an R-MH Mobile Home District with conditions for a parcel located approximately 680 feet south of the subject request. The conditions were concerning roadway improvements.

16. 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, the Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

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.

17. On February 25, 2026, the subject request was found to be exempt from Timing and Phasing (T&P-2025-00092). The proposed R-1MH Single-Family/Mobile Home 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 Preliminary Site Plan, or Preliminary Development Plan, if applicable.

18. Pursuant to LDC Section 901.4.C.4, Holt Road was found to be exempt from substandard road study/mitigation as any project having an impact of less than or equal to 100 daily trips to a non-County maintained roadway is exempt from mitigation and analysis for that roadway segment. (SSRRA-2025-00092).

19. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

20. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANNING COMMISSION ACTION:

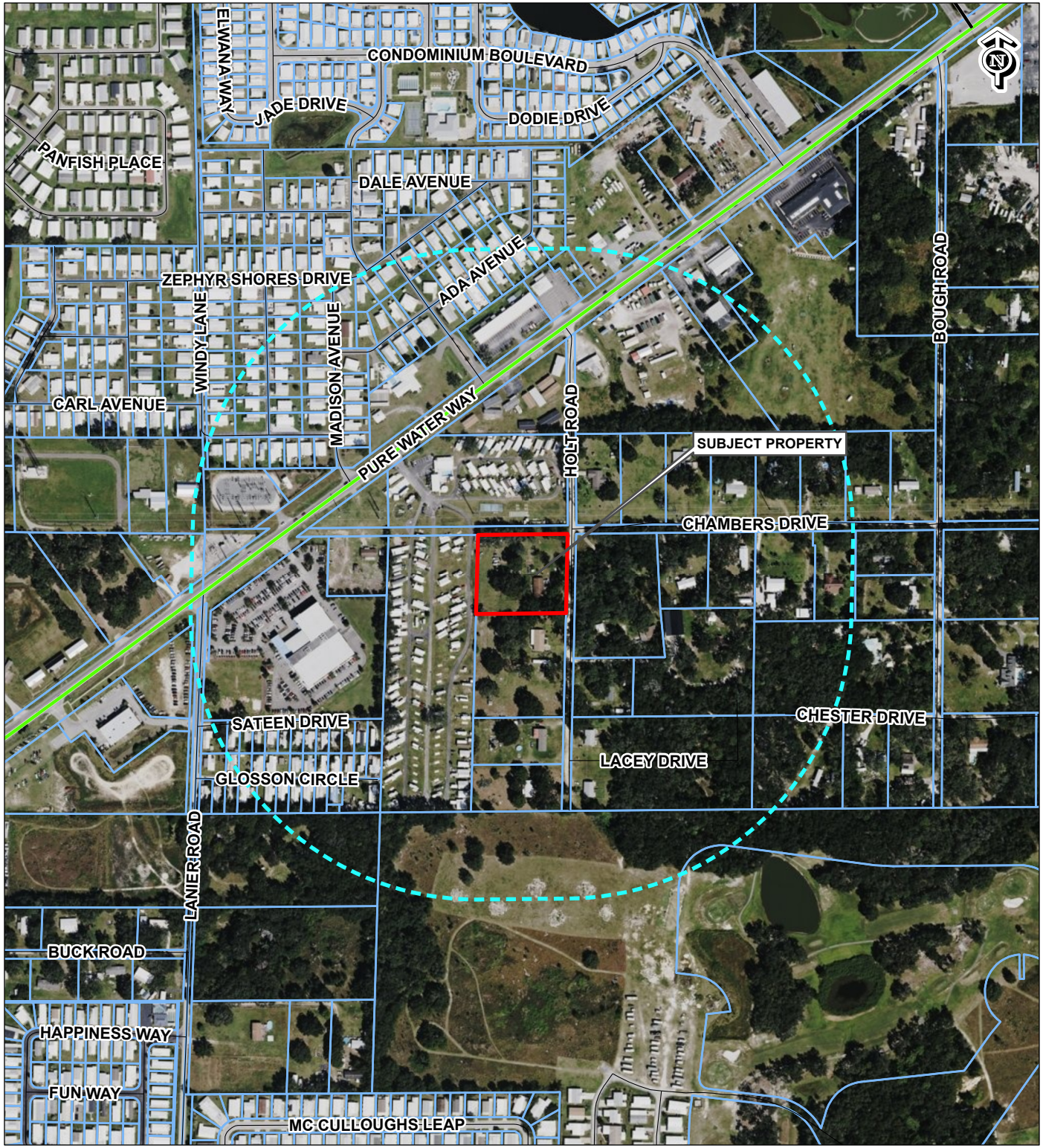
Approval of PDE Recommendation: _ Ayes; _ Nays

FISCAL IMPACT/COST/REVENUE STATEMENT:
Funding is not required for this action.

REQUEST:
Not Applicable.

ATTACHMENT(S):
1. PDE26-7939 Holt Road Zoning Visuals
2. PDE26-7939 Holt Road Narrative
3. PDE26-7939 Holt Road T&P-2025-00092
4. PDE26-7939 Holt Road Resolution No. 26-48RZ
5. PDE26-7939 Holt Road Exhibit A Legal Description
6. PDE26-7939 Holt Road Proof of Publication
7. PDE26-7939 Holt Road Applicant Affidavit
8. PDE26-7939 Holt Rd Public Notice
9. PDE26-7939 Holt Road Signature Sheet

cc:DA/DE/NP/AT/JR/PDE26-7939 PC



RZ-7939

C-2 TO R-1MH

17-26-21-0010-07100-0010

TONI NOLAN / HOLT ROAD
4433 HOLT RD
ZEPHYRHILLS, FL 33541

PHYSICAL ADDRESS:
4433 HOLT RD

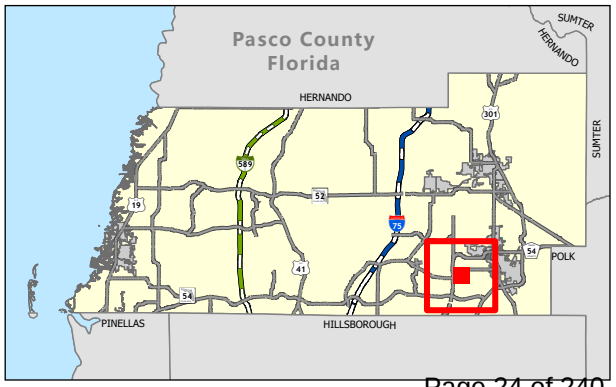
TAZ-363

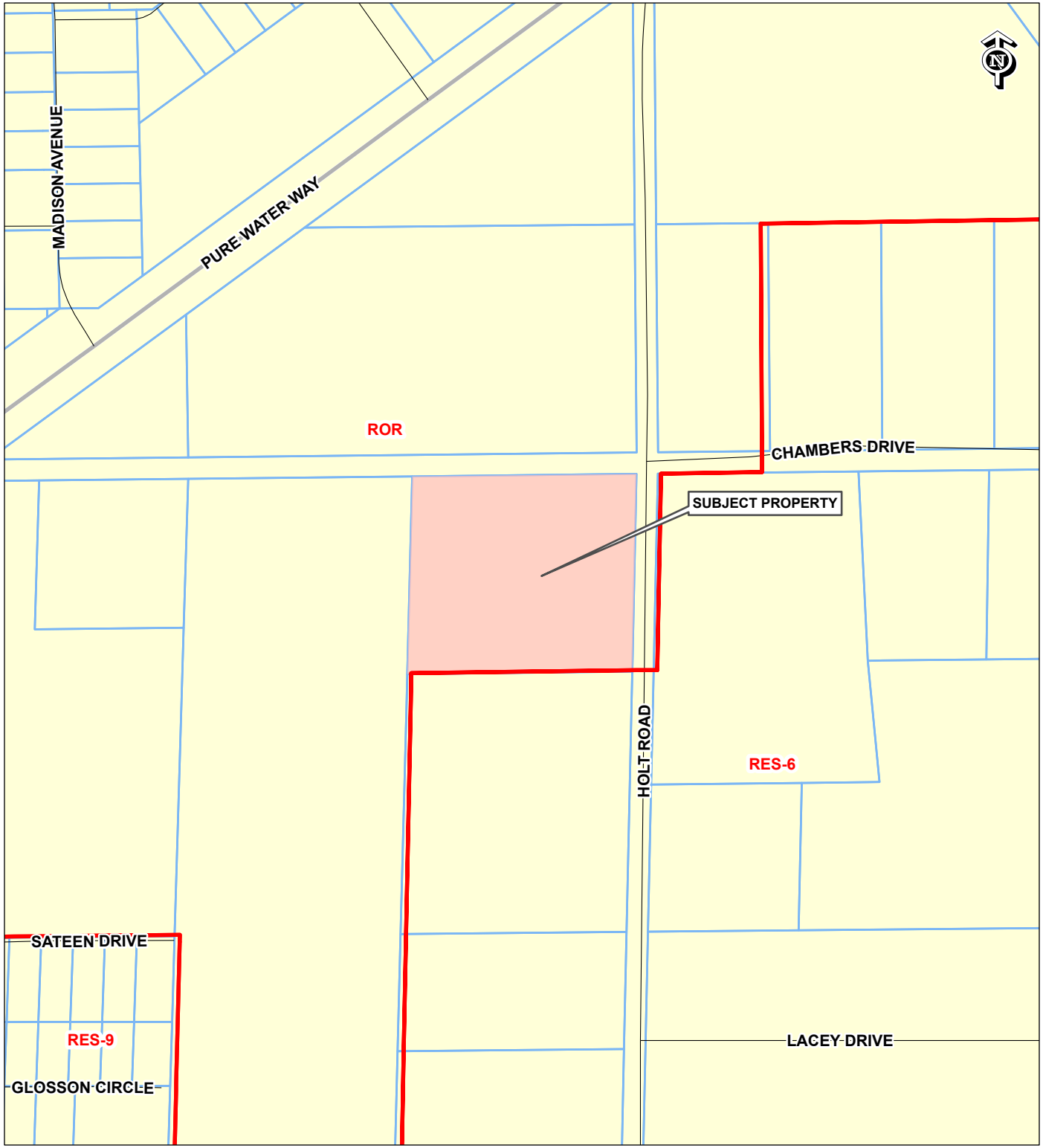
COMMISSION DISTRICT: 1

Subject Property
1000ft Buffer
Exisiting Arterial
Existing Collector

0 500 1,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7939\RZ-7939_CONTEXT_MAP\RZ-7939_CONTEXT_MAP.aprx Template_CONTEXT_MAP djohnson 4/8/2026





RZ-7939

C-2 TO R-1MH

17-26-21-0010-07100-0010

TONI NOLAN / HOLT ROAD
4433 HOLT RD
ZEPHYRHILLS, FL 33541

PHYSICAL ADDRESS:
4433 HOLT RD

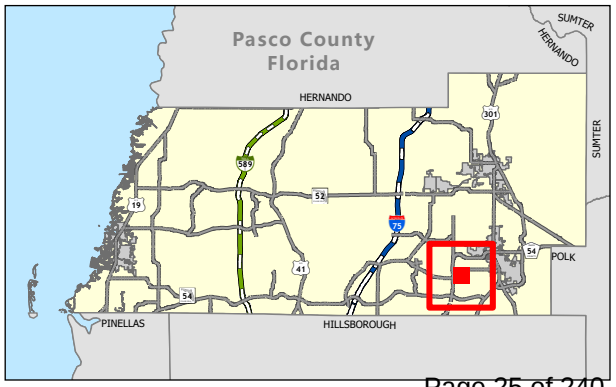
TAZ-363

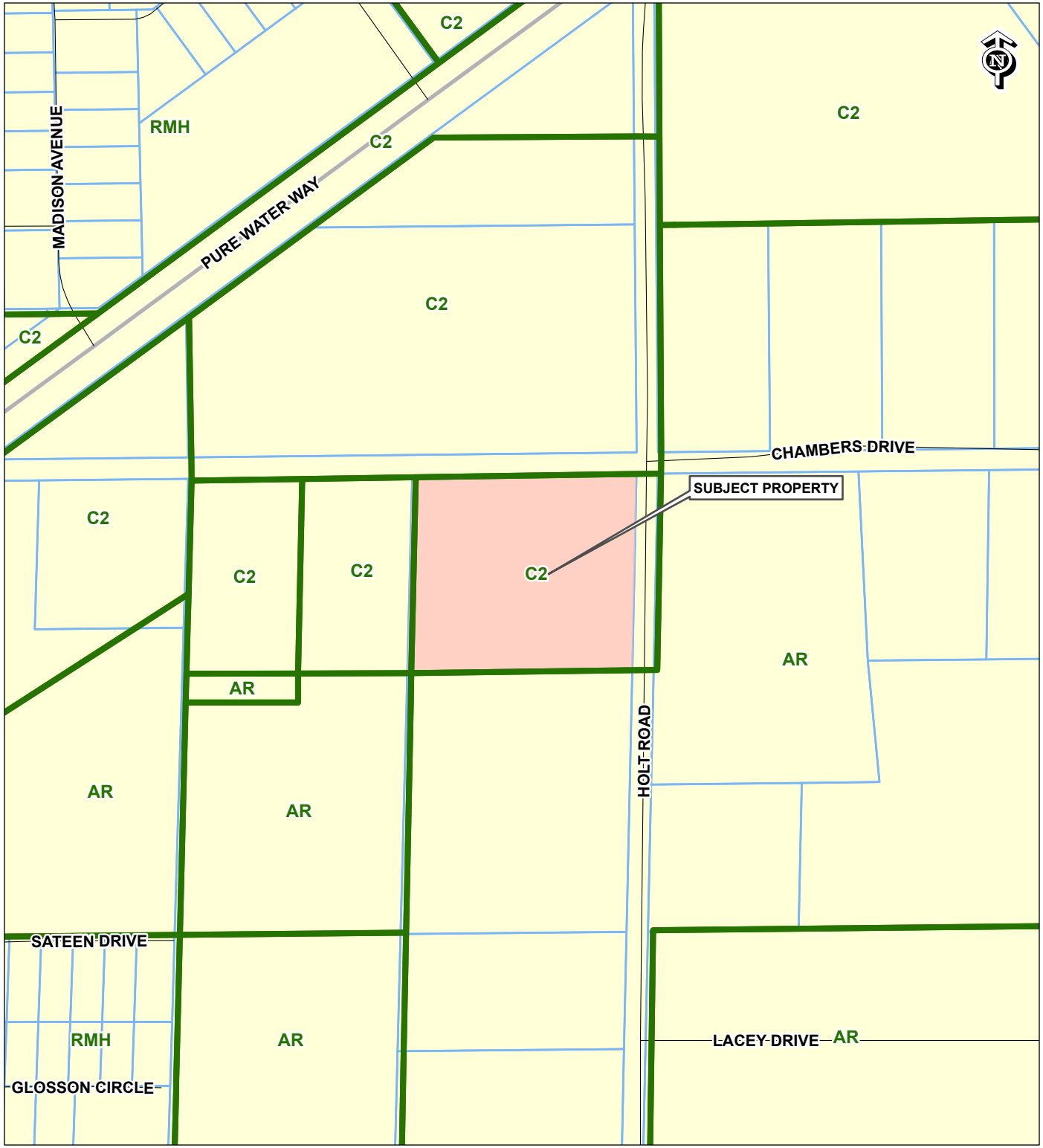
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 200 400
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7939\RZ-7939_FLU\RZ-7939_FLU.aprx Template_FLU djohnson 4/8/2026





RZ-7939

C-2 TO R-1MH

17-26-21-0010-07100-0010

TONI NOLAN / HOLT ROAD
4433 HOLT RD
ZEPHYRHILLS, FL 33541

PHYSICAL ADDRESS:
4433 HOLT RD

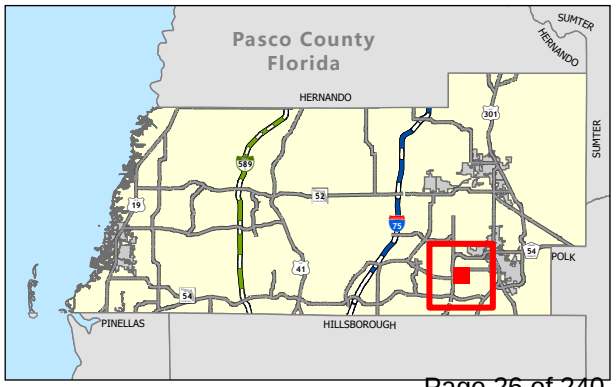
TAZ-363

COMMISSION DISTRICT: 1

SUBJECT PROPERTY
EXISTING ZONING

0 200 400
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7939\RZ-7939_ZONING\RZ-7939_ZONING.aprx Template_ZONING djohnson 4/8/2026





RZ-7939

C-2 TO R-1MH

17-26-21-0010-07100-0010

TONI NOLAN / HOLT ROAD
4433 HOLT RD
ZEPHYRHILLS, FL 33541

PHYSICAL ADDRESS:
4433 HOLT RD

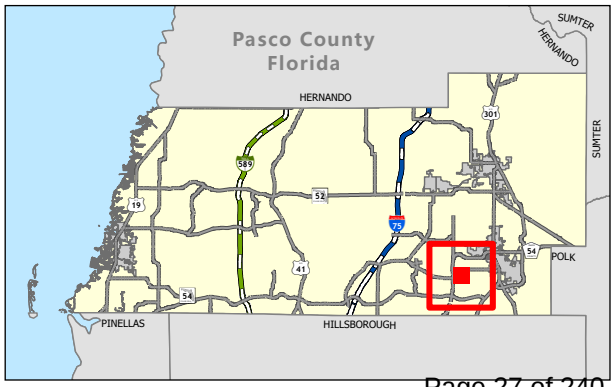
TAZ-363

COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 200 400
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7939\RZ-7939_AERIAL.aprx Template_AERIAL djohnson 4/8/2026



MEMORANDUM

TO: Pasco County Planning Services

FROM: Toni Nolan & Doniven Latham

SUBJECT: 4433 Holt Road – Parcel: 17 26 21 0010 07100 0010

DATE: December 29th, 2025

1. **Background** – This memorandum outlines our intentions to rezone and subdivide the subject parcel to create two lots capable of having a single-family home on each lot. Additionally, it introduces our interest in the county vacating the right-of-way located along the northern portion of the parcel. Each objective is subsequently outlined in Appendix A-C.

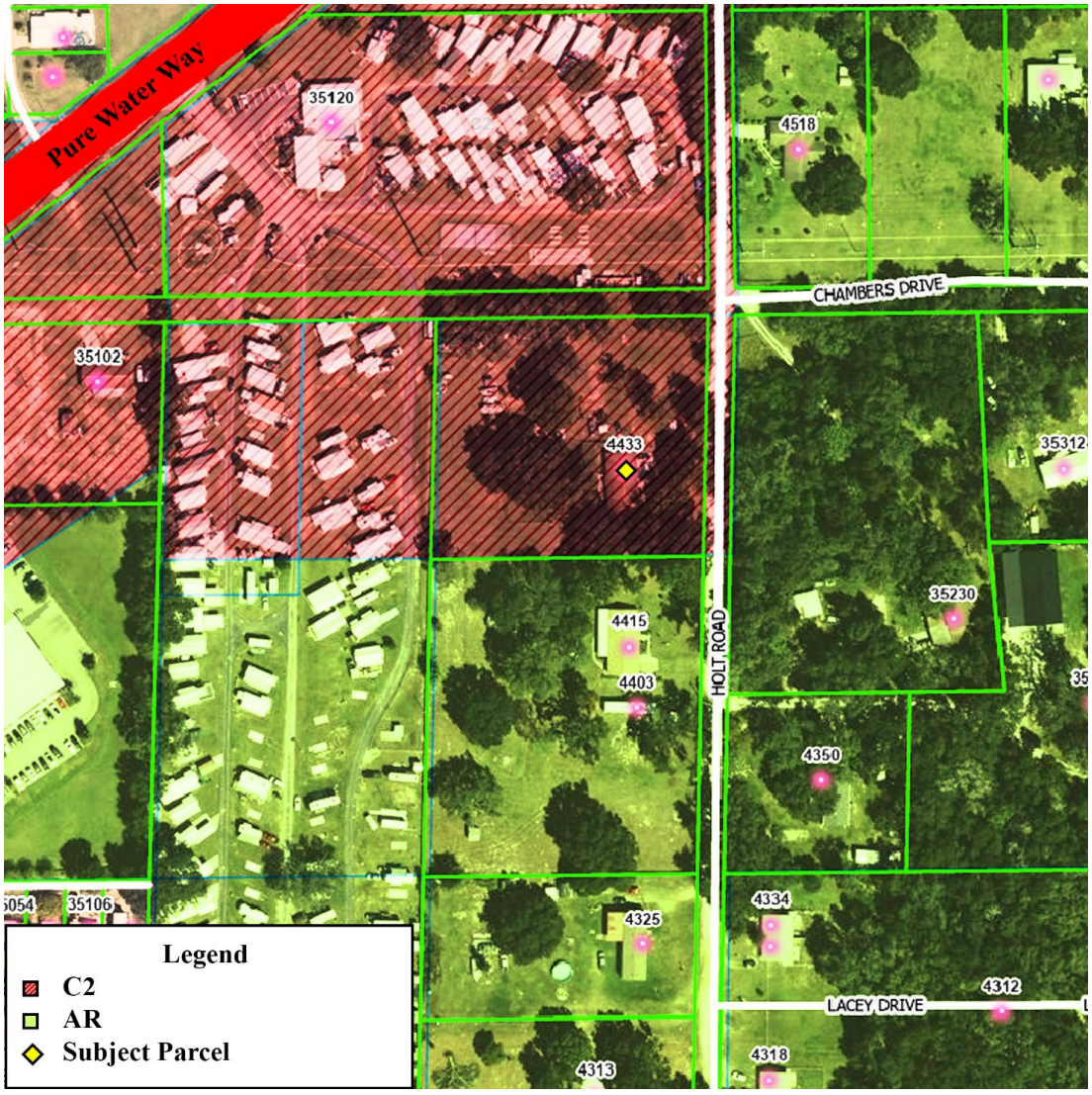
2. **Problem Statement** – The current state of the subject parcel does not allow for the end goal of building another single-family home on its own lot.

3. **Facts** –
   I. The property is currently zoned 99.4% C2 and 0.6% AR.
   II. The subject parcel is the only property with access from Holt Road that is not zoned AR.
   III. In its current state the parcel holds only one single-family home and is used as a primary residence.

4. **Sources** – All information used to create this memorandum originated from public records held by Pasco County and its departments. All graphics and maps presented within this memorandum have utilized Pasco Mapper as the base.

5. **Table of Contents**
   I. **Appendix A – Present State & Rezoning**
   II. **Appendix B – Vacate Right of Way**
   III. **Appendix C – Division of Parcel & Future Use**

Appendix A – Present State & Rezoning



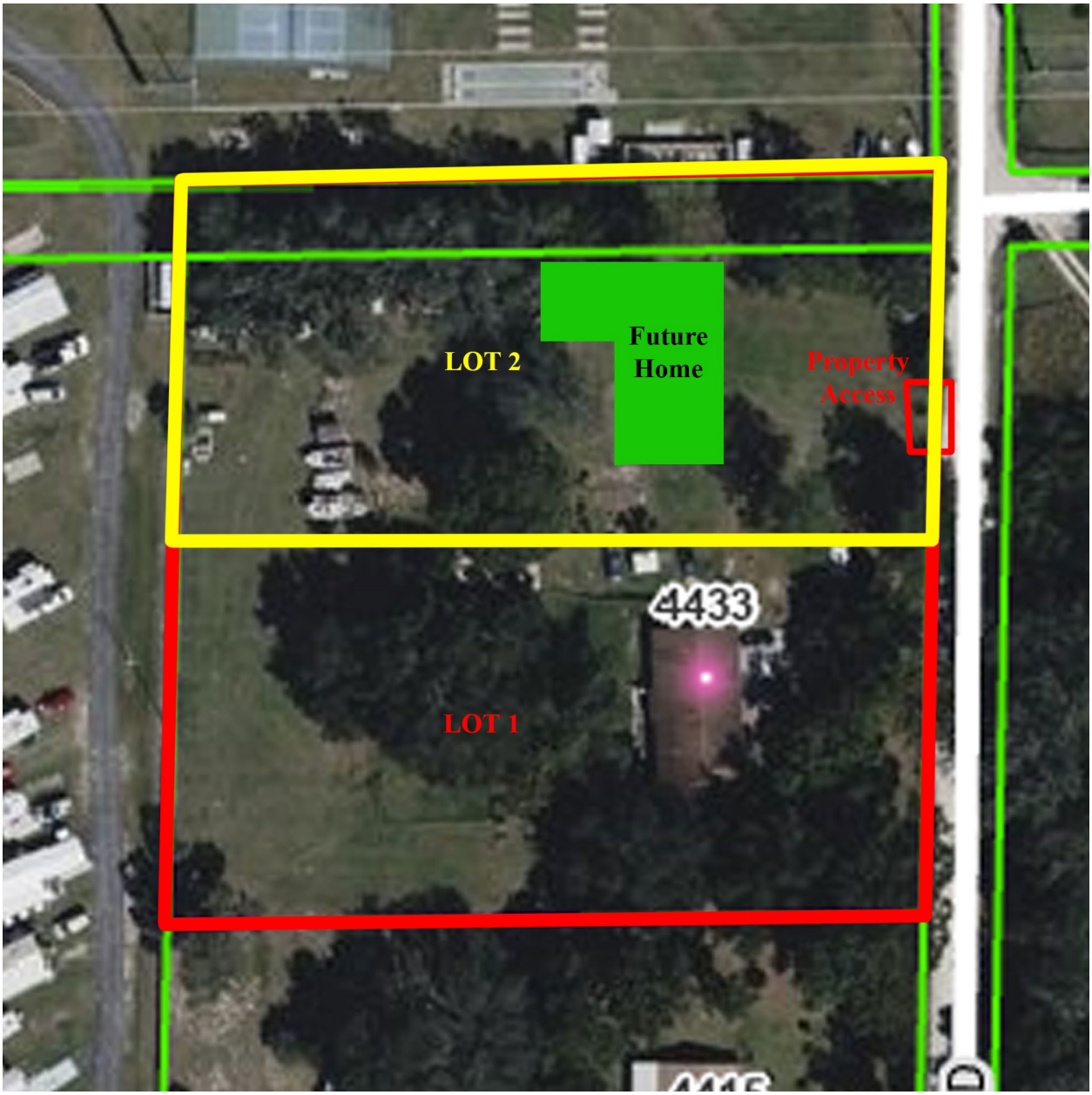
1. **Present State**
    a. As depicted above, parcel 17 26 21 0010 07100 0010 is the only parcel with access originating from Holt Road that is zoned C2.
    b. Parcel 17 26 21 0010 07100 0010 is currently used as a single-family residence, the same as the other parcels along Holt Road.
2. **Rezoning**
    a. The subject parcel needs to be rezoned to a residential zoning code to allow for the long-term plan of subdividing the lot to build a neighboring single-family home.
    b. The intent is to create two individual lots, allowing a single-family home on each. Whichever residential zoning code allows this is acceptable.

Appendix B – Vacate Right of Way



1. **Vacation of Right of Way**
    a. Once the property is rezoned, our next goal would be to request the county to vacate the road right of way located along the northern boundary of the parcel (outlined in red), and the land vacated be added to the subject parcel.
2. **Justifications**
    a. Due to developments done on parcel 17 26 21 0010 05800 0000 (35120 Pure Water Way) by Zephyr Palms 55+ RV and Home Community, the future extension of Chambers Road is unlikely. Therefore, the right-of-way serves no real public use purpose.
    b. As depicted, parcel 17 26 21 0010 05800 0000 is actively utilizing and has built on the right-of-way within its parcel.
    c. As depicted, parcel 17 26 21 0010 07200 0030 is actively utilizing the section of the right-of-way bordering their parcel as a driveway to access their property.
    d. Each section of the right of way should be granted to the appropriate adjoining property owner.

Appendix C – Division of Parcel & Future Use



1. **Division of the Parcel**
    a. If we can accomplish Appendix A and B, then we would like to divide the parcel, creating a new individual lot encompassing the northern 130’ of the parcel.
    b. The graphic above is not to scale but for reference only. The end goal would be for Lot 2 to be 1 acre and Lot 1 be the remainder.
2. **Future Use**
    a. As depicted above, the future use is to build a single-family home on Lot 2 after it is created.
    b. Plans for the future home are not finalized, but the graphic depicts the planned shape. Estimated square footage is 3,000–4,000 sq ft.

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-2025-00092

Applicant:

Nolan Tony

Consultant Name:

Donivan Lathan

Parcel ID(s):

17 26 21 0010 07100 0010

Application Status

Application Status: **Accepted**

Date: 12/27/25

Rejection Reason: N/A

Contact Person: Kenna McQuown

Email: kmcquown@mypasco.net

Vision Road(s)

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

Timing and Phasing Analysis

Existing Zoning: C2

Existing Development Size:

1 Single Family home - 1,480 sq.

ft.

Proposed Zoning: AR

Proposed Development Size:

N/A

Land Area: 2.05 Acres

Condition	Zoning	Max Coverage	Best Use (Code)	Density Allowed	Peak Hr. Trip Rate
Existing	C-2	50%	Retail (821)	N/A	8.58 per 1000 sq. ft. GLA
No. Trips (A)	2.05 x 43.56 x 0.7 x 0.50 x 8.58 ~ 269 Trips				
Proposed	R1-MH	35%	Residential (210)	1 DU/Acre	0.94 Trip per DU
No. Trips (B)	2.05 x 1.0 x 0.75 x 0.35 x 0.94 ~ 1 Trip				
Trip Delta $\Delta = (B - A)$	$\Delta = 1 - 269 \sim -268$ Trips				

Comment: On February 25, 2026, the subject request was found to be exempt from Timing and Phasing as the proposed Zoning District AR with the existing zoning C-2 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 Preliminary Site Plan, Preliminary Development Plan, if applicable.

Substandard Roadway Analysis

Adjacent Roadway(s) Name: Holt Rd. – Residential Private

Adjacent Roadway(s) Condition: Holt Rd. – Substandard dirt road

Number of Daily Trips: 9.09 (Average Rate) ITE #210

SSRRA-2025-00092: Exempt

Comments: Holt Rd. does not meet minimum roadway standards; however, from the County's perspective, it will be exempt from substandard road study/mitigation since this development does not exceed the County's Land Development Code threshold (100 Daily Trips).

BY THE BOARD OF COUNTY COMMISSIONERS **RESOLUTION NO. 26-48RZ**

RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 7939 FROM A C-2 GENERAL COMMERCIAL DISTRICT TO R-1MH SINGLE-FAMILY/MOBILE HOME DISTRICT

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on October 6, 2026, on Rezoning Application No. 7939; and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence 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 other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

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

FINDINGS OF FACT:

1. The subject site is developed with a single-family dwelling and accessory structure on approximately 2.05 acres. The applicant proposes to rezone, subdivide to obtain two (2) lots, and develop the property in conformance with Land Development Code (LDC) Section 512 - R-1MH Single-Family/Mobile Home District standards for development.
2. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-7939, the rezoning is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 6th day of October, 2026, that the zoning classification of the following described real property is hereby changed from a C-2 General Commercial District to a R-1MH Single-Family/Mobile Home District.

See Description on Exhibit A Attached

DONE AND RESOLVED this 6th day of October, 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

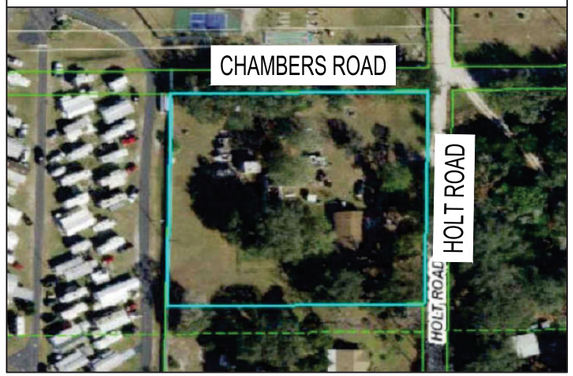
NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

(Survey Related Data) See sheet 2 of 2 for Sketch of survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

BOUNDARY SURVEY

Vicinity Map — Not-to-Scale



Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.
11. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'
12. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE SURVEY FEET UNLESS OTHERWISE NOTED.

Job Number : 274133-CW	Field: J.M.
Drawn By : G.A.	Date of Field Work : 03/27/2026
Revisions	

Bearing Basis:

THE S LINE OF SUBJECT LOT AS S 89°22'55" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Elevations, if shown:

Benchmark: AL7941
Benchmark Elev.: 83.63'
Benchmark Datum: NAVD 88

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ■

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo A Alvarez
Date: 2026.04.07 10:18:10 -04'00'

SIGNATURE _____ DATE: 4-7-2026

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Survey Related Information and Certifications:

CERTIFIED TO
NOLAN TONI

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH
AT&T = AMERICAN TELEPHONE & TELEGRAPH
BFP = BACKFLOW PREVENTER
BSL = BUILDING SETBACK LINE
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
FPL = FLORIDA POWER AND LIGHT
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
ICV - IRRIGATION CONTROL VALVE
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
R = RADIUS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
QTR = QUARTER
RCP = REINFORCED CONCRETE PIPE
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

Symbols (Some items in legend may not appear on drawing - Not to Scale)

= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
WM = WATER METER
Ⓦ = WELL
℄ = CENTER LINE
℞ = PARTY WALL
A/C = AIR CONDITIONER
SL = SEPTIC LID
XXXX = ELEV. SHOT
= HANDICAP SPACES
CP = CONTROLLING POINT (POINT OF ROTATION)
HFA = HELD FOR ALIGNMENT
= SEC. QTR. CORNER
= SECTION CORNER
= TEMPORARY SITE BENCHMARK

Line types

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE — x —
WOOD FENCE — // —
PLASTIC FENCE —o—
OVERHEAD — I —

Legal Description:

THE NORTH 277.0 FEET OF THE EAST 1/2 OF TRACT 71, ZEPHYRHILLS COLONY COMPANY LANDS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SECTION 17, TOWNSHIP 26 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

Platted Easements & Notable Conditions (unplatted easements also listed if provided):
- NO NOTABLE CONDITIONS FOUND.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

This survey has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com LB No. 8507

Landtec SURVEYING & LIEN A PRO LAND COMPANY

(Sketch of Survey) See sheet 1 of 2 for Survey Related Information. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS.

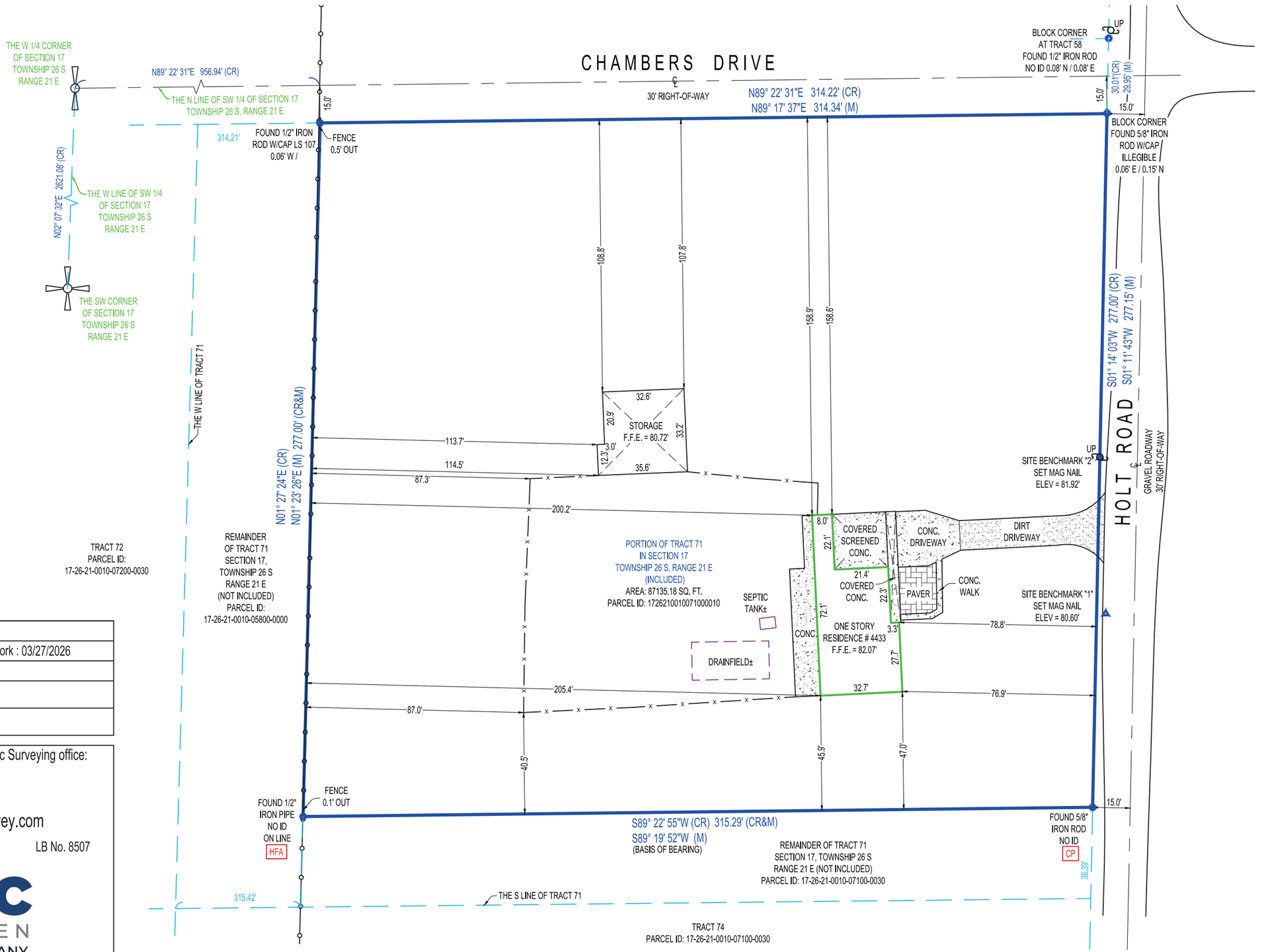
BOUNDARY SURVEY



SCALE:1" = 40'

PROPERTY ADDRESS:
4433 HOLT ROAD,
ZEPHYRHILLS, FL. 33541

FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12101C0451F
EFFECTIVE DATE: 09/26/2014



Job Number : 274133-CW	Field: J.M.
Drawn By : G.A.	Date of Field Work : 03/27/2026
Revisions	

This survey has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com LB No. 8507

Landtec
SURVEYING & LIEN
A PRO LAND COMPANY

AFFIDAVIT OF PUBLICATION

Pasco County
8731 Citizens Drive, New Port Richey, FL 34654
(727) 847-2411

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Pasco County; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of RZ-7939 Holt Road, was published on the publicly accessible website of Pasco County, hosted by Column Software, PBC, on the following dates.
Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Publication Dates:
- Aug 20, 2026

Notice ID: cTRhSwXTjpS5HiocDpfE

Notice Name: RZ-7939 Holt Road

Publication Fee: $0.00

Anjana Bhadoriya

_____
Agent

VERIFICATION
State of Florida
County of Broward

Signed or attested before me on this: 08/20/2026

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

NOTARY PUBLIC • STATE OF FLORIDA •

SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

NOTICE OF PUBLIC HEARING
FOR A REZONING
FOR PROPERTY LOCATED
IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on Thursday, September 3, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m., to consider an application for rezoning pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. The hearing will be conducted at the stated time or as soon, thereafter, as is practical on the following application:

Toni Nolan/Holt Road (RZ-7939) petition for a rezoning from a C-2 - General Commercial District to a R-1MH Single-Family/Mobile Home District for a parcel located at the southwest corner of the intersection of Holt Road and Chambers Drive, approximately 708 feet south of Pure Water Way (aka Parcel I.D. No.: 17 26 21 0010 07100 0010).

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning 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 (352) 521-4345.

Pasco County will also broadcast the public hearing on https://pascocountyfl.net/services/media_relations_and_communications/pasco_tv.php, https://www.youtube.com/channel/UCvIOC1VxmqM8_CilYqe8iyA, MyPasco App, Spectrum Channel 643 and Frontier Channel 42. All interested parties are invited to provide their comments at the public hearing at the time and place set above. Interested parties may also provide virtual real-time public comments during the public hearing. Parties wishing to provide virtual real-time public comments must complete and submit the Virtual Public Comment Form https://pasco.rja.revize.com/forms/7184 provided at http://mypasco.net/meetingagendas by 4:00 p.m. on the day before the meeting. Following submittal of the registration form, further instructions for participating in the meeting will be provided.

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.

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Toni Nolan

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): 17-26-21-0010-07100-0010

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: RZ-7939 Holt Road

Project Number: RZ-7939

Request: Rezone from C-2 to R-1MH

That attached is the following:

X Proof of publication from the Column *(newspaper name, if applicable).*

X Certificate of mailing for the notices, which were mailed on 8/12/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/11/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

HANE ALFONSO
MY COMMISSION # HH738088
EXPIRES: November 05, 2029

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 8-16-2026, by Toni Nolan who is personally known to me or who has produced Drivers license as identification.

Notary Signature: [signature]

Name Printed: Hane Alfonso

/2

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Toni Nolan

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): 17-26-21-0010-07100-0010

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: RZ-7939 Holt Road

Project Number: RZ-7939

Request: Rezone from C-2 to R-1MH

That attached is the following:

X Proof of publication from the Column *(newspaper name, if applicable).*

X Certificate of mailing for the notices, which were mailed on 8/18/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/11/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

Notary Public State of Florida
Sabrina Diaz
My Commission HH 573114
Expires 7/18/2028

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 08/18/2026, by Toni Nolan who is personally known to me or who has produced Drivers License as identification.

Notary Signature: Sabrina Diaz

Name Printed: Sabrina Diaz

/2

August 10, 2026

Re: Rezoning Application: RZ-7939 (PDE26-7939)

4433 Holt Rd, Zephyrhills, FL 33541

Dear Property Owner:

This is to notify you that Petition No. 7939 in the name of Toni Nolan has been filed for a rezoning from C-2 General Commercial District to a R-1MH Single-Family/Mobile Home District for the parcel of land located: **4433 Holt Rd, Zephyrhills, FL 33541**

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

Planning Commission; 9/03/2026 at 1:30 pm

Location: Historic Pasco County Courthouse
Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL

Board of County Commissioners; 10/06/2026 at 1:30 pm

Location: Historic Pasco County Courthouse
Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL

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, Development and Economic Growth 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.

UNITED STATES POSTAL SERVICE®

Certificate Of Mailin

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailin
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Tammy J Newsome
4325 Holt Rd
Zephyrhills FL 33541-4623

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12 26
AMOUNT
$2.45
S2324M506155-9

UNITED STATES POSTAL SERVICE®

Certificate Of Mailin

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailin
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: L Keith + Yvonne C Lane
4350 Holt Road
Zephyrhills FL 33541

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAI
AUGUSTA, GA
30907
AUG 12 26
AMOUNT
$2.45
S2324M506155-9

UNITED STATES POSTAL SERVICE®

Certificate Of Maili

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: New Walk Church Inc.
35008 State Road 54
Zephyrhills FL 33541-2150

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12 26
AMOUNT
$2.45
S2324M506155-9

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Gitia Roque Ramon Lazard + Kristine Ann
35335 Lacey Drive
Zephyrhills FL 33541

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155-91

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Dwayne + Colette Lane
3512 Chambers Dr.
Zephyrhills FL 33541-4610

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155-9

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Venecia E Mckensie + Merlyn A Wilson
4518 Hott Rd
Zephyrhills FL 33541-4624

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2026 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: MH Land Lease LLC
600 Packard Ct.
Safety Harbor, FL 34695-3001

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2006 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155-

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: William H. & Susan G Forsyth
35230 Chambers Dr.
Zephyrhills FL 33541-4628

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2006 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155-

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Clinton A Simmons
4415 Holt RD
Zephyrhills FL 33541-4625

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2006 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12, 26
AMOUNT
$2.45
S2324M506155-

UNITED STATES POSTAL SERVICE®

Certificate Of Mailin

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailin
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Noel + Venecia Mckensie
1949 Decathlon Dr
Virginia Beach VA 23453-3

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2006 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12 26
AMOUNT
$2.45
S2324M506155-91

UNITED STATES POSTAL SERVICE®

Certificate Of Mailin

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailin
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Cobblestone II ZPR LLC
17W220 22nd St. Ste 220
Oakbrook Terrace IL 60181

PS Form **3817**, April 2007 PSN 7530-02-000-9065

MARTINEZ POST OFFICE AUG 12 2006 30907-USPS

0000

U.S. POSTAGE PAID
AUGUSTA, GA
30907
AUG 12 26
AMOUNT
$2.45
S2324M506155-9

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: ~~4433~~ Toni Nolan
4433 Holt Road
Zephyrhills FL 33541

To: Mattin Leone S
4532 Madison Ave
Zephyrhills FL 33541

PS Form **3817**, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE
ZEPHYRHILLS, FL
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

ZEPHYRHILLS, FL
AUG 18
Postmark Here
33542-9998

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for
This form may be used for domestic and international mail.

