Planning Commission	Charles Grey, Chairman Jaime Girardi, P.E., Vice Chairman Christopher B. Poole, CPG Jon Moody, P.E. Matthew Munz, P.E. Derek Pontlitz, CRPC
School Board Representative	Chris Williams
Legal Counsel	David A. Goldstein, County Attorney

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

Pasco County
Planning Commission Agenda
Thursday, September 17, 2026
1:30 PM

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

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

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

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 Meeting - May 21, 2026
File Number PDE26-1146
Comm. Dist. All
Recommendation Approve

C2 Annotated Minutes - Planning Commission Meeting - August 20, 2026
File Number PDE26-1147
Comm. Dist. All
Recommendation Approve

Public Hearings

PC3 Special Exception (Consent) – EAAP Management Inc./Sycamore Drive Swim School – Request for a Private Swim School in an E-R Estate-Residential District – West Central Pasco County – On the Southeast Corner of the Intersection of Ridge Road and Sycamore Drive – Containing Approximately 1.44 acres.
File Number PDE26-7936
Comm. Dist. 4
Recommendation Approval with Conditions

PC4 Special Exception (Consent) – Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility – Special Exception to Amend Previously Approved Special Exception Petition No. 7381 – Northwest Pasco County – On the East Side of Merchant Energy Way Approximately 950 feet North of Hudson Ave – Containing Approximately 30.92 Acres
File Number PDE27-0013
Comm. Dist. 5
Recommendation Approval with Conditions

PC5 Zoning Amendment (Consent) - SFG Industrial Lutz, LLC/Long Lake Ranch MPUD Master Planned Unit Development - A Substantial Modification to the Long Lake Ranch MPUD Master Planned Unit Development to Split Parcel A/B into Two Parcels, A and B, Amend the Associated Conditions of Approval, Amend the MPUD Master Plan, Amend the Entitlements of Parcels A and B, and Associated Infrastructure - South Central Pasco County - Located West of Sunlake Boulevard, Southwest of the Sunlake Boulevard and State Road 54 Intersection - Containing Approximately 73.5 Acres
File Number PDE26-7949
Comm. Dist. 4
Recommendation Approval with Conditions

PC6 Comprehensive Plan Amendment (Consent) - CPA26(03) Times Publishing Company – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 10) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 8.5 Acres of Real Property Located at 11321 US Highway 19, Port Richey.

File Number PDE26-0943
Comm. Dist. 5
Recommendation Approve

PC7 Zoning Amendment (Consent) - Times Publishing Co/Times Publishing Company MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District to an MPUD Master Planned Unit Development to Allow for the Development of 1,104,877 Square Feet of Commercial and Industrial Uses and Associated Infrastructure - West Central Pasco County - Located West of US-19, Approximately 0.60 Miles South of the Intersection of US-19 and State Road 52 - Containing Approximately 8.50 Acres

File Number PDE26-7956
Comm. Dist. 5
Recommendation Approval with Conditions

PC8 Development Agreement (Consent) – Mitchell Business Park 1, LLC/Mitchell Business Park 2, LLC — Proposing an Agreement for a Unified Sign Plan (USP) for the Mitchell Business Park – Southwest Pasco County – .25 Miles West of the Intersection of State Road 54 and Duck Slough Blvd – Containing Approximately 92.65 acres

File Number PDE26-0868
Comm. Dist. 3
Recommendation Approve

Walk-Ons

Adjourn

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED MINUTES

MAY 21, 2026

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

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

1:30 P.M.

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

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C **– Absent**
Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG **– Absent**
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 1:34 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. Nevaeh Wilkes, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole and Mr. Pontlitz who were absent. Mr. Williams was represented by Mr. Liam Devine.

Swearing In

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

Proof of Publication

Ms. Wilkes noted the proof of publication.

Public Comment

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

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

Mr. Logan O'Leary spoke regarding deed development in Pasco, animal habitats, the new hotel and housing, jobs for those who help protect the environment, and chemicals.

Consent

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

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

C1 Annotated Minutes - Planning Commission Meeting - December 11, 2025
File Number PDE26-0724
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

C2 Annotated Minutes - Planning Commission Meeting - January 8, 2026
File Number PDE26-0748
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

Public Hearings

PC3 Zoning Amendment (Consent) – R & R Property Investments LLC / R & R Property Shady Hills – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – North West Pasco County – East Side of Shady Hills Road and Approximately 784 Feet North of the Intersection of Shady Hills Road and Floralton Drive – Containing Approximately One (1) Acre.
File Number PDE26-7909
Comm. Dist. 5
Recommendation Approve

Ms. Gianna German, Planning, Development and Economic Growth Department, read the item into the record and spoke regarding that item PC6 on the Agenda was not related.

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

Mr. Jim O'Brien, representative for the applicant, spoke regarding the applicant's awareness of the setbacks and the planned building.

Mr. Thomas Celotto, Ms. Danelle Curl, Mr. Michael Raysor, Raysor Transportation Consulting, spoke regarding Shady Hills Road; safety concerns with the proximity to schools; the consistency with the Comprehensive Plan; the land use; traffic and commercial activity; the pictures that were provided by Mr. Celotto; portable storage; the character of the community; pollution; the local infrastructure; environmental impacts; flooding concerns; the timing and phasing analysis that was done; and the Long Range Transportation Plan.

Ms. Amy Tull, Planning, Development and Economic Growth Department, Mr. Nectarios Pittos, Director of Planning Services, Mr. Bennett Elbo, Transportation Planning, Ms. Barbara Wilhite, Mr. William Vermillion, Planning, Development and Economic Growth Department, and Mr. Joe Cimino, Project Manager and Engineer, spoke during the discussion.

Discussion was held regarding whether there was a conceptual Site Plan; the gas easement; a preliminary meeting; the shape of the parcel; whether the applicant would subdivide acreage; Mr. O'Brien's role; the property to the north; a correction on the map; the right-of-way for Shady Hills Road; the transportation tables for the 2050 update; the projects on Shady Hills Road; the accuracy of Finding of Fact 12; the rear setback; the Land Development Code; the photos that were submitted; whether there were permits for the portable buildings; the location of the portables; the point of access; the rezoning application; the Conditions of Approval; whether there was a variation to the Code; whether the building would fit in the parcel; parking; that there was no opposition from Duke; the land zonings; the rural character; the restrictions; and a pending MPUD.

MR. MOODY MOVED approval to receive and file documents from Mr. Thomas Celotto; **MR. MUNZ 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 Finding of Fact 12 changed to say, "unless otherwise approved at the time of preliminary site plan or preliminary development plan review, that they have to dedicate 50 feet; **MR. GIRARDI SECONDED**.

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

PC4 Variance Request (Consent) – Pham Residence Screen Enclosure – Reduce The Requirement That Structures Not Be Located Within Fifteen (15) Feet Of The Mean High-Water Line From Fifteen (15) Feet To Five (5) Feet In A R-4 High Density Residential District As Required By LDC Section 530.13. – Supplemental Regulations; Waterfront Property, And By LDC Section 1001.4.A – Docks And Seawalls; Visibility – Southwest Pasco County – On Topsail Trail, Approximately 1.2 Miles West Of US Highway 19 – Containing Approximately 0.18 Acres

File Number	PDE26-2111
Comm. Dist.	3
Recommendation	Approval with Conditions Approval of Variance

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

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

Mr. Mark Weiss, representative for the applicant, spoke regarding that he had lived in the neighborhood, a statement from the owner, permitting, the property's location, neighboring properties, and the Code.

Mr. Doug Tilly spoke regarding the property, that he did not see any issues, the question on the variance, and whether it was overlooked.

Mr. David Engel, Director of Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the permit; the variance request; Mr. Weiss' relationship to the homeowner; the pool enclosure; boat ramps; and the mistake that was made.

MR. MOODY MOVED approval of the Variance; **MR. DIVINE SECONDED**.

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

P5 Zoning Amendment Substantial Modification (Regular) — Mitchell 54 West MPUD – M&M ROUTE 54 WEST LLC – A Substantial Amendment to the Mitchell 54 West MPUD Master Planned Unit Development District to Remove the Transit Oriented Design and Mixed Use Trip Reduction Measures Requirements and to Reduce the Non-Residential Entitlements to 460,000 Square Feet of Commercial and Add 240 Hotel Rooms and Associated Infrastructure on Approximately 330 Acres Located in Southwest Pasco County on the Southwest Quadrant of the Intersection of State Road 54 and Little Road

File Number PDE26-7897
Comm. Dist. 3
Recommendation Approval with Conditions

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

Mr. William Vermillion, Planning, Development and Economic Growth Department, used a PowerPoint to review the item and spoke regarding expected connections.

Ms. Barbara Wilhite, representative for the applicant, used a PowerPoint and spoke regarding meetings with the team, the ownership of the townhomes, the commercial project to the west, traffic, the Mitchell Boulevard extension, a request from a neighbor, a special condition, and the vacant parcels.

Ms. Bridgette Gillio spoke regarding measures that would be removed, the big box impact, the impact on traffic, safety concerns, the environmental crisis, the precedent that would be set, parking, and a request to deny the modification.

Discussion was held regarding the outparcel uses; the neighboring project; the landscape buffer; walkability; the original entitlement; the work with neighbors; transit; the townhomes; the location of the hotel; mass grading; the connectivity for students; and appreciation for the attention to detail.

MR. MUNZ MOVED approval to receive and file documents submitted by Ms. Barbara Wilhite; **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; **MR. DIVINE SECONDED**.

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

P6 Zoning Amendment (Regular) - Denton Avenue MPUD – Denton Ave Project, LLC. – Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 832 Single Family Detached Units, 75,000 Square Feet of Support Commercial, and 440,000 Square Feet of Light Industrial and Associated Infrastructure on Approximately 331.6 Acres located in North East Pasco County, 1.5 Miles East of the Intersection of Denton Avenue and Little Road

File Number PDE26-7596
Comm. Dist. 5
Recommendation Approval with Conditions

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

Mr. William Vermillion, Planning, Development and Economic Growth Department, used a PowerPoint to review the item and spoke regarding the submitted ex parte, Kitten Trail, and the Hudson Family Trail MPUD.

Ms. Barbara Wilhite, representative for the applicant, used a PowerPoint and spoke regarding the vision roads, the compatibility analysis, and the standards in the Code.

Mr. Ken Howard, Mr. Martin Dolobach, Mr. Will Roberts, Ms. Janet Carlisle, Ms. Karen Roberts, Ms. Susan Bolton, Ms. Tracie Lowe, Mr. Tim Vandenberg, Ms. Nola Leclair, Mr. Matthew Caruthers, Mr. Skyler Tally, Ms. Lori Omalley, Ms. Anne Atkisson, and Mr. Tim Lowe spoke regarding road safety concerns; an accident on Kenton Avenue that had occurred; Family Trail; the neighboring properties; buffering; the value of homes;

the accommodations made; the acreage per lot; the rural character; the preservation of lower density areas; environmental concerns; the growth in Pasco; problems with wildlife; policing in the area; flooding; water quality; property elevation; children that ran down Kitten Trail; gratitude for the reduction in density; the Tampa Bay Regional Planning Council meeting; the developer's application; compatibility; a request to deny the application; animals on their property; why the residents had moved there; struggles with Kitten Trail in the past; open spaces; the effect of the new neighbors; the water supply; and what was changed since the previous meeting.

Mr. David Engel, Director of Planning, Development and Economic Development, Mr. Joe Cimino, Project Manager and Engineer, and Mr. Robert Melsom, New Strategy Holdings, spoke during the discussion.

Discussion was held regarding an ex parte communication; the connection to Kitten Trail; the buffer; native vegetation; the sidewalk; Hudson Family Trail; other similar projects; the determination of compatibility; the compatibility analysis; emergency access; the meetings with the neighbors; the Sackleson MPUD; the land use and zonings; the flashers; the MPUD tracking sheet; the water impact from the project; the water supply; the public infrastructure; density; the vision road network; property rights; traffic; a rural disclosure condition; the acreage per lot; the grading plan; the wildlife; the southern boundary tree line; the Comprehensive Plan; Bolton Avenue; the functional access points; the Conditions of Approval; the connection to Matis Road; the access to Kitten Trail; comments from the Fire Department; legal issues with a possible denial; the Land Development Code; the need for additional meetings; and the Board date.

MR. DIVINE MOVED approval to receive and file documents submitted by Ms. Barbara Wilhite; **MR. MUNZ SECONDED**.

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

MR. DIVINE MOVED approval to receive and file documents submitted by Ms. Barbara Wilhite; **MR. MOODY SECONDED**.

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

MR. GIRARDI MOVED approval of Staff's recommendation with the addition of the rural disclosure condition to the Conditions of Approval and that the Fire Department will take a second look at this before it goes to the Board for emergency access; **MR. DIVINE SECONDED**.

Chairman Grey called on the motion; the motion carried with Mr. Moody voting nay.

Walk-Ons

There were none.

Adjourn

THE COMMISSION RECESSED AT 3:15 P.M. AND RECONVENED AT 3:33 P.M.

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

The motion was not called on.

The meeting adjourned at 5:33 p.m.

PLANNING COMMISSION
REGULAR MEETING
MAY 21, 2026

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

Prepared by: _____
Nevaeh Wilkes, Records Clerk II
Board Records Division

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED MINUTES

AUGUST 20, 2026

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

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

1:30 P.M.

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

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.
Mr. Jon Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams
Rep by. Mr. Liam Devine

Legal Counsel:

David Goldstein, County Attorney

Call To Order

Chairman Grey called the meeting to order at 1:32 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

Mr. Neil C. Allen, Deputy Clerk, called the roll. All members were present. Mr. Williams was represented by Mr. Liam Devine.

Swearing In

Mr. Allen swore in those who planned to present testimony.

Proof of Publication

Mr. Allen 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 – July 9, 2026
File Number PDE26-1017
Comm. Dist. All
Recommendation Approve

The item was approved as part of the Consent Agenda.

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

The item was approved as part of the Consent Agenda.

Public Hearings

MR. MUNZ MOVED approval to continue Agenda Items PC3 and PC4 to a date uncertain; **MR. GIRARDI SECONDED.**

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

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

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

PC3 Zoning Amendment (Continuance) – HCM Hospitality, LLC/Harbour Pointe at Port Richey MPUD Master Planned Unit Development – A Rezoning Request From C-2 General Commercial District and MF-1 Multiple-Family Medium Density Districts to an MPUD Master Planned Unit Development to Allow for the Conversion of 156 Hotel Rooms into the Development 122 Multi-Family Apartment Units and Associated Infrastructure – West Central Pasco County – Located East of US-19, Approximately 0.20 Miles from the Intersection of US-19 and State Road 52 – Containing Approximately 4.54 Acres
File Number PDE26-7911
Comm. Dist. 5
Recommendation Continuance Requested

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

There was no public comment.

The item was continued to a date uncertain.

PC4 Conditional Use Request (Continuance) – Dennis Antonogiorgi/Caufield Road Residential Treatment & Care Facility – Conditional Use for an Assisted Living Facility in an A-R Agricultural Residential District – North Market Pasco County – West of Caufield Road, Approximately 820 feet North of Bowman Road – Containing Approximately 2.50 Acres

File Number PDE26-CU06
Comm. Dist. 5
Recommendation Continuance Requested

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

There was no public comment.

The item was continued to a date uncertain.

PC5 Conditional Use Request (Consent) – Guardian Angel Senior Living/The Jono Plaza, LLC – Conditional Use to Develop a Residential Treatment and Care Facility in an AR-1 Agricultural-Residential District and R-1MH Single Family / Mobile Home District – South Central Pasco County – on the West side of Wilson Road 2,525 feet North of the intersection of State Road 54 and Wilson Road – Containing Approximately 9.16 Acres.

File Number PDE26-CU11
Comm. Dist. 4
Recommendation Approval with Conditions

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

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

Ms. Tu Mai, representative for the applicant, spoke regarding the unified parcels and the conditional use.

Ms. Gianna Stafford, Planning, Development and Economic Growth Department, read an objection letter that was submitted by Ms. Meredith Reimer into the record.

Ms. Amy Tull, Planning, Development and Economic Growth Department, spoke during the discussion.

Discussion was held regarding the residential treatment care facilities and convalescent homes; the previous Special Exception; the inconsistencies within the package; the incorrect category listing in Pasco Mapper; the lighting standards; the former detention center; and adding a Live Local condition to the Conditional Use request.

MR. PONTLITZ MOVED approval of Staff's recommendation with the addition of the Live Local restriction condition to the approval; **MR. MOODY SECONDED.**

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

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

File Number PDE26-2120
Comm. Dist. 5
Recommendation Approval Of Variance
Approval with Conditions

Ms. Gianna Stafford, 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.

Addendum

AP7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 403.5 Construction Plans; Section 403.7 Mass Grading; Section 901.6 Street Design and Dedication Requirements; Section 905.2 Landscaping and Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0949
Comm. Dist. All
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

Mr. Patrick Dutter, Director of Development Review Services, used a PowerPoint presentation to review the item and spoke regarding the revisions and the proposed amendment to the Land Development Code.

Mr. Barret Doe, Public Works Department, Mr. Chris Hanning, Public Works Department, and Mr. David Engel, Director of Planning, Development and Economic Growth Department, spoke during the discussion.

Discussion was held regarding the PCI scores; the timeframe to record the scores; the county maintained roads; a global study that was conducted in 2020; the various tools that are used; the substandard roadway ordinance; the existing conditions; the degradation of the roads and obstruction of traffic; the maintenance and upkeep regarding community wooden bridges; the previous language that had been proposed; the cost of concrete bridges; the pros and cons regarding street trees; the various types of trees that are utilized within the county; a maintenance obligation for the trees; evacuation concerns; tree spacing; a language update proposal; increasing canopies throughout the county; small lot sizes versus large lots; trees and utilities strips; increasing trees on larger lots; the pre and post construction PCI; the existing language for Right-of-Way use permits; the inspector's judgement; videotaping; the paving assessments; and street trees on collector roads.

MR. MUNZ MOVED approval with the changes to Sections 403.5 and 403.7 Construction Plans and to continue wooden bridges and street trees to a date uncertain**; MR. PONTLITZ SECONDED.**

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

Walk-Ons

There was none.

Adjourn

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 3:01 p.m.

PLANNING COMMISSION
REGULAR MEETING
AUGUST 20, 2026

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

Prepared by: _____
Neil C. Allen, Records Clerk I
Board Records Division

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 4 **FILE NO.:** PDE26-7936 **DATE:** 9/17/2026

SUBJECT: Special Exception (Consent) – EAAP Management Inc./Sycamore Drive Swim School – Request for a Private Swim School in an E-R Estate-Residential District – West Central Pasco County – On the Southeast Corner of the Intersection of Ridge Road and Sycamore Drive – Containing Approximately 1.44 acres.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:
Approve the Special Exception request with conditions, as set forth under the Recommended Conditions section below. Authorize the Chairman to execute the one original Order provided and direct Board Records to distribute, as set forth under the Distribution section below.

BACKGROUND:
Petition No. SE-7936 (Accela No.: SPECEX-2026-00004) in the name of EAAP Management Inc./Sycamore Drive Swim School, has been filed for a special exception for a private swim school facility in an E-R Estate-Residential District, pursuant to Land Development Code (LDC) Section 509.4.G. The parcel of land is located on the south side of the intersection of Ridge Road and Sycamore Drive (Parcel I.D. No.: 25 25 16 002C 00000 2951), containing approximately 1.44 acres.

The original parent tract of approximately 4.86 acres has been split into two separate parcels: Parcel No. 25-25-16-002C-00000-2951, the proposed 1.44-acre swim school parcel; and Parcel No. 25-25-16-002C-00000-2950, the 3.42-acre parcel that contains the existing private school and associated site improvements. The proposed private swim school is an accessory educational and recreational use to the existing preschool and day-care center operation on the adjacent parcel.

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

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	AR-1 Agricultural-Residential District	RES-1 (Residential-1 du/ga)	Single family dwellings
EAST	R1 Rural Density Residential District	RES-1 (Residential-1 du/ga)	Single family dwellings
SOUTH	E-R Estate Residential District	RES-1 (Residential-1 du/ga)	Single family dwellings
WEST	E-R Estate Residential District	RES-1 (Residential-1 du/ga) and RES-6 (Residential-6 du/ga)	Faith Baptist Church of New Port Richey

FINDINGS OF FACT:

1. The subject site is currently undeveloped on approximately 1.44 acres. The applicant is requesting a special exception for the proposed private swim school in an E-R Estate-Residential District, in accordance with LDC, Section 509.4.G, and will be an accessory use to the Tanglewood Pre-school and Learning Center.

2. Landscaping shall be maintained in accordance with LDC Section 905.2.E, Landscaping Acceptance, Maintenance and Prohibitions. The proposed development will be subject to buffer requirements pursuant to LDC Section 905.2 – Greenspace Requirements and Standards, Landscaping and Buffering and Table 905.2-D, unless an alternative standard is approved at the time of Preliminary Site Plan review. The existing development is missing or has dead or dying plant material that must be replaced for screening.

3. The following excerpt is from the applicant's project narrative (Attachment 2):

"The applicant, Sycamore Drive Swim School, respectfully requests Special Exception approval from Pasco County for the construction of a new swim school facility on Parcel No. 25-25-16-002C-00000-2951, a 1.44-acre parcel located at 8410 Sycamore Drive, New Port Richey, Florida 34654. The subject parcels are legally described as Tanglewood East Unit 4, PB 12, PG 37, Lots 295, 296, and 297, less that portion of road right-of-way Parcel 145. The original parent tract of approximately 4.86 acres has been split into two separate parcels: Parcel No. 25-25-16-002C-00000-2951, the proposed 1.44-acre swim school parcel, and Parcel No. 25-25-16-002C-00000-2950, the 3.42-acre parcel that contains the existing private school and associated site improvements. The proposed swim school is designed as a complementary educational and recreational use that is consistent with the existing private school operation on the adjacent parcel.

Existing Site Conditions
Both parcels are zoned Residential-1 (R-1) with a Future Land Use designation of Estate Residential (ER). The 3.42-acre parcel (Parcel No. 25-25-16-002C-00000-2950) is currently developed with an existing private school building as the primary use, along with associated parking, access drives, and a stormwater retention area. The existing building has a total floor area of approximately 20,640 square feet with a Floor Area Ratio (FAR) of 0.055 on that parcel.

The proposed swim school parcel (Parcel No. 25-25-16-002C-00000-2951) consists of 1.44 acres and is proposed to be developed with a new one-story swim school building and associated site improvements. Both parcels are located within FEMA Flood Zone X, an area of minimal flood hazard. The existing stormwater retention area on the adjacent school parcel will be expanded as necessary to accommodate the additional impervious surface associated with development on the swim school parcel."

4. Access to the property is from Sycamore Drive, a County maintained, residential road with approximately 50 feet of right-of-way.

5. There is an 8-foot multiuse path on the south side of Ridge Road, abutting the subject site along the northern property line.

6. The subject site is located in Flood Zone X and development is subject to the requirements of the LDC Section 1104, Flood Damage Prevention, as amended.

7. The surrounding area is characterized by residential and religious institutional uses with a small area of commercial development to the west.

8. The subject property has a Future Land Use 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 use is consistent with the Comprehensive Plan.

9. The subject site is within the West Market Area and the Urban Service Area.

10. On July 26, 1978, the Planning Commission (PC) approved Petition No. SE-645 to allow a church in an E-R Estate-Residential District for the subject site.

11. On July 13, 2011, the Planning Commission (PC) approved Petition No. SE-6978 with conditions to allow for a preschool and day-care center in an E-R Estate-Residential District for the subject site. The Applicant has not fulfilled Condition of Approval (COA) #4, regarding installation of trees along the south property line where there are gaps in vegetation. This requirement is included again in the conditions of this Special Exception.

12. The subject application was submitted for review by the Natural Resources Division, and the following comments were received.

a. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.

b. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. The survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first.

13. On May 26, 2026, the subject request was found to be exempt from Timing and Phasing (T&P-2026-00009) as this Special Exception would result in a gross trip increase of less than 50 peak hour 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 review, if applicable.

14. Sycamore Drive was determined to be exempt from Substandard Roadway Analysis since Sycamore Drive complies with County standards per LDC 901.4. (SSRRA-2026-00028).

15. The proposed request, as conditioned, is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.4.F, Special Exceptions, Required Standards; and the applicable provisions of the County's Comprehensive Plan.

RECOMMENDED CONDITIONS:

1. This Special Exception is limited to the use of a private swim school as an accessory use to the Tanglewood Pre-school and Learning Center.

2. All hazardous pool chemicals and sanitizers must be stored in strict compliance with the

manufacturer's Safety Data Sheets (SDS) and applicable building and fire codes. Chemicals must be stored in a cool, dry, locked, and well-ventilated area. Access is restricted to trained and authorized personnel for safety.

3. Operating hours are limited to weekday afternoons (3:30–7:30 PM) and weekend mornings (7:30 AM-1:30 PM), which minimizes conflicts with peak daytime traffic and is consistent with the operating schedule of the existing private school.

4. The Owner/Applicant shall obtain and maintain all required County and State permits, licenses, individual health certificates, and inspections. If this permit is revoked for any reason, this special exception is null and void.

5. The Owner/Applicant shall meet LDC 905.2 landscape requirements for the swim school lot (25-25-16-002C-00000-2951). In addition, the owner/applicant will replace any missing, dead or dying plant material in their existing buffer areas on the Learning Center lot (25-25-16-002C-00000-2950).

6. An Access Management Analysis shall be completed and submitted at the time of the Preliminary Site Plan review.

7. Prior to any development activity on the site related to this Special Exception, the Owner/Applicant shall first submit and receive approval of a Preliminary Site Plan, pursuant to Land Development Code, Section 403.

8. The Owner/Applicant agrees to allow Code Enforcement Officers, or other County representatives, access to the property to perform routine inspections for the purposes of monitoring compliance with the terms and conditions of this Special Exception.

9. 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.

10. The previous Special Exception for the subject site, SE-645 approved on July 12, 1978, entitling a church within the E-R Estate-Residential District, is rescinded with this approval.

11. The Owner/Applicant is hereby notified that the effective date of this Special Exception approval shall be the date of the final County action, performed by the Planning Commission.

12. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning, Development and Economic Growth Department after the final action.

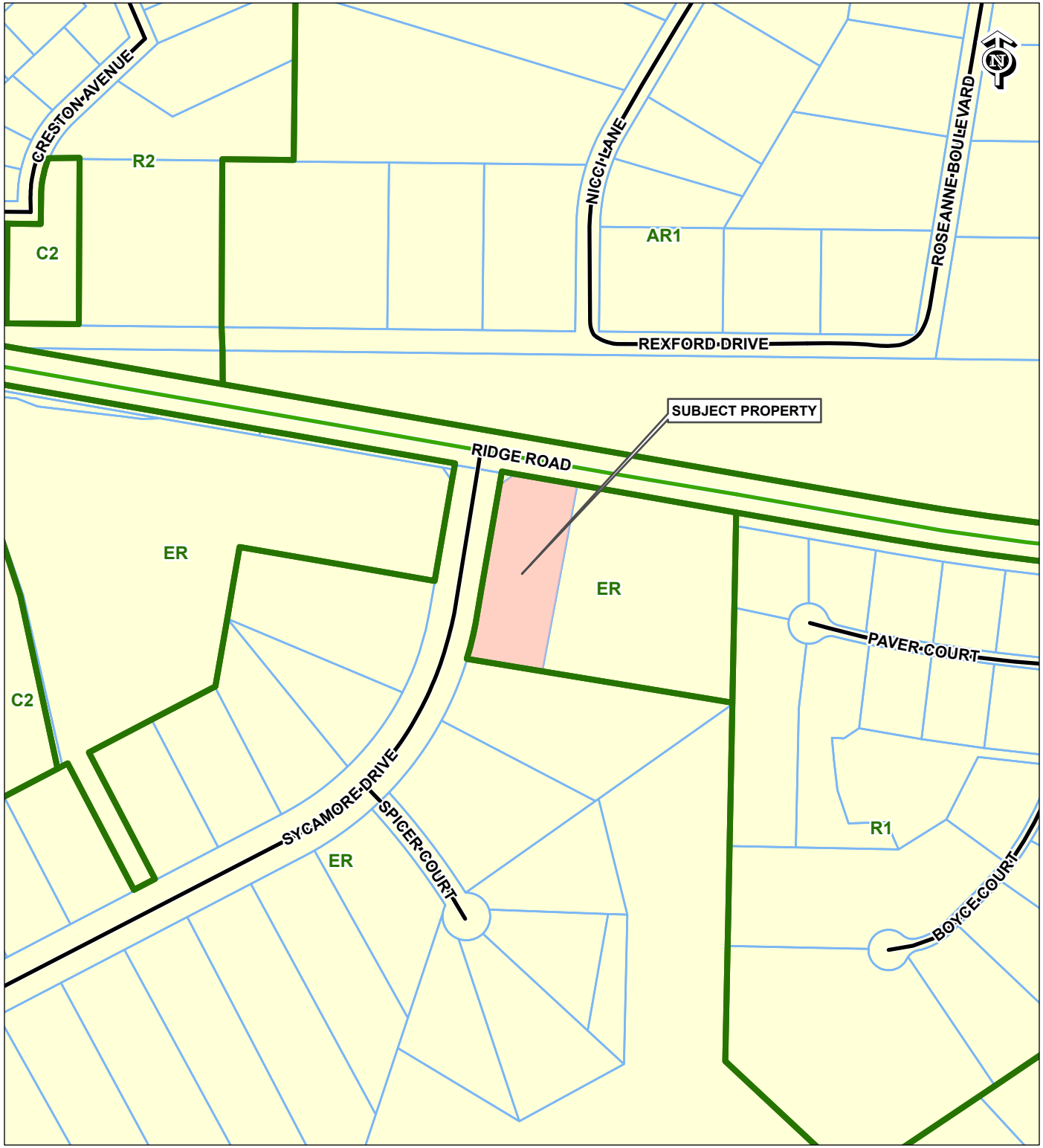
PLANNING COMMISSION ACTION:

Approval of PDE Recommendation:___ Ayes; ___ Nays

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

ATTACHMENT(S):

1. PDE26-7936 Sycamore Drive Swim School Maps
2. PDE26-7936 Sycamore Drive Swim School Narrative
3. PDE26-7936 Sycamore Drive Swim School Order
4. PDE26-7936 Sycamore Drive Swim School Exhibit A
5. PDE26-7936 Sycamore Drive Swim School Conceptual Plan
6. PDE26-7936 Sycamore Drive Swim School SE-6978
7. PDE26-7936 Sycamore Drive Swim School SE-645
8. PDE26-7936 Affidavit of Posting & Mailed Notice
9. PDE26-7936 Sycamore Drive Swim School Proof of Publication
10. PDE26-7936 Sycamore Drive Swim School Signature Sheet



SE-7936
PRIVATE SCHOOL IN E-R

25-25-16-002C-00000-2951

EAAP MANAGEMENT INC/
SYCAMORE DRIVE SWIM SCHOOL
1694 FEATHER GRASS LOOP
LUTZ, FL 33558-2804

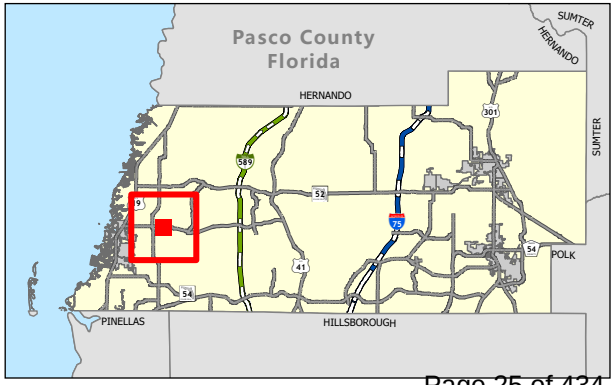
PHYSICAL ADDRESS:
SOUTHEAST SIDE OF THE INTERSECTION OF RIDGE RD AND SYCAMORE DR

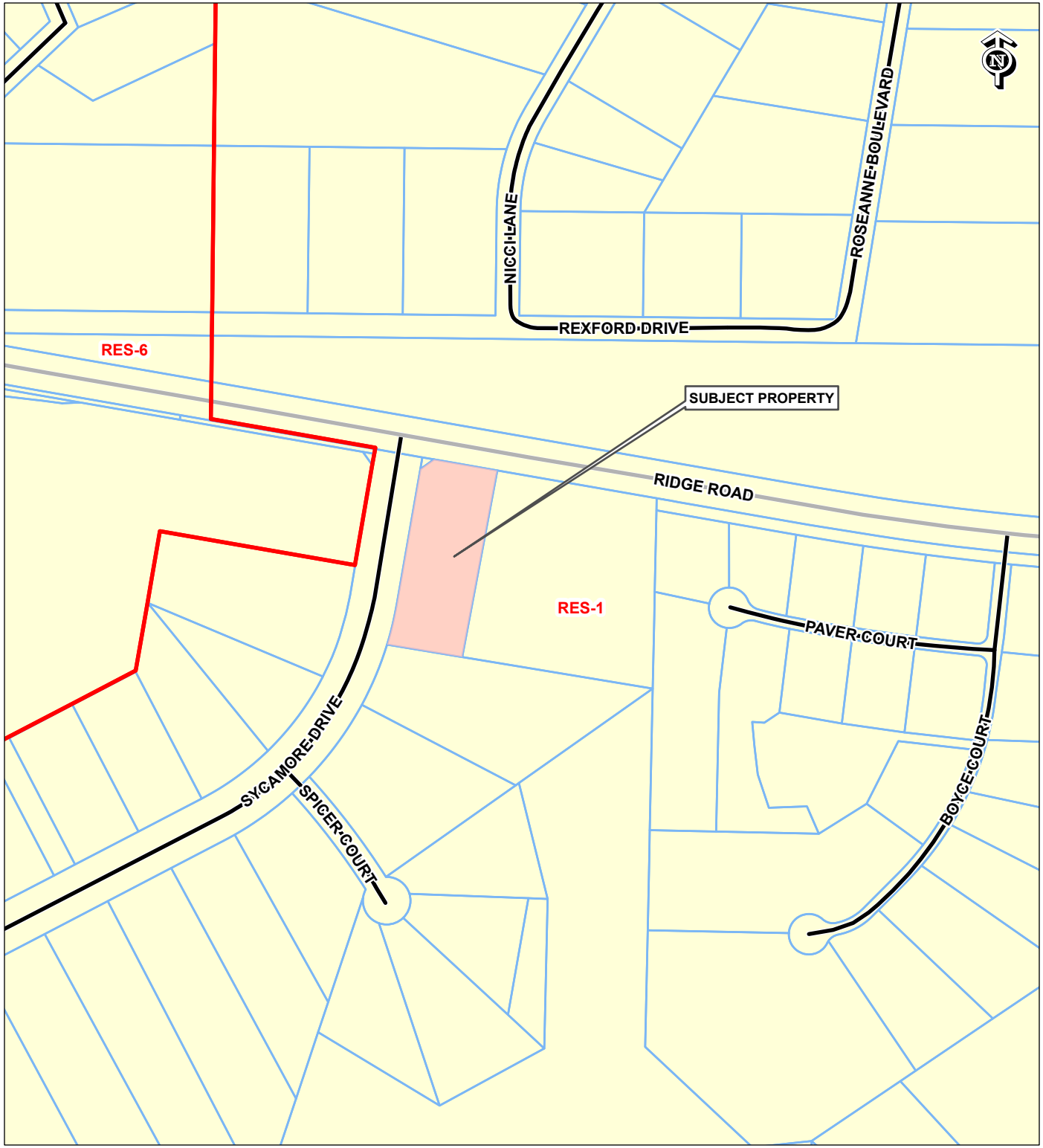
TAZ-190
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7936\SE-7936_ZONING\SE-7936_ZONING.aprx SE-7936_ZONING djohnson 6/10/2026





SE-7936
PRIVATE SCHOOL IN E-R

25-25-16-002C-00000-2951

EAAP MANAGEMENT INC/
SYCAMORE DRIVE SWIM SCHOOL
1694 FEATHER GRASS LOOP
LUTZ, FL 33558-2804

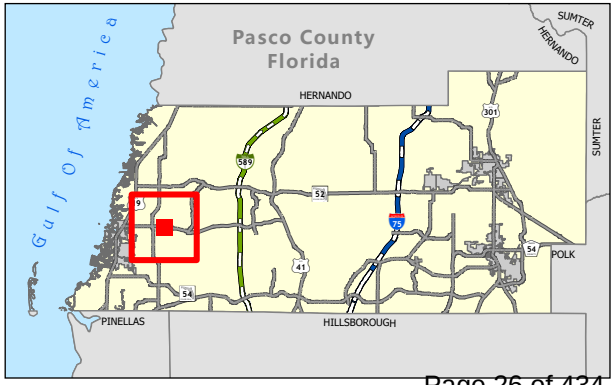
PHYSICAL ADDRESS:
SOUTHEAST SIDE OF THE INTERSECTION OF RIDGE RD AND SYCAMORE DR

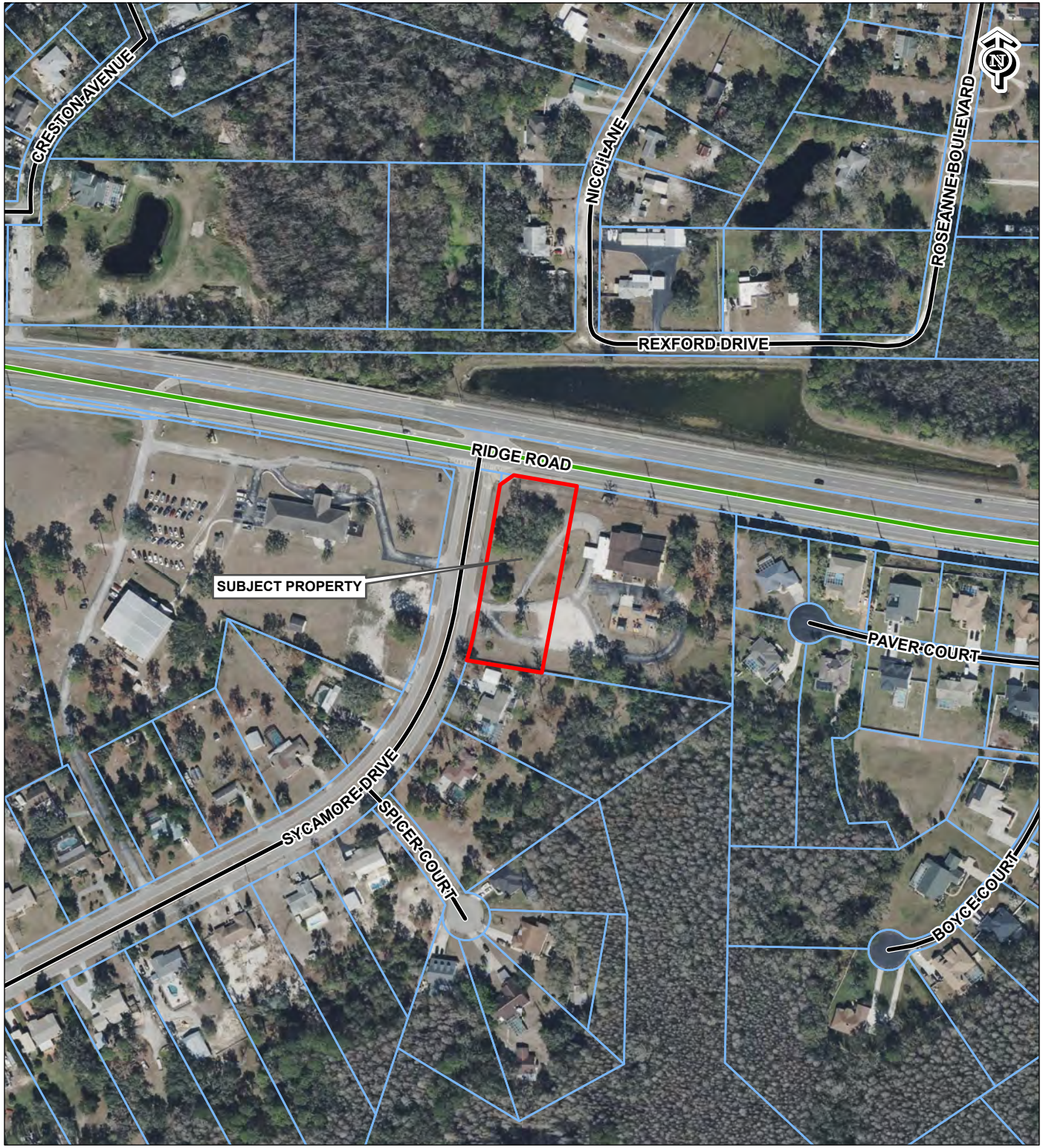
TAZ-190
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7936\SE-7936_FLU\SE-7936_FLU.aprx SE-7936_FLU djohnson 6/10/2026





SE-7936
PRIVATE SCHOOL IN E-R

25-25-16-002C-00000-2951

EAAP MANAGEMENT INC/
SYCAMORE DRIVE SWIM SCHOOL
1694 FEATHER GRASS LOOP
LUTZ, FL 33558-2804

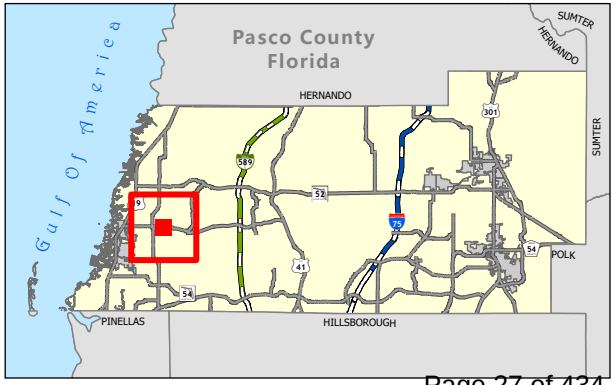
PHYSICAL ADDRESS:
SOUTHEAST SIDE OF THE INTERSECTION OF RIDGE RD AND SYCAMORE DR

TAZ-190
COMMISSION DISTRICT: 4

SUBJECT PROPERTY

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7936\SE-7936_AERIAL\SE-7936_AERIAL.aprx SE-7936_AERIAL djohnson 6/10/2026



SE-7936
PRIVATE SCHOOL IN E-R

25-25-16-002C-00000-2951

**EAAP MANAGEMENT INC/
SYCAMORE DRIVE SWIM SCHOOL
1694 FEATHER GRASS LOOP
LUTZ, FL 33558-2804**

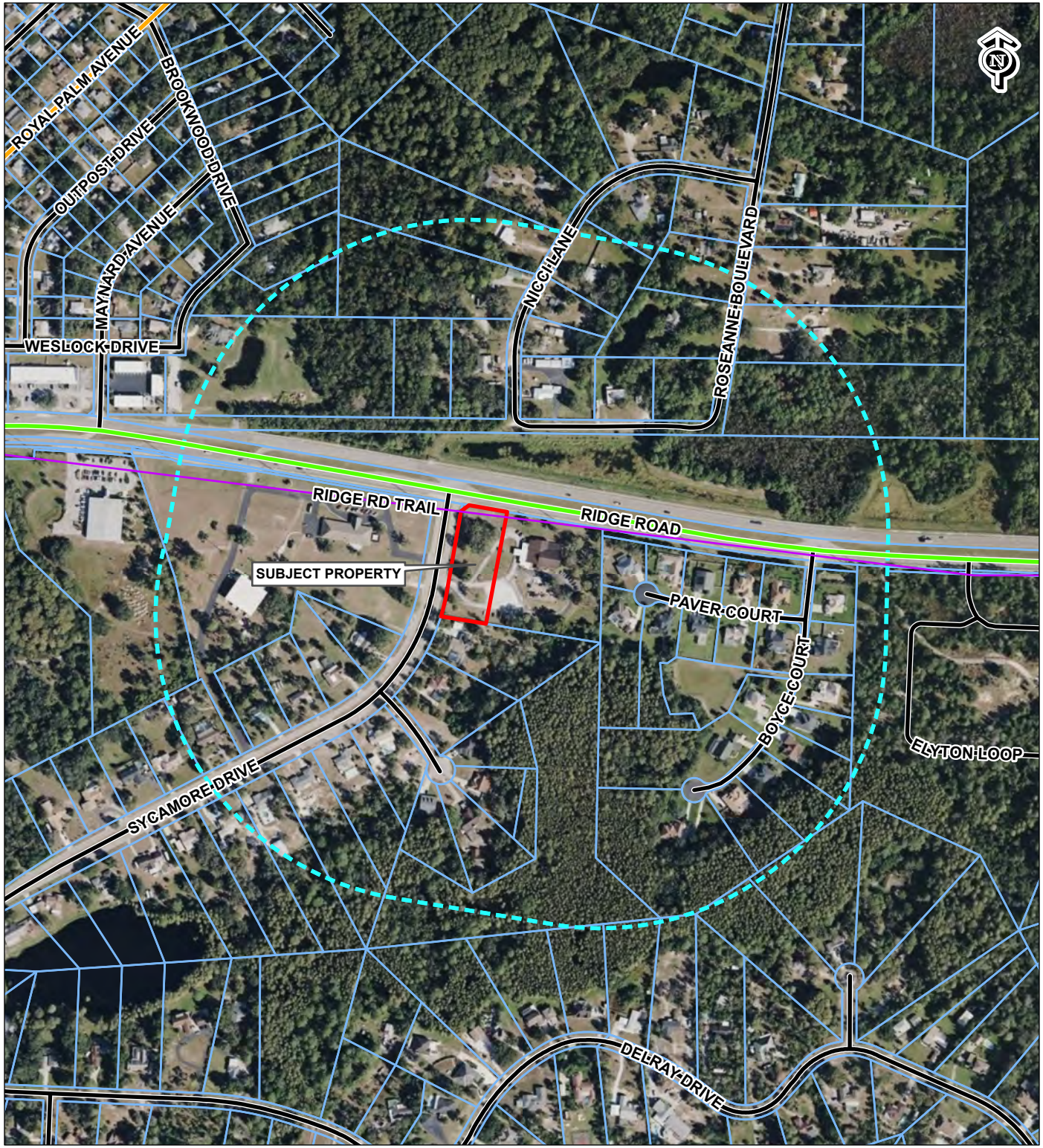
**PHYSICAL ADDRESS:
SOUTHEAST SIDE OF THE INTERSECTION
OF RIDGE RD AND SYCAMORE DR**

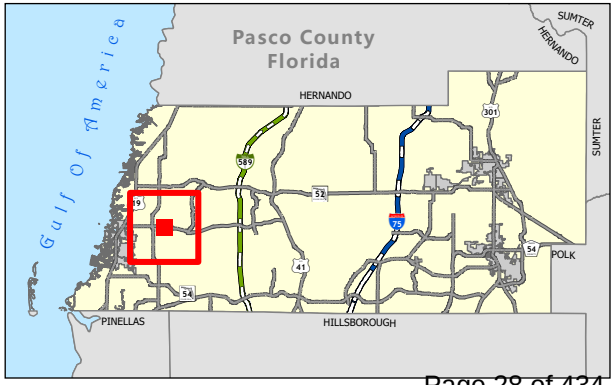
**TAZ-190
COMMISSION DISTRICT: 4**

- Subject Property
- 1000ft Buffer
- Existing Trails
- Exisiting Arterial
- Existing Collector

0 500 1,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7936\SE-7936_CONTEXT_MAP\SE-7936_CONTEXT_MAP.aprx SE-7936_CONTEXT_MAP djohnson 6/10/2026





Sycamore Drive Swim School Special Exception

Date:	2026/06/09
Project:	8410 Sycamore Drive
Internal Project Number:	25120
Topic:	Project Narrative

Project Overview

The applicant, Sycamore Drive Swim School, respectfully requests Special Exception approval from Pasco County for the construction of a new swim school facility on Parcel No. 25-25-16-002C-00000-2951, a 1.44-acre parcel located at 8410 Sycamore Drive, New Port Richey, Florida 34654. The subject parcels are legally described as Tanglewood East Unit 4, PB 12, PG 37, Lots 295, 296, and 297, less that portion of road right-of-way Parcel 145.

The original parent tract of approximately 4.86 acres has been split into two separate parcels: Parcel No. 25-25-16-002C-00000-2951, the proposed 1.44-acre swim school parcel, and Parcel No. 25-25-16-002C-00000-2950, the 3.42-acre parcel that contains the existing private school and associated site improvements. The proposed swim school is designed as a complementary educational and recreational use that is consistent with the existing private school operation on the adjacent parcel.

Existing Site Conditions

Both parcels are zoned **Residential-1 (R-1)** with a Future Land Use designation of **Estate Residential (ER)**. The 3.42-acre parcel (Parcel No. 25-25-16-002C-00000-2950) is currently developed with an existing private school building as the primary use, along with associated parking, access drives, and a stormwater retention area. The existing building has a total floor area of approximately 20,640 square feet with a Floor Area Ratio (FAR) of 0.055 on that parcel.

The proposed swim school parcel (Parcel No. 25-25-16-002C-00000-2951) consists of 1.44 acres and is proposed to be developed with a new one-story swim school building and associated site improvements. Both parcels are located within **FEMA Flood Zone X**, an area of minimal flood hazard. The existing stormwater retention area on the adjacent school parcel will be expanded as necessary to accommodate the additional impervious surface associated with development on the swim school parcel.

Proposed Development

The applicant proposes the construction of a new one-story, **5,600-square-foot swim school building** on the 1.44-acre parcel (Parcel No. 25-25-16-002C-00000-2951). The primary feature of the facility is a

single indoor swimming pool measuring **25 feet by 40 feet (1,000 SF of pool area)**. The building program also includes:

- Lobby and parent/guardian viewing area
- Changing rooms (male and female)
- Mechanical room
- ADA-accessible entry and circulation

The proposed building is one story in height, consistent with the existing private school structure on the adjacent parcel, and well within the 45-foot maximum building height permitted by the zoning district. The proposed FAR on the swim school parcel is approximately **0.089**, and total building and impervious coverage remains well below the 35% maximum site coverage threshold.

Building Use and Operating Characteristics

The swim school is designed to serve the local community with structured aquatic instruction. Key operating characteristics are as follows:

- **Typical student load:** 50–100 students per day; 20–25 students per hour
- **Operating hours:** Weekdays 3:30–7:30 PM; Weekend mornings
- **Staffing:** 1 full-time General Manager; 15–20 part-time swim instructors

The limited and off-peak operating schedule minimizes traffic, noise, and lighting impacts on adjacent residential properties. The afternoon weekday hours are also well-suited to complement the existing private school schedule, with the primary student arrival and departure windows occurring after the traditional school day has concluded.

Setbacks and Dimensional Compliance

The proposed swim school building and associated site improvements are designed to comply with all applicable setback requirements of the Pasco County Land Development Code for the R-1 zoning district, as demonstrated on the Conceptual Site Plan. The following setbacks are met or exceeded on the 1.44-acre swim school parcel:

Setback	Required	Proposed
Front	50 ft (min)	50 ft ✓
Rear	50 ft (min)	50 ft ✓

Setback	Required	Proposed
Side	25 ft (min)	25 ft
Building Height	45 ft (max)	1 Story

Parking

Parking for the proposed swim school has been calculated in accordance with **Pasco County LDC Section 907.1** for a commercial swimming pool use:

- Pool area: 25 ft × 40 ft = **1,000 SF**
- Required ratio: 1 space per 120 SF of pool area
- Minimum required spaces: 1,000 SF ÷ 120 SF = **9 spaces**
- ADA spaces: 1 per 25 spaces required

The site plan identifies 9 dedicated parking spaces to serve the swim school parcel, including the required ADA-accessible stall. Parking stalls are designed at 18-foot depth with 24-foot drive aisle widths. A 5-foot ADA-accessible sidewalk connection to Ridge Road is provided. The existing parking area on the adjacent private school parcel (Parcel No. 25-25-16-002C-00000-2950) is available for overflow use during peak periods.

Landscaping and Buffering

The proposed development complies with the perimeter landscape buffer requirements of **Pasco County LDC Table 905.2-D**, as depicted on the Conceptual Site Plan:

Buffer Location	Required Buffer Type	Width
North	Type A	10 ft
South	Type A	10 ft
East	Type B	15 ft
West	Type A	10 ft

A minimum 5-foot landscape area will be provided around at least 50% of the building perimeter in accordance with Pasco County LDC perimeter landscape requirements. The applicant acknowledges that seven (7) oak trees and four (4) cedar trees located within the proposed building footprint will require removal. Tree mitigation will be addressed in a full landscape plan to be submitted at the time of formal site plan application and in accordance with Pasco County tree preservation and mitigation standards.

Stormwater Management

Development of the 1.44-acre swim school parcel will generate additional impervious surface area associated with the proposed 5,600-square-foot building, parking areas, and concrete flatwork. The existing stormwater retention area located on the adjacent private school parcel (Parcel No. 25-25-16-002C-00000-2950) will be expanded to provide the required volume and water quality treatment for the additional impervious area generated by the proposed swim school development. The extent of the retention area expansion will be determined upon completion of final stormwater calculations, which will be prepared in accordance with applicable Pasco County and Southwest Florida Water Management District (SWFWMD) design criteria. Final stormwater design and SWFWMD Environmental Resource Permit (ERP) documentation will be submitted with the formal engineering plans at the time of site plan application.

Utility Services

The swim school parcel will be served by an on-site septic system, the location of which is depicted on the Conceptual Site Plan. Potable water service will be coordinated with the applicable utility provider during the formal permitting process. All utility connections and service arrangements will be confirmed and designed in compliance with applicable Pasco County and state requirements.

Consistency with Special Exception Criteria

The proposed swim school satisfies the applicable criteria for Special Exception approval under the Pasco County Land Development Code for the following reasons:

1. **Compatibility with Surrounding Land Uses:** The swim school operates exclusively during limited off-peak hours — weekday afternoons and weekend mornings — which minimizes noise, traffic generation, and light spill impacts on adjacent and nearby residential properties. The one-story building, required perimeter landscape buffers, and low-density site coverage are all consistent with and compatible with the Estate Residential character of the surrounding neighborhood.
2. **Consistency with the Comprehensive Plan:** The Estate Residential Future Land Use designation is intended to accommodate low-intensity development. The proposed swim school is an institutional/educational use that is consistent with this intent and is directly associated with the existing permitted private school use on the adjacent parcel.
3. **Adequacy of Infrastructure:** The subject parcel has been demonstrated to accommodate the required parking, stormwater management, utility services, and site improvements necessary to

support the proposed swim school use without creating adverse impacts to public infrastructure. The stormwater retention area will be expanded as required, and all parking and access improvements meet applicable LDC standards.

4. **Minimal Impact on the Character of the Area:** The proposed swim school building maintains a modest scale (1 story, 5,600 SF, FAR of approximately 0.089) on the 1.44-acre parcel, preserving the open, low-density character of the Estate Residential district. The use is educationally oriented, family-centered, and associated with an existing institutional use on the adjacent parcel.
5. **Compliance with Dimensional Standards:** All proposed setbacks, building height, site coverage, parking, and landscape buffer requirements comply with the applicable R-1 zoning district standards and Pasco County LDC requirements, as demonstrated on the Conceptual Site Plan prepared by Advanced Engineering Consultants, LLC (Florida Registry No. 28038), sealed by Michael W. Hoffman, P.E. (Florida PE License No. 67584).

Conclusion

The applicant respectfully submits that the proposed Sycamore Drive Swim School on Parcel No. 25-25-16-002C-00000-2951 satisfies all applicable criteria for Special Exception approval under the Pasco County Land Development Code. The 1.44-acre swim school parcel is designed for a low-impact, educationally oriented use that complements the existing private school on the adjacent 3.42-acre Parcel No. 25-25-16-002C-00000-2950. The proposed development complies with all applicable dimensional, parking, buffering, and stormwater management standards and is consistent with the character and intent of the Estate Residential land use designation. The applicant respectfully requests favorable consideration and approval of this Special Exception application.

BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY

IN RE: SPECIAL EXCEPTION APPLICATION NO. 7936
Sycamore Drive Swim School

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on September 17, 2026, after due public notice, being empowered under the Pasco County Land Development Code (LDC), Chapter 200, Section 204.3, to hear and decide requests for special exceptions, does hereby make the following findings, conclusions, and interpretations as applied to the above special exception for a private swim school in an E-R Estate-Residential District:

1. Sycamore Drive Swim School is a specified special exception use as set forth in the E-R Estate-Residential District.

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

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

FINDINGS OF FACT

1. The subject site is currently undeveloped on approximately 1.44 acres. The applicant is requesting a special exception for a private swim school in an E-R Estate-Residential District, in accordance with LDC, Section 509.4.G, and will be an accessory use to the Tanglewood Pre-school and Learning Center.

2. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE26-7936, the special exception is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

ORDERED that Special Exception Application No. 7936 is hereby approved for the property described in Exhibit A attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

1. This Special Exception is limited to the use of a private swim school as an accessory use to the

Tanglewood Pre-school and Learning Center.

2. All hazardous pool chemicals and sanitizers must be stored in strict compliance with the manufacturer's Safety Data Sheets (SDS) and applicable building and fire codes. Chemicals must be stored in a cool, dry, locked, and well-ventilated area. Access is restricted to trained and authorized personnel for safety.

3. Operating hours are limited to weekday afternoons (3:30–7:30 PM) and weekend mornings (7:30 AM-1:30 PM), which minimizes conflicts with peak daytime traffic and is consistent with the operating schedule of the existing private school.

4. The Owner/Applicant shall obtain and maintain all required County and State permits, licenses, individual health certificates, and inspections. If this permit is revoked for any reason, this special exception is null and void.

5. The Owner/Applicant shall meet LDC 905.2 landscape requirements for the swim school lot (25-25-16-002C-00000-2951). In addition, the owner/applicant will replace any missing, dead or dying plant material in their existing buffer areas on the Learning Center lot (25-25-16-002C-00000-2950).

6. An Access Management Analysis shall be completed and submitted at the time of the Preliminary Site Plan review.

7. Prior to any development activity on the site related to this Special Exception, the Owner/Applicant shall first submit and receive approval of a Preliminary Site Plan, pursuant to Land Development Code, Section 403.

8. The Owner/Applicant agrees to allow Code Enforcement Officers, or other County representatives, access to the property to perform routine inspections for the purposes of monitoring compliance with the

terms and conditions of this Special Exception.

9. 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.

10. The previous Special Exception for the subject site, SE-645 approved on July 12, 1978, entitling a church within the E-R Estate-Residential District, is rescinded with this approval.

11. The Owner/Applicant is hereby notified that the effective date of this Special Exception approval shall be the date of the final County action, performed by the Planning Commission.

12. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning, Development and Economic Growth Department after the final action.

DONE AND ORDERED effective as of this 17th day of September 2026.

(SEAL)

ATTEST:

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

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

CHARLES R. GREY, CHAIRMAN

SECTION 25 – TOWNSHIP 25 SOUTH – RANGE 16 EAST
PASCO COUNTY – FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTHERLY BOUNDARY LINE OF SUBJECT PROPERTY, HAVING A GRID BEARING OF N80° 36' 48"E THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2011

BOUNDARY SURVEY

"CERTIFIED PARCEL"

ADDRESS:
8410 SYCAMORE DRIVE
NEW PORT RICHEY, FLORIDA 34654

GRID NORTH

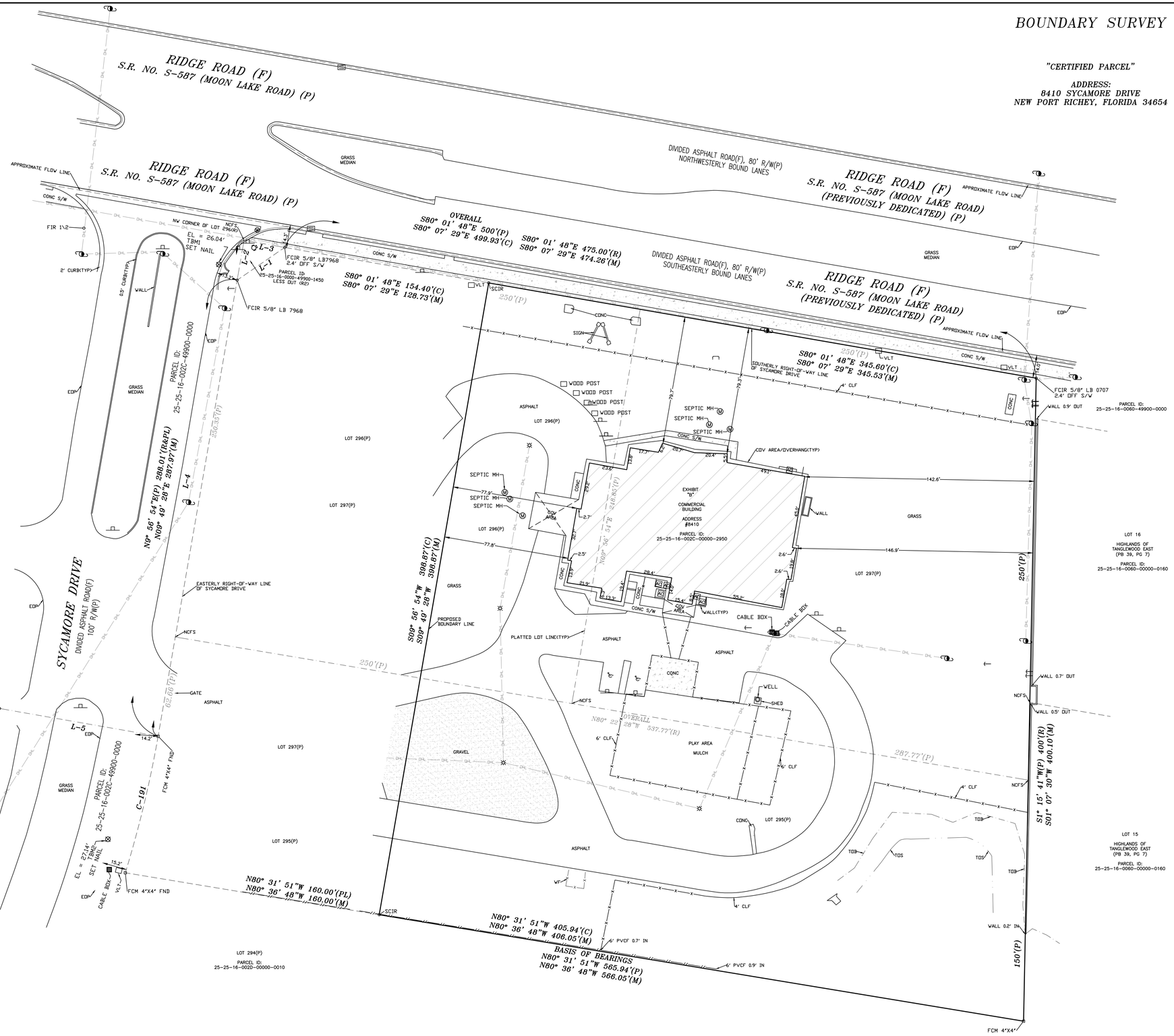
1" = 30'
GRAPHIC SCALE
0 15' 30' 60'

FLOOD ZONE INFORMATION
SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 120230 PANEL NUMBER 12101C0193F, EFFECTIVE 9/26/2014

LINE DATA:
L-1: N 55°28'17" E 35.90'(M)
L-2: N 09°34'05" E 25.00'(R2)
N 09°49'28" E 25.12'(M)
L-3: S 80°24'37" E 25.00'(R2)
S 80°07'29" E 25.67'(M)
L-4: N 9°56'54" E 313.03'(P)
N 09°49'28" E 313.09'(C)
L-5: N 80°03'38" E 100.12'(M) 100'(P)

C-191
RADIUS = 695.22'(P)
DELTA = 007°12'13"(M)
ARC = 87.41'(M) 87.55'(P)
CHORD = 87.35'(M) 87.49'(P)
CB = N13° 29' 51"E(M)
N13° 33' 22"E(P)

AREA DATA:
"EXHIBIT B" = ±149302.60 S.F. OR ±3.43 ACRE



Legend of Symbols & Abbreviations

GENERAL:
AIR CONDITIONER
BACKFLOW PREVENTER
BENCHMARK
BOLLARD
CENTER LINE
CLEANOUT
COVERED AREA
DRAINAGE MANHOLE
ELECTRIC BOX
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLAG POLE
GAS PUMP
GAS VALVE
GUY ANCHOR
GRATE INLET
GREASE TRAP
HANDICAP PARKING
LID (METAL)
LIGHT POLE
MITERED END SECTION
MONITORING WELL
MANHOLE
PAINT MARK
SEWER VALVE
RECLAIMED WATER VALVE
RECLAIMED WATER METER
SANITARY MANHOLE
SIGN
SPOT ELEVATION
STREET LIGHT BOX
TELEPHONE BOX
TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
UTILITY RISER
VERIZON BOX
WATER METER
WATER VALVE
WELL
YARD DRAIN
YARD LIGHT
NOT TO SCALE

(C) CALCULATED
(F) FIELD
(R) RECORD
(R2) ORB 7859 PG 676
(M) MEASURED
(P) PLAT
(PL) PROPOSED LEGAL
AC ASPHALT
BC BEARING CORNER
BWF BARBED-WIRE FENCE
BFE BASE FLOOD ELEVATION
CB CHORD BEARING
CCR CERTIFIED CORNER RECORD
CONC CONCRETE
CLF CHAIN LINK FENCE
COV COVERED
D/W DRIVEWAY
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
EL ELEVATION
EM ELECTRIC METER
FG FACE OF CURB & GUTTER
FCIP FOUND CAPPED IRON PIPE
FCIR FOUND CAPPED IRON ROD
FCM FOUND CONCRETE MONUMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FFE FINISHED FLOOR ELEVATION
FIP FOUND IRON PIPE
FIPK FOUND IRON PIPE/PK
FIR FOUND IRON ROD
FND FOUND NAIL & DISC
FRRS FOUND RAILROAD SPIKE
FX FOUND X-CUT IN CONCRETE
GFFE GARAGE FINISHED FLOOR ELEVATION
LB LICENSED BUSINESS
MES METERED END SECTION
NCFS NO CORNER FOUND OR SET
O/A OVERALL
OHL OVERHEAD UTILITY LINE
ORB OFFICIAL RECORDS BOOK
PA PROPERTY APPRAISER
PB PLAT BOOK
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
PVCF VINYL FENCE
RLS REGISTERED LAND SURVEYOR
R/W RIGHT-OF-WAY
SCIR SET CAPPED IRON ROD (1/2" LB 8207
S.F. SQUARE FEET
SND SET NAIL & DISK (LB 8207)
S/W SIDEWALK
TBM TEMPORARY BENCHMARK
TOB TOP OF BANK
TOS TOE OF SLOPE
TYP TYPICAL
VLT VAULT
WC WITNESS CORNER
WF WOOD FENCE

UNDERGROUND PIPES:
INV PIPE INVERT
CMP CORRUGATED METAL PIPE
CPP CORRUGATED PLASTIC PIPE
DIP DUCTILE IRON PIPE
PCCP PRESTRESSED CONCRETE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE

CONC PAVERS WOOD GRAVEL

GENERAL NOTES:

1. THE SURVEY AS SHOWN HEREON, WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
2. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
5. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. NO VISIBLE EVIDENCE OF ENCROACHMENTS WAS OBSERVED OTHER THAN SHOWN
8. OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
9. ALL MEASUREMENTS ARE IN US SURVEY FEET AND DECIMALS THEREOF
10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
11. ALL RULES OF FLORIDA CODE 5J-17 BOUNDARY SURVEY WERE APPLIED AND USED IN THE CREATION OF THIS BOUNDARY SURVEY.
13. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THE SURVEY HAVE BEEN ENLARGED FOR CLARITY, THE SYMBOLS MAY HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

TERMINUS SURVEYING

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 10616, PAGE 3050)

LOTS 295, 296 AND 297, TANGLEWOOD EAST UNIT FOUR, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 37, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION CONVEYED TO PASCO COUNTY, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 7859, PAGE 676, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

"EXHIBIT B" (PROVIDED BY TERMINUS SURVEYING)

LOTS 295, 296 AND 297, TANGLEWOOD EAST UNIT FOUR, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 37, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; LESS AND EXCEPT THE WEST 160 FEET OF LOTS 295 AND 296.

CERTIFIED TO:

– SIVA SANDEEP PELLURU

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

2/26/2026

MICHAEL P. MOONEY DATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.

MICHAEL P. MOONEY CERTIFICATE No. 3930 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

TERMINUS SURVEYING LLC.

2752 JASON STREET
TAMPA, FLORIDA 33619
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

COPYRIGHT 2026 BY TERMINUS SURVEYING, LLC. CERTIFICATE OF AUTHORIZATION (LB #8207)

JOB INFORMATION:
CREW CHIEF: DJ
FIELD DATE: 11/12/2025
FIELD BOOK: WS PAGE: WS
DRAFTER: CG
DRAWING DATE: 2/26/2026
CHECKED BY: JSM
JOB# 26000149
REVISIONS:
CG 5/4/26 DESCRIPTION
–
–

TERMINUS SURVEYING

SITE DATA

OWNER INFORMATION	PROJECT NAME:	SYCAMORE DRIVE SWIM SCHOOL		
	PROJECT ADDRESS:	8410 SYCAMORE DR NEW PORT RICHEY, FL 34654		
	PARCEL ID:	25-25-16-002C-00000-2950		
LAND USE		EXISTING	PROPOSED	
	CURRENT ZONING:	ESTATE RESIDENTIAL (ER)	ESTATE RESIDENTIAL (ER)	
	FUTURE LAND USE:	RESIDENTIAL -1		
	PRIMARY USE:	SCHOOL PRIVATE	SWIM SCHOOL	
	FLOOD ZONE:	ZONE X: AREA OF MINIMAL FLOOD HAZARD		
	LEGAL DESCRIPTION: TANGLEWOOD EAST UNIT 4 PB 12 PG 37 LOTS 295, 296 & 297 LESS THAT POR OF ROAD R/W PARCEL 145 DESC AS BEGIN AT NW COR OF SAID LOT 296 TH ALG NORTH LINE OF LOT 296 S80DEG 24'37"E 25.00 FT TH LEAVING SAID[...]			

SITE COVERAGE		EXISTING	PROPOSED	REQUIRED
	LOT AREA:	4.86 AC	4.86 AC	1 ACRE
	LOT WIDTH:	475'	475'	125' (MIN)
	LOT DEPTH:	288'	288'	N/A
	TOTAL FLOOR AREA: FLOOR AREA RATIO (FAR):	0.055	0.081	
	BUILDING HEIGHT:	1 STORY	1 STORY	45' (MAX)
	BUILDING COVERAGE:	5.5%	8.1%	35% (MAX)
	DENSITY:	N/A	N/A	1 DU/GA
	SETBACKS:			
	FRONT:	79.3'	50'	50' (MIN)
	SIDE:	142.6'	386'	25' (MIN)
	REAR:	214.6'	269'-1"	50' (MIN)
	IMPERVIOUS SURFACES:			
	BUILDINGS:	11,660 SF	+ 5,600 SF	
	CONCRETE:		+ 1,149 SF	
	ASPHALT:	20,640 SF	+ 9,904 SF	

LANDSCAPING

BUFFERS TABLE 905.2-D:

NORTH: 10' (TYPE A)
SOUTH: 10' (TYPE A)
EAST: 15' (TYPE B)
WEST: 10' (TYPE A)

PERIMETER LANDSCAPE:
- 5' LANDSCAPE AREA AROUND 50% OF BUILDING PERIMETER

PARKING	EXISTING	PROPOSED	MINIMUM
PARKING SPACES:	UNKNOWN	30	9

PARKING CALCULATIONS: PER PASCO COUNTY LDC SECTION 907.1

SWIMMING POOL COMMERCIAL: 1 SPACE PER 120 SF OF POOL AREA
POOL SF: 25' X 40' = 1,000 SF
1 SPACE PER 120 SF OF POOL AREA = 1,000 SF / 120 SF = 9 SPACES

(EXISTING PARKING TO BE USED FOR OVERFLOW)

ADA: 1 PER 25 SPACES

BUILDING USE AND OPERATING

TYPICAL STUDENT LOAD: 50-100 STUDENTS PER DAY (20-25 PER HOUR)

OPERATING HOURS: WEEKDAYS 3:30-7:30 PM, WEEKEND MORNINGS

STAFFING: 1 FULL-TIME GM + 15-20 PART-TIME INSTRUCTORS

BASIC BUILDING LAYOUT: LOBBY/VIEWING AREA, 1 INDOOR POOL (25 FT × 40 FT AVG), CHANGING ROOMS, MECHANICAL ROOM

LEGEND

COLOR	DESCRIPTION
	GRASS
	ASPHALT
	RETENTION AREA
	CONCRETE
	LANDSCAPE BUFFER
	STRUCTURE
	PROPERTY LINE

1 / C-1 CONCEPTUAL SITE PLAN
SCALE 1" = 30'

PROJECT
SYCAMORE DR.

ADDRESS
8410 SYCAMORE DR.
NEW PORT RICHEY, FL 34654

FOR REVIEW

ADVANCED ENGINEERING PROJECT NUMBER
25120

This drawing is the property of Advanced Engineering and is not to be reproduced or copied in whole or in part.

ADVANCED ENGINEERING CONSULTANTS
(813) 444-7037
www.Advanced-Engineers.com
10009 Gallant Lane
Tampa, FL 33625

ENGINEER OF RECORD: MICHAEL HOFFMAN, P.E.
FLORIDA P.E. LICENSE NO: 67584
FLORIDA REGISTRY NO: 28038

NOT APPROVED FOR PERMIT UNLESS DULY SIGNED AND SEALED BY ENGINEER

MICHAEL W. HOFFMAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 67584
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. HOFFMAN ON THE DATE INDICATED HERE. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PER RULE 61G15-23.004 (3)(D)(2.) WHEN A DIGITALLY CREATED SEAL IS NOT USED AND PARAGRAPH (E) "A DIGITAL SIGNATURE APPLIED TO AN ITEM IN ELECTRONIC FORM SHALL HAVE THE SAME FORCE AND EFFECT AS SIGNING ALL OF THE INDIVIDUAL SHEETS OR PAGES CONTAINED WITHIN THAT ITEM UNLESS OTHERWISE LIMITED AS SPECIFIED IN SUBSECTION 61G15-30.003(3), F.A.C."

THESE PLANS WERE PREPARED IN ACCORDANCE TO F.S. CHAPTER 471 AND APPLICABLE FLORIDA BUILDING CODE 8TH EDITION, 2023. ANY SERVICES OF AN ARCHITECTURAL NATURE REFLECTED IN THIS PLAN ARE BEING PERFORMED AS PURELY INCIDENTAL TO MY ENGINEERING PRACTICE PURSUANT TO SECTION 471.003(3), F.S. THIS DESIGN IS SITE SPECIFIC AND MAY NOT BE USED AT OTHER LOCATIONS WITHOUT THE CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. THIS DOCUMENT AND ALL REPORTS, DRAWINGS, SPECIFICATIONS AND COMPUTER FILES, PREPARED BY ADVANCED ENGINEERING CONSULTANTS LLC, SHALL REMAIN THE PROPERTY OF ADVANCED ENGINEERING CONSULTANTS LLC, AND SHALL NOT BE REPRODUCED IN PART OR WHOLE, WITHOUT THE EXPRESSED, WRITTEN, CONSENT OF ADVANCED ENGINEERING CONSULTANTS LLC. ADVANCED ENGINEERING CONSULTANTS LLC SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THERETO.

DRAWINGS
CIVIL SET

REVISIONS

No.	Date	Description

PLANS TO BE PRINTED IN COLOR

DRAWN & DESIGNED BY
AR, JK

CHECKED BY
MH

DATE
2025-12-11

SHEET TITLE
SITEPLAN

PLANS ARE TO BE PRINTED IN COLOR

SCALE
AS NOTED

SHEET NUMBER
C-1

PLANS TO BE PRINTED IN COLOR

© 2021

Florida Department of Children & Families

ANNUAL

State of Florida

Licensing Agency:
Department of Children & Families,
Child Care Licensing

9393 N. Tampa Ave., Suite 572
Tampa, Florida 33612
Tel. (813) 558-5613

Child Care Facility
Certificate of License

Certificate Number: **C06PA0215**

Name of Facility: **Tanglewood Learning Center**

Address: **8410 Sycamore Drive**

City: **New Port Richey** County: **Pasco**

Owner: **Tanglewood Learning Center, LLC**

The Department of Children and Families being satisfied that this child care facility or child care program has complied with Chapter 65C-22, Florida Administrative Code, Child Care Standards, adopted by the Department and authorized in sections 402.301 - 402.319, Florida Statutes, approves an Annual license to operate this child care facility or child care program. This certificate is effective **10/17/2011** through **10/16/2012**.

This license may be revoked or suspended for cause.

Maximum Licensed Capacity: **184**

Hours of Operation:

Mon=06:00 AM-06:00 PM Tue=06:00 AM-06:00 PM Wed=06:00 AM-06:00 PM
Thu=06:00 AM-06:00 PM Fri=06:00 AM-06:00 PM

Mary Beth Wehner

Region Administrator or Designee

CF-FSP 5115, March 2008

SE-6978

MOBILITY FEE ASSESSMENT AND ADMINISTRATIVE FEE

Application Number	_____
Permit Number	
Address	8410 Sycamore Drive
Parcel ID	25-25-16-002C-00000-2950
Assessment District (Circle One)	A
Credit given for church use at church	
rate – amount due shown is daycare	
minus church	
Collection/Benefit District	1
Pasco County Land Use Code	_565- Daycare_____

CALCULATION OF CREDIT & AMOUNT DUE

CHARGES	Rate	Number of Units	Amount	Account Code
Roadway (without Interstate)	$165 / student	198 students	$32670.00	_____
Interstate	$ 93 / student	198 students	$18414.00	_____
Transit	$1 / student	198 students	$ 198.00	_____
Bike/Ped	$12 / student	198 students	$ 2376.00	_____
TOTAL	$271 / student	198 students	$53658.00	
CREDITS	Rate	Number of Units	Amount	Account Code
Roadway (without Interstate)	$2177 / 1000sf	10962sf	$23864.27	_____
Interstate	$706 / 1000 sf	10962sf	$ 7739.17	_____
Transit	$8 / 1000sf	10962sf	$ 87.70	_____
Bike/Ped	$131/ 1000sf	10962sf	$ 1436.02	_____
	$3022 / 1000sf	10962sf	$33127.16	

AMOUNT DUE	Rate	Number of Units	Amount	Account Code
Roadway (without Interstate)	_____/____	_____	$ 8,805.73	762
Interstate	_____/____	_____	$10,674.83	763
Transit	_____/____	_____	$ 110.30	764
Bike/Ped	_____/____	_____	$ 939.98	765
TOTAL DUE			$20,530.84	

WHAT IS THE BUY-DOWN AMOUNT (For OMB reporting purposes only – no payment required by Applicant) day care rate – church rate = buy down

Buy Down Amount	$68 / student	198 students	$13,464.00
Buy Down Amount	$ 756 / 1000 sf	10962sf	$ 8,287.27
Buy Down Amount	Difference		$ 5,176.73

ADMINISTRATIVE FEE DUE:

Initial applicable category:				Account Code
_____	Residential	New	$ 396.00	221
_____	Residential	Alteration/Addition	$ 198.00	242
_____	Commercial	New	$ 198.00	222
RAD	Commercial	Alteration	$ 99.00	247
ADMINISTRATIVE FEE DUE			$99.00	

PREPARATION OF DOCUMENT:

	Staff Signature	Date
Determination by:	[illegible]	7/22/11
Checked by:	MKD	7-22-11

APPLICANT ACKNOWLEDGEMENT OF MOBILITY FEE ASSESSMENT

I understand that the above mobility fee assessment and administrative fee is due and payable prior to issuance of the Certificate of Occupancy and where a Certificate of Occupancy is not required, prior to final inspection.

Signature:	_____	Date::	_____
Name (print)	_____		

Denise B. Hernandez

From: Debra M. Zampetti
Sent: Wednesday, June 01, 2011 11:20 AM
To: 'Amanda Hart'
Cc: Denise B. Hernandez
Subject: RE: Daycare

You do not need to install fences except for the area for the children (as you previously planned). The building permit cannot be released before the zoning action as it is contrary to law. Best I can do --- is have staff review everything concurrently. Thus, you can apply for the building permit, and it can be reviewed, it just cannot cannot be released. The one thing you can get in advance of your zoning is the demo permit.

Staff would recommend in the conditions of approval that trees be placed in areas along the east and south side where there are no trees.—this would be in lieu of landscape code UNLESS the improvements to the building increase its depreciated value by 25 percent.--

"Bringing Opportunities Home"

Debra M. Zampetti
Zoning/Code Compliance Administrator
7530 Little Rd. Suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

From: Amanda Hart [mailto:amanda@blackjackwraps.com]
Sent: Tuesday, May 31, 2011 5:14 PM
To: Debra M. Zampetti
Subject: Re: Daycare

Debra,

So just to clarify, we will not need to put up any fences just trees on the east and south side?? Do we still need to put up trees in front of the concrete wall?? Also, to clarify, we can not get building permit until special exception is approved?? Can we sign something for the building permit to??

I thank you so much for your patience and help!!

Amanda Hart
Owner
727-848-2323
amanda@blackjackwraps.com
www.blackjackwraps.com
10961 SR 52 Suite #103k to
Hudson, Fl 34669

Click above to "Like Us"

Do you Facebook? We do!
Follow us for News and Special Offers!

BLACKJACK WRAPS
727-848-2323

On May 31, 2011, at 4:42 PM, Debra M. Zampetti wrote:

<image001.gif>

Amanda,

You can go ahead and apply for your building permit, and demo permit. Your demo permit can be issued without additional approvals as long as you issue a notarized letter stating you/and your partner assume the risk of any possible adverse result in the special exception matter. (in other words, you are willing to go forward with knowledge that if you do not get Special exception approval, you will hold the county harmless in the event that the special exception is denied) It would be addressed to the building dept, copy me.

The building permit would be reviewed concurrently with any buffer plan and special exception.

The demo permit could be issued first, and then you can do your demo work, the special exception next, the buffer plan and building permit immediately thereafter. The goal would be to approve everything in the same week.

One of the conditions of the special exception would be to provide some native or drought tolerant trees (nonevasive) in areas where there are homes and no existing trees that currently provide for a screening of the use. The two areas would be on the east side (where there are gaps in vegetation) and south side where there are gaps in vegetation.

We will not require along Ridge or Sycamore.

Let me know when your neighborhood meeting is, and if you have additional questions.

"Bringing Opportunities Home"

Debra M. Zampetti

Zoning/Code Compliance Administrator

7/26/2011

7530 Little Rd. suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

<111053116421500201.gif>

"Bringing Opportunities Home"

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain material that is confidential, privileged and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CUSA18A7

7/26/2011

BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY

IN RE: SPECIAL EXCEPTION APPLICATION NO. 6978
IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC./
TANGLEWOOD PRESCHOOL AND LEARNING CENTER

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on July 13, 2011, after due public notice, being empowered under the Pasco County Land Development Code (LDC), Article 300, Section 301.6.E, to hear and decide requests for special exceptions, does hereby make the following findings, conclusions, and interpretations as applied to the above special exception for a preschool and day-care center:

1. A preschool and day-care center is a specified special exception use as set forth in the E-R Estate-Residential Zoning District.

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

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

FINDINGS OF FACT

a. Presently, the subject site contains a church, and the applicant proposes to develop the property with a preschool and day-care center.

The applicant has provided the following information:

Tanglewood Learning Center will be licensed for 180 students and will employ 30 staff members. The hours of operation for the facility will be from 6:00 a.m. to 6:00 p.m. and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (six weeks old) through VPK-aged children, which are four years old on average. Our facility will have age-segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

b. Access to the property is from Sycamore Drive, which has 100 feet of right-of-way.

c. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of the LDC, Article 700, Flood Damage Prevention.

d. The surrounding area is characterized by rural-residential development.

e. The subject area has been designated RES-1 (Residential - 1 du/ga) under the Comprehensive Plan.

f. On July 26, 1978, the former Board of Zoning Adjustment approved Special Exception Petition No. 645 for a church in an E-R Estate-Residential District for the subject parcel.

g. According to the Zoning and Site Development Department, the subject proposed development and land use are exempt from any traffic analysis requirements of the Traffic Impact Study and Substandard Road Guidelines, Resolution No. 04-203, as amended. A payment of a substandard road fee may still be required.

h. On May 31, 2011, the owner/applicant met with Zoning and Site Development staff to discuss requirements associated with the site review process, including landscaping and buffering, parking requirements, etc. The owner/applicant was instructed that if the existing structure is redeveloped, remodeled, or renovated by more than 25 percent of the Property Appraiser's listed value, the site shall be brought into compliance with the LDC, Sections 603.6.C.2 and 603.9.C.2, Minimum Interior Landscaping and Landscape Buffer and Screening.

i. Staff finds the existing six-foot wall located along the eastern boundary of the subject parcel will satisfy the six-foot screen requirements in the LDC, Section 603.9.D.2.

j. A neighborhood meeting was held on June 22, 2011, to provide an opportunity for neighborhood participation and to provide the applicant the opportunity to understand any impacts the proposed use may have on the community. No objections were presented.

k. Staff has reviewed the proposed request in accordance with the LDC, Article 300, Subsection 303.4.3, Standards for Approval for a Special Exception, and with the applicable provisions of the Pasco County Comprehensive Plan and finds it consistent, as conditioned.

l. On July 8, 2011, the owner/applicant was advised that a payment of the applicable impact fees or mobility fees, in effect at the time, would be required prior to the day-care center use.

m. On July 11, 2011, the owner/applicant submitted a revised application for a Traffic Impact Study Substandard Road Review and Waiver Request amending the original request for 180 children to 198 children.

n. On July 13, 2011, the Planning Commission was presented with an added condition (No. 1) and an amended condition (No. 3), reflecting the information contained in the Findings of Fact, Nos. 12 and 13. The conditions were read into record and the Planning Commission voted on the conditions as presented.

4. Upon consideration and adoption of the recommendation of staff and the evidence presented at the public hearing, the Planning Commission has determined that the standards for issuing a special exception, as set forth in Article 300, Section 303.4.3, of the Pasco County Land Development Regulations, have been met.

5. The special exception requested is consistent with the adopted Pasco County Comprehensive Plan and would not have an adverse effect on the health, safety, and welfare of the public.

Accordingly, it is hereby

ORDERED that Special Exception Application No. 6978 is hereby approved for the property described in Exhibit A attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

1. Prior to the day-care center use, the owner/applicant shall be responsible for the payment of the applicable transportation impact fees or mobility fees in effect at the time.

2. The hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.

3. The facility shall be limited to 198 children.

4. The owner/applicant shall provide native or drought-tolerant trees along the south property border where there are gaps in vegetation to meet the intent of a visual screen as contained in the LDC.

5. In the event the wall located on the parcels adjacent to the eastern border of the property is damaged or removed, the owner/applicant will meet the requirements of the LDC, Section 603.9.D.2.

6. If required, the owner(s)/applicant(s) shall submit a preliminary/site plan for review and approval in accordance with all requirements of the LDC, Article 300, Section 306, Development Review Procedures, prior to use of the property for a day-care and preschool when the structure is redeveloped, remodeled, or renovated by more than 25 percent of the building's value.

7. This approval is subject to the provisions of the LDC, Section 303.5, Review and Revocation of Special Exception. In addition, staff may initiate a revocation for violations of the conditions of approval and/or upon a showing of the criteria outlined in the LDC, Section 303.5.C.1, Review and Revocation of Special Exceptions and Conditional Use Permits.

8. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department after the final action.

DONE AND ORDERED effective as of this 13th day of July, 2011.

(SEAL)

ATTEST:

Kathie McCormick dc

PAULA S. O'NEIL, Ph.D., CLERK AND COMPTROLLER

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

CHAIRMAN

9/07/2011

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
Office of the Pasco County Attorney

ATTORNEY

EXHIBIT A

6978

Lots 295, 296, & 297 of Tanglewood East, U4, as per plat thereof rec in PB 12, Pgs 37, 38, & 39 of the Pub Rec of Pasco Co, FL, less lands as desc in ORB 7859, Pg 676, Pub Rec of Pasco Co, FL. Sec 25, T25S, R16E, Pasco Co, FL.

PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

Office of Paula S. O'Neil
Clerk & Comptroller
The East Pasco Government Center
14236 6th Street, Suite 201
Dade City, FL 33523

July 22, 2011

Immanuel Lutheran Church of NPR
Tanglewood Preschool & Learning Ctr.
8812 Old County Road 54
New Port Richey, FL 34653

Dear Petitioner(s):

On July 13, 2011, petition number SE-6978 was presented to the Planning Commission for their action. Please see the attached memorandum regarding their decision.

If you have any questions, please contact the Zoning Department at 7530 Little Road, New Port Richey, FL 34654, or telephone (727) 847-8132.