From: Toni nolan
4433 Holt Rd
Zephyrhills FL 33541

To: Zephyr Shores Property Owners Association.
35112 Ada Ave
Zephyrhills, FL 33541

PS Form **3817**, April 2007 PSN 7530-02-000-9065

0000

U.S. POSTAGE
ZEPHYRHILLS, FL
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

ZEPHYRHILLS, FL
Postmark Here
33542-9998

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mail
This form may be used for domestic and international mail.

From: Toni nolan
4433 Holt Rd
Zephyrhills, FL 33541

To: FL Dept. of Transportation Bureau of
Right of way
11201 McKinley Dr
Tampa, FL 33612

PS Form **3817**, April 2007 PSN 7530-02-000-9065

0000

U.S. POSTAGE
ZEPHYRHILLS, FL
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

ZEPHYRHILLS, FL
Postmark Here
33542-9998

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Rd
Zephyrhills, FL 33541

To: Jack J Thomas & Kimberly L
Rev Living trust
34570 Clayton Rd
Dade City, FL 33523

Postmark Here
ZEPHYRHILLS, FL
AUG 18 2026
33542-9998

U.S. POSTAGE
ZEPHYRHILLS
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Rd
Zephyrhills FL 33541

To: Bluenose LLC
9533 Land O Lakes BLVD
Land O Lakes, FL 34638

Postmark Here
ZEPHYRHILLS, FL
AUG 18 2026
33542-9998

U.S. POSTAGE
ZEPHYRHILLS
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

PS Form 3817, April 2007 PSN 7530-02-000-9065

UNITED STATES POSTAL SERVICE®

Certificate of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.
This form may be used for domestic and international mail.

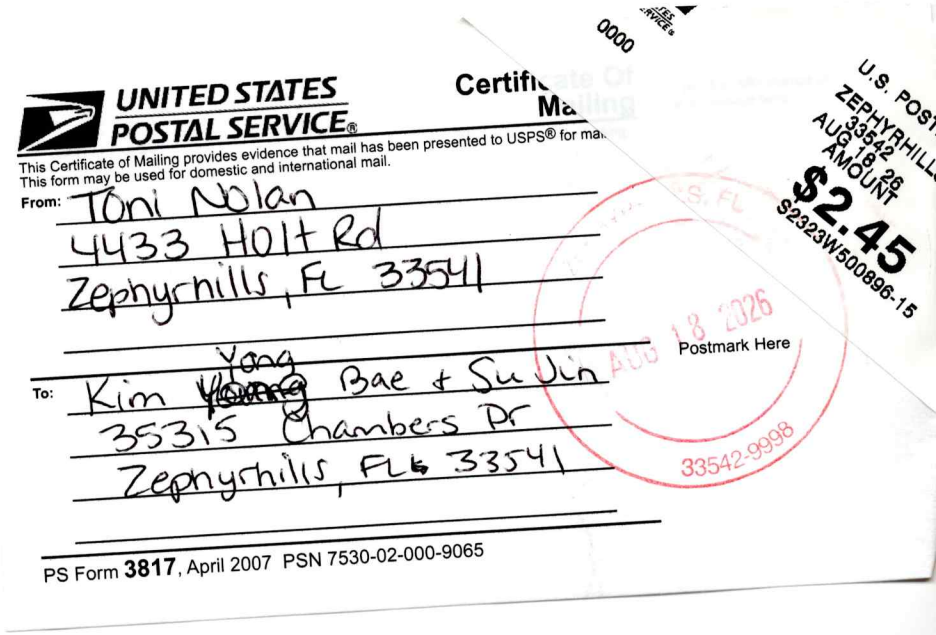
From: Toni Nolan
4433 Holt Rd
Zephyrhills, FL 33541

To: Roach Ronald Lee & Zulema Silva
35110 Sateen Dr
Zephyrhills FL 33541

Postmark Here
ZEPHYRHILLS, FL
AUG 18 2026
33542-9998

U.S. POSTAGE
ZEPHYRHILLS
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAL SERVICE®

Certifi... Ma...

This Certificate of Mailing provides evidence that mail has been presented to USPS® for ma...
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Rd
Zephyrhills, FL 33541

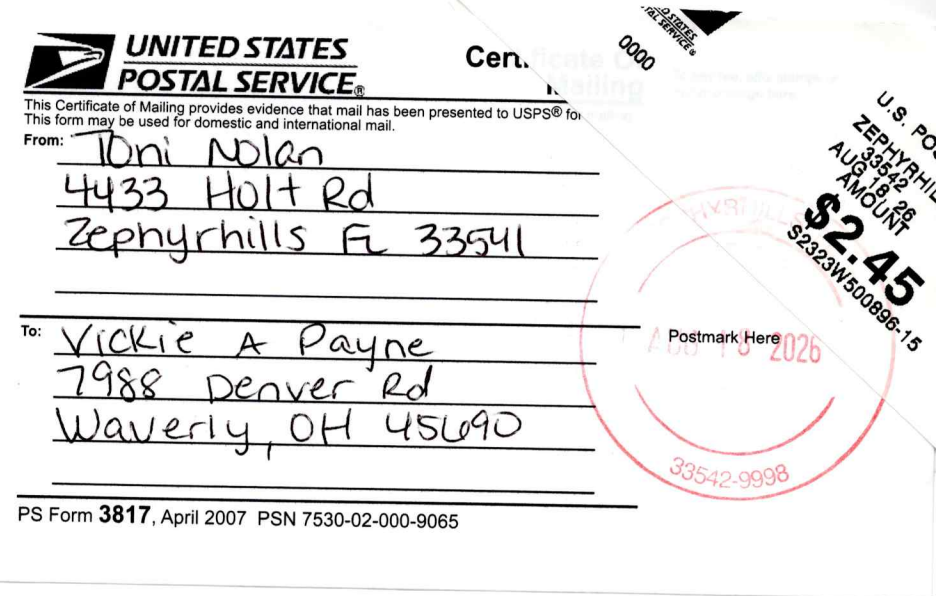
To: Kim ~~Young~~ Yang Bae & Su Jin
35315 Chambers Pr
Zephyrhills, FL 33541

Postmark Here
AUG 18 2026
33542-9998

0000

U.S. POST...
ZEPHYRHILL...
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES POSTAL SERVICE®

Cer...

This Certificate of Mailing provides evidence that mail has been presented to USPS® fo...
This form may be used for domestic and international mail.

From: Toni Nolan
4433 Holt Rd
Zephyrhills FL 33541

To: Vickie A Payne
7988 Denver Rd
Waverly, OH 45690

Postmark Here
AUG 18 2026
33542-9998

0000

U.S. PO...
ZEPHYRHIL...
33542
AUG 18 26
AMOUNT
$2.45
S2323W500896-15

PS Form 3817, April 2007 PSN 7530-02-000-9065

RZ-7939 SIGN PLACEMENT





The following 18” x 24” sign was posted on 8/11/2026 near the intersection of Holt Road and Chambers Road, as indicated in the photo below.



REZONING ATTACHMENT

The Board of County Commissioners agrees with the Planning Commission's recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.

2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.

3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.

4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).

5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.

6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.

7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.

8. The proposed change (**might, might not**) result in lower property values in adjacent areas.

9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.

10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.

11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.

12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.

13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.

14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.

15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.

16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.

17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.

19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nayes: _____

The Board of County Commissioners Action: _____ approval _____ denial of the application, based upon the foregoing reasons that constitutes the action of the Board of County Commissioners.

The action of the Board of County Commissioners is based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

_____ 09/03/26_____
Board of County Commissioners Chairman Date

Rezoning No. RZ-7939

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-7938 **DATE:** 9/3/2026

SUBJECT: Zoning Amendment (Consent) – Richard and Kathryn Riley/Riley Property – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District – Northeast Pasco County – West Side of Old Trilby Road Approximately 1,010 feet North of the Intersection of Old Trilby Road and Trilby Trail – Containing Approximately 10.75 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 DC 9/03/26 – BCC at DC 10/06/26

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 requested Zoning Amendment.

BACKGROUND:

Petition No. 7938 (REZONE-2026-00008), in the name of Richard and Kathryn Riley/Riley Property, has been filed for a change in zoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District in conformance with Land Development Code (LDC) Section 507 standards for development. The parcels of land are on the west side of Old Trilby Road (Rd) approximately 1,010 feet north of the intersection of Old Trilby Rd and Trilby Trail (Parcel I.D. No.: 27-23-21-0000-01600-0000 & 27-23-21-0000-01500-0000), containing approximately 10.75 acres.

The lead planner for this project and author of this memo is: Joseph Reinbold, Planner II.

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)	Single-Family Dwelling
EAST	A-R Agricultural-Residential District	RES-6 (Residential-6 du/ga) ROR (Retail/Office/Residential)	Withlacoochee State Trail
SOUTH	A-C Agricultural District	RES-1 (Residential-1 du/ga)	Vacant
WEST	A-C Agricultural District	RES-1 (Residential-1 du/ga)	Single-family Dwellings and Agricultural Pursuits

FINDINGS OF FACT:

1. The subject site is comprised of two parcels. The northern parcel is developed with an approximately 1,200 square foot horse barn and is approximately 5.3 acres. The southern parcel is developed with a 2,376 square foot single-family home and a 20 foot x 20 foot (400 square foot) single-family dwelling unit on approximately 5.6 acres. The applicant proposes to reconfigure the property lines of the two parcels in conformance with Land Development Code (LDC) Section 507 - AR-5 Agricultural-Residential District standards for development. This reconfiguration of the property lines will result in the 2,376 square foot dwelling and horse barn on the westerly property, and the 400 square foot dwelling unit being on the easterly property.

2. The proposed rezoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District would not result in an isolated district as there are existing/related zoning districts in proximity to the proposed subject site. Approximately 660 feet to the south is a cluster of four (4) AR-5 Agricultural-Residential District zoned properties of similar size. Directly to the north and to the east are A-R Agricultural-Residential District zoned properties. The surrounding area is characterized by agricultural pursuits and single-family dwellings in a rural setting. The minimum lot sizes of the zoning districts around the subject site range from 1 acre up to 10 acres. The minimum lot size for the proposed AR-5 Agricultural-Residential District is 5 acres. Therefore, the proposed zoning is an appropriate and compatible district, both in allowable uses and development standards, that aligns with the rural character of the area.

3. The applicant has volunteered to record a deed restriction (Attachment 6) to the property providing the following use restrictions:

> a. The Property will be zoned AR-5 Agricultural-Residential District ("Agricultural-Residential") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

4. A Live Local deed restriction is being imposed due to the AR-5 Agricultural-Residential Zoning District allowing commercial farming and "other for profit business activities," which potentially subjects the AR-5 Agricultural-Residential Zoning District to the Live Local Act pursuant to the very broad statutory definition of "commercial use". See Section 125.01055(7)(n)1., Florida Statutes.

5. The applicant has provided the following narrative (Attachment 2):

> "In November of 2002, we purchased the two lots described above in the community of Trilby, Florida with a total acreage of 11 acres. The north lot PP- 27 23 21 0000 01600 0000 was approximately six acres and the south lot PP- 27 23 21 0000 01500 0000 was approximately five acres. The land was about 90% cleared and had a two acre orange grove across the middle. The grove was removed in 2005 as it had died off. Barbed wire fencing was removed in most places and replaced with smooth high tensile strength wire that would be safe for horses. We have had

three horses on this land for most of its existence with us and now do not own or board any animals except for two dogs. The land came with three structures, a 1200 sq ft main home, a 1200 sq ft barn/garage, and a 400 sqft guest apartment. The main home and the apartment were on the south lot, The barn/garage was on the middle lot line with half in the north lot, and half in the south lot. A well was by the main home on the south lot, and another well was on the north lot, near the guest apartment. A mobile home was near the guest home in 2001 and removed in 2002 at time of purchase. We built a new 1200 sq ft horse barn in the western part of the northern lot. Hurricane Milton in 2024 destroyed the original barn/garage on the middle lot line. The guest apartment has an entrance to Old Trilby Road on the south lot. The eastern well has access to Old Trilby Road. The main home has an easement on the south edge of the south property for the entirety of the lot. There is no gate on the easement. The mailboxes for 20235 (present Riley household,) 20345 (the present guest house) and 20245 (the previous mobile home, removed in 2023), Old Trilby Road are on the east side of Old Trilby Road. This rezoning is to change it from AC to AR-5 to allow the lots to be split. We plan to reconfigure the two lots from a north/south orientation to a east/west orientation with an intent to move into the apartment and sell the main home in the next few years."

6. Access to the subject site is from Old Trilby Road, a two-lane, County-maintained residential roadway with approximately 50 feet of right-of-way (ROW).

7. There is an existing trail segment in the name of Withlacoochee State Trail located approximately 100 feet east of the subject site. Directly adjacent to the east side of the site is a trail segment in the name of Withlacoochee Extension. This trail is funded but still in the planning stages and expected to complete design by November 2026, with construction planned for 2029-2031.

8. The subject site is located in Flood Zone X and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.

9. The subject site is within the East Market Area and is not within the Urban Service Area.

10. The subject site is located within Rural Area 1: The Northeast Pasco County Rural Area, as identified on Future Land Use Map 2-13. Any development proposed in this area is subject to the applicable provisions of LDC Section 604 governing the Northeast Pasco Rural Protection Overlay District.

11. The subject area has a Future Land Use (FLU) classification of RES-1 (RESIDENTIAL – 1 DU/GA) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed rezoning is consistent with the 2025 Pasco County Comprehensive Plan.

12. On August 4, 2026, the applicant held a neighborhood meeting in accordance with LDC Section 305. The meeting notes are attached hereto (Attachment 7).

13. The current A-C Agricultural District zoning is the original zoning of the properties. The A-C Agricultural District has a minimum lot size of 10 acres. The properties are approximately 5.3 acres and 5.6 acres in size, making them nonconforming to the original A-C Agricultural District. However, comparing the existing properties to the properties shown in the 1974 REDI Maps, they appear to match. This does make each property eligible to be determined as a small lot of record, pursuant to LDC Section 1204.1. A rezoning to the proposed district will bring the properties into conformance as the minimum lot size for the AR-5 Agricultural Residential District is 5 acres.

14. The BCC has approved the following similar actions in the surrounding area:

a. On August 20, 2002, Petition No. 5929 from A-C Agricultural District to a A-R Agricultural-Residential District with conditions for a parcel located directly to the north of the subject request. The conditions were concerning submittal of a preliminary site plan before subdividing the property, compliance with applicable requirements of the Conservation Element of the Comprehensive Plan and that allowable density or intensity is in compliance with the Comprehensive Plan.

b. On August 19, 2020, Petition No. 7490 from A-C Agricultural District to an AR-5 Agricultural-Residential District for four (4) parcels located approximately 663 feet south of the subject request.

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, the Pasco County Natural Resources Inspector and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

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.

16. On December 16, 2025, the subject request was found to be exempt from Timing and Phasing (T&P-2025-00083) 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 Preliminary Site Plan, or Preliminary Development Plan, if applicable.

17. Old Trilby Road does not meet County standards, pursuant to LDC Section 901.4.C; “Any project having an impact of less than or equal to 20 daily trips to a County-maintained local or subdivision collector roadway is exempt from mitigation and analysis for that roadway segment.” The total average daily trips for the project is 17, thereby making it exempt. (SSRRA-2025-00263).

18. The subject rezoning shall not take effect until the deed restriction referenced in Finding of Fact Number 3 is recorded and delivered to the County.

19. The LDC, Section 403, requires that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

20. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANNING COMMISSION ACTION:

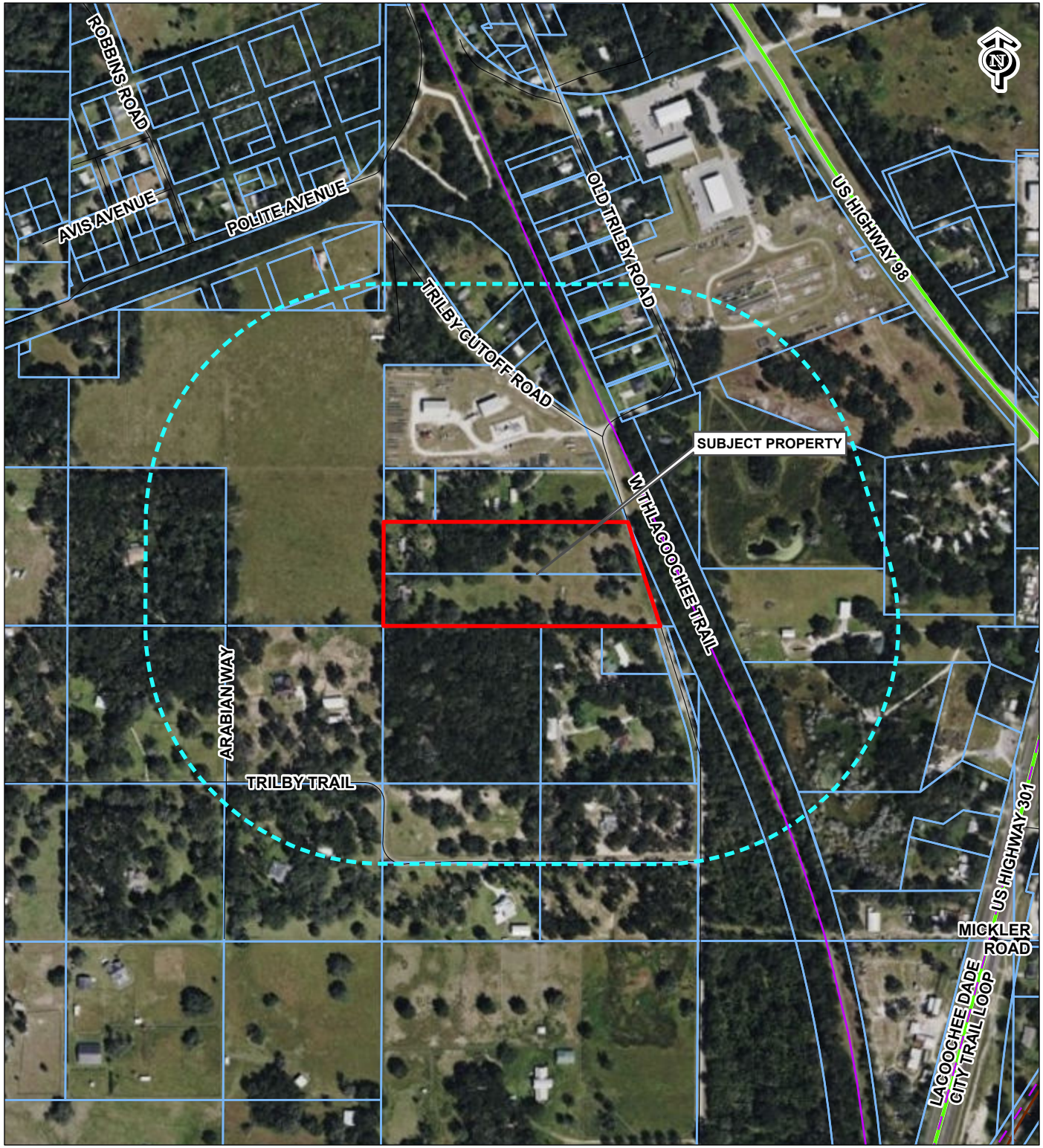
Approval of PDE Recommendation: _ Ayes; _ Nays

FISCAL IMPACT/COST/REVENUE STATEMENT:
Funding is not required for this action.

REQUEST:
Not Applicable.

ATTACHMENT(S):
1. PDE26-7938 Riley Property Zoning Visuals
2. PDE26-7938 Riley Property Narrative
3. PDE26-7938 Riley Property T&P-2025-00083
4. PDE26-7938 Riley Property Resolution No. 26-62RZ
5. PDE26-7938 Riley Property Exhibit A - Legal Description
6. PDE26-7938 Riley Property Deed Restriction
7. PDE26-7938 Riley Property Neighborhood Meeting Affidavit
8. PDE26-7938 Riley PC Proof of Publication
9. PDE26-7938 Riley Property Affidavit of Posting and Mail Notice for PC
10. PDE26-7938 Riley Property Signature Sheet

cc:DA/DE/NP/AT/JR/PDE26-7938 PC



RZ-7938
A-C TO AR-5

27-23-21-0000-01600-0000
27-23-21-0000-01500-0000

RICHARD K & KATHRYN W RILEY LIVING TRUST
RICHARD K & KATHRYN W RILEY TRUSTEES /
RILEY PROPERTY
PO BOX 6
TRILBY, FL 33593

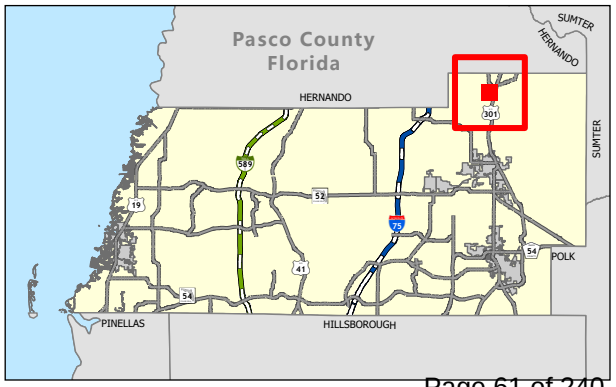
PHYSICAL ADDRESS:
20235 OLD TRILBY ROAD

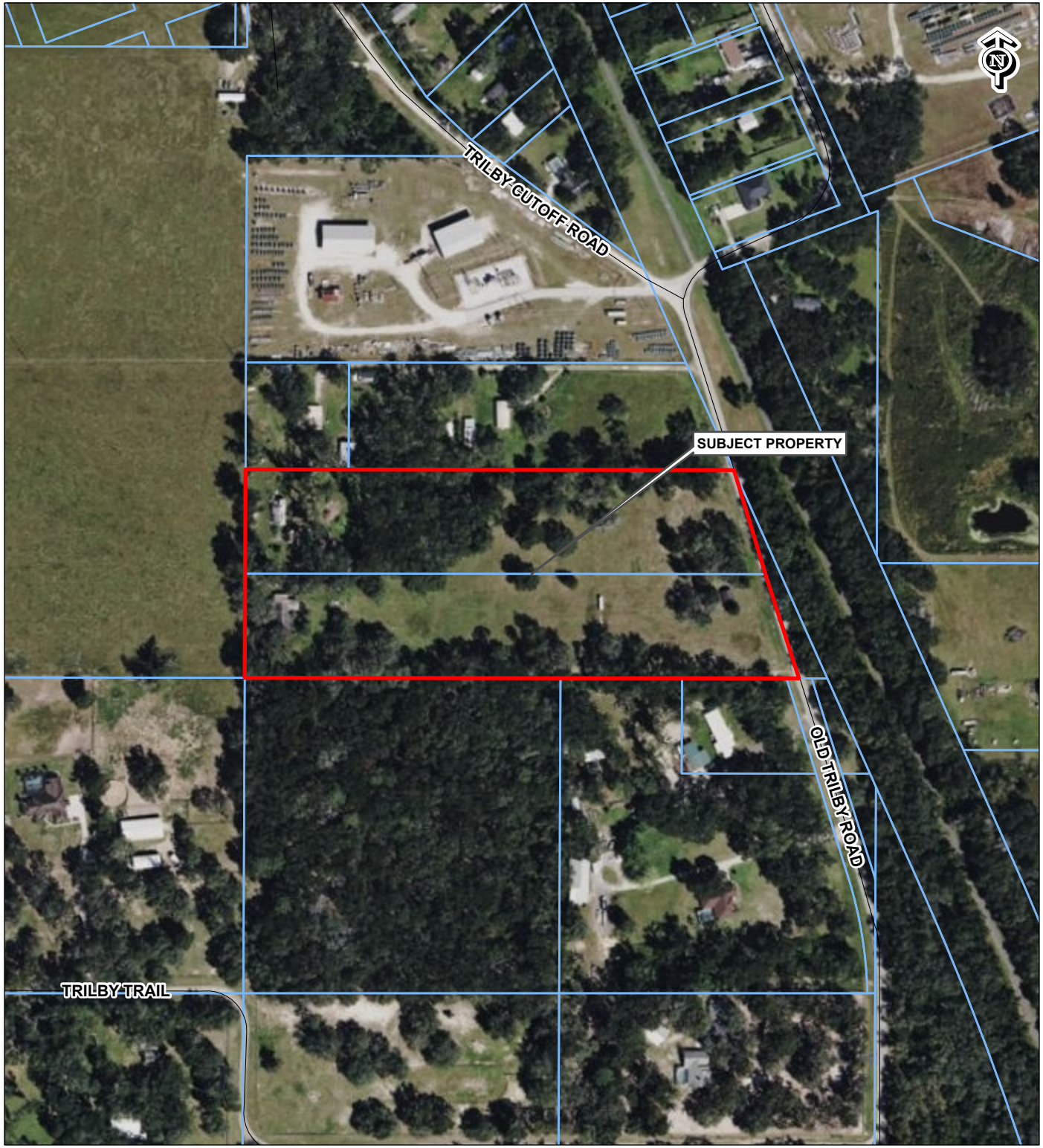
TAZ-55
COMMISSION DISTRICT: 1

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

0 600 1,200
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\Zoning_Automation\Zoning_Automation.aprx Template_CONTEXT_MAP jdaniel 3/30/2026





RZ-7938
A-C TO AR-5

27-23-21-0000-01600-0000
27-23-21-0000-01500-0000

RICHARD K & KATHRYN W RILEY LIVING TRUST
RICHARD K & KATHRYN W RILEY TRUSTEES /
RILEY PROPERTY
PO BOX 6
TRILBY, FL 33593

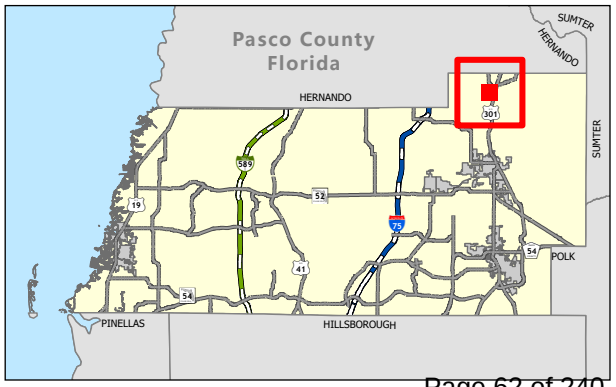
PHYSICAL ADDRESS:
20235 OLD TRILBY ROAD

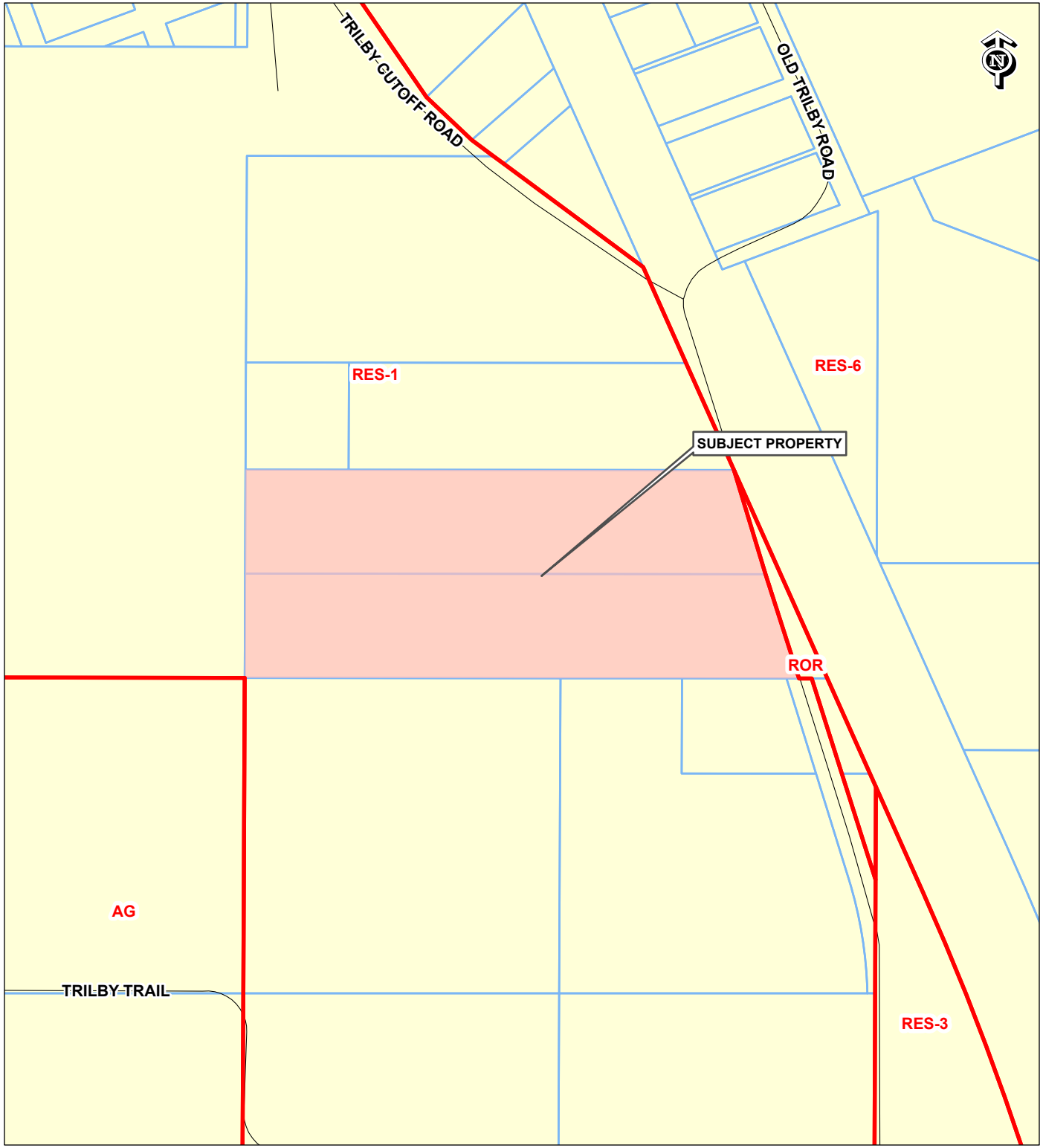
TAZ-55
COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\Zoning_Automation\Zoning_Automation.aprx Template_AERIAL jdaniel 3/30/2026





RZ-7938
A-C TO AR-5

27-23-21-0000-01600-0000
27-23-21-0000-01500-0000

RICHARD K & KATHRYN W RILEY LIVING TRUST
RICHARD K & KATHRYN W RILEY TRUSTEES /
RILEY PROPERTY
PO BOX 6
TRILBY, FL 33593

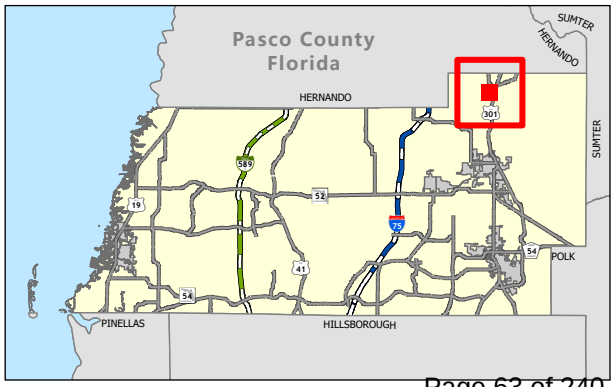
PHYSICAL ADDRESS:
20235 OLD TRILBY ROAD

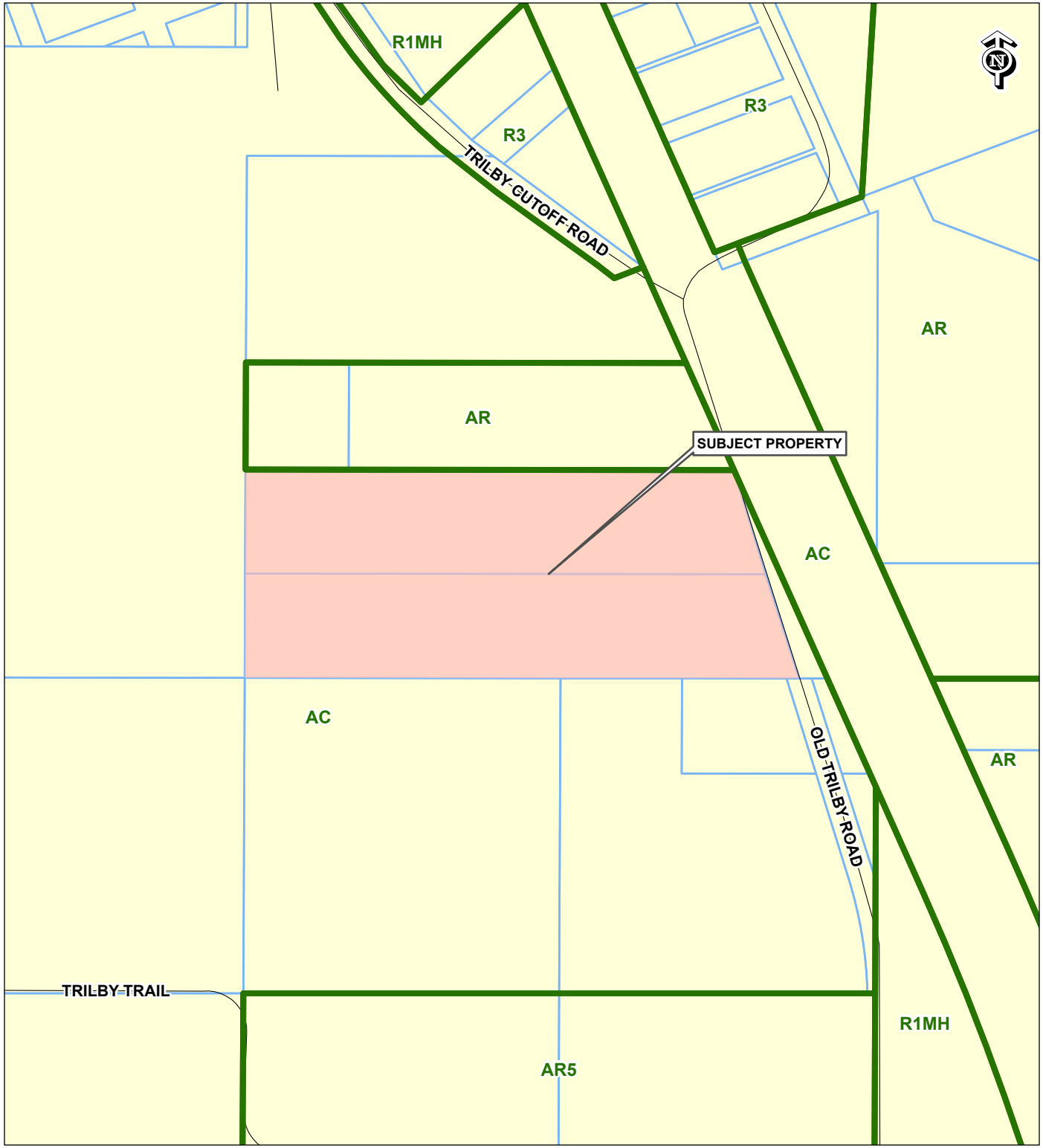
TAZ-55
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\Zoning_Automation\Zoning_Automation.aprx Template_FLU jdaniel 3/30/2026





RZ-7938
A-C TO AR-5

27-23-21-0000-01600-0000
27-23-21-0000-01500-0000

RICHARD K & KATHRYN W RILEY LIVING TRUST
RICHARD K & KATHRYN W RILEY TRUSTEES /
RILEY PROPERTY
PO BOX 6
TRILBY, FL 33593

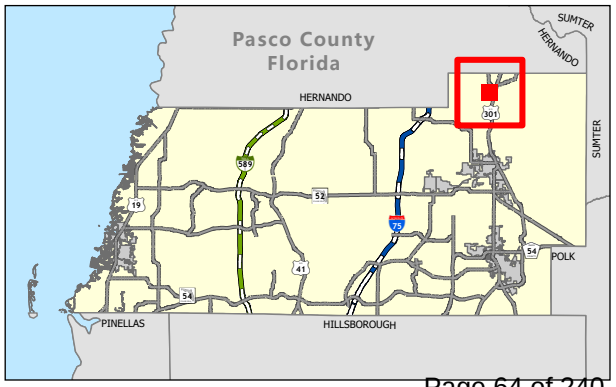
PHYSICAL ADDRESS:
20235 OLD TRILBY ROAD

TAZ-55
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\Zoning_Automation\Zoning_Automation.aprx Template_ZONING jdaniel 3/30/2026



Narrative: for REZONE-2026-00008

In November of 2002, we purchased the two lots described above in the community of Trilby, Florida with a total acreage of 11 acres. The north lot PP- 27 23 21 0000 01600 0000 was approximately six acres and the south lot PP- 27 23 21 0000 01500 0000 was approximately five acres.

The land was about 90% cleared and had a two acre orange grove across the middle. The grove was removed in 2005 as it had died off. Barbed wire fencing was removed in most places and replaced with smooth high tensile strength wire that would be safe for horses. We have had three horses on this land for most of its existence with us and now do not own or board any animals except for two dogs.

The land came with three structures, a 1200 sq ft main home, a 1200 sq ft barn/garage, and a 400 sqft guest apartment. The main home and the apartment were on the south lot, The barn/garage was on the middle lot line with half in the north lot, and half in the south lot. A well was by the main home on the south lot, and another well was on the north lot, near the guest apartment. A mobile home was near the guest home in 2001 and removed in 2002 at time of purchase.

We built a new 1200 sq ft horse barn in the western part of the northern lot. Hurricane Milton in 2024 destroyed the original barn/garage on the middle lot line.

The guest apartment has an entrance to Old Trilby Road on the south lot. The eastern well has access to Old Trilby Road. The main home has an easement on the south edge of the south property for the entirety of the lot. There is no gate on the easement. The mail boxes for 20235 (present Riley household,) 20345 (the present guest house) and 20245 (the previous mobile home, removed in 2023), Old Trilby Road are on the east side of Old Trilby Road.

This rezoning is to change it from AC to AR-5 to allow the lots to be split.

We plan to reconfigure the two lots from a north/south orientation to a east/west orientation with an intent to move into the apartment and sell the main home in the next few years.

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-2025-00083

Applicant: Richard K Riley

Consultant Name: N/A

Parcel ID(s): 27 23 21 0000 01500 0000 & 27 23 21 0000 01600 0000

Application Status

Application Status: **Accepted**

Date: December 16, 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: AC-100

Existing Development Size: 1200 sq.ft. main home, 1200 sq.ft. barn/garage, 400 sq.ft. apartment

Proposed Zoning: AR-5

Proposed Development Size: Same as existing

Land Area: 11.5 Acres (North Parcel (5.5 Acres), South Parcel (6 Acres))

Condition	Zoning	Max Coverage	Best Use (Code)	Density Allowed	Peak Hr. Trip Rate
Existing	AC-100	15%	Residential (210)	1 DU/10 Acres	0.94 Trip per DU
No. Trips (A)	$11.5 \times 0.1 \times 0.94 \times 0.15 \sim 1\ Trip$				
Proposed	AR-5	30%	Residential (210)	1 DU/5 Acres	0.94 Trip per DU
No. Trips (B)	$11.5 \times 0.2 \times 0.94 \times 0.3 \sim 1\ Trip$				
Trip Delta $\Delta = (B - A)$	$\Delta = 1 - 1 = 0\ Trips$				

Comment: On December 16, 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: Old Trilby Rd. - County Maintained Local

Adjacent Roadway(s) Condition: Old Trilby Rd. - Substandard

Number of Daily Trips:

Single Family Home (210): $\mathbf{1}$ *DU* $\times$ $\mathbf{9.43}$ *ITE Rate* $\sim$ $\mathbf{10}$ *Avg. daily trips*

Guest Apartment (220): $\mathbf{1}$ *DU* $\times$ $\mathbf{6.74}$ *ITE Rate* $\sim$ $\mathbf{7}$ *Avg. daily trips*

Total Avg. Daily Trips: $\mathbf{10} + \mathbf{7} = \mathbf{17}$

SSRRA-2025-00263: EXEMPT

Comment: Per LDC 901.4.C; "Any project having an impact of less than or equal to 20 daily trips to a County-maintained local or subdivision collector roadway is exempt from mitigation and analysis for that roadway segment."

BY THE BOARD OF COUNTY COMMISSIONERS **RESOLUTION NO. 26-62RZ**

RESOLUTION CHANGING ZONING CLASSIFICATION OF PROPERTY DESCRIBED IN APPLICATION NO. 7938 FROM AN A-C AGRICULTURAL DISTRICT TO AN AR-5 AGRICULTURAL-RESIDENTIAL DISTRICT.

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on October 6, 2026, on Rezoning Application No. 7938 and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence 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 other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

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

FINDINGS OF FACT:

1. The subject site is comprised of two parcels. The northern parcel is developed with an approximately 1,200 square foot horse barn and is approximately 5.3 acres. The southern parcel is developed with a 2,376 square foot single-family home and a 20 foot x 20 foot (400 square foot) single-family dwelling unit on approximately 5.6 acres. The applicant proposes to reconfigure the property lines of the two parcels in conformance with Land Development Code (LDC) Section 507 - AR-5 Agricultural-Residential District standards for development. This reconfiguration of the property lines will result in the 2,376 square foot dwelling and horse barn on the westerly property, and the 400 square foot dwelling unit being on the easterly property.
2. The applicant has volunteered to record a deed restriction (Attachment 6) to the property providing the following use restrictions:
    a. The Property will be zoned AR-5 Agricultural-Residential District (“Agricultural-Residential”) upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and

residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

3. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-7938, the rezoning is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 6th day of October 2026, that the zoning classification of the following described real property is hereby changed from an A-C Agricultural District to an AR-5 Agricultural-Residential District effective upon the recordation and delivery to the County of the deed restrictions to the property referenced in finding of fact two.

See Description on Exhibit A Attached

DONE AND RESOLVED this 6th day of October 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

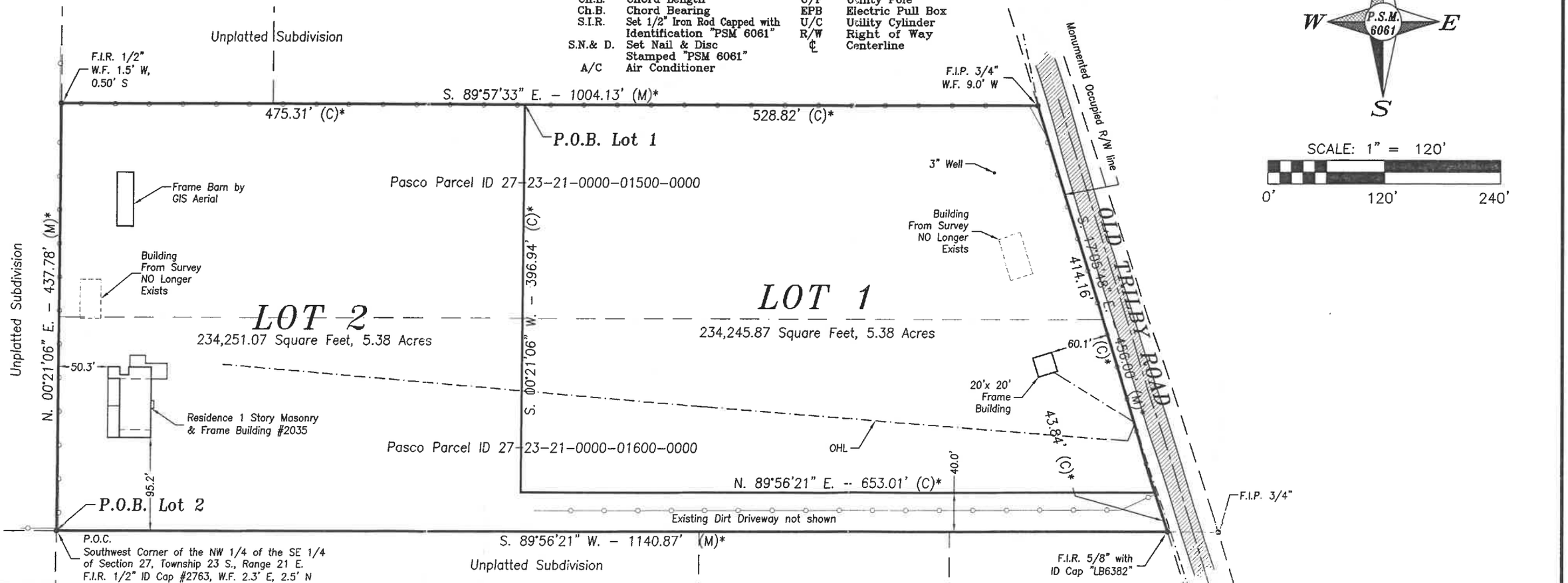
SECTION 27 TOWNSHIP 23 S RANGE 21 E

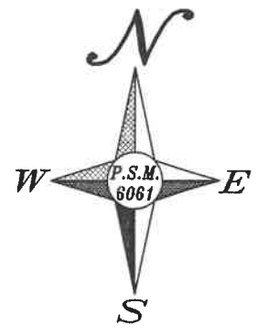
PASCO COUNTY, FLORIDA

Revised 11/26/2025 adjusted Lot 2 access strip to 40' – JW – W25-1101a

Legend

P.O.C.	Point of Commencement		Indicates Asphalt Pavement
P.C.P.	Permanent Control Point		Indicates Concrete Pavement
P.R.M.	Permanent Reference Monument	*	Based on Survey by Simmons & Beall, Inc. See Notes pg. 2
P.O.B.	Point of Beginning	E/T	Electric Transformer
P.O.L.	Point on Line	U/V	Utility Vault (underground)
F.I.R.	Found Iron Rod	W.F.	Wire Fence
F.I.P.	Found Iron Pipe	Wd.F.	Wood Fence
F.N.& D.	Found Nail & Disc	CLF	Chain Link Fence
F.C.M.	Found Concrete Monument	S.P.	Screen Porch
(R)	Per Legal Description or Plat (Recorded)	E/M	Electric Meter
(C)	Calculated	OHL	Overhead Utility Line
(M)	Field Measured	U/P	Utility Pole
B/D	Proportioned Section Breakdown	EPB	Electric Pull Box
RAD.	Radius	U/C	Utility Cylinder
Ch.L.	Chord Length	R/W	Right of Way
Ch.B.	Chord Bearing	℄	Centerline
S.I.R.	Set 1/2" Iron Rod Capped with Identification "PSM 6061"		
S.N.& D.	Set Nail & Disc Stamped "PSM 6061"		
A/C	Air Conditioner		





SCALE: 1" = 120'

0' 120' 240'

John Walsh, Professional Surveyor & Mapper

5303 10th Street Zephyrhills, Florida 33540
Phone: (352) 588-3680 psm6061@gmail.com

Professional License number PSM 6061
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Additions or deletions to this survey map or report by other than the signing party prohibited without written consent of the signing party.