Sincerely,

Sandra Bader

Sandra Bader
Board Clerk
Board Records Department

Enclosure

xc: Zoning Department

RECEIVED
JUL 25 2011
Zoning NPR

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

FILE: ZN11-6978

PETITION #6978

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

Commission District #4

Planning Commission
Hearing Date: 7/13/11, DC

STAFF: Denise Hernandez
Planner I

SUBJECT: Special Exception Request
West Central Pasco County
Recommendation: Approval

APPLICANT: **IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC./ TANGLEWOOD PRESCHOOL AND LEARNING CENTER**

TAZ #190

PETITION SUMMARY:

Petition No. 6978 in the names of Immanuel Lutheran Church of New Port Richey, Inc./Tanglewood Preschool and Learning Center has been filed for a Special Exception for a preschool and day-care center in an E-R Estate-Residential District. The property is located on the southeast corner of the intersection of Ridge Road and Sycamore Drive (Parcel ID No. 25-25-16-002C-00000-2950) and contains 4.86 acres, m.o.l.

The surrounding zoning districts and land uses are as follows:

	Zoning Districts	Land Use
North:	AR-1 Agricultural-Residential	Ridge Road
East:	R-1 Rural Density Residential	Single-Family Dwellings
South:	E-R Estate-Residential	Single-Family Dwelling
West:	E-R Estate-Residential	Sycamore Drive; Church; Single-Family Dwelling

FINDINGS OF FACT:

1. Presently, the subject site contains a church, and the applicant proposes to develop the property with a preschool and daycare center.

   The applicant has provided the following information:

   > Tanglewood Learning Center will be licensed for 180 students and will employ 30 staff members. The hours of operation for the facility will be from 6:00 a.m. to 6:00 p.m. and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (six weeks old) through VPK-aged children, which are four years old on average. Our facility will have age-segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

2. Access to the property is from Sycamore Drive, which has 100 feet of right-of-way.

3. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

4. The surrounding area is characterized by rural-residential development.

5. The subject area has been designated RES-1 (Residential - 1 du/ga) under the Comprehensive Plan.

6. On July 26, 1978, the former Board of Zoning Adjustment approved Special Exception Petition No. 645 for a church in an E-R Estate-Residential District for the subject parcel.

7. According to the Zoning and Site Development Department, the subject proposed development and land use are exempt from any traffic analysis requirements of the Traffic Impact Study and Substandard Road Guidelines, Resolution No. 04-203, as amended. A payment of a substandard road fee may still be required.

8. On May 31, 2011, the owner/applicant met with Zoning and Site Development staff to discuss requirements associated with the site review process, including landscaping and buffering, parking requirements, etc. The owner/applicant was instructed that if the existing structure is redeveloped, remodeled, or renovated by more than 25 percent of the Property Appraiser's listed value, the site shall be brought into compliance with the LDC, Sections 603.6.C.2 and 603.9.C.2, Minimum Interior Landscaping and Landscape Buffer and Screening.

9. Staff finds the existing six-foot wall located along the eastern boundary of the subject parcel will satisfy the six-foot screen requirements in the LDC, Section 603.9.D.2.

10. A neighborhood meeting was held on June 22, 2011, to provide an opportunity for neighborhood participation and to provide the applicant the opportunity to understand any impacts the proposed use may have on the community. No objections were presented.

11. Staff has reviewed the proposed request in accordance with the LDC, Article 300, Subsection 303.4.3, Standards for Approval for a Special Exception, and with the applicable provisions of the Pasco County Comprehensive Plan and finds it consistent, as conditioned.

12. On July 8, 2011 the owner/applicant was advised that a payment of the applicable impact fees or mobility fees, in effect at the time would be required prior to the daycare center use.

13. On July 11, 2011 the owner/applicant submitted a revised application for Traffic Impact Study Substandard Road Review and Waiver Request amending the original request for 180 children to 198 children.

14. On July 13, 2011 the Planning Commission was presented with an added condition (Number 1) and an amended condition (Number 3) reflecting the information contained in Findings of Fact numbers 12 and 13. The conditions were read into record and the Planning Commission voted on the conditions as presented.

STAFF RECOMMENDATION:

Approval with Conditions

CONDITIONS:

1. **Prior to the daycare center use, the owner/applicant shall be responsible for the payment of the applicable transportation impact fees or mobility fees in effect at the time.**

2. The hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.

3. The facility shall be limited to ~~180~~ **198** children.

4. The owner/applicant shall provide native or drought-tolerant trees along the south property border where there are gaps in vegetation to meet the intent of a visual screen as contained in the LDC.

5. In the event the wall located on the parcels adjacent to the eastern border of the property is damaged or removed, the owner/applicant will meet the requirements of the LDC, Section 603.9.D.2.

6. If required, the owner(s)/applicant(s) shall submit a preliminary/site plan for review and approval in accordance with all requirements of the LDC, Article 300, Section 306, Development Review Procedures, prior to use of the property for a day-care and preschool when the structure is redeveloped, remodeled, or renovated by more than 25 percent of the building's value.

7. This approval is subject to the provisions of the LDC, Section 303.5, Review and Revocation of Special Exception. In addition, staff may initiate a revocation for violations of the conditions of approval and/or upon a showing of the criteria outlined in the LDC, Section 303.5.C.1, Review and Revocation of Special Exceptions and Conditional Use Permits.

8. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department after the final action.

PLANNING COMMISSION ACTION:

Approval of Staff Recommendation: 9 Ayes; 0 Nayes

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the Planning Commission results.**

7/15/11
(Date)

Amanda L. Hart
Printed Name

I hereby certify on this 15th day of July, 2011, A.D., before me personally appeared the owner/applicant, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at SunTrust Bank, Pasco County, Florida, the day and year aforesaid.

My commission expires:
1/29/15

Notary Public, State of FL at Large

NICOLE BRAWER
Notary Public - State of Florida
My Comm. Expires Jan 29, 2015
Commission # EE 42956
Bonded Through National Notary Assn.

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

STAFF: Denise Hernandez
Planner I

SUBJECT: Special Exception Request
West Central Pasco County
Recommendation: Approval

APPLICANT: **IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC./ TANGLEWOOD PRESCHOOL AND LEARNING CENTER**

FILE: ZN11-6978

PETITION #6978

Commission District #4

Planning Commission
Hearing Date: 7/13/11, DC

TAZ #190

PETITION SUMMARY:

Petition No. 6978 in the names of Immanuel Lutheran Church of New Port Richey, Inc./Tanglewood Preschool and Learning Center has been filed for a Special Exception for a preschool and day-care center in an E-R Estate-Residential District. The property is located on the southeast corner of the intersection of Ridge Road and Sycamore Drive (Parcel ID No. 25-25-16-002C-00000-2950) and contains 4.86 acres, m.o.l.

The surrounding zoning districts and land uses are as follows:

	Zoning Districts	Land Use
North:	AR-1 Agricultural-Residential	Ridge Road
East:	R-1 Rural Density Residential	Single-Family Dwellings
South:	E-R Estate-Residential	Single-Family Dwelling
West:	E-R Estate-Residential	Sycamore Drive; Church; Single-Family Dwelling

FINDINGS OF FACT:

1. Presently, the subject site contains a church, and the applicant proposes to develop the property with a preschool and daycare center.

   The applicant has provided the following information:

   > Tanglewood Learning Center will be licensed for 180 students and will employ 30 staff members. The hours of operation for the facility will be from 6:00 a.m. to 6:00 p.m. and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (six weeks old) through VPK-aged children, which are four years old on average. Our facility will have age-segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

2. Access to the property is from Sycamore Drive, which has 100 feet of right-of-way.

3. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

4. The surrounding area is characterized by rural-residential development.

5. The subject area has been designated RES-1 (Residential - 1 du/ga) under the Comprehensive Plan.

6. On July 26, 1978, the former Board of Zoning Adjustment approved Special Exception Petition No. 645 for a church in an E-R Estate-Residential District for the subject parcel.

7. According to the Zoning and Site Development Department, the subject proposed development and land use are exempt from any traffic analysis requirements of the Traffic Impact Study and Substandard Road Guidelines, Resolution No. 04-203, as amended. A payment of a substandard road fee may still be required.

8. On May 31, 2011, the owner/applicant met with Zoning and Site Development staff to discuss requirements associated with the site review process, including landscaping and buffering, parking requirements, etc. The owner/applicant was instructed that if the existing structure is redeveloped, remodeled, or renovated by more than 25 percent of the Property Appraiser's listed value, the site shall be brought into compliance with the LDC, Sections 603.6.C.2 and 603.9.C.2, Minimum Interior Landscaping and Landscape Buffer and Screening.

9. Staff finds the existing six-foot wall located along the eastern boundary of the subject parcel will satisfy the six-foot screen requirements in the LDC, Section 603.9.D.2.

10. A neighborhood meeting was held on June 22, 2011, to provide an opportunity for neighborhood participation and to provide the applicant the opportunity to understand any impacts the proposed use may have on the community. No objections were presented.

11. Staff has reviewed the proposed request in accordance with the LDC, Article 300, Subsection 303.4.3, Standards for Approval for a Special Exception, and with the applicable provisions of the Pasco County Comprehensive Plan and finds it consistent, as conditioned.

12. On July 8, 2011 the owner/applicant was advised that a payment of the applicable impact fees or mobility fees, in effect at the time would be required prior to the daycare center use.

13. On July 11, 2011 the owner/applicant submitted a revised application for Traffic Impact Study Substandard Road Review and Waiver Request amending the original request for 180 children to 198 children.

14. On July 13, 2011 the Planning Commission was presented with an added condition (Number 1) and an amended condition (Number 3) reflecting the information contained in Findings of Fact numbers 12 and 13. The conditions were read into record and the Planning Commission voted on the conditions as presented.

STAFF RECOMMENDATION:

Approval with Conditions

CONDITIONS:

1. **Prior to the daycare center use, the owner/applicant shall be responsible for the payment of the applicable transportation impact fees or mobility fees in effect at the time.**

2. The hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.

3. The facility shall be limited to ~~180~~ **198** children.

4. The owner/applicant shall provide native or drought-tolerant trees along the south property border where there are gaps in vegetation to meet the intent of a visual screen as contained in the LDC.

5. In the event the wall located on the parcels adjacent to the eastern border of the property is damaged or removed, the owner/applicant will meet the requirements of the LDC, Section 603.9.D.2.

6. If required, the owner(s)/applicant(s) shall submit a preliminary/site plan for review and approval in accordance with all requirements of the LDC, Article 300, Section 306, Development Review Procedures, prior to use of the property for a day-care and preschool when the structure is redeveloped, remodeled, or renovated by more than 25 percent of the building's value.

7. This approval is subject to the provisions of the LDC, Section 303.5, Review and Revocation of Special Exception. In addition, staff may initiate a revocation for violations of the conditions of approval and/or upon a showing of the criteria outlined in the LDC, Section 303.5.C.1, Review and Revocation of Special Exceptions and Conditional Use Permits.

8. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department after the final action.

PLANNING COMMISSION ACTION:

Approval of Staff Recommendation: 9 Ayes; 0 Nayes

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the Planning Commission results.**

_____ _____

(Date)

_____

Printed Name

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/applicant, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____, _____ County, Florida, the day and year aforesaid.

My commission expires:

_____ _____

Notary Public, State of _____ at Large

PC FINAL

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

STAFF: Denise Hernandez
Planner I

SUBJECT: Special Exception Request
West Central Pasco County
Recommendation: Approval

APPLICANT: **IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC./ TANGLEWOOD PRESCHOOL AND LEARNING CENTER**

FILE: ZN11-6978

PETITION #6978

Commission District #4

Planning Commission
Hearing Date: 7/13/11, DC

TAZ #190

PETITION SUMMARY:

Petition No. 6978 in the names of Immanuel Lutheran Church of New Port Richey, Inc./Tanglewood Preschool and Learning Center has been filed for a Special Exception for a preschool and day-care center in an E-R Estate-Residential District. The property is located on the southeast corner of the intersection of Ridge Road and Sycamore Drive (Parcel ID No. 25-25-16-002C-00000-2950) and contains 4.86 acres, m.o.l.

The surrounding zoning districts and land uses are as follows:

	Zoning Districts	Land Use
North:	AR-1 Agricultural-Residential	Ridge Road
East:	R-1 Rural Density Residential	Single-Family Dwellings
South:	E-R Estate-Residential	Single-Family Dwelling
West:	E-R Estate-Residential	Sycamore Drive; Church; Single-Family Dwelling

FINDINGS OF FACT:

1. Presently, the subject site contains a church, and the applicant proposes to develop the property with a preschool and daycare center.

   The applicant has provided the following information:

   > Tanglewood Learning Center will be licensed for 180 students and will employ 30 staff members. The hours of operation for the facility will be from 6:00 a.m. to 6:00 p.m. and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (six weeks old) through VPK-aged children, which are four years old on average. Our facility will have age-segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

2. Access to the property is from Sycamore Drive, which has 100 feet of right-of-way.

3. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

4. The surrounding area is characterized by rural-residential development.

5. The subject area has been designated RES-1 (Residential - 1 du/ga) under the Comprehensive Plan.

6. On July 26, 1978, the former Board of Zoning Adjustment approved Special Exception Petition No. 645 for a church in an E-R Estate-Residential District for the subject parcel.

7. According to the Zoning and Site Development Department, the subject proposed development and land use are exempt from any traffic analysis requirements of the Traffic Impact Study and Substandard Road Guidelines, Resolution No. 04-203, as amended. A payment of a substandard road fee may still be required.

8. On May 31, 2011, the owner/applicant met with Zoning and Site Development staff to discuss requirements associated with the site review process, including landscaping and buffering, parking requirements, etc. The owner/applicant was instructed that if the existing structure is redeveloped, remodeled, or renovated by more than 25 percent of the Property Appraiser's listed value, the site shall be brought into compliance with the LDC, Sections 603.6.C.2 and 603.9.C.2, Minimum Interior Landscaping and Landscape Buffer and Screening.

9. Staff finds the existing six-foot wall located along the eastern boundary of the subject parcel will satisfy the six-foot screen requirements in the LDC, Section 603.9.D.2.

10. A neighborhood meeting was held on June 22, 2011, to provide an opportunity for neighborhood participation and to provide the applicant the opportunity to understand any impacts the proposed use may have on the community. No objections were presented.

11. Staff has reviewed the proposed request in accordance with the LDC, Article 300, Subsection 303.4.3, Standards for Approval for a Special Exception, and with the applicable provisions of the Pasco County Comprehensive Plan and finds it consistent, as conditioned.

12. On July 8, 2011 the owner/applicant was advised that a payment of the applicable impact fees or mobility fees, in effect at the time would be required prior to the daycare center use.

13. On July 11, 2011 the owner/applicant submitted a revised application for Traffic Impact Study Substandard Road Review and Waiver Request amending the original request for 180 children to 198 children.

14. On July 13, 2011 the Planning Commission was presented with an added condition (Number 1) and an amended condition (Number 3) reflecting the information contained in Findings of Fact numbers 12 and 13. The conditions were read into record and the Planning Commission voted on the conditions as presented.

STAFF RECOMMENDATION:

Approval with Conditions

CONDITIONS:

1. **Prior to the daycare center use, the owner/applicant shall be responsible for the payment of the applicable transportation impact fees or mobility fees in effect at the time.**

2. The hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.

3. The facility shall be limited to ~~180~~ **198** children.

4. The owner/applicant shall provide native or drought-tolerant trees along the south property border where there are gaps in vegetation to meet the intent of a visual screen as contained in the LDC.

5. In the event the wall located on the parcels adjacent to the eastern border of the property is damaged or removed, the owner/applicant will meet the requirements of the LDC, Section 603.9.D.2.

6. If required, the owner(s)/applicant(s) shall submit a preliminary/site plan for review and approval in accordance with all requirements of the LDC, Article 300, Section 306, Development Review Procedures, prior to use of the property for a day-care and preschool when the structure is redeveloped, remodeled, or renovated by more than 25 percent of the building's value.

7. This approval is subject to the provisions of the LDC, Section 303.5, Review and Revocation of Special Exception. In addition, staff may initiate a revocation for violations of the conditions of approval and/or upon a showing of the criteria outlined in the LDC, Section 303.5.C.1, Review and Revocation of Special Exceptions and Conditional Use Permits.

8. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department after the final action.

PLANNING COMMISSION ACTION:

Approval of Staff Recommendation: 9 Ayes; 0 Nayes

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the Planning Commission results.**

_____ _____

(Date)

_____

Printed Name

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/applicant, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____, _____ County, Florida, the day and year aforesaid.

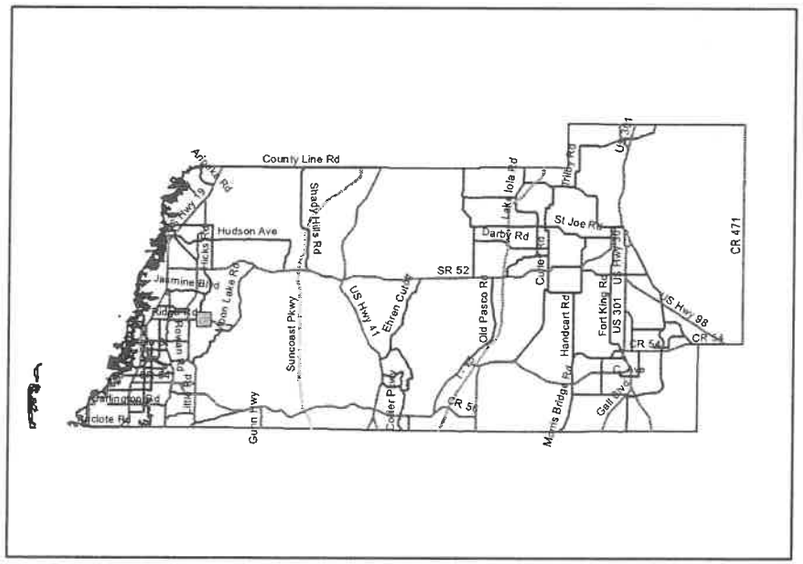
My commission expires:

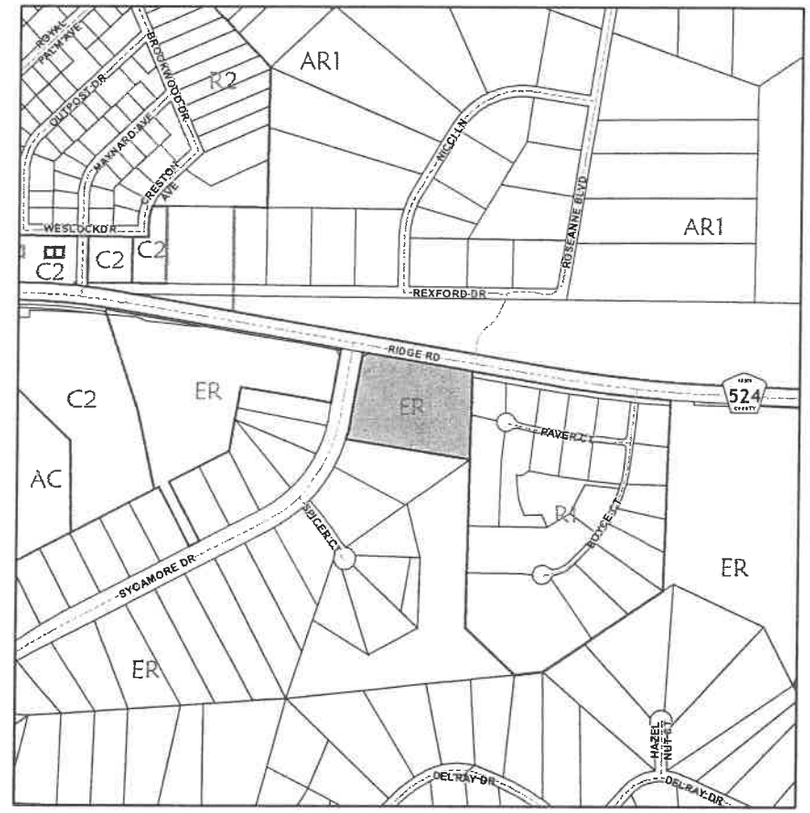
_____ _____

Notary Public, State of _____ at Large

PETITION # SE-6978

SECTION: 25 T. 25 S. R. 16 E.





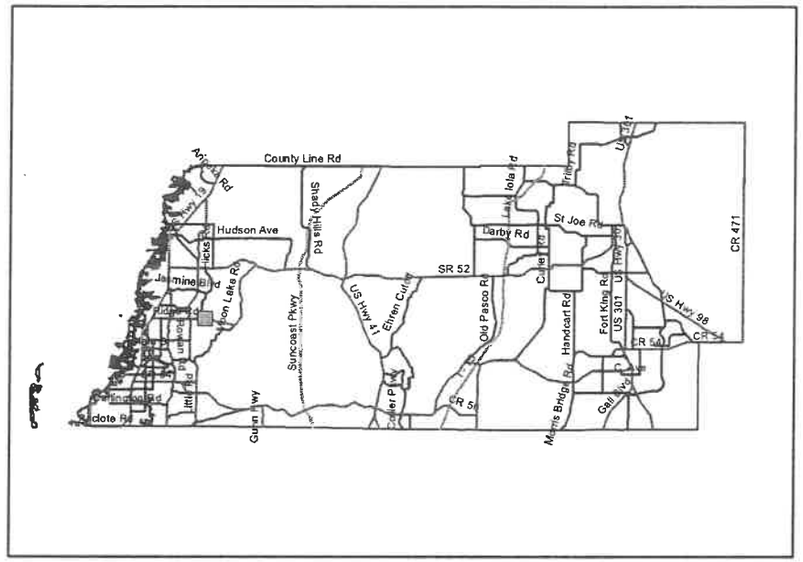
TAZ: 190

COMMISSION DISTRICT: 4

0 800 1,600
Feet

PETITION # SE-6978

SECTION: 25 T. 25 S. R. 16 E.



TAZ: 190

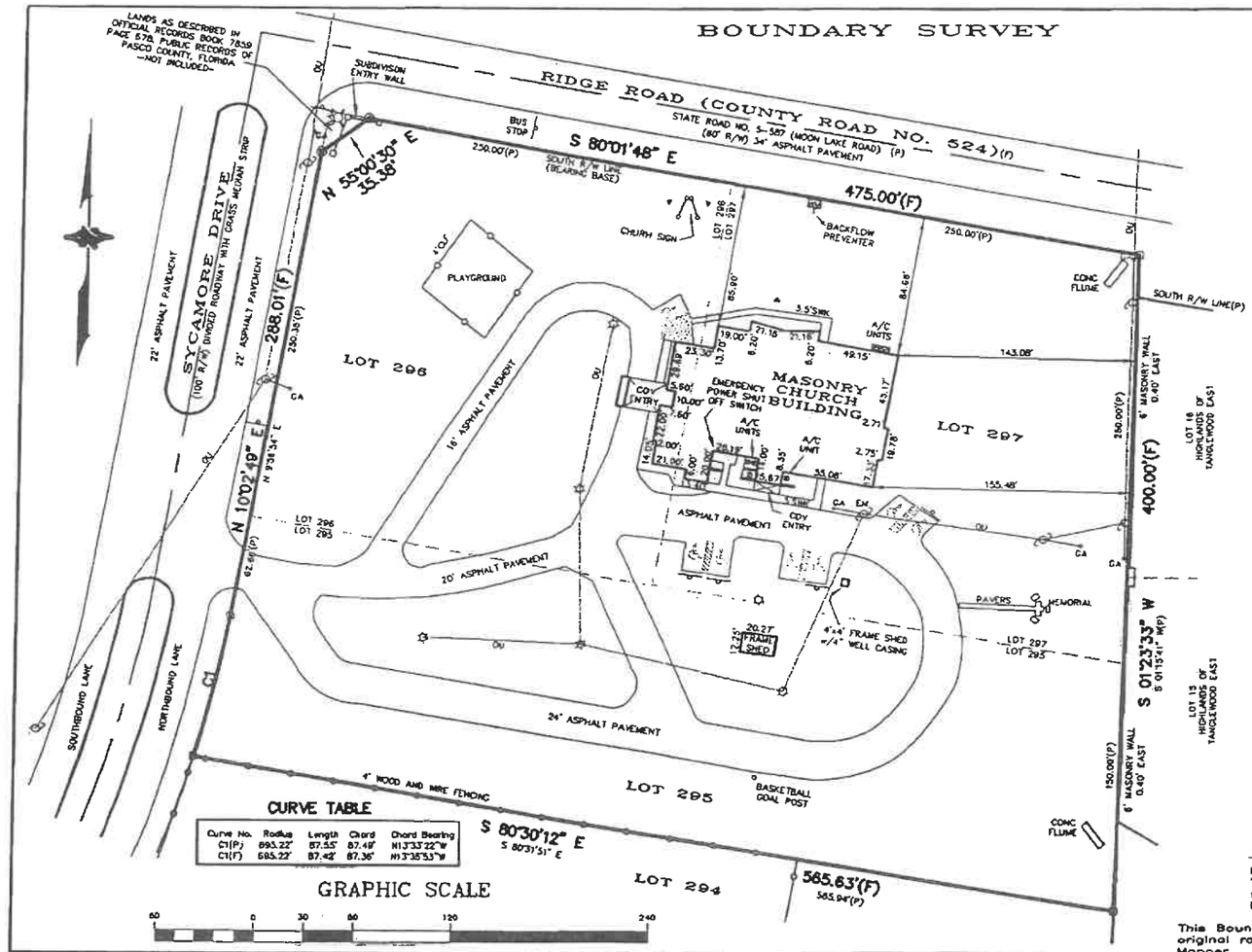
COMMISSION DISTRICT: 4

0 800 1,600
Feet

SE-6978
Site PLAN

176

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 878, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 12/11/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E. as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1835
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4 PLAT BOOK 12, PAGE 37 PASCO COUNTY, FL SEC. 25 TWP. 25 S RGE. 16 E	DATE 3/12/11	SCALE 1" = 60'	JOB NO. 11-210	SURVEY OF 5410 SYCAMORE DRIVE NEW PORT RICHEY, FL 34654
	DRAWN JDO CK'D BY RBC	SHEET 1 OF 1		

CONSENT AGENDA

ZONING PETITION REVIEW REPORT

TO: Pasco County Planning Commission

FILE: ZN11-6978

PETITION #6978

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

Commission District #4

Planning Commission
Hearing Date: 7/13/11, DC

STAFF: Denise Hernandez
Planner I

SUBJECT: Special Exception Request
West Central Pasco County
Recommendation: Approval

APPLICANT: **IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC./ TANGLEWOOD PRESCHOOL AND LEARNING CENTER**

TAZ #190

PETITION SUMMARY:

Petition No. 6978 in the names of Immanuel Lutheran Church of New Port Richey, Inc./Tanglewood Preschool and Learning Center has been filed for a Special Exception for a preschool and day-care center in an E-R Estate-Residential District. The property is located on the southeast corner of the intersection of Ridge Road and Sycamore Drive (Parcel ID No. 25-25-16-002C-00000-2950) and contains 4.86 acres, m.o.l.

The surrounding zoning districts and land uses are as follows:

	Zoning Districts	Land Use
North:	AR-1 Agricultural-Residential	Ridge Road
East:	R-1 Rural Density Residential	Single-Family Dwellings
South:	E-R Estate-Residential	Single-Family Dwelling
West:	E-R Estate-Residential	Sycamore Drive; Church; Single-Family Dwelling

FINDINGS OF FACT:

1. Presently, the subject site contains a church, and the applicant proposes to develop the property with a preschool and daycare center.

   The applicant has provided the following information:

   > Tanglewood Learning Center will be licensed for 180 students and will employ 30 staff members. The hours of operation for the facility will be from 6:00 a.m. to 6:00 p.m. and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (six weeks old) through VPK-aged children, which are four years old on average. Our facility will have age-segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

2. Access to the property is from Sycamore Drive, which has 100 feet of right-of-way.

3. The subject property is located in Flood Zone "X," and development within this area is not subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

4. The surrounding area is characterized by rural-residential development.

5. The subject area has been designated RES-1 (Residential - 1 du/ga) under the Comprehensive Plan.

6. On July 26, 1978, the former Board of Zoning Adjustment approved Special Exception Petition No. 645 for a church in an E-R Estate-Residential District for the subject parcel.

7. According to the Zoning and Site Development Department, the subject proposed development and land use are exempt from any traffic analysis requirements of the Traffic Impact Study and Substandard Road Guidelines, Resolution No. 04-203, as amended. A payment of a substandard road fee may still be required.

8. On May 31, 2011, the owner/applicant met with Zoning and Site Development staff to discuss requirements associated with the site review process, including landscaping and buffering, parking requirements, etc. The owner/applicant was instructed that if the existing structure is redeveloped, remodeled, or renovated by more than 25 percent of the Property Appraiser's listed value, the site shall be brought into compliance with the LDC, Sections 603.6.C.2 and 603.9.C.2, Minimum Interior Landscaping and Landscape Buffer and Screening.

9. Staff finds the existing six-foot wall located along the eastern boundary of the subject parcel will satisfy the six-foot screen requirements in the LDC, Section 603.9.D.2.

10. A neighborhood meeting was held on June 22, 2011, to provide an opportunity for neighborhood participation and to provide the applicant the opportunity to understand any impacts the proposed use may have on the community. No objections were presented.

11. Staff has reviewed the proposed request in accordance with the LDC, Article 300, Subsection 303.4.3, Standards for Approval for a Special Exception, and with the applicable provisions of the Pasco County Comprehensive Plan and finds it consistent, as conditioned.

STAFF RECOMMENDATION:

Approval with Conditions

CONDITIONS:

1. The hours of operation shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday.

2. The facility shall be limited to 180 children.

3. The owner/applicant shall provide native or drought-tolerant trees along the south property border where there are gaps in vegetation to meet the intent of a visual screen as contained in the LDC.

4. In the event the wall located on the parcels adjacent to the eastern border of the property is damaged or removed, the owner/applicant will meet the requirements of the LDC, Section 603.9.D.2.

5. If required, the owner(s)/applicant(s) shall submit a preliminary/site plan for review and approval in accordance with all requirements of the LDC, Article 300, Section 306, Development Review Procedures, prior to use of the property for a day-care and preschool when the structure is redeveloped, remodeled, or renovated by more than 25 percent of the building's value.

6. This approval is subject to the provisions of the LDC, Section 303.5, Review and Revocation of Special Exception. In addition, staff may initiate a revocation for violations of the conditions of approval and/or upon a showing of the criteria outlined in the LDC, Section 303.5.C.1, Review and Revocation of Special Exceptions and Conditional Use Permits.

7. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department after the final action.

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign until you receive a copy of this petition with the Planning Commission results.**

_____ _____
(Date)

_____
Printed Name

I hereby certify on this _____ day of _____, _____, A.D., before me personally appeared the owner/applicant, to me known to be the person described in and who executed the foregoing document and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at _____, _____ County, Florida, the day and year aforesaid.

My commission expires:

_____ _____
Notary Public, State of _____ at Large

PLANNING COMMISSION ACTION:

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

difference between the Affordable Housing Rate and the rate that such unit or building would have been assessed had such unit or building not qualified for the Affordable Housing Rate. Failure to pay the difference shall be considered a violation of this Ordinance which shall make the owner subject to the County Enforcement provisions of this Ordinance, in addition to any other remedies of the County as set forth in the County imposed deed restrictions, mortgage requirements and/or liens.

(5) Land uses that are not specifically listed in the Fee Schedule shall be assigned the trip rate of the most similar land use as listed in the Impact Fee Land Use Cross Reference Table, found in Appendix A of the Transportation Impact Fee Administrative Procedures Manual, which shall be adopted by separate resolution. If a similar land use is not listed in this table, then trip generation rates from the most recent edition of the Institute of Transportation Engineers Trip Generation Manual ("ITE Manual") shall be used to determine the trip generation of the unlisted land use, and such land use shall be assigned the rate of the land use listed in the Fee Schedule with the most similar trip generation. If the unlisted land use is not listed in the ITE Manual, then the trip generation rates of the most similar land use in the ITE Manual shall be used to determine the trip generation rate of the unlisted land use.

(6) A fee shall be imposed and calculated for an alteration, expansion or replacement of a use, building or dwelling unit, or the construction of an accessory building or structure if the alteration, expansion, or replacement of a use, building, dwelling unit, or accessory building or structure results in a higher assessment pursuant to the Fee Schedule. The fee imposed under the Fee Schedule as a result of such an alteration, expansion or replacement shall be calculated as follows:

a. If the alteration, expansion or replacement results in a higher assessment pursuant to the Fee Schedule, then the alteration, expansion, or replacement shall be assessed the current applicable rate based on the new use of the property after the alteration, expansion or replacement less the fee that would be imposed on the most recent prior use of the property under the current applicable rate prior to the alteration, expansion, or replacement. For purposes of this calculation, "most recent prior use of the property" shall mean the latest use of the property existing on or after January 1, 1985.

b. If the square footage of a dwelling unit is increased cumulatively by five-hundred (500) square feet or more from the square footage of the dwelling unit existing on or after the effective date of this ordinance (or the most recent dwelling unit in existence on or after January 1, 1985 if the dwelling unit did not exist on or after the effective date of this ordinance), and the result of which is a higher assessment pursuant to the Fee Schedule, then the alteration, expansion or replacement shall be assessed the current applicable rate based on the new dwelling unit after the alteration, expansion or replacement less the fee that would be imposed on the most recent prior dwelling unit under the current applicable rate prior to the alteration, expansion, or replacement. For purposes of this calculation, "most recent prior dwelling unit" shall mean the latest dwelling on the property existing on or after January 1, 1985.

leases such dwelling unit to a family that does not satisfy the foregoing income criteria, as determined by the Community Development Manager consistent with the foregoing definition, shall be required to pay to the County the difference between the Affordable Housing Rate and the rate that such unit or building would have been assessed had such unit or building not qualified for the Affordable Housing Rate. Failure to pay the difference shall be considered a violation of this division which shall make the owner subject to the County Enforcement provisions of this division, in addition to any other remedies of the County as set forth in the County imposed deed restrictions, mortgage requirements and/or liens.

(6) Land uses that are not specifically listed in the Mobility Fee Schedule shall be assigned the Trip Generation rate of the most similar land use as listed in the Impact Fee Land Use Cross Reference Table, found in Appendix A of the Administrative Procedures Manual. If a similar land use is not listed in this table, then Trip Generation rates from the ITE Manual shall be used to determine the Trip Generation of the unlisted land use, and such land use shall be assigned the rate of the land use listed in the Mobility Fee Schedule with the most similar Trip Generation. If the unlisted land use is not listed in the ITE Manual, then the Trip Generation rates of the most similar land use in the ITE Manual shall be used to determine the Trip Generation rate of the unlisted land use.

(7) A Mobility Fee shall be imposed and calculated for an Alteration creating an increased demand for or impact on Transportation Capital Improvements, where the Alteration results in a higher assessment pursuant to the Mobility Fee Schedule and this division. The Mobility Fee for an Alteration shall be due and paid prior to the issuance of any permit issued by the County authorizing the Alteration, even if such permit is not a Building Permit. The Mobility Fee imposed under the Mobility Fee Schedule as a result of an Alteration shall be calculated as follows:

a. If the Alteration results in a higher assessment pursuant to the Mobility Fee Schedule, then the Alteration shall be assessed the current applicable Mobility Fee rate based on the new use of the property after the Alteration less the Mobility Fee that would be imposed on the most recent prior use of the property under the current applicable Mobility Fee rate prior to the Alteration. For purposes of this

calculation, "most recent prior use of the property" shall mean the latest use of the property existing on or after January 1, 1985.

b. If the Square Footage of a dwelling unit is increased cumulatively by five-hundred (500) Square Feet or more from the Square Footage of the dwelling unit existing on or after October 1, 2007 (or the most recent dwelling unit in existence on or after January 1, 1985 if the dwelling unit did not exist on or after the effective date of October 1, 2007), and the result of which is a higher assessment pursuant to the Mobility Fee Schedule, then the Alteration shall be assessed the current applicable Mobility Fee rate based on the new dwelling unit after Alteration less the Mobility Fee that would be imposed on the most recent prior dwelling unit under the current applicable Mobility Fee rate prior to the Alteration. For purposes of this calculation, "most recent prior dwelling unit" shall mean the latest dwelling unit on the property existing on or after January 1, 1985.

(8) For multiuse Buildings or parcels and shopping centers, if one use occupies thirty-five (35) percent or more of the total, gross square feet of the Building, parcel or shopping center or one use is 30,000 square feet or more, that use shall be assessed at its specific-use rate. All uses that do not exceed thirty-five (35) percent or more of the total gross square feet of the Building, parcel or shopping center and that do not exceed 30,000 square feet or more shall be assessed the rate of the most predominate general use of the remainder of the Building, parcel or shopping center based on the size of the entire Building, parcel or shopping center. This rule does not apply to Out-parcels or uses classified as Residential in the Mobility Fee Schedule, which shall be assessed the applicable rate for the specific single use, and which shall not be used in the calculation of the size of the entire Building, parcel or shopping center. This rule also does not apply to uses classified in the Mobility Fee Schedule as Recreation, Institutions or Retail if the most predominate use of the remainder of the Building or parcel is Lodging, Office or Industrial; in such cases the Recreation, Institutions or Retail use shall be assessed at its specific-use rate, regardless of the size of such use, unless the use is an Accessory Building or Structure.

(9) A Development shall not be entitled to the Transit Oriented Development rates in the Mobility Fee Schedule unless one of the following occurs:

Denise B. Hernandez

From: Denise B. Hernandez
Sent: Wednesday, July 06, 2011 1:01 PM
To: 'Amanda Hart'
Subject: RE: SE6978 - AGENDA MEMO WITH STAFF RECOMMENDATION
Attachments: TIS App.pdf

Please fill out and submit a TIS Application, as previously instructed (should be for 198 children per Paul's instruction); if the response is received prior to Planning Commission then we can amend the condition at the Planning Commission (based on a written determination).

Thank you,

Denise Hernandez, Planner I
Zoning and Site Development
8731 Citizens Dr. , Suite 210
New Port Richey, FL 34654
727-847-8132 dbhernandez@pascocountyfl.net

From: Amanda Hart [mailto:amanda@blackjackwraps.com]
Sent: Wednesday, July 06, 2011 11:31 AM
To: Denise B. Hernandez
Subject: Re: SE6978 - AGENDA MEMO WITH STAFF RECOMMENDATION

Denise,

I spoke with Paul this morning and he notified me that he has also spoken to you in regards to the number of children we can be licensed for without a traffic study. What do we need to do to increase our number from 180 to 199? If this will in any way affect our special exception meeting scheduled for the 13th I will leave the number as is. But, if it is a simple step then I would like to change the number. Please advise.

Again I thank you so much for your assistance.

Amanda Hart
On Jul 5, 2011, at 10:59 AM, Denise B. Hernandez wrote:

Amanda,

What is your #?

Denise Hernandez, Planner I
Zoning and Site Development
8731 Citizens Dr., Suite 210
New Port Richey, FL 34654
727-847-8132 dbhernandez@pascocountyfl.net

From: Amanda Hart [mailto:amanda@blackjackwraps.com]
Sent: Tuesday, July 05, 2011 10:28 AM
To: Denise B. Hernandez
Subject: Re: SE6978 - AGENDA MEMO WITH STAFF RECOMMENDATION

Denise,

Thank you for the information. Can you call me when you get a moment please. I have a few

Mark Deraedt

From: Denise B. Hernandez
Sent: Wednesday, June 01, 2011 11:02 AM
To: Mark Deraedt
Subject: FW: Daycare

For the proposed daycare at Ridge Rd and Sycamore Dr

Denise Hernandez
Planner I
Zoning & Site Development
7530 Little Road, Suite 210
New Port Richey, FL 34654
727-847-8132 ext. 8413
dbhernandez@pascocountyfl.net

From: Debra M. Zampetti
Sent: Wednesday, June 01, 2011 10:56 AM
To: Denise B. Hernandez
Subject: FW: Daycare

"Bringing Opportunities Home"

Debra M. Zampetti
Zoning/Code Compliance Administrator
7530 Little Rd. Suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

From: Debra M. Zampetti
Sent: Tuesday, May 31, 2011 4:42 PM
To: 'amanda@blackjackwraps.com'
Subject: Daycare

Amanda,

You can go ahead and apply for your building permit, and demo permit. Your demo permit can be issued without additional approvals as long as you issue a notarized letter stating you/and your partner assume the risk of any possible adverse result in the special exception matter. (in other words, you are willing to go forward with knowledge that if you do not get Special exception approval, you will hold the county harmless in the event that the special exception is denied) It would be addressed to the building dept, copy me.

The building permit would be reviewed concurrently with any buffer plan and special exception.

The demo permit could be issued first, and then you can do your demo work, the special exception next, the buffer plan and building permit immediately thereafter. The goal would

be to approve everything in the same week.

One of the conditions of the special exception would be to provide some native or drought tolerant trees (nonevasive) in areas where there are homes and no existing trees that currently provide for a screening of the use. The two areas would be on the east side (where there are gaps in vegetation) and south side where there are gaps in vegetation.

We will not require along Ridge or Sycamore.

Let me know when your neighborhood meeting is, and if you have additional questions.
"Bringing Opportunities Home"

Debra M. Zampetti
Zoning/Code Compliance Administrator
7530 Little Rd. Suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

6/1/2011

Denise B. Hernandez

From: Denise B. Hernandez
Sent: Wednesday, June 01, 2011 1:06 PM
To: Mark Deraedt
Subject: FW: Daycare

From: Debra M. Zampetti
Sent: Wednesday, June 01, 2011 11:20 AM
To: 'Amanda Hart'
Cc: Denise B. Hernandez
Subject: RE: Daycare

You do not need to install fences except for the area for the children (as you previously planned). The building permit cannot be released before the zoning action as it is contrary to law. Best I can do --- is have staff review everything concurrently. Thus, you can apply for the building permit, and it can be reviewed, it just cannot cannot be released. The one thing you can get in advance of your zoning is the demo permit.

Staff would recommend in the conditions of approval that trees be placed in areas along the east and south side where there are no trees.—this would be in lieu of landscape code UNLESS the improvements to the building increase its depreciated value by 25 percent.--

"Bringing Opportunities Home"

Debra M. Zampetti
Zoning/Code Compliance Administrator
7530 Little Rd. Suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

From: Amanda Hart [mailto:amanda@blackjackwraps.com]
Sent: Tuesday, May 31, 2011 5:14 PM
To: Debra M. Zampetti
Subject: Re: Daycare

Debra,

So just to clarify, we will not need to put up any fences just trees on the east and south side?? Do we still need to put up trees in front of the concrete wall??
Also, to clarify, we can not get building permit until special exception is approved?? Can we sign something for the building permit to??

I thank you so much for your patience and help!!

Amanda Hart
Owner
727-848-2323
amanda@blackjackwraps.com
www.blackjackwraps.com
10961 SR 52 Suite #103k to

Let me know when your neighborhood meeting is, and if you have additional questions.
"Bringing Opportunities Home"

Debra M. Zampetti
Zoning/Code Compliance Administrator
7530 Little Rd. Suite 323
New Port Richey, FL 34654
(727)847-8132
Emails to and from this address are public record

<I11053116421500201.gif>

"Bringing Opportunities Home"

The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain material that is confidential, privileged and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CUSA18A7

* 500.00 site Review fee

PARCEL ID 25-25-16-002C-00000-2950

NAME Tanglewood Learning Center DATE OF MEETING: 5-31-11

REASON FOR PRE-APPLICATION MEETING:

☐ 25% remodel ☐ substantial modification ☐ non-substantial modification

☒ new development ☒ change of use ☐ abandoned

☐ citation ☐

OTHER: 180 students 30 staff members.

bldg permit will trigger 25% of any landscape plan & $500-

CHECK LIST FOR PRE-APPLICATION MEETINGS

ZONING DISTRICT: ER Estate Residential

CURRENT ZONING ACTION ON SITE: (1978) SE 645 for church

FUTURE LAND USE DESIGNATION: Res-1

CONFLICT ZONING: YES _____ NO: X

CURRENT USE: _____

ABUTTING ZONING and FUTURE LAND USE: NORTH: Ridge Rd /

SOUTH: ER / Res-1 /EAST: R1 / Res 1 /WEST: Sycamore Dr.