BOUNDARY MODIFICATION PLAN
Client: Richard Riley
Date of [redacted] Plan: 11/4/2025
Work order number: W25-1101

PAGE 1 OF 2

Certified To: Richard Riley

John Walsh, P.S.M.
See Page 2 for Signature & Seal
Florida Surveyor's Registration No. 6061

LEGAL DESCRIPTIONS:

Revised 11/26/2025 adjusted Lot 2 access strip to 40' – JW – W25-1101a

Existing parcels:

Parcel 27-23-21-0000-01500-0000: The SOUTH 218.93 feet of the NW 1/4 of the SE 1/4 lying WEST of the paved road. Known as Dixie Highway, or Old State Road #23, in Section 27, Township 23 South, Range 21 East, Pasco County, Florida.

Parcel 27-23-21-0000-01500-0000: The NORTH 218.94 feet of the SOUTH 437.87 feet of the NW 1/4 of the SE 1/4 lying west of paved road, known as Dixie Highway (Old SR. 23) in Section 27, Township 23 South, Range 21 East, Pasco County, Florida.

PROPOSED PARCELS:

LOT 1, That portion of the South 437.87 feet of the NW 1/4 of the SE 1/4 of Section 27, Township 23 South, Range 21 East, Pasco County, Florida, lying West of Old Trilby Road (Dixie Highway [Old SR.23]) described as follows:
Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 27, and run thence N. 00°21'06" E., along the West line of said NW 1/4, a distance of 437.78 feet, to the North line of the South 437.87' of said NW 1/4; thence S. 89°57'33" E., along said North line, a distance of 475.31 feet for a POINT OF BEGINNING; thence continue S. 89°57'33" E. a distance of 528.82 feet, to the WEST line of said Trilby Road; thence S. 17°05'48" E., along said WEST line, a distance of 414.16 feet; thence S. 89°56'21" W., a distance of 653.01 feet; thence N. 00°21'06" E., a distance of 396.94 feet to the POINT OF BEGINNING.
Containing 234,245.87 Square Feet or 5.38 Acres more or less.

LOT 2, That portion of the South 437.87 feet of the NW 1/4 of the SE 1/4 of Section 27, Township 23 South, Range 21 East, Pasco County, Florida, lying West of Old Trilby Road (Dixie Highway [Old SR.23]) described as follows:
Commence at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 27, for a POINT OF BEGINNING and run thence N. 00°21'06" E., along the West line of said NW 1/4, a distance of 437.78 feet, to the North line of the South 437.87' of said NW 1/4; thence S. 89°57'33" E., along said North line, a distance of 475.31 feet; thence S. 00°21'06" W., a distance of 396.94 feet; thence N. 89°56'21" E., a distance of 653.01 feet, to the WEST line of Trilby Road; thence S. 17°05'48" E., along said WEST line, a distance of 43.84 feet, to the South line of the NW 1/4 of the SE 1/4 of said Section 27; thence S. 89°56'21" W., along the said South line, a distance of 1140.87 feet, to the POINT OF BEGINNING.
Containing 234,251.07 Square Feet or 5.38 Acres more or less.

NOTES:

This BOUNDARY MODIFICATION PLAN is based on that BOUNDARY SURVEY by Simmons & Beall, Inc., provided by client. Dated 11/12/2002, Order # 02269 for Richard and Kathryn Riley. Improvements and their relationship to the property boundaries are based on the survey and appraisers aerial.

Bearings shown hereon are based on the referenced survey, refers to Assumed Datum.

Legal description based on survey by Simmons & Beall, Inc. dated 11/12/2002, Job # 02269.

SUBJECT PARCELS and all adjoining parcels are zoned A-C.

This plan does NOT guaranty acceptance or approval by any government agency.

John Walsh, Professional Surveyor & Mapper
5303 10th Street
Zephyrhills, Florida 33542
Phone: (352) 588-3680
Email: psm6061@gmail.com

Professional License number LS 6061
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Additions or deletions to this survey map or report by other than the signing party prohibited without written consent of the signing party.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

BOUNDARY MODIFICATION PLAN
Client: Richard Riley
Work order number: W25-1101
Date of [redacted] Plan: 11/4/2025
Certified To: Richard Riley

John Walsh, P.S.M.
Florida Surveyor's Registration No. 6061

PAGE 2 OF 2

SECTION 27
TOWNSHIP 23 S RANGE 21 E
PASCO COUNTY, FLORIDA

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made, dedicated, and declared on this _____day of ____, 2026, by _____, whose post office address is _____("Declarant").

RECITALS

1. Declarant is the fee owner of that certain real property more particularly described on Exhibit A attached hereto (the "Property").

2. Declarant requested Pasco County, a political subdivision of the State of Florida, ("County") for a change of the zoning designation of the Property by Petition No. RZ-7938, from an A-C Agricultural District to an AR-5 Agricultural-Residential District (the "Rezoning").

3. As a condition of the Rezoning, Declarant is willing to impose certain Restrictions (as defined herein) on the Property as hereinafter set forth in this Declaration in connection with the Rezoning for the benefit of the County.

W I T N E S E T H:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Declarant hereby create, establish, promulgate and declare that the Property shall be held, sold, leased, developed, and conveyed expressly subject to the following covenants, conditions and restrictions:

ARTICLE I
RESTRICTIONS ON THE PROPERTY

Section 1.1 Restrictions. The following restrictions are hereby imposed upon the Property and shall continue as restrictions thereon for the benefit of the County unless otherwise approved by the County in connection with any subsequent rezoning of the Property or a portion thereof.

a. The Property will be zoned AR-5 Agricultural-Residential District ("Agricultural-Residential") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses and residential densities set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses and residential densities for the Property will remain Agricultural-Residential uses and densities, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

ARTICLE II
MISCELLANEOUS PROVISIONS

Section 2.1 Enforcement. Declarant, for so long as it owns any portion of the Property, the fee simple owners of the Property (each an "Owner" and collectively, the "Owners") and the County shall have the right to enforce, by any proceedings at law or in equity, the Restrictions imposed by this Amended and Restated Declaration. Failure by Declarant, an Owner or the County to enforce any Restrictions contained herein shall in no event be deemed a waiver of the right to do so thereafter, nor shall Declarant, an Owner, or the County have any responsibility to ensure the compliance with the Restrictions by any other party.

Section 2.2 Duration. The covenants, conditions, and Restrictions contained herein shall inure to the benefit of and shall be binding upon the Property for a period of sixty (60) years from the Effective Date hereof. Thereafter, they shall be automatically extended for additional successive periods of ten (10) years unless otherwise agreed to in writing by Declarant (for so long as it owns any portion of the Property), the Owners of the Property and the County.

Section 2.3 Notice. Whenever any notice, demand, or request is required or permitted hereunder, such notice, demand, or request shall be sent by U.S. Mail, certified, postage prepaid to the addresses last given to or known by the party giving such notice or by Federal Express or other nationally-recognized overnight delivery service. Such notice is deemed to have been delivered upon the earlier of: (1) actual receipt or (2) within three (3) days from the date sent by U.S. Mail, certified, postage prepaid or by Federal Express. Declarant, the County, and the Owners of the Property shall have the right and election to designate to the other from time to time, by written notice in accordance with the notice provisions hereof to such other person or persons, at such other places in the United States as it may desire for the delivery or mailing of written notices in accordance herewith. The present parties and addresses to receive written notice hereunder are as follows:

Declarant:

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

Section 2.4 Captions. The captions, section numbers, and article numbers appearing in this Amended and Restated Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Amended and Restated Declaration, nor in any way modify or affect this Amended and Restated Declaration.

Section 2.5 Covenants Running with the Land. The Restrictions, conditions, covenants, and obligations as specifically set forth herein shall be benefits and burdens respectively, on the Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.6 Amendments. This Declaration shall not be modified, amended, or rescinded

except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

Section 2.7 Equitable Remedies. To the extent allowed by law, in the event of a breach by any Owner of any obligation of this Declaration, Declarant (for so long as it owns any portion of the Property), the other Owners or the County shall be entitled to obtain an order specifically enforcing the performance of such obligation or an injunction prohibiting any such breach; Declarant and the Owners hereby acknowledge the inadequacy of legal remedies and the irreparable harm which would be caused by any such breach, and/or to relief by other available legal and equitable remedies from the consequences of such breach. Except as otherwise specifically provided in this Declaration, (i) no remedy provided in this Declaration shall be exclusive, but each shall be cumulative with all other remedies provided in this Declaration and (ii) all remedies at law or in equity shall be available.

Section 2.8 No Breach. No breach of the provisions of this Declaration shall entitle Declarant or any Owner or party to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Declaration.

Section 2.9 Force Majeure. In the event Declarant or any Owner or any other party shall be delayed or hindered in or prevented from the performance of any act required to be performed by such party by reason of Acts of God, strikes, lockouts, unavailability of materials, failure of power, prohibitive governmental laws or regulations, riots, insurrections, the act or failure to act of any other party, adverse weather conditions preventing the performance of work as certified to by an architect, war or other reason beyond such party's control, then the time for performance of such act shall be extended for a period equivalent to the period of such delay. Lack of adequate funds or financial inability to perform shall not be deemed to be a cause beyond the control of such party.

Section 2.10 Priority to Mortgages. Any mortgage or deed of trust affecting any portion of the Property shall at all times be subject and subordinate to the terms of this Declaration. Any party foreclosing any such mortgage or deed of trust or acquiring title by deed in lieu of foreclosure or trustee's sale shall acquire title subject to all of the terms and provisions of this Declaration.

Section 2.11 No Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of Property to the general public or for any public use or purpose whatsoever.

Section 2.12 Third Party Beneficiaries. Nothing contained in this Declaration shall be deemed or construed to benefit any person or entity other than Declarant, Owner(s) and County.

Section 2.13 Governing Law and Venue. This Declaration shall be construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Declaration shall be in Pasco County, Florida.

Section 2.14 No Joint Venture. Nothing in this Declaration shall be construed to make Declarant, the Owners or the County partners or joint venturers or render any of said parties liable for the debts or obligations of the other.

Section 2.15 Effective Date. This Declaration shall become effective upon recording of this Declaration in the Public Records of the County (such date being the “Effective Date”).

[EXECUTION PAGE TO FOLLOW]

DECLARANT:

_____
Signature

_____
Printed Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026 by _____, an authorized representative of _____. He/she is personally known to me or has produced _____ as identification.

_____
Signature of Notary

_____
Printed Name of Notary
My Commission Expires:

Exhibit A
Legal Description

Attached hereto and incorporated herein by reference.

PASCO COUNTY FLORIDA

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Richard K. Riley and Kathryn W. Riley
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): 27 23 21 0000 01500 0000, 27 23 21 0000 01600 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: Riley Property

Project Number: RZ-7938

Request: Proposing a Change in Zoning from A-C Agricultural District to AR-5 Agricultural-Residential District

That attached is the following:

_____ Proof of publication from the _____ *(newspaper name, if applicable).*

X Certificate of mailing for the notices, which were mailed on Jul 21, 2026 *(date)*

X Photos showing the placement of and language on the signage, which was posted on Jul 21, 2026 *(date)*

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

KELLENE R SOLOVITCH
Notary Public - State of Florida
Commission # HH 395873
My Comm. Expires Jul 9, 2027

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 7/21/26, by Richard K. Riley who is personally known to me or who has produced FL Drivers License as identification.

Notary Signature: Kellene Solovitch

Name Printed: Kellene R. Solovitch

/2

Revision Date: 1/10/2025
DS Admin Approved: 12/3/2025

27 23 21 0000 00100 0040
TIITF/DNR-DIV OF REC & PARKS RAILS TO TRAILS
C/O DEP DOUGLAS BLDG3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6515

27 23 21 0000 01300 0010
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847

27 23 21 0000 01400 0000
TRILBY CUTOFF LLC
PO BOX 382
SAN ANTONIO, FL 33576-0382

27 23 21 0000 01400 0011
JUAREZ GERONIMO F & MARIA G
20442 TRILBY CUTOFF RD
DADE CITY, FL 33523-6698

27 23 21 0000 01400 0020
MARBRA JOYCE
20462 TRILBY CUTOFF RD
DADE CITY, FL 33523-6698

27 23 21 0000 01500 0000
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 01600 0000
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 01700 0000
CLARK ELIZABETH J
PO BOX 13
TRILBY, FL 33593-0013

USPS DADE CITY FL 33525 JUL 20 2026

27 23 21 0000 01800 0000
CLARK MICHAEL D & LISA M
PO BOX 602
TRILBY , FL 33593-0602

27 23 21 0000 01900 0000
BORESOW SCOTT ALAN & SONDRA C
4410 W IOWA AVE
TAMPA, FL 33616-1005

27 23 21 0000 02000 0000
TYER DONALD D
20615 OLD TRILBY RD
DADE CITY, FL 33523

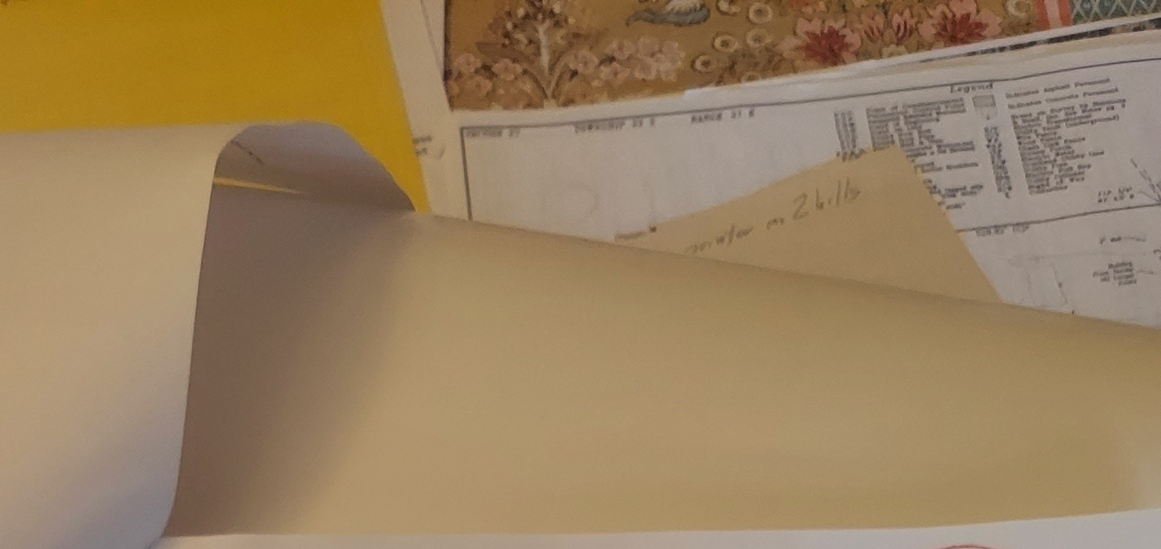
27 23 21 0000 02000 0010
GLM INVESTMENTS LLC
PO BOX 2334
ST LEO, FL 33574

27 23 21 0000 02000 0050
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
14651 21ST ST
DADE CITY, FL 33523

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
DADE CITY, FL
33525
JUL 20 26
AMOUNT
$14.00
S2324W500726-09



DADE CITY FL 33525
JUL 20 2026
USPS

27 23 21 0000 02200 0000
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278 duplicate

27 23 21 0000 05800 0143
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 05800 0010
YARNAL WILLIAM B & KATHLEEN M
PO BOX 368
TRILBY, FL 33593-0368

27 23 21 0000 05800 0144
WERTHEIMER RENE REVOCABLE LIVING TRUST WERTHEIMER RENE TRUSTEE
20111 OLD TRILBY RD
DADE CITY, FL 33523-6895 duplicate

27 23 21 0000 05800 0051
LONG DANIEL A & SUSAN DE WOLF
37424 TRILBY TRL
DADE CITY, FL 33523-7809

27 23 21 0000 05800 0145
RODRIGUEZ GENARO & BELINDA J LIVING TRUST RODRIGUEZ GENARO & BELINDA J TRUSTEES
37540 TRILBY TRL
DADE CITY, FL 33523 duplicate

27 23 21 0000 05800 0110
CUNNINGS LARRY PAUL & MARY KATHLEEN
37308 TRILBY TRL
DADE CITY, FL 33523-6825

27 23 21 0000 05800 0146
WERTHEIMER RENE DIANE TRUST WERTHEIMER RENE TRUSTEE
20111 OLD TRILBY RD
DADE CITY, FL 33523-6895

27 23 21 0000 05800 0120
KRUG DIANE L
PO BOX 305
TRILBY, FL 33593-0305

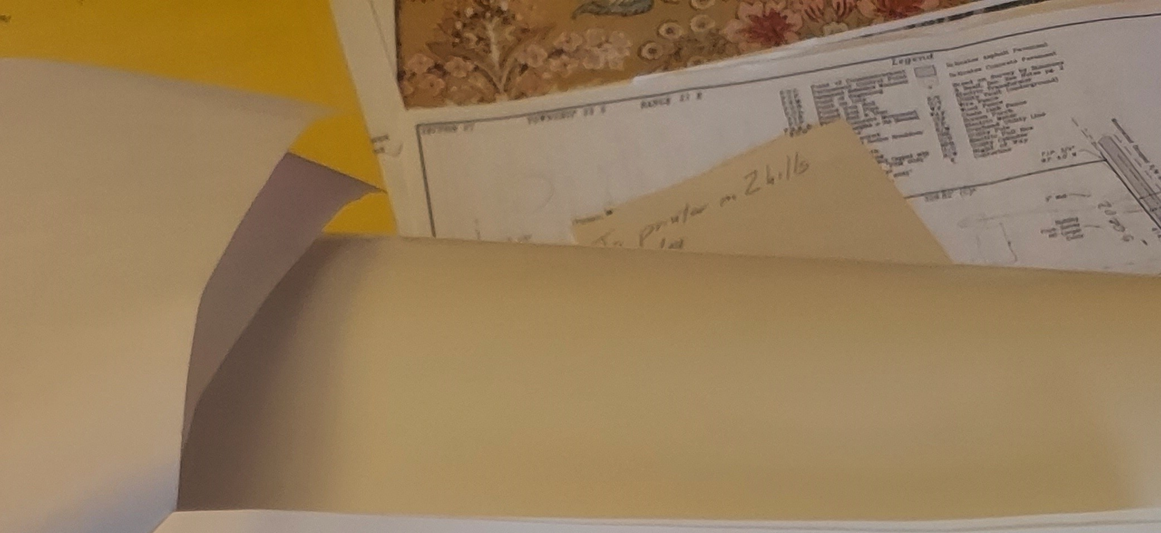
27 23 21 0000 05900 0000
MERRITT MARVIN E & BEULAH M
3673 CRYSTAL ST
GOTHA, FL 34734-4623

27 23 21 0000 05800 0130
TURNER JOHN ELLSWORTH III & CARRIE ANN
37425 TRILBY TRL
DADE CITY, FL 33523-7803

27 23 21 0000 06100 0000
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 05800 0140
RODRIGUEZ GENARO & BELINDA J LIVING TRUST RODRIGUEZ GENARO & BELINDA J TRUSTEES
37540 TRILBY TRL
DADE CITY, FL 33523

27 23 21 0000 06100 0010
CARTER RICHARD FRANCIS & STACIE LYNN
20229 OLD TRILBY RD
DADE CITY, FL 33523-6847



DADE CITY FL 33525
JUL 20 2026
USPS

27 23 21 0000 06100 0011
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0040 03300 0000
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 06100 0020
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0040 03700 00W0
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359 duplicate

27 23 21 0000 06200 0000
TILLMAN JONE LATICE & RAIHEEM
20105 US HIGHWAY 301
DADE CITY, FL 33523-6811

27 23 21 0000 06200 0060
H S W ASSOCIATES INC
3750 GUNN HWY STE 308
TAMPA, FL 33618-8915

27 23 21 0090 00300 0010
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278 duplicate

27 23 21 0000 06200 0070
WOOTEN WAYNE JR & MARSHA ANN
20231 US HIGHWAY 301
DADE CITY, FL 33523-6884

27 23 21 0090 01300 0080
VANDUSEN HELEN ALICIA
20643 OLD TRILBY RD
DADE CITY, FL 33523

27 23 21 0000 06300 0000
BRINEY PAUL
6319 BONAIR DR APT B
TAMPA, FL 33617-8920

27 23 21 0090 01400 0010
PEREZ TONIA & PEREZ ELIZABETH & HARRIS FLOYD D
20519 OLD TRILBY RD
DADE CITY, FL 33523-6640

27 23 21 0000 49900 0030
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

27 23 21 0090 01400 0030
ALLEN SUSAN W & EDMUND E
1765 ADAIR MILL RD
CLEVELAND, GA 30528-3317



27 23 21 0090 01400 0060
ESPARZA RAMONE & EUGENIA
PO BOX 298
TRILBY, FL 33593-0298

27 23 21 0090 02500 0010
REGISTER RICHARD M SR & REGISTER MELYNDA L
20447 OLD TRILBY RD
DADE CITY, FL 33523-1604

DADE CITY FL 33525
JUL 20 2026
USPS

27 23 21 0090 02500 0060
CARTER MICHAEL & NICKI
20437 OLD TRILBY RD
DADE CITY, FL 33523-1604

27 23 21 0090 49900 0040
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359 duplicate


PUBLIC MEETING
PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7938
Project Type: REZONING
Proposing a Change in Zoning from A-C Agricultural District to AR-5 Agricultural-Residential District
Neighborhood Meeting
08/04/26 6:30 p.m.
20235 Old Trilby Rd.
Dade City, FL 33523
Richard Riley, 352-467-1098
Planning@MyPasco.net / 727-847-8140


PUBLIC MEETING
PASCO
App. No. RZ-7936
Project Type: RZ/Minor
Neighborhood Meeting
06/04/25 6:30 p.m.
20233 Old Valley Rd.
Dade City, FL 33523
Richard Riley; 352-667-1098


PUBLIC MEETING
PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7938
Project Type: REZONING
Proposing a Change in Zoning from A-C Agricultural District to AR-5 Agricultural-Residential District
Neighborhood Meeting
08/04/26 6:30 p.m.
20235 Old Trilby Rd.
Dade City, FL 33523
Richard Riley, 352-467-1098
Planning@MyPasco.net / 727-847-8140


PUBLIC MEETING
PASCO
App. No. RZ-7936
Project Type: REZONING
Neighborhood Meeting
06/04/25 6:30 p.m.
20233 Old Valley Rd.
Dade City, FL 33523
Richard Riley; 352-667-1098

NEIGHBORHOOD MEETING FOR PETITION RZ – 7938

Date: August 4, 2026

Time: 6:30 pm

Location: 20235 Old Trilby Road, Dade City, FL 33523

PLEASE SIGN IN:

~~Mary L Tillson~~

Mrs. Wilson (Richard CARTER)

Neighborhood Meeting for Petition RZ-7938

Date: August 4, 2026

Time: 6:30 pm

Location: 20235 Old Trilby Road, Dade City, FL 33523

Materials presented:

- Greeting and introduction of property owners
- Explaining that the purpose of this meeting is to answer questions and receive input about our rezoning request from our neighbors
- Property survey on display showing the proposed division of property into 2 parcels
- Explanation of current zoning A-C (one dwelling per 10 acres) to proposed zoning AR-5 (one dwelling per acres)
- Summary of the reason we are applying for rezoning and future plans (dividing the property into 2 parcels)
- Open discussion for any questions, input, suggestions or concerns
- Thanking people for coming

Issues raised:

None

Questions:

None

Concerns:

None

Tampa Type Print INC

12216 U.S. Hwy. 301 · Dade City, FL 33525
(352) 523-1200 · Fax (352) 523-1231
www.tampatypeprint.com

BILL TO
Misc Customer
12216 US Hwy 301
Dade City, FL 33525

P.O. NUMBER
Richard Riley

ITEM	DESCRIPTION
Coroplast	Coroplast Sign 36x44, 4

AFFIDAVIT OF PUBLICATION

Pasco County
8731 Citizens Drive, New Port Richey, FL 34654
(727) 847-2411

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Pasco County; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of RZ-7938 Riley Property, was published on the publicly accessible website of Pasco County, hosted by Column Software, PBC, on the following dates. Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Publication Dates:
- Aug 20, 2026

Notice ID: cuCyEUowkCvo3b8M6LWa

Notice Name: RZ-7938 Riley Property

Publication Fee: $0.00

Anjana Bhadoriya

_____
Agent

VERIFICATION
State of Florida
County of Broward

Signed or attested before me on this: 08/20/2026

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING
FOR A REZONING
FOR PROPERTY LOCATED
IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on Thursday, September 3, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m., to consider an application for rezoning pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. The hearing will be conducted at the stated time or as soon, thereafter, as is practical on the following application:

Richard and Kathryn Riley/Riley Property (RZ-7938) petition for a rezoning from an A-C Agricultural District to an AR-5 Agricultural-Residential District for a parcel located approximately 1,010 feet north of the intersection of Old Trilby Rd and Trilby Trail (aka Parcel I.D. No.: 27-23-21-0000-01600-0000 & 27-23-21-0000-01500-0000).

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning 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 (352) 521-4345.

Pasco County will also broadcast the public hearing on https://pascocountyfl.net/services/media_relations_and_communications/pasco_tv.php, https://www.youtube.com/channel/UCvIOC1VxmqM8_CilYqe8iyA, MyPasco App, Spectrum Channel 643 and Frontier Channel 42. All interested parties are invited to provide their comments at the public hearing at the time and place set above. Interested parties may also provide virtual real-time public comments during the public hearing. Parties wishing to provide virtual real-time public comments must complete and submit the Virtual Public Comment Form https://pasco.rja.revize.com/forms/7184 provided at http://mypasco.net/meetingagendas by 4:00 p.m. on the day before the meeting. Following submittal of the registration form, further instructions for participating in the meeting will be provided.

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.

PASC COUNTY FLORIDA

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Richard K. Riley and Kathryn W. Riley
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): 27 23 21 0000 01500 0000, 27 23 21 0000 01600 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: Riley Property

Project Number: RZ-7938

Request: Proposing a Change in Zoning from A-C Agricultural District to AR-5 Agricultural-Residential District

That attached is the following:

_____ Proof of publication from the _____ (*newspaper name, if applicable*).

X Certificate of mailing for the notices, which were mailed on AUG 13 2026 (*date*).

X Photos showing the placement of and language on the signage, which was posted on _____ (*date*)

DADE CITY FL

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

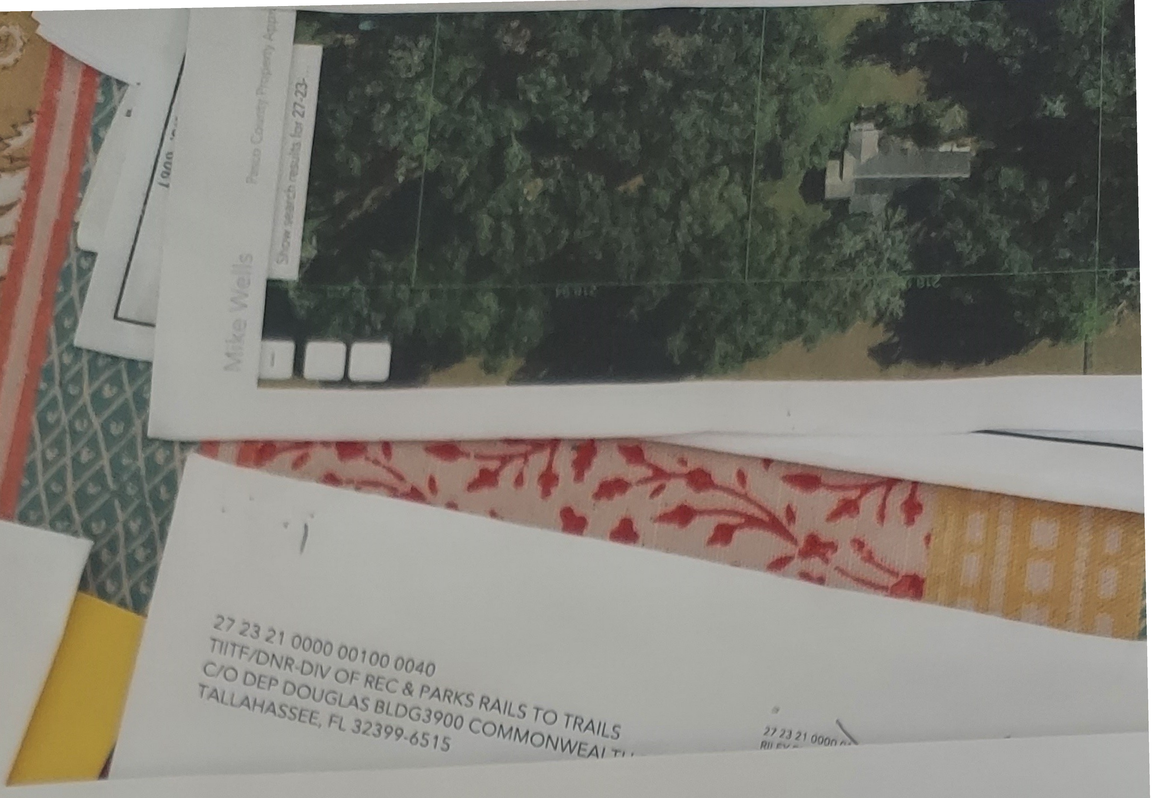
VANESSA MILLER
Notary Public - State of Florida
Commission # HH 767635
My Comm. Expires Jun 10, 2030

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 8/31/26, by Richard Riley who is personally known to me or who produced FLDL as identification.

Notary Signature: _____

Name Printed: Vanessa Miller

Revision Date: 1/10/2025
DS Admin Approved: 12/3/2025



Richard K and Kathryn W. Riley
20235 Old Trilby Road
Dade City, FL 33523
rkr@yahoo.com; kwr48@yahoo.com
(h) 352-583-4994; (c) 352-467-1098

July 20, 2026

Dear Property Owner:

This letter is to notify you that Petition No.7938 in the names of Richard K Riley and Kathryn W. Riley has been filed for a rezoning from A-C Agricultural District to AR-5 Agricultural-Residential District for the parcel of land located at:

20309 Old Trilby Road
Dade City, FL 33523
27-23-21-0000-01500-0000
AND
20235 Old Trilby Road
Dade City, FL 33523
27-23-21-0000-01600-0000

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

Planning Commission	Location: Historic Pasco County Courthouse Board Room, 2nd Floor 37918 Meridian Avenue Dade City, FL 33525	Date and Time 09/03/26 at 1:30 pm
Board of County Commissioners	Location: Historic Pasco County Courthouse Board Room, 2nd Floor 37918 Meridian Avenue Dade City, FL 33525	Date and Time 10/06/26 at 1:30 pm

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, the Pasco County Planning, Development and Economic Growth Department, to confirm the above-scheduled public hearing dates. If you desire any additional information concerning this application, please contact the Pasco County Planning, Development and Economic Growth Department at (727) 847-8140.

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,

Richard K Riley

Kathryn W. Riley

Richard K Riley

Kathryn W. Riley

Revision Date: 1/10/2025
DS Admin Approved: 12/3/2025

27 23 21 0000 00100 0040
TIITF/DNR-DIV OF REC & PARKS RAILS TO TRAILS
C/O DEP DOUGLAS BLDG3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-6515

27 23 21 0000 01300 0010
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847

27 23 21 0000 01400 0000
TRILBY CUTOFF LLC
PO BOX 382
SAN ANTONIO, FL 33576-0382

27 23 21 0000 01400 0011
JUAREZ GERONIMO F & MARIA G
20442 TRILBY CUTOFF RD
DADE CITY, FL 33523-6698

27 23 21 0000 01400 0020
MARBRA JOYCE
20462 TRILBY CUTOFF RD
DADE CITY, FL 33523-6698

27 23 21 0000 01500 0000
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 01600 0000
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 01700 0000
CLARK ELIZABETH J
PO BOX 13
TRILBY, FL 33593-0013

27 23 21 0000 01800 0000
CLARK MICHAEL D & LISA M
PO BOX 602
TRILBY , FL 33593-0602

27 23 21 0000 01900 0000
BORESOW SCOTT ALAN & SONDRA C
4410 W IOWA AVE
TAMPA, FL 33616-1005

27 23 21 0000 02000 0000
TYER DONALD D
20615 OLD TRILBY RD
DADE CITY, FL 33523

27 23 21 0000 02000 0010
GLM INVESTMENTS LLC
PO BOX 2334
ST LEO, FL 33574

27 23 21 0000 02000 0050
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
14651 21ST ST
DADE CITY, FL 33523

DADE CITY FL
AUG 13 2026
33525

MARBRA JOYCE
20462 TRILBY CUTOFF RD
DADE CITY, FL 33523-6698

27 23 21 0000 02000 0050
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
14651 21ST ST
DADE CITY, FL 33523

DADE CITY FL
AUG 13 2026
33525

2

27 23 21 0000 02200 0000
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278 duplicate

27 23 21 0000 05800 0010
YARNAL WILLIAM B & KATHLEEN M
PO BOX 368
TRILBY, FL 33593-0368

27 23 21 0000 05800 0051
LONG DANIEL A & SUSAN DE WOLF
37424 TRILBY TRL
DADE CITY, FL 33523-7809

27 23 21 0000 05800 0110
CUNNINGS LARRY PAUL & MARY KATHLEEN
37308 TRILBY TRL
DADE CITY, FL 33523-6825

27 23 21 0000 05800 0120
KRUG DIANE L
PO BOX 305
TRILBY, FL 33593-0305

27 23 21 0000 05800 0130
TURNER JOHN ELLSWORTH III & CARRIE ANN
37425 TRILBY TRL
DADE CITY, FL 33523-7803

27 23 21 0000 05800 0140
RODRIGUEZ GENARO & BELINDA J LIVING TRUST RODRIGUEZ GENARO & BELINDA J TRUSTEES
37540 TRILBY TRL
DADE CITY, FL 33523

27 23 21 0000 05800 0141
RILEY RICHARD K & KATHRYN W LIVING TRUST RILEY RICHARD K & KATHRYN W TRUSTEES
PO BOX 6
TRILBY, FL 33593

27 23 21 0000 05800 0146
WERTHEIMER RENE REVOCABLE LIVING TRUST WERTHEIMER RENE TRUSTEE
20111 OLD TRILBY RD
DADE CITY, FL 33523-6895 duplicate

27 23 21 0000 05800 0145
RODRIGUEZ GENARO & BELINDA J LIVING TRUST RODRIGUEZ GENARO & BELINDA J TRUSTEES
37540 TRILBY TRL
DADE CITY, FL 33523 duplicate

27 23 21 0000 05800 0146
WERTHEIMER RENE DIANE TRUST WERTHEIMER RENE TRUSTEE
20111 OLD TRILBY RD
DADE CITY, FL 33523-6895

27 23 21 0000 05900 0000
MERRITT MARVIN E & BEULAH M
3673 CRYSTAL ST
GOTHA, FL 34734-4623

27 23 21 0000 06100 0000
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 06100 0010
CARTER RICHARD FRANCIS & STACIE LYNN
20229 OLD TRILBY RD
DADE CITY, FL 33523-6847

DADE CITY FL
AUG 13 2026
33525

PO BOX 305
TRILBY, FL 33593-0305

27 23 21 0000 05800 0130
TURNER JOHN ELLSWORTH III & CARRIE ANN
37425 TRILBY TRL
DADE CITY, FL 33523-7803

27 23 21 0000 06100 0000
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 06100 0010
CARTER RICHARD FRANCIS & STACIE LYNN
20229 OLD TRILBY RD
DADE CITY, FL 33523-6842

DADE CITY FL
AUG 13 2026
33525

3

27 23 21 0000 06100 0011
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 06100 0020
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0000 06200 0000
TILLMAN JONE LATICE & RAIHEEM
20105 US HIGHWAY 301
DADE CITY, FL 33523-6811

27 23 21 0000 06200 0060
H S W ASSOCIATES INC
3750 GUNN HWY STE 308
TAMPA, FL 33618-8915

27 23 21 0000 06200 0070
WOOTEN WAYNE JR & MARSHA ANN
20231 US HIGHWAY 301
DADE CITY, FL 33523-6884

27 23 21 0000 06300 0000
BRINEY PAUL
6319 BONAIR DR APT B
TAMPA, FL 33617-8920

27 23 21 0000 49900 0030
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

27 23 21 0040 03300 0000
WILSON RICHARD D & MARY E
20223 OLD TRILBY RD
DADE CITY, FL 33523-6847 duplicate

27 23 21 0040 03700 00W0
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359 duplicate

27 23 21 0090 00300 0010
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE INC
PO BOX 278
DADE CITY, FL 33526-0278 duplicate

27 23 21 0090 01300 0080
VANDUSEN HELEN ALICIA
20643 OLD TRILBY RD
DADE CITY, FL 33523

27 23 21 0090 01400 0010
PEREZ TONIA & PEREZ ELIZABETH & HARRIS FLOYD D
20519 OLD TRILBY RD
DADE CITY, FL 33523-6640

27 23 21 0090 01400 0030
ALLEN SUSAN W & EDMUND E
1765 ADAIR MILL RD
CLEVELAND, GA 30528-3317

DADE CITY FL
AUG 13 2026
33525


PUBLIC HEARINGS
PASCO COUNTY, FLORIDA
App. No. RZ-7938
Project Type: REZONING
Rezoning from A-C Agricultural District to an AR-5 Agricultural-Residential District
Planning Commission
09/03/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
10/06/26 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
App. No. RZ-7938
Project Type: REZONING
Planning Commission
09/03/26
1:30 p.m.
Board of County Commissioners
10/06/26
1:30 p.m.

REZONING ATTACHMENT

The Board of County Commissioners disagrees with the Planning Commission's recommendation for the following reasons:

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.

2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.

3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.

4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).

5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.

6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.

7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.

8. The proposed change (**might, might not**) result in lower property values in adjacent areas.

9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.

10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.

11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.

12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.

13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.

14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.

15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.

16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.

17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.

19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nays: _____

The Board of County Commissioners Action: _____ approval _____ denial of the application, based upon the foregoing reasons that constitutes the action of the Board of County Commissioners.

The action of the Board of County Commissioners is based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

_____
Board of County Commissioners Chairman

Date 9/03/2026

Rezoning No. RZ-7938

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-CU15 **DATE:** 9/3/2026

SUBJECT: Conditional Use Request (Consent) – Steel Residential Helicopter Landing Pad/Jacob & Malia Steel – Conditional Use for a Personal Residential Helicopter Pad in an A-C Agricultural District – Northeast Pasco County – East Side of Bower Road, Approximately .3 miles South of the Intersection of Main Line Road and Bower Road – Containing Approximately 16.79 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 DC 08/06/2026 Continued - PC at DC 09/03/2026 - BCC at DC 09/9/2026

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. CU26-15, in the name of Steel Residential Helicopter Landing Pad, a Conditional Use for a personal residential helicopter pad in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 505.3.D. The parcel of land is located in northeast Pasco County on the east side of Bower Road, approximately .3 miles south of the intersection of Main Line Road and Bower Road (Parcel I.D. No.: 35 23 21 0000 00200 0010) containing approximately 16.79 acres.

The subject site is located in the North Market Area within the Northeast Pasco County Rural Area (Rural Area 1).

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

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential
EAST	A-C Agricultural District	CON (Conservation)	Conservation Lands/ SWFMD Owned
SOUTH	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential
WEST	A-C Agricultural District	AG/R (Agricultural Residential)	Single Family Residential

FINDINGS OF FACT:

1. The subject site consists of an existing 3,467 square foot detached single-family residential home, an additional 1,600 square foot detached garage, and a pole barn, on approximately 16.79 acres. The applicant is requesting a conditional use permit to develop a Helicopter Pad for personal residential use in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 503.3.D.

2. In accordance with LDC Section 503.3.D., the subject request is not "…located closer than 1,000 feet from the closest property line of a school that provides a curriculum of elementary or secondary academic instruction, including kindergarten, elementary, middle, or high schools." The nearest school, Lacoochee Elementary School, is approximately 4,300 feet to the north of the subject site.

3. The applicant has provided the following narrative (Attachment 2):

   "The proposed helicopter landing area will be used solely for private residential purposes by the property owners. The landing area will not operate as a commercial aviation facility and will not be open to public aviation use. Typical aircraft utilizing the landing area will be a light turbine helicopter such as an MD500 class aircraft weighing less than 12,500 pounds. Operations will be occasional and recreational in nature and are expected to occur primarily during normal daytime hours. No aviation business activities, charter services, or flight training operations will occur at this location.

   The landing area has been located toward the interior of the approximately 17-acre parcel to maximize separation from surrounding properties and roadways (Attachment 2). Primary approach and departure paths will occur over adjacent conservation lands associated with the Green Swamp area to the east of the property, minimizing potential impacts to neighboring residences. Because helicopter arrivals and departures occur via air rather than roadway access, the proposed landing area will not create measurable impacts to the surrounding transportation network. The property owners intend to operate the landing area in a manner that is safe, respectful of surrounding land uses, and compatible with the rural agricultural character of the area."

4. The subject site is located in Flood Zone AE and X. Development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention, as amended. The proposed helipad area is located in flood zone AE.

5. The surrounding area is characterized by agriculturally zoned lands consisting of single-family dwelling units and agricultural pursuits. East of the subject site is characterized by conservation lands.

6. The subject site is located within the North Market Area and is not within the Urban Service Area. Additionally, this subject site is located within Rural Area 1, as identified on the future land use map as the Northeast Pasco County Rural Area.

7. In accordance with LDC Section 305 the applicant has conducted a neighborhood meeting (Attachment 6).

8. The subject area has a Future Land Use (FLU) classification of AG/R (Agricultural Residential) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the Comprehensive Plan.

9. The applicant has submitted a site plan showing the location of the proposed 100 foot x 100 foot landing pad (Exhibit A). This Site plan also consists of a proposed preferred approach area for take-off and landing over the conservation area to the east of the property.

10. On June 18, 2026, Planning, Development, and Economic Growth submitted the proposal to the Florida Department of Transportation Aviation Division (FDOT-A) and received no comments.

11. On June 16, 2026, Planning, Development, and Economic Growth submitted the proposal to all airports within approximately a 15-mile radius. Zephyrhills Airport issued no comments for the subject site.

12. On May 13, 2026, the proposal was submitted to the Federal Aviation Administration (FAA), and no comments were received.

13. On April 1, 2026, the subject request was found to be exempt from Timing and Phasing (T&P-2026-00018). The proposed conditional use with the existing zoning 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.

14. Access to the property is from Bower Road, a privately owned and maintained residential roadway with 30 feet of right-of-way. Bower Road was determined to be exempt from a Substandard Roadway Analysis pursuant to LDC, Section 901.4.C.4 as any project having an impact of less than or equal to 100 daily trips to a non-County maintained roadway is exempt. (SSRRA-2026-00044).

15. 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. This Conditional Use approval is expressly limited to the 100 foot x 100 foot proposed helicopter landing and departure pad located on Parcel ID 35-23-21-0000-00200-0010 attached hereto. No other parcels, whether contiguous or within the surrounding area, are included within the scope of this authorization.

2. This conditional use shall be limited to the current owners/applicants, Jacob and Malia Steel, and shall not run with the land. The conditional use shall expire if the property is transferred or sold, in which case the conditional use shall become null and void.

3. The helicopter landing and departure pad shall be used solely for non-commercial purposes. Instructional activities, flight training, commercial operations, or any use conducted for monetary compensation are prohibited. Use of the helipad is authorized as necessary for emergency response operations conducted by external emergency service providers. Such external emergency services may occur outside routine operating hours and shall not constitute or be deemed a commercial use of the facility.

4. In the event the applicant elects to authorize external emergency service providers to use the helicopter pad, the applicant shall grant such provider(s) a written license to utilize the helicopter pad prior to such use.

5. For the purposes of this conditional use permit, 'external emergency service providers' shall mean governmental or licensed emergency response agencies that are independent of the property owner/applicant and that possess legal authority to conduct emergency response activities. Operations initiated at the discretion of the property owner/applicant, including personal or self-determined emergencies, do not qualify as emergency operations under this provision.

6. All helicopter departures shall achieve a minimum altitude of 400 feet above ground level prior to initiating lateral navigation away from the helipad, except when safety considerations require an alternative procedure.

7. All non-emergency services related to the helicopter operations, with the exception for deviations defined in Condition #13, shall utilize the single, defined approach and departure corridor identified in Exhibit A. This corridor is oriented to direct aircraft movements over the undeveloped conservation lands located east of the subject property.

8. Routine helicopter operations shall be limited to 7:00 am to 8:00 pm. Operations occurring outside of these hours shall be limited to those conducted by external emergency service providers.

9. All helicopter operations shall comply with applicable Federal Aviation Administration (FAA) regulations, including but not limited to any determinations or conditions issued pursuant to FAA Form 7480-1. Additionally, the applicant shall obtain all county and state permits required or necessary to operate on the site use.

10. The property owner or operator shall maintain a comprehensive flight log documenting all helicopter landings and departures occurring on the site. This log shall be made available to Pasco County upon request.

11. The owners/applicants agree to allow Code Compliance 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.

12. To ensure compatibility with surrounding rural uses, helicopter operations shall not exceed 100 landings and 100 departures per calendar year, excluding external emergency service providers. The annual totals shall be documented in the required flight log. The use of the helipad by external emergency service providers shall not modify, increase, or otherwise impact the number of authorized landings and departures for the subject site.

13. Deviation from the designated flight corridor is permitted when the pilot in command determines it necessary for safety considerations, adverse wind conditions, or external emergency services. Any non-emergency deviations shall be documented in the flight log and provided to Pasco County upon request. Deviations from the designated flight corridor are limited to 20 landings and 20 departures annually, excluding when used by external emergency service providers.

14. To minimize impacts on surrounding properties, all helicopter operations shall employ best available noise-abatement practices, including reduced-power climb profiles when safe and

feasible. No auxiliary ground-running of engines shall occur except as required for safety or maintenance.

15. On-site fueling shall be permitted only when fuel storage and handling are demonstrated to meet FAA baseline safety and compliance standards, including those set forth in AC 150/5230-4C. No major aircraft maintenance shall occur on the property. Routine pre-flight inspections and minor maintenance activities that do not involve hazardous materials are permitted.

16. All operations shall be conducted in a manner that prevents adverse impacts to adjacent conservation lands. Any accidental discharge of fuel, oil, or other hazardous substances shall be reported immediately to the appropriate regulatory agencies and remediated in accordance with applicable law.

17. 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.

18. Applicants agree to indemnify, defend, and hold harmless Pasco County and its officers, representatives, agents, and employees, and the Board of County Commissioners individually, from and against any and all claims, loss, damages, suit, action, costs, charge, and/or expenses including attorneys fees and court costs arising, directly or indirectly, from Pasco County's approval of this Conditional Use Permit or the applicant's erection or use of the helicopter pad. It is intended that pursuant to this condition of approval, applicants will provide and pay for legal representation of Pasco County, and/or the Board of County Commissioners or Planning Commission members individually, in the event of litigation which arises out of this Conditional Use Permit or the applicant's erection or use of the helicopter pad. Pasco County agrees that applicants will be allowed to select its own attorney or attorneys to handle the litigation. Applicants will be responsible for all the attorneys' fees and direct expenses of litigation (such as expert fees, filing fees, and deposition costs) incurred or charged by the attorney(s).

19. In the event of any legal challenge, if Applicant operates pursuant to this Conditional Use Permit, Applicants understand and acknowledge that Applicants are operating at their own risk. The Applicants agree to release and hold the County harmless from any liability, causes of action or damages whatsoever that the Applicants and/or County may incur solely as a result of Applicants' operating pursuant to this Conditional Use Permit during any legal challenge in the event that a court of competent jurisdiction declares this Conditional Use Permit legally invalid, or otherwise enjoins Applicants' operations pursuant to this Conditional Use Permit ("Successful Legal Challenge").

PLANNING COMMISSION ACTION:

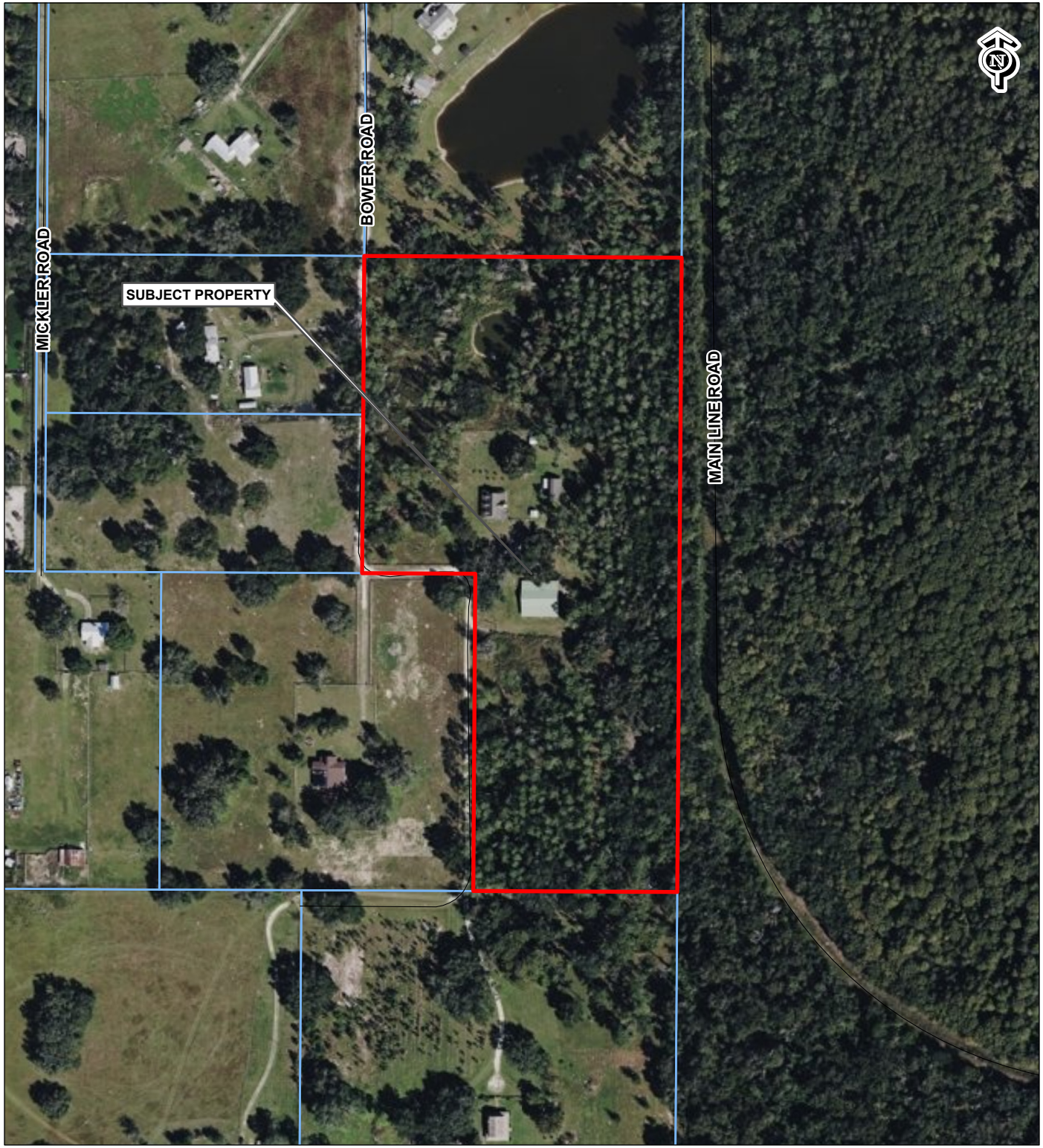
Approval of PDE Recommendation: _ Ayes; _ Nays

FISCAL IMPACT/COST/REVENUE STATEMENT:
Funding is not required for this action.

REQUEST:
Not Applicable.

ATTACHMENT(S):
1. PDE26-CU15 Steel Residential Helicopter Landing Pad - Maps Package
2. PDE26-CU15 Steel Residential Helicopter Landing Pad - Narrative
3. PDE26-CU15 Steel Residential Helicopter Landing Pad - Timing and Phasing Analysis
4. PDE26-CU15 Steel Residential Helicopter Landing Pad - Resolution No. 26-47RZ
5. PDE26-CU15 Steel Residential Helicopter Landing Pad - Legal Description
6. PDE26-CU15 Steel Residential Helicopter Landing Pad - Neighborhood Noticing Packet
7. PDE26-CU15 Steel Residential Helicopter Landing Pad - Public Notice
8. PDE26-CU15 Steel Residential Helicopter Landing Pad - Applicant Affidavit
9. PDE26-CU15 Steel Residential Helicopter Landing Pad - PC Signature Sheet

Not Applicable.



CU26-15

HELICOPTER LANDING PAD
IN A-C

35-23-21-0000-00200-0010

STEEL JACOB PHILIP & MALIA INGRAO
19708 BOWER RD
DADE CITY, FL 33523

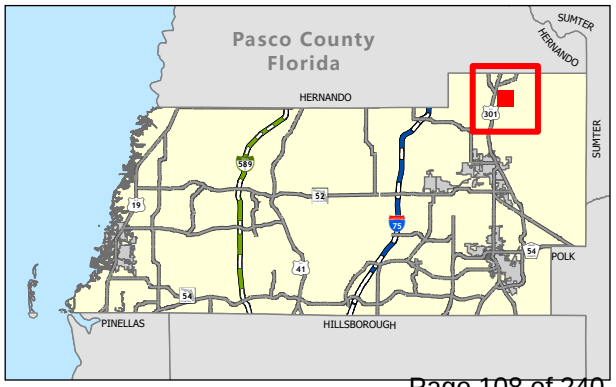
PHYSICAL ADDRESS:
19708 BOWER RD

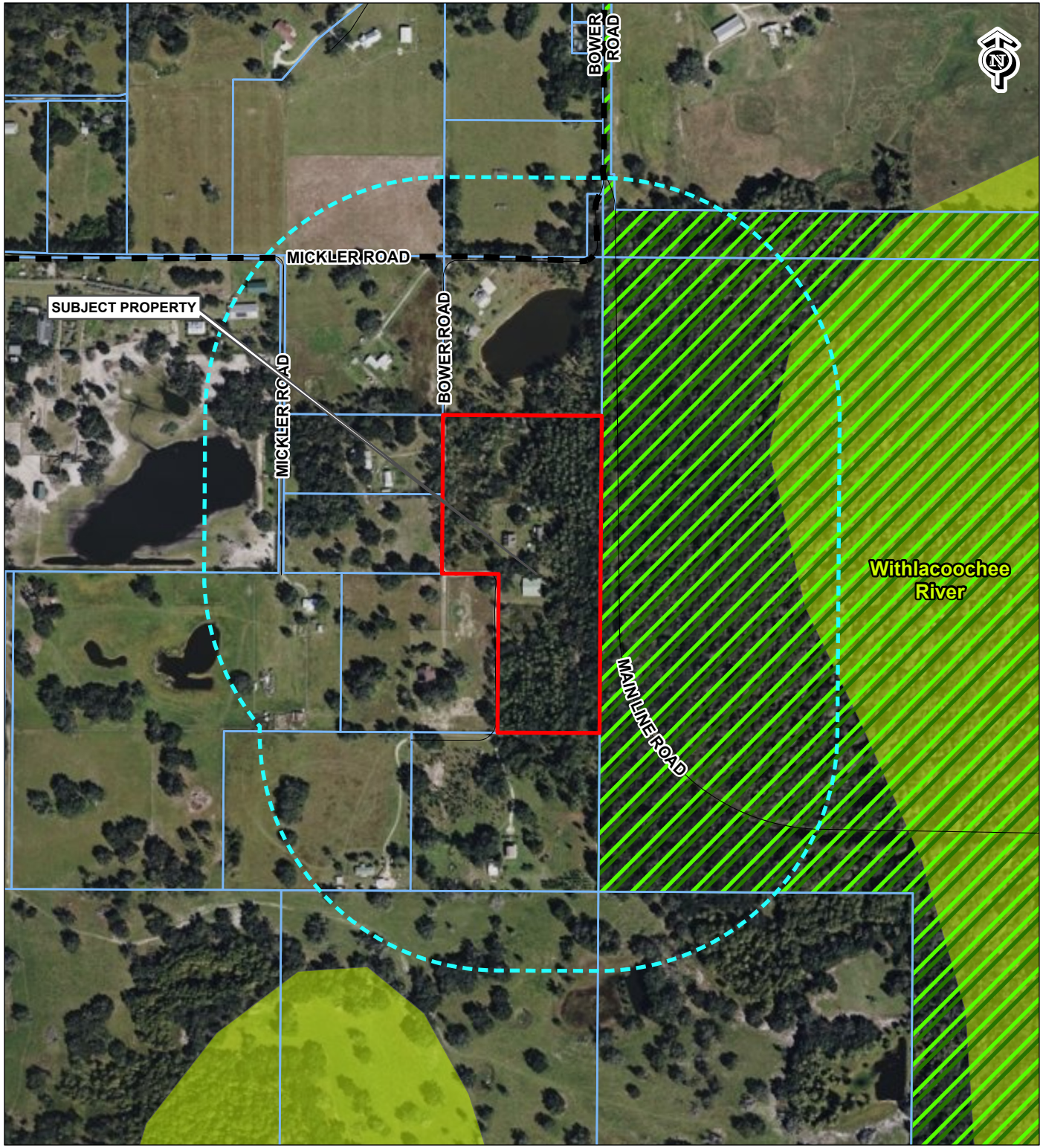
TAZ-60
COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\CU26-15\CU26-15_AERIAL\CU26-15_AERIAL.aprx Template_AERIAL djohnson 4/17/2026





CU26-15

HELICOPTER LANDING PAD
IN A-C

35-23-21-0000-00200-0010

STEEL JACOB PHILIP & MALIA INGRAO
19708 BOWER RD
DADE CITY, FL 33523

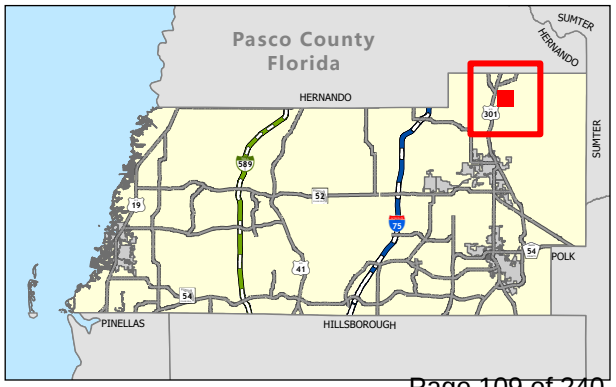
PHYSICAL ADDRESS:
19708 BOWER RD

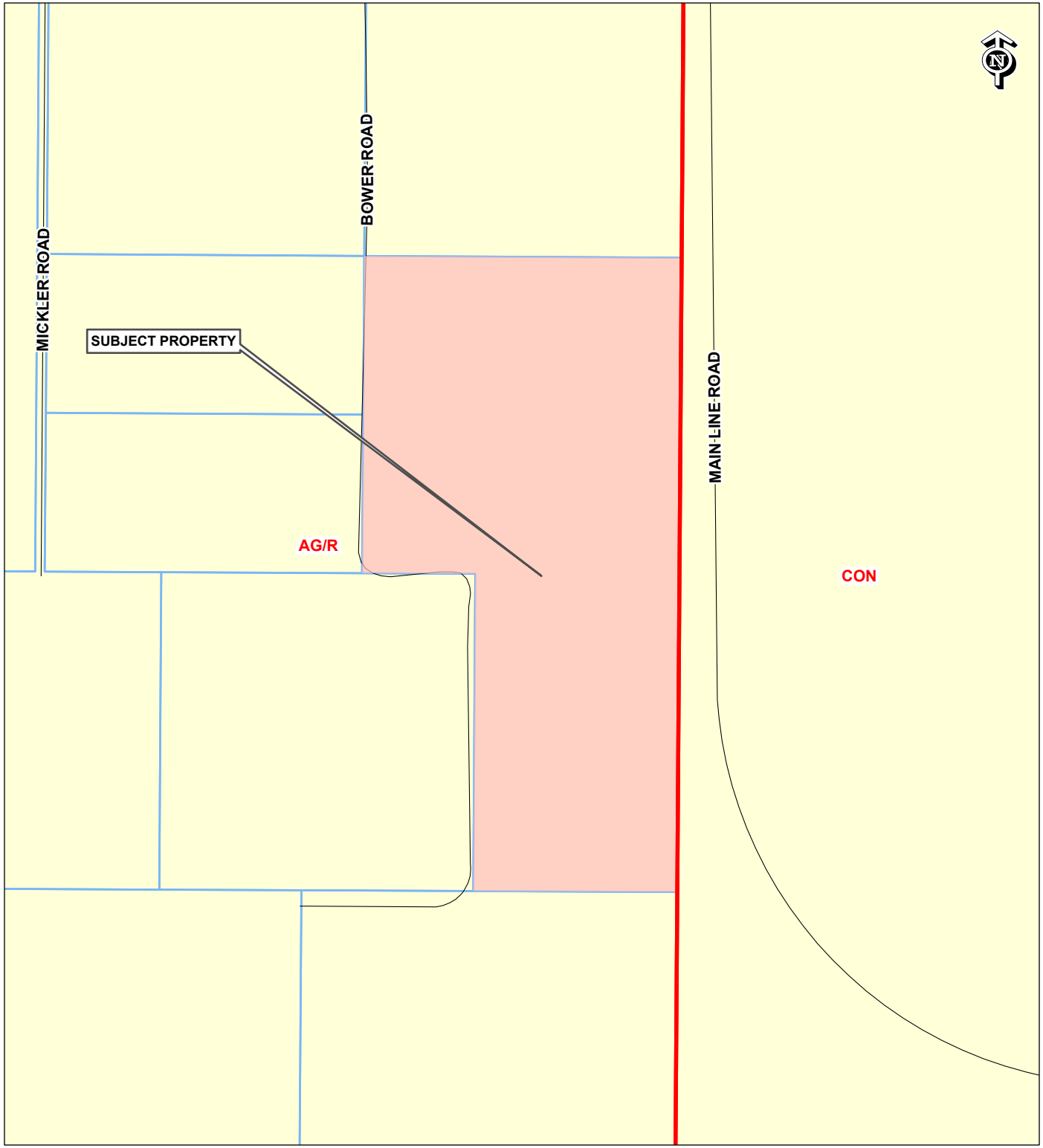
TAZ-60
COMMISSION DISTRICT: 1

Subject Property
1000ft Buffer
Vision Collector
Ecological Planning Unit
Park Boundary

0 600 1,200
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\CU26-15\CU26-15_CONTEXT_MAP\CU26-15_CONTEXT_MAP.aprx Template_CONTEXT_MAP djohnson 4/17/2026





CU26-15

**HELICOPTER LANDING PAD
IN A-C**

35-23-21-0000-00200-0010

**STEEL JACOB PHILIP & MALIA INGRAO
19708 BOWER RD
DADE CITY, FL 33523**

**PHYSICAL ADDRESS:
19708 BOWER RD**

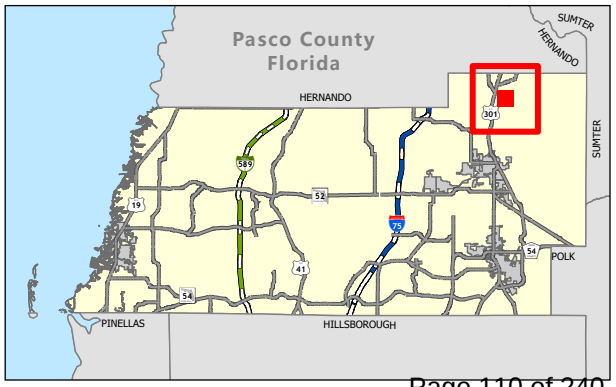
TAZ-60

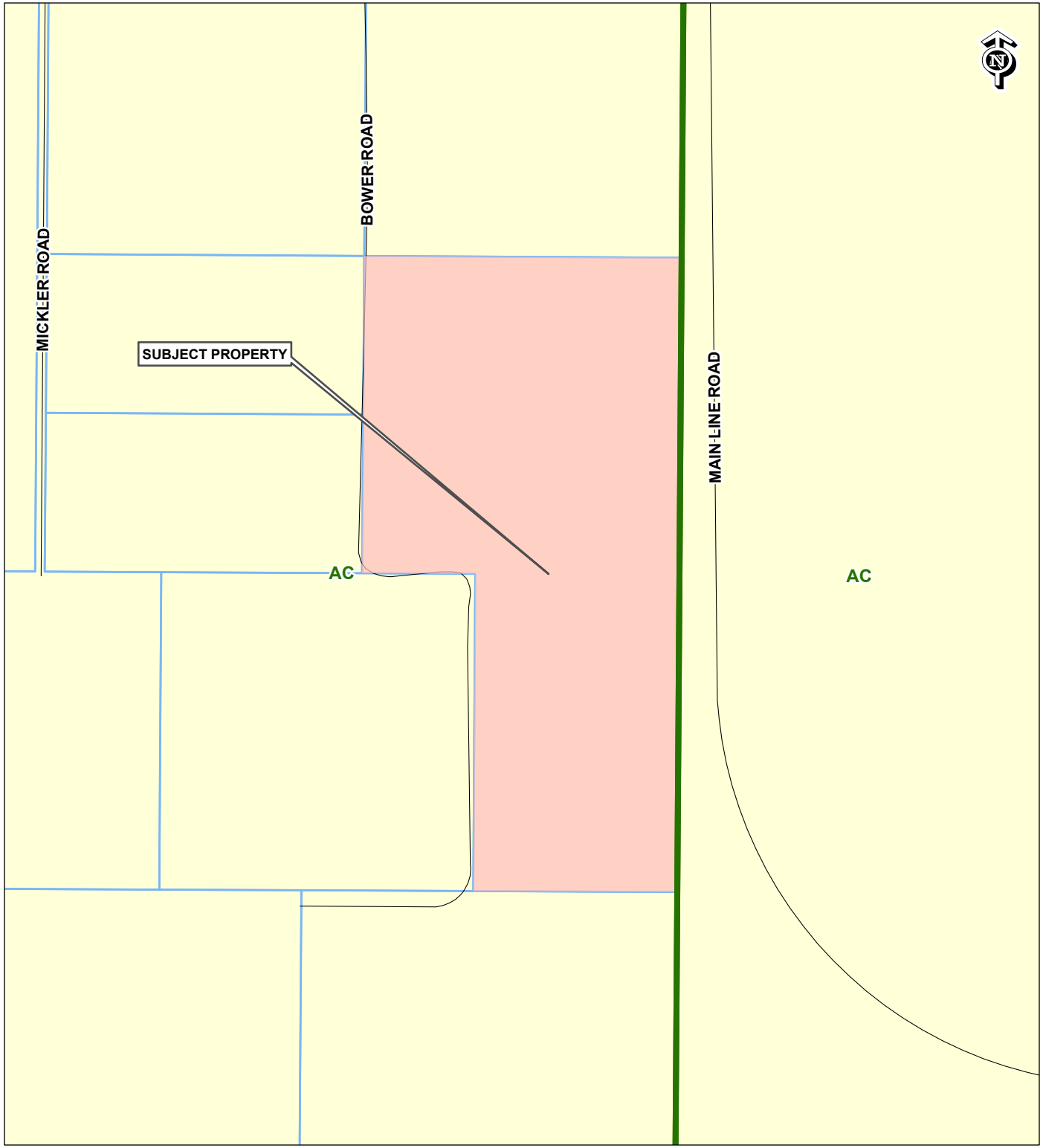
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\CU26-15\CU26-15_FLU\CU26-15_FLU.aprx Template_FLU djohnson 4/17/2026





CU26-15

HELICOPTER LANDING PAD
IN A-C

35-23-21-0000-00200-0010

STEEL JACOB PHILIP & MALIA INGRAO
19708 BOWER RD
DADE CITY, FL 33523

PHYSICAL ADDRESS:
19708 BOWER RD

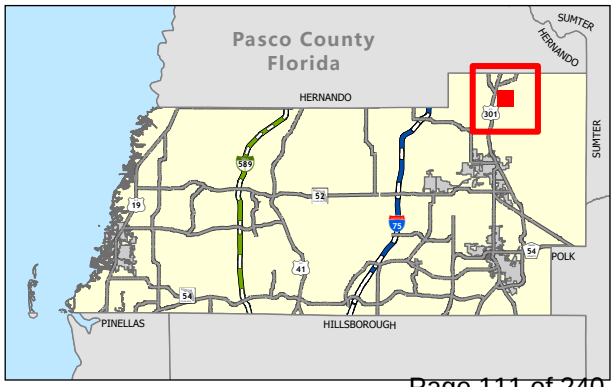
TAZ-60

COMMISSION DISTRICT: 1

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\CU26-15\CU26-15_ZONING\CU26-15_ZONING.aprx Template_ZONING djohnson 4/17/2026



Private Helicopter Landing Area – Project Narrative & Filing Aid

This document provides supporting narrative information for the Conditional Use request and Timing & Phasing application associated with a proposed private residential helicopter landing area.

Property Owners	Jacob Philip Steel & Malia Ingrao Steel
Parcel ID	35-23-21-0000-00200-0010
Property Address	19708 Bower Rd, Dade City, Florida 33523
Coordinates	28°26'44.3"N 82°10'16.4"W (28.445639, -82.171222)
Zoning	A-C Agricultural District
Future Land Use	AG/R – Agricultural / Rural
Typical Aircraft	MD500 class helicopter (<12,500 lbs)

Project Description

The applicants request approval for a private helicopter landing area on their rural residential property located at 19708 Bower Rd in Dade City, Florida. The subject property consists of approximately 17 acres within the Agricultural (A-C) zoning district. The landing area will be used solely for private helicopter operations associated with the residential use of the property and will not operate as a commercial aviation facility.

Landing Area Description

The landing area will consist of a concrete helicopter landing pad centered within a cleared safety area measuring approximately 100 feet by 100 feet suitable for light helicopter operations. Typical aircraft utilizing the landing area will be a light turbine helicopter such as an MD500 class aircraft.

Site Location and Setbacks

Approximate setbacks from the proposed landing area include: • ~260 feet to Bower Road • ~140 feet to the primary residence • ~400–500 feet to the nearest neighboring residence • ~900–1000 feet to Main Line Road These setbacks demonstrate that the landing area is located well within the interior of the parcel.

Compatibility With Surrounding Land Uses

The surrounding area is characterized by rural residential properties, agricultural land, and conservation areas. The subject property borders land associated with the Green Swamp conservation area which limits future residential development nearby. Primary helicopter approach and departure paths will occur over the adjacent conservation lands, minimizing potential impacts to surrounding residences.

Operational Conditions

• The landing area will be used solely for private residential purposes. • No commercial aviation operations, charter flights, or aviation business activities will occur. • Aircraft will be limited to light helicopters under 12,500 pounds. • Operations will be occasional and recreational in nature. • Flights will generally occur during normal daytime hours.

Transportation Impact

The proposed helicopter landing area is an accessory use to the existing single-family residence and will not generate measurable roadway traffic impacts. Helicopter arrivals and departures occur via air rather than roadway access. Because the request does not increase residential density or create additional vehicular trip generation, the project is anticipated to qualify for exemption from a full Timing & Phasing traffic analysis.

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-2026-00018

Applicant: STEEL JACOB PHILIP & MALIA INGRAO

Consultant Name: N/A

Parcel ID: 35 23 21 0000 00200 0010

Application Status

Application Status: Accepted

Application Review Date:

Rejection Reason: N/A

Contact Person: Kenna McQuown

Email: kmcquown@mypasco.net

Vision Road(s)

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

Timing and Phasing Analysis

Existing Zoning: AC

Existing Development Size: 2,500 sq. ft.

Proposed Zoning: AC – Conditional Use

Proposed Development Size: N/A – Private helicopter landing

Land Area: 16.8 Acres

Condition	Zoning	Max. Coverage	Best Use (Code)	Avg. Size	Peak Hr. Trip Rate
Existing	AC	15%	Residential (210)	1 DU/10Acres	0.93 Trips per DU
No. Trips (A)	16.8 x 0.1 x 0.93 ~ **3 Trips**				
Proposed	AC – Conditional Use	15%	Residential (210)	1 DU/10Acres	0.93 Trips per DU
No. Trips (B)	16.8 x 0.1 x 0.93 ~ **3 Trips**				
Trip Delta (Δ = B-A)	Δ = 3-3 = **0 Trips**				

Comment:

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 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: Bower Rd. – Residential Private
Mainline Rd. – Residential Private

Adjacent Roadway(s) Condition: Substandard – Dirt Roads

Number of Daily Trips: 9.09 average rate x 1 DU **= 9 Trips**

Application Number: SSRRA-2026-00044

Comment: Exempt - Any project having an impact of less than or equal to 100 daily trips to a non-County maintained roadway is exempt from mitigation and analysis for that roadway segment pursuant to County LDC 901.4.

BY THE BOARD OF COUNTY COMMISSIONERS **RESOLUTION NO. 26-47RZ**

RESOLUTION CONSTITUTING CONDITIONAL USE PERMIT AUTHORIZING THE USE OF PROPERTY DESCRIBED IN CONDITIONAL USE APPLICATION NO. CU26-15 FOR A REQUEST TO ALLOW FOR A PRIVATE RESIDENTIAL HELICOPTER PAD IN AN A-C AGRICULTURAL DISTRICT

WHEREAS, the Board of County Commissioners of Pasco County on October 6th, 2026, The Board of County Commissioners held a public hearing, after due public notice, on Conditional Use Application No. CU26-15; 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 site consists of an existing 3,467 square foot detached single-family residential home, an additional 1,600 square foot detached garage, and a pole barn, on approximately 16.79 acres. The applicant is requesting a conditional use permit to develop a Helicopter Pad for personal residential use in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 505.3.D.

2. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-CU15, the conditional use is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

CONDITIONS OF APPROVAL

1. This Conditional Use approval is expressly limited to the 100 foot x 100 foot proposed helicopter landing and departure pad located on Parcel ID 35-23-21-0000-00200-0010, attached hereto. No other parcels, whether contiguous or within the surrounding area, are included within the scope of this authorization.
2. This conditional use shall be limited to the current owners/applicants, Jacob and Malia Steel, and shall not run with the land. The conditional use shall expire if the property is transferred or sold, in which case the conditional use shall become null and void.
3. The helicopter landing and departure pad shall be used solely for non-commercial purposes. Instructional activities, flight training, commercial operations, or any use conducted for monetary compensation are prohibited. Use of the helipad is authorized as necessary for emergency response operations conducted by external emergency service providers. Such external emergency services may occur outside routine operating hours and shall not constitute or be deemed a commercial use of the facility.
4. In the event the applicant elects to authorize external emergency service providers to use the helicopter pad, the applicant shall grant such provider(s) a written license to utilize the helicopter pad prior to such use.
5. For the purposes of this conditional use permit, ‘external emergency service providers’ shall mean governmental or licensed emergency response agencies that are independent of the property owner/applicant and that possess legal authority to conduct emergency response activities. Operations initiated at the discretion of the property owner/applicant, including personal or self-determined emergencies, do not qualify as emergency operations under this provision.
6. All helicopter departures shall achieve a minimum altitude of 400 feet above ground level prior to initiating lateral navigation away from the helipad, except when safety considerations require an alternative procedure.

7. All non-emergency services related to the helicopter operations, with the exception for deviations defined in Condition #13, shall utilize the single, defined approach and departure corridor identified in Exhibit A. This corridor is oriented to direct aircraft movements over the undeveloped conservation lands located east of the subject property.
8. Routine helicopter operations shall be limited to 7:00 am to 8:00 pm. Operations occurring outside of these hours shall be limited to those conducted by external emergency service providers.
9. All helicopter operations shall comply with applicable Federal Aviation Administration (FAA) regulations, including but not limited to any determinations or conditions issued pursuant to FAA Form 7480-1. Additionally, the applicant shall obtain all county and state permits required or necessary to operate on the site use.
10. The property owner or operator shall maintain a comprehensive flight log documenting all helicopter landings and departures occurring on the site. This log shall be made available to Pasco County upon request.
11. The owners/applicants agree to allow Code Compliance 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.
12. To ensure compatibility with surrounding rural uses, helicopter operations shall not exceed 100 landings and 100 departures per calendar year, excluding external emergency service providers. The annual totals shall be documented in the required flight log. The use of the helipad by external emergency service providers shall not modify, increase, or otherwise impact the number of authorized landings and departures for the subject site.
13. Deviation from the designated flight corridor is permitted when the pilot in command determines it necessary for safety considerations, adverse wind conditions, or external emergency services. Any non-emergency deviations shall be documented in the flight log and provided to Pasco County upon request. Deviations from the designated flight corridor are limited to 20 landings and 20 departures annually, excluding when used by external emergency service providers.

14. To minimize impacts on surrounding properties, all helicopter operations shall employ best available noise-abatement practices, including reduced-power climb profiles when safe and feasible. No auxiliary ground-running of engines shall occur except as required for safety or maintenance.
15. On-site fueling shall be permitted only when fuel storage and handling are demonstrated to meet FAA baseline safety and compliance standards, including those set forth in AC 150/5230-4C. No major aircraft maintenance shall occur on the property. Routine pre-flight inspections and minor maintenance activities that do not involve hazardous materials are permitted.
16. All operations shall be conducted in a manner that prevents adverse impacts to adjacent conservation lands. Any accidental discharge of fuel, oil, or other hazardous substances shall be reported immediately to the appropriate regulatory agencies and remediated in accordance with applicable law.
17. 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.
18. Applicants agree to indemnify, defend, and hold harmless Pasco County and its officers, representatives, agents, and employees, and the Board of County Commissioners individually, from and against any and all claims, loss, damages, suit, action, costs, charge, and/or expenses including attorneys fees and court costs arising, directly or indirectly, from Pasco County's approval of this Conditional Use Permit or the applicant’s erection or use of the helicopter pad. It is intended that pursuant to this condition of approval, applicants will provide and pay for legal representation of Pasco County, and/or the Board of County Commissioners or Planning Commission members individually, in the event of litigation which arises out of this Conditional Use Permit or the applicant’s erection or use of the helicopter pad. Pasco County agrees that applicants will be allowed to select its own attorney or attorneys to handle the litigation. applicants will be responsible for all the attorneys' fees and direct expenses of litigation (such as expert fees, filing fees, and deposition costs) incurred or charged by the attorney(s).

19. In the event of any legal challenge, if Applicant operates pursuant to this Conditional Use Permit, Applicants understand and acknowledge that Applicants are operating at their own risk. The Applicants agree to release and hold the County harmless from any liability, causes of action or damages whatsoever that the Applicants and/or County may incur solely as a result of Applicants' operating pursuant to this Conditional Use Permit during any legal challenge in the event that a court of competent jurisdiction declares this Conditional Use Permit legally invalid, or otherwise enjoins Applicants' operations pursuant to this Conditional Use Permit ("Successful Legal Challenge").

See Description on Exhibit A Attached

DONE AND RESOLVED this 6th day of October, 2026.

(SEAL)

ATTEST:

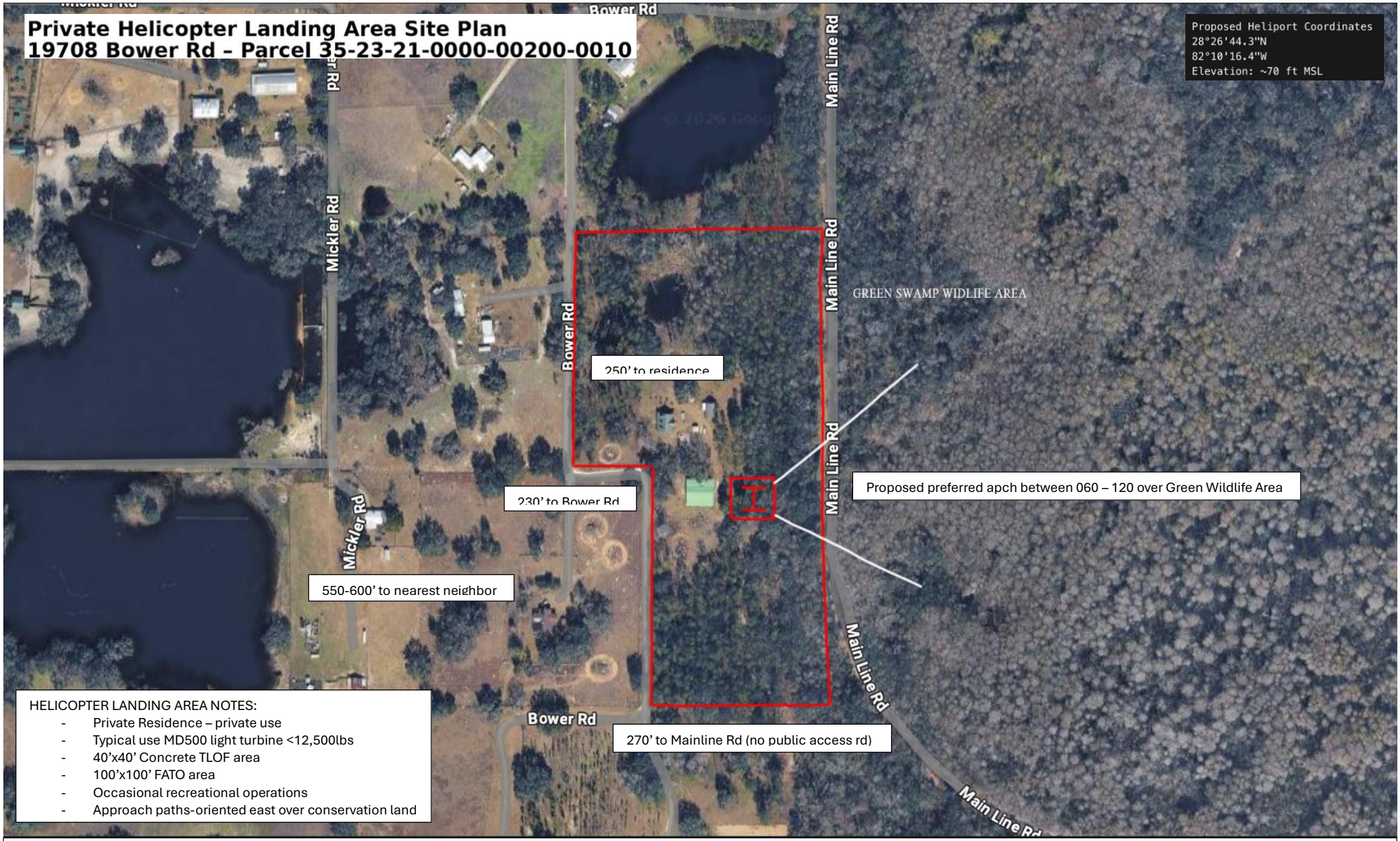
BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

_____
NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

_____
JACK MARIANO, CHAIRMAN

Exhibit A

Conceptual Site Plan



Helicopter Landing Area Description

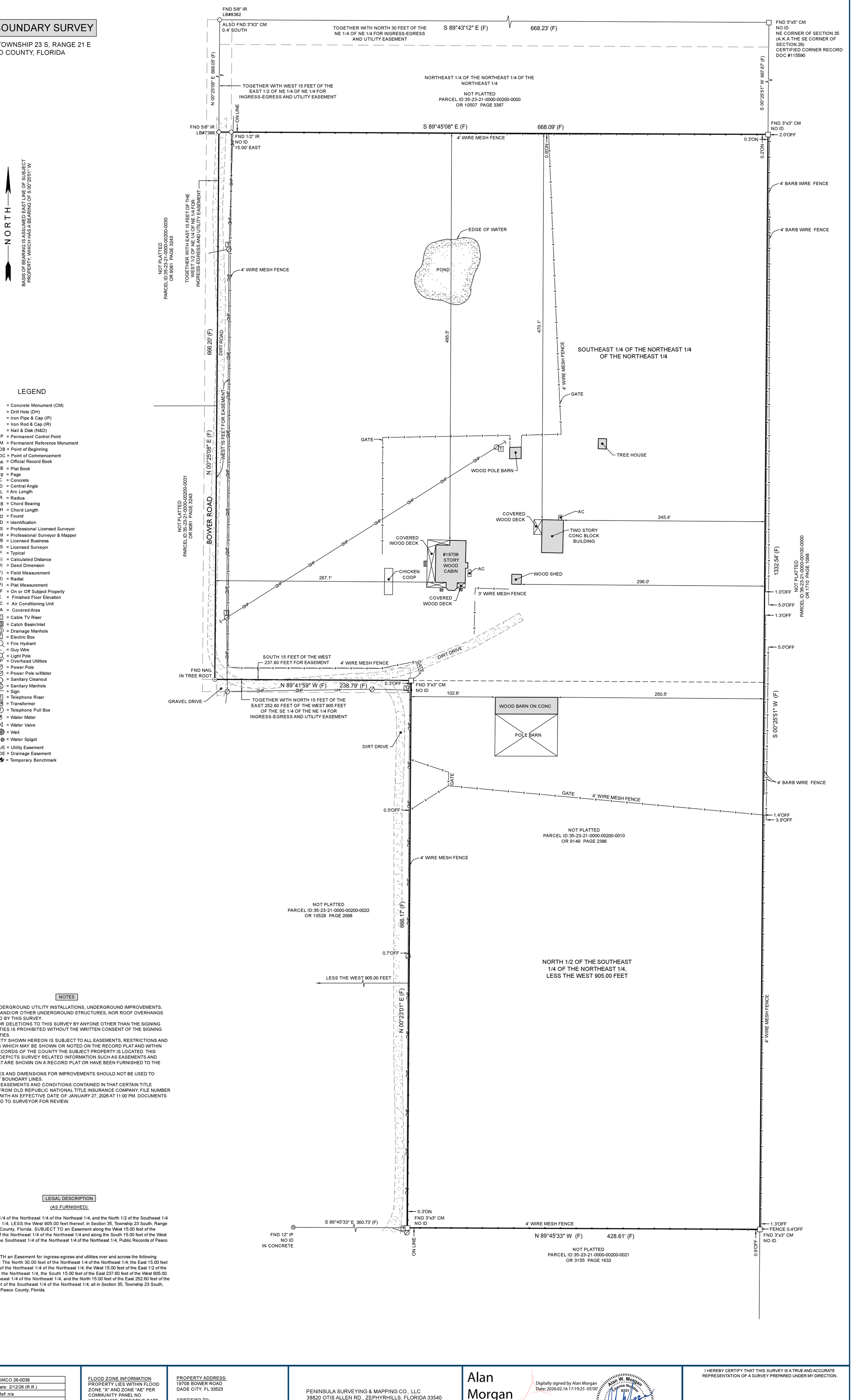
The proposed landing area is a **private residential heliport** located at **19708 Bower Rd, Dade City, Florida (Pasco County)** on a **17-acre rural property** adjacent to the **Green Swamp Wildlife Management Area**. The landing surface will consist of a **40-foot concrete Touchdown and Liftoff Area (TLOF)** located within a **100 ft × 100 ft cleared safety area** maintained free of obstacles.

Typical aircraft utilizing the landing area will be **MD500 class (<12,500 lbs)**. Operations will be **occasional private, non-commercial flights** associated with the residence. Preferred **approach and departure paths are oriented approximately 060°–120°**, directing operations **eastward over conservation land** to minimize overflight of nearby residences. The nearest residence associated with the property is approximately **250 feet from the landing area**, and the nearest neighbouring residence is approximately **approximately 550–600 feet away**.

The landing area location and approach orientation were selected to provide unobstructed approach/departure paths and adequate separation from nearby structures and obstacles consistent with the general safety principles outlined in FAA Advisory Circular 150/5390-2, Heliport Design.