MARKET AREA: NA

NEIGHBORHOOD AREA: NA

WETLANDS: CATEGORY I _____ /CATEGORY II At SE Corner /CATEGORY III _____

PRESERVATION CORRIDOR: N/A

ACCESS MANAGEMENT: _____

TRAFFIC STUDY/SUBSTANDARD ROADS: Need application - unless labels he

IMPACT FEES: exempt Exempt per PJM

LANDSCAPE BUFFERING: NORTH: 15' D 30' o.c. [603.9] 18" street

BLDG PERIMETER: n/a

10% parking lot

SOUTH: 15' B w/ 6' screen 60' trees

EAST: 15' B w/ 6' screen

WEST: 15' B w/ 6' screen

PARKING REQUIREMENTS: 1/4 seats & 1/ADA/25 spaces

GOPHER HABITAT possibility (Hkm) /LISTED SPECIES NA - not sign

DRAINAGE/FLOOD ZONE: X - observed flooding along ridge & Sycamore

FIRE PROTECTION: Hydrants/i-250 - alarm - emergency exit

UTILITIES: well irrigation - label fixtures for utilities

OTHER COMMENTS: # of students # of teachers/employee

Open playarea outdoors = SCREAMING children = thick screening

ATTENDEES: Name -- Please Print	Company and telephone number
CHRISTOPHER COOLEY	TANGLEWOOD Learning Center
Jennifer COOLEY	TANGLEWOOD Learning Center 813-541-1188
Amanda Hart	TANGLEWOOD Learning Center
Mary Moran	ARCHITECTURAL DESIGNS 727-859-654
Garrett Rhodes	Rhodes Electric
Joe Matisak	SIGNATURE Construction 842-5163
Pamela Shaw	Zoning/SD 877-8132
Carolyn Burns	" "
Paul Montuoto	" "
Garrett Rhodes	Garrett Rhodes Electric 727-856-6962
Denise Hernandez	"
Jim Bowman	Building permits 847-8126

May 2nd 11:15 AM meeting

DEVELOPMENT PERMIT PRE-SUBMITTAL
MEETING REQUEST FORM

PROPOSED PROJECT NAME/DESCRIPTION: Tanglewood Learning Center
PARCEL ID(S): 25-25-16-002C-00000-2950
LOCATION: Church in front of Tanglewood East Sub.
DRI: _____ MPUD: _____

If the project is located within a DRI, please check the following:

___ Does the meeting pertain to a site plan or permit?

___ Does the meeting pertain to DO conditions, Map H, potential NOPC, or land use?

SCOPE OF PROPOSED DEVELOPMENT (Please provide the "scope" of proposal):

Existing building being modified to a Learning Center for ~~100~~ 180 kids, Needs Special Exception First, then Site Plan.

Approximate site size (acres): 5

Proposed Application

__ Development of Regional Impact
__ MPUD
__ Rezoning
__ Conditional Use
✓ Special Exception

__ Single-family
__ Multi-family
__ Professional
__ Commercial
__ Industrial
__ Other

Approximate number of dwellings: 1

Approximate building square footage: 11,000

Is there a proposed division of property: Yes ____ No ✓

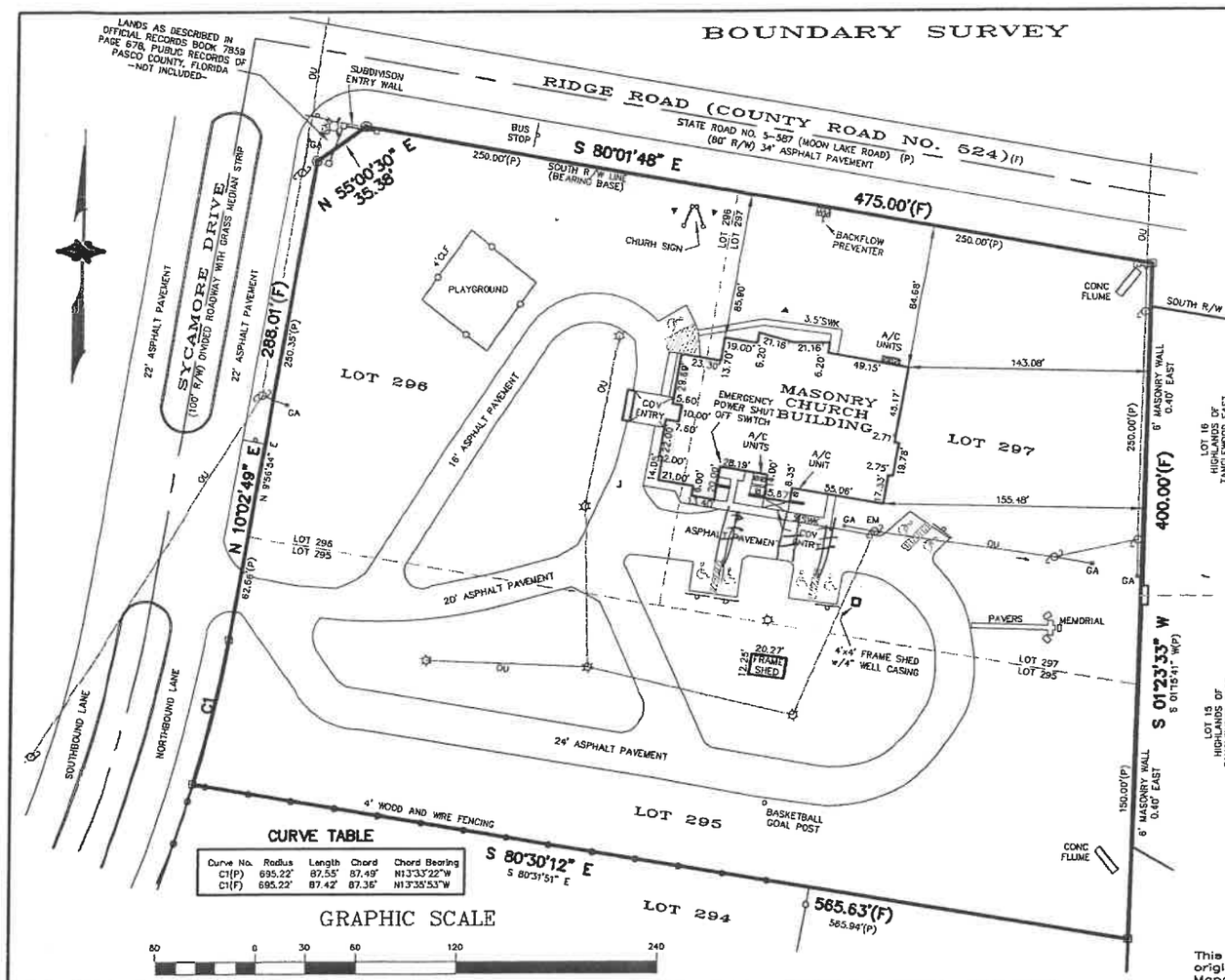
Is there a change of (check all that apply): Land Use ____ Zoning ✓ Occupancy ____

Is an existing structure/site proposed to be renovated: Yes ✓ No ____

ISSUES REQUESTED TO BE DISCUSSED

Site Development Issues	List/Summarize Issues to Discuss per Category	Yes	No
Comprehensive Plan			
Concurrency			
Zoning		✓	
Access Management			
Transportation Corridor			
Traffic Impact Study			
Substandard Roadway Study			
Wetland/Environmental Assessment Study			

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

GRAPHIC SCALE

80 0 30 60 120 240

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 678, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 12/11/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E. as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- ⊡ = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- ⊛ = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #12051C0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1835
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4
PLAT BOOK 12, PAGE 37
PASCO COUNTY, FL
SEC. 25 TWP. 25 S RGE. 16 E

DATE	SCALE	JOB NO.
3/12/11	1" = 60'	11-210
DRAWN JDO		
CK'D BY RBC	SHEET 1 OF 1	

SURVEY OF
8410 SYCAMORE DRIVE
NEW PORT RICHEY, FL 34654

PASCO COUNTY, FLORIDA

PASCO COUNTY GOVERNMENT CENTER
PERMITS AND DEVELOPMENT
INFORMATION SERVICES
7530 LITTLE ROAD, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 815-7000

July 12, 2011

Immanuel Lutheran Church of New Port Richey
c/o Amanda Hart/Tanglewood Learning Center
10961 SR 52 Suite 103
Hudson, Fl 34669

Re: PID # 25-25-16-002C-00000-2950 (TIS11-068)

Dear Applicant,

A TIS application was received for Rezoning on July 11, 2011. This TIS application was granted an exemption by Paul Montante on July 12, 2011 as long as this project does not exceed 198 students. If you have any questions, please contact me.

Sincerely,

Katie Pedersen
kpedersen@pascocountyfl.net

cc: File

PASCO COUNTY GOVERNMENT CENTER
PERMITS AND DEVELOPMENT
INFORMATION SERVICES
7530 LITTLE ROAD, SUITE 230
NEW PORT RICHEY, FL 34654
TELEPHONE: (727) 847-8142
FAX: (727) 815-7000

July 12, 2011

Immanuel Lutheran Church of New Port Richey
c/o Amanda Hart/Tanglewood Learning Center
10961 SR 52 Suite 103
Hudson, Fl 34669

Re: PID # 25-25-16-002C-00000-2950 (TIS11-067)

Dear Applicant,

A TIS application was received for Rezoning on July 11, 2011. This TIS application was granted an exemption by Paul Montante on July 12, 2011 as long as this project does not exceed 198 students. If you have any questions, please contact me.

Sincerely,

Katie Pedersen
kpedersen@pascocountyfl.net

cc: File

APPLICATION FOR TRAFFIC IMPACT STUDY
SUBSTANDARD ROAD REVIEW AND
WAIVER REQUESTS

Application No. 11-068 **(County Will Assign No.)**

Date of Application: 6/1/11

The undersigned owner(s) of the following legally described property has formally requested consideration of a Traffic Impact Study (TIS), Substandard Road Analysis, and/or Substandard Road Analysis Waiver Request in accordance with the Guidelines and Review Fees for TIS and Substandard Roads adopted by Resolution No. 07-53.

It shall be the responsibility of the petitioner, or his/her legal agent of record, to provide all the information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the request being considered.

This application shall not be deemed complete until all required information is provided.

Owner's Name(s): Emmanuel Lutheran Church of New Port Richey, Inc.
Mailing Address: 8812 Old County 54,

City: New Port Richey, State: FL. Zip Code: 34653
Telephone No.: 727. 247. 2731
E-mail:

Agent's Name: Amanda Hart / Tanglewood Learning Center
Mailing Address: 10961 SR 52 Suite #103

City: Hudson, State: FL. Zip Code: 34669
Telephone No.: 727. 859. 6540
E-mail: amanda@tanglewoodlearningcenter.com

Transportation Consultant's Name:
Contact Person:
Mailing Address

City: , State: Zip Code:
Telephone No.:
E-mail:
Contact Person's E-mail:

Attach the following items to this application (if **ALL** items are not received, the application will be deemed incomplete and the package will be returned):

- Proposed methodology statement.
- Location map.
- Concept plan showing proposed access points to property and surrounding roadway network.
- Notarized Agent of Record Letter, if applicable (see attached).

Please check the type of approval requested and specify whether the request is in conjunction with a new plan or is an amendment to an already approved plan:

Initial Certificate of Capacity

_____ DRI

✓ Rezoning (Special Exception)

_____ Preliminary Site Plan

_____ Preliminary Plans

_____ Nonresidential Subdivision

_____ Residential Subdivision into More Than One Dwelling Unit Per Lot

_____ Public School Comprehensive Plan Consistency Review

Final Certificate of Capacity

_____ Nonresidential Development

_____ Residential Development not Requiring Subdivision Plat

_____ Residential Subdivision into More Than One Dwelling Unit Per Lot

_____ Final Plat Approval For Residential Subdivisions into One Dwelling Unit Per Lot

_____ Final Plat Approval For Residential Subdivisions into One Dwelling Per Lot

_____ Public School Preliminary/Construction Plan approval

Nonconcurrency TIS (see Land Development Code 618, Appendix A)

_____ Access Management TIS

_____ Substandard Road Review

_____ Both

FEES: Please make checks payable to the Pasco County Board of County Commissioners.

Estimated Fee: $_____ (see Exhibit D, Pasco County TIS Review Fee Schedule)

Amanda L. Hart

OWNER'S/REPRESENTATIVE'S SIGNATURE

Amanda L. Hart

OWNER'S/REPRESENTATIVE'S NAME (PLEASE PRINT)

Upon receipt of this application, the County will notify the applicant(s) of the County consultant who will review the submitted documents (methodology statement and/or traffic study). Review timelines, set forth in Section 16 of the guidelines, will not begin until the County consultant receives the documents from the County.

The applicant(s) shall ensure that the consultant does not prepare a traffic study without an approved methodology statement signed by the appropriate County consultant.

9. Are the proposed entitlements of all developments at or below the size of de minimus development as shown on Exhibit C (see attached)? If yes, skip Question No. 10; the project is exempt from TIS unless the project has a direct connection (refer to Land Development Code, Section 402.05.C.A) to a critical or near critical road (refer to attached Non-De Minimus Roadway List). The Substandard Section of the TIS Guidelines may still applicable.

10. Are the proposed entitlements of all developments above the size of de minimus development as shown on Exhibit C (see attached)? If yes, the project is subject to the TIS Guidelines. The Substandard Section of the TIS Guidelines may still be applicable.

11. Were there any prior building(s) on the development site on or after January 1, 1985? If yes, identify the most recent use, units, and square footage.

Yes 10,962 sq ft Church
built 1980

12. If this is an amendment to a previously approved plan, please describe the nature of the amendment that may relate to traffic issues; i.e., adding commercial or residential (by how much), changing uses (by how much), and/or changing access location?

NO

Use this space for any additional information:

Proposed Daycare/Preschool maximum number 198.

EXHIBIT A

PASCO COUNTY TIS GUIDELINES
SIZE OF DEVELOPMENT THAT GENERATES 100 DAILY DRIVEWAY TRIPS

Land Use	Trip Rate (1)	Size of Dev.	Unit
RESIDENTIAL:			
Single-Family (Detached)	7.59	14	DU
Multifamily (Apartments)	6.30	16	DU
Mobile Home Park	4.67	22	DU
Age-Restricted Single-Family	3.71	27	DU
Congregate-Care Facility (Attached)	2.25	45	DU
Low-Rise Condominium (1 to 2 stories)/Townhouse	5.20	20	DU
High-Rise Condominium (3 or more stories)	4.18	24	DU
LODGING:			
Hotel	8.30	13	Room
Motel	5.63	18	Room
Resort Hotel	5.10	20	Room
Recreational Vehicle Park	3.70	28	RV Space
RECREATION:			
Marina	2.96	34	Berth
Golf Course	35.74	3	Hole
Miniature Golf Course	3.30	31	Hole
Movie Theaters	106.63	1	Screen
General Recreation	2.28	44	Acres
Racquet Club/Health Club/Spa/Dance Studio	14.03	8	1,000 SF
Bowling Alley	33.33	4	1,000 SF
Community Center	22.88	5	1,000 SF
INSTITUTIONAL:			
Hospital	17.57	6	1,000 SF
Nursing Home	2.48	41	Bed
Elementary School	1.29	78	Student
Middle School	1.62	62	Student
High School	1.71	59	Student
Junior/Community College	1.20	84	Student
University	2.38	43	Student
Church	9.11	11	1,000 SF
Day Care	3.03	34	Student
Cemetery	4.73	22	Acres
OFFICE:			
General Office - 50,000 SF or less	15.65	7	1,000 SF
General Office - 50,001 to 100,000 SF	14.25	All	1,000 SF
General Office - 100,001 to 200,000 SF	12.15	All	1,000 SF
General Office - 200,001 to 400,000 SF	10.36	All	1,000 SF

Land Use	Trip Rate (1)	Size of Dev.	Unit
OFFICE (cont.):			
General Office - Greater than 400,000 SF	8.83	All	1,000 SF
Medical Office	35.95	3	1,000 SF
Office Park	11.70	9	1,000 SF
Veterinarian Clinic	32.80	4	1,000 SF
RETAIL:			
Specialty Retail	49.99	3	1,000 SF
Shopping Center - Under 50,000 GSF	86.56	2	1,000 SF
Shopping Center - 50,000 to 200,000 GSF	62.81	All	1,000 SF
Shopping Center - 200,001 to 400,000 GSF	46.23	All	1,000 SF
Shopping Center - 400,001 to 600,000 GSF	38.66	All	1,000 SF
Shopping Center - 600,001 to 800,000 GSF	34.37	All	1,000 SF
Shopping Center - Greater than 800,000 GSF	30.33	All	1,000 SF
Pharmacy/Drug Store with Drive-Through	95.21	2	1,000 SF
Home Improvement Superstore	29.80	4	1,000 SF
Hardware/Paint	51.29	2	1,000 SF
Quality Restaurant	91.10	2	1,000 SF
High-Turnover Restaurant	126.50	1	1,000 SF
Fast Food Restaurant with Drive-Through	522.62	All	1,000 SF
Gasoline Station	168.56	1	Fuel POS
Quick-Lube	40.00	3	Bays
Auto Repair or Body Shop	30.09	4	1,000 SF
Self-Service Car Wash	108.00	1	Bay
Tire Store	24.87	5	1,000 SF
New/Used Auto Sales	32.93	4	1,000 SF
Supermarket	103.38	1	1,000 SF
Convenience Store with Gas Pumps	803.24	All	1,000 SF
Furniture Store	5.06	20	1,000 SF
Bank/Savings Drive-In	281.55	All	1,000 SF
Convenience/Gasoline/Fast-Food Store	984.59	All	1,000 SF
INDUSTRY:			
General Light Industrial	6.97	15	1,000 SF
General Heavy Industrial	1.50	67	1,000 SF
Industrial Park	6.96	15	1,000 SF
Manufacturing	3.82	27	1,000 SF
Warehouse	4.96	21	1,000 SF
Miniwarehouse	2.50	41	1,000 SF
High-Cube Warehouse	1.20	84	1,000 SF
Airport Hangar	4.96	21	1,000 SF

NOTE: **For land uses not listed herein, either the *ITE Trip Generation Handbook*, latest edition, or other trip-generation studies as approved by the County shall be used.**

Source: **Pasco County 2006 Transportation Impact Fee Update Study Summary Report.**

gm/tisapplgm(7)

2/1/07

EXHIBIT C

PASCO COUNTY TIS GUIDELINES
SIZE OF DEVELOPMENT THAT GENERATES 1,200 DAILY DRIVEWAY TRIPS

Land Use	Trip Rate (1)	Size of Dev.	Unit
RESIDENTIAL:			
Single-Family (Detached)	7.59	159	DU
Multifamily (Apartments)	6.30	191	DU
Mobile Home Park	4.67	257	DU
Age-Restricted Single-Family	3.71	324	DU
Congregate-Care Facility (Attached)	2.25	534	DU
Low-Rise Condominium (1 to 2 stories)/Townhouse	5.20	231	DU
High-Rise Condominium (3 or more stories)	4.18	288	DU
RECREATION:			
Hotel	8.30	145	Room
Motel	5.63	214	Room
Resort Hotel	5.10	236	Room
Recreational Vehicle Park	3.70	325	RV Space
INSTITUTIONAL:			
Marina	2.96	406	Berth
Golf Course	35.74	34	Hole
Miniature Golf Course	3.30	364	Hole
Movie Theaters	106.63	12	Screen
General Recreation	2.28	527	Acres
Racquet Club/Health Club/Spa/Dance Studio	14.03	86	1,000 SF
Bowling Alley	33.33	37	1,000 SF
Community Center	22.88	53	1,000 SF
INSTITUTIONAL:			
Hospital	17.57	69	1,000 SF
Nursing Home	2.48	484	Bed
Elementary School	1.29	931	Student
Middle School	1.62	741	Student
High School	1.71	702	Student
Junior/Community College	1.20	1,001	Student
University	2.38	505	Student
Church	9.11	132	1,000 SF
Day Care	3.03	397	Student
Cemetery	4.73	254	Acres
OFFICE:			
General Office - 50,000 SF or less	15.65	None	1,000 SF
General Office - 50,001 to 100,000 SF	14.25	85	1,000 SF
General Office - 100,001 to 200,000 SF	12.15	All	1,000 SF
General Office - 200,001 to 400,000 SF	10.36	All	1,000 SF

Land Use	Trip Rate (1)	Size of Dev.	Unit
OFFICE (cont.):			
General Office - Greater than 400,000 SF	8.83	All	1,000 SF
Medical Office	35.95	34	1,000 SF
Office Park	11.70	103	1,000 SF
Veterinarian Clinic	32.80	37	1,000 SF
RETAIL:			
Specialty Retail	49.99	25	1,000 SF
Shopping Center - Under 50,000 GSF	86.56	14	1,000 SF
Shopping Center - 50,000 to 200,000 GSF	62.81	All	1,000 SF
Shopping Center - 200,001 to 400,000 GSF	46.23	All	1,000 SF
Shopping Center - 400,001 to 600,000 GSF	38.66	All	1,000 SF
Shopping Center - 600,001 to 800,000 GSF	34.37	All	1,000 SF
Shopping Center - Greater than 800,000 GSF	30.33	All	1,000 SF
Pharmacy/Drug Store with Drive-Through	95.21	13	1,000 SF
Home Improvement Superstore	29.80	41	1,000 SF
Hardware/Paint	51.29	24	1,000 SF
Quality Restaurant	91.10	14	1,000 SF
High-Turnover Restaurant	126.50	10	1,000 SF
Fast Food Restaurant with Drive-Through	522.62	3	1,000 SF
Gasoline Station	168.56	8	Fuel POS
Quick-Lube	40.00	31	Bays
Auto Repair or Body Shop	30.09	40	1,000 SF
Self-Service Car Wash	108.00	12	Bay
Tire Store	24.87	49	1,000 SF
New/Used Auto Sales	32.93	37	1,000 SF
Supermarket	103.38	12	1,000 SF
Convenience Store with Gas Pumps	803.24	2	1,000 SF
Furniture Store	5.06	238	1,000 SF
Bank/Savings Drive-In	281.55	5	1,000 SF
Convenience/Gasoline/Fast-Food Store	984.59	2	1,000 SF
INDUSTRY:			
General Light Industrial	6.97	173	1,000 SF
General Heavy Industrial	1.50	801	1,000 SF
Industrial Park	6.96	173	1,000 SF
Manufacturing	3.82	315	1,000 SF
Warehouse	4.96	242	1,000 SF
Miniwarehouse	2.50	481	1,000 SF
High-Cube Warehouse	1.20	1,001	1,000 SF
Airport Hangar	4.96	242	1,000 SF

NOTE: **For land uses not listed herein, either the *ITE Trip Generation Handbook*, latest edition, or other trip-generation studies as approved by the County shall be used.**

Source: **Pasco County 2006 Transportation Impact Fee Update Study Summary Report.**

gm/tisapplgm(9)

2/1/07

TIS Review Appeal

If any methodology, analysis, or development conditions relating to the analysis are appealed by the applicant, the County will retain the services of a third-party consultant to resolve the dispute. The fee for the original reviewer and the third-party consultant's involvement will be established based on the nature of the appeal and will be established as a part of the appeal process.

Other Miscellaneous Services

Additional services, if necessary, will be provided per the schedule below. A 15 percent County Administrative Fee will be added to the cost of these services.

Optional Services

- **Attend meeting in Pasco County: $575.00 ($500.00, plus 15 percent County Administrative Fee).**
- **Each additional sufficiency round: $1,633.00 ($1420.00, plus 15 percent County Administrative Fee), plus $173.00 ($150.00, plus 15 percent Administrative Fee) for each intersection analyzed; e.g., for a five-intersection study, $1,633.00 + 5 X $173.00 = $2,498.00.**
- **Attend public meetings: $750.00 ($650.00, plus 15 percent County Administrative Fee).**

AGENT OF RECORD LETTER

TO THE PASCO COUNTY GROWTH MANAGEMENT DEPARTMENT, ZONING/CODE COMPLIANCE DIVISION, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Karin Beeten, Vice-President/Director of Immanuel Lutheran Church/ of New Port Richey, Inc., a Fla. Corp., hereby designate and appoint Amanda L. Hart as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance, or appeal application and public hearing processes.

My (Our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the rezoning, special exception, conditional use, variance, or appeal public hearing process. My (Our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 25 day of May, 2011.

Karin Beeten V-P/Director
Applicant(s)/Owner(s)

Karin Beeten
Printed Name(s) of Applicant(s)/Owner(s)

Immanuel Lutheran Church of New Port Richey, Inc.
BY:
Applicant(s)/Owner(s)
Karin Beeten, V-P/Director
Immanuel Lutheran Church of New Port Richey, In
Printed Name(s) of Applicant(s)/Owner(s)

** Amanda L. Hart
Applicant's(s') Representative

** Amanda L. Hart
Printed Name of Representative

7609 Karen Dr.
Representative's Address

Port Richey, Fl. 34668
City, State, Zip Code

727-859-6540
Telephone Number

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 25 day of May, 2011.

FRANCESCA CARLSEN
Commission # EE 034114
Expires February 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

NOTE: **If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**

zn/agent

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, the undersigned authority, personally appeared, Amanda L. Hart, who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an application for rezoning, special exception, conditional use, variance, or an appeal for Immanuel Lutheran Church of New Port Richey, Inc. on property (Parcel ID No. 25-25-16-002C-00000-2950) in the unincorporated area of Pasco County.

2. That I / we hereby acknowledge that the rezoning, special exception, conditional use, variance, or an appeal, if approved, shall not:

a. Constitute authorization to begin construction.
b. Exempt the project from certification of level of service compliance.
c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

Affiant

Affiant Amanda L. Hart

SWORN to and subscribed before me this 25 day of May, 2011.

NOTARY PUBLIC
State of Florida at Large

FRANCESCA CARLSEN
Commission # EE 034114
Expires February 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:

NOTE: **All property owners of the subject property or their designated Agent of Record must sign this affidavit.**

zn/affid

(8/14/02)

APPLICATION FOR SPECIAL EXCEPTION
PASCO COUNTY, FLORIDA

APPLICATION NO. 6978

The undersigned owner(s) of the following legally described property have formally requested consideration of a special exception in accordance with provisions of Florida Statutes and Section 303.4 of the Pasco County Land Development Code. If approved, this application shall only authorize the particular use described and any conditions or provisions required by the Pasco County Planning Commission.

It shall be the responsibility of the petitioner, or her/his legal agent of record, to provide all information required below or any other information which is reasonable and relevant to the formulation of a recommendation to the special exception being considered. **No application for review shall be deemed complete until all required information is provided.**

TANGLEWOOD PRESCHOOL

1. Name of Current Owner(s): Immanuel Lutheran Church of New Port Richey, Inc., a Fla. Corp.
2. Owner's Mailing Address: 8812 Old county Rd. 54
   City New Port Richey, State FL Zip Code 34653
   Owner's Telephone Number: 727-247-2731
3. Parcel Description/Parcel ID No.: 25-25-16-002C-00000-2950
   Subdivision Name (if applicable) Tanglewood East
   Section 25, Township 25 South, Range 16 East _____, Lot s 295-297 Less Rd. Row
4. Present Zoning District: ER
5. Existing Use: Church
6. **Proposed Special Exception (Attach Detailed Description):** Day-Care Center/Pre-school learning center
7. Date Property Purchased: 6/13/79. If purchased less than one year ago, previous owner's name: _____
8. Two signed and sealed legal descriptions and sketches, including wetland (if any) delineation, (by a registered surveyor) to be supplied at time of application. _____
9. Copy of Warranty Deed (attached) O.R. Book 1026, Page 1687)
10. Copy of Last Year's Tax Bill (attached)
11. Notarized Agent of Record (if Applicable) (attached)
12. Site Plan for the proposed use (in duplicate) identifying the location of buildings, parking, and loading areas, traffic access and circulation, open space, landscaping, utilities, signs, service areas, etc. _____
13. Is this application the result of a Notice of Violation? No If so, please attach a copy of this letter.
14. **Application Fee:** $500.00 + $20.00/acre or partial acre. Please make checks payable to the Pasco County Board of County Commissioners.

The petitioner acknowledges that all special exceptions are subject to the site/preliminary plan review in compliance with the Pasco County Land Development Code and Federal Flood Damage Prevention Ordinance.

**** A CONTINUANCE MAY BE GRANTED IF THE REQUEST IS RECEIVED, IN WRITING, BY THIS OFFICE WITH CAUSE SHOWN A MINIMUM OF FIVE (5) DAYS BEFORE ANY MEETING.****

Date: 5/25/11

Amanda L. Hart
Owner's/Representative's Signature

Fee Calculation:

RECEIVED
MAY 25 2011
PASCO COUNTY
ZONING & SITE DEV.

Amanda L. Hart
Owner's/Representative's Name (Print)

7609 Karen Dr.
Representative's Address

Check No.:

Port Richey, FL 34668
Representative's City, State, Zip Code

Accepted By: _____

727-859-6540
Representative's Telephone Number

**** ANY DOCUMENTS TO BE SUBMITTED AT ANY PUBLIC HEARING MUST BE ACCOMPANIED BY TEN (10) COPIES OF THE SAID DOCUMENTS FOR DISTRIBUTION****

AGENT OF RECORD LETTER

TO THE PASCO COUNTY GROWTH MANAGEMENT DEPARTMENT, ZONING/CODE COMPLIANCE DIVISION, AND THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS:

I (We), Karin Beeten, Vice-President/Director of Immanuel Lutheran Church/ of New Port Richey, Inc., a Fla. Corp., hereby designate and appoint Amanda L. Hart as my (our) Agent of Record for the purposes of representing me (us) during the rezoning, special exception, conditional use, variance, or appeal application and public hearing processes.

My (Our) Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the rezoning, special exception, conditional use, variance, or appeal public hearing process. My (Our) Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 25 day of May, 2011.

Karin Beeten V-P/Director
Applicant(s)/Owner(s)

Karin Beeten
Printed Name(s) of Applicant(s)/Owner(s)

Immanuel Lutheran Church of New Port Richey, Inc.
BY:
Applicant(s)/Owner(s)
Karin Beeten, V-P/Director
Immanuel Lutheran Church of New Port Richey, Inc.
Printed Name(s) of Applicant(s)/Owner(s)

** Amanda L. Hart
Applicant's(s') Representative

** Amanda L. Hart
Printed Name of Representative

7609 Karen Dr.
Representative's Address

Port Richey, Fl. 34668
City, State, Zip Code

727-859-6540
Telephone Number

STATE OF FLORIDA)
COUNTY OF PASCO)

I hereby certify that on this day, personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, to me known to be the person(s) described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that (s)he (they) executed the same for the purposes therein expressed.

WITNESS my hand an official seal in the County and State last aforesaid this 25 day of May, 2011.

FRANCESCA CARLSEN
Commission # EE 034114
Expires February 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

NOTE: **If an Agent of Record is to be designated, all property owners of the subject property must sign this form.**

zn/agent

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, the undersigned authority, personally appeared, Amanda L. Hart, who being by me first duly sworn, under oath, deposes and states as follows:

1. That she/he/they has/have filed an application for rezoning, special exception, conditional use, variance, or an appeal for Immanuel Lutheran Church of New Port Richey, Inc. on property (Parcel ID No. 25-25-16-002C-00000-2950) in the unincorporated area of Pasco County.

2. That I / we hereby acknowledge that the rezoning, special exception, conditional use, variance, or an appeal, if approved, shall not:

a. Constitute authorization to begin construction.
b. Exempt the project from certification of level of service compliance.
c. Obligate the County to provide additional services and facilities.

FURTHER AFFIANT SAYETH NOT.

Affiant

Affiant Amanda L. Hart

SWORN to and subscribed before me this 25 day of May, 2011.

NOTARY PUBLIC
State of Florida at Large

FRANCESCA CARLSEN
Commission # EE 034114
Expires February 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:

NOTE: **All property owners of the subject property or their designated Agent of Record must sign this affidavit.**

zn/affid

(8/14/02)

TANGLEWOOD

LEARNING CENTER

8410 Sycamore Drive

New Port Richey, FL

Tanglewood Learning Center will be a premier childcare and pre-school facility located at 8410 Sycamore Drive at the entrance to the Tanglewood East Community in New Port Richey, Florida.

The facility will be licensed for 180 students and will employ 30 staff members which will represent 30 new jobs for our county.

The hours of operation for the facility will be from 6:00AM through 6:00PM and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (6 weeks) through VPK aged children which are 4 years old on average.

Our VPK program is a state funded program and will be facilitated by licensed instructors. Our facility will have age segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

Amanda Hart- Owner/Director
Jennifer Cooley -Owner/Asst. Director

(727) 859-6540

5-25-11

TANGLEWOOD
PRESCHOOL & LEARNING CENTER

Indoor Playground & More.....

AMANDA HART & JENNIFER COOLEY

OWNERS

727-267-2534

Conveniently Located at

8410 Sycamore Dr. New Port Richey, Fl 34654

TANGLEWOODLEARNINGCENTER.COM

523125-01

55,642.00

FORM 124 FLORIDA W / Deed (From a Corp.)

S 167.10
X 61.60
R 4.00

executive line

REC 14.00
ST 167.10
SUR 61.60
INT
TOT 332.70

Prepared by:
Daniel N. Martin/pmh
Martin, Richmond & Booth
1604 U. S. Highway 19 N.
New Port Richey, Fl. 33552

This Indenture,

10 00102211 14 0001 069E79
40 14.00
41 167.10 DS
42 61.60 ST
.00
00000000 232.70 CK

Made this 13th *day of* June *A. D. 1979*

Between THE AMERICAN LUTHERAN CHURCH
a corporation existing under the laws of the State of Minnesota *having its principal place of business in the County of* Hennepin *and State of* Minnesota *party of the first part, and*

IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC.,
a Florida non-profit corporation,
5804 Sycamore Dr. New Port Richey
of the County of Pasco *and State of* Florida 33562
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* Fifty-five Thousand Six Hundred Forty-two-($55,642.00) 00/100 *Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of* Pasco *, State of Florida, to wit:*

Lots 295, 296 and 297 of TANGLEWOOD EAST, UNIT FOUR, as per plat thereof recorded in Plat Book 12, Pages 37, 38 and 39 of the Public Records of Pasco County, Florida.

SUBJECT to easements, restrictions and reservations of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE 67.10

FLORIDA DOCUMENTARY SURTAX 61.60

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

In Witness Whereof, *the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its* EX-Secretary *the day and year above written.*

(Corporate Seal)

THE AMERICAN LUTHERAN CHURCH

Attest: George S. Schultz, Ex.Secy. of the Bd. of Trustees.

By Frank R. Jennings, Chairman of the Board of Trustees.

Signed, Sealed and Delivered in Our Presence:

Alice M. Garvin
Lindy G. Kendall

FILED FOR RECORD SEP 6 2 24 PM '79

72 0 3 4 1 7801 PAGE 9201 RECORD

State of ~~Florida~~ MINNESOTA

County of HENNEPIN

I Hereby Certify, *That on this* 13th *day of* June *A. D. 1979, before me personally appeared* Frank R. Jennings *and* George S. Schultz, Chairman *and* Executive Secretary *respectively of* THE AMERICAN LUTHERAN CHURCH *, a corporation under the laws of the State of* Minnesota *, to me known to be the persons described in and who executed the foregoing conveyance to* IMMANUEL LUTHERAN CHURCH OF NEW PORT RICHEY, FLORIDA, INC., a Florida non-profit corporation, *and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.*

Witness *my signature and official seal at* Minneapolis *in the County of* Hennepin *and State of* Minnesota *the day and year last aforesaid.*

9-2-83

BRUCE K. QUINN
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Sept. 2, 1983

MIDSTATE LEGAL SUPPLY CO., INC. — ORLANDO, FLORIDA

Notary Public
My Commission Expires _____

Mike Olson TAX COLLECTOR PASCO COUNTY FLORIDA

OFFICE CLOSURE

Our Zephyrhills office is closed due to water damage caused by roof failure from the March 31st storm.

2011 Pasco County Tax Certificate Sale Information

Offices Closed Saturday May 28th and Monday May 30th in Observance of Memorial Day

Real Estate Property Search Results

CURRENT AS OF: 05/24/2011 19:06:03

***** THE INFORMATION CONTAINED HEREIN DOES NOT CONSTITUTE A TITLE SEARCH AND SHOULD NOT BE RELIED ON AS SUCH. ADDITIONAL LIENS AND DELINQUENCIES MAY EXIST THAT ARE NOT INCLUDED BELOW. THE PASCO COUNTY TAX COLLECTOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. ALL FIGURES ARE SUBJECT TO CHANGE OR CORRECTION.(SEE FLORIDA STATUTE 197.122)**

Parcel ID
25 25 16 002C 00000 2950

Owner of Record
IMMANUEL LUTHERAN CHURCH
OF NEW PORT RICHEY FL INC
8812 OLD COUNTY ROAD 54
NEW PRT RCHY FL 34653-6423

Physical Address
8410 SYCAMORE DR

Legal Description (First 4 Lines)
TANGLEWOOD EAST UNIT 4
PB 12 PG 37 LOTS 295, 296 &
297 LESS THAT POR OF ROAD R/W
PARCEL 145 DESC AS BEGIN AT

Paid By Information
SPIRIT OF GRACE LUTHERAN
CHURCH INC
8812 OLD COUNTY RD 54
NEW PRT RCHY FL 34653-6423

Escrow Code
NONE

2010 Tax Year	
ASSESSED VALUE	**535,988**
HMSTD EXEMPT	
ADD'L HMSTD EX	
OTHER EXEMPT	
NON-SCH TAX VALUE	**535,988**
SCHOOL TAX VALUE	**535,988**
AREA	6200
MILLAGE	16.32490
GROSS TAX (INCLUDING SPECIAL DISTRICTS)	**9,266.95**
Special Districts	
SOLID WASTE	
PASCO COUNTY STREETLIGHT	
PASCO COUNTY STORMWATER	517.00

Current Tax

DATE	RECEIPT	AMOUNT PAID
03/31/11	238250	9,266.95

Tax Lien (Homestead Denial)
NONE

Unpaid Delinquent Taxes

TAX YEAR	ORIGINAL GROSS TAX	CERTIFICATE NUMBER	BUYER NUMBER	IF RECEIVED BY: 05/31/11	06/30/11
2009	$9,748.46	0912049	983	$11,512.25	$11,591.42

PLEASE REMIT PAYMENT BY MONEY ORDER, CASHIERS CHECK, WITHDRAWAL CHECK OR OTHER OFFICIAL CHECK. PERSONAL AND BUSINESS CHECKS WILL BE RETURNED, WHICH MAY RESULT IN ADDITIONAL INTEREST. NOTE: BUSINESS CHECKS OF ATTORNEYS, BANKS, TITLE COMPANIES AND CLOSING AGENTS WILL CONTINUE TO BE ACCEPTED.

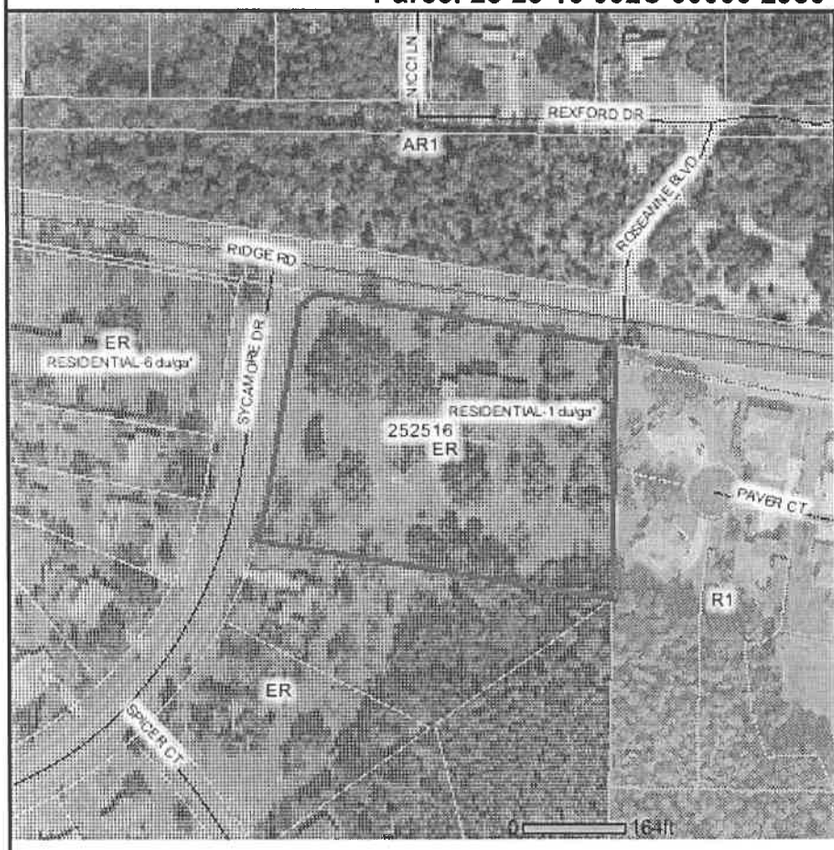
Search Again

PAYMENT HISTORY NEW

Appraiser's Information **Appraiser's Map** **Delinquent Map** **Delinquent Map Information**

Email Us Webmaster

Parcel 25 25 16 002C 00000 2950



Parcel ID
25 25 16 002C 00000 2950
Owner Mailing Address
IMMANUEL LUTHERAN CHURCH
OF NEW PORT RICHEY FL INC
8812 OLD COUNTY ROAD 54

NEW PORT RICHEY FL 34653-6423

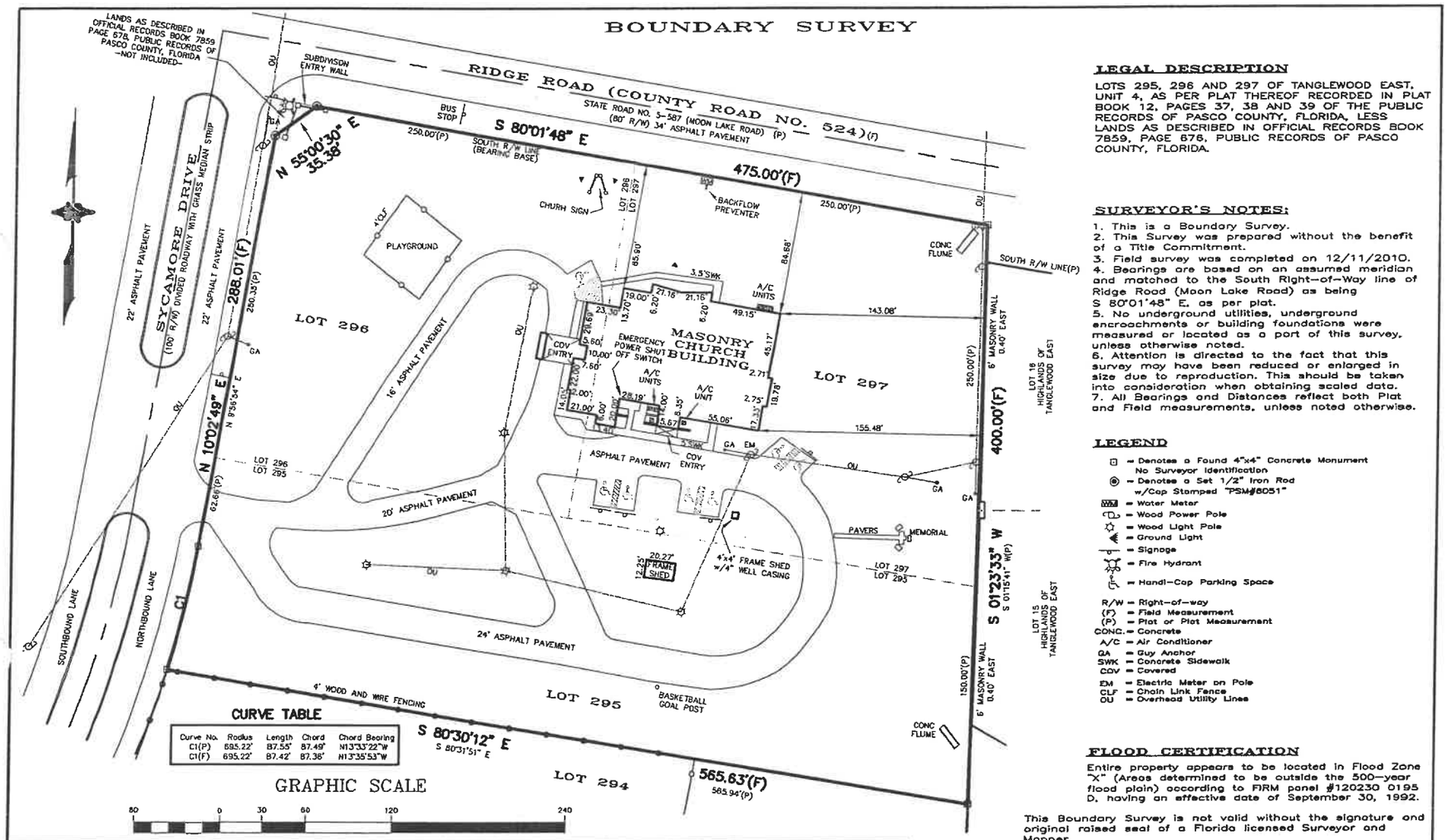
Acres:	4.86
Tax Area:	6200
Exemptions:	
Land Value:	$181034.00
Agricultural Value:	$0.00
Building Value:	$329262.00
Extra Features Value:	$5276.00
Appraised Value:	$515572.00

Previous Sales
$0
$0
$0
77 $0
79 $0

Legal Description
TANGLEWOOD EAST UNIT 4
PB 12 PG 37 LOTS 295, 296 &
297 LESS THAT POR OF ROAD R/W
PARCEL 145 DESC AS BEGIN AT
NW COR OF SAID LOT 296 TH ALG
NORTH LINE OF LOT 296 S80DEG
24'37"E 25.00 FT TH LEAVING

1 Physical Addresses found at Parcel
8410 SYCAMORE DR 34654-5629

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 12/11/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E, as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

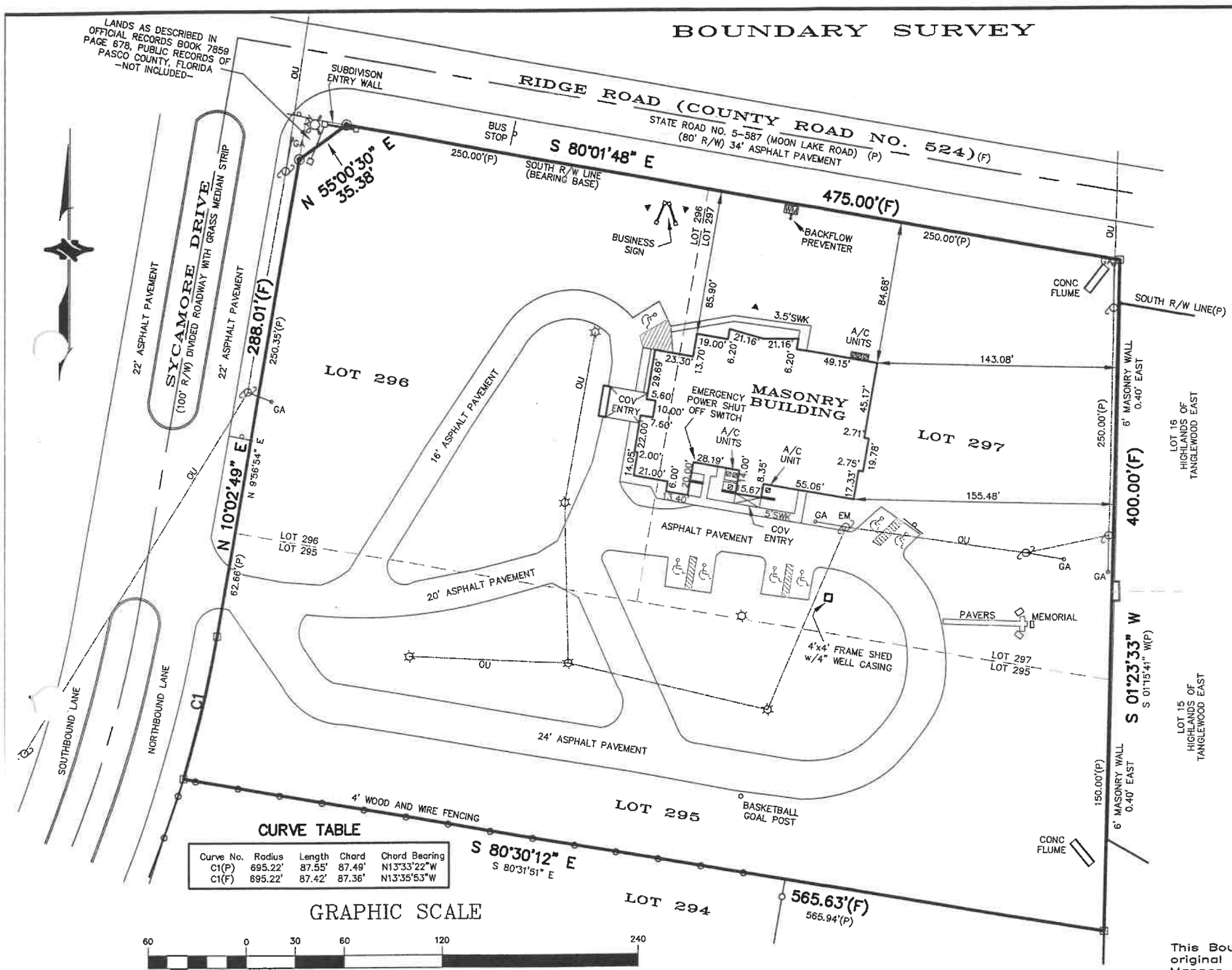
This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1635
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4 PLAT BOOK 12, PAGE 37 PASCO COUNTY, FL SEC. 25 TWP. 25 S RGE. 16 E	DATE 3/12/11	SCALE 1" = 60'	JOB NO. 11-210	SURVEY OF 8410 SYCAMORE DRIVE NEW PORT RICHEY, FL 34654
	DRAWN JDO			
	CK'D BY RBC	SHEET 1 OF 1		

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

GRAPHIC SCALE

60 0 30 60 120 240

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 5/26/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E, as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

RECEIVED
MAY 27 2011
PASCO COUNTY
ZONING & SITE DEV.