MAP OF BOUNDARY SURVEY

SECTION 35, TOWNSHIP 23 S, RANGE 21 E
PASCO COUNTY, FLORIDA



LEGEND

- □ = Concrete Monument (CM)
- ⊕ = Drill Hole (DH)
- ◎ = Iron Pipe & Cap (IP)
- ○ = Iron Rod & Cap (IR)
- ⓝ = Nail & Disk (N&D)
- PCP = Permanent Control Point
- PRM = Permanent Reference Monument
- POB = Point of Beginning
- POC = Point of Commencement
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- CONC. = Concrete
- D = Central Angle
- L = Arc Length
- R = Radius
- CB = Chord Bearing
- CH = Chord Length
- FND = Found
- ID = Identification
- PLS = Professional Licensed Surveyor
- PSM = Professional Surveyor & Mapper
- LB = Licensed Business
- LS = Licensed Surveyor
- TYP. = Typical
- (C) = Calculated Distance
- (D) = Deed Dimension
- (F) = Field Measurement
- (R) = Radial
- (P) = Plat Measurement
- ON/OFF = On or Off Subject Property
- F.F.E. = Finished Floor Elevation
- AC = Air Conditioning Unit
- CA = Covered Area
- Ⓒ = Cable TV Riser
- ▤ = Catch Basin/Inlet
- Ⓓ = Drainage Manhole
- Ⓔ = Electric Box
- = Fire Hydrant
- = Guy Wire
- = Light Pole
- OHP = Overhead Utilities
- = Power Pole
- EM = Power Pole w/Meter
- CO = Sanitary Cleanout
- Ⓢ = Sanitary Manhole
- = Sign
- Ⓣ = Telephone Riser
- TR = Transformer
- = Telephone Pull Box
- WM = Water Meter
- WV = Water Valve
- Ⓦ = Well
- SP = Water Spigot
- UE = Utility Easement
- DE = Drainage Easement
- TBM = Temporary Benchmark

NOTES

1. NEITHER UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES, NOR ROOF OVERHANGS WERE LOCATED BY THIS SURVEY.
2. ADDITIONS OR DELETIONS TO THIS SURVEY BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.
4. BUILDING TIES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. SUBJECT TO EASEMENTS AND CONDITIONS CONTAINED IN THAT CERTAIN TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER 01-2026-44RH, WITH AN EFFECTIVE DATE OF JANUARY 27, 2026 AT 11:00 PM. DOCUMENTS NOT FURNISHED TO SURVEYOR FOR REVIEW.

LEGAL DESCRIPTION

(AS FURNISHED):

The Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4, and the North 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS the West 905.00 feet thereof, in Section 35, Township 23 South, Range 21 East, Pasco County, Florida. SUBJECT TO an Easement along the West 15.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 and along the South 15.00 feet of the West 237.60 feet of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4, Public Records of Pasco County, Florida

TOGETHER WITH an Easement for ingress-egress and utilities over and across the following described lands: The North 30.00 feet of the Northeast 1/4 of the Northeast 1/4; the East 15.00 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4; the West 15.00 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, the South 15.00 feet of the East 237.60 feet of the West 905.00 feet of the Northeast 1/4 of the Northeast 1/4, and the North 15.00 feet of the East 252.60 feet of the West 905.00 feet of the Southeast 1/4 of the Northeast 1/4, all in Section 35, Township 23 South, Range 21 East, Pasco County, Florida.

PENINSULA
Surveying & Mapping Co.

Job: PSMCO 26-0038
Field Date: 2/12/26 (R.R.)
Client Ref: n/a
Revision: n/a
Scale: 1"=50'

20' 0 10' 20'

FLOOD ZONE INFORMATION
PROPERTY LIES WITHIN FLOOD ZONE "X" AND ZONE "AE" PER COMMUNITY PANEL NO. 12101C0108F, EFFECTIVE DATE 9/26/2014.
(PER INFORMATION OBTAINED FROM WWW.MSC.FEMA.GOV)

PROPERTY ADDRESS:
19708 BOWER ROAD
DADE CITY, FL 33523

CERTIFIED TO:
Jacob Phillip Steel and Malia Ingrao Steel
Neighborhood Loans, Inc., ISAOA, ATIMA
Larkin & Larkin Title Services, LLC
Old Republic National Title Insurance Company

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249

Alan Morgan

Digitally signed by Alan Morgan
Date: 2026.02.16 17:19:25 -05'00'

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALAN W. MORGAN, P.S.M 5731 ON 2/16/2026.

Alan W. Morgan License Number 5731 STATE OF FLORIDA Professional Surveyor and Mapper

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ALAN W. MORGAN, PSM #5731 2/16/26

COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

NEIGHBORHOOD MEETING NOTICE 19708 Bower Rd, Dade City, FL 33523
Conditional Use Application # 2026-00002 Private Helicopter Landing Pad

Jacob & Malia Steel
352-831-7400
SteelRanchUSA@outlook.com

Date: Sunday May 24th, 2026
Time: 04:00 PM
Meeting Location: 19708 Bower Rd, Dade City, FL 33523

Dear Neighbor,

We are writing to let you know that we have applied to Pasco County for approval to establish a **private helicopter landing zone (LZ)** on our 17-acre property at the above address. The County permitting process requires us to notify all adjacent property owners and invite you to a public information meeting to discuss our proposal and answer any questions/concerns you may have.

The proposed landing zone on our property will be recreational & occasional in nature, limited to a few flights per month. All operations will take place within reasonable daylight hours and extreme care will be taken to ensure minimal noise/disruptions for all neighbouring residents. All approaches & departures will be made on and off the property to the East over the Green Swamp Wilderness Area. Safety, noise minimization, and responsible operation are priorities.

I have attached a site plan of the proposed landing pad location on our property with details of the approach/departure paths over the Green Swamp Wilderness Area for your review.

The purpose of the meeting is simply to provide information, answer questions, and ensure that all nearby residents are fully aware of the proposal. For inquiries related to the documents submitted with the application CONUSE-2026-0002 please contact the Pasco County Planning, Development & Economic Growth Department. West Pasco Government Center, 8731 Citizens Drive, Suite 200 New Port Richey, FL 34654 or call 727-847-8140

Public Information Meeting

Date: _Sunday May 24th 2026__ **Time:** 4:00PM_. **Location:** _19708 Bower Rd, Dade City_

If you are comfortable with the proposal, I have included a **Neighbor Acknowledgment Form** that you may sign and return. Signing is entirely voluntary, but it helps demonstrate community awareness and support during the County's review process.

If you have any questions before the meeting, please feel free to contact me. I want to make sure everyone has the opportunity to understand the project and provide feedback.

Warm regards,
Jake & Malia Steel

Private Helicopter Landing Zone (LZ) Application CONUSE-2026-00002

Property Address: 19708 Bower Rd, Dade City, FL 33523 .

Applicant: Jacob & Malia Steel .

I, the undersigned, am an adjacent or nearby property owner and have been informed of the above application for a helicopter landing zone on the applicant's property.

Please check one:

☐ **I have no objection** to the proposed helicopter landing zone.

☐ **I support** the proposed helicopter landing zone.

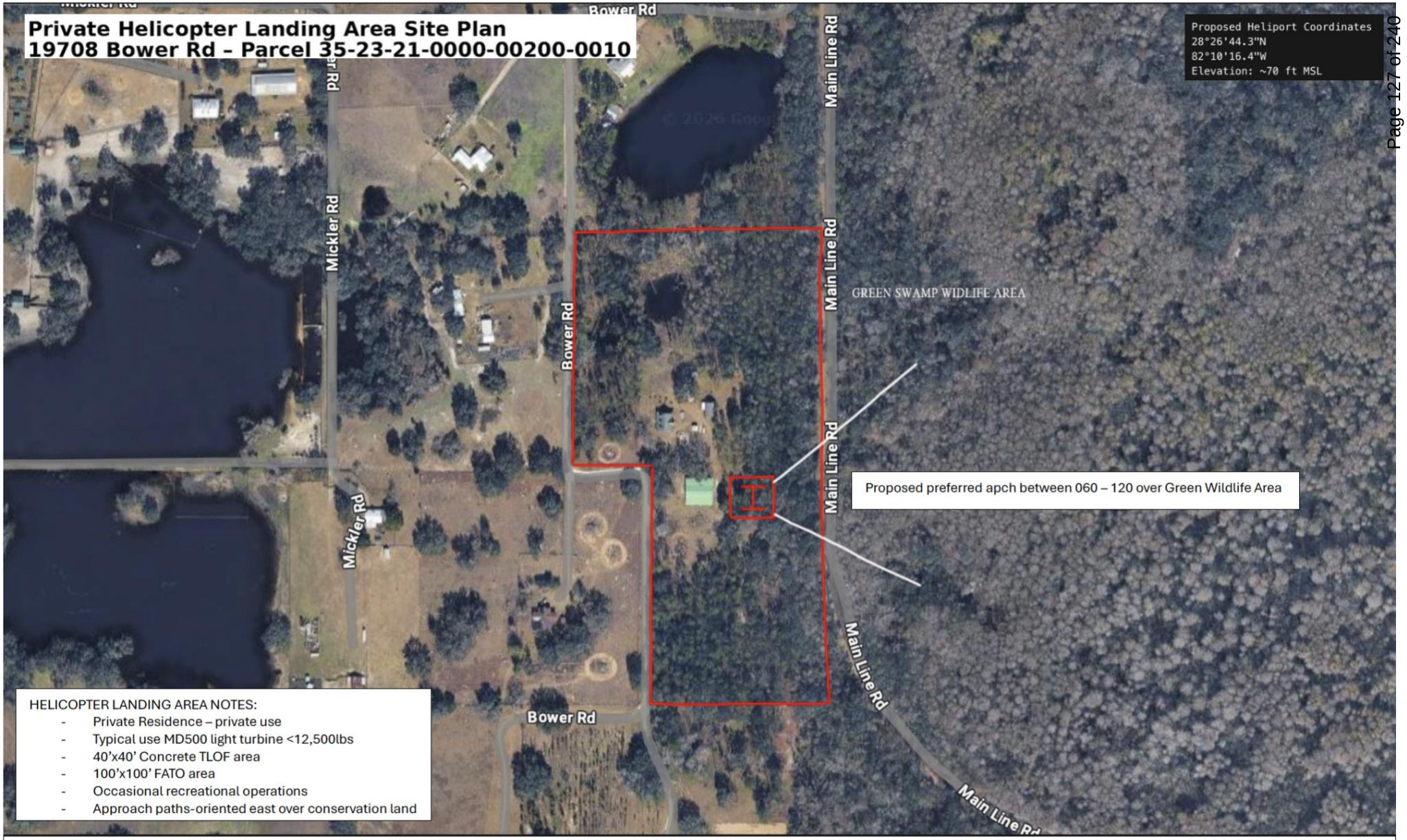
☐ **I would like more information** before stating a position.

☐ **I object** to the proposed helicopter landing zone.

Name: _____

Property Address: _____

Signature: _____

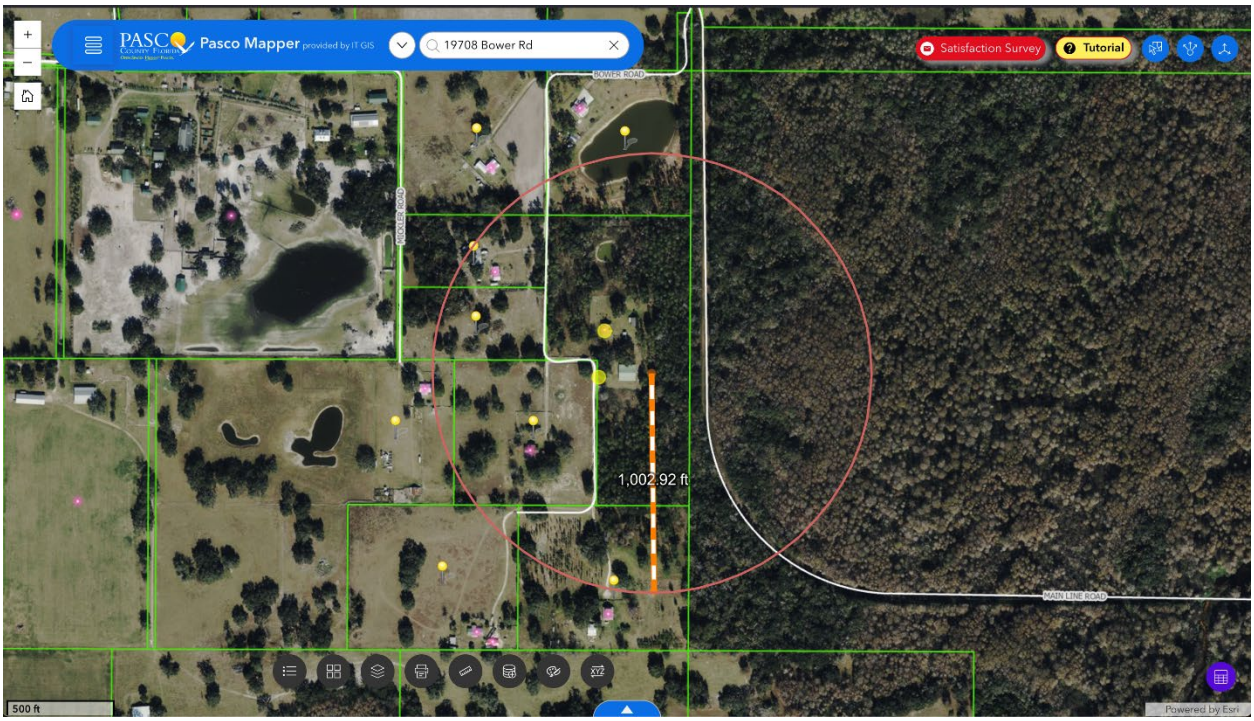


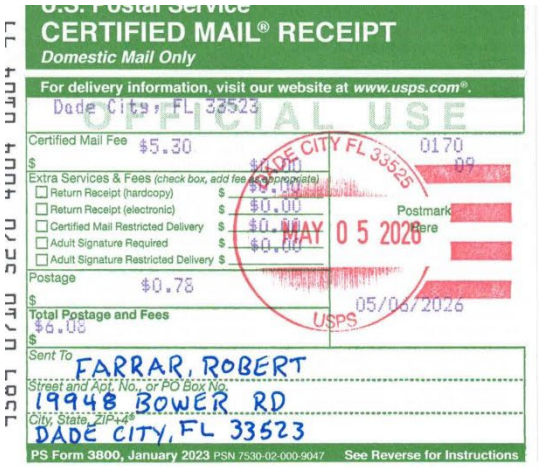
Helicopter Landing Area Description

The proposed landing area is a **private residential heliport** located at **19708 Bower Rd, Dade City, Florida (Pasco County)** on a **17-acre rural property** adjacent to the **Green Swamp Wildlife Management Area**. The landing surface will consist of a **40-foot concrete Touchdown and Liftoff Area (TLOF)** located within a **100 ft × 100 ft cleared safety area** maintained free of obstacles.

Typical aircraft utilizing the landing area will be **MD500 class (<12,500 lbs)**. Operations will be **occasional private, non-commercial flights** associated with the residence. Preferred **approach and departure paths are oriented approximately 060°–120°**, directing operations **eastward over conservation land** to minimize overflight of nearby residences. The nearest residence associated with the property is approximately **250 feet from the landing area**, and the nearest neighbouring residence is approximately **approximately 550–600 feet away**.

The landing area location and approach orientation were selected to provide unobstructed approach/departure paths and adequate separation from nearby structures and obstacles consistent with the general safety principles outlined in FAA Advisory Circular 150/5390-2, Heliport Design.


Pasco Mapper provided by IT GIS
19708 Bower Rd
Satisfaction Survey
Tutorial
BOWER ROAD
1,002.92 ft
MAIN LINE ROAD
500 ft
Powered by Esri



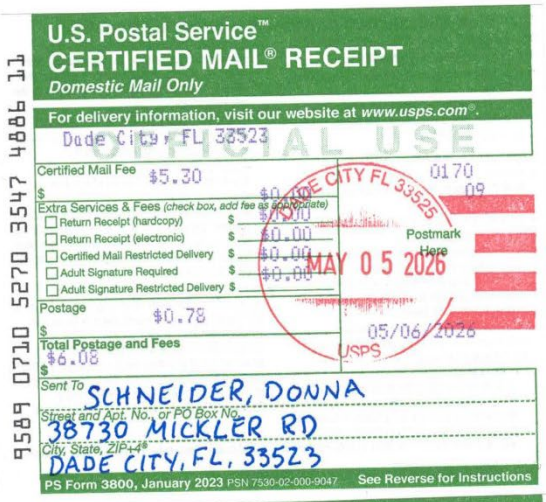
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To FARRAR, ROBERT
Street and Apt. No., or PO Box No. 19948 BOWER RD
City, State, ZIP+4® DADE CITY, FL 33523
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 4004 0105 77



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To SUMNER, JOHNATHAN
Street and Apt. No., or PO Box No. 19831 BOWER RD
City, State, ZIP+4® DADE CITY, 33523, FL
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 4004 0105 05



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To KIRKSEY, GINA & CHARLES
Street and Apt. No., or PO Box No. 19614 BOWER RD
City, State, ZIP+4® DADE CITY, FL 33523
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 3547 4886 70



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To SCHNEIDER, DONNA
Street and Apt. No., or PO Box No. 38730 MICKLER RD
City, State, ZIP+4® DADE CITY, FL, 33523
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 3547 4886 11



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To FACKIH
Street and Apt. No., or PO Box No. 19602 BOWER RD
City, State, ZIP+4® DADE CITY, FL 33523
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 4004 0104 63



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Dade City, FL 33523
OFFICIAL USE
Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $0.00
Return Receipt (electronic) $0.00
Certified Mail Restricted Delivery $0.00
Adult Signature Required $0.00
Adult Signature Restricted Delivery $
Postage $0.78
Total Postage and Fees $6.08
Postmark Here
DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS
0170 09
Sent To DUCK, HEATHER
Street and Apt. No., or PO Box No. 19945 BOWER RD
City, State, ZIP+4® DADE CITY, FL, 33523
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
9589 0710 5270 4886 3547 04



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.30 — 0170 09

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $ $0.00
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $6.08

DADE CITY FL 33525
MAY 05 2026
05/06/2026
USPS

Postmark Here

Sent To FACKIH

Street and Apt. No., or PO Box No. 19717 BOWER RD

City, State, ZIP+4® DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0104 82


PUBLIC MEETING
PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CU26-15
Project Type: CONDITIONAL USE
Proposal for a private helicopter landing pad for occasional/recreational use.
Neighborhood Meeting
05/24/26 04:00PM
19708 Bower Rd, Dade City FL 33523
Jacob Steel 352-831-7400
Planning@MyPasco.net / 727-847-8140

97165

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 PDE26-050 was published in said newspaper by print in the issues of 07/22/26 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 **07/22/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

NOTICE OF PUBLIC HEARING ON REZONINGS FOR PROPERTIES LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing **on Thursday, August 6, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing **on Wednesday, September 9, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use 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. Thunder Developments LLC/Emmaus Commons (RZ-7922) petition for a rezoning from an A-R Agricultural-Residential District to a C-2 General Commercial District for a parcel located on the northwest corner of intersection of Emmaus Cemetery Road and County Road 52, (aka 10-25-20-0000-01500-0000).

2. CA Properties Inc/US-41 Townhomes MPUD (RZ-7933) a petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located east of Land O Lakes Boulevard, approximately 450 feet southeast of the Land O Lakes Boulevard and Wisteria Loop intersection, (aka 02-26-18-0050-00000-0130 and 02-26-18-0050-00000-0060).

3. Jacob P Steel & Malia Ingrao/Steel Residential Helicopter Pad (CU26-15) petition for a conditional use for a helicopter landing pad in an A-C Agricultural District. The parcel of land is located on the east side of Bower Road, approximately .3 miles southof the intersection of Main Line Road and Bower Road (aka 35-23-21-0000-00200-0010).

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 22, 2026 97165

July 10th 2026

Dear Neighbor

This letter is to inform you that our application for a **Conditional Use Permit** (CU26-06) to allow a private helicopter landing pad on our property has advanced to the next stage of the Pasco County review process. As part of this process, the County will consider our application at two public hearings, which you are welcome to attend should you wish to learn more about the proposal or provide comments.

Jake & Malia Steel, 19708 Bower Rd, Dade City Florida 33523
Parcel ID: **35-23-21-0000-00200-0010**

The proposed Conditional Use would allow the occasional operation of a privately owned helicopter from our property for personal transportation. The landing area is proposed on our approximately 17-acre agricultural property and has been designed to maximize separation from neighboring residences while meeting applicable county and FAA requirements.

Public hearings regarding this application will be held as follows:

Planning Commission

Date: August 6, 2026
Time: 1:30 p.m.
Location:
Historic Pasco County Courthouse
2nd Floor, Board Room
37918 Meridian Avenue
Dade City, FL 33525

Board of County Commissioners

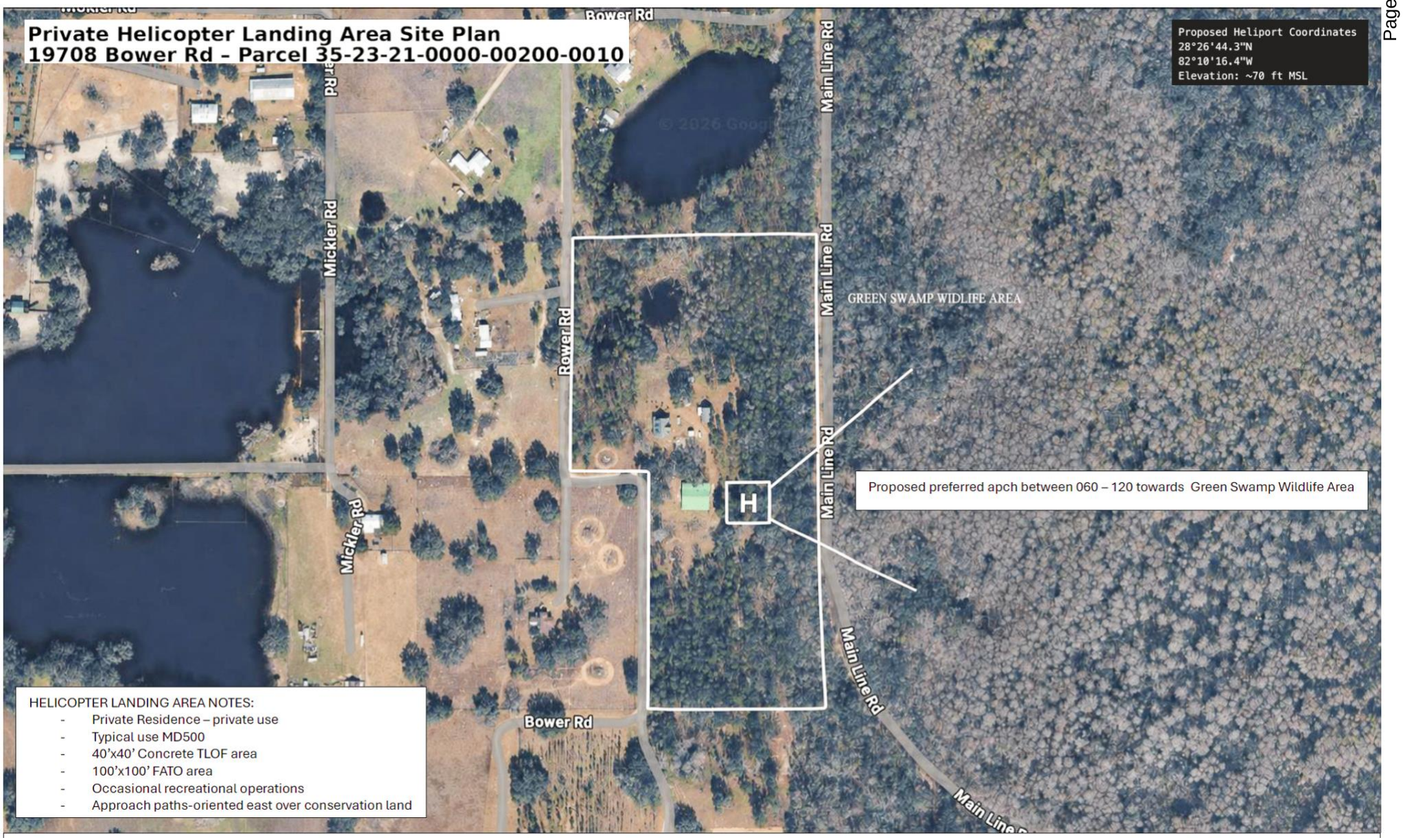
Date: September 9, 2026
Time: 1:30 p.m.
Location:
Historic Pasco County Courthouse
2nd Floor, Board Room
37918 Meridian Avenue
Dade City, FL 33525

These public hearings provide an opportunity for anyone wishing to learn more about the proposal or offer comments regarding the application.
If you would like to review the application materials or have questions regarding the project, please contact:

Gianna German
Pasco County Planning & Development Department
Phone: 727-380-3512
Email: ggerman@pascocountyfl.net

Sincerely,

Jacob & Malia Steel


Private Helicopter Landing Area Site Plan
19708 Bower Rd – Parcel 35-23-21-0000-00200-0010
Proposed Heliport Coordinates
28°26'44.3"N
82°10'16.4"W
Elevation: ~70 ft MSL
Bower Rd
Mickler Rd
Rower Rd
Main Line Rd
GREEN SWAMP WIDLIFE AREA
H
Proposed preferred apch between 060 – 120 towards Green Swamp Wildlife Area
HELICOPTER LANDING AREA NOTES:
- Private Residence – private use
- Typical use MD500
- 40'x40' Concrete TLOF area
- 100'x100' FATO area
- Occasional recreational operations
- Approach paths-oriented east over conservation land

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
FACKIH
Street and Apt. No., or PO Box No.
19602 BOWER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3547 4890 90

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
FARRAR, ROBERT
Street and Apt. No., or PO Box No.
19948 BOWER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3547 4890 74

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
KIRKSEY, GINA & CHARLIE
Street and Apt. No., or PO Box No.
19614 BOWER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3547 4891 06

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
FACKIH
Street and Apt. No., or PO Box No.
19717 BOWER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3547 4890 67

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
DONNA SCHNEIDER
Street and Apt. No., or PO Box No.
38730 MICKLER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3547 4890 83

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $0.00
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

Postmark Here
DADE CITY FL 33525
JUL 14 2026
07/14/2026
USPS

0170 09

Sent To
DUCK, HEATHER
Street and Apt. No., or PO Box No.
19945 BOWER RD
City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0207 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Dade City, FL 33525

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: Hawk Ranch Inc
Street and Apt. No., or PO Box No.: 907 S Fort Harrison Ave
City, State, ZIP+4®: Ste 702 Clearwater, FL 33756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0207 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Lacoochee, FL 33537

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: Shytle William Howard Jr
Street and Apt. No., or PO Box No.: 38908 Old Mickler Rd
City, State, ZIP+4®: Dade City, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0207 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Brooksville, FL 34604

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: SW Florida Water Management
Street and Apt. No., or PO Box No.: 2379 Broad St
City, State, ZIP+4®: Brooksville, FL 34604

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0206 96

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Clearwater, FL 33756

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: Shiloh South Ranch LLC
Street and Apt. No., or PO Box No.: 12644 Oak Hollow Ct
City, State, ZIP+4®: Dade city, FL 33525

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0207 02

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: Salisbury Charles A
Street and Apt. No., or PO Box No.: 38650 Mickler Rd
City, State, ZIP+4®: Dade City, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 4004 0207 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0170 12

Postmark Here

08/03/2026

Sent To: Murphy Luke G & Rebecca A
Street and Apt. No., or PO Box No.: PO Box 915
City, State, ZIP+4®: Lacoochee, FL 33537

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9414 8118 9956 0754 7704 55

U.S. Postal Service

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Dade City, FL 33523

OFFICIAL USE

Certified Mail Fee $5.55

Extra Services & Fees *(check box, add fee as appropriate)*

- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.82

Total Postage and Fees $6.37

DADE CITY FL 33525 JUL 14 2026 USPS

0170 09

Postmark Here

07/14/2026

Sent To
Johnathan Sumner

Street and Apt. No., or PO Box No.
19831 BOWER RD

City, State, ZIP+4®
DADE CITY, FL 33523

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Jacob & Malia Steel

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): 35-23-21-0000-00200-0010

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: Private Helicopter Landing Area

Project Number: CU26-06

Request: Conditional Use approval for a private helicopter landing area.

That attached is the following:

_____ Proof of publication from the _____ *(newspaper name, if applicable).*

7 Certificate of mailing for the notices, which were mailed on 07/14/2026 *(date)*.

1 Photos showing the placement of and language on the signage, which was posted on 07/16/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

CECILIA MCDOUGALD
Notary Public - State of Florida
Commission # HH 765281
My Comm. Expires Feb 8, 2030
Bonded through National Notary Assn.

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this July 24, 2026, by Jacob Steel and Malia Steel who is personally known to me or who has produced FL Driver license as identification.

Notary Signature: Cecilia McDougald

Name Printed: Cecilia McDougald

/2


PUBLIC HEARINGS
PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CU26-06
Project Type: CONDITIONAL USE
Proposal for a private helicopter landing pad for occasional/recreational use
Planning Commission
08/06/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
09/09/26 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
App. No. CU26-08
Project Type: CONDITIONAL USE
Proposal for a private barbecue hosting and fo
Planning Commission
05/06/26 1:30 p.m.
Board of County Commissioners
05/19/26 1:30 p.m.
Planning/Zoning Hearings - Up-to-date
Agendas and Results

ATTACHMENT
CONDITIONAL USE

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.

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.E 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.F of the Pasco County Land Development Code.

_____ 09/03/2026

Planning Commission Chairman Date

Conditional Use No. CU26-15

LOCAL PLANNING AGENCY
AGENDA MEMORANDUM

COMMISSION DISTRICT: 2 **FILE NO.:** PDE26-0465 **DATE:** 9/3/2026

SUBJECT: Comprehensive Plan Amendment (Consent) – CPA25(18) Learning Care Group at SR 54 and Loury Drive – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-3 (Residential-3 du/ga) to COM (Commercial) on Approximately 3.33 Acres of Real Property Located at the Southwest Corner of the Intersection of Wesley Chapel Boulevard and Loury Drive.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC 09/03/26 – BCC at DC 10/06/26.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED AGENCY ACTION:

Find the proposed amendment consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

BACKGROUND:

PROJECT OVERVIEW

The applicant is requesting a Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from RES-3 (Residential-3 du/ga) to COM (Commercial) on approximately 3.33 acres to allow for the development of a daycare and other commercial uses. The subject site is currently vacant and is located at the southwest corner of the intersection of Wesley Chapel Boulevard and Loury Drive.

At time of rezoning, the applicant has agreed to execute and record voluntary deed restrictions on the subject site:

1. Live Local Provision – to ensure the property is only used for commercial uses; and
2. Prohibit the following uses:
    - Stand-alone car washes
    - Gas/Service station
    - Cabinet and carpentry shops, plumbing, electrical, mechanical, welding, sheet metal or other similar trade shops
    - Pre-owned vehicle sales or leasing
    - Self-storage facilities
    - Auto repair garages
    - Lumberyards
    - Stand-alone lawn mowers sales and repairs
    - Mortuaries and funeral homes
    - Crematoriums
    - Stand-alone outdoor pottery and statues sales

- Propane sales, septic tank sales and installation business. However, propane sales are only allowed as an accessory use
- Sod sales
- Shooting or archery ranges
- Freestanding recreational vehicle/boat storage**;** and
- Automotive towing services and connected storage of vehicles

This agenda memo was prepared by: Kayla Duy, Planner I

GENERAL INFORMATION	
Agent of Record (AOR)	Angela B. Rauber, Esq./Hill, Ward, & Henderson, PA
Applicant	Kachi Properties, LLC
Project Address	Wesley Chapel, FL

SITE DETAILS						
Parcel ID	Acres	Existing Future Land Use	Existing Zoning	Proposed Future Land Use	Existing Use	Proposed Use
13 26 20 0110 00000 5150	1.62	RES-3 (Residential - 3 du/ga)	AR Agricultural Residential District	COM (Commercial)	Vacant	Commercial
13 26 20 0110 00000 5160	1.71	RES-3 (Residential - 3 du/ga)	AR Agricultural Residential District	COM (Commercial)	Vacant	Commercial

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	AC – Agricultural District; Avalon Park West F/K/A New River MPUD Master Planned Unit Development	RES-6 – (Residential - 6 du/ga); PD (Planned Development)	Vacant
South	AR – Agricultural Residential District	RES-3 (Residential - 3 du/ga)	Single Family Residential
East	AR – Agricultural Residential District	RES-3 (Residential - 3 du/ga)	Vacant

West	AR – Agricultural Residential District	RES-3 (Residential - 3 du/ga)	Single Family Residential

See *Appendix* for zoning and FLU terms at the end of this report.

FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning, Development and Economic Growth Department's findings of fact pursuant to each evaluation criterion.

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Growth Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment. There is an accompanying rezoning petition to C-1 Neighborhood Commercial District processed concurrently with this Comprehensive Plan Amendment.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, fire, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.
4. **Live Local Provision**. The applicant has agreed to a Voluntary Deed Restriction on the subject site to ensure the intended use of the property is for commercial uses, and not to include residential uses.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.

Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of comprehensive plan amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

COM (COMMERCIAL)

The intent of the COM (Commercial) Future Land Use (FLU) is to identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also to establish appropriate sites for the development of major future community- or region-serving, commercial uses to permit the land use intensities necessary to achieve this result.

The proposed amendment from RES-3 (Residential–3 du/ga) to COM on approximately 3.33 acres to allow for the development of a daycare and other commercial uses would provide commercial services and local employment opportunities for the surrounding residential neighborhoods. The

subject site is located along Wesley Chapel Boulevard, which allows for high visibility and easy access to commercial development. Therefore, the proposed amendment is consistent with the intent of the COM FLU.

POLICY FLU 1.4.3: TRANSITIONAL LAND USES

Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential land use designations, between varying densities of residential land use designations, and in managing redevelopment of areas no longer appropriate as viable residential areas. Exhibit 2-2, Appropriate Transitional Land Uses, is to be used as a guideline in evaluating appropriate transitional uses, except for properties located within the Northeast Pasco County Rural Area Plan or the Rural Transition Area.

Exhibit 2-2 depicts the proposed COM FLU as a compatible transitional land use to the surrounding residential land uses. This compatibility is conditioned with sensitive site designs, which may include sufficient buffers, limited building height, and limited hours of operations as set forth in the Land Development Code (LDC).

POLICY FLU 1.6.4: NEIGHBORHOOD COMMERCIAL USES

Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use Classification, not to exceed five (5) acres, to permit Small-Scale Neighborhood Commercial Uses in areas adjacent to residential uses only under the following conditions:

1. Neighborhood commercial uses shall be located on collector or arterial streets, with preference given to locations at the intersections of such streets; and
2. New neighborhood commercial uses shall not be located internally within existing single-family neighborhoods; and
3. Pasco County shall restrict new neighborhood commercial development that proliferate, extend, or set a precedent for future strip commercialization; and
4. Development intensity is limited and designed to serve the needs of the immediate neighborhoods.

The subject site is located on the south side of Wesley Chapel Boulevard, a 4-lane County arterial roadway and at the entrance of a residential neighborhood, which ensures that the proposed commercial uses will not intrude into existing residential neighborhoods. The proposed amendment to COM FLU allows for the development of neighborhood commercial uses that serve the needs of adjacent residential neighborhoods. Additionally, the proposed amendment will not proliferate, extend, or set a precedent for future strip commercialization. Since the site is approximately 3.33 acres, it meets the criterion of being under 5 acres in size. And as such, the development intensity will be limited and designed to serve the needs of the immediate neighborhoods.

POLICY FLU 1.8.7: ECONOMIC DEVELOPMENT

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market Areas is encouraged.

The proposed amendment to COM FLU will allow for commercial development that will increase the commercial footprint by 87,033 square feet in the area, bringing more revenues to the County than consuming in services. Additionally, the applicant has agreed to a voluntary deed restriction,

precluding any future residential use and ensuring a continued commercial tax revenue. Therefore, the proposed amendment is consistent with Policy FLU 1.8.7.

POLICY FLU 1.8.10: PRESERVATION OF CAPACITY FOR EMPLOYMENT-GENERATING USES

The County shall, through the development review process, ensure that adequate land and transportation capacity is available for present and future high-paying, employment-generating land uses, such as office, industrial, and employment center uses.

The addition of 87,033 square feet of commercial use will ensure there is additional land capacity for employment generating uses. Additionally, the voluntary deed restriction that precludes residential uses on the site will preserve the employment capacity along the Wesley Chapel corridor. As such, the proposed amendment is consistent with Policy FLU 1.8.10.

PLANNING DISCUSSION

The following is a discussion of site-specific details related to the project.

1. Site Characteristics. The subject site is located within the South Market Area, in FEMA Flood Zone AE, AH, and X. There are no archeological sites or wetlands on or near the subject property.
2. Right-of-Way (ROW). The subject site is located on the south side of Wesley Chapel Boulevard, a 4-lane arterial roadway maintained by the County with 80 feet of Right-of-Way; and west of Loury Drive, a residential roadway with 50 feet of Right-of-Way maintained by the County.
3. Trails. There are currently no trails near the subject site; however, there is a 5-foot sidewalk abutting the subject site to the north.
4. Transit/Bus Stops. The nearest bus route is Route 54. The bus stop is located approximately 389 feet east of the subject site and another one approximately 425 feet northeast of the subject site.

PRELIMINARY FEASIBILITY ANALYSIS

A preliminary feasibility analysis was conducted by the PDE. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment (TNA). The applicant submitted a TNA that shows all study area roadways will operate at an acceptable Level of Service with the Background Traffic and with the addition of the net increase by the project traffic based on the 2050 Cost Feasible Plan.

2. Pasco County Utilities (PCU). On 12/15/25, PCU reviewed the proposed amendment and provided the following comment: “This property is within Pasco County Utilities Water, Wastewater and Reclaimed Water Service Areas. The property estimated potable water demand was not provided on the Comprehensive Plan Amendment (CPA) Application: Potable Water: Development within this property will be required to connect to Pasco County Utilities Water system. There is currently potable water capacity to support the proposed development. The nearest watermain to the subject property is located at: Approximately at 5 feet north of the subject property at right-of-way of Wesley Chapel Blvd. Wastewater: Development within this property will be required to connect to Pasco County Utilities wastewater system. There is currently capacity at the Southeast WWTP to support the proposed development. The nearest sewer main to the subject property is at:

Approximately at 125 feet north of the subject property on opposite side of Wesley Chapel Blvd.
Reclaimed water: Development within this property will be required to connect to Pasco County Utilities reclaimed water system. There is currently reclaimed water capacity to support the proposed development. The nearest reclaimed main to the project is at: Approximately at 120 feet north of the subject property on opposite side of Wesley Chapel Blvd.
Comprehensive plan approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting. Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer's expense per Pasco County Code Chapter 110 – Utilities."

3. Pasco Sheriff's Office (PSO). On 01/16/26, the material was circulated, and a response was not recorded during the review.

4. Fire. On 12/17/25, Fire reviewed the proposed amendment and provided "No Comments."

5. Emergency Management. On 12/22/25, Emergency Management completed their review with a status of "No Comments."

6. Parks and Natural Resources (PRNR). On 12/16/25, PRNR reviewed the proposed amendment and provided the following comment, "The project is located within the Cypress Creek/Hillsborough Linkage Ecological Planning Unit, but appears to meet the objectives of the EPU, as it does not contain any forested wetlands systems. [Chapter 3 Conservation Element] The project is not located within an Ecological Corridor [Objective Con 1.2 – Critical Linkages (aka Ecological Corridors)] Natural Resources will address any potential listed species on site at the time of MPUD zoning and/or site development submittal. A preliminary wildlife survey will be required. [Policy CON 1.1.2 – Listed Species]"

7. Office of Economic Growth (OEG).On 01/16/26, Office of Economic Growth completed their review with a status of "No Comments."

8. Metropolitan Planning Organization (MPO). On 01/16/26, Metropolitan Planning Office completed their review with a status of "No Comments."

9. Active Transportation. On 01/16/26, Active Transportation completed their review with a status of "No Comments."

CASE HISTORY		
	Date	**Vote: Approve / Deny**
Local Planning Agency (LPA)	09/03/26	Pending
Board of County Commissioners – Adoption	10/06/26	Pending

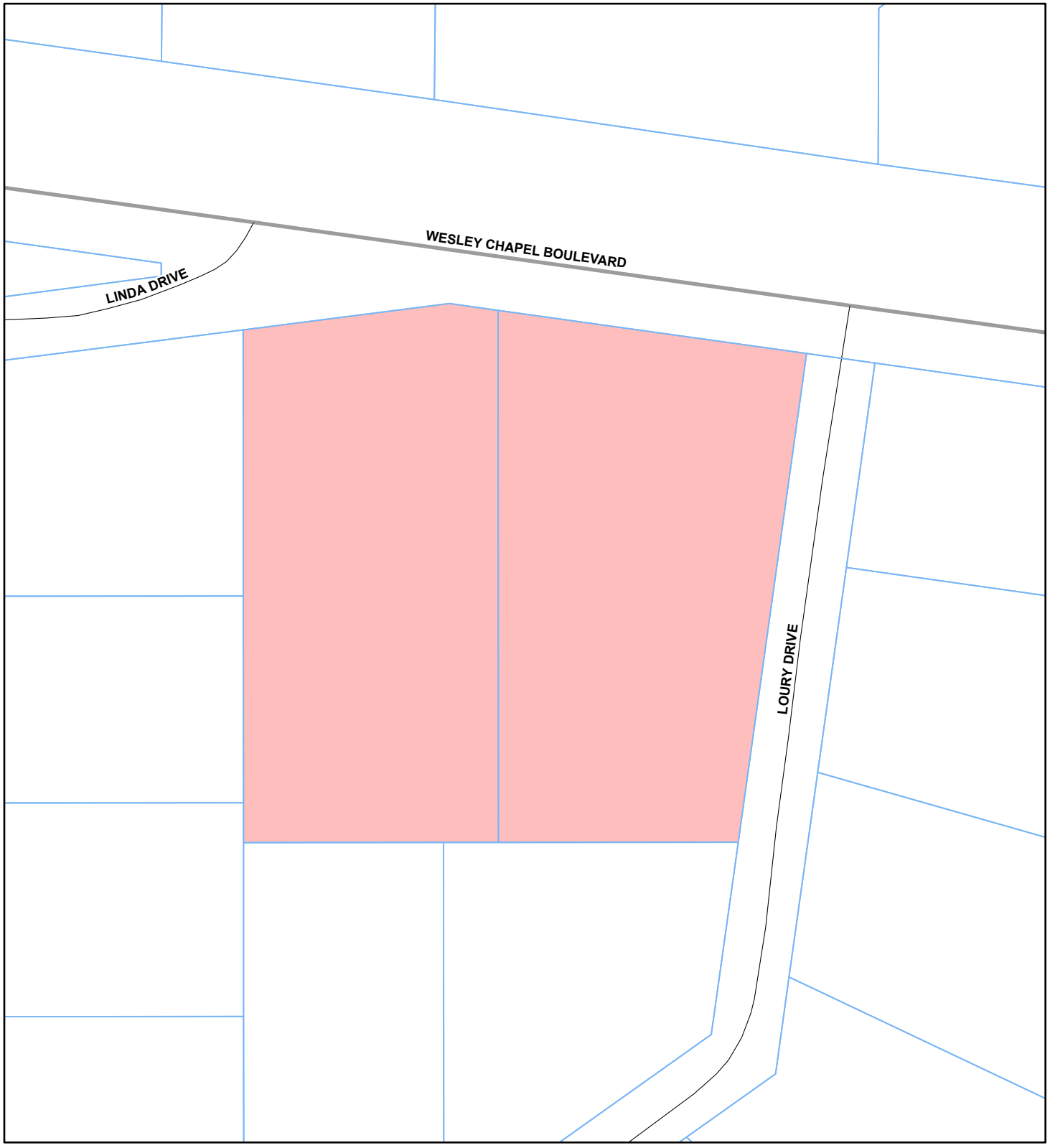
APPENDIX	
FUTURE LAND USE	
Term	**Reference**
RES-3 (RESIDENTIAL 3 – DU/GA)	Chapter Two – Future Land Use Element Section FLU A-6
RES-6 (RESIDENTIAL 6 – DU/GA)	
COM (COMMERCIAL)	
ZONING	
Term	**Reference**
A-C AGRICULTURAL DISTRICT	Section 503, Land Development Code
A-R AGRICULTURAL - RESIDENTIAL DISTRICT	Section 505, Land Development Code

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action. Pursuant to Section 125.66(3)(c)7.b., Florida Statutes the proposed amendment is exempt from the requirement to complete a Business Impact Estimate (BIE).