CERTIFY TO:

Amanda Hart

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert Curtis 5/26/2011

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

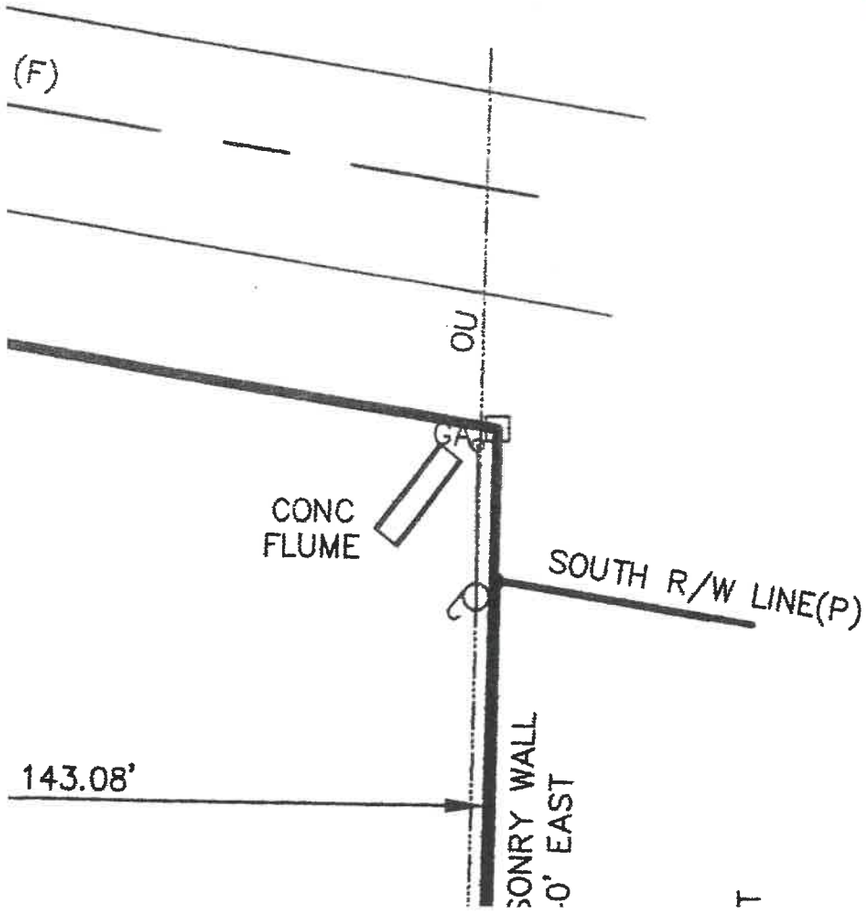
Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1635
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4
PLAT BOOK 12, PAGE 37
PASCO COUNTY, FL
SEC. 25 TWP. 25 S RGE. 16 E

DATE	SCALE	JOB NO.
5/26/11	1" = 60'	11-315
DRAWN RBC		
CK'D BY RBC	SHEET 1 OF 1	

SURVEY OF
8410 SYCAMORE DRIVE
NEW PORT RICHEY, FL 34654

VEY



LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. SEC 25, T25S, R16E

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 5/26/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E, as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in

2004 SE-6878

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF PASCO

Amanda K. Hart, Sanglewood Learning Center, LLC
Owner and Record Title Holder(s) or Authorized Representative Name(s)

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

Parcel Identification Number(s) (List All): 25-25-16-002C-00000-2950

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: Sanglewood Learning Center/Emmanuel Lutheran Church

Project Number: 6978

Request: Special Exception for a preschool in an E-R Estate 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 June 16, 2011 (Date).

X Photos showing the placement of and language on the signage, which was posted on June 20, 2011 (Date)

FURTHER AFFIANT SAYETH NOT

Amanda K. Hart

The foregoing instrument was acknowledged before me the 20th day of June (date), by Amanda Hart (name of person acknowledging), who is personally known to me or who has produced personally known (type of identification) as identification.

Seal:

JENNIFER M LOPEZ
Notary Public - State of Florida
My Comm. Expires Aug 12, 2013
Commission # DD 916388
Bonded Through National Notary Assn.

Jennifer Lopez
NOTARY PUBLIC

guidepubno(DH)

TANGLEWOOD
LEARNING CENTER

June 13, 2010

Dear Property Owner,

This letter is to notify you that Petiton No. 6978 in the name of Immanuel Lutheran Church of New Port Richey and Tanglewood Learning Center, LLC has been filed for a special exception for a preschool and day-care center in an E-R Estate-Residential District for the parcel of land located on the southeast corner of the intersection of Ridge Road and Sycamore Drive, 8410 Sycamore Drive, New Port Richey, Florida.

The public hearing for the consideration of this application will be held on July 13, 2011 at 1:30 p.m. at the Historic Pasco County Courthouse Board Room, 2nd Floor. 37918 Meridian Ave. 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 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 to be based.

On occasion, applications may be continued. It is your responsibility to confirm the above stated public hearing dates by contacting the Pasco County Zoning and Site Development at (727) 847-2411. If you desire any additional information concerning this application, please contact the Pasco County Zoning and Site Development Department.

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

Thank you.

Sincerly,

Amanda L. Hart
Owner/Director

NO: 6978
PUBLIC NOTICE
PUBLIC HEARING
FOR: Special Exception for a pre-School in an E-R
(Estate Residential) District
BEFORE THE DEVELOPMENT REVIEW COMMITTEE
DATE:
TIME:
LOCATION:
BEFORE THE PLANNING COMMISSION
DATE: July 13, 2011
TIME: 1:30 pm
LOCATION: Historic Pasco County Courthouse, Board Room
2nd Floor, 37918 Meridian Ave. Dade City, FL
BEFORE THE BOARD OF COUNTY COMMISSIONERS
DATE:
TIME:
LOCATION:
SUBSTANCE OF HEARING: Special Exception
FOR INFORMATION, CALL PASCO COUNTY
ZONING/CODE COMPLIANCE DEPARTMENT
NEW PORT RICHEY, FL.
(727) 847- 2411 EXT.
DADE CITY, FL.
(352) 521-4279 EXT.

Tanglewood Learning Center
"CERTIFICATE OF MAILING"

BRICE HAROLD B & SUZANNE M
8525 NICCI LN
NEW PORT RICHEY FL 34654-5040

PHAM TRI M
9441 REXFORD DR
NEW PORT RICHEY FL 34654-5008

TURNER STEVEN & STACY
9509 REXFORD DR
NEW PORT RICHEY FL 34654-5008

VANGALDER RONALD & JEANNE
9502 PAVER CT
NEW PORT RICHEY FL 34654-5632

WILLIAMS DAVID & CHERYL
9503 PAVER CT
NEW PORT RICHEY FL 34654-5632

CALCATERRA FRANK F JR
8376 SYCAMORE DR
NEW PORT RICHEY FL 34654-5629

PASCO COUNTY
FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY FL 34653-2359

RIVER RIDGE PRESBYTERIAN
CHURCH P C A INC
9230 RIDGE RD
NEW PORT RICHEY FL 34654-5035

ATHANASELOS ANTONIA
8405 SYCAMORE DR
NEW PORT RICHEY FL 34654-5664

CROWN MICHAEL E SR & DEBORAH K
8381 SYCAMORE DR
NEW PORT RICHEY FL 34654-5628

TANGLEWOOD
LEARNING CENTER

June 20, 2011

From:
Amanda Hart
Tanglewood Learning Center
Project Number : 6978
Address: 8410 Sycamore Drive
New Port Richey, Fl. 34654
PH: 727-859-6540

To:
Denise Hernandez
Planner I
Zoning & Site Development
7530 Little Road, Suite 210
New Port Richey, FL 34654

Ms. Hernandez,

Please find the attached documents needed for the special exception for the above named project.

Thank you,

Amanda Hart
Owner/ Director
Tanglewood Learning Center

WEST

PC 7-13-11 DC

SE-6978

IMMANUEL LUTHERAN CHURCH OF
NEW PORT RICHEY, FLORIDA, INC./
TANGLEWOOD PRESCHOOL & LEARNING CENTER
8812 OLD COUNTY ROAD 54
NEW PORT RICHEY, FL 34653

25-25-16-002C-00000-2950
PLATTED LOTS

REP: AMANDA L. HART
7609 KAREN DR
PORT RICHEY, FL 34668

CENTRAL PERMITTING
PASCO COUNTY, FLORIDA

DATE: 05/26/11 TIME: 08:29
PAGE: 1 OF 1

NTRACTOR #:
ME: SYNOVUS BANK
DR: P.O. BOX 30707
ST: TAMPA, FL 33630

ISSUE OFFICE:
RECEIPT NUMBR: 01237260
OFFICE: NEW PORT RICHEY

R: SPECIAL EXCEPTION

CHECK # 14301
CHECK # 143011366

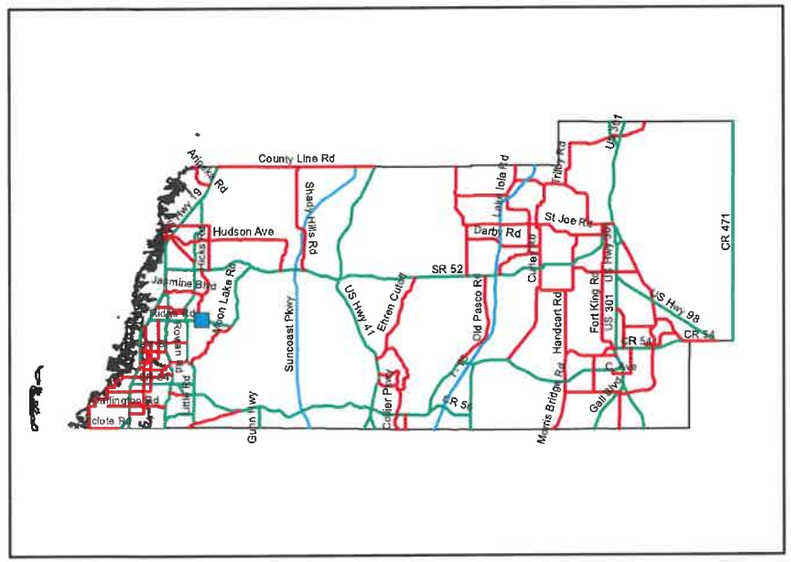
TOTAL AMOUNT: 600.00

CNT	COMPNY ACCOUNT	CENTER	AMOUNT	DESCRIPTION/PERMT DATA	DR/CR
07	B102 - 341200 -	2	600.00	ZONING PERMIT FEE	60

ECEIVED BY _____

PETITION # SE-6978

SECTION: 25 T. 25 S. R. 16 E.



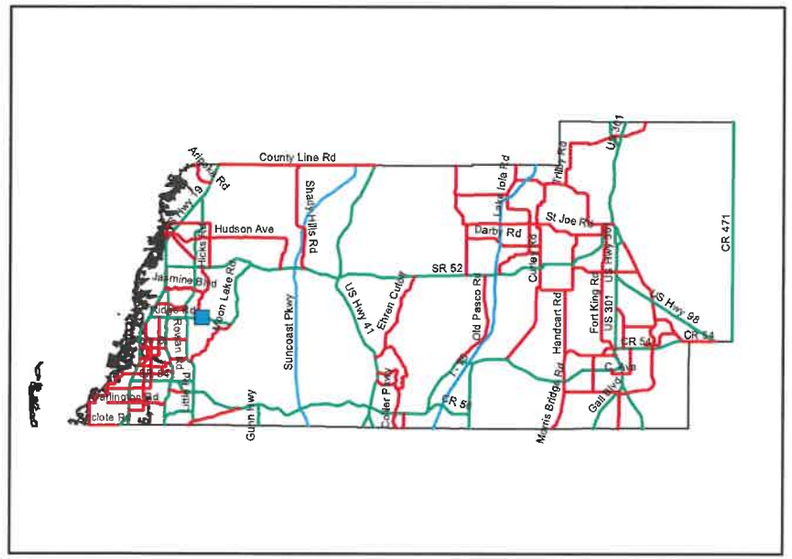
TAZ: 190

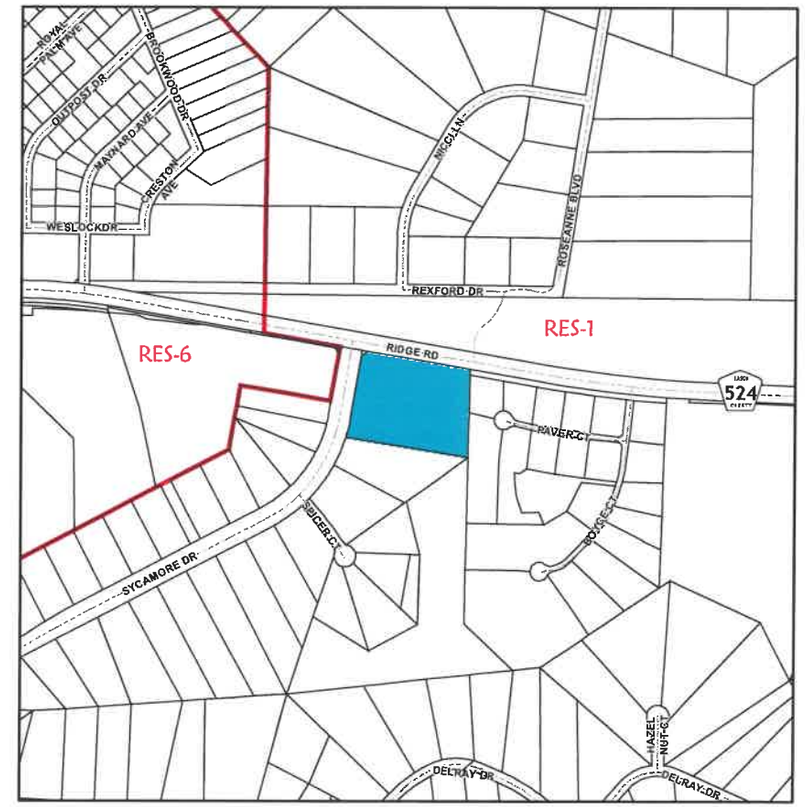
COMMISSION DISTRICT: 4

0 800 1,600
Feet

PETITION # SE-6978

SECTION: 25 T. 25 S. R. 16 E.





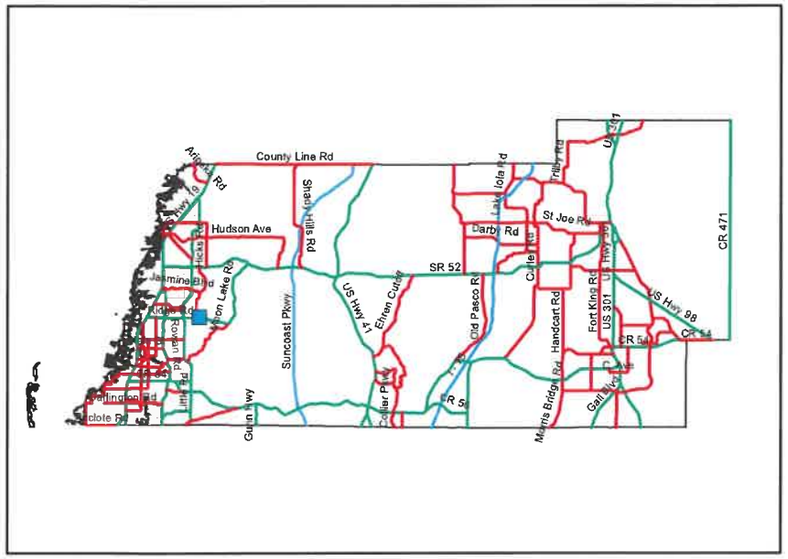
TAZ: 190

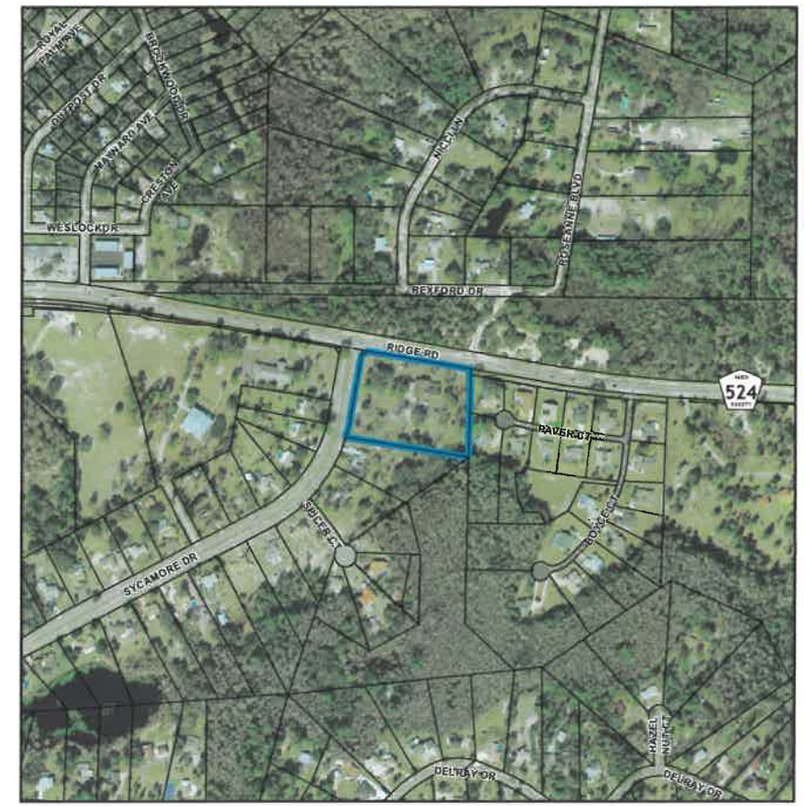
COMMISSION DISTRICT: 4

0 800 1,600
Feet

PETITION # SE-6978

SECTION: 25 T. 25 S. R. 16 E.





TAZ: 190

COMMISSION DISTRICT: 4

0 800 1,600
Feet

TANGLEWOOD

LEARNING CENTER

8410 Sycamore Drive

New Port Richey, FL

Tanglewood Learning Center will be a premier childcare and pre-school facility located at 8410 Sycamore Drive at the entrance to the Tanglewood East Community in New Port Richey, Florida.

The facility will be licensed for 180 students and will employ 30 staff members which will represent 30 new jobs for our county.

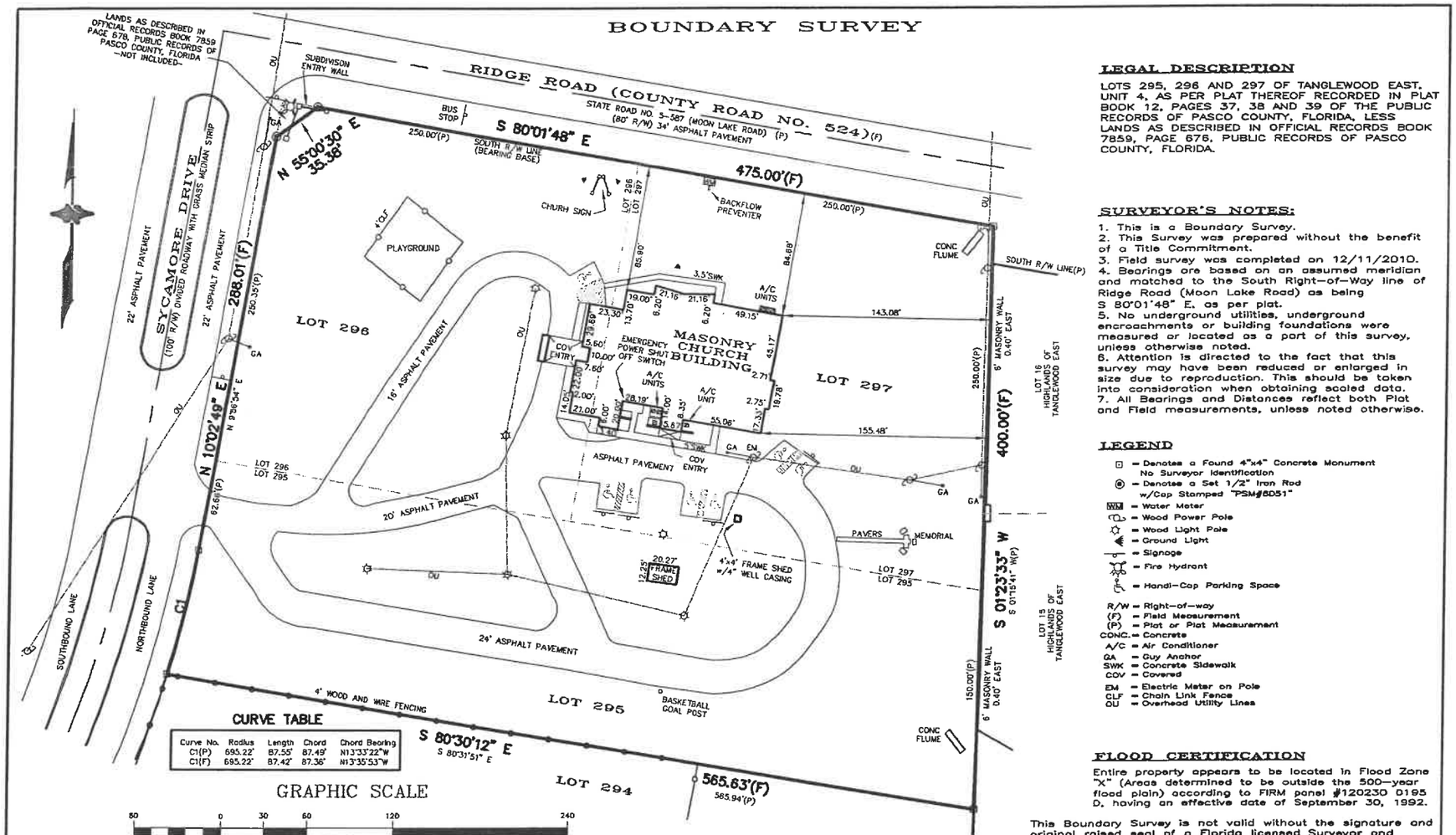
The hours of operation for the facility will be from 6:00AM through 6:00PM and will be open Monday through Friday. The ages of children accepted by the facility will range from infants (6 weeks) through VPK aged children which are 4 years old on average.

Our VPK program is a state funded program and will be facilitated by licensed instructors. Our facility will have age segregated classrooms and playgrounds. The outdoor playground will be located behind the school where there is currently an old farm shed that will be removed.

Amanda Hart- Owner/Director
Jennifer Cooley -Owner/Asst. Director

(727) 859-6540

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 12/11/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E. as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert B. Curtis Date of Signature
Florida Professional Surveyor and Mapper Number 6051

Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1635
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4 PLAT BOOK 12, PAGE 37 PASCO COUNTY, FL SEC. 25 TWP. 25 S RGE. 16 E	DATE 3/12/11	SCALE 1" = 60'	JOB NO. 11-210	SURVEY OF 8410 SYCAMORE DRIVE NEW PORT RICHEY, FL 34654
	DRAWN JDO		SHEET 1 OF 1	
	CK'D BY RBC			

ADVERTISING SUPPLEMENT TO THE ST. PETERSBURG TIMES
5-25-11

TANGLEWOOD
PRESCHOOL & LEARNING CENTER

Indoor Playground & More.....

COMING SOON!

AMANDA HART & JENNIFER COOLEY
OWNERS

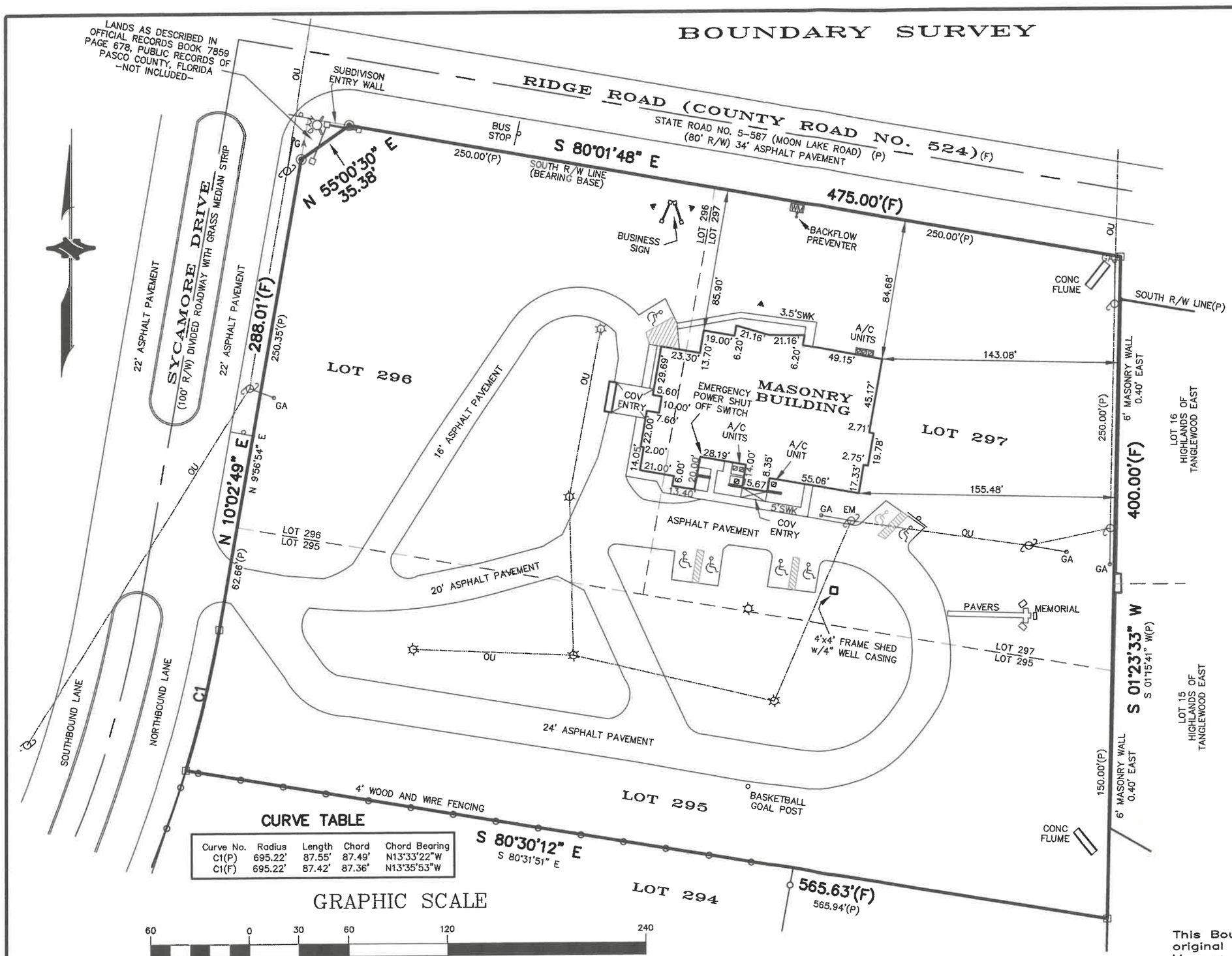
727-267-2534

Conveniently Located at
8410 Sycamore Dr. New Port Richey, Fl 34654

TANGLEWOODLEARNINGCENTER.COM

523125-01

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

GRAPHIC SCALE

60 0 30 60 120 240

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 5/26/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E, as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

RECEIVED
MAY 27 2011
PASCO COUNTY
ZONING & SITE DEV.

CERTIFY TO:

Amanda Hart

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert Curtis 5/26/2011

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

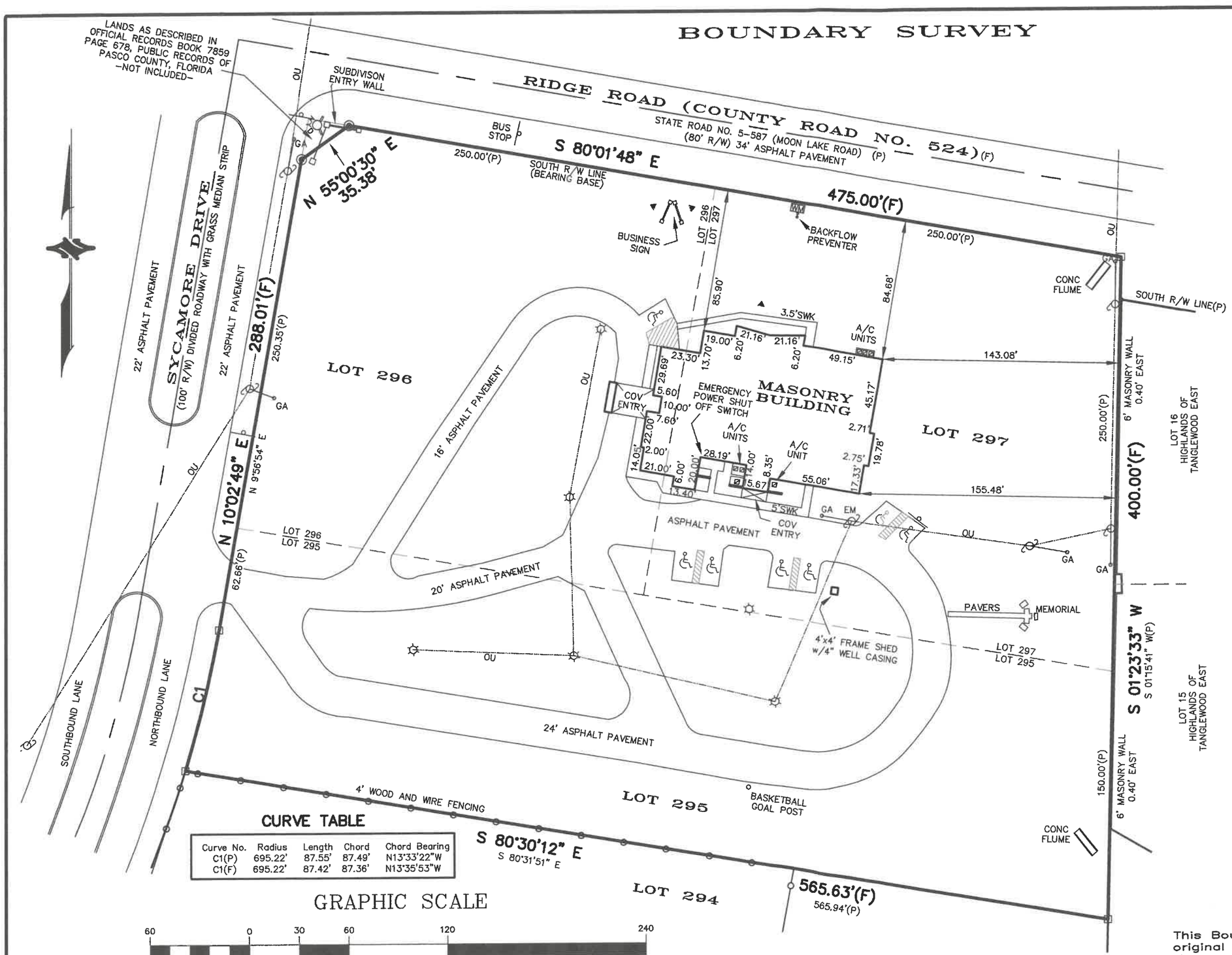
Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1635
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4
PLAT BOOK 12, PAGE 37
PASCO COUNTY, FL
SEC. 25 TWP. 25 S RGE. 16 E

DATE	SCALE	JOB NO.
5/26/11	1" = 60'	11-315
DRAWN RBC	SHEET 1 OF 1	
CK'D BY RBC		

SURVEY OF
8410 SYCAMORE DRIVE
NEW PORT RICHEY, FL 34654

BOUNDARY SURVEY



CURVE TABLE

Curve No.	Radius	Length	Chord	Chord Bearing
C1(P)	695.22'	87.55'	87.49'	N13°33'22"W
C1(F)	695.22'	87.42'	87.36'	N13°35'53"W

GRAPHIC SCALE

60 0 30 60 120 240

LEGAL DESCRIPTION

LOTS 295, 296 AND 297 OF TANGLEWOOD EAST, UNIT 4, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 37, 38 AND 39 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7859, PAGE 676, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. This is a Boundary Survey.
2. This Survey was prepared without the benefit of a Title Commitment.
3. Field survey was completed on 5/26/2010.
4. Bearings are based on an assumed meridian and matched to the South Right-of-Way line of Ridge Road (Moon Lake Road) as being S 80°01'48" E, as per plat.
5. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise noted.
6. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
7. All Bearings and Distances reflect both Plat and Field measurements, unless noted otherwise.

LEGEND

- = Denotes a Found 4"x4" Concrete Monument No Surveyor Identification
- = Denotes a Set 1/2" Iron Rod w/Cap Stamped "PSM#6051"
- WM = Water Meter
- = Wood Power Pole
- = Wood Light Pole
- = Ground Light
- = Signage
- = Fire Hydrant
- = Handi-Cap Parking Space

R/W = Right-of-way
(F) = Field Measurement
(P) = Plat or Plat Measurement
CONC. = Concrete
A/C = Air Conditioner
GA = Guy Anchor
SWK = Concrete Sidewalk
COV = Covered
EM = Electric Meter on Pole
CLF = Chain Link Fence
OU = Overhead Utility Lines

RECEIVED
MAY 27 2011
PASCO COUNTY
ZONING & SITE DEV.

CERTIFY TO:

Amanda Hart

FLOOD CERTIFICATION

Entire property appears to be located in Flood Zone "X" (Areas determined to be outside the 500-year flood plain) according to FIRM panel #120230 0195 D, having an effective date of September 30, 1992.

This Boundary Survey is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

Robert Curtis 5/26/2011

Robert B. Curtis — Date of Signature
Florida Professional Surveyor and Mapper Number 6051

Robert B. Curtis, PSM, Inc.
5700 Memorial Highway, Ste. 202C
Tampa, Florida 33624
(phone) : 813/500-1635
(email) : curtis.robertb@gmail.com

TANGLEWOOD EAST UNIT 4
PLAT BOOK 12, PAGE 37
PASCO COUNTY, FL
SEC. 25 TWP. 25 S RGE. 16 E

DATE	SCALE	JOB NO.
5/26/11	1" = 60'	11-315
DRAWN RBC	SHEET 1 OF 1	
CK'D BY RBC		

SURVEY OF
8410 SYCAMORE DRIVE
NEW PORT RICHEY, FL 34654

BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA

JOHN FULLER, Chairman
CURTIS L. LAW, Vice-Chairman
MICHAEL LEDBETTER
MIKE OLSON
ROBERT K. REES

July 27, 1978

The Luthern Ministry of New Port Richey
5804 Sycamore Drive
New Port Richey, FL 33552

Dear Sir:

On July 26, 1978, the Board of Zoning Adjustment approved your request for special exception for the following:

Request: Church

Location: Southeast corner of Ridge Road and Sycamore Drive, Lots 295, 296 and 297, Tanglewood East, Unit 4, Sec. 25, T25S, R16E, approximate lot size: 400' x 588' (5 acres M.O.L.)

If you should have any questions concerning this matter, please do not hesitate to contact the Pasco County Zoning Department.

Sincerely,

Jed Pittman

Jed Pittman
Clerk to the Board

By: Joyce Prater D.C.

JEP/jp

cc: Walt Klymenko, Zoning

Reply to:
☒ 410 E. Meridian Avenue — Dade City, Florida 33525 — (904) 567-5271
☐ County Building — Land O'Lakes, Florida 33539 — (813) 996-2203
☐ Post Office Drawer 609 — Port Richey, Florida 33568 — (813) 847-2411

PASCO COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: PASCO COUNTY PLANNING COMMISSION

DATE: 7/12/78 FILE: 645

SUBJECT: Special Exception

FROM: JOSEPH A. NARKIEWICZ
PLANNING ADMINISTRATOR

REFERENCES:

NAME: The LUTHERAN MINISTRY of NEW PORT RICHEY

PETITION: ~~FROM~~ construct ~~TO~~: Church in an Estate Residential (E-R) district

PRESENT USE: VACANT LOTS

PROPOSED USE: CHURCH ~~(again from now)~~

LOCATION: The subject property is located at the entrance of Tanglewood Estates Subdivision, on the southeast corner of Ridge Rd. and Sycamore Drive. The site measures 400' X500' and contains 4.6 Acres. 4.81

CONSIDERATIONS: ① The site is platted yet undeveloped land ~~with settled here~~; as is the property to the west developed as part of Tanglewood Terrace Subdivision. Several long single family homes are to the south ~~further into the subdivision~~. Vacant land is to the north across Ridge Road and to the east. Further to the north is Bass Lake Est.

② The area south of Ridge Road is all zoned Estate Residential E-R. Across the road to the north the area is zoned A-R, agricultural residential.

③ Sycamore Dr. ~~road~~ has a wide right-of-way of 100 feet.

④ With the major arterial of Ridge Rd. next to the property the site is not the most desirable for a higher priced home. An attractive church would be an effective buffer between the highway and the single family homes.

⑤ Access should be limited to Sycamore Drive.

RECOMMENDATION: Approval, provided that: (over)

ACTION TAKEN:

(1) Access will be limited to Sycamore Drive

(2) The structure is built utilizing conventional construction methods

(3) The structure is architecturally compatible with the structures in Tanglewood East

(4) Construction begins within ~~a~~ two years from the date of approval of the special exception

(5) Once construction begins, ~~construction activity shall continue on an on-going~~ completion of the project will ~~be actively pursued~~ achieved within a normal construction time schedule.

Tax Map 107

CZN 608

APPLICATION FOR SPECIAL EXCEPTION

TO THE BOARD OF ADJUSTMENT

PASCO COUNTY, FLORIDA

Application No. 645

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

1. Name of Applicant The Lutheran Ministry of New Port Richey

   Mailing Address 5504 Sycamore Drive, N.P.R. 33552

   Phone Number: Home 849-5787 Business Same

2. Location Description: Subdivision Name: Tanglewood East

   Section _____ Township _____ Range _____

   Block _____ Lot No.'s 295, 296, 297

   (If not in a platted subdivision attach a legal description)

3. Existing Use Estate Residential

4. Property Presently Zoned As "

5. Description of Special Exception use projected for church site

6. Supporting Information:

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

   B. Copy of deed to the property and also the last year's tax bill. (To be retained by the Zoning Division).

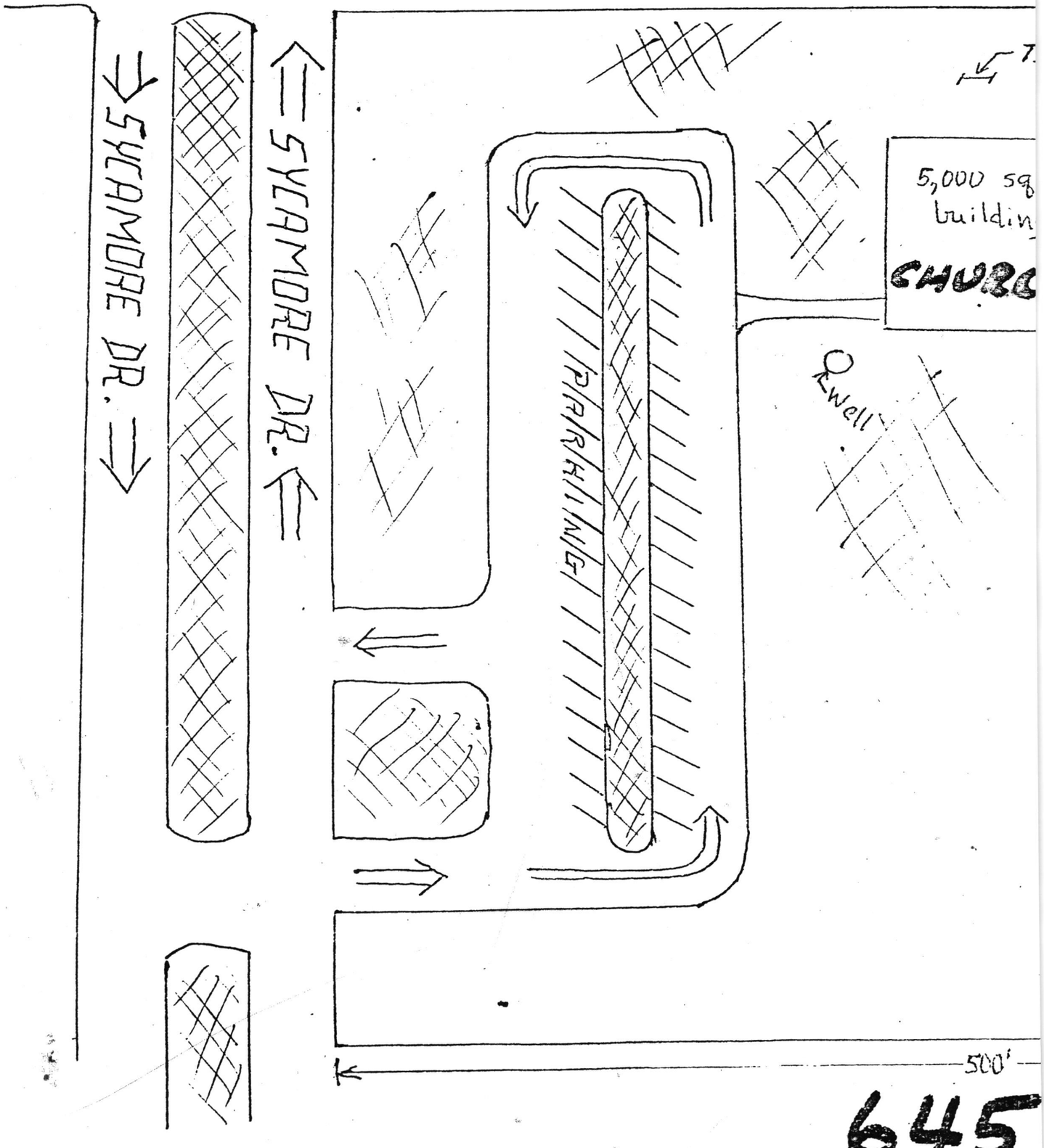
7. Special Exception Fee: $100.00 submitted at time of application.

DATE: 6/2/78

Rev. Richard A. Bartell
SIGNATURE OF APPLICANT

TE PLAN: The Lutheran Ministry o

RIDGE - MOON LAKE RD.



645

ADVERTISING SUPPLEMENT TO THE ST. PETERSBURG TIMES

MAY 2011

TANGLEWOOD

PRESCHOOL & LEARNING CENTER

Indoor Playground & More.....

AMANDA HART & JENNIFER COOLEY

OWNERS

727-267-2534

Conveniently Located at

8410 Sycamore Dr. New Port Richey, Fl 34654

TANGLEWOODLEARNINGCENTER.COM

523116-01

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Advanced Engineering Consultants LLC
Owner and Record Title Holder(s) or Authorized Representative Name(s)

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

Parcel Identification Number(s) (List All): 25-25-16-002C-00000-2950

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: 8410 Sycamore Drive - Civil Pool Addition

Project Number: 25120

Request: For Construction of a building with an indoor pool

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 08/20/26 (Date)

X Photos showing the placement of and language on the signage, which was posted on 08/28/26 (Date).

FURTHER AFFIANT SAYETH NOT

Joshua Kemp Name

09/01/26 (Date)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me me by means of [✓] physical presence or [ ] online notarization, this September 1, 2026 (date) by Joshua Kemp (name of person acknowledging), who is personally known to me or who has produced Drivers License (type of identification) as identification.

Seal:

JOHN G. PALEDINO
Notary Public
State of Florida
Comm# HH587090
Expires 11/30/2028

NOTARY PUBLIC

guidepubno(DH)

Advanced Engineering Consultants
10009 Gallent Lane, Tampa FL 33625

25 25 16 0020 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 002C 00000 2880
WINKER JOSEPH & LAYNE
8296 SYCAMORE DR
NEW PORT RICHEY, FL 34654

25 25 16 002D 00000 0070
LASALA MICHAEL REVOCABLE TRUST LASALA MICHAEL TRUSTEE
8340 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5631

25 25 16 002C 00000 0410
FORKER STEPHEN J & BILLIE JEAN
9501 DELRAY DR
NEW PORT RICHEY, FL 34654-5611

25 25 16 002C 00000 2950
EAAP MANAGEMENT INC
1694 FEATHER GRASS LOOP
LUTZ, FL 33558-2804

25 25 16 002D 00000 0080
LYONS SUSAN E
8320 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5631

25 25 16 002C 00000 2670
LYTLE ANGELA & CHRISTOPHER
8275 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5630

25 25 16 002C 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 002D 00000 0090
WHITE JAMIE LYNN & WHITE GERALD & JACKIE
8304 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5631

25 25 16 002C 00000 2680
MONIGOLD BRUCE A & DIANE M
8291 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5630

25 25 16 002D 00000 0010
BLUM SHAUN
8376 SYCAMORE DR
NEW PORT RICHEY, FL 34654

25 25 16 002D 00000 00P1
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 002C 00000 2690
BROWN JANET S
8305 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5628

25 25 16 002D 00000 0020
MORELLI CHARLES R & ARLENE F
8360 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5629

25 25 16 002D 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 002C 00000 2700
HART RICHARD D
8321 SYCAMORE DR
NEW PORT RICHEY, FL 34654

25 25 16 002D 00000 0030
HART SCOTT D & MISTY
9353 SPICER CT
NEW PORT RICHEY, FL 34654-5645

25 25 16 0060 00000 0010
PLATTENBURG WILLIAM A TRUST PLATTENBURG WILLIAM A TRUSTEE
8354 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 002C 00000 2710
FULLER JOHN BRYANT & LINDSEY CAROLINE PINKARD
8341 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5628

25 25 16 002D 00000 0040
RIERA RAFAEL A & EVANGELINA V
9401 SPICER CT
NEW PORT RICHEY, FL 34654-5645

25 25 16 0060 00000 0020
BENJAMIN RYAN A & THERESA M
8332 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 002C 00000 2720
BERISHA FILE K & KOL NICK
8361 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5628

25 25 16 002D 00000 0041
RIERA RAFAEL A & EVANGELINA V
9401 SPICER CT
NEW PORT RICHEY, FL 34654-5645

25 25 16 0060 00000 0030
JAMES GAYLE P
8320 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 002C 00000 274A
FAITH BAPTIST CHURCH OF NEW PORT RICHEY INC
9230 RIDGE RD
NEW PORT RICHEY, FL 34654-5035

25 25 16 002D 00000 0050
NICHOLS JOHN F IV
9350 SPICER CT
NEW PORT RICHEY, FL 34654-5645

25 25 16 0060 00000 0040
PULEO VINCENZO & GIARDINI-PULEO LILLIANA
8310 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 002C 00000 2870
BROWER DAVID L & DARLENE J
8282 SYCAMORE DR
NEW PORT RICHEY, FL 34654-5631

25 25 16 002D 00000 0060
MEYERS KRISTINA & DANA
9354 SPICER CT
NEW PORT RICHEY, FL 34654-5645

25 25 16 0060 00000 0050
CAMPANELLA JOHN ROBERT & CONNIE L
8300 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

TOWN N. COUNTRY POST OFFICE
AUG 20 2026
TAMPA FLORIDA 33615-9998

Advanced Engineering Consultants
10009 Gallent Lane, Tampa FL 33625

25 25 16 0000 49900 0000
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

25 25 16 0000 49900 1422
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0000 49900 1450
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0000 49900 1461
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0000 49900 1462
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0010 03400 0000
CHARLESTON COMMUNITIES IV LLC
7241 LITTLE RD
NEW PORT RICHEY, FL 34654-5517

25 25 16 0010 03500 0000
PASCO COUNTY
FACILITIES MANAGEMENT DEPT7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0010 05300 0000
LIGHTHOUSE FOR THE VISUALLY IMPAIRED & BLIND INC
9130 RIDGE RD
NEW PORT RICHEY, FL 34654-5034

25 25 16 0010 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 0020 00000 0541
LORQUET PAUL & BETH A
8600 ROSEANNE BLVD
NEW PORT RICHEY, FL 34654-5045

25 25 16 0020 00000 0550
BELL BRIAN
8540 ROSEANNE BOULEVARD
NEW PORT RICHEY, FL 34654

25 25 16 0020 00000 0560
CORNETT SHERRY & JOHN
6207 SANDERS DR
TAMPA, FL 33611-5011

25 25 16 0020 00000 0570
CIQUERA ANTHONY J
3547 FORAY LN
NEW PORT RICHEY, FL 34655

25 25 16 0020 00000 0580
MANN FELIESHA
9509 REXFORD DR
NEW PORT RICHEY, FL 34654-5008

25 25 16 0020 00000 0590
BLISS WAYNE K REVOCABLE LIVING TRUST BLISS WAYNE K TRUSTEE
8543 ROSEANNE BLVD
NEW PORT RICHEY, FL 34654-5046

25 25 16 0020 00000 0600
MORROW JACK & PATRICIA
8615 ROSEANNE BLVD
NEW PORT RICHEY, FL 34654-5046

25 25 16 0020 00000 0620
HUDGINS DOUGLAS A & VICTORIA
8646 NICCI LN
NEW PORT RICHEY, FL 34654-5039

25 25 16 0020 00000 0630
STARKS DONNA
8620 NICCI LN
NEW PORT RICHEY, FL 34654-5039

25 25 16 0020 00000 0640
BRANSCOMB JOHNNY
18416 OAK WAY DR
HUDSON, FL 34667-5135

25 25 16 0020 00000 0645
LAMARRE FRED A & DOREEN M TRUST LAMARRE FRED A & DOREEN M TRUSTEES
8551 NICCI LN
NEW PORT RICHEY, FL 34654-5040

25 25 16 0020 00000 0650
HENCKE K REVOCABLE TRUST HENCKE KURT TRUSTEE
9441 REXFORD DR
NEW PORT RICHEY, FL 34654-5008

25 25 16 0020 00000 0660
BRICE HAROLD B & SUZANNE M
8525 NICCI LN
NEW PORT RICHEY, FL 34654-5040

25 25 16 0020 00000 0670
BRICE HAROLD B & SUZANNE M
8525 NICCI LN
NEW PORT RICHEY, FL 34654-5040

25 25 16 0020 00000 0690
KRULL ROBERT L & LYNETTE S
9215 RIDGE RD
NEW PORT RICHEY, FL 34654-5036

25 25 16 0020 00000 0740
HOANG DA NIEN
9240 CRESTON AVENUE
NEW PORT RICHEY, FL 34654

25 25 16 0020 00000 0750
JERNIGAN SAMATHA
9250 CRESTON AVE
NEW PORT RICHEY, FL 34654-5014

25 25 16 0020 00000 0920
LAMARRE FRED A & DOREEN M TRUST LAMARRE FRED A & DOREEN M TRUSTEES
8551 NICCI LN
NEW PORT RICHEY, FL 34654-5040

25 25 16 0020 00000 0930
ROMERO MANAGEMENT PROPERTY SOLUTIONS LLC
3907 W S AVE
TAMPA, FL 33614

25 25 16 0020 00000 0940
MILES CLYDE & JUDY ROGER L
8629 NICCI LN
NEW PORT RICHEY, FL 34654-5040

25 25 16 0020 00000 0940
MILES CLYDE & JUDY ROGER L
8629 NICCI LN
NEW PORT RICHEY, FL 34654-5040

TOWN N' COUNTRY POST OFFICE
AUG 20 2026
TAMPA, FLORIDA 33615-9998

Advanced Engineering Consultants
10009 Gallent Lane, Tampa FL 33625

25 25 16 0060 00000 0060
VALDES STEPHEN E III & DESIREE MORTON
8246 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0070
LYNCH PAUL & KERI
8238 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0080
SKORCZEWSKI JAMES & DEREMER DIANA
8230 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0090
RAMOS NORBERTO & CHERYL
8247 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 00A0
HIGHLANDS OF TANGLEWOOD EAST HOMEOWNERS ASSOCIATION INC
8320 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0080
HIGHLANDS OF TANGELWOOD EAST HOMEOWNERS ASSOCIATION INC
8320 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0100
TIRITILLI THOMAS J
8313 BOYCE CT
NEW PORT RICHEY, FL 34654-5602

25 25 16 0060 00000 0110
LAURENTI SALLY
9606 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0120
BENETATOS ARISTOTELIS T
9544 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0130
SANTIAGO-DONES WILFREDO & MARILYN
9530 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0140
BATTISTA JOHN & MARIANNE
9516 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0150
OBERLANDER FRANK & DIANE A
9502 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0160
WILLIAMS DAVID & CHERYL
9503 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0170
SCHULTZ EDWARD
9517 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0180
ALLEY TYLER & JULIA
9531 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0190
ADKINS RONALD W
9545 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 00000 0200
SASSO THERESA & KING GEORGE
9607 PAVER CT
NEW PORT RICHEY, FL 34654-5632

25 25 16 0060 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

25 25 16 076A 00000 0350
DEWITT DAVID J
8129 HAZELNUT CT
NEW PORT RICHEY, FL 34654-5626

25 25 16 076A 00000 0360
DAVISON BARBARA J
8111 HAZELNUT CT
NEW PORT RICHEY, FL 34654-5626

25 25 16 076A 00000 0390
WEBBER HEATHER M & JOHN S
9521 DELRAY DR
NEW PORT RICHEY, FL 34654

25 25 16 076A 00000 0400
RCP LENDING FUNDS I LLC
42 W TWINVALE LOOP
CONROE, TX 77384

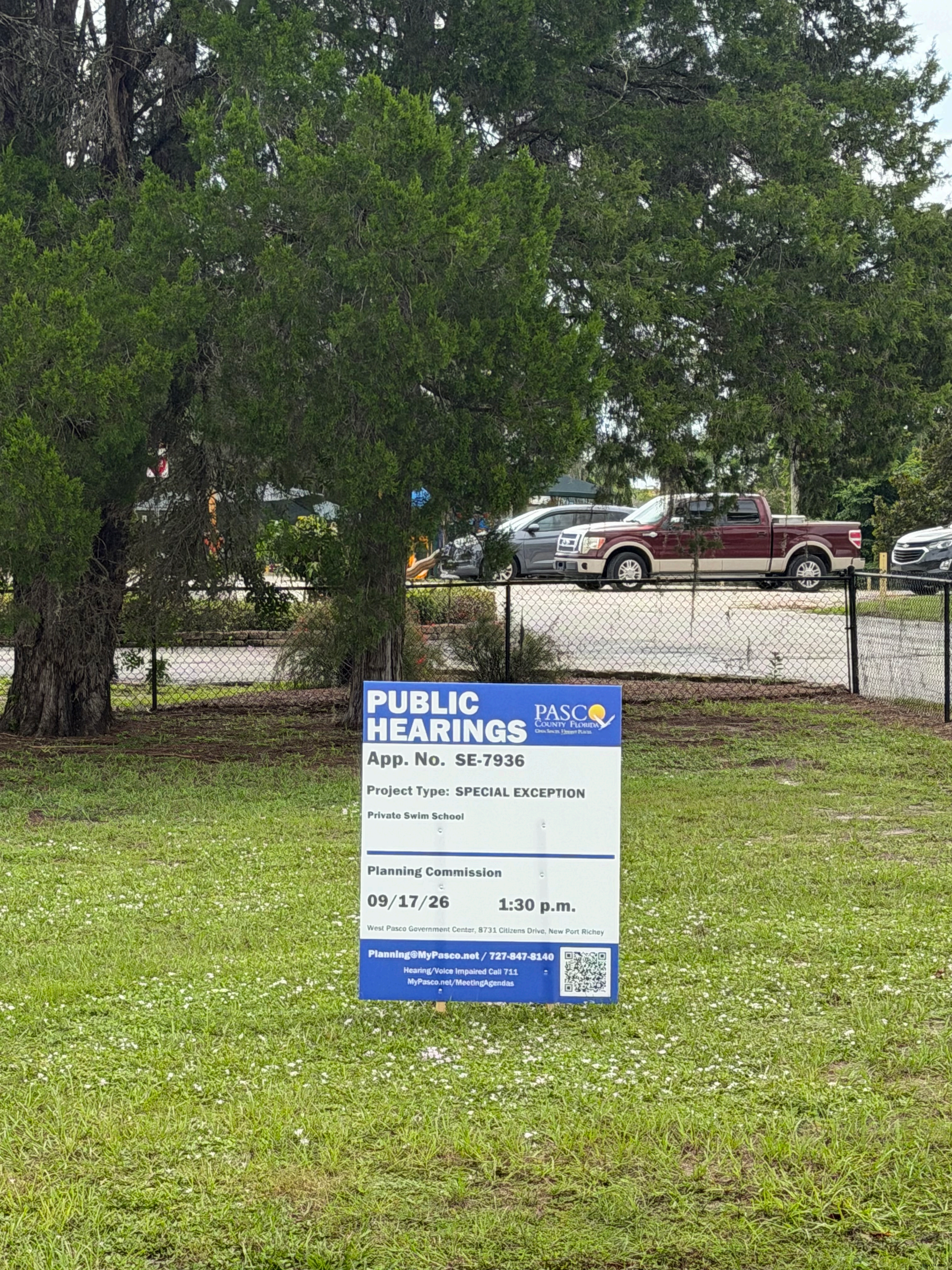
U.S. POSTAGE PAID
TAMPA, FL
33615
AUG 20 26
AMOUNT
$30.00
S2324E500747-05

U.S. POSTAGE PAID
TAMPA, FL
33615
AUG 20 26
AMOUNT
$31.50
S2324E500747-05

TOWN N' COUNTRY POST OFFICE
AUG 20 2026
TAMPA, FLORIDA 33615-9998

CISCO 82

PUBLIC HEARINGS
PASCO
App. No. SE-7936
Project Type: SPECIAL EXCEPTION
Planning Commission
09/17/20 1:30 p.m.
SLOW DOWN


PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. SE-7936
Project Type: SPECIAL EXCEPTION
Private Swim School
Planning Commission
09/17/26
1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

I, Edmar Corachia, 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 SE-7936 Sycamore Drive Swim School, 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 28, 2026

Notice ID: lr9FfKQyVVqajeg5Sx7l

Notice Name: SE-7936 Sycamore Drive Swim School

Publication Fee: $0.00

Edmar Corachia

_____
Agent

VERIFICATION
State of Florida
County of Orange

Signed or attested before me on this: 08/28/2026

_____
Notary Public
Notarized remotely online using communication technology via Proof.

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

NOTICE OF PUBLIC HEARING
FOR A SPECIAL EXCEPTION
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 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m., to consider an application for a special exception pursuant to the provisions of the Pasco County Land Development Code, Article 300. The hearing will be conducted at the stated time or as soon thereafter as is practical on the following application:

Sycamore Drive Swim School (SE-7936) petition for a special exception for a private swim school) in an E-R Estate-Residential District for a parcel located West Central Pasco County – On the Southeast Corner of the Intersection of Ridge Road and Sycamore Drive – Containing Approximately 1.44 acres (aka 25-25-16-002C-00000-2951).

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.

SPECIAL EXCEPTION ATTACHMENT

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission hereby recommends (**DENIAL**) based upon evidence adduced at the public hearing.

The Planning Commission makes a specific finding, based upon the facts presented, that the request (**would or would not**) have an adverse effect on the health, safety, or welfare of the public as follows:

1. The proposed use (**is or is not**) consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan elements or applicable portions thereof.

2. The proposed use (**will or will not**) create or excessively increase traffic or parking congestion or otherwise affect public safety.

3. The site upon which the proposed use is to be located (**has or does not have**) suitable drainage, access, ingress and egress, on-site parking, loading areas, refuse collection, and adequate utilities available to service the site.

4. The site upon which the special exception is to be located (**has or does not have**) screening and buffering sufficient to prevent interference with the enjoyment of surrounding properties.

5. That signs, if any, and proposed exterior lighting used in conjunction with the special exception use (**will or will not**) create any adverse traffic safety, economic, or cause other significant problems on adjoining or surrounding properties.

6. That there (**is or is not**) adequate yard and open space to serve the property upon which the special exception use will be maintained.

Ayes: _____ Nays: _____

The recommendation and report of the Planning Commission is based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.4.E, the Pasco County Comprehensive Plan, and the evidence presented at the public hearing on the application.

_____ _____

Planning Commission Chairman Date

Special Exception No. _____

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 5 **FILE NO.:** PDE27-0013 **DATE:** 9/17/2026

SUBJECT: Special Exception (Consent) – Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility – Special Exception to Amend Previously Approved Special Exception Petition No. 7381 – Northwest Pasco County – On the East Side of Merchant Energy Way Approximately 950 feet North of Hudson Ave – Containing Approximately 30.92 Acres

REFERENCES: All Planning Commission (PC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR on 9/17/2026 at 1:30 p.m.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Approve the Special Exception request with conditions, as set forth under the Recommended Conditions section below. Authorize the Chairman to execute the one (1) original Order provided and direct Board Records to distribute, as set forth under the Distribution section below.

BACKGROUND:

Petition No. 7942 (SPECEX-2026-00005), in the name of Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility (SHCCF), has been filed for a special exception to amend the previously approved Special Exception Petition No. 7381 and allow for access to the SHCCF through Softwind Lane in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 503.5.E.

The Special Exception currently provides that the site for the SHCCF could be accessed from Softwind Lane during construction of the facility, but once construction is completed, permanent access would be via Hudson Avenue and Merchant Energy Way. At the time the Special Exception was approved in January 2019, the sponsor for the SHCCF project was General Electric (GE), which also owned the Shady Hills Generating Station to the west, while the property to the east (between the SHCCF site and Softwind Lane) was owned by Seminole Electric Co-Op Inc (SECI). Therefore, as designed at the time of Special Exception approval, GE would temporarily have access to the SHCCF site from Softwind Lane (crossing SECI property) during construction, but permanent access would be through the Shady Hills Generating Station (i.e., through GE's own property).

SECI subsequently took over ownership of the SHCCF site and development of the project. Therefore, during detailed planning for the SHCCF project in 2023, SECI designed the project so that permanent access to the SHCCF site would be from Softwind Lane across its own property, rather than through the Shady Hills Generating Station (which was still owned by GE). Construction commenced in September 2023 and has proceeded on the basis of permanent access from Softwind Lane.

SECI now seeks to amend Condition No. 8 of the Special Exception Petition SE-7381, to authorize permanent access via Softwind Lane, which would make it consistent with the way the SHCCF was designed and is being constructed. The proposed change will not affect the operation of the facility or result in any additional impacts on traffic or other services.

The parcel of land on which the Shady Hills Generating Station and the SHCCF are located on the east side of Merchant Energy Way approximately 950 feet north of Hudson Ave (Parcel I.D. No.: 25 24 17 0000 00100 0090, 25 24 17 0000 00100 0011, 25 24 17 0000 00100 0110, 25 24 17 0000 00100 0120, 25-24-17-0000-00100-0012, 25 24 17 0000 00100 0015), and originally contained approximately 30.92 acres (a.k.a. 14210 Merchant Energy Way). A parcel of land containing approximately 0.67 acres was later added to the SHCCF site.

The lead planner for this project and author of this memo is Brian Yunker, Planner II.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-C Agricultural Residential District	P/SP (Public/Semipublic	Pasco County Resource Recovery Facility
EAST	A-C Agricultural Residential District	P/SP (Public/Semipublic	Single Family Residential; Proposed Seminole Electric Cooperative Transmission Substation and Delivery Facility
SOUTH	I-2 General Industrial Park District	IH (Industrial-Heavy)	North Suncoast Industrial Park; Concrete Batch Plant
WEST	A-C Agricultural Residential District	P/SP (Public/Semipublic	Merchant Energy Way; Shady Hills Wastewater Treatment Plant

FINDINGS OF FACT:

1. The subject site is currently developed as the Shady Hills Combined Cycle Facility (SHCCF) on approximately 14.89 acres. The applicant is requesting to amend Condition No. 8 of Special Exception No. 7381 to authorize permanent access via Softwind Lane, in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 503.5.E. Condition of Approval number 8 is being amended and replaces condition of approval number 8 from previously approved Special Exception No. 7381.

2. The proposed conditions were carried over from the previously approved Special Exception

Petition No. 7381. COA No.1 from SE-7381 is not carried over since Hudson Road was built sometime between 2001 and 2004 pursuant to Pasco Mapper aerial photos.

3. The following excerpt is from the applicant's project narrative (Attachment 2):

"Petitioner Seminole Electric Cooperative, Inc. (SECI) seeks to amend the existing Special Exception (No. 7381) for the Shady Hills Combined Cycle Facility, an electric generating facility that is now under construction. The Special Exception currently provides that the site for the SHCCF could be accessed from Softwind Lane during construction of the facility but that once construction was completed, permanent access would be via Hudson Avenue and Merchant Energy Way. At the time the Special Exception was approved in January 2019, the sponsor for the SHCCF project was General Electric, which also owned the Shady Hills Generating Station to the west while the property to the east (between the SHCCF site and Softwind Lane) was owned by SECI. Therefore, as designed at the time of Special Exception approval, GE would temporarily have access to the SHCCF site from Softwind Lane (crossing SECI property) during construction, but permanent access would be through the Shady Hills Generating Station (i.e., through GE's own property).

SECI subsequently took over ownership of the SHCCF site and development of the project. Therefore, during detailed planning for the SHCCF project in 2023, SECI designed the project so that permanent access to the SHCCF site would be from Softwind Lane across its own property, rather than through the Shady Hills Generating Station (which was still owned by GE). Construction commenced in September 2023 and has proceeded on the basis of permanent access from Softwind Lane.

SECI now seeks to amend Condition 2 of the Special Exception to authorize permanent access via Softwind Lane, which would make it consistent with the way the SHCCF was designed and is being constructed. The proposed change will not affect the operation of the facility or result in any additional impacts on traffic or other services".

4. Access to the site is from Merchant Energy Way, a private, 2-lane local paved roadway within a 24-foot-wide (varies) privately maintained right-of-way. The private portion of Merchant Energy Way ties into a 2-lane County paved roadway within a 24-foot-wide (varies) County-maintained right-of-way that connects to Hudson Avenue, a 2-lane local roadway within a 40-foot-wide (varies) County-maintained right-of-way.

5. 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.

6. The surrounding area is characterized by an electric generating plant, a wastewater treatment plant, a resource recovery facility, single-family residential, and an outdoor shooting range.

7. The subject area has a Future Land Use (FLU) classification of P/SP (Public/Semi-public) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the Comprehensive Plan.

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

9. The Board of County Commissioners (BCC) has approved the following zoning actions on the subject property:

a. On December 8, 1999, the Planning Commission (PC) approved Special Exception No. 5528 for the westernmost 20 acres of the 30-acre parcel. Special Exception No. 5528 resulted in the construction and operation of the Shady Hills Generating Station (SHGS).

b. On January 2018, the PC approved Special Exception No. 7295 for the easternmost ten acres of the 30-acre parcel and incorporated by reference Special Exception No. 5528. Special Exception No. 7295 resulted in the construction and operation of the Shady Hills Combined Cycle Facility (SHCCF) upon certification by the Florida Department of Environmental Protection (DEP) under the Florida Electrical Power Plant Siting Act (PPSA) (No. PA18-59).

10. On February 23, 2026, the subject request was found to be Exempt from providing 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-hour 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.

11. Hudson Avenue & Softwind Lane were determined to be Exempt from Substandard Roadway Analysis. Per LDC 901.4.C.1; ”Any project having an impact of less than 500 daily trips to a Collector roadway segment on the County’s Highway Vision Plan and Functional Class Map (Comprehensive Plan Map 7-36) is exempt from mitigation and analysis for that roadway segment.”

12. The proposed request, as conditioned, is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.4.F, Special Exceptions, Required Standards; and the applicable provisions of the County's Comprehensive Plan.

RECOMMENDED CONDITIONS:

The following conditions are specific to the Shady Hills Generating Station, described in Attachment A:

1. There shall be no access to the Shady Hills Generating Station via Softwind Lane. All access shall be via Hudson Avenue and Merchant Energy Way.

2. The owner/developer shall enter into a Utility Service Agreement with Pasco County prior to site plan approval.

3. The owner/applicant acknowledges that any provisions of Pasco County Ordinances not specifically waived shall be in full force and effect.

4. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59, as amended.

The following conditions are specific to the Shady Hills Combined Cycle Facility (SHCCF), described in Attachment B:

5. The owner/developer shall provide a new driveway to and loop road around the perimeter of the proposed Shady Hills Combined Cycle Facility. An access-management analysis is not required to be submitted by the applicant. However, access-management land development code (LDC) Section 901.3 requirements, may be reviewed as part of the final construction plan review process.

6. All permanent access to the Shady Hills Combined Cycle Facility, following completion of construction and removal of the construction trailers, shall be via Hudson Avenue, Merchant Energy Way, and via Softwind Lane.

7. The owner/applicant acknowledges that any provision of Pasco County ordinances not specifically waived shall be in full force and effect.

8. The owner/applicant shall enter into a Utility Service Agreement with Pasco County prior to site plan approval.

9. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59, as amended.

10. This special exception shall be limited to the following power generating facilities: essential public service use of power generating facilities (~150' stack), heat recovery steam generator, gas turbine, inlet air filter, generator, take-off tower/circuit breaker/line disconnect switch, step-up transformer, fuel gas condition and pressure regulation station, gas metering yard, auxiliary broiler area (~50' stack), circulating water pumps, cooling tower (fan height 50 steam turbine, electric power distribution center (PDC) 1,500 sq ft +/-, surface condenser, new lines, rebuilds and maintenance needs) and associated and ancillary equipment for generation to occur.

11. This approval is subject to the provisions of the LDC, Section 402.4.I, 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 Special Exception pursuant to the provisions of the LDC, Section 402.4.I, Revocation of Special Exception and Conditional Use Approvals, or both, except as otherwise provided under the Florida Electrical Power Plant Siting Act, Certification Order and Conditions of Certification, No. PA18-59, as amended.

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

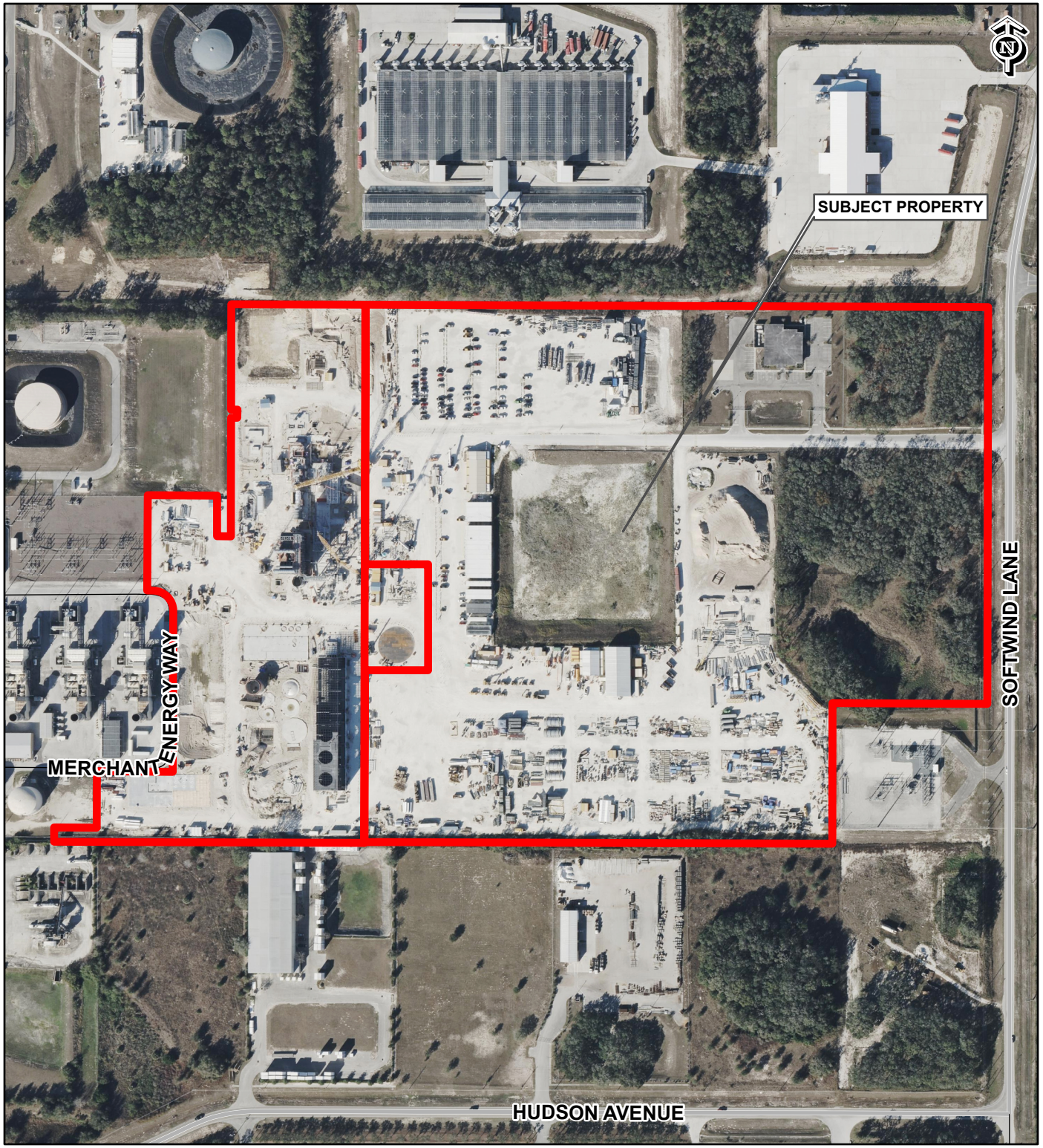
REQUEST:
Board Records to distribute as set forth below:

1. Retain one original for the record.

ATTACHMENT(S):
1. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Map Package
2. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Narrative
3. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Transportation Determination
4. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Order
5. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Special Exception SE-7381

6. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility Shady Hills Energy Center LLC - Certification Order No. PA18-59
7. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Attachment A-Legal Description
8. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Attachment B-Legal Description
9. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Affidavit of Posting and Mailed Notice
10. PDE27-0013: Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility - Proof of Publication
11. PDE27-0013: Shady Hills Power Company/Shady Hills Combined Cycle Facility - Signature Sheet

CC: DA/DE/NP/BY/PDE27-0013 Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility



SE-7942
AMEND COA ON CURRENT SE

25-24-17-0000-00100-0010
25-24-17-0000-00100-0012

SHADY HILLS ENERGEY CENTER LLC ET AL
16313 N DALE MABRY HWY
TAMPA, FL 33618

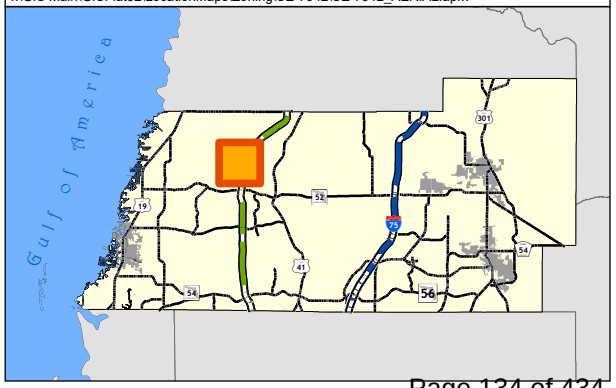
PHYSICAL ADDRESS:
14353 SOFTWIND LANE

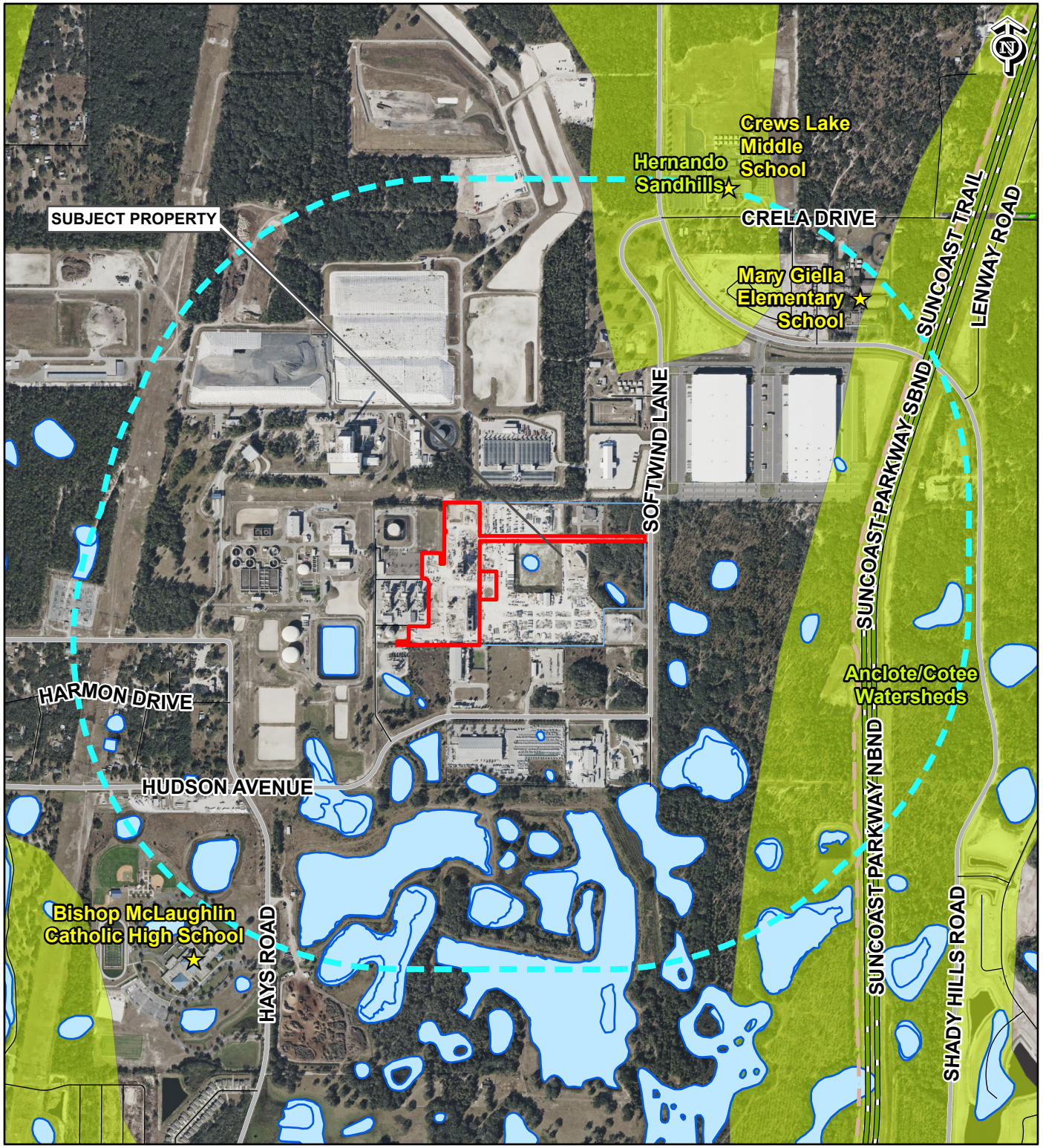
TAZ-16
COMMISSION DISTRICT: 5

SUBJECT PROPERTY

0 350 700
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7942\SE-7942_AERIAL.aprx





SE-7942
AMEND COA ON CURRENT SE

25-24-17-0000-00100-0010
(PORTION OF)

25-24-17-0000-00100-0012
25-24-17-0000-00100-0015

SHADY HILLS ENERGEY CENTER LLC ET AL
16313 N DALE MABRY HWY
TAMPA, FL 33618

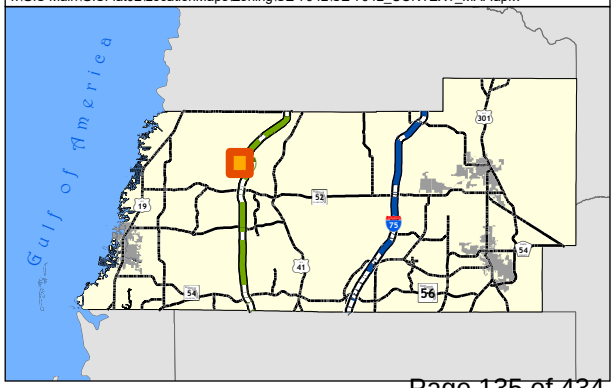
PHYSICAL ADDRESS:
14353 SOFTWIND LANE

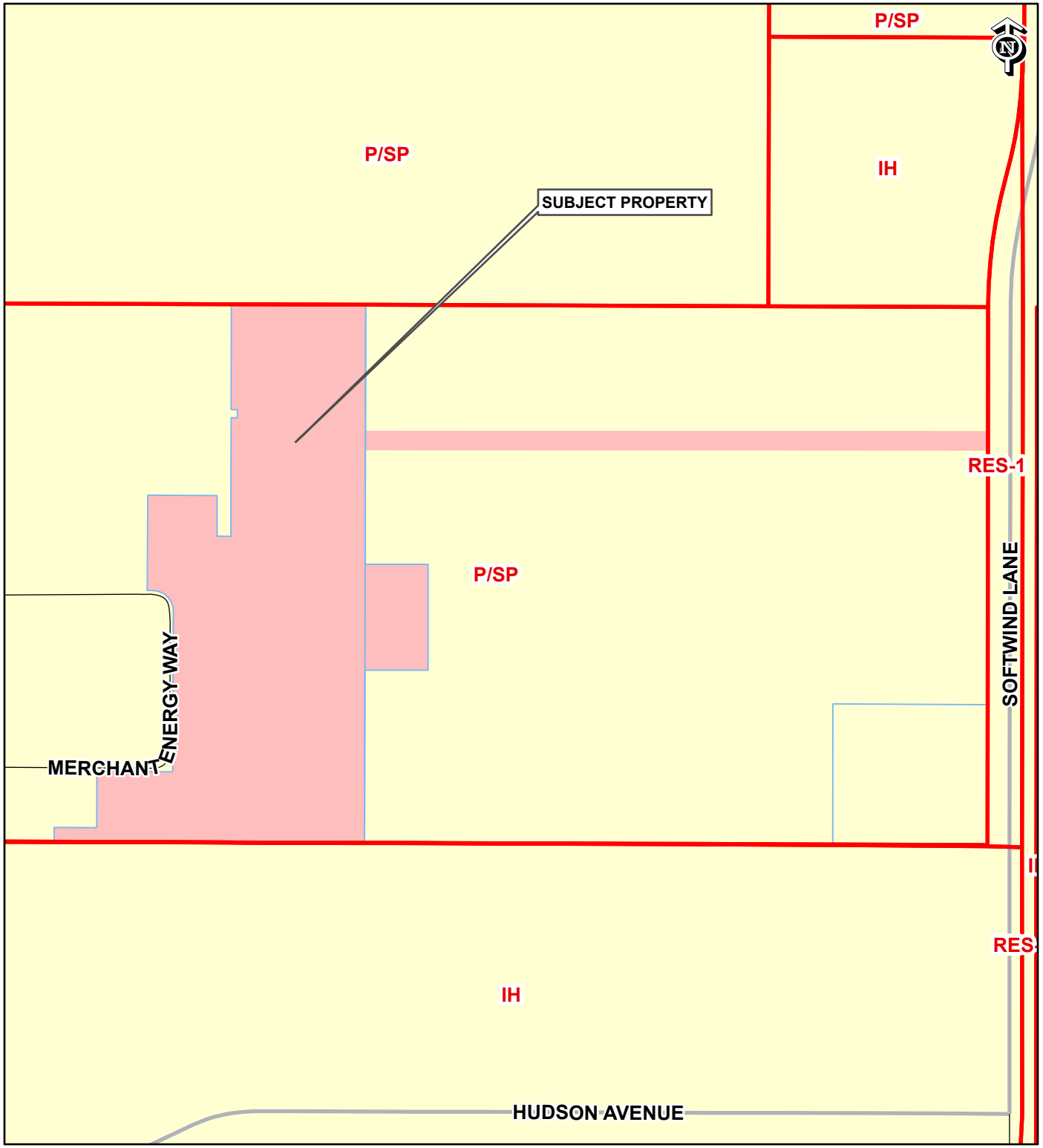
TAZ-16
COMMISSION DISTRICT: 5

SUBJECT PROPERTY
3,000' BUFFER

0 0.25 0.5
Mile

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7942\SE-7942_CONTEXT_MAP.aprx