ATTACHMENT(S):

1. PDE26-0465 Learning Care Group At SR 54 and Loury Drive Map Package
2. PDE26-0465 Learning Care Group At SR 54 and Loury Drive COM FLU Description
3. PDE26-0465 Learning Care Group At SR 54 and Loury Drive Proposed Ordinance
4. PDE26-0465 Learning Care Group At SR 54 and Loury Drive Transportation Needs Assessment
5. PDE26-0465 Learning Care Group At SR 54 and Loury Drive Proof of Publication
6. PDE26-0465 Learning Care Group At SR 54 and Loury Drive Applicant's Affidavit of Posting & Mail Notice



CPAS25(18)

LEARNING CARE GROUP AT SR 54 AND LOURY DR

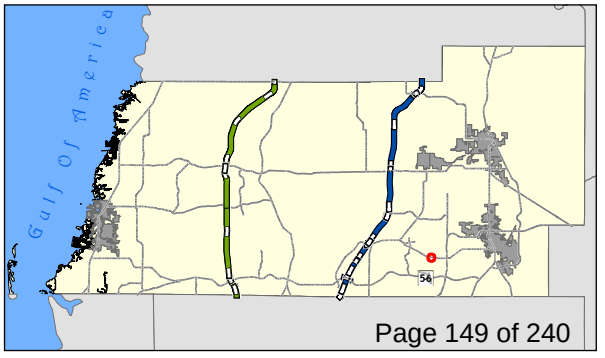
13 26 20 0110 00000 5150
13 26 20 0110 00000 5160

SUBJECT PROPERTY

COMMISSION DISTRICT: 1

0 100 200
Feet

GISFlat02\FLU\CPAS25(18)djohnson 8/7/2026





CPAS25(18)

LEARNING CARE GROUP AT SR 54 AND LOURY DR

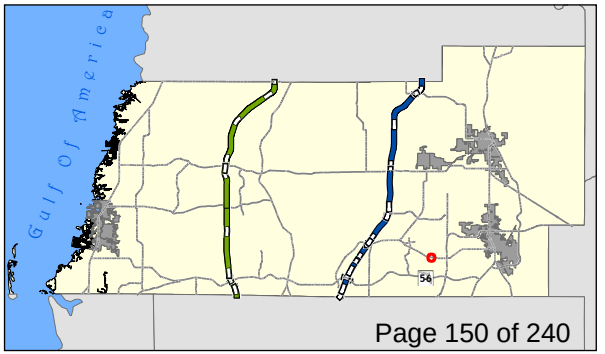
13 26 20 0110 00000 5150
13 26 20 0110 00000 5160

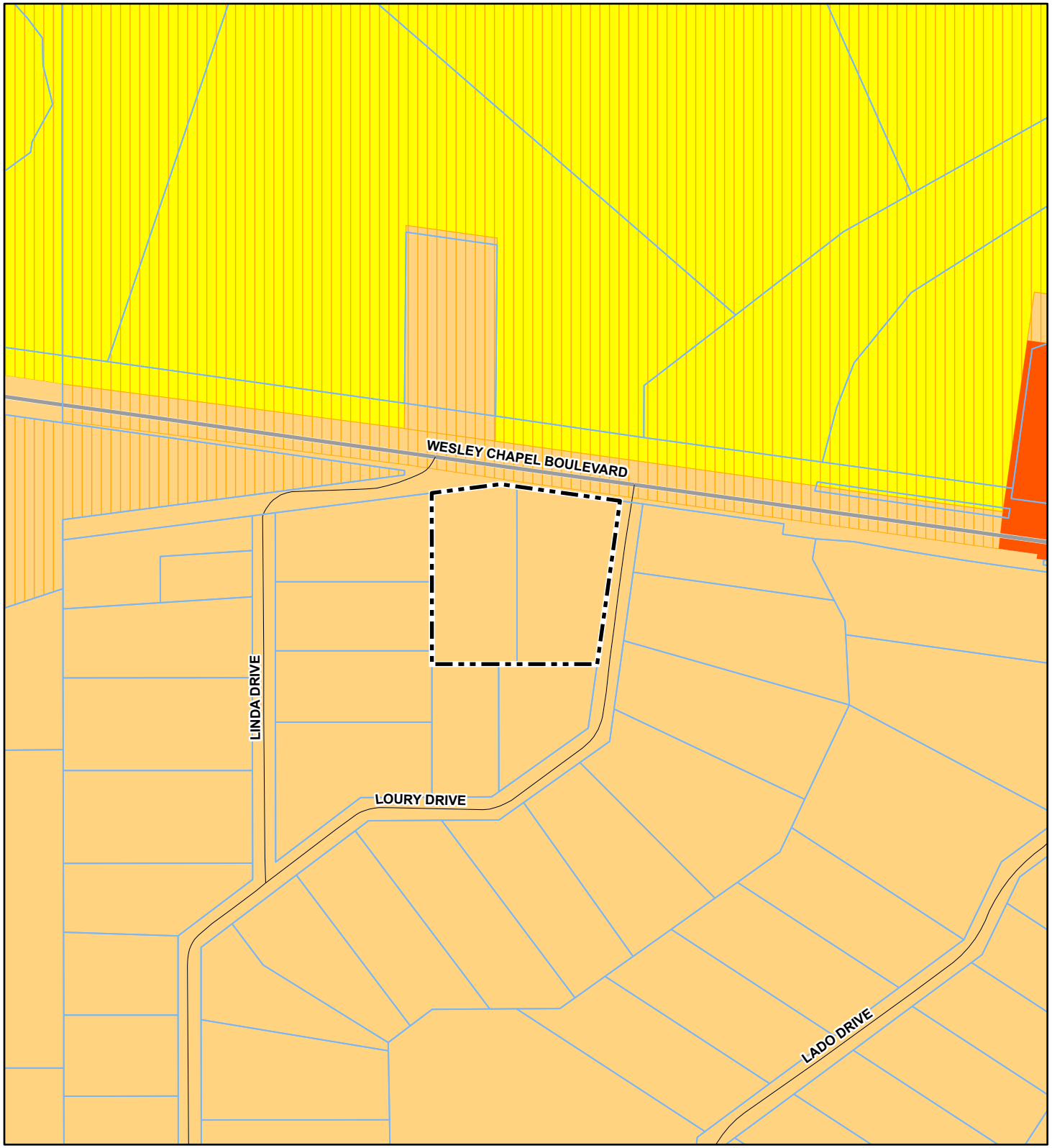
SUBJECT PROPERTY

COMMISSION DISTRICT: 1

0 100 200
Feet

GISFlat02\FLU\CPAS25(18)djohnson 8/7/2026





CPAS25(18)

LEARNING CARE GROUP AT SR 54 AND LOURY DR

13 26 20 0110 00000 5150
13 26 20 0110 00000 5160

SUBJECT PROPERTY

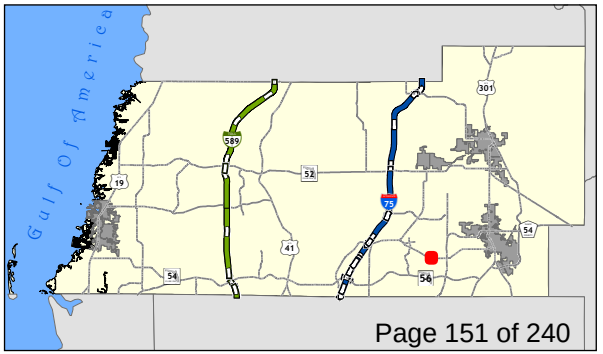
FLU CODE

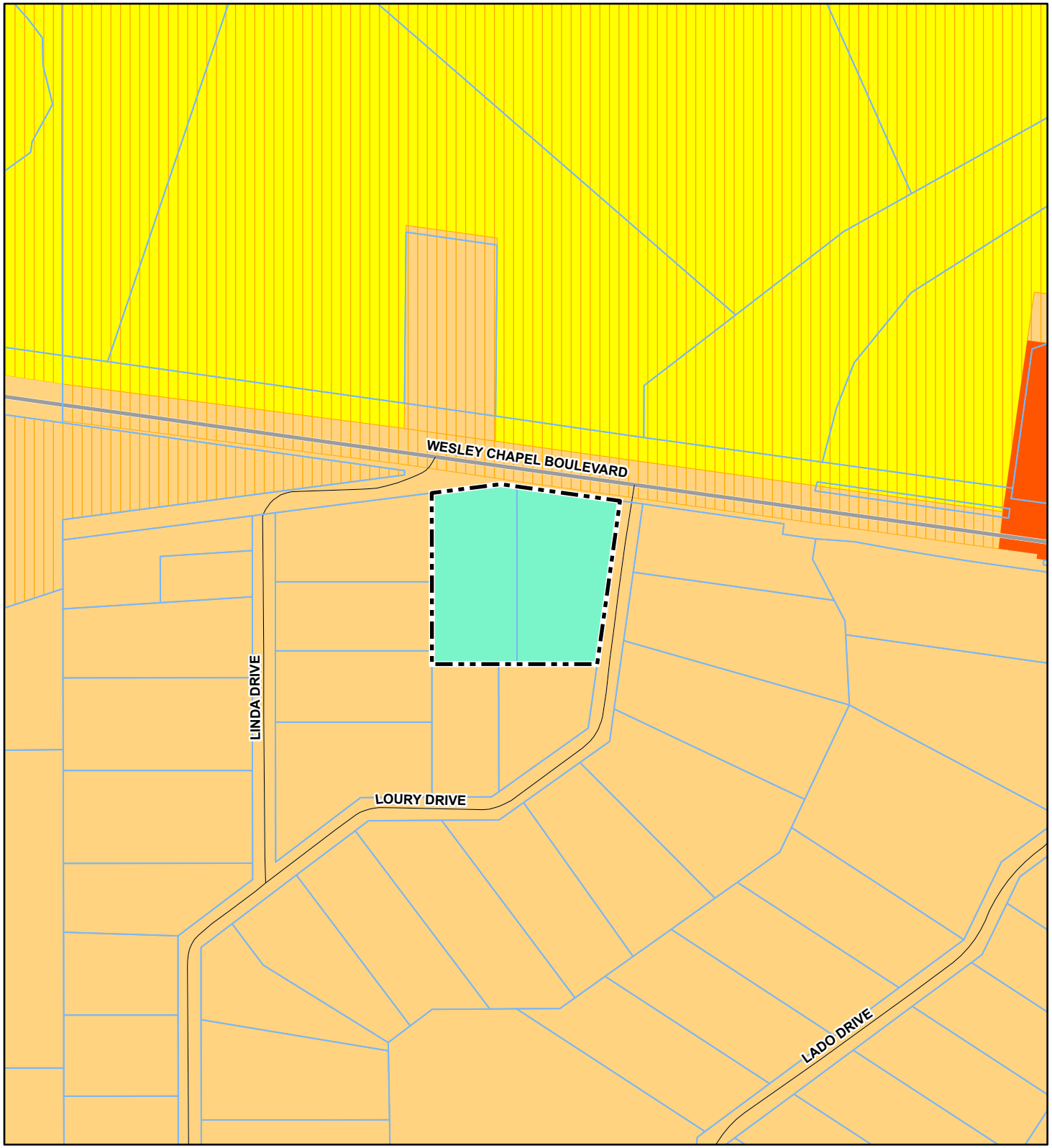
PD
RES-6
RES-3
ROR

COMMISSION DISTRICT: 1

0 300 600
Feet

GISFlat02\FLU\CPAS25(18) djohnson 8/7/2026





CPAS25(18)

LEARNING CARE GROUP AT SR 54 AND LOURY DR

13 26 20 0110 00000 5150
13 26 20 0110 00000 5160

SUBJECT PROPERTY

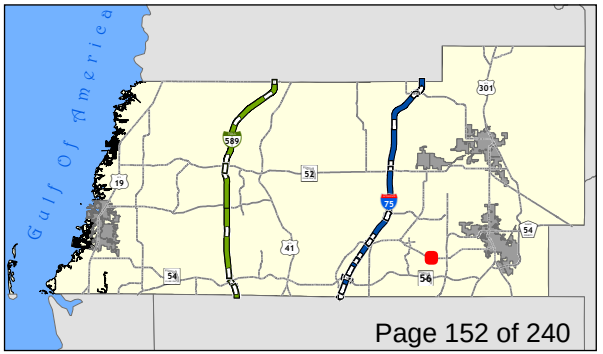
FLU CODE

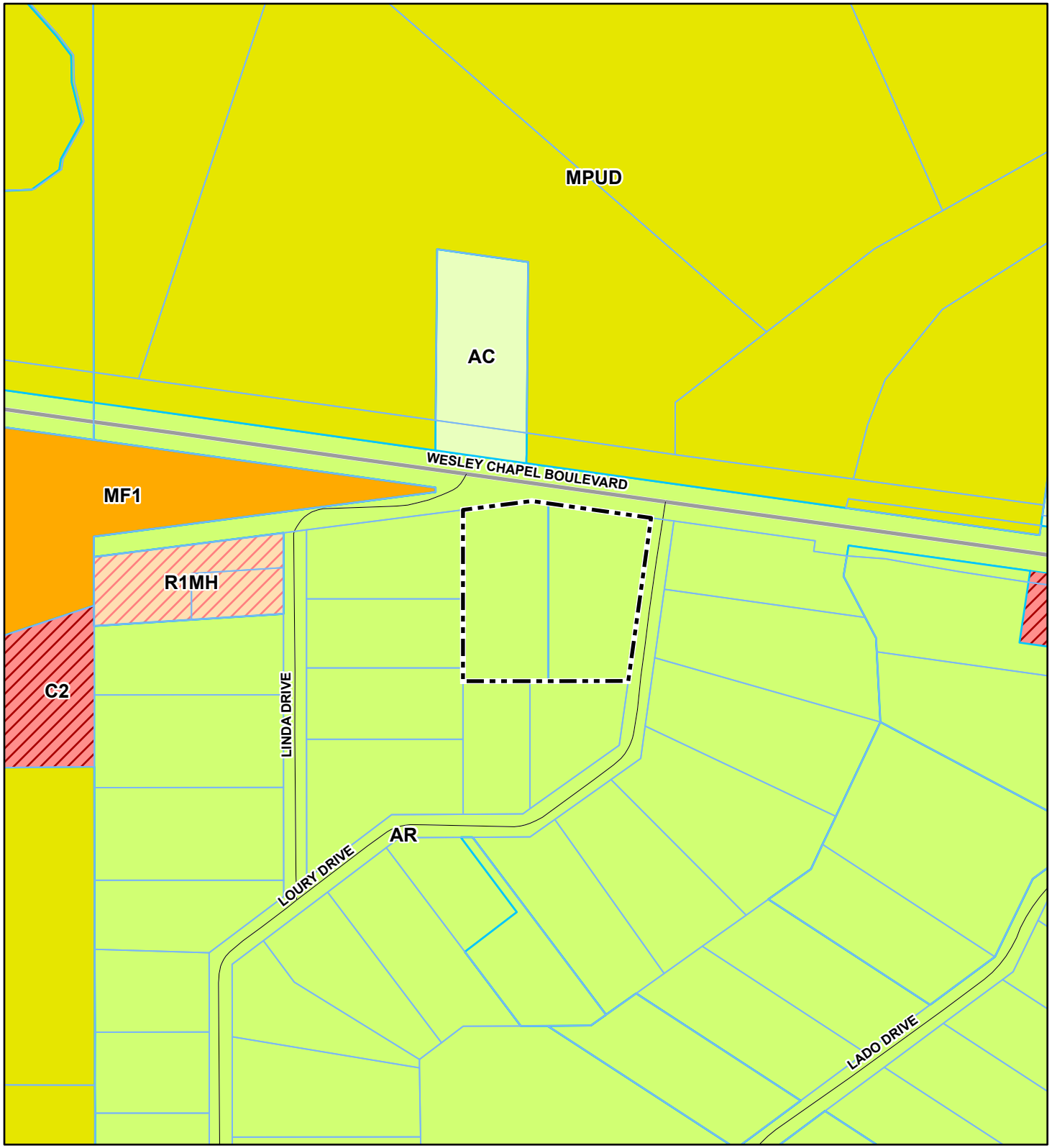
- COM
- PD
- RES-6
- RES-3
- ROR

COMMISSION DISTRICT: 1

0 300 600
Feet

GISFlat02\FLU\CPAS25(18) djohnson 8/7/2026





CPAS25(18)

LEARNING CARE GROUP AT SR 54 AND LOURY DR

13 26 20 0110 00000 5150
13 26 20 0110 00000 5160

SUBJECT PROPERTY

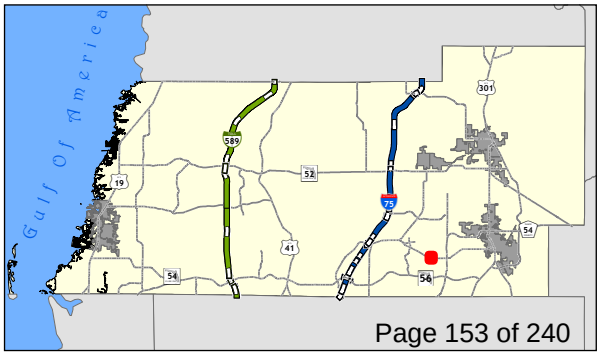
ZONING

AC	MF1
AR	MPUD
C2	R1MH

COMMISSION DISTRICT: 1

0 300 600
Feet

GISFlat02\FLU\CPAS25(18) djohnson 8/7/2026



COM (COMMERCIAL)

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the COM (Commercial) Land Use Classification.

General Range of Potential Uses:

Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two (2) or more stories, wherein the first-floor uses are commercial, office, and/or other nonresidential uses. Parking areas do not count as a nonresidential use in this context.

Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Note: Small-Scale Comprehensive Amendments to the COM (Commercial) Future Land Use Classification shall be limited to a maximum residential density of ten (10) dwelling units/gross acre and shall be delineated on the Future Land Use Map with a specific symbol/pattern and a footnote.

Maximum Nonresidential Intensity: Floor Area Ratio

0.60

THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (2-15 AND SHEET 22) CHANGING FROM RES-3 (RESIDENTIAL-3 DU/GA) TO COM (COMMERCIAL) ON APPROXIMATELY 3.33 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WESLEY CHAPEL BOULEVARD AND LOURY DRIVE; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on September 3, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners, on October 6, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 22 is hereby amended to change the Future Land Use classification from RES-3 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) on approximately 3.33 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY.

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 5. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 6th day of October, 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

_____
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

_____
JACK MARIANO, CHAIRMAN

Exhibit A

[This page intended to be blank]

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS25(18) PROPOSED LAND USE

T 2 6 S R 2 0 E

DATE ADOPTED: 06/15/1989

SHEET 22 OF 24

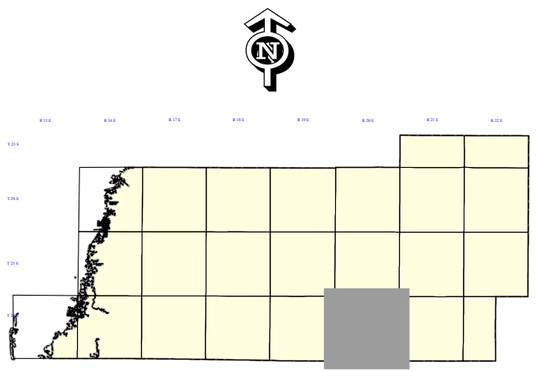
ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

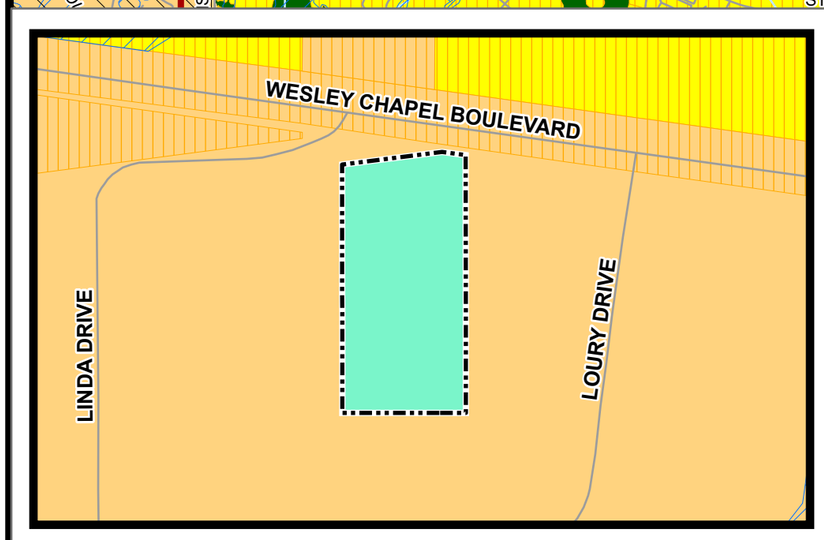
- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



SUBJECT PROPERTY CPAS25(18)
PROPOSED LAND USE COM (See Inset)



N

0 0.5 1 2
Miles

Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Information Technology

Modified By:	Date Saved:
jhelmrich	1/20/2026 8:30 AM

GISFlat02\FLU\CPASXX(XX)

NEEDS ASSESSMENT

SR 54 & LOURY PROJECT

Prepared For

BELLEAIR DEVELOPMENT GROUP

Prepared By

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

NEEDS ASSESSMENT

SR 54 & LOURY PROJECT

Prepared For

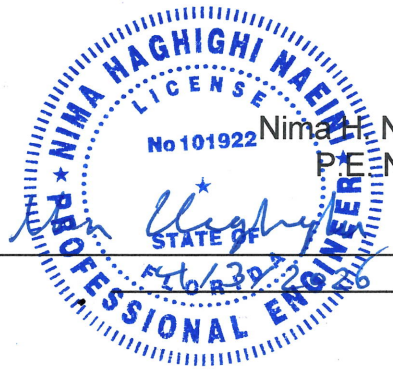
BELLEAIR DEVELOPMENT GROUP

Prepared By

TRAFFIC & MOBILITY CONSULTANTS
5023 West Laurel Street
Tampa, Florida 33607
813-289-0039
State of Florida Authorization No. EB0004638

March, 2026

Project No. 25107 (25939.02.04)



Nima H. Naeini, P.E.
P.E. No. 101922

_____ Date

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

TABLE OF CONTENTS

Page

Introduction 2
Project PM Peak Hour Traffic 2
Study Area 5
Distribution/Assignment 5
Background Traffic 6
Budgeted Improvements 6
Link Analysis 6
Appendix

LIST OF TABLES

1 CPA Entitlements 3
2 PM Peak Hour Trip Generation 4
3 Link Capacity Analysis PM Peak Hour 9

LIST OF FIGURES

1 Project Location 2
2 Project Traffic Distribution 7

INTRODUCTION

The purpose of this report is to provide the Needs Assessment for the property located south of CR 54 (Wesley Chapel Boulevard) and west of Loury Drive in Pasco County, as shown in Figure 1.

The Comprehensive Plan Designation for the subject property is proposed to be amended from RES-3 to COM. As shown in Table 1, the existing FLU would allow 10 Single Family dwelling units and the proposed FLU allows up to 87,033 SF of retail.

This analysis will evaluate the impact of the proposed plan amendment on the adjacent roadway network in accordance with the approved Methodology Statement provided in the Appendix of this report.

ESTIMATED PM PEAK HOUR PROJECT TRAFFIC

APPROVED LAND USES

The trip generation rates utilized in this report were based on the data contained in the Institution of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition, 2025. Based on the data contained in ITE Trip Generation Manual, 12th Edition, the land uses based on the existing FLU would generate approximately 12 trip ends during the PM peak hour with 7 inbound and 5 outbound, as shown in Table 2.

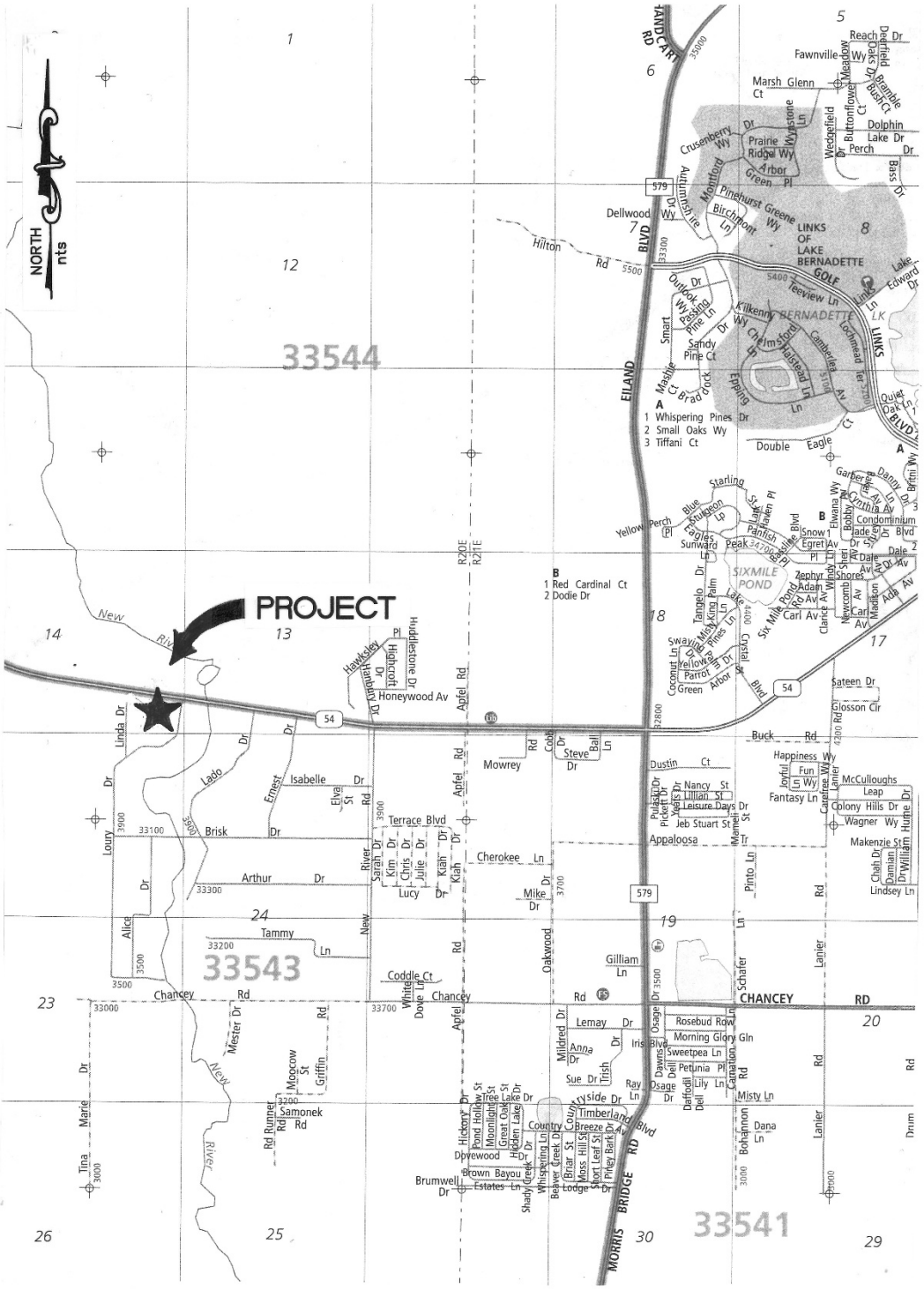

PROJECT
NORTH
nts
33544
33543
33541
SIXMILE POND
LINKS OF LAKE BERNADETTE GOLF LINKS
CHANCEY RD
MORRIS BRIDGE RD
EILAND BLVD
LANDCART RD
Honeywood Av
Apfel Rd
Terrace Blvd
Arthur Dr
Cherokee Ln
Oakwood
Gilliam Ln
Tammy Ln
Coddle Ct
Mowrey
Buck Rd
Hilton Rd
Double Eagle Ct
Dellwood Wy
Fawnville Meadow Wy
Marsh Glenn Ct
Crusenberry Wy
Prairie Ridge Wy
Arbor Green Pl
Pinehurst Greene Wy
Birchmont Ln
Dolphin Lake Dr
Perch Dr
Lake Edward Dr
Teeview Ln
Kilkenny Ct
Chelmsford Ln
Cambeltea Ln
Lochmead Ter
Quiet Oak Ln
Sandy Pine Ct
Eagle Peak Ln
Egret Av
Zephyr Shores
Carl Av
Six Mile Pond Rd
Sateen Dr
Closson Cir
Happiness Wy
Joyful Fun Ln
Fantasy Ln
McCulloughs Leap
Colony Hills Dr
Wagner Wy
Makenzie St
Lindsey Ln
Pinto Ln
Rosebud Row
Morning Glory Gln
Sweetpea Ln
Petunia Pl
Lily Ln
Misty Ln
Dana Ln
Bohannon
Lemay Dr
Timberland Blvd
Country Breeze Dr
Brumwell Dr
Brown Bayou Estates Ln
Dogwood Dr
Hickory Dr
Pond Hollow St
Moonlight Tree St
Great Oak Dr
Hidden Lake Dr
Whispering Ln
Beaver Creek Dr
Briar St
Moss Hill St
Short Leaf St
Piney Bark Dr
Lodge Dr
Shady Creek Dr
Chancey Rd
Isabelle Dr
Brisk Dr
Loury Dr
Linda Dr
Lago Dr
Ernest Dr
Alice Dr
Mester Dr
Moocow St
Griffin Rd
Samonek Rd
Rd Runner Rd
Marie Dr
Tina Dr
River Sarah Dr
Kim Dr
Chris Dr
Julie Dr
Lucy Dr
Kian Dr
Mike Dr
Steve Dr
Ball Ln
Cobb Dr
Elvel St
Whitetail Dr
Dove Ln
Mildred Dr
Anna Dr
Irish Dr
Sue Dr
Ray Ln
Osage Dr
Iris Blvd
Dawns Dell
Daffodil Dell
Carnation Rd
Schafer Ln
Lanier Rd
Drum
Yellow Perch Pl
Blue Sturgeon Lp
Starling Ln
Hawken Pl
Panfish Ln
Sunward Ln
Peak Ln
Egret Av
Dale Av
Adam Av
Carl Av
Clarice Av
Newcomb Av
Madison Av
Ada Av
Windy Shores Av
Sherl Av
Bobby Av
Elwana Wy
Cynthia Av
Garberia Ln
Danny Dr
Brian Wy
Condominium Blvd
Jade Ter
Snow Ln
Tangelo Dr
Palm Ln
King Ln
Misty Pines Ln
Crystal Ln
Coconut Ln
Sway Ln
Yellow Parrot Green
Arbor Blvd
Huddlestone Dr
Hillcroft Dr
Hawksley Dr
Hanbury Dr
Pl
Dustin Ct
Nancy St
Lillian St
Leisure Days Dr
Jeb Stuart St
Appaloosa Tr
Yeats Dr
Pulaski Dr
Mamelei St
Caroline Wy
Lanier Ln
Damian Dr
Cleft Dr
William Hume Dr
Outlook Wy
Passing Pine Ln
Smart Dr
Maple Ct
Brad Dock Ln
Epping Ln
Halstead Ln
Stratford Av
Whispering Pines Dr
Small Oaks Wy
Tiffani Ct
Red Cardinal Ct
Dodie Dr
Tiffany Ln
Misty Ln
Lily Ln
Petunia Pl
Sweetpea Ln
Morning Glory Gln
Rosebud Row
Gilliam Ln
Oakwood
Apfel Rd
Mowrey
Terrace Blvd
Arthur Dr
Cherokee Ln
Tammy Ln
Coddle Ct
Chancey Rd
Honeywood Av
Huddlestone Dr
Hillcroft Dr
Hawksley Dr
Hanbury Dr
Pl
Dellwood Wy
Hilton Rd
Double Eagle Ct

TABLE 1

CPA ENTITLEMENTS

Scenario	Land Use Category	Acreage	Density/FAR	Maximum Allowable Entitlements	Analysis Entitlements (1)
Existing	RES-3	3.33 AC	3 DU's/AC	10 DU's	10 DU's
Proposed	COM	3.33 AC	0.6	87,033 SF	65,275 SF

(1) Per LDC, entitlements reduced by 25% to account for roads, drainage, etc.
87,033 x 0.75 = 65,275 SF

TABLE 2

PM PEAK HOUR TRIP GENERATION

Scenario	Land Use	ITE LUC	Size	PM Peak Hour Trip Ends (1)			Passerby Trip Ends (2)			New External PM Peak Hour Trip Ends		
				In	Out	Total	In	Out	Total	In	Out	Total
Proposed	Retail	821	65,275 SF	274	286	560	110	114	224	164	172	336
Approved	Signle Family	210	10 DU's	7	5	12	0	0	0	7	5	12
			Difference	267	281	548	110	114	224	157	167	324

(1) Source - ITE Trip Generation Manual, 12th Edition, 2025.

(2) Source - ITE Trip Generation Manual, 11th Edition.
Passerby Trip Ends: 40%
In: 274 x 0.40 = 110
Out: 286 x 0.40 = 114

PROPOSED LAND USES

For the purpose of this study, analysis was done based on 65,275 square feet of Retail, as shown in Table 2. Based on the data contained in ITE Trip Generation Manual, 12th Edition, the proposed land uses would attract approximately 560 trip ends during the PM peak hour with 274 inbound and 286 outbound, as shown in Table 2.

Studies contained in the ITE Trip Generation Manual, 11th Edition, indicate that a percentage of the project's retail trip ends already exist on the adjacent roadways – passerby capture. Based on these studies, the proposed land use would attract 336 new external PM peak hour trip ends with 164 inbound and 172 outbound, as shown in Table 2.

Therefore, the proposed plan amendment would result in a net increase of 324 new PM peak hour trip ends.

STUDY AREA

As per the approved methodology for the project, the study area includes CR 54 (Wesley Chapel Boulevard) from Meadow Pointe Boulevard to Morris Bridge Road.

DISTRIBUTION/ASSIGNMENT

The distribution of the project traffic was estimated based on existing travel patterns and existing development in the vicinity of the project per approved Methodology statement.

Figure 2 illustrates the percent distribution of the project traffic.

BACKGROUND TRAFFIC

The 2050 volumes utilized in this analysis were calculated based on the volumes contained in the Pasco County MPO 2045 LTRP Level of Service Inventory Report and factored to 2050 utilizing a 2% growth rate based on census data and Bureau of Economic and Business Research (BEBR) population projects. See Table A-1 provided in the appendix of this report.

BUDGETED IMPROVEMENTS

As stated previously, the site is located south of CR 54 and west Loury Drive.

CR 54 is a four (4) lane divided roadway in the vicinity of the project.

According to Pasco County CIP, Two Ridges Road (Poplar Brook Drive) is budgeted for construction as a two (2) lane road from CR 54 to SR 56.

According to 2050 Cost Affordable Plan, there are no improvements planned in the vicinity of the project.

LINK ANALYSIS

The link analysis was conducted for the roadway segments within the study area for

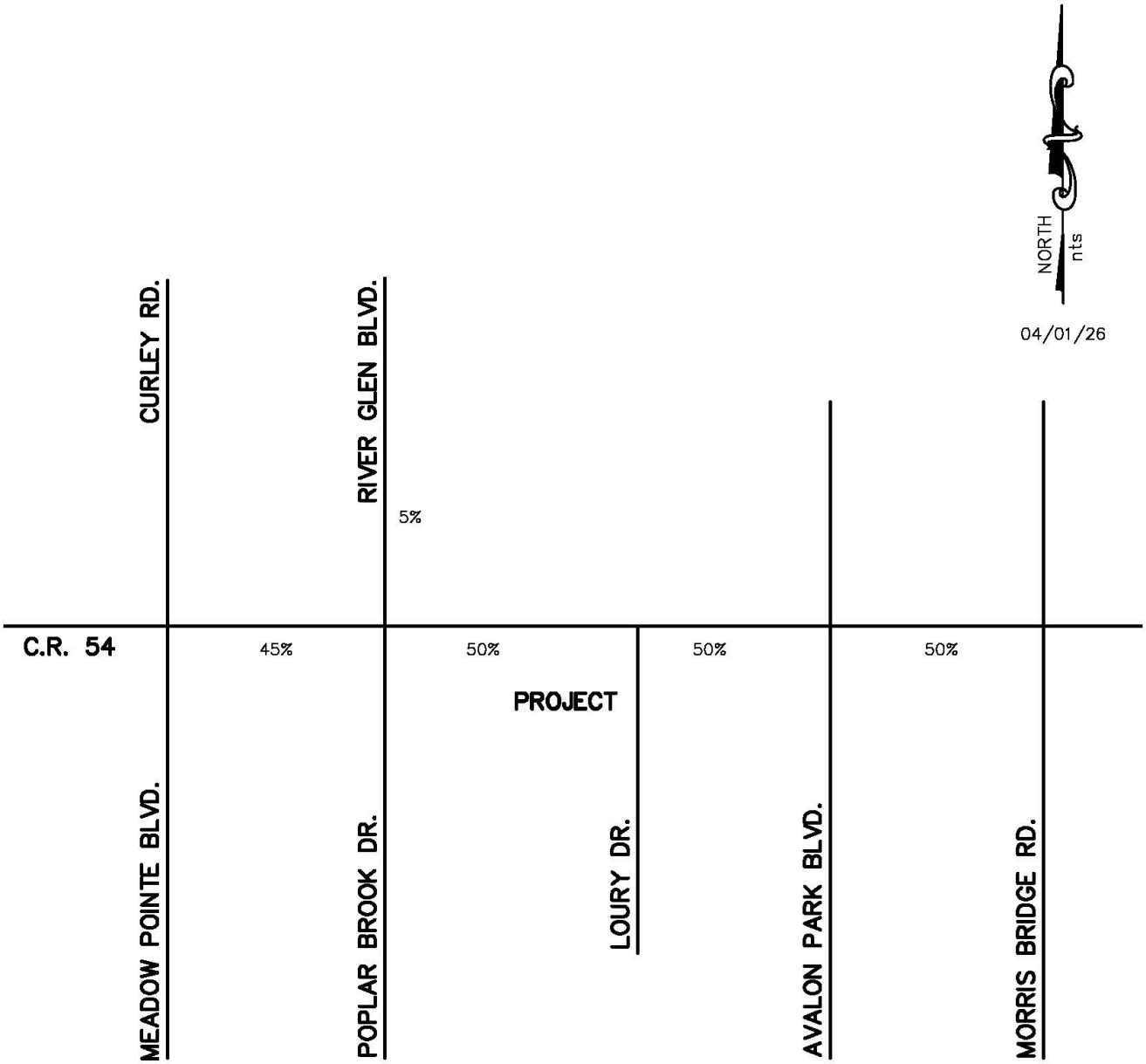


FIGURE 2
PROJECT TRAFFIC DISTRIBUTION

the project. The analysis was conducted with the 2050 background traffic and with the addition of the net increase in project traffic within the roadway network identified in the 2050 Cost Affordable Plan. Table 3 summarizes the link analysis with Existing/Budgeted improvements. Based on the results of the analysis, all roadway segments should operate within the adopted Level of Service.

TABLE 3

LINK CAPACITY ANALYSIS
PM PEAK HOUR

Segment	From	To	Lanes	LOS Std (V/C)	Peak Hour Capacity (1)	2050 Background Traffic (2)	V/C Ratio	Project Traffic (3)	Background Plus Project Traffic	V/C Ratio
CR 54	Meadow Pointe Blvd	River Glen Blvd	4LD	1.0	3,024	1,773	0.59	146	1,919	0.63
	River Glen Blvd	Loury Dr	4LD	1.0	3,024	1,773	0.59	162	1,935	0.64
	Loury Dr	Avalon Park Ave	4LD	1.0	3,024	1,773	0.59	162	1,935	0.64
	Avalon Park Ave	Morris Bridge Rd	4LD	1.0	3,024	1,773	0.59	162	1,935	0.64

1) Based on FDOT 2023 Multimodal Quality/Level of Service Handbook
2) Based on 2045 Inventory Report and 2% annual growth rate
3) See Figure 2 of this report

APPENDIX

METHODOLOGY

NEEDS ASSESSMENT METHODOLOGY
TIMING AND PHASING METHODOLOGY
SUBSTANDARD ROAD METHODOLOGY

Meeting Date: 11/15/25
Draft Submitted: 11/15/25 Revised 12/22/25
Final Approved: _____

Project Name: SR 54 and Loury Project
Comprehensive Plan Amendment Action: Amend Existing FLU to COM
Zoning Action: Amend Existing Zoning to C2
Accela Numbers: T&P-2025-00072
SSRRA-2025-00227

Needs Assessment

1) Exemption Status
    a. The existing Future Land Use Designation for the property is RES-3.
    b. The developer proposes to amend the Comprehensive Plan to COM.

2) Site Parameters
    a. The site is located south of Wesley Chapel Boulevard and west of Morris Bridge Road.
    b. Table 1 provides the allowable entitlements based on the existing RES-3 Future Land Use Plan.
    c. Table 1 provides the allowable entitlements based on the proposed Future Land Use Plan of COM.

3) Study Area:
    a. The study area will include Wesley Chapel Boulevard from Meadow Pointe Boulevard to Morris Bridge Road.

4) 2050 Volumes
    a. The 2050 volumes contained in the Pasco County Level of Service Inventory Report will be utilized.

5) Development Traffic
    a. The trip generation for land uses permitted under the existing Future Land Use Plan and the proposed Future Land Use Plan will be calculated based on trip generation rates contained in the ITE Trip Generation Manual, 12th Edition.

TABLE 1

CPA ENTITLEMENTS

Scenario	Land Use Category	Acreage	Density/FAR	Maximum Allowable Entitlements	Analysis Entitlements (1)
Existing	RES-3	3.33 AC	3 DU's/AC	10 DU's	10 DU's
Proposed	COM	3.33 AC	0.6	87,033 SF	65,275 SF

(1) Per LDC, entitlements reduced by 25% to account for roads, drainage, etc.
87,033 x 0.25 = 21,758 SF

6) Distribution
    a. The distribution of the net increase in the project traffic will be based on the roadway network serving the project and the development patterns in the vicinity of the project.

7) Analysis
    a. PM Peak Hour generalized link analysis will be conducted for the roadway segments within the study area for the project.
    b. The net increase in traffic due to the proposed amendment will be added to the 2050 volumes. The analysis will identify any additional improvements required due to additional traffic.

Timing and Phasing Analysis

1) Exemption status:
    a. The property is currently zoned AR.
    b. The Developer proposes to rezone the property to C2.
    c. The developer/applicant has elected not to have the County complete this analysis. As a result, all hearing dates have been waived.

2) Site Parameters:
    a. *Existing Entitlements* – The property is currently zoned AR.
    b. *Proposed Land Uses* – Developer proposes to rezone the property to C2. The entitlements to be included in the analysis are shown in Table 2.
    c. *Buildout Schedule and Phasing* – The buildout year for the project is to be 2030.
    d. *Interim Uses Generating Traffic* – N/A
    e. The MUTRM project is not proposed to be a development. Therefore, the Timing and Phasing Analysis will utilize a V/C ratio of 1.0 per the Land Development Code.

3) Study Area:
    a. The study area includes Wesley Chapel Boulevard from Meadow Pointe Boulevard to Morris Bridge Road. In addition to the following intersections:
        - CR 54 and Loury Drive
        - CR 54 and Avalon Park Road/Ernest Drive
        - CR 54 and River Glen Boulevard

4) Trip Generation:
    a. For purposes of analysis, the trip generation will be based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition, 2025.

TABLE 2

ALLOWABLE ENTITLEMENTS

Zoning	Size	Allowable Density/FAR	Maximum Allowable Entitlements	Analysis Entitlements (1)
C-2	3.33 AC	0.5	72,527 SF	53,395 SF

(1) 25% reduction based on the LDC to account for driveways, road, drainage, etc.
72,527 x 0.25 = 18,132 SF

5) Passerby Trips
    a. The passerby capture for the project will be based on the methodology outlined in ITE Trip Generation Manual, 11th Edition.

6) Distribution and Assignment:
    a. The distribution of the project traffic will be based on the roadway network serving the project and development patterns in the vicinity of the project.

7) Traffic Counts:
    a. Traffic counts shall be conducted within (1) year from the date of the methodology meeting and shall occur during the PM (4:00-6:00) peak hours along the roadways within the study network. Older counts maybe used with approval by the County.
    b. Counts will be adjusted to peak season based on the FDOT Seasonal Adjustment Factors for Pasco County.

8) Background Growth Procedure:
    a. The peak season traffic will be factored to 2028 based on historical growth rates in the vicinity of the project. However, a minimum growth rate of 2% per year will be utilized to adjust the peak season traffic to 2028.

9) Analysis:
    a. The Timing and Phasing Analysis will be conducted for the PM peak hour utilizing the FDOT Generalized Capacities, ARTPLAN analysis and/or SYNCHRO.
    b. Existing G/C ratios will be based on the Pasco County/DOT timing sheets.
    c. The improvements required to meet the adopted level of service identified in the comprehensive plan for the purpose of CIP development for each roadway within the study network will be identified for informational purposes only.

Substandard Road Analysis

Wesley Chapel Boulevard is an arterial roadway; therefore, according to the Pasco County LDC a substandard roadway assessment is not required.

Substandard Road Analysis will be performed for Loury Drive based on LDC 901.4 minimum requirements.

ITE – TRIP GENERATION MANUAL, 12TH EDITION

PERIOD SETTING

Analysis Name : PM Peak Hour
Project Name : CR 54 and Loury TNA **No :**
Date: 3/5/2026 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 12th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)	1000 Sq. Ft. GLA	65.28	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 8.58	274 49%	286 51%	560
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	10	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.92Ln(X) +0.33	7 58%	5 42%	12

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
821 - Shopping Plaza (40-150k)	0 %	274	0 %	286
210 - Single-Family Detached Housing	0 %	7	0 %	5

INTERNAL TRIPS

821 - Shopping Plaza (40-150k)

Exit 286 Demand Exit: 0 % (0) Balanced: 0

Entry 274 Demand Entry: 0 % (0) Balanced: 0

210 - Single-Family Detached Housing

Demand Entry: 0 % (0) **Entry** 7

Demand Exit: 0 % (0) **Exit** 5

821 - Shopping Plaza (40-150k)

	Total Trips	Internal Trips		External Trips
		210 - Single-Family Detached Housing	Total	
Entry	274 (100%)	0 (0%)	0 (0%)	274 (100%)
Exit	286 (100%)	0 (0%)	0 (0%)	286 (100%)
Total	560 (100%)	0 (0%)	0 (0%)	560 (100%)

210 - Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		821 - Shopping Plaza (40-150k)	Total	
Entry	7 (100%)	0 (0%)	0 (0%)	7 (100%)
Exit	5 (100%)	0 (0%)	0 (0%)	5 (100%)
Total	12 (100%)	0 (0%)	0 (0%)	12 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
821 - Shopping Plaza (40-150k)	560	0	0	560
210 - Single-Family Detached Housing	12	0	0	12

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 821 - Shopping Plaza (40-150k) - Supermarket - Yes (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	281
Total Exiting	291
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	281

Total Exiting Non-Pass-by Trips	291

PASSERBY TRIP CALCULATIONS

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

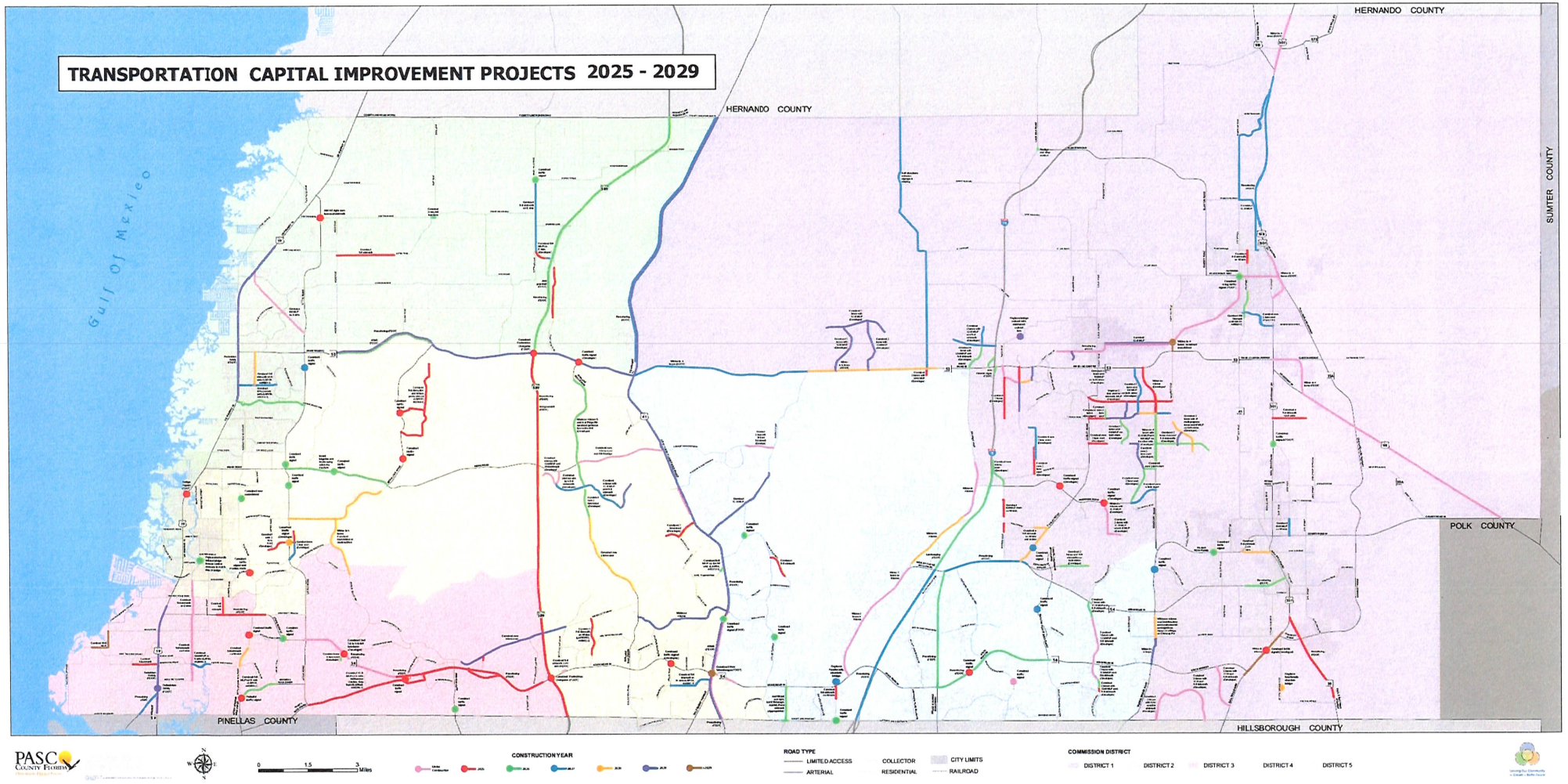
Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

PASCO COUNTY CIP

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

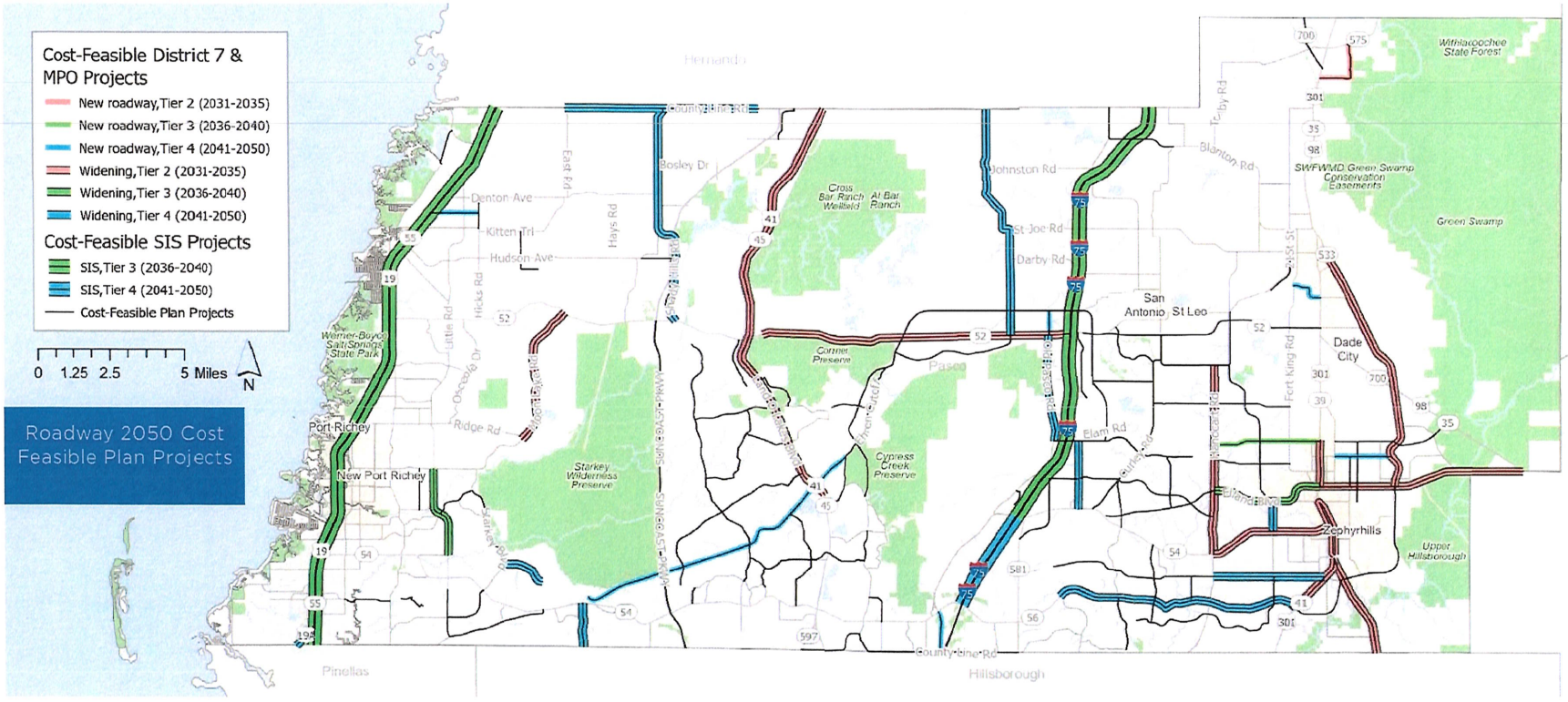

TRANSPORTATION CAPITAL IMPROVEMENT PROJECTS 2025 - 2029
HERNANDO COUNTY
HERNANDO COUNTY
SUMTER COUNTY
POLK COUNTY
PINELLAS COUNTY
HILLSBOROUGH COUNTY
Gulf of Mexico
PASCO County Florida
0 1.5 3 Miles
CONSTRUCTION YEAR
ROAD TYPE
LIMITED ACCESS
ARTERIAL
COLLECTOR
RESIDENTIAL
CITY LIMITS
RAILROAD
COMMISSION DISTRICT
DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

PASCO COUNTY 2050 COST AFFORDABLE PLAN

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

COST FEASIBLE PLAN RESULTS

The cost feasible plan represents the culmination of combining the available revenues with the prioritized roadway capital projects. Each of these prioritized projects and its associated cost will be compared against the eligible revenue categories to determine whether it can be accommodated within the cost feasible plan. Projects that are not able to be fully funded within the cost feasible plan will be included in the illustrative project list.



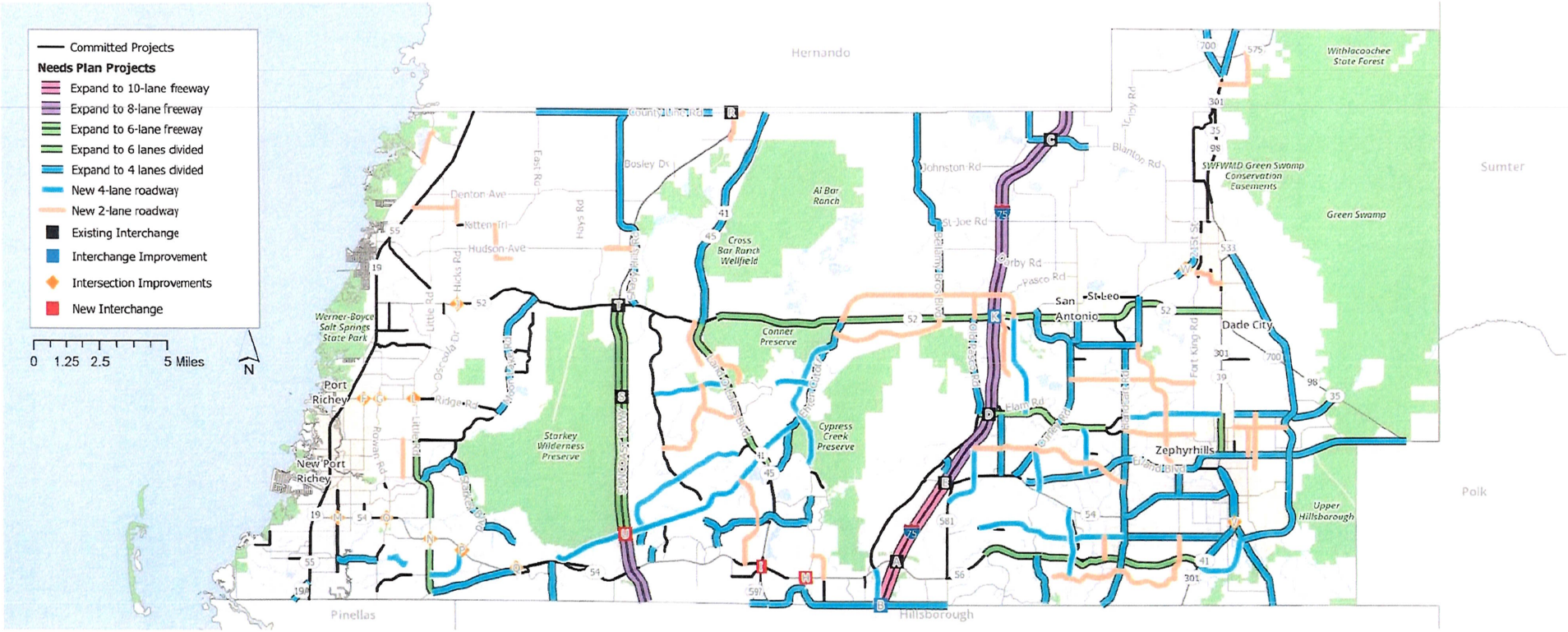
PASCO COUNTY 2050 NEEDS PLAN

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

ROADWAY NEEDS PLAN

For more information, please see pages 105 to 113 in the LRTP Report.

Most needs in the 2050 Roadway Needs Plan Network are in the central and eastern parts of the county, which are seeing much of the region's transformational growth and development. Several major corridors are shown with further widening, including I-75, much of Suncoast Parkway, and parts of SR-52, US-41, and SR-56. Many of the new roadways included are designed to improve connectivity of the southeast Pasco County road network especially around Zephyrhills. Others, such as some proposed roadways near Land O' Lakes, would primarily act as connections to areas currently being newly developed.



2045 LTRP MODEL VOLUMES

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

Segment ID	OnStreet	From	To	Area Type	Functional Class	Road Type	Length in Miles	CA Project	AADT	K	Peak Hour Vol.	P-H MSV	Phys. Cap.	P-H V/MSV	P-H LOS
2510.3	S.R. 52	SUNCOAST PKWY RAMP (E)	SHADY HILLS	URBAN/TRANSITIONING	PA	6D	0.591		31,776	0.090	**2,860**	5,390	5,390	0.53	C
2520	S.R. 52	SHADY HILLS	SHADY HILLS	URBAN/TRANSITIONING	PA	6D	2.224		34,815	0.090	**3,133**	5,390	5,390	0.58	C
2520.1	S.R. 52	SUNLAKE BLVD	BULLOCH BLVD	URBAN/TRANSITIONING	PA	6D	2.224		44,728	0.090	**4,026**	5,390	5,390	0.75	C
2525	S.R. 52	BULLOCH BLVD	U.S. 41	URBAN/TRANSITIONING	PA	6D	0.263		42,453	0.090	**3,821**	5,390	5,390	0.71	C
2530	S.R. 52	U.S. 41	PASCO TRAILS BLVD	URBAN/TRANSITIONING	PA	4D	2.045	Yes	26,643	0.090	**2,398**	3,580	3,580	0.67	C
2530.1	S.R. 52	PASCO TRAILS BLVD	C.R. 583 (EHREN CUTOFF)	URBAN/TRANSITIONING	PA	4D	3.320	Yes	27,376	0.090	**2,464**	3,580	3,580	0.69	C
2530.2	S.R. 52	C.R. 583 (EHREN CUTOFF)	C.R. 581 (BELLAMY BROTHERS)	URBAN/TRANSITIONING	PA	4D	3.592	Yes	34,270	0.090	**3,084**	3,580	3,580	0.86	C
2530.3	S.R. 52	C.R. 581 (BELLAMY BROTHERS)	OLD PASCO RD	URBAN/TRANSITIONING	PA	4D	1.308		38,786	0.090	**3,491**	3,580	3,580	0.98	D
2530.7	S.R. 52	OLD PASCO RD	I-75 SB RAMPS	URBAN/TRANSITIONING	PA	6D	0.688		52,302	0.090	**4,707**	5,390	5,390	0.87	C
2540.11	S.R. 52	I-75 NB RAMPS	PASCO RD	URBAN/TRANSITIONING	PA	6D	0.232		46,452	0.090	**4,181**	5,390	5,390	0.78	C
2540.12	S.R. 52	PASCO RD	MCKENDREE RD	URBAN/TRANSITIONING	PA	6D	0.486		41,016	0.090	**3,691**	5,390	5,390	0.68	C
2540.4	S.R. 52	MCKENDREE RD	CLINTON AVE EXT	URBAN/TRANSITIONING	PA	6D	0.499	Yes	38,634	0.090	**3,477**	5,390	5,390	0.65	C
2540.5	S.R. 52	CLINTON AVE EXT	CITY LIMITS (SAN ANTONIO)	URBAN/TRANSITIONING	PA	2U	1.130		6,045	0.090	**544**	1600	1600	0.34	C
2560	S.R. 52	CITY LIMITS (SAINT LEO)	CITY LIMITS(DADE CITY)	URBAN/TRANSITIONING	PA	2U	1.010		10,158	0.090	**914**	1600	1600	0.57	C
2560.1	S.R. 52	MORNINGSIDE DR	CITY LIMITS(DADE CITY)	URBAN/TRANSITIONING	PA	2U	0.119		10,158	0.090	**914**	1600	1600	0.57	C
2950	S.R. 52	CITY LIMITS (SAN ANTONIO)	C.R. 577 (CURLEY RD)	URBAN/TRANSITIONING	PA	2U	0.840		5,520	0.090	**497**	1600	1600	0.31	C
2960	S.R. 52	C.R. 577 (CURLEY RD)	C.R. 579 (HAPPY HILL RD)	URBAN/TRANSITIONING	PA	2U	2.458		10,181	0.090	**916**	1600	1600	0.57	C
2965	S.R. 52	C.R. 579 (HAPPY HILL RD)	CITY LIMITS (SAINT LEO)	URBAN/TRANSITIONING	PA	2U	0.597		12,239	0.090	**1,102**	1600	1600	0.69	C
2970	S.R. 52	CITY LIMITS(DADE CITY)	MERIDIAN	URBAN/TRANSITIONING	PA	2U	1.506		12,359	0.090	**1,112**	1600	1600	0.70	C
5480	S.R. 52	I-75 SB RAMPS	I-75 NB RAMPS	URBAN/TRANSITIONING	PA	6D	0.061		45,092	0.090	**4,058**	5,390	5,390	0.75	C
2980	S.R. 52 (MERIDAN)	MERIDIAN	N. 17TH ST	URBAN/TRANSITIONING	PA	2U	0.251		11,736	0.090	**1,056**	1600	1600	0.66	C
2990	S.R. 52 (MERIDAN)	N. 17TH ST	14TH ST	URBAN/TRANSITIONING	PA	2U	0.254		4,752	0.090	**428**	1600	1600	0.27	C
2995	S.R. 52 (MERIDAN)	14TH ST	U.S. 301	URBAN/TRANSITIONING	PA	2U	0.403		4,761	0.090	**428**	1600	1600	0.27	C
3000	S.R. 52 (MERIDAN)	U.S. 301	U.S. 98 BYPASS	URBAN/TRANSITIONING	PA	4D	0.278		3,137	0.090	**282**	3,580	3,580	0.08	C
1892	S.R. 54	U.S. 301 (GALL BLVD)	7TH ST	URBAN/TRANSITIONING	PA	2U	0.050		10,639	0.090	**958**	1600	1600	0.60	C
2570	S.R. 54	U.S. 19	C.R. 595 (GRAND)	URBAN/TRANSITIONING	PA	6D	0.874		21,861	0.090	**1,967**	5,390	5,390	0.37	C
2580	S.R. 54	C.R. 595 (GRAND)	MADISON	URBAN/TRANSITIONING	PA	6D	0.467		34,712	0.090	**3,124**	5,390	5,390	0.58	C
2590	S.R. 54	MADISON	C.R. 77 (ROWAN)	URBAN/TRANSITIONING	PA	6D	1.379		41,176	0.090	**3,706**	5,390	5,390	0.69	C
2591	S.R. 54	OLD CR 54	MITCHEL RANCH	URBAN/TRANSITIONING	PA	6D	0.970		36,910	0.090	**3,322**	5,390	5,390	0.62	C
2591.1	S.R. 54	MITCHEL RANCH	C.R. 1 (LITTLE RD)	URBAN/TRANSITIONING	PA	6D	0.601		43,011	0.090	**3,871**	5,390	5,390	0.72	C
2600	S.R. 54	C.R. 77 (ROWAN)	OLD CR 54	URBAN/TRANSITIONING	PA	6D	0.489		43,283	0.090	**3,895**	5,390	5,390	0.72	C
2620.2	S.R. 54	STARKEY BLVD	DUCK SLOUGH BLVD	URBAN/TRANSITIONING	PA	6D	0.873		49,564	0.090	**4,461**	5,390	5,390	0.83	C
2620.3	S.R. 54	DUCK SLOUGH BLVD	TRINITY BLVD	URBAN/TRANSITIONING	PA	6D	1.324		42,599	0.090	**3,834**	5,390	5,390	0.71	C
2620.4	S.R. 54	C.R. 1 (LITTLE RD)	HOSPITAL RD	URBAN/TRANSITIONING	PA	6D	0.426		53,928	0.090	**4,854**	5,390	5,390	0.90	C
2620.5	S.R. 54	HOSPITAL RD	STARKEY BLVD	URBAN/TRANSITIONING	PA	6D	0.913		52,223	0.090	**4,700**	5,390	5,390	0.87	C
2630	S.R. 54	TRINITY BLVD	C.R. 587 (GUNN HWY)	URBAN/TRANSITIONING	PA	6D	1.338		59,750	0.090	**5,378**	5,390	5,390	1.00	D
2640.4	S.R. 54	C.R. 587 (GUNN HWY)	CROSSINGS DR	URBAN/TRANSITIONING	PA	6D	2.976		54,087	0.090	**4,868**	5,390	5,390	0.90	C
2640.5	S.R. 54	CROSSINGS DR	SUNCOAST PKWY	URBAN/TRANSITIONING	PA	6D	0.226		65,227	0.090	**5,870**	5,390	5,390	1.09	F
2645.10	S.R. 54	SUNCOAST PKWY	BALLANTRAE BLVD	URBAN/TRANSITIONING	PA	6D	1.212		58,986	0.090	**5,309**	5,390	5,390	0.98	D
2645.11	S.R. 54	BALLANTRAE BLVD	SUNLAKE DR	URBAN/TRANSITIONING	PA	6D	1.222		55,191	0.090	**4,967**	5,390	5,390	0.92	C
2645.3	S.R. 54	OAKSTEAD BLVD	U.S. 41	URBAN/TRANSITIONING	PA	6D	1.737		58,761	0.090	**5,288**	5,390	5,390	0.98	D
2645.7	S.R. 54	SUNLAKE DR	OAKSTEAD BLVD	URBAN/TRANSITIONING	PA	6D	0.880		51,141	0.090	**4,603**	5,390	5,390	0.85	C
2650.1	S.R. 54	U.S. 41	COLLIER PKWY	URBAN/TRANSITIONING	PA	6D	1.807		54,932	0.090	**4,944**	5,390	5,390	0.92	C
2660	S.R. 54	COLLIER PKWY	LIVINGSTON	URBAN/TRANSITIONING	PA	6D	0.623		9,331	0.090	**840**	5,390	5,390	0.16	C
2660.3	S.R. 54	CYPRESS CREEK RD	S.R. 56	URBAN/TRANSITIONING	PA	6D	0.476		80,951	0.090	**7,286**	5,390	5,390	1.35	F
2660.4	S.R. 54	LIVINGSTON	OAK GROVE DR	URBAN/TRANSITIONING	PA	6D	0.871		75,668	0.090	**6,810**	5,390	5,390	1.26	F
2660.5	S.R. 54	OAK GROVE DR	CYPRESS CREEK RD	URBAN/TRANSITIONING	PA	6D	0.642		74,962	0.090	**6,747**	5,390	5,390	1.25	F
2690	S.R. 54	I - 75	SR 581	URBAN/TRANSITIONING	PA	8D	0.294		80,606	0.090	**7,255**	7,210	7,210	1.01	F
2700.1	S.R. 54	VANDINE/BOYETTE	C.R. 577 (CURLEY RD)	URBAN/TRANSITIONING	PA	6D	0.469		50,977	0.090	**4,588**	5,390	5,390	0.85	C
2700.4	S.R. 54	SR 581	SADDLEBROOK WAY	URBAN/TRANSITIONING	PA	6D	1.060		56,910	0.090	**5,122**	5,390	5,390	0.95	C
2700.5	S.R. 54	SADDLEBROOK WAY	VANDINE/BOYETTE	URBAN/TRANSITIONING	PA	6D	0.771		48,641	0.090	**4,378**	5,390	5,390	0.81	C
2710	S.R. 54	C.R. 577 (CURLEY RD)	ZHILLS BYPASS WEST EXT	URBAN/TRANSITIONING	PA	4D	0.206		36,703	0.090	**3,303**	3,580	3,580	0.92	C
2710.1	S.R. 54	ZHILLS BYPASS WEST EXT	MEADOW POINT	URBAN/TRANSITIONING	PA	4D	0.992		23,856	0.090	**2,147**	3,580	3,580	0.60	C
2710.3	S.R. 54	MEADOW POINT	C.R. 579 (MORRIS BRIDGE)	URBAN/TRANSITIONING	PA	4D	3.309		17,911	0.090	**1,612**	3,580	3,580	0.45	C
2715	S.R. 54	C.R. 579 (MORRIS BRIDGE)	DEAN DAIRY	URBAN/TRANSITIONING	PA	4D	2.238	Yes	21,158	0.090	**1,904**	3,580	3,580	0.53	C
2720	S.R. 54	DEAN DAIRY	ALLEN RD	URBAN/TRANSITIONING	PA	4D	0.502	Yes	17,588	0.090	**1,583**	3,580	3,580	0.44	C
2720.1	S.R. 54	ALLEN RD	LANE STR	URBAN/TRANSITIONING	PA	4D	0.507	Yes	18,423	0.090	**1,658**	3,580	3,580	0.46	C
2720.2	S.R. 54	LANE STR	COURT ST	URBAN/TRANSITIONING	PA	4D	0.257	Yes	15,290	0.090	**1,376**	3,580	3,580	0.38	C
2720.3	S.R. 54	COURT ST	CITY LIMITS	URBAN/TRANSITIONING	PA	4D	0.196	Yes	14,199	0.090	**1,278**	3,580	3,580	0.36	C

GROWTH RATE CALCULATION
TABLE A-1

TMC Traffic & Mobility CONSULTANTS
Formerly Lincks & Associates, LLC

TABLE A-1

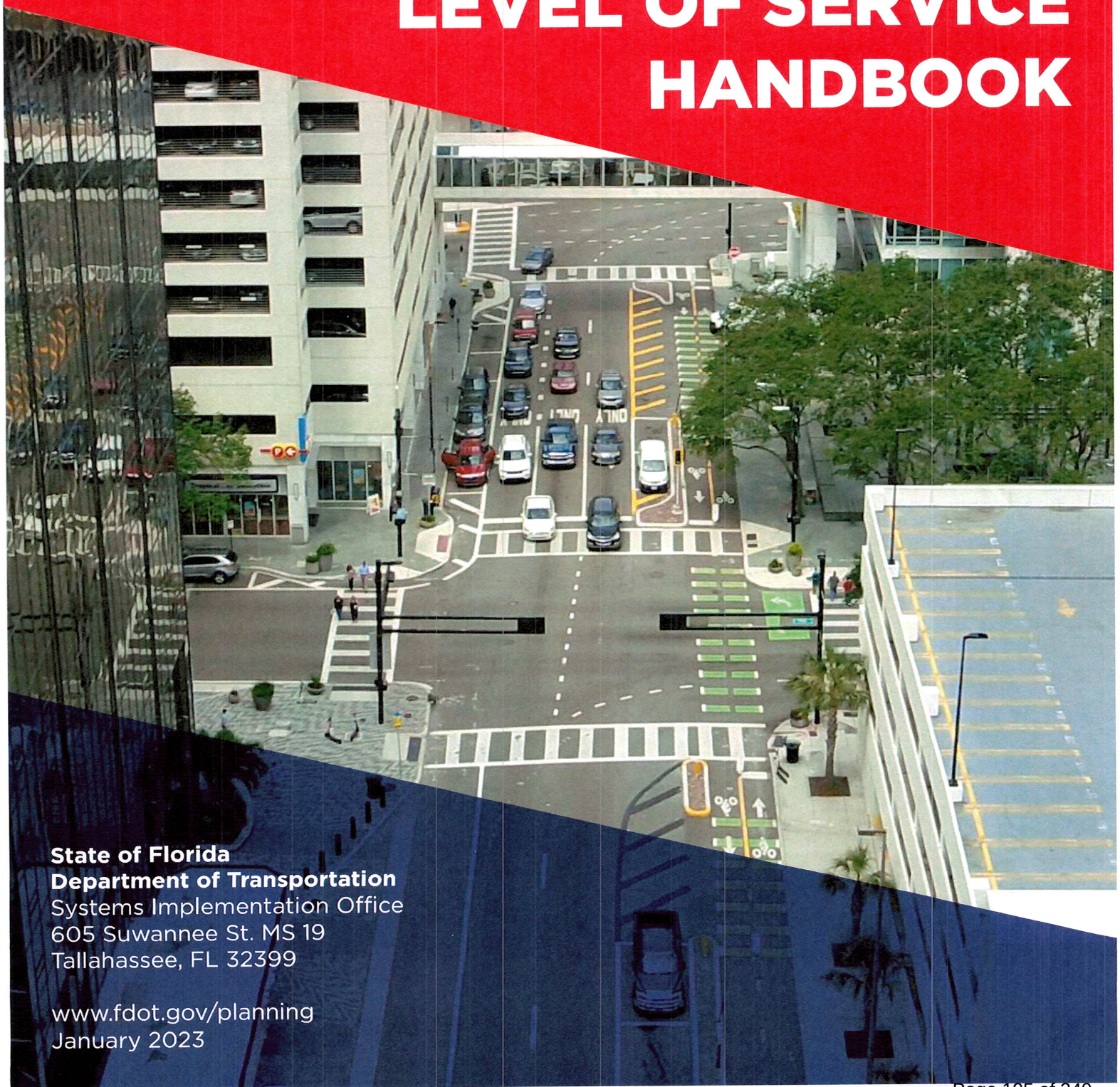
PROPOSED GROWTH RATE
(2045 TO 2050)

	2024 Population (1)	2050 Population (2)	Estimated Annual Growth Rate (3)
BEBR Medium	659,114	815,800	1.0%
BEBR High	659,114	1,007,500	2.0%

(1) Based on 2024 census data
(2) Based on 2050 LRTP
(3) BEBR Medium proposd for areas with expected low growth.
BEBR High proposed for areas with expected high growth.

FDOT GENERALIZED CAPACITY TABLES

2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



State of Florida
Department of Transportation
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

Limited Access

Freeway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

AFFIDAVIT OF PUBLICATION

Pasco County
8731 Citizens Drive, New Port Richey, FL 34654
(727) 847-2411

State of Florida , County of broward , ss:

I, Anjana Bhadoriya , of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Pasco County; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of CPA 25(18) Learning Care Group at SR 54, was published on the publicly accessible website of Pasco County, hosted by Column Software, PBC, on the following dates.
Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Publication Dates:
- Aug 17, 2026

Notice ID: v2FxfBWADXMYjFr0EZrQ

Notice Name: CPA 25(18) Learning Care Group at SR 54

Publication Fee: $0.00

Anjana Bhadoriya

_____
Agent

VERIFICATION
State of Florida
County of broward

Signed or attested before me on this: 08/21/2026

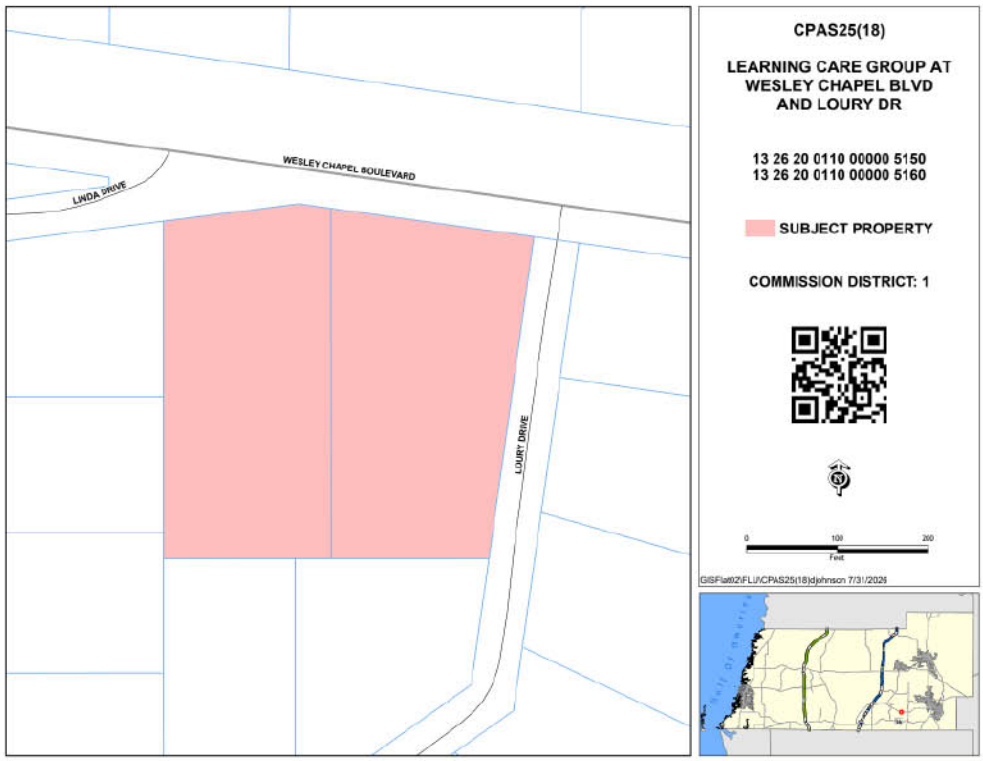
S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

NOTICE OF AMENDMENT
TO COMPREHENSIVE PLAN
FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 22 FROM RES-3 (RESIDENTIAL-3 DU/GA) TO COM (COMMERCIAL) ON APPROXIMATELY 3.33 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WESLEY CHAPEL BOULEVARD AND LOURY DRIVE; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.



On Thursday, September 3, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

[CPAS 25(18) Learning Care Group at SR 54 and Loury Drive]

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning 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 (352) 521-4345.

Pasco County will also broadcast the public hearing on https://pascocountyfl.net/services/media_relations_and_communications/pasco_tv.php, https://www.youtube.com/channel/UCvlOC1VxmqM8_CilYqe8iyA, MyPasco App, Spectrum Channel 643 and Frontier

Channel 42. All interested parties are invited to provide their comments at the public hearing at the time and place set above. Interested parties may also provide virtual real-time public comments during the public hearing. Parties wishing to provide virtual real-time public comments must complete and submit the Virtual Public Comment Form https://pasco.rja.revize.com/forms/7184 provided at http://mypasco.net/meetingagendas by 4:00 p.m. on the day before the meeting. Following submittal of the registration form, further instructions for participating in the meeting will be provided.

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 FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Angela B. Rauber, Esq.

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): 13-26-20-0110-00000-5150 and 13-26-20-0110-00000-5160

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: Learning Care Group at SR 54 and Loury Drive

Project Number: CPAS 25(18)

Request: Comprehensive Plan Amendment to change the Future Land Use Classification from Residential-3 (RES-3) to Commercial (COM).

That attached is the following:

X Proof of publication from the Tampa Bay Times *(newspaper name, if applicable).*

X Certificate of mailing for the notices, which were mailed on 8/20/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/20/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Angela B. Rauber

Stamp and Seal

ALANA AVERY
MY COMMISSION # HH 525056
EXPIRES: July 6, 2028

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 8/20/2026, by Angela B. Rauber who is personally known to me or who has produced _____ as identification.

Notary Signature: _____

Name Printed: Alana Avery

/2

Revision Date: 1/10/2025
DS Admin Approved: 12/3/2025

SENDER'S DIRECT DIAL:
813-227-8504

SENDER'S E-MAIL:
Angela.Rauber@hwhlaw.com

August 20, 2026

Re: Learning Care Group at SR 54 and Loury Drive – Comprehensive Plan Amendment CPAS 25(18)

Dear Property Owner:

This letter is to notify you that Comprehensive Plan Amendment CPAS 25(18) has been filed to change the Comprehensive Plan Land Use Designation for parcel ID Nos. 13-26-20-0110-00000-5150 and 13-26-20-0110-00000-5160. The amendment would change the Future Land Use Classification from Residential-3 (RES-3) to Commercial (COM) to allow for a maximum of 54,395 sf of commercial uses, including a day care.

The two parcels of property are located at State Road 54 and Loury Drive and contain a total of 3.33 acres, more or less.

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

Local Planning Agency / Planning Commission	**9/3/2026**	**Historic Pasco County Courthouse 2nd Floor, Board Room 37918 Meridan Avenue Dade City, FL 33525**	**1:30 p.m.**
Board of County Commissioners *(Transmittal Hearing)*	**10/6/2026**	**Historic Pasco County Courthouse 2nd Floor, Board Room 37918 Meridan Avenue Dade City, FL 33525**	**1:30 p.m.**

On occasion, applications may be continued. It is your responsibility to contact the Pasco County Planning and Development Department at (727) 847-8142 to confirm the above-scheduled public hearing dates.

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.

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

Sincerely,

HILL WARD HENDERSON

Angela B. Rauber

Angela B. Rauber

PascoMapper Public Notification



Powered by Esri

13 26 20 0000 00200 0010
YANG JONG K & UNA
33125 STATE ROAD 54
WESLEY CHAPEL, FL 33543-9143

13 26 20 0000 29900 0000
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456



13 26 20 0000 00200 0012
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT C/O RIZETTA & COMPANY INC
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

13 26 20 0000 29900 0010
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0000 00200 0080
SITEX NR DEVELOPMENT LLC
3801 AVALON PARK EAST BLVD STE 400
ORLANDO, FL 32828-4902

13 26 20 0000 29900 1670
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0000 00200 0090
NEW RIVER COMMUNITY DEVELOPMENT DISTRICT C/O RIZETTA & COMPANY INC
5844 OLD PASCO RD STE 100
WESLEY CHAPEL, FL 33544-4010

13 26 20 0000 29900 173B
FL DEPT OF TRANSPORTATION
11201 N MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0000 00200 0213
SITEX NR HOLDING LLC
3680 AVALON PARK EAST BLVD STE 300
ORLANDO, FL 32828

13 26 20 0000 29900 173C
FL DEPT OF TRANSPORTATION
11201 N MCKINLEY DR
TAMPA, FL 33612-6456



13 26 20 0000 29900 173D
FLORIDA DEPARTMENT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5010
WALLAUER JAMES J
4247 LINDA DR
WESLEY CHAPEL, FL 33543



13 26 20 0000 29900 173E
FLORIDA DEPARTMENT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5011
SARAH A BARNESS LLC
5729 SWEET CHERRY LN
LAND O LAKES, FL 34639-3447

13 26 20 0000 29900 176D
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5020
ROGERS RONALD D
6051 BOYETTE RD
WESLEY CHAPEL, FL 33545-3811

13 26 20 0000 29900 176F
FLORIDA DEPARTMENT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5030
PAGE NANCY ANN AUSTIN
4211 LINDA DR
WESLEY CHAPEL, FL 33543-5932

13 26 20 0030 00000 01A0
AVALON PARK SCHOOL INITIATIVE III JV LLC
6457 SUNSET DRIVE
MIAMI, FL 33143

13 26 20 0110 00000 5040
JACKSON HERBERT E
4145 LINDA DR
WESLEY CHAPEL, FL 33543-5924



13 26 20 0110 00000 5100
ROGERS RONALD D
6051 BOYETTE RD
WESLEY CHAPEL, FL 33545-3811

13 26 20 0110 00000 5141
MEEK YSABEL M
30151 BARNABY LN
WESLEY CHAPEL, FL 33543-3702



13 26 20 0110 00000 5110
HERMAN MATTHEW & STEPHANIE
4232 LINDA DR
ZEPHYRHILLS, FL 33543-5931

13 26 20 0110 00000 5150
KACHI PROPERTIES LLC
31717 BAYMONT LOOP
WESLEY CHAPEL, FL 33543-8156

13 26 20 0110 00000 5120
STOVER JEFFREY A & STOVER RAYMOND
4216 LINDA DR
WESLEY CHAPEL, FL 33543-5931

13 26 20 0110 00000 5160
KACHI PROPERTIES LLC
31717 BAYMONT LOOP
WESLEY CHAPEL, FL 33543-8156

13 26 20 0110 00000 5130
EIBERT DALE M & EIBERT CHERYL S
4167 LOURY DR
ZEPHYRHILLS, FL 33543-5937

13 26 20 0110 00000 5171
NGUYEN CHARLES C & JESSICA L
4240 LOURY DRIVE
WESLEY CHAPEL, FL 33543

13 26 20 0110 00000 5140
HOME AND STONE FLORIDA LLC
3495 5TH AVE N
ST PETERSBURG, FL 33713-9010

13 26 20 0110 00000 5180
NGUYEN CHARLES C & JESSICA L
4240 LOURY DRIVE
WESLEY CHAPEL, FL 33543



13 26 20 0110 00000 5190
ROMAN WILFREDO PEREZ & RUIZ MARLYVETTE MENDEZ
PO BOX 2038
HATILLO, PR 00659

13 26 20 0110 00000 5240
DRIES CHRISTOPHER J & MELINDA
4150 LOURY DR
ZEPHYRHILLS, FL 33543-5935



13 26 20 0110 00000 5200
ASTAVANS SANJIV & ANJALI
43006 NORTHLAKE BLVD
LEESBURG, VA 20176-6889

13 26 20 0110 00000 5370
TEXAS CARROLL PROPERTIES LLC
2000 E 42ND ST STE C 310
ODESSA, TX 79762

13 26 20 0110 00000 5210
CAMPBELL MALCOM G & JUDITH P
4196 LOURY DR
ZEPHYRHILLS, FL 33543

13 26 20 0110 29900 1300
FL DEPT OF TRANSPORTATION
11201 N MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5220
THOMAS MICHAEL B
4520 DEBBIE LN
LUTZ, FL 33559

13 26 20 0110 29900 1750
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

13 26 20 0110 00000 5230
LEE ROBERT G
4172 LOURY DR
ZEPHYRHILLS, FL 33543-5935

13 26 20 0110 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359



14 26 20 0000 00200 0030
NEW RIVER LTD & HOUCK CORPORATION
C/O JOHN L TEVLINPO BOX 688
HOMOSASSA, FL 34487-0688





PUBLIC HEARINGS

PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPAS 25(18)

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: COMMERCIAL

Local Planning Agency

9/3/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

10/6/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas


PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPAS 25(18)
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: COMMERCIAL
Local Planning Agency
9/3/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
10/6/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPAS 25(18)

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: COMMERCIAL

Local Planning Agency

9/3/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

10/6/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas


SR 54
NO MOTOR VEHICLES
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPAS 25(18)
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: COMMERCIAL
Local Planning Agency
9/3/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
10/6/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
PlanPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

LOCAL PLANNING AGENCY
AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-0585 **DATE:** 9/3/2026

SUBJECT: Comprehensive Plan Amendment (Consent) - CPAS26-02 Maynard Residence – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 6) Changing from AG (Agricultural) to AG/R (Agricultural/Rural) on Approximately 5.01 Acres of Real Property Located Approximately 1,800 Feet East of Bellamy Brothers Boulevard on the north side of Bent Fork Road.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC on 9/3/2026 – BCC at DC on 10/6/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED AGENCY ACTION:

Find the proposed amendment consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

BACKGROUND:

PROJECT OVERVIEW

The applicant is requesting a Comprehensive Plan Amendment to change the Future Land Use (FLU) from AG (Agricultural) to AG/R (Agricultural/Rural) to allow for the development of one single-family residence. The subject property is approximately 5.01 acres located within the Rural Transition Area (RTA), Rural Area 2, on the north side of Bent Fork Road about 1,800 feet west of Bellamy Brothers Boulevard.

This agenda memo was prepared by: J. Scott Modesitt, AICP, Planner II

GENERAL INFORMATION	
Agent of Record (AOR)	Maynard Lee Properties LLC
Applicant	Colten Maynard
Project Address	North side of Bent Fork Road. Pasco County, FL

SITE DETAILS						
Parcel ID	Acres	Existing Future Land Use	Existing Zoning	Proposed Future Land Use	Existing Use	Proposed Use
24 24 19 0000 00500 0000	5.01	AG (Agricultural)	A-C Agricultural District	AG/R (Agricultural / Rural)	Vacant	Single Family Home

See *Appendix* for zoning and FLU terms at the end of this report.

FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning Development, and Economic Growth Department's findings of fact per each evaluation criterion.

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment. However, a rezoning application will be filed at a later time.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, school, fire, library, parks and recreation, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.
4. **Live Local Provision.** The applicant has agreed to a Voluntary Deed Restriction on the subject site to ensure the intended use of the property will remain Agricultural-Residential uses and densities.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.

Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of comprehensive plan amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

AG/R (AGRICULTURAL/RURAL)

The Intent of the AG/R (Agricultural/Rural) FLU is to maintain the rural and agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

The subject site is 5.01 acres and is currently designated as AG (Agricultural), which allows for one (1) dwelling unit per ten (10) acres (1 du/10 acres). The applicant is proposing to amend the FLU to AG/R to align to the subject site's 5.01 acres and allow for the development of one signal family dwelling unit. The proposal is consistent with the intent of the AG/R FLU since the development of one single-family residence would continue to maintain the rural character of the area and would be compatible with the surrounding land uses. Additionally, a single residence would generate minimal demand on existing infrastructure and public services.

POLICY FLU 8.1.5: - NORTH MARKET AREA ESTABLISHMENT

The North Market Area, as established on Map 2-21, is envisioned as a predominantly rural area with

activity centers, employment nodes, and village centers at strategic locations. Development should be concentrated on clusters or nodes with a balance of mutually supportive uses. Its mission is to preserve rural lifestyle, agricultural lands and natural resources, maintain economic viability, and encourage innovative design and clustered development in a manner that preserves open space and enhances existing ecological areas.