SE-7942
AMEND COA ON CURRENT SE

25-24-17-0000-00100-0010
(PORTION OF)

25-24-17-0000-00100-0012
25-24-17-0000-00100-0015

SHADY HILLS ENERGEY CENTER LLC ET AL
16313 N DALE MABRY HWY
TAMPA, FL 33618

PHYSICAL ADDRESS:
14353 SOFTWIND LANE

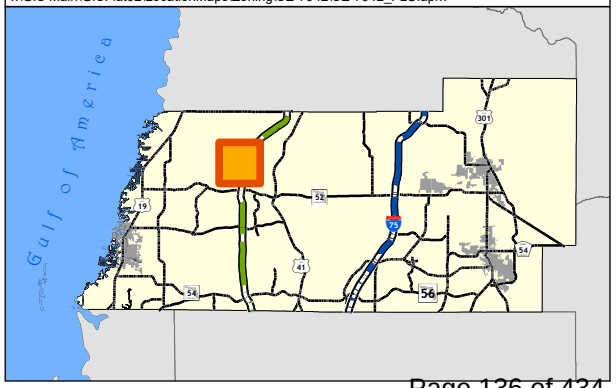
TAZ-16
COMMISSION DISTRICT: 5

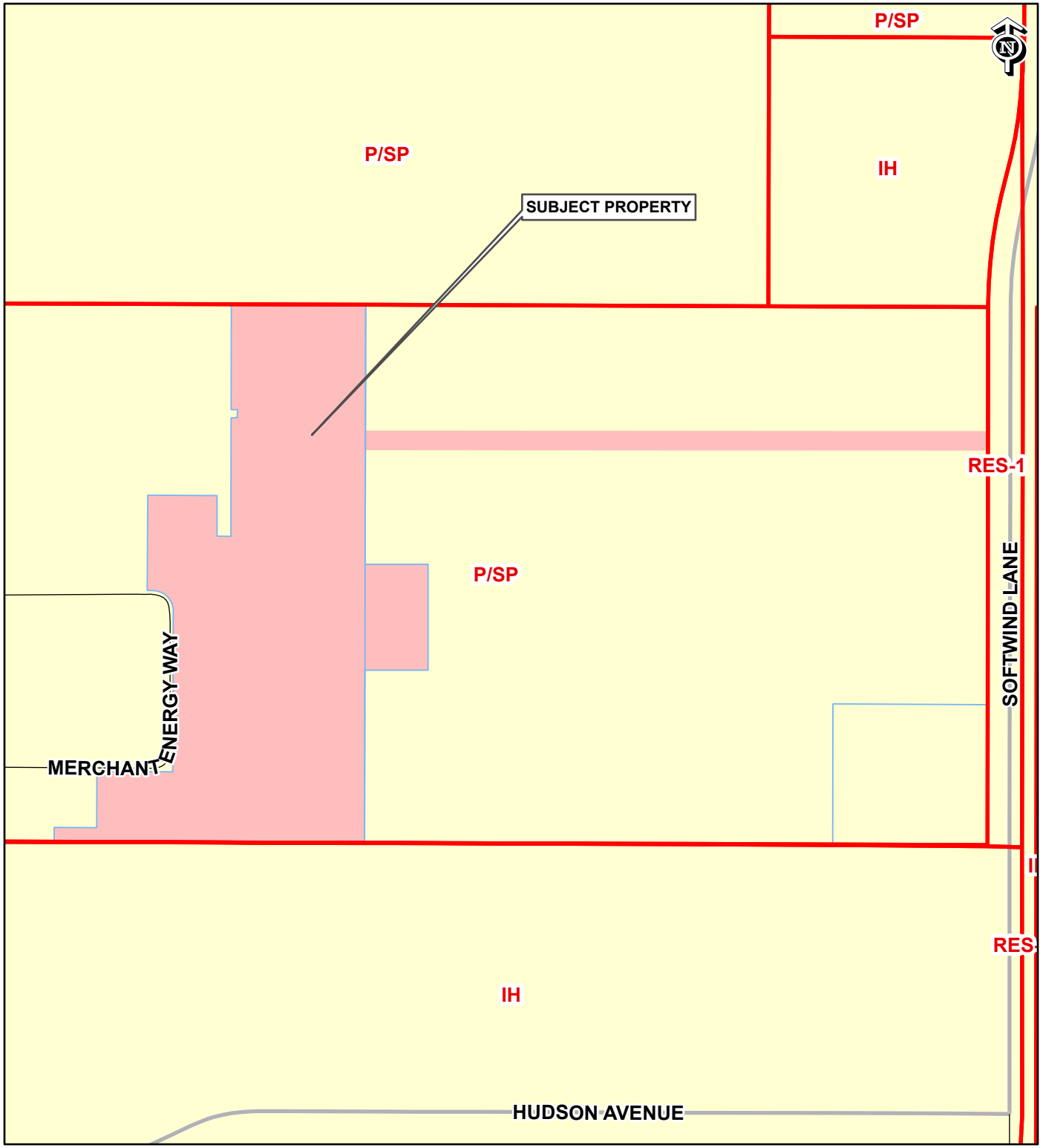
SUBJECT PROPERTY

FUTURE LAND USE 2025

0 350 700
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7942\SE-7942_FLU.aprx





SE-7942
AMEND COA ON CURRENT SE

25-24-17-0000-00100-0010
(PORTION OF)

25-24-17-0000-00100-0012
25-24-17-0000-00100-0015

SHADY HILLS ENERGEY CENTER LLC ET AL
16313 N DALE MABRY HWY
TAMPA, FL 33618

PHYSICAL ADDRESS:
14353 SOFTWIND LANE

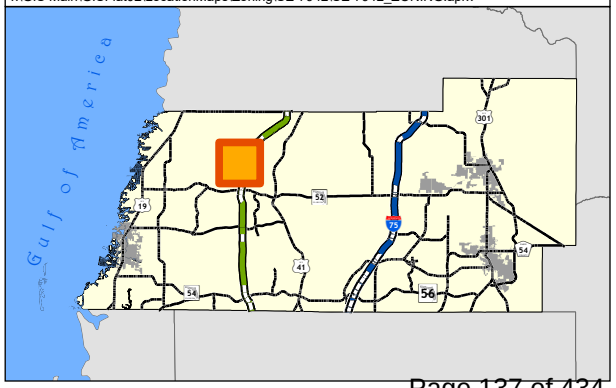
TAZ-16
COMMISSION DISTRICT: 5

SUBJECT PROPERTY

FUTURE LAND USE 2025

0 350 700
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\SE-7942\SE-7942_ZONING.aprx



Narrative:

Petitioner Seminole Electric Cooperative, Inc. (SECI) seeks to amend the existing Special Exception (No. 7381) for the Shady Hills Combined Cycle Facility, an electric generating facility that is now under construction. The Special Exception currently provides that the site for the SHCCF could be accessed from Softwind Lane during construction of the facility but that once construction was completed permanent access would be via Hudson Avenue and Merchant Energy Way. At the time the Special Exception was approved in January 2019, the sponsor for the SHCCF project was General Electric, which also owned the Shady Hills Generating Station to the west while the property to the east (between the SHCCF site and Softwind Lane) was owned by SECI. Therefore, as designed at the time of Special Exception approval, GE would temporarily have access to the SHCCF site from Softwind Lane (crossing SECI property) during construction, but permanent access would be through the Shady Hills Generating Station (i.e., through GE's own property).

SECI subsequently took over ownership of the SHCCF site and development of the project. Therefore, during detailed planning for the SHCCF project in 2023, SECI designed the project so that permanent access to the SHCCF site would be from Softwind Lane across its own property, rather than through the Shady Hills Generating Station (which was still owned by GE). Construction commenced in September 2023 and has proceeded on the basis of permanent access from Softwind Lane.

SECI now seeks to amend Condition 2 of the Special Exception to authorize permanent access via Softwind Lane, which would make it consistent with the way the SHCCF was designed and is being constructed. The proposed change will not affect the operation of the facility or result in any additional impacts on traffic or other services.

Impacted Parcel Numbers:

25-24-17-0000-00100-0012

25-24-17-0000-00100-0010

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-2026-00003

Applicant: Seminole Electric Cooperative Inc.

Consultant Name: Michael Raysor

Parcel ID(s): 25 24 17 0000 00100 0012 & 25 24 17 0000 00100 0010

Application Status

Application Status: **Accepted**

Date: February 23, 2026

Contact Person: S. Hamed Haghshenas

Email: hamedhagh@pascocountyfl.net

Vision Road(s)

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

Softwind Lane is a Vision Collector roadway based on the corridor table 7-2, 2 lane with ultimate ROW of 80 ft.

Timing and Phasing Analysis

Existing Zoning: AC

Existing Development Size: 7287 sq.ft.

Proposed Zoning: AC (Special Exception)

Proposed Development Size: 15970 sq.ft. administrative building w/ up to 25 employees

Land Area: 57.23 Acres

Condition	Zoning	Max Coverage	Best Use (Code)	Density Allowed	Peak Hr. Trip Rate
Existing	AC	15%	Utility (170)	1 DU/10 Acres	2.33 trips per 1000 sq.ft. GFA
No. Trips (A)	$57.23 \times 43.56 \times 0.15 \times 0.75 \times 2.33 \sim 654\ Trips$				
Proposed	AC	15%	Office (710) + Utility (170)	1 DU/10 Acres	1.24 + 2.33 trips per 1000 sq.ft. GFA
No. Trips (B)	$57.23 \times 43.56 \times 0.15 \times 0.75 \times 2.33 \sim 654\ Trips$ $15970 \times 1/1000 \times 1.24 \sim 20\ Trips$				
$\Delta = (B - A)$	$\Delta = 674 - 654 = 20\ Trips$				

Finding of Fact: On February 23, 2026, the subject request was found to be **Exempt** from providing 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-hour 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: Softwind Lane - County Collector

Adjacent Roadway(s) Condition: Softwind Lane - Standard

Number of Daily Trips: $\frac{\mathbf{15970}}{\mathbf{1000}} \times \mathbf{7.83}\ ITE\ Rate \sim \mathbf{125}\ avg.\ daily\ trips$

SSRRA-2026-00011: EXEMPT

Comment: Per LDC 901.4.C.1; "Any project having an impact of less than 500 daily trips to a Collector roadway segment on the County's Highway Vision Plan and Functional Class Map (Comprehensive Plan Map 7-36) is exempt from mitigation and analysis for that roadway segment."

BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY

IN RE: SPECIAL EXCEPTION APPLICATION NO. 7942
Shady Hills Power Company, LLC/Shady Hills Combined Cycle Facility

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on September 17, 2026, after due public notice, being empowered under the Pasco County Land Development Code (LDC), Chapter 200, Section 204.3, to hear and decide requests for special exceptions, does hereby make the following findings, conclusions, and interpretations as applied to the above special exception for an amendment to previously approved Special Exception No. 7381 in an A-C Agricultural District:

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

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

FINDINGS OF FACT

1. The subject site is currently developed as the Shady Hills Combined Cycle Facility (SHCCF) on approximately 14.89 acres. The applicant is requesting to amend Condition No. 8 of Special Exception No. 7381 to authorize permanent access via Softwind Lane, in an A-C Agricultural District in accordance with Land Development Code (LDC) Section 503.5.E.

2. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE27-0013, the special exception is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the Land Development Code (LDC).

ORDERED that Special Exception Application No. SE-7942 is hereby approved for the property described in Exhibit A attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

The following conditions are specific to the Shady Hills Generating Station, described in Attachment A:

1. There shall be no access to the Shady Hills Generating Station via Softwind Lane. All access shall be via Hudson Avenue and Merchant Energy Way.
2. The owner/developer shall enter into a Utility Service Agreement with Pasco County prior to site plan approval.
3. The owner/applicant acknowledges that any provisions of Pasco County Ordinances not specifically waived shall be in full force and effect.
4. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59, as amended.

The following conditions are specific to the Shady Hills Combined Cycle Facility (SHCCF), described in Attachment B:

5. The owner/developer shall provide a new driveway to and loop road around the perimeter of the proposed Shady Hills Combined Cycle Facility. An access-management analysis is not required to be submitted by the applicant. However, access-management land development code (LDC) Section 901.3 requirements, may be reviewed as part of the final construction plan review process.
6. All permanent access to the Shady Hills Combined Cycle Facility, following completion of construction and removal of the construction trailers, shall be via Hudson Avenue, Merchant Energy Way, and via Softwind Lane.
7. The owner/applicant acknowledges that any provision of Pasco County ordinances not specifically waived shall be in full force and effect.
8. The owner/applicant shall enter into a Utility Service Agreement with Pasco County prior to site plan approval.
9. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power

Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59, as amended.

10. This special exception shall be limited to the following power generating facilities: essential public service use of power generating facilities (~150' stack), heat recovery steam generator, gas turbine, inlet air filter, generator, take-off tower/circuit breaker/line disconnect switch, step-up transformer, fuel gas condition and pressure regulation station, gas metering yard, auxiliary broiler area (~50' stack), circulating water pumps, cooling tower (fan height 50 steam turbine, electric power distribution center (PDC) 1,500 sq ft +/-, surface condenser, new lines, rebuilds and maintenance needs) and associated and ancillary equipment for generation to occur.
11. This approval is subject to the provisions of the LDC, Section 402.4.I, 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 Special Exception pursuant to the provisions of the LDC, Section 402.4.I, Revocation of Special Exception and Conditional Use Approvals, or both, except as otherwise provided under the Florida Electrical Power Plant Siting Act, Certification Order and Conditions of Certification, No. PA18-59, as amended.

DONE AND ORDERED effective as of this 17th day of September, 2026.

(SEAL)

ATTEST:

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

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

CHARLES R. GREY, CHAIRMAN

BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY

IN RE: SPECIAL EXCEPTION APPLICATION NO. 7381
Shady Hills Power Company, LLC

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on January 10, 2018, with a quorum present and voting, after due public notice, being empowered under Chapter 200, Section 204 of the Pasco County Land Development Code (LDC) to hear and decide requests for special exceptions, does hereby make the following findings, conclusions, and interpretations as applied to the above special exception request to Amend Previous Special Exceptions SE-5528 and SE-7295:

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

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

FINDINGS OF FACT:

1. Shady Hills Power Company, LLC (SHPC) owns a 30-acre parcel of property off of Merchant Energy Way currently. On December 8, 1999, the Planning Commission (PC) approved Special Exception Petition No. 5528 for the westernmost 20 acres of the 30-acre parcel. Special Exception No. 5528 resulted in the construction and operation of the Shady Hills Generating Station (SHGS). Subsequently, in January of 2018, the Planning Commission approved Special Exception No. 7295 for the easternmost ten acres of the 30-acre parcel and incorporated by reference Special Exception No. 5528. Special Exception No. Petition 7295 will result in construction and operation of the Shady Hills Combined Cycle Facility (SHCCF) upon certification by the Florida Department of Environmental Protection (DEP) under the Florida Electrical Power Plant Siting Act (PPSA) (No. PA18-59). The applicant is proposing an amendment requesting revisions to those two special exceptions shown in strike through and underline format within the Recommended Conditions Section shown in the accompanying agenda memorandum.

2. Access to the site is from Merchant Energy Way, a private, 2-lane local paved roadway within a 24-foot wide (varies) privately-maintained right-of-way. The private portion of Merchant Energy Way ties into a 2-lane County paved roadway within a 24 foot wide (varies) county maintained right-of-way that connects to Hudson Avenue, a 2-lane local roadway within a 40 foot wide (varies) County-maintained right-of-way.

3. 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.

4. The surrounding area is characterized by an electric generating plant, a wastewater treatment plant, a resource recovery facility, single family residential and a planned outdoor shooting range (Pasco County Sheriff's Office).

5. The subject area has been designated P/SP (PUBLIC/SEMI-PUBLIC) under the Comprehensive Plan. On June 19, 2018 the Board of County Commissioners (BCC) approved a Comprehensive Plan Amendment (CPAL18(08)) from RES-1 (RESIDENTIAL 1 DU/GA) to P/SP (PUBLIC/SEMI-PUBLIC). The subject site was a portion of the subject request.

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

7. On November 30, 2018, the subject request was found to be **exempt** from Timing and Phasing (T & P No. 19-37) as the highest and best use of the proposed use would result in a gross trip increase of less than 50 peak hour trips, a.m. or p.m., whichever is higher (LDC, Section 901.12.C.1). Access Management Analysis and Substandard Road Review shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

8. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.4.E, Special Exception, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

Accordingly, it is hereby

ORDERED that Special Exception Application No. 7381 is hereby approved for the property described in Exhibit A and Exhibit B attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

The following are conditions specific for that portion described in attached Exhibit A, amending SE-5528:

1. The owner/developer shall extend Hudson Avenue from Hays Road, along the southern boundary of Shady Hills Water Treatment Plant, to the western edge of the Shady Hills Generating Station (Parcel ID No. 25-24-17-0000-00100-0050) located directly adjacent to the south to County standards.

2. There shall be no access to the Shady Hills Generating Station via Softwind Lane. All access shall be via Hudson Avenue and Merchant Energy Way.

3. The owner/developer shall enter into a utility service agreement with Pasco County prior to site plan approval.

4. The owner/applicant acknowledges that any provisions of Pasco County ordinances not specifically waived shall be in full force and effect.

5. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59.

6. Calculation of allowable density and intensity shall be in compliance with the land use category limitations set forth in the Pasco County Comprehensive Plan.

The following are conditions specific for that portion described in attached Exhibit B, amending SE-7295:

1. The owner/developer shall provide a new driveway to and loop road around the perimeter of the proposed Shady Hills Combined Cycle Facility. An access-management analysis is not required to be submitted by the applicant. However, access-management land development code (LDC) requirements may be reviewed as part of the final construction plan review process.

2. All permanent access to the Shady Hills Combined Cycle Facility, following completion of construction and removal of the construction trailers, shall be via Hudson Avenue and Merchant Energy Way.

Access via Softwind Lane shall be allowed on a temporary basis during construction of the Shady Hills Combined Cycle Facility.

3. The owner/applicant acknowledges that any provision of Pasco County ordinances, not specifically waived shall be in full force and effect.

4. The owner/applicant shall enter into a utility service agreement with Pasco County prior to site plan approval.

5. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval by complying with the County approved conditions established in the Florida Electrical Power Plant Siting Act Certification Order and Conditions of Certification, No. PA18-59.

6. Calculation of allowable density and intensity shall be in compliance with the land use category limitations set forth in the Pasco County Comprehensive Plan.

7. This special exception shall be limited to the following power generating facilities: Essential public services use of power generating facilities (~150' stack), heat recovery steam generator, gas turbine, inlet air filter, generator, take-off tower/circuit breaker/line disconnect switch, step-up transformer, fuel gas condition and pressure regulation station, gas metering yard, auxiliary broiler area (~50' stack), circulating water pumps, cooling tower (fan height 50 steam turbine, electric power distribution center (PDC) 1,500 sq. ft. +/-, surface condenser, new lines, rebuilds and maintenance needs) and associated and ancillary equipment for generation to occur.

8. This approval is subject to the provisions of the LDC, Section 402.4.I, 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 Special Exception pursuant to the provisions of the LDC, Section 402.4.I, Revocation of Special Exception and Conditional Use Approvals, or both, except as otherwise provided under the Florida Electrical Power Plant Siting Act, Certification Order and Conditions of Certification, No. PA18-59.

9. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department after the final action.

Special Exception 5528 took effect on December 8, 1999. Special Exception 7295 took effect on January 10, 2018. The amendments to Special Exception 5528 and 7295 (adopted by Special Exception 7381) shall be effective January 10, 2019; however, removal of the berm along the east property line of the Special Exception 5528 property shall not occur until after the acknowledgement portion of Special Exception 7381 is completed (including notarization) and received by the Planning and Development Department.

DONE AND ORDERED effective as of this 10th day of January, 2019.

SEAL

ATTEST:

PAULA S. O'NEIL, Ph.D., CLERK & COMPTROLLER

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

CHARLES R. GREY, CHAIRMAN

Exhibit A

Sketch & Description
Remainder Parcel
Shady Hills Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

Remainder Parcel: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, thence coincident with the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 00°07'50" E a distance of 1320.38 feet to a point coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said West boundary, coincident with said North Boundary, S 89°47'14" E a distance of 659.66 feet to a point coincident with the West boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary, coincident with said West boundary, S 00°03'22" W a distance of 568.64 feet; thence departing said West boundary, N 89°47'14" W a distance of 34.13 feet; thence N 00°12'46" E a distance of 99.68 feet; thence N 89°47'14" W a distance of 170.21 feet; thence S 00°25'38" W a distance of 233.93 feet; thence S 89°47'14" E a distance of 14.51 feet to a point coincident with a curve concave to the Southwest, said curve having a radius of 50.00 feet, a delta angle of 90°00'00" and being subtended by a chord bearing S 44°47'14" E for a distance of 70.71 feet; thence coincident with the arc of said curve a distance of 78.54 feet; thence S 00°12'46" W a distance of 393.49 feet; thence N 89°47'14" W a distance of 290.79 feet; thence S 00°12'46" W a distance of 173.93 feet to a point coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said South boundary, N 89°48'05" W a distance of 227.82 feet to the POINT OF BEGINNING.

Containing an area of 688832.28 square feet, 15.813 acres, more or less.

STACY L. BROWN
License Number 6516
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by: Stacy L. Brown
Date: 2018.11.13 09:22:50 -05'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Project No.: 20170212
Phase: 5
Drawing Name: 20170212_5SK
Last Field Date: N/A
Field Book/Page: N/A

Drafted By: S. Brown
Date Drafted: 11/10/18
Revision Date: 11/12/18
Approved By: S. Brown
Date Approved: 11/12/18

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

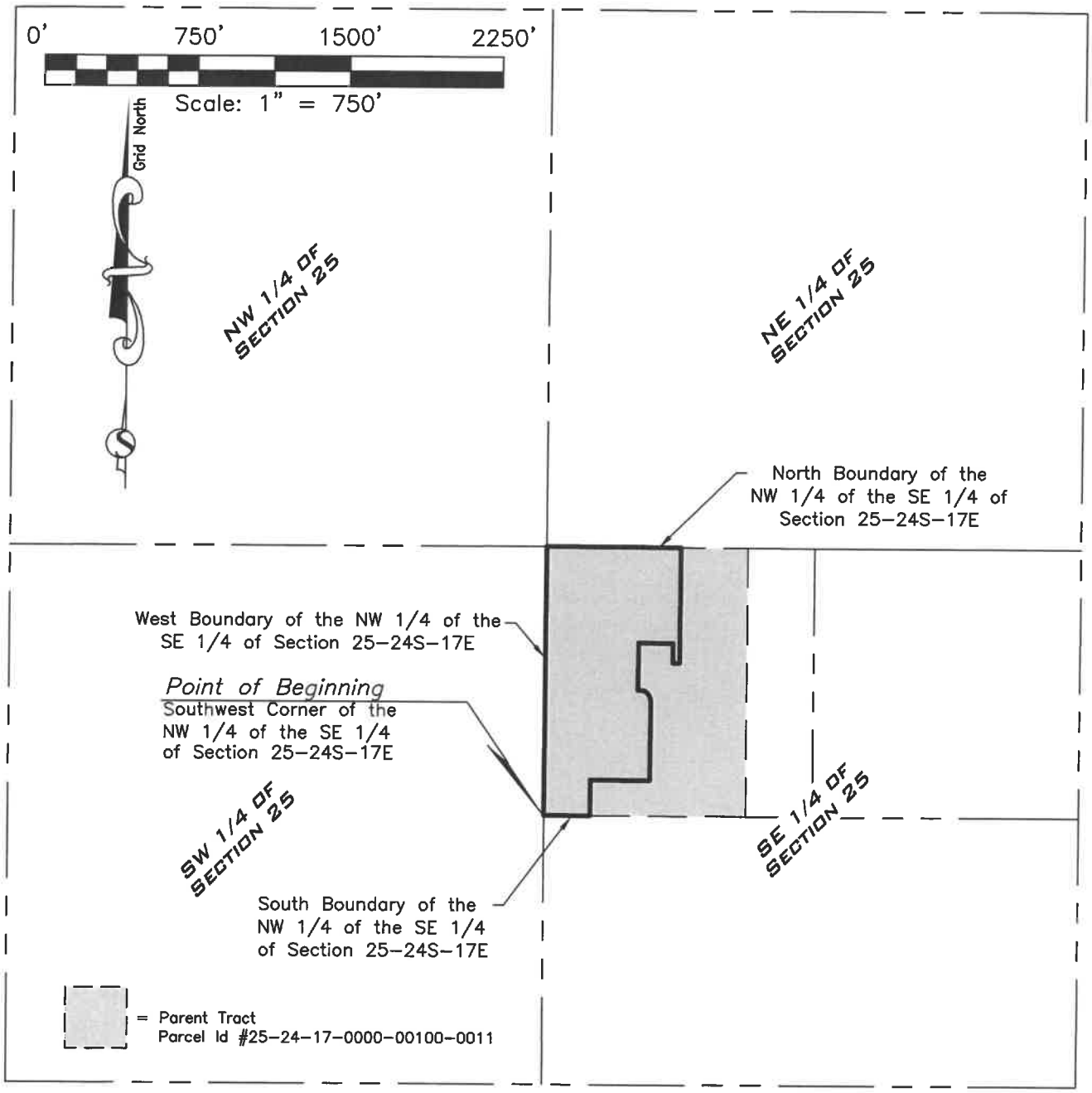
1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°47'14" E for the North Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Date Plotted: 11/12/2018 4:16:18 PM By: Ben Stinson

SHEET: 1 OF 3

Sketch & Description
Remainder Parcel
Shady Hills Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

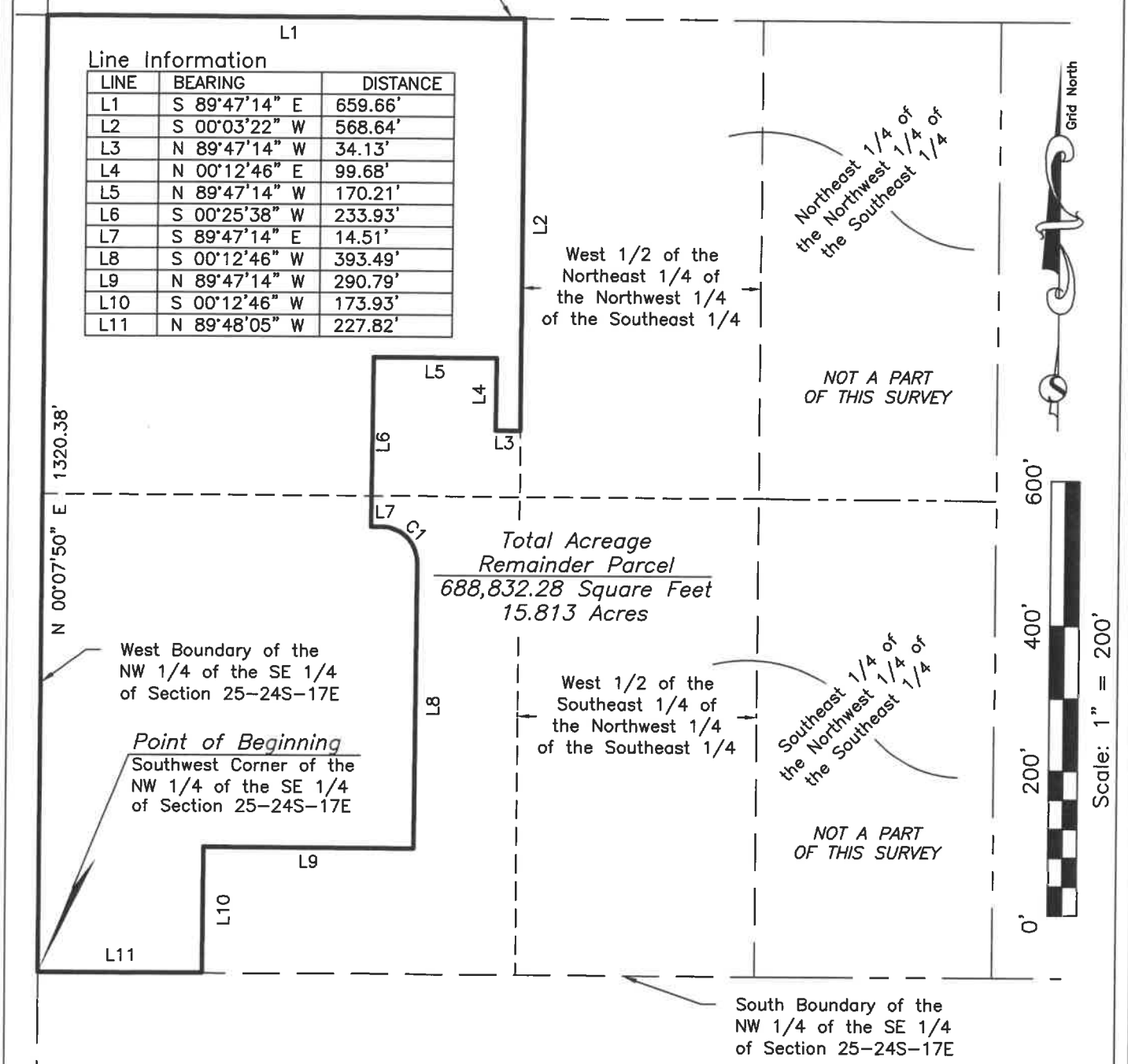


PROJECT NO.: 20170212
PHASE: 5
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Drawing Name: 20170212_5SK (Revised: 11/12/18) SHEET: 2 OF 3

Sketch & Description
Remainder Parcel
Shady Hills Generating Station
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



Line Information

LINE	BEARING	DISTANCE
L1	S 89°47'14" E	659.66'
L2	S 00°03'22" W	568.64'
L3	N 89°47'14" W	34.13'
L4	N 00°12'46" E	99.68'
L5	N 89°47'14" W	170.21'
L6	S 00°25'38" W	233.93'
L7	S 89°47'14" E	14.51'
L8	S 00°12'46" W	393.49'
L9	N 89°47'14" W	290.79'
L10	S 00°12'46" W	173.93'
L11	N 89°48'05" W	227.82'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	78.54'	S 44°47'14" E	70.71'	90°00'00"	50.00'

PROJECT NO.: 20170212
PHASE: 5
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Drawing Name: 20170212_5SK (Revised: 11/12/18) SHEET: 3 OF 3

Exhibit B

Sketch & Description
Proposed Facility Limits
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

Proposed Facility Limits: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest Corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, thence coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°48'05" E a distance of 227.82 feet to the POINT OF BEGINNING; thence departing said South boundary N 00°12'46" E a distance of 173.93 feet; thence S 89°47'14" E a distance of 290.79 feet; thence N 00°12'46" E a distance of 393.49 feet to a point coincident with a tangent curve concave to the Southwest, said curve having a radius of 50.00 feet, a delta angle of 90°00'00" and being subtended by a chord bearing N 44°47'14" W for a distance of 70.71 feet; thence coincident with the arc of said curve a distance of 78.54 feet; thence N 89°47'14" W a distance of 14.51 feet; thence N 00°25'38" E a distance of 233.93 feet; thence S 89°47'14" E a distance of 170.21 feet; thence S 00°12'46" W a distance of 99.68 feet; thence S 89°47'14" E a distance of 34.13 feet to a point coincident with the West boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said West boundary, N 00°03'22" E a distance of 568.64 feet to a point coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said West boundary coincident with said North Boundary, S 89°47'14" E a distance of 330.17 feet to a point marking the Northeast corner of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary, coincident with the East boundaries of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25 and the East boundary of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 00°02'10" W a distance of 1320.14 feet to a point marking the Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said East boundaries coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 89°48'05" W a distance of 764.18 feet to the POINT OF BEGINNING.

Containing an area of 619,421.13 square feet, 14.220 acres.

STACY L. BROWN
License Number 6516
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by: Stacy L. Brown
Date: 2018.11.13 09:23:38 -05'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Project No.: 20170212
Phase: 2
Drawing Name: 20170212_2SK
Last Field Date: N/A
Field Book/Page: N/A

Drafted By: M. Rook
Date Drafted: 01/17/18
Revision Date: 02/13/18
Approved By: S. Brown
Date Approved: 01/31/18

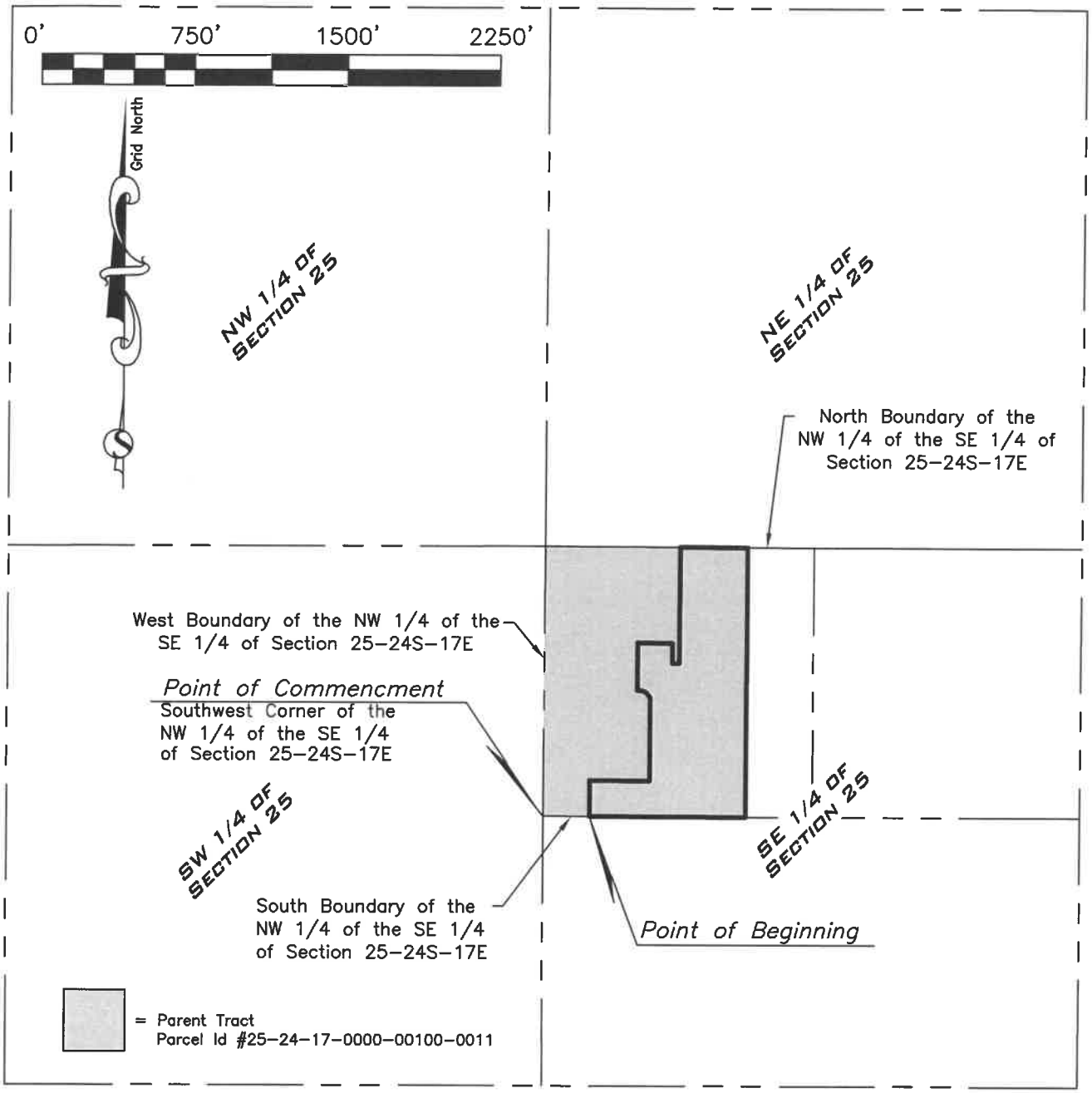
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°47'14" E for the North Boundary of the SE ¼ of Section 25-24S-17E.
3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Date Plotted: 11/12/2018 4:10:16 PM By: Ben Stinson

Sketch & Description
Proposed Facility Limits
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

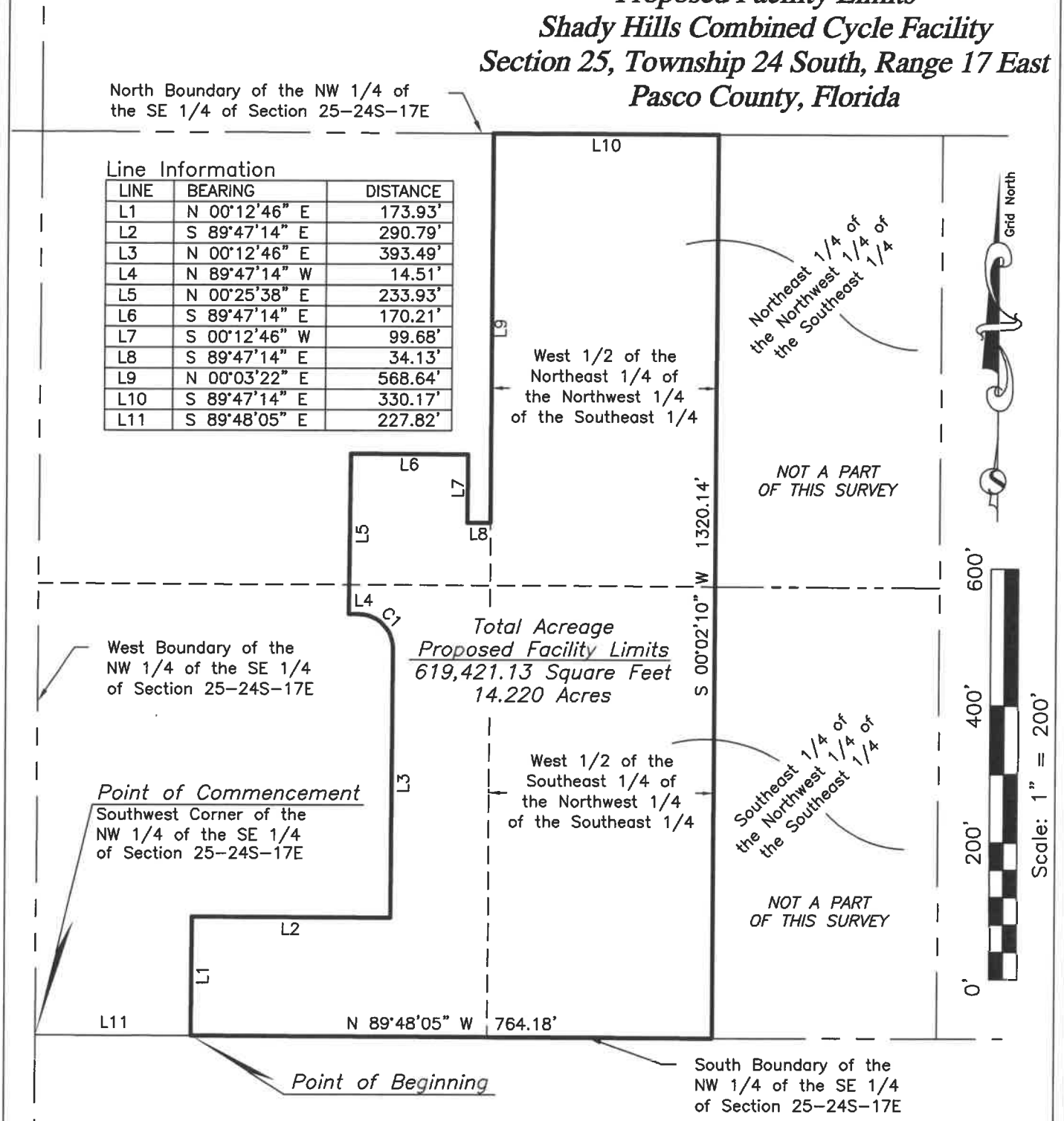


PROJECT NO.: 20170212
PHASE: 2
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Drawing Name: 20170212_1SK(Revision #1) SHEET: 2 OF 3

Sketch & Description
Proposed Facility Limits
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



Line Information

LINE	BEARING	DISTANCE
L1	N 00°12'46" E	173.93'
L2	S 89°47'14" E	290.79'
L3	N 00°12'46" E	393.49'
L4	N 89°47'14" W	14.51'
L5	N 00°25'38" E	233.93'
L6	S 89°47'14" E	170.21'
L7	S 00°12'46" W	99.68'
L8	S 89°47'14" E	34.13'
L9	N 00°03'22" E	568.64'
L10	S 89°47'14" E	330.17'
L11	S 89°48'05" E	227.82'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	78.54'	N 44°47'14" W	70.71'	90°00'00"	50.00'

PROJECT NO.: 20170212
PHASE: 2
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Drawing Name: 20170212_1SK(Revision #1) SHEET: 3 OF 3

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

IN RE: SHADY HILLS ENERGY CENTER, LLC, COMBINED-CYCLE FACILITY POWER PLANT SITING APPLICATION NO. PA18-59	)))))	**OGC CASE NO. 18-0119** **DOAH CASE NO. 18-0995EPP**

FINAL ORDER

This matter is before me as Secretary of the Department of Environmental Protection (DEP or Department) for the purpose of entering a Final Order under Sections 403.508(6), 403.509(1)(a), and 403.509(3), Florida Statutes.

BACKGROUND

On October 22, 2018, the Administrative Law Judge (ALJ) assigned by the Division of Administrative Hearings (DOAH) issued an order canceling hearing, closing file, and relinquishing jurisdiction to the Department for entry of a final certification order. The order granted the parties' request to cancel the certification hearing and relinquish jurisdiction in accordance with Section 403.508(6), Florida Statutes. The order was issued pursuant to a Joint Stipulation and Motion of the Parties to Cancel Certification Hearing and to Relinquish Jurisdiction to the Department for Entry of Final Certification Order (Joint Stipulation). The Joint Stipulation stated that no disputed issues of fact or law remain to be raised at the site certification hearing. The Joint Stipulation stated that the parties' requested cancellation of the site certification hearing originally scheduled to begin on November 6, 2018, and did not object to entry of a Final Order by the Department. Therefore, under Section 403.509(1)(a), Florida Statutes, the Department is required to prepare and enter a Final Order.

PARTIES

The following are the parties to this site certification proceeding, under Section 403.508(4)(a), Florida Statutes: the Applicant Shady Hills Energy Center, LLC (Shady Hills), the Department, and Pasco County. Those parties have been granted party status by statute or have timely filed a Notice of Intent to be a Party under Section 403.508(3)(b), Florida Statutes. No other agency filed a Notice of Intent to be a Party before the 90th day prior to the scheduled certification hearing. Further, no third party has intervened in this proceeding as of October 5, 2018, which under Section 403.508(2)(e), Florida Statutes, was the last date by which intervention could be granted.

STATEMENT OF THE ISSUE

The issue to be decided in this proceeding is whether DEP, acting in lieu of the Siting Board, should approve certification in accordance with the Florida Electrical Power Plant Siting Act (PPSA), Sections 403.501, *et seq.*, Florida Statutes, authorizing Shady Hills to construct and operate new electrical generating facilities and onsite associated facilities, known as the Shady Hills Energy Center Combined Cycle Facility (SHEC) at Shady Hills' existing Shady Hills Generating Station (SHGS) site in Pasco County, Florida, subject to the proposed Conditions of Certification set forth in the DEP Project Analysis Report (PAR) dated September 25, 2018.

PRELIMINARY STATEMENT

On February 16, 2018, Shady Hills filed with the Department a Site Certification application (SCA or Application) for the SHEC (PAR, p. 1). On July 2, 2018, Shady Hills submitted to the Department an amendment to the Application. On July 31, 2018, Pasco County issued its land use and zoning determination for the SHEC, under Section 403.50665(2), Florida Statutes. The County determined that the SHEC site was consistent and in compliance with the adopted land use and zoning ordinances of Pasco County. No party challenged the County's

land use consistency determination following public notice. On May 18, 2018, DEP determined the application to be complete.

Under Section 403.519, Florida Statutes, the Florida Public Service Commission (PSC) issued its determination of need for the SHEC on May 25, 2018.[1] As required by Sections 403.5115(1) and (4), Florida Statutes, notice of that hearing was timely published by Shady Hills in the Tampa Bay Times in Pasco County and by DEP in the Florida Administrative Register.

A site certification hearing before DOAH was scheduled for November 6 - 9, 2018. The ALJ timely issued an order closing file on October 22, 2018, granting the parties' request to cancel the certification hearing. In accordance with Section 403.5115(1)(g), Shady Hills timely published notice of cancellation of the certification hearing in the Tampa Bay Times, and the Department timely published notice of cancellation of the certification hearing in the Florida Administrative Register. No party to this proceeding objects to, or recommends denial of, final certification for the SHEC, subject to the proposed Conditions of Certification.