The proposed amendment from AG to AG/R aligns with the Mission of the North Market Area by allowing very low-density development while preserving the area's agricultural and open-space character. The AG/R FLU permits one (1) home per five (5) acres, which maintains the rural development pattern and minimizes infrastructure needed in the area. The proposed single-family development does not require new public infrastructure and remains compatible with the existing agricultural uses and rural character of the area.

POLICY FLU 2.1.2: - RECOGNITION OF THE RURAL TRANSITION AREA

Pasco County shall recognize through land use policies and land development regulations the Rural Transition Area (as defined in Map 2-13, Rural Areas) as an area that serves as a transition between more urban development and the Northeast Pasco Rural Area.

The proposed amendment aligns with the intent of the Rural Transition Area to limit residential development that can exist without suburban level infrastructure while preserving the area's rural character. Therefore, changing the FLU designation from AG to AG/R is consistent with Policy FLU 2.1.2 because the proposed low density of 1 du/5 ga is still rural in character, protects agricultural and open-space qualities, and provides an appropriately low-density transition between the suburban area to the south and the rural area to the north and east.

PLANNING DISCUSSION

The following is a discussion of site-specific details related to the project.

1. Site Characteristics. The site is located in the North Market Area within the Rural Transition Area. There are no wetlands on the site, and the site is located within Flood Zone X
2. Right-of-Way (ROW). The subject site is located on the north side of Bent Fork Road, a privately maintained single lane local roadway with an existing 15-foot ingress/egress easement. Bent Fork Road is structurally an unpaved, stabilized lime rock/dirt roadway.
3. Trails. There are no trails in the vicinity of the subject site. Bent Fork Road has been identified as a conceptual trail corridor on the Greenways, Trails, and Blueways Map.
4. Transit/Bus Stops. There are no bus stops or bus service in this area.

PRELIMINARY FEASIBILITY ANALYSIS

A preliminary feasibility analysis was conducted by the PDE. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment (TNA). The proposed amendment is exempt from a Transportation Needs Assessment (TNA) as the gross trip difference between the highest and best use of the proposed AG/R FLU and the existing AG FLU is less than 50 peak-hour trips, a.m. or p.m., whichever is higher.

2. Pasco County Utilities (PCU). On 3/11/2026, the material was circulated to Utilities for review and they provided the following comments:
   "This property is within Pasco County Utilities Water, Wastewater and Reclaimed Water Service Areas, and based on the use intensity information provided by the applicant, the property has an estimated potable water demand of 1 ERU:

• Potable Water: Development within this property will not be required to connect to Pasco County Utilities Water system. There is currently potable water capacity to support the proposed development. The nearest watermain to the subject property is located at: Approximately 3.6 miles southeast of the subject property at intersection of SR 52 and Bellany Brothers Boulevard.
• Wastewater: Development within this property will not be required to connect to Pasco County Utilities wastewater system. There is currently capacity at the Wesley Center WWTP to support the proposed development. The nearest sewer main to the subject property is at: Approximately 3.6 miles southeast of the subject property at intersection of SR 52 and Bellamy Brothers Boulevard.
• Reclaimed water: The subject property is located within the Weeki Wachee Basin Management Action Plan (BMAP) and will not connect to Pasco County Utilities reclaimed water system.
Comprehensive plan approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting. Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer's expense per Pasco County Code Chapter 110 – Utilities."

3. Pasco Sheriff's Office (PSO). On 2/19/2026, the material was circulated, but no response was received during the review period.

4. Fire. On 2/19/2026, the material was circulated, but no response was received during the review period.

5. Emergency Management. On 2/25/2026, Emergency Management reviewed the proposed amendment and responded with, "No comments".

6. School District. On 2/19/2026 and on 4/10/2026, the material was circulated, but no response was received during the review period.

7. Parks, Recreation, and Natural Resources (PRNR). On 3/4/2026, PRNR provided the following comments:
a. "The project is not located within an Ecological Corridor or Ecological Planning Unit. [Chapter 3 Conservation Element, Objective Con 1.2 - Critical Linkages (aka Ecological Corridors)]
b. Natural Resources will address any potential listed species on site at the time of MPUD zoning and/or site development submittal. A preliminary wildlife survey will be required. [Policy CON 1.1.2 – Listed Species]"

8. Office of Economic Growth (OEG). On 2/19/2026, the material was circulated, but no response was received during the review period.

9. Metropolitan Planning Organization (MPO). On 2/19/2026, the material was circulated, but no response was received during the review period.

10. Active Transportation Planning. On 3/30/2026, the material was reviewed and the following comments were received:
• "The subject site is bordered by Bent Fork Rd, a one-lane privately owned and maintained road.

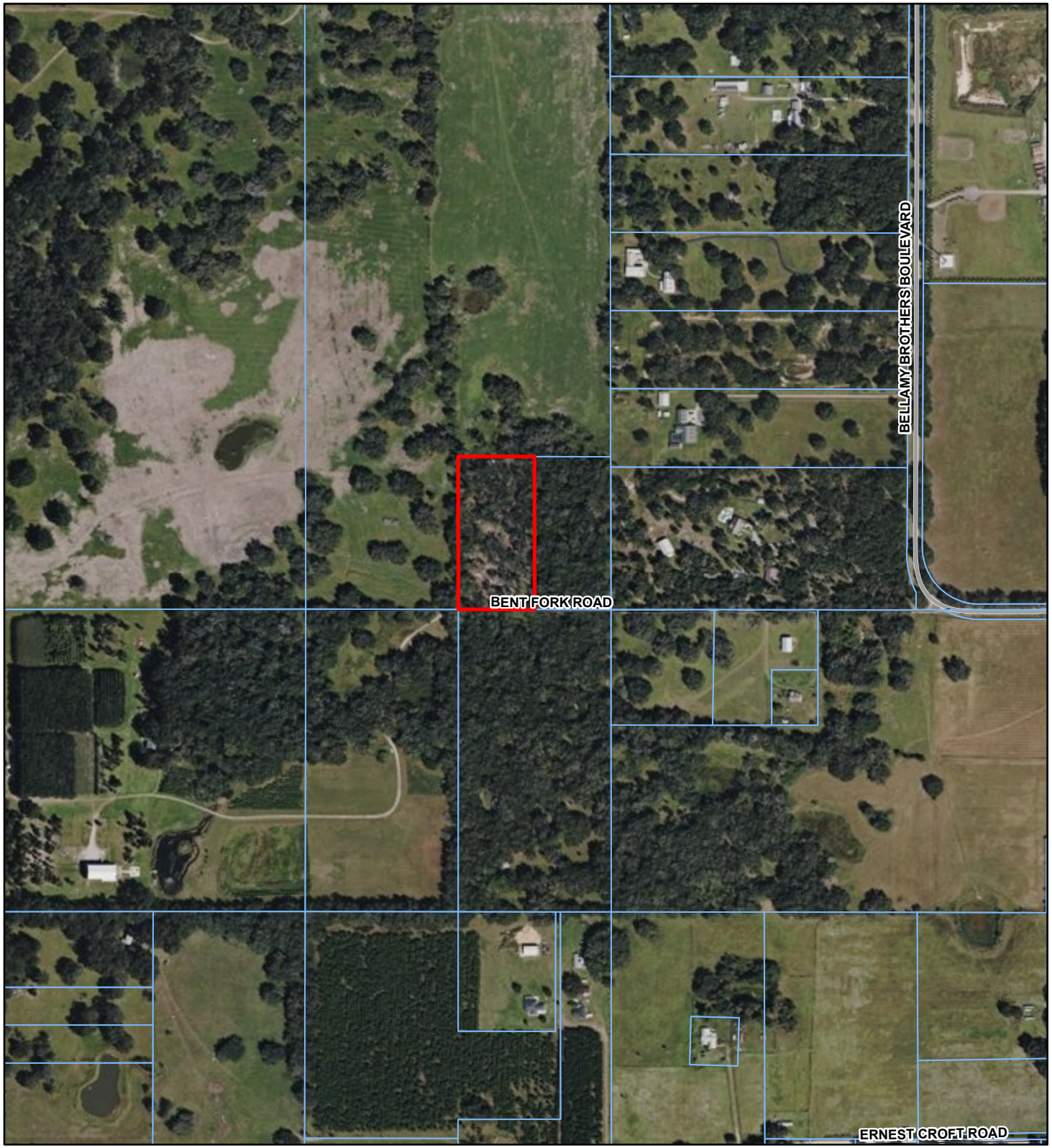
• In 2017, the Greenways, Trails, and Blueways Map (Map 5-1) was adopted into the Comprehensive Plan (REC 1.6.2), identifying conceptual trail corridors. The road bordering the subject site was identified as a conceptual trail corridor. There is no planned improvements along Bent Ford Rd. Due to the FLU, bicycle and pedestrian facilities will not be required upon redevelopment of the site. There are no planned bicycle and pedestrian improvements. There are currently no sidewalks or paved multiuse trails on Bent Fork Rd."

CASE HISTORY	Date	Vote: Approve / Deny
Local Planning Agency (LPA)	9/3/2026	Pending
Board of County Commissioners – Transmittal	10/6/2026	Pending

APPENDIX	
FUTURE LAND USE	
Term	**Reference**
AG (AGRICULTURAL)	Chapter Two – Future Land Use Element Section FLU A-6
AG/R (AGRICULTURAL/RURAL)	
RES-1 (RESIDENTIAL 1 DU/GA)	
ZONING	
Term	**Reference**
A-C AGRICULTURAL DISTRICT	Section 503, Land Development Code
A-R AGRICULTURAL RESIDENTIAL DISTRICT	Section 505, Land Development Code

FISCAL IMPACT/COST/REVENUE STATEMENT:
Funding is not required for this action. Pursuant to Section 125.66(3)(c)7.b., Florida Statutes the proposed amendment is exempt from the requirement to complete a Business Impact Estimate (BIE).

ATTACHMENT(S):
1. PDE26-0585 Maynard Residence Map Package
2. PDE26-0585 Maynard Residence AG/R FLU Description
3. PDE26-0585 Maynard Residence Proposed Ordinance
4. PDE26-0585 Maynard Residence Proof of Publication
5. PDE26-0585 Maynard Residence Applicant Affidavit of Posting and Mail Notice



CPAS26(02)

MAYNARD RESIDENCE

24 24 19 0000 00500 0000

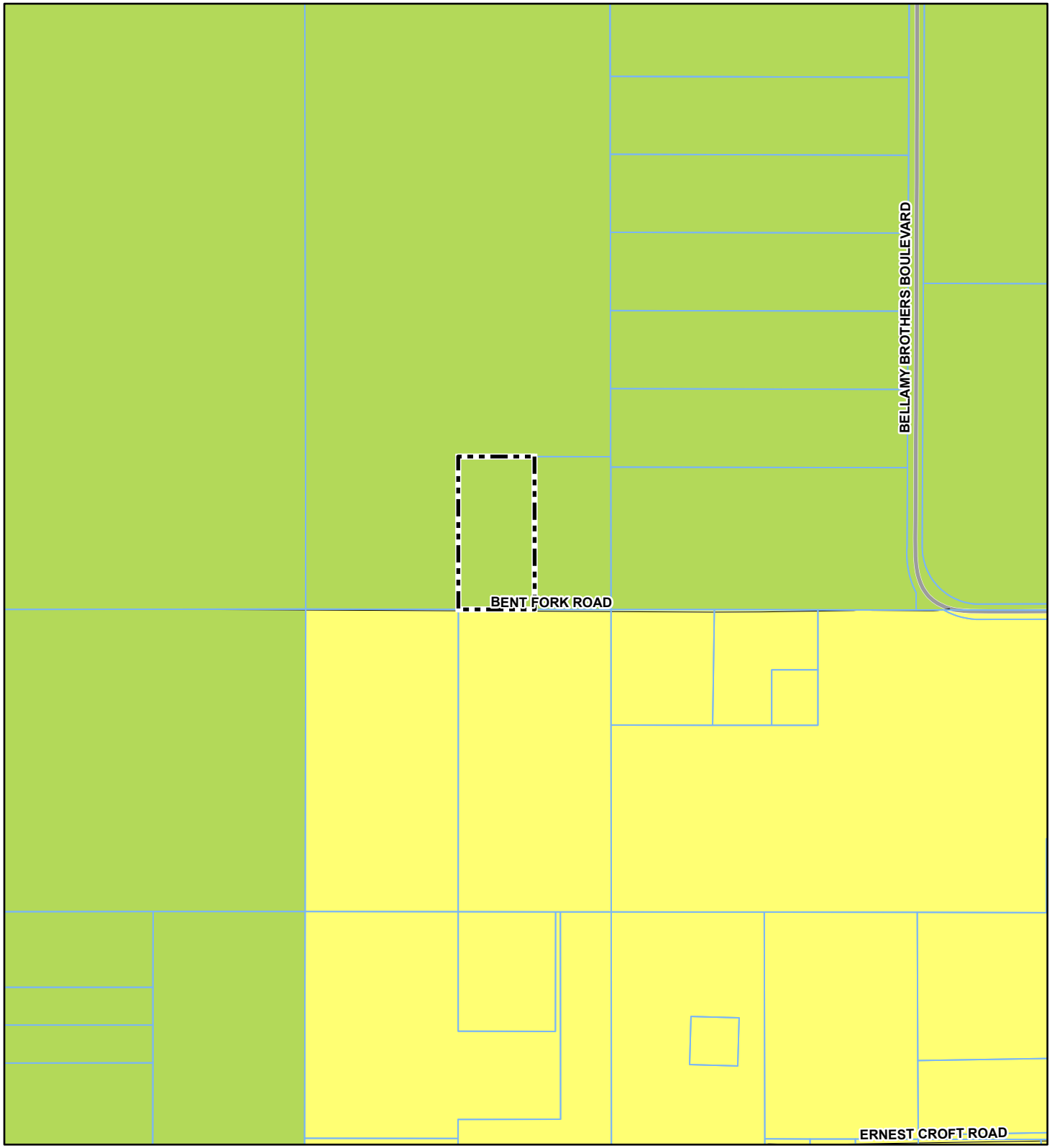
SUBJECT PROPERTY

COMMISSION DISTRICT: 1

0 500 1,000
Feet

GISFlat02\FLU\CPAS26(02)
jhelmrich 4/13/2026





CPAS26(02)

MAYNARD RESIDENCE

24 24 19 0000 00500 0000

SUBJECT PROPERTY

FLU CODE

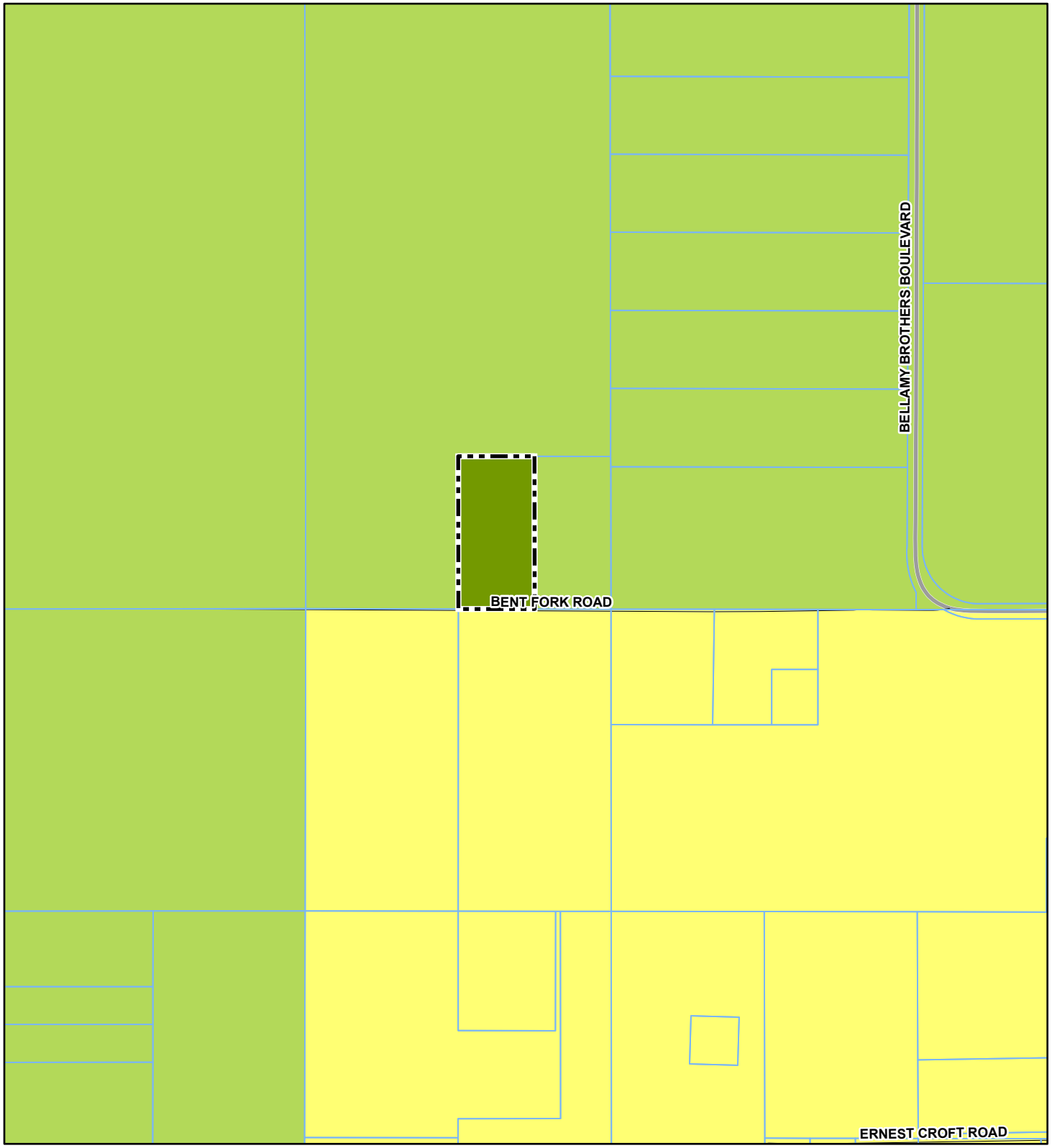
AG
RES-1

COMMISSION DISTRICT: 1

0 500 1,000
Feet

GISFlat02\FLU\CPAS26(02)
jhelmrich 4/14/2026





CPAS26(02)

MAYNARD RESIDENCE

24 24 19 0000 00500 0000

PROPOSED FLU CODE

FLU CODE

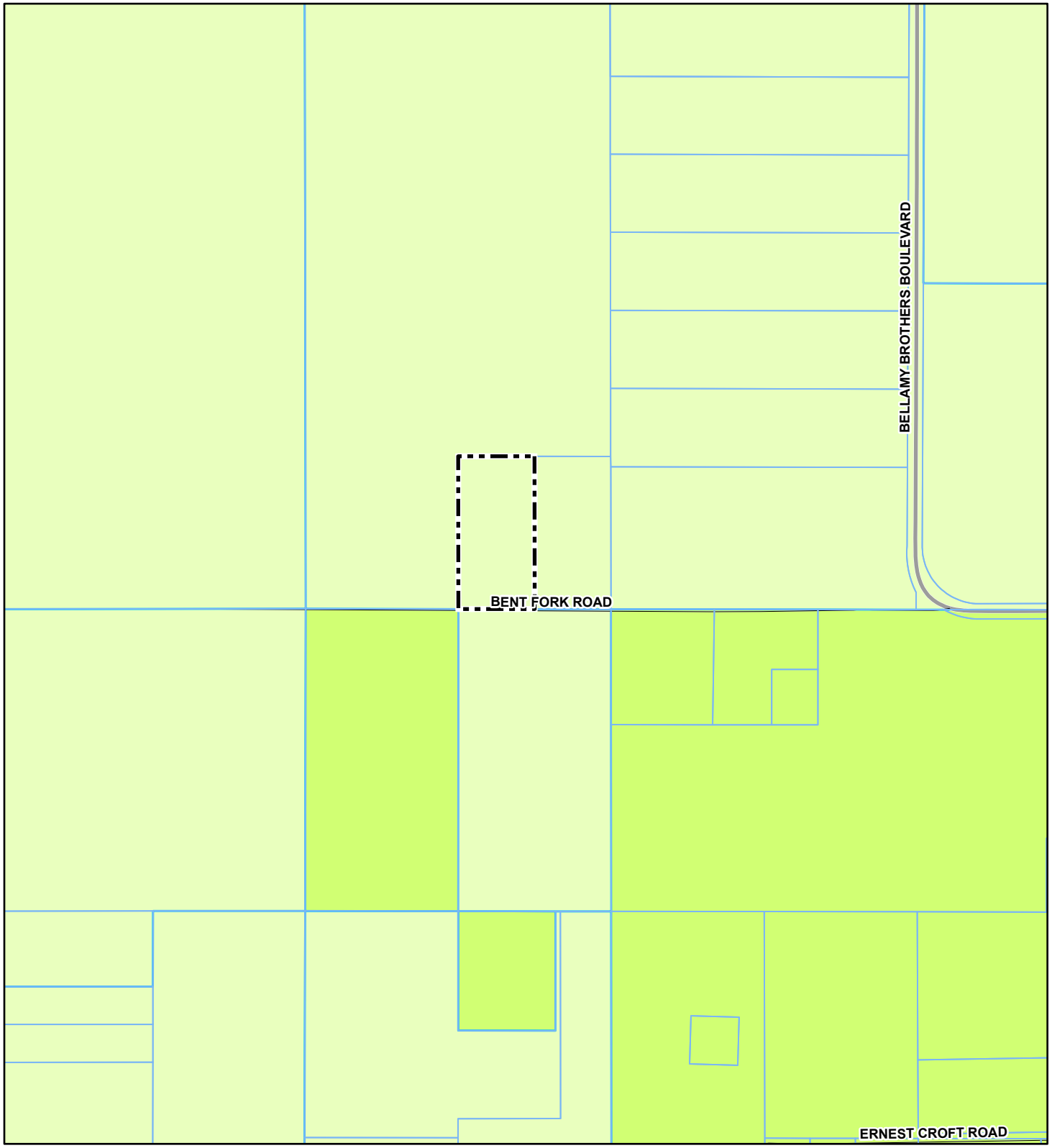
- AG
- AG/R
- RES-1

COMMISSION DISTRICT: 1

0 500 1,000
Feet

GISFlat02\FLU\CPAS26(02)
jhelmrich 4/14/2026





CPAS26(02)

MAYNARD RESIDENCE

24 24 19 0000 00500 0000

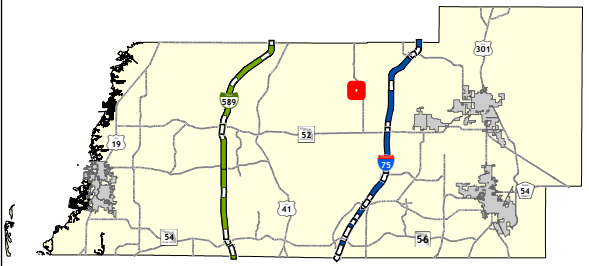
SUBJECT PROPERTY

AC AR

COMMISSION DISTRICT: 1

0 500 1,000
Feet

GISFlat02\FLU\CPAS26(02)
jhelmrich 4/14/2026



THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS26(02) EXISTING LAND USE

T 2 4 S R 1 9 E

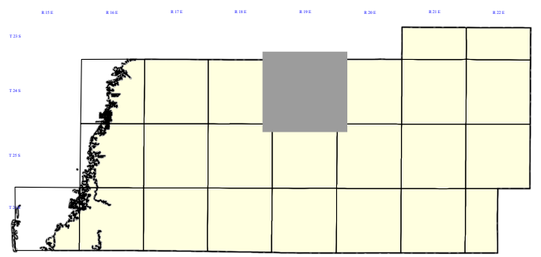
DATE ADOPTED: 06/15/1989 **SHEET 6 OF 24** ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



N

0 0.5 1 2 Miles

Pasco County, Florida
Geographic Information Systems (G.I.S.)
Information Technology

Modified By:	Date Saved:
jhelmrich	4/15/2026 3:23 PM

GIS\Flat02\FLU\CPAS26(02)

AG/R (AGRICULTURAL/RURAL)

Intent: To maintain rural and agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agro-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

General Range of Potential Uses:

Agricultural, rural-residential uses; mining; agro-industrial uses; small commercial uses related to the agricultural use of the property; recreation facilities.

Density Restrictions:

AG/R (Agricultural/Rural)		
Maximum Base Density Dwelling Units/Developable Residential Acre (No Open-Space Requirement)	1 Dwelling Unit/5 Acres	
	CS - Rural Area	**CS - Other**
Density Incentives for Clustering as a Conservation Subdivision: Dwelling Units/ Gross Acre		
50 Percent Open Space This density incentive permits more than a 100 percent increase in density (double), if one-half the property is preserved as open space or agricultural uses.	1 du/2.5 Acres	1 du/2.5 Acres

du=Dwelling Unit
CS=Conservation Subdivision
Rural Area=Northeast Pasco Rural Area
Other=All Lands Outside of the Northeast Pasco Rural Area

EDITOR'S NOTE: EXAMPLE

100-Acre Site
AG/R (Agricultural/Rural)

Current Development Potential (1 Dwelling Unit/5 Acres)			**Conservation Subdivision Development Potential (50 Percent Open Space - 1 Dwelling Unit/2.5 Acres)**		
20 Dwelling Units			40 Dwelling Units		
Developed Area:	100	Acres	**Developed Area:**	50	Acres
Open Space:	0	Acres	**Open Space**	50	Acres
Minimum Lot Size:	5	Acres	**Minimum Lot Size:**	None	
			Likely Approximate Lot Size:	1.25	Acres

Maximum Nonresidential Intensity: Floor Area Ratio

0.23

This maximum intensity does not apply to mining and agro-industrial uses which are exempt from this maximum.

THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (2-15 AND SHEET 6) CHANGING FROM AG (AGRICULTURAL) TO AG/R (AGRICULTURAL/RURAL) ON APPROXIMATELY 5.01 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF BENT FORK ROAD APPROXIMATELY 1,800 FEET EAST OF THE INTERSECTION OF BELLAMY BROTHERS BOULEVARD AND BENT FORK ROAD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on September 3, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners, on October 6, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 6 is hereby amended to change the Future Land Use classification from AG (AGRICULTURAL) to AG/R (AGRICULTURAL/RURAL) on approximately 5.01 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY.

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 5. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 6th day of October, 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

JACK MARIANO, CHAIRMAN

Exhibit A

[This page intended to be blank]

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS26(02) PROPOSED LAND USE

T 2 4 S R 1 9 E

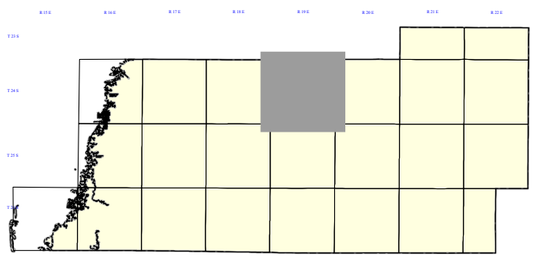
DATE ADOPTED: 06/15/1989 **SHEET 6 OF 24** ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



N

0 0.5 1 2 Miles

Pasco County, Florida
Geographic Information Systems (G.I.S.)
Information Technology

Modified By:	Date Saved:
jhelmrich	4/15/2026 2:21 PM

GISFlat02\FLU\CPAXX(XX)

AFFIDAVIT OF PUBLICATION

Pasco County
8731 Citizens Drive, New Port Richey, FL 34654
(727) 847-2411

State of Florida , County of broward , ss:

I, Anjana Bhadoriya , of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of Pasco County; that the attached copy of advertisement, being a legal advertisement or public notice in the matter of CPAS26(02) MAYNARD RESIDENCE, was published on the publicly accessible website of Pasco County, hosted by Column Software, PBC, on the following dates.
Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Publication Dates:
- Aug 19, 2026

Notice ID: GThJccYD3CuPrngLmAJn

Notice Name: CPAS26(02) MAYNARD RESIDENCE

Publication Fee: $0.00

Anjana Bhadoriya

_____
Agent

VERIFICATION
State of Florida
County of broward

Signed or attested before me on this: 08/21/2026

S Smith
Notary Public

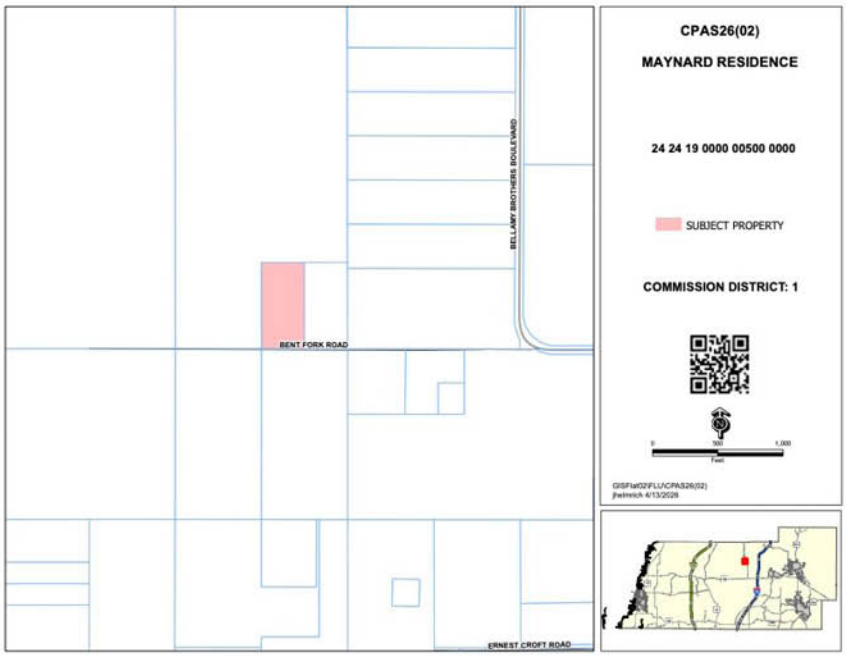
SHERI SMITH
Notary Public - State of Florida
Commission # HH804448
Expires on May 31, 2030

Notarized remotely online using communication technology via Proof.

NOTICE OF AMENDMENT
TO COMPREHENSIVE PLAN
FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 6) FROM AG (Agricultural) TO AG/R (Agricultural/Rural) ON APPROXIMATELY 5.01 ACRES OF REAL PROPERTY LOCATED APPROXIMATELY 1,800 FEET EAST OF BELLAMY BROTHERS BOULEVARD ON THE NORTH SIDE OF BENT FORK ROAD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.



On Thursday, September 3, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

[CPAS26(02) MAYNARD RESIDENCE]

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning 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 (352) 521-4345.

Pasco County will also broadcast the public hearing on https://pascocountyfl.net/services/media_relations_and_communications/pasco_tv.php, https://www.youtube.com/channel/UCvlOC1VxmqM8_CilYqe8iyA, MyPasco App, Spectrum Channel 643 and Frontier Channel 42. All interested parties are invited to provide their comments at the public hearing at the time and place set above. Interested parties may also provide virtual real-time public comments during the public hearing. Parties wishing to provide virtual real-time public comments must complete and submit the Virtual Public Comment Form https://pasco.rja.revize.com/forms/7184 provided at http://mypasco.net/meetingagendas by 4:00 p.m. on the day before the meeting. Following submittal of the registration form, further instructions for participating in the meeting will be provided.

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 FLORIDA
OPEN SPACES. VIBRANT PLACES.

Planning, Development & Economic Growth
8731 Citizens Drive, Suite 200, New Port Richey 34654 | (727) 847-8140

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

MAYNARD LEE PROPERTIES (COLTEN MAYNARD)

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): 24-24-19-0000-00500-0000

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: MAYNARD RESIDENCE

Project Number: CPAS26-02

Request: CHANGE THE LAND USE FROM AG (AGRICULTURAL) TO AG/R (AGRICULTURAL/RURAL) TO BUILD ONE (1) SINGLE FAMILY RESIDENCE ON THE ABOVE MENTIONED PARCEL.

That attached is the following:

N/A ___ Proof of publication from the _____ *(newspaper name, if applicable)*.

✓ ___ Certificate of mailing for the notices, which were mailed on 8/7/2026 *(date)*.

✓ ___ Photos showing the placement of and language on the signage, which was posted on 8/9/2026 *(date)*.

STATE OF FLORIDA

COUNTY OF ~~PASCO~~ Pinellas

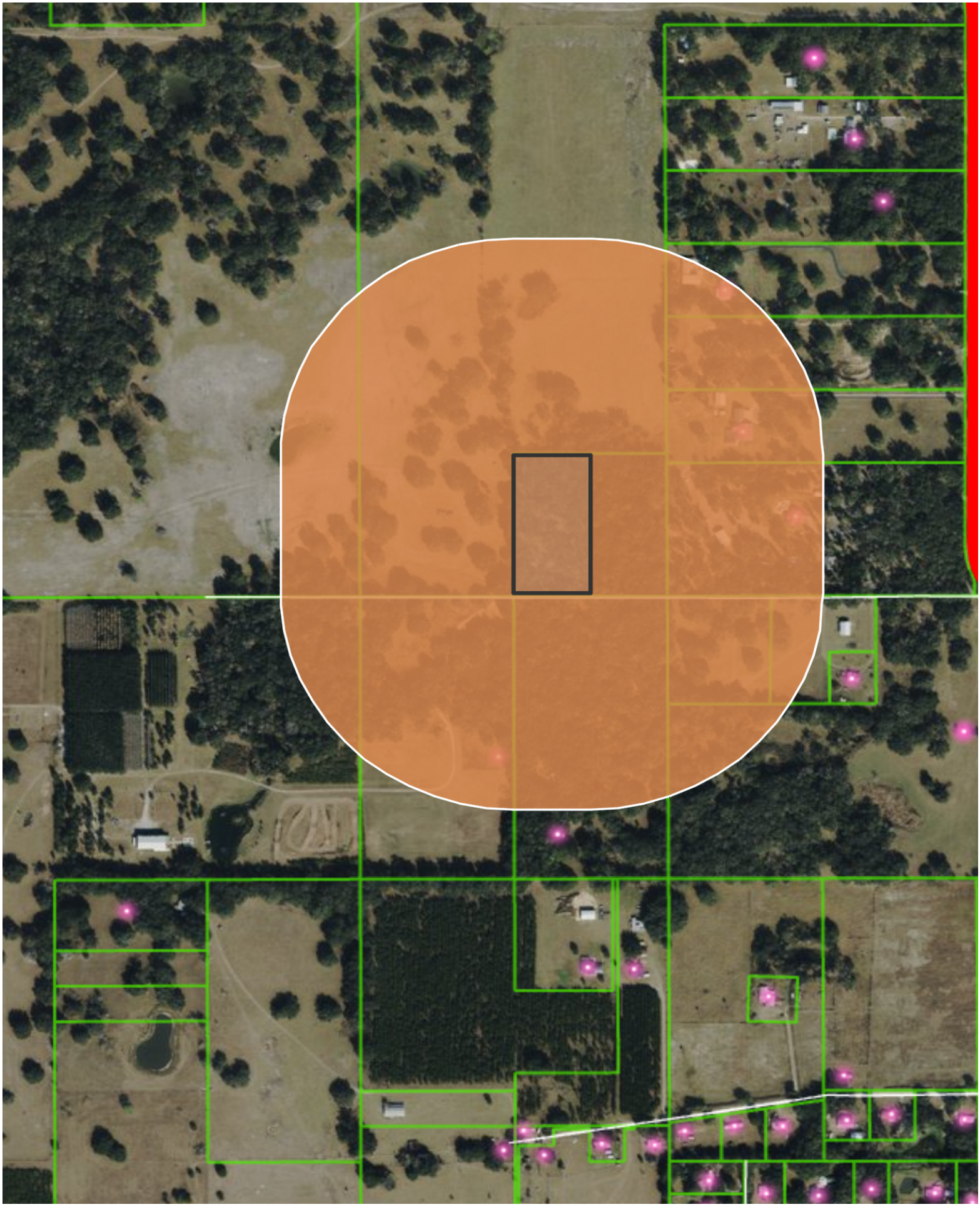
Stamp and Seal

NOTARY PUBLIC STATE OF FLORIDA
TIFFANY HOLT
MY COMMISSION # HH 423169
EXPIRES: October 1, 2027

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this Aug 10, 2026, by Colten Maynard who is personally known to me or who has produced _____ as identification.

Notary Signature: Tiffany Holt

Name Printed: TIFFANY HOLT



23 24 19 0000 00100 0040
ARDENT OAKS RANCH LLC
PO BOX 11
SAN ANTONIO , FL 33576

24 24 19 0000 00200 0000
ARDENT OAKS RANCH LLC
PO BOX 11
SAN ANTONIO , FL 33576

24 24 19 0000 00400 0000
WEBB ROBERT TODD
15301 BELLAMY BROS BOULEVARD
DADE CITY, FL 33523

24 24 19 0000 00400 0050
WEBB ROBERT TODD
11155 SUNSHINE GROVE RD
BROOKSVILLE, FL 34614-3303

24 24 19 0000 00400 0060
HILL JAMES ALLAN & TRISHA A
15131 BELLAMY BROTHERS BLVD
DADE CITY, FL 33523-7302

24 24 19 0000 00400 0070
NEAVES TIMOTHY W & MICHELLE M
15065 BELLAMY BROTHERS BLVD
DADE CITY, FL 33523

24 24 19 0000 00500 0000
MAYNARD LEE PROPERTIES LLC
413 CROSSWINDS DR
PALM HARBOR, FL 34683-1306

24 24 19 0000 00500 0010
MAYNARD LEE PROPERTIES LLC
413 CROSSWINDS DR
PALM HARBOR, FL 34683-1306

25 24 19 0000 00300 0000
FLEMING WANDA S
27430 BENT FORK RD
DADE CITY, FL 33523-7340

25 24 19 0000 00300 0030
BARNETT JOHN ALBERT IV & ANGELA ROSE
PO BOX 2232
DADE CITY, FL 33526

25 24 19 0000 00300 0031
BARNETT JOHN ALBERT IV & ANGELA ROSE
PO BOX 2232
DADE CITY, FL 33526

25 24 19 0000 00900 0000
DUNLAP ROLAND A & ANNA F
27140 BENT FORK RD
DADE CITY, FL 33523-7341

25 24 19 0000 01200 0000
TRUST NO 25-24-19 LAND TRUST SERVICE CORP TTEE
PO BOX 93580
LAKELAND, FL 33804

26 24 19 0000 00500 0000
HAWKS RANCH LLC
4592 ULMERTON RD STE 200
CLEARWATER, FL 33762-4107

UNITED STATES POSTAL SERVICE.

PALM HARBOR
495 ALT 19
PALM HARBOR, FL 34683-9998
www.usps.com

08/07/2026 02:19 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	14		$10.50
U.S. Flag 2025	14	$0.82	$11.48
Grand Total:			$21.98
Credit Card Remit			$21.98

Card Name: AMEX
Account #: XXXXXXXXXXX1039
Approval #: 871330
Transaction #: 327
AID: A0000000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

TO REPORT AN ISSUE
Visit https://emailus.usps.com

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
https://informeddelivery.usps.com

Looking for a new opportunity? Join a team that delivers! The Postal Service is actively hiring for full and part-time positions. To learn more visit us at www.usps.com/careers

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)
Agents do not have any additional information other than what is provided on USPS.com.

UNITED STATES POSTAL SERVICE®

Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Colton Maynard
PO BOX 1204
Crystal Beach, FL. 34681

To pay fee, affix stamps or meter postage here.

PALM HARBOR, FL
AUG 07 2026
Postmark Here

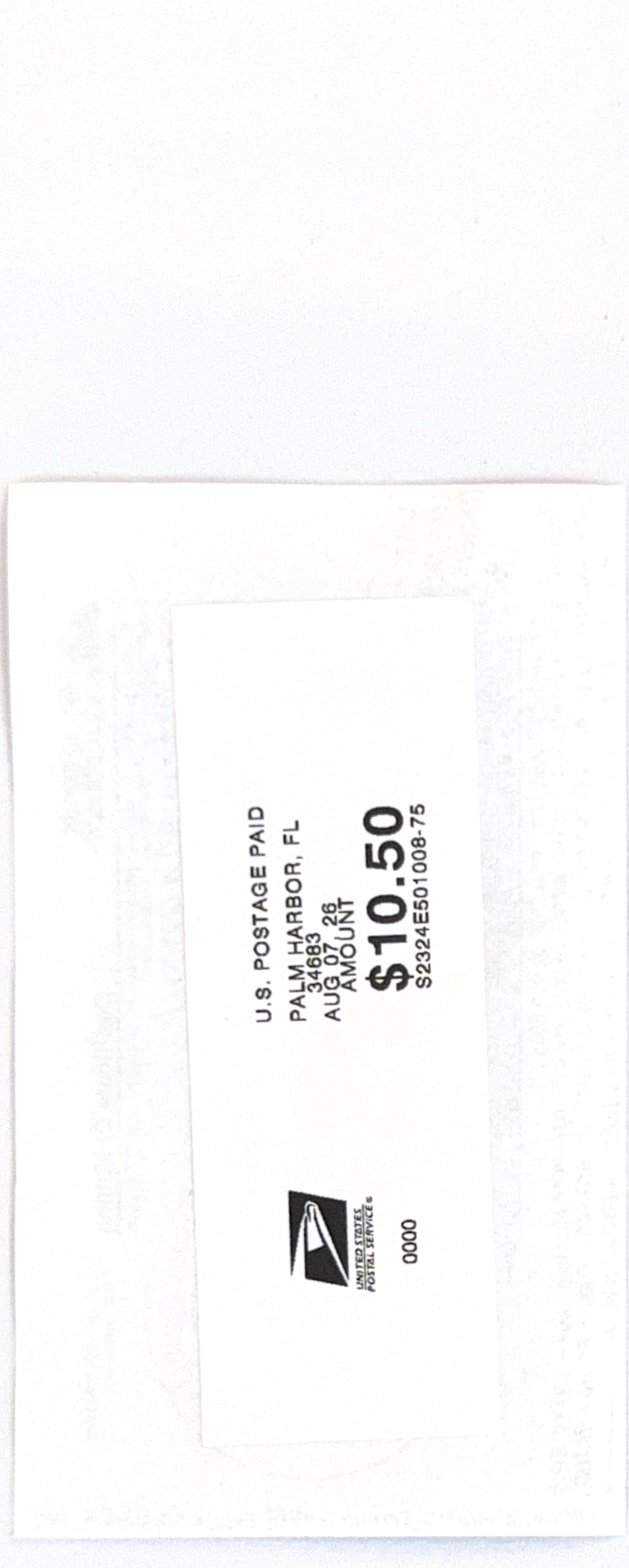
1) ARDENT OAKS RANCH - PO BOX 11, SAN ANTONIO, FL 33576
2) ARDENT OAKS RANCH - PO BOX 11, SAN ANTONIO, FL 33576
3) WEBB, ROBERT TODD - 15701 BELLAMY BLVD, DADE CITY, FL 33523
4) WEBB, ROBERT TODD - 11155 SUNSHINE CADVERD, BROOKSVILLE, FL 34614
5) HILL, JAMES & TRISTA - 15131 BELLAMY BROSOUD, DADE CITY, FL 33523
6) NEAVES, TIMOTHY & MICHELLE - 15065 BELLAMY BROSOUD, DADE CITY, FL 33523
7) MAHMOOD LEE PROPERTIES - 413 CROSSWINDS, DR, PALM HARBOR, FL 34683
8) FLEMING, WANDA - 21430 BENT FORK RD, DADE CITY, FL 33523
9) BARNETT, JOHN & ANGELA - PO BOX 2232, DADE CITY, FL. 33526

LIST (CONTINUED) (TOTAL: 14)

10) BARNETT, JOHN & ANGELA - PO BOX 2232, DADE CITY, FL. 11) DUNLAP, ROLANDE ANNA - 27140 BENT FORK RD, DADE CITY, FL 12) TRUST NO 25-24-19 LAND TRUST SERVICE CORP ITES - PO BOX 93580, LAKELAND, FL 13) HALLIS RANCH LLC - 4592 ULMERTON RD. STE 200, CLEARWATER, FL

PS Form **3817**, April 2007 PSN 7530-02-000-9065

1) ARDENT OAKS RANCH - PO BOX 11, SAN ANTONIO, FL 33576 (1)



UNITED STATES POSTAL SERVICE.

PALM HARBOR
495 ALT 19
PALM HARBOR, FL 34683-9998
www.usps.com

08/07/2026 02:19 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	14		$10.50
U.S. Flag 2025	14	$0.82	$11.48
Grand Total:			$21.98
Credit Card Remit			$21.98

Card Name: AMEX
Account #: XXXXXXXXXXX1039
Approval #: 871330
Transaction #: 327
AID: A0000000025010801 Contactless
AL: AMERICAN EXPRESS
PIN: Not Required

TO REPORT AN ISSUE
Visit https://emailus.usps.com

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
https://informeddelivery.usps.com

Looking for a new opportunity? Join a team that delivers! The Postal Service is actively hiring for full and part-time positions. To learn more visit us at www.usps.com/careers

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)
Agents do not have any additional information other than what is provided on USPS.com.

PROOF OF SIGN POSTING ON 8/9/2026