FINDINGS OF FACT [2]

A. The Applicant and the Proposed SHEC Project

1. SHEC will be owned and operated by the Applicant, Shady Hills Electric Center, LLC. Shady Hills is a wholly-owned, indirect subsidiary of GE Capital US Holdings, Inc., which is a wholly-owned, indirect subsidiary of General Electric Company. Shady Hills is an independent power producer that will construct, own, operate, and maintain the proposed SHEC,

---

[1] The PSC's Need Determination was under appeal before the Florida Supreme Court, but a stay was not issued for the Need Determination. The appellants, Michael Tuck and Quantum Pasco Power, L.P., voluntarily dismissed their appeal on November 6, 2018.

[2] SHEC, the Department, and Pasco County jointly stipulated to the findings of fact and proposed conclusions of law. These factual findings are supported by reference to the Site Certification Application (SCA), the Department's PAR dated June 1, 2018, and attachments thereto. Pasco County stipulates that there are no disputed issues of fact or law to be raised at a certification hearing; however, Pasco County takes no position on findings of fact outside its subject matter jurisdiction. As a result, Pasco County only stipulates to Paragraphs 6, 7, 10-17, 27, 39, 49, 51, and 65 of the joint stipulation.

and will sell 100 percent of SHEC's capacity, energy, and ancillary services to Seminole Electric Cooperative, Inc. (Seminole Electric) under a Tolling Agreement. (SCA, p. 2).

2. The SHEC application requests approval of the proposed construction and operation of a 573 megawatt (MW) (winter) natural gas-fired one-on-one combined cycle electrical power plant and associated facilities in unincorporated Pasco County, Florida, with commercial operation anticipated in December 2021. The configuration will include one combustion turbine generator (CTG), one heat recovery system generator (HRSG), one steam turbine generator (STG), and one generator step-up transformer, as well as one auxiliary boiler, one emergency generator, one fire pump, and one cooling tower. The SHEC will include a new approximately 0.6-mile 230-kV interconnection tie-line and an off-site temporary construction parking and laydown area. The SHEC includes the electrical generating equipment, and all associated on- and off-site facilities. (SCA, p. 4; PAR, pp. 4-6).

3. The SHEC combined cycle configuration consists of one nominal 385 MW General Electric Model 7HA.02 CTG. One HRSG with duct firing, and one nominal 210 MW STG. The combined output capacity is 573 MW (winter). (PAR, p. 7).

4. On-site facilities directly associated with electrical power generation consist of the combustion turbine, HRSG, STG, mechanical draft cooling tower, exhaust stack, generator step-up transformer, and auxiliary boiler. A utility right-or-way is located on-site and is approximately 0.4 acres. Other major on-site associated facilities include: electrical equipment enclosures; administration building with control room and maintenance area; warehouse; parking; diesel-fired emergency fire water pump; diesel-fired emergency generator; aboveground water, aqueous ammonia, and diesel fuel storage tanks; on-site switchyard; storm water management system; and zero liquid discharge (ZLD) system. (PAR, pp. 5-6).

5. Off-site facilities associated with the SHEC consist of a 0.6-mile 230-kV interconnection transmission tie-line and a tie-line corridor. The proposed tie-line will extend from the north end of the SHEC site and terminate at a new Duke Energy Florida substation. The SHEC also includes the temporary use of approximately 20 acres, owned by Seminole Electric, located adjacent to the eastern boundary of the SHEC site. This temporary construction parking and laydown area will be used for parking, equipment and materials storage, and the location of office trailers and sanitary facilities during construction. This area will be substantially restored to original grade and effectively stabilized with vegetation. (PAR, p. 6; Exhibit A, p. 24).

6. The SHEC will burn only natural gas in the combined cycle combustion turbine and in the auxiliary boiler. An on-site natural gas metering station and lateral will be constructed, owned, and operated by Florida Gas Transmission, and will not be part of the SHEC Certified Project. Florida Gas Transmission will connect the existing 12-inch Shady Hills gas lateral owned by Florida Gas Transmission to the SHEC. (SCA, p. 4).

SHEC Project Site Description

7. The SHEC electrical generating unit will be located on a portion of a 30-acre parcel of land owned by the Shady Hills Power Company, L.L.C., (SHPC). SHPC is the owner and operator of the SHGS located on approximately 16-acres of the 30-acre parcel. The SHEC will be located on approximately 14 acres of the currently undeveloped and vacant portion of the parcel previously disturbed and cleared for the temporary equipment laydown and parking during the construction phase of the SHEC and for equipment storage. The existing SHGS access and security infrastructure facilities will be shared with the SHEC. A 230-kV interconnection tie-line corridor will extend from the north end of the SHEC approximately 0.6 miles to the west. A 0.4-acre utility interconnection right-of-way will be located on-site, in the

southwest corner of the SHEC. (SCA, p. 1; PAR, p. 4).

8. The SHEC and SHGS are located on privately owned lands. These lands have been used for power generation and activities to support construction and equipment storage associated with the existing SHGS since 2002. (SCA, p. 15).

Construction

9. Construction is anticipated to begin mid-2019, with commercial operation beginning in December 2021. Figure 3 (attached as Exhibit B) of the PAR shows a conceptual rendering of the completed SHEC. (SCA, pp. xvi and 5; PAR, p. 5).

10. Shady Hills will construct a temporary construction parking and laydown area on approximately 20 acres adjacent to and east of the SHEC. The temporary construction parking and laydown area is shown in Figure 2 (attached as Exhibit C) of the PAR. (SCA, p. 4; PAR, p. 4).

Socioeconomic Impacts

11. The SHEC is anticipated to benefit the surrounding area's economy. Direct and indirect economic benefits from construction include construction workforce jobs, purchase and rental of equipment and materials, housing and living expenses for construction workers, and indirect employment. Direct and indirect economic benefits from operation include capital expenditures, operation and maintenance expenditures, and employment and property tax revenues. (SCA, p. 87; PAR, pp. 17-18, 24-25).

12. The workforce to construct the SHEC is expected to average approximately 230 workers per day between 2019 and 2021. At peak construction (during the 4th quarter of 2020), approximately 370 workers per day will work at the site. The estimated 40-year operating lifetime of the SHEC will generate a significant amount of economic stimulus for the local economy. Construction wages will increase the demand for goods and services in the region.

Direct purchases of construction materials will have both direct and indirect economic benefits, including construction materials (e.g., concrete and steel for foundations), rental equipment (e.g., construction cranes, pumps, etc.), food services, and transportation services. (SCA, p. 87; PAR, pp. 17-18, 24-25).

13. The SHEC is scheduled to become operational in December 2021. The total direct employment will increase by approximately 10-15 new full-time jobs, with an annual incremental operational payroll of approximately $2.0-2.5 million in the first year. The operation of the SHEC is expected to generate over $5 million in annual property tax revenue in 2022; with an estimated $80 million generated over the projected 40-year operating lifetime. These taxes provide a large economic benefit to Pasco County, the school board, fire district, and water management district. The SHEC will also benefit the local Pasco County community through the purchase of utility services under the Utilities Service Agreement (USA), including reclaimed water, potable water, sanitary sewer services, and solid waste disposal services. (SCA, p. 87; PAR, pp. 17-18).

14. Shady Hills estimates that the total cost for the SHEC will be approximately $400 million, excluding financing costs. Principal components include power plant development, equipment, construction, and related owner's costs. (SCA, p. 87).

15. External social cost impacts from the operation of SHEC will be minimal and localized. The operation of SHEC will not cause any adverse impacts to public or private facilities used for recreational purposes or impairment to recreational values. Additionally, the operation of SHEC will not result in any deterioration of aesthetic and scenic values. (SCA, p. 88).

B. Public Service Commission's Determination of Need

16. On December 21, 2017, Seminole and Shady Hills filed a Joint Petition for Determination of Need for the construction of the SHEC with the Florida Public Service Commission (PSC) pursuant to Sections 366.04 and 403.519, Florida Statutes. [3] (PAR, p. 20).

17. On May 25, 2018, the PSC issued by Final Order (PSC-2018-0263-FOF-EC) an affirmative need determination for the SHEC based on the factors in Section 403.519, Florida Statutes. Among these factors, the PSC found that Seminole Electric demonstrated a need for SHEC beginning in 2021 to maintain its system reliability and integrity and that no other renewable energy sources and technologies or conservation measures are reasonably available to Seminole Electric to mitigate the need for the SHEC. The PSC also found that the SHEC is the most cost- effective alternative available to meet Seminole Electric's generation needs. Further, the PSC found that the SHEC will provide adequate electricity at a reasonable cost. (*See* Order No. PSC-2018-0263- FOF-EC, pp. 14, 17, 20, and 29, Florida PSC May 25, 2018; PAR, p. 21, Appendix II-1).

C. Pasco County

18. On January 10, 2018 [4], Pasco County issued a Special Exception Order, which found that the proposed request by SHEC was consistent with the Land Development Code and the Pasco County Comprehensive Plan. On July 31, 2018, Pasco County filed its Determination of Land Use and Zoning Consistency, finding that SHEC is consistent with the County's land use

---

[3] "Seminole is an electric utility pursuant to 366.02(2), Florida Statutes., while Shady Hills Energy Center, LLC, is not. In all instances relevant to docket No. 20170267-EC, it is Seminole's need that is at issue. As such, Seminole primarily conducted the analysis and provided the supporting documentation for the need determination in docket No. 20170267-EC. Thus, references in this Order to Seminole's positions, arguments, and data are intended to include Shady Hills Energy Center, LLC, in its role as a joint petitioner for the need determination for the Shady Hills Combined Cycle Facility." (PAR, p. 20).

[4] The PSC's Final Order was appealed; but the appellants voluntarily dismissed their appeal on November 6, 2018. *See* Supreme Court Case No. SC18-1025.

plans and zoning ordinances pursuant to Section 403.50665, Florida Statutes. In its Agency Report, dated August 31, 2018, the County recommended approval of certification of the Site and associated facilities subject to compliance with recommended Conditions of Certification, which were subsequently incorporated into the Department's PAR. (SCA, pp. 5, 11-13, Appendix 10.3; PAR, p. 23, Appendix II-7; DOAH Docket, *Pasco County's Determination of Land Use and Zoning Consistency*, July 31, 2018).

D. Florida Fish and Wildlife Conservation Commission

19. There are no anticipated significant impacts to ecological resources from the SHEC, which will be constructed upon previously-impacted upland areas adjacent to the existing SHGS. Neither the SHEC area, the tie-line corridor, nor the temporary construction parking and laydown areas provide significant wildlife habitat, and no adverse impacts to terrestrial systems are anticipated from construction and operation of the SHEC. Due to the previously-disturbed nature of these areas, no change in floral or faunal populations are anticipated from the SHEC. The SHEC does not contain significant areas of preferred habitat for nesting, roosting, or foraging by state-listed wildlife species. However, evidence of gopher tortoises has been observed on the SHEC site, and if shown that any individuals of this species, or any other state-listed species, are present at the site after conducting all surveys required, SHEC must report the findings to the Florida Fish and Wildlife Conservation Commission (FWCC). No long-term effects on the Gopher Tortoise population are expected to occur from the SHEC. Moreover, the SHEC is not expected to significantly impact regional populations of any other endangered or threatened wildlife or plant species. (SCA, pp. 28-32, 64-65, 85-86; PAR, pp. 21-22, Appendix II-3).

20. Noise from construction activities is not anticipated to significantly affect wildlife surrounding the site. The minor increase in noise from construction is not anticipated to affect

wildlife usage of the surrounding areas. Existing wildlife is expected to acclimate to the temporary noise associated with construction activities from the SHEC and temporary construction parking and laydown area. (SCA, p. 64).

21. In FWCC's Agency Report of August 23, 2018, it recommended approval of the SHEC subject to compliance with the agency's Conditions of Certification incorporated into the Department's PAR. (PAR, pp. 21-22, Appendix II-3).

E. Department of Environmental Protection

Air Emissions

22. The SHEC will be an advanced, natural gas-fired combined cycle unit that minimizes air pollutant emissions by using fuel-efficient and pollution-preventing technology. Emissions of nitrogen oxides (NO_x) resulting from the combustion of natural gas will be controlled using dry low-NOx (DLN) combustors. The proposed NO_x stack emissions rates for the CTG associated with the SHEC will be further controlled using a selective catalytic reduction (SCR) system to reduce the NO_x emission rate to 2 parts per million by volume dry, corrected to 15 percent oxygen (O_2) or less. Use of an SCR system over DLN combustors will reduce the NO_x emission rate by more than ninety (90) percent. The formation of carbon monoxide (CO) and volatile organic compounds (VOCs) will be limited by good combustion practices. CO formation is limited by ensuring complete, efficient combustion of the fuel in the turbine. Recent improvements in combustion turbine (CT) combustor technology allow for both reduced NO_x emissions and low CO emissions. Combustion techniques will also be used to reduce the CO emissions from the auxiliary boiler, fire pump engine, and emergency generator. VOC emissions are formed by incomplete combustion of fuel. VOC formation is limited by ensuring complete, efficient combustion of the fuel in the CT. Recent improvements in CT combustor technology allow for low VOC emissions. High combustion temperatures, adequate excess air,

and good fuel/air mixing during combustion will minimize VOC formation. Particulate matter (PM, PM_{10}, and $PM_{2.5}$), sulfur dioxide (SO_2), and sulfuric acid mist (H_2SO_4) emissions are controlled and minimized using clean fuels. The use of clean fuels--both natural gas and ultra-low-sulfur diesel fuel (ULSD), characterized by low PM and trace contaminant contents, coupled with advanced combustion techniques and highly efficient combined-cycle technology will minimize PM, PM_{10}, and $PM_{2.5}$, SO_2, and H_2SO_4 emissions from the combined cycle unit, auxiliary boiler, emergency generator, and fire pump engine and ensure compliance with applicable emission limiting standards. SHEC will minimize greenhouse gas (GHG) by using highly efficient combined cycle technology and natural gas (the lowest GHG emitting fossil fuel). Taken together, the design of the SHEC will incorporate features that will make it one of the most efficient and cleanest fossil fuel-fired units in Florida. (SCA, pp. 40-47, 49).

Separate Air Construction Permitting

23. The Department's Division of Air Resource Management regulates major stationary sources in accordance with Florida's Prevention of Significant Deterioration (PSD) program established in Rule 62-212.400, Florida Administrative Code. For new major stationary sources, or modifications to existing major stationary sources, each PSD-regulated air pollutant is reviewed for PSD applicability based on emissions thresholds known as Significant Emission Rates (SERs). (PAR, p. 11).

24. The SHEC is proposed in an area currently in attainment with the federal ambient air quality standards (AAQS), or otherwise designated as unclassifiable. It is also not located within an area of influence of a nonattainment area. Therefore, nonattainment New Source Review (NSR) requirements do not apply. However, the SHEC has the potential to emit above the SER for at least one PSD pollutant: and therefore, the SHEC is subject to a PSD applicability review. Based on that review, the SHEC was subject to a PSD analysis for the following

pollutants: NO_x, CO, PM, PM_{10}, $PM_{2.5}$, SO2, H_2SO_4, and GHGs. The Department established Best Available Control Technology (BACT) requirements for each of those pollutants in the air construction permit it issued on July 27, 2018. (PAR, pp. 11-12).

25. An air quality impact analysis meeting the requirements of the Department's PSD's rules and the modeling guidance of the United States Environmental Protection Agency and the Department was performed. The air quality modeling results demonstrated that the air emissions from the SHEC will not cause or contribute to any exceedance of any applicable AAQS or PSD increment. (SCA, pp. 81-82).

26. On May 29, 2018, the Department concluded it had reasonable assurance that air emissions associated with the SHEC will not cause or significantly contribute to any violations of an AAQS or PSD increment and determined that the SHEC will comply with all applicable state and federal air pollution regulations. (PAR, p. 12).

27. The Department issued a final air construction permit for the SHEC on July 27, 2018. (PAR, p. 13).

Cooling Water Intake and Discharge Considerations

28. Steam turbine condenser cooling will be provided by a recirculating cooling water system. The sources of cooling tower makeup water will be reclaimed water from Pasco County's Shady Hills Wastewater Treatment Facility, the interconnected Pasco County Master Reuse System (PCMRS), and internally recycled process wastewater streams from the zero-liquid discharge (ZLD) system. (SCA, p. 51; PAR, p. 9).

29. Blowdown from the cooling towers will be sent to the lime softening clarifiers that are part of the wastewater treatment system. (SCA, p. 51; PAR, pp. 9-10).

30. As backup sources, Pasco County will supply potable water for process use if reclaimed water is not obtained from the PCMRS. (PAR, p. 9).

31. The SHEC also received authorization to access existing allocations of groundwater, which SHPC is authorized to withdraw for the SHEC when such groundwater is not being used by the SHGS. (SCA, p. 49-51; PAR, p. 13).

Wastewater

32. The SHEC will not discharge cooling or process water to surface or ground waters from the SHEC. The ZLD system allows for the treatment and reuse of the wastewater produced during operation of the SHEC. Consequently, the SHEC will not require a surface water discharge structure(s), a diffuser system, a mixing zone, or a National Pollutant Discharge Elimination System (NPDES) permit for process wastewater discharges. (PAR, p. 13).

33. Sanitary wastes from operation of the SHEC will be discharged to Pasco County's sanitary sewer system. (SCA, p. 51; PAR, p. 14).

Storm Water Management

34. The on-site drainage system for the SHEC will be designed, constructed, and operated independently from the SHGS system. Two retention storm water ponds are proposed for the SHEC (Pond 1 and Pond 2). Storm Water Pond 1 is located near the northwest site boundary and Storm Water Pond 2 is located near the southwestern site boundary. The SHEC proposes a combination of swales, drop inlets, and underground pipes for storm water collection and routing to the retention pond systems. (SCA, p. 56; PAR, p. 10).

35. The Department does not anticipate adverse impacts to surface water during construction and operation of the SHEC project. Shady Hills will prepare and implement a comprehensive storm water pollution prevention plan, as required under the NPDES Generic Permit for Storm Water Discharge from Large and Small Construction Activities. The Department does not anticipate discharge to surface waters during operation, because of the two storm water ponds and the high percolation rates at the SHEC. Surface water runoff from the

SHEC is estimated to be zero to 6 inches per year to the surface drainage system. (PAR, p. 13).

Wetland Impacts

36. No impacts to aquatic species or ecosystems are expected due to the absence of wetlands and aquatic systems located on the SHEC site, the interconnection tie-line corridor, and the temporary construction parking and laydown area. The SHEC is located outside of sensitive lands and areas of concern, such as rivers, lakes, wetlands, floodplains, natural vegetation communities, wells, wellfields, coastal high hazard areas, and evacuation routes. Therefore, the SHEC's construction and operation will not impact federal or state lands, scenic rivers, wetlands or outstanding waters of the state. (SCA, pp. 11, 28, 64; PAR, pp. 14-16).

Solid Waste & Hazardous Substances

37. Solid wastes, such as operational, maintenance, and municipal waste, will be generated in small amounts at the SHEC. The ZLD system will produce the bulk of the waste associated with operation. The system will produce approximately 41.4 tons of non-hazardous solid waste byproducts per day in the form of filter cakes (16.6 tons) and crystalized salts (24.8 tons). Shady Hills will collect and transport all non-hazardous solid waste off-site by private licensed waste collection companies for disposal at a permitted facility in accordance with chapter 62-701 or 62-702, Florida Administrative Code. (SCA, p. 23; PAR, p. 14).

38. The SHEC will be a conditionally exempt small quantity generator, with less than 100 kilograms of hazardous waste per month anticipated to be produced by the SHEC in the form of spent solvents and boiler chemical cleaning wastes. A licensed hazardous waste contractor will collect and transport off-site all hazardous waste produced at the SHEC. (SCA, p. 55-56; PAR, p. 14).

F. Southwest Florida Water Management District

Water Usage

39. The SHEC will not require a water use permit. (PAR, p. 21, Appendix II-2).

40. The SHEC primary water uses include cooling, process, service, potable, and irrigation. The primary water source for cooling, process, and irrigation will be reclaimed water from Pasco County's Shady Hills Wastewater Treatment Facility (SHWWTF) and the interconnected Pasco County Master Reuse System (PCMRS). (PAR, p. 13).

41. Due to the robust nature of the PCMRS, the potential use of potable water or groundwater is expected to be very infrequent. The use of reclaimed water for cooling, process, and irrigation minimizes impacts to groundwater supplies from operation of the SHEC. (SCA, pp. 4, 49-50; PAR, pp. 13-14, Appendix II-2).

42. As a backup supply, Pasco County will supply potable water for process use if water is not obtained from the PCMRS. (PAR, p. 13).

43. In addition, existing wells that serve the adjacent Shady Hills Generating Station under Water Use Permit No. 20012052 will be an additional source of back-up water supply. (SCA, pp. 49-50; PAR, pp. 13-14, Appendix II-2).

44. Shady Hills will obtain water during construction of the SHEC from reclaimed water and potable water supplied by Pasco County, or from dewatering effluent. During construction, the construction labor force may use portable chemical toilets and/or permitted holding tanks. During construction, Pasco County or a contractor will provide potable water for consumption, emergency eyewash, and shower stations. (SCA, p. 62).

45. In its July 31, 2018 Agency Report, the Southwest Florida Water Management District (SWFWMD) recommended approval and had no recommended Conditions of Certification. (PAR, p. 21, Appendix II-2).

G. Florida Department of Transportation

46. During construction of the SHEC, construction labor force and delivery traffic will use the existing roadway system near the site. Primary access during construction and operation of the SHEC include SR52, Hays Road, Hudson Avenue, Softwind Lane, and Merchant Energy Way. (SCA, p. 68; PAR, p. 17). All roadway segments are expected to operate at an acceptable Level of Service during construction and operation of the SHEC. Under worst-case conditions there will be 370 inbound vehicles during the AM peak hour and 370 exiting vehicles during the PM peak hour. In addition, during construction an estimated 13 trucks will arrive daily with supplies to the SHEC, which is an increase from the existing 1-3 truck deliveries daily at the adjacent Shady Hills Generating Station. The roadways can handle this temporary increase in traffic activity. Moreover, Shady Hills will implement traffic management practices during peak construction hours to maintain an acceptable Level of Service for the access points. (SCA, pp. 68-69, 86; PAR, p. 22, Appendix II-4).

47. The Department does not anticipate adverse impacts to traffic during operation of the SHEC. Except for construction-related traffic, there are no apparent impacts to the State Highway System. (SCA, p. 69; PAR, p. 22).

48. SHEC will develop a traffic management plan for construction to address appropriate traffic management and improvements, as necessary, to maintain an acceptable Level of Service for the access points. (PAR, p. 22, Appendix II-4).

49. In its September 17, 2018 Agency Report, the Florida Department of Transportation recommended approval of certification of the SHEC, subject to compliance with recommended Conditions of Certification, which were subsequently incorporated into the Department's PAR. (PAR, p. 22, Appendices I and. II-4).

H. Department of State, Division of Historical Resources

50. Shady Hills and the Division of Historical Resources (DHR) did not identify any state archaeological landmarks within five miles of the SHEC. (PAR, p. 18).

51. In 2012, a cultural resource desktop analysis was conducted by SHPC with the intent to expand the existing SHGS. The analysis consisted of research and review of the Florida Master Site File, which serves as an archive and repository of information about Florida's recorded cultural resources that are listed, eligible, or potentially eligible for the National Historic Preservation Act and resources with potential or confirmed human remains. (SCA, p. 15; PAR, p. 18).

52. In addition, SHPC coordinated with DHR regarding use of the Site to expand SHGS and provided DHR with the findings from the desktop analysis. DHR provided a letter of concurrence to Shady Hills confirming that DHR did not have any records of significant archaeological or historical resources in the SHEC area. The letter cautioned that the site still might contain undiscovered archaeological resources; and thus, DHR recommended that special conditions be included in case discoveries are made during construction. (SCA, p. 16; PAR, p. 18).

53. The location of the proposed 230-kV interconnection tie-line is owned by Pasco County and has been previously evaluated for cultural resources and archaeological significance associated with Pasco County's Shady Hills Wastewater Treatment Facility, located to the west, and the Pasco County Solid Waste Resource Recovery Facility, located to the north, of the proposed SHEC. (SCA, p. 16; PAR, pp. 18-19).

54. In addition, SHEC conducted a cultural resources survey on the area proposed for the interconnection tie-line corridor. On May 7, 2018, SHEC submitted the survey to DHR for its review and consideration in preparing its Agency Report. DHR determined that this area has

no significant archaeological and/or historical sites recorded or considered likely to be present. Based on the limited work to be conducted in the temporary construction parking and laydown area, the potential for impact to archaeological or historical sites is limited. DHR did not object to certification and submitted proposed Conditions of Certification to address the possibility of finding any resources during construction activities. (SCA, p. 16; PAR, pp. 18-19, 23, Appendix II-6).

I. Agency Reports and Proposed Conditions of Certification

55. Pasco County; SWFWMD; Florida Fish & Wildlife Conservation Commission (FWCC); the Florida Department of Transportation (FDOT); the Florida Department of Economic Opportunity (FDEO); and the Florida Department of State, DHR, submitted Agency Reports pursuant to Section 403.507(2)(a)2., Florida Statutes, and recommended approval subject to the Proposed Conditions of Certification or did not object to certification. The PSC determined a need for this facility, pursuant to Section 403.507(4)(a), Florida Statutes. (PAR, pp. 20-25).

56. On September 25, 2018, the Department issued its written PAR, pursuant to Section 403.507, Florida Statutes. The PAR contains Proposed Conditions of Certification for the SHEC, including conditions recommended by the reviewing agencies. In its PAR, the Department recommended approval of the SHEC provided Shady Hills complies with the proposed Conditions of Certification in the Department's PAR. (PAR, p. 26).

57. The Parties agree to the Proposed Conditions of Certification included in Exhibit A attached hereto.

CONCLUSIONS OF LAW

58. Shady Hills, Pasco County, and the Department have standing to participate in this proceeding.

59. This proceeding was conducted in accordance with the Florida Electrical Power Plant Siting Act, Part II of Chapter 403, Florida Statutes.

60. The ALJ has the authority to cancel the scheduled site certification hearing upon stipulation by all parties to the proceeding that there are "no disputed issues of fact or law to be raised at the certification hearing." *See* § 403.508(6)(a), Fla. Stat. (2018).

61. In accordance with Section 403.508(6), Florida Statutes, the ALJ granted the parties' request to cancel the certification hearing and relinquish jurisdiction to the Department. Accordingly, the Department has jurisdiction to enter this Final Order. *See* § 403.509(1), Fla. Stat. (2018).

62. In accordance with Section 403.5115, Florida Statutes, and chapter 62-17, Florida Administrative Code, proper notice has been provided to all persons, entities, and parties entitled to such notice, including the general public. No third party intervened by the deadline for such intervention.

63. Pasco County has determined that the SHEC will be consistent with its local government comprehensive plans and land development regulations in accordance with Section 403.509(3)(c), Florida Statutes, subject to the Conditions of Certification attached hereto as Exhibit A. The County's determination has not been disputed in accordance with Section 403.50665(4), Florida Statutes.

64. All necessary and required state, regional, and local governmental agencies participated in the certification process.

65. The PSC determined the need for the electric power to be supplied by the SHEC as required by Section 403.519, Florida Statutes. The PSC is the sole forum for the determination of the need for the SHEC pursuant to Section 403.519, Florida Statutes.

66. The SHEC is eligible for issuance of a final certification order (subject to the attached Conditions of Certification), upon consideration and balancing of the criteria in Section 403.509(3) Florida Statutes, based upon the information provided by Shady Hills in its site certification application, and the information provided by DEP in its PAR.

67. Under Section 403.509(3)(a), Florida Statutes, Shady Hills has provided reasonable assurances that operational safeguards for the SHEC are technically sufficient for the public welfare and protection, provided the SHEC implements and complies with the attached Conditions of Certification.

68. As required by Section 403.509(3)(b), Florida Statutes, the Department has concluded that the SHEC complies with applicable nonprocedural requirements of agencies, provided Shady Hills implements and complies with the attached Conditions of Certification. The Department's analysis concludes that the SHEC is not reasonably projected to cause or contribute to a violation of ambient air quality standards or PSD increments, or water quality standards. Pasco County approved an alternative standard related to fire protection, which is authorized under Section 407.5 of the Pasco County Land Development Code. No other agency identified variances from applicable state, regional, or local government standards are necessary for the SHEC.

69. Under Section 403.509(3)(e), Florida Statutes, certification of the SHEC in accordance with the attached Conditions of Certification effects a reasonable balance between the need for the SHEC, as determined by the PSC, and the minimal impacts on air and water

quality, fish and wildlife, water resources and other natural resources of the State that would result from the construction and operation of the SHEC.

70. Based upon the foregoing considerations, the Department concludes that the SHEC will serve and protect the broad interests of the public, provided Shady Hills implements and complies with the attached Conditions of Certification.

CONCLUSION

Having reviewed the matters of record and being otherwise duly advised, the Department concludes that, if constructed and operated in accordance with the evidence presented in the record and the attached Conditions of Certification,[5] the SHEC will serve and protect the broad interests of the public and should be approved.

It is therefore ORDERED that:

A. Site certification of Shady Hills Energy Center, Inc.'s Combined-Cycle electrical power plant and associated facilities in unincorporated Pasco County, Florida, as described in the Site Certification Application and the record as a whole, is hereby APPROVED.

[5] The final Conditions of Certification are attached to this Final Order as Exhibit A.

B. The Shady Hills Energy Center is subject to, and the Shady Hills Energy Center, Inc., shall comply with, the Conditions of Certification that are attached as Exhibit A and incorporated by reference herein.

DONE AND ORDERED this 3rd day of December, 2018, in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

NOAH VALENSTEIN
Secretary

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

FILED ON THIS DATE PURSUANT TO § 120.52, FLORIDA STATUTES, WITH THE DESIGNATED DEPARTMENT CLERK, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

Sadie King
Deputy CLERK

12/3/18
DATE

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Final Order has been sent by electronic mail to:

Gunster, Yoakley & Steward, P.A.
Luna E. Phillips, Esquire
Suite 1400
450 East Las Olas Boulevard, Suite 1400
Fort Lauderdale, Florida 33301
Primary Email: lphillips@gunster.com
Secondary Email: mmcleod@gunster.com

Florida Public Service Commission
Theresa Lee Eng Tan, Esquire
Florida Public Service Commission
2450 Shumard Oak Boulevard
Tallahassee, Florida 32399
ltan@psc.state.fl.us

Department of Economic Opportunity
Jon F. Morris, Esquire
Department of Economic Opportunity
107 East Madison Street, Mail Station 110
Tallahassee, Florida 32399
jon.morris@deo.myflorida.com
DEOEservice@deo.myflorida.com

Florida Fish & Wildlife Conservation Comm.
Andrew Scott Grayson, Esquire
Florida Fish & Wildlife Conservation Commission
620 South Meridian Street
Tallahassee, Florida 32399
Andrew.grayson@myfwc.com

Department of Transportation
Kimberly Clark Menchion, Esquire
Department of Transportation
605 Suwannee Street, Mail Station 58
Tallahassee, Florida 32399
Kimberly.menchion@dot.state.fl.us

Southwest Florida Water Management District
Vivian Arenas-Battles, Esquire
Office of General Counsel
Southwest Florida Water Management District
7601 U.S. Highway 301 North
Tampa, Florida 33637
Vivian.Arenas-Battles@swfwmd.state.fl.us
Secondary Email: Jessica.Hall@swfwmd.state.fl.us

Broward County
Michael Christopher Owens, Esquire
115 South Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301
MOwens@broward.org

Department of State
Division of Historical Resources
Carlos A. Rey, Esquire
500 South Bronough Street
Tallahassee, Florida 32399-0250
Carlos.Rey@dos.myflorida.com

Pasco County
Pasco County Attorney's Office
Jeffrey Neil Steinsnyder, Esquire
8731 Citizens Drive, Suite 340
New Port Richey, Florida 34654
jsteinsnyder@pascocountyfl.net

Pasco County
Pasco County Attorney's Office
Joseph D. Richards, Esquire
7530 Little Road, Suite 340
New Port Richey, Florida 34654
Primary Email: jrichards@pascocountyfl.net
Secondary Email: lrios@pascocountyfl.net

Department of Environmental Protection
Kelley F. Corbari, Esquire
Michael J. Weiss, Esquire
Office of General Counsel
3900 Commonwealth Blvd., MS 35
Tallahassee, Florida 32399-3000
Kelley.corbari@dep.state.fl.us
Michael.weiss@dep.state.fl.us

Department of Environmental Protection
Cynthia Mulkey
Office of Siting Coordination
2600 Blairstone Rd., M.S. 48
Tallahassee, FL 32399-2600
Cindy.Mulkey@dep.state.fl.us

Morrison Law
Angela R. Morrison, Esquire
124 Marriott Drive, Suite 104
Tallahassee, Florida 32309
amorrison@amorrisonlaw.com

this 3rd day of December, 2018.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Stacey D. Cowley

STACEY D. COWLEY
Administrative Law Counsel

3900 Commonwealth Blvd., M.S. 35
Tallahassee, FL 32399-3000
Telephone 850/245-2242

STATE OF FLORIDA

DEPARTMENT

OF

ENVIRONMENTAL PROTECTION

Conditions of Certification

Shady Hills Energy Center, LLC

Shady Hills Combined Cycle Facility

PA18-59

Exhibit A

Table of Contents

SECTION A: GENERAL CONDITIONS **1**
I. SCOPE **1**
II. APPLICABLE DEPARTMENT RULES **2**
III. REVISIONS TO DEPARTMENT STATUTES AND RULES **3**
IV. DEFINITIONS **4**
V. FEDERALLY DELEGATED OR APPROVED PERMIT PROGRAMS **6**
VI. DESIGN AND PERFORMANCE CRITERIA **6**
VII. NOTIFICATION **6**
VIII. EMERGENCY CONDITION NOTIFICATION AND RESTORATION **7**
IX. CONSTRUCTION PRACTICES **7**
A. Local Building Codes 7
B. Open Burning 7
C. Vegetation 7
D. Existing Underground Utilities 8
E. Electric and Magnetic Fields (EMF) 8
F. Existing Wells 8
H. Abandonment of Existing Septic Tanks 8
X. RIGHT OF ENTRY **8**
XI. DISPUTE RESOLUTION **9**
A. General 9
B. Modifications 9
C. Post-Certification Submittals 9
XII. SEVERABILITY **9**
XIII. ENFORCEMENT **9**
XIV. REVOCATION OR SUSPENSION **10**
XV. REGULATORY COMPLIANCE **10**
XVI. CIVIL AND CRIMINAL LIABILITY **10**
XVII. USE OF STATE LANDS **11**
XVIII. PROCEDURAL RIGHTS **12**
XIX. AGENCY ADDRESSES FOR POST-CERTIFICATION SUBMITTALS AND NOTICES **12**

XX. PROFESSIONAL CERTIFICATION 13
XXI. PROCEDURES FOR POST-CERTIFICATION SUBMITTALS 13
A. Purpose of Submittals 13
B. Filings 13
C. Completeness 13
D. Interagency Meetings 14
E. Determination of Compliance 14
F. Commencement of Construction 14
G. Revisions to Design Previously Reviewed for Compliance 14
XXII. POST-CERTIFICATION SUBMITTAL REQUIREMENTS SUMMARY 14
XXIII. POST-CERTIFICATION AMENDMENTS 15
XXIV. MODIFICATION OF CERTIFICATION 15
XXV. COASTAL ZONE CONSISTENCY 16
XXVI. WATER QUALITY CERTIFICATION 16
XXVII. TRANSFER OF CERTIFICATION 16
XXVIII. LABORATORIES AND QUALITY ASSURANCE 17
XXIX. ENVIRONMENTAL RESOURCES 17
A. General 17
B. Surface Water Management Systems 18
C. Wetland and Other Surface Water Impacts 20
XXX. THIRD PARTY IMPACTS 20
XXXI. FACILITY OPERATION 20
XXXII. RECORDS MAINTAINED AT THE FACILITY 21
XXXIII. WATER DISCHARGES 21
XXXIV. SOLID AND HAZARDOUS WASTE 22
A. Solid Waste 22
B. Hazardous Waste, Used Oil, Petroleum Contact Water, and Spent Mercury 22
C. Hazardous Substance Release Notification 22
D. Contaminated Site Cleanup 23
XXXV. STORAGE TANK SYSTEMS 23
A. Incident Notification Requirements 23

B. Discharge Reporting Requirements 23
C. Discharge Cleanup 23
D. Out of Service and Closure Requirements 23
SECTION B. SPECIFIC CONDITIONS 24
I. DEPARTMENT OF ENVIRONMENTAL PROTECTION 24
A. Temporary Construction Parking and Laydown Area 24
B. Dry Retention Areas 24
C. Transmission Line Construction 25
D. Pipeline Construction 25
E. Sinkholes 25
II. DEPARTMENT OF TRANSPORTATION 25
A. Access Management to the State Highway System 25
B. Overweight or Over-Dimensional Loads 25
C. Use of State of Florida Right-of-Way or Transportation Facilities 25
D. Standards 26
E. Drainage 26
F. Use of Air Space 26
G. Best Management Practices 26
IV. FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION 27
A. General Listed Species Surveys 27
B. Specific Listed Species Surveys 27
C. Listed Species Locations 28
D. Gopher Tortoise 28
V. DEPARTMENT OF STATE – DIVISION OF HISTORICAL RESOURCES 29
VI. DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES 30
VII. PASCO COUNTY 30
A. Utilities Service Agreement 30
B. Solid Waste Disposal 30
C. Interconnection Tie-Line 30
D. Special Exception Approval 31
E. Site Plan 32
F. Design Standards 34

G. Fire Protection and Access Management 35
H. Stormwater Management 35
I. Geotechnical Engineering 36
J. Landscaping and Buffering 37
K. Parking and Traffic Standards 37
L. Natural Resources 38
M. Historical Resources 38
N. Temporary Construction Parking and Laydown Area) Buffer and Access Conditions 38
O. Construction Trailers 39
HISTORY 39

ATTACHMENTS

Attachment A ..... SHCCF Map(s)
Attachment B ..... Surface Water Management System Plan(s)
Attachment C ..... Mitigation Plan(s)
Attachment D ..... Groundwater Monitoring Requirements
Attachment E ..... Pasco County Special Exception

SECTION A: GENERAL CONDITIONS

I. SCOPE

A. Pursuant to the Florida Electrical Power Plant Siting Act (PPSA), Sections 403.501-518, Florida Statutes (F.S.), and Chapter 62-17, Florida Administrative Code (F.A.C.), this certification is issued to Shady Hills Energy Center, LLC (SHEC) as owner/operator and Licensee of the Shady Hills Combined Cycle Facility (SHCCF). Subject to the requirements contained in these Conditions of Certification (Conditions), SHEC will operate a 573-megawatt (MW) (winter) facility consisting of a natural gas-fired one-on-one combined cycle electrical power plant, comprised of one combustion turbine generator with an associated heat recovery system generator, one steam turbine generator, and associated facilities as described in the Site Certification Application (SCA). The electric generating unit is located on an approximately 14-acre site at 14240 Merchant Energy Way in Pasco County, Florida. A utility right-of-way (ROW) is located on approximately 0.4 acres and an interconnection tie-line ROW is located on approximately 7 acres. These three areas, totaling approximately 22 acres, are all part of the SHCCF. The Universal Transverse Mercator (UTM) coordinates are: Zone 17; 347.44 kilometers (km) East; 3,138.8 km North.

B. The SHCCF includes but is not limited to the following major associated facilities:

Combustion turbine and auxiliary skids;
Steam turbine and auxiliary skids;
Generator and auxiliary skids;
Heat recovery steam generator and auxiliary skids;
Steam surface condenser;
Pumps and heat exchangers;
0.6-mile interconnection tie-line;
6-cell mechanical draft cooling tower;
Exhaust stack;
Generator step-up transformer;
Auxiliary boiler;
Electrical equipment enclosures;
Administration building with control room and maintenance area;
Warehouse;
Parking;
Diesel-fired emergency generator;
Diesel-fired emergency fire water pump;
Storage tanks for water, and aqueous ammonia, and diesel fuel;
High voltage circuit breakers and disconnect switches;
On-site switchyard;
Stormwater management system;
Zero liquid discharge system, including tankage, water treatment building, and solids loading facilities;
Fire protection systems; and
On-site reclaimed water, sanitary sewer, and potable water conveyance infrastructure.

C. These Conditions, unless specifically amended or modified, are binding upon the Licensee and shall apply to the construction, operation, and maintenance of the SHCCF. If a conflict should occur between the design criteria of the SHCCF and the Conditions, the Conditions shall prevail unless amended or modified. In any conflict between any of these Conditions, the more specific Condition governs.

D. Within 60 days after completion of construction of SHCCF, the Licensee shall provide to the Department in .pdf format: (1) a survey map signed by a professional land surveyor, or acceptable equivalent documentation such as an official legal description, delineating the boundaries of the SHCCF, and (2) an aerial photograph delineating the boundaries of the SHCCF and identifying the major components of the associated facilities that are authorized under this Certification. The survey map and aerial photograph shall be identified as the Certified SHCCF Map and attached hereto as part of Attachment A (Maps).

The Licensee shall notify the Department of any change to the SHCCF boundary depicted in the Certified SHCCF Map in Attachment A (Maps). The notification shall be accompanied by an updated land survey map (or legal description) and aerial photograph delineating the new boundaries of the SHCCF for review by the Department.

[Sections 403.511 and 403.5113, F.S.; subsections 62-4.160(1-2) and 62-17.205(2), F.A.C.]

II. APPLICABLE DEPARTMENT RULES

The construction, operation, and maintenance of the SHCCF shall be in accordance with all applicable non-procedural provisions of the Florida Statutes and the Florida Administrative Code, including, but not limited to, the applicable non-procedural portions of the following Department regulations, except to the extent a variance, exception, exemption, or other relief is granted in the Final Order of Certification or in a subsequent modification to the Conditions, under any federal permit, or as otherwise provided under Chapter 403:

Florida Administrative Code:
18-2 (Management of Uplands Vested in the Board of Trustees)
18-14 (Administrative Fines for Damaging State Lands)
18-20 (Aquatic Preserves)
18-21 (Sovereign Submerged Lands Management)
62-4 (Permits)
62-17 (Electrical Power Plant Siting)
62-40 (Water Resource Implementation Rule)
62-150 (Hazardous Substance Release Notification)
62-160 (Quality Assurance)
62-204 (Air Pollution Control-General Provisions)
62-210 (Stationary Sources-General Requirements)
62-212 (Stationary Sources-Preconstruction Review)
62-213 (Operation Permits for Major Sources of Air Pollution)
62-256 (Open Burning)
62-296 (Stationary Sources-Emission Standards)
62-297 (Stationary Sources-Emission Monitoring)
62-302 (Surface Water Quality Standards)
62-303 (Identification of Impaired Surface Waters)
62-304 (Total Maximum Daily Loads)

62-330 (Environmental Resource Permitting)
62-340 (Delineation of the Landward Extent of Wetlands and Surface Waters)
62-342 (Mitigation Banks)
62-345 (Uniform Mitigation Assessment Method)
62-520 (Groundwater Classes, Standards, and Exemptions)
62-528 (Underground Injection Control)
62-531 (Water Well Contractor Licensing Requirements)
62-532 (Water Well Permitting and Construction Requirements)
62-550 (Drinking Water Standards, Monitoring, and Reporting)
62-555 (Permitting, Construction, Operation, and Maintenance of Public Water Systems)
62-560 (Requirements for Public Water Systems That Are Out of Compliance)
62-600 (Domestic Wastewater Facilities)
62-601 (Domestic Wastewater Treatment Plant Monitoring)
62-604 (Collection Systems and Transmission Facilities)
62-610 (Reuse of Reclaimed Water and Land Application)
62-620 (Wastewater Facility and Activities Permitting)
62-621 (Generic Permits)
62-650 (Water Quality Based Effluent Limitations)
62-660 (Industrial Wastewater Facilities)
62-699 (Classification and Staffing of Water or Domestic Wastewater Treatment Plants and Water Distribution Systems)
62-701 (Solid Waste Management Facilities)
62-710 (Used Oil Management)
62-730 (Hazardous Waste)
62-737 (Management of Spent Mercury-Containing Lamps and Devices Destined for Recycling)
62-740 (Petroleum Contact Water)
62-761 (Underground Storage Tank Systems)
62-762 (Aboveground Storage Tank Systems)
62-769 (Florida Petroleum Liability and Restoration Insurance Program)
62-777 (Contaminant Cleanup Target Levels)
62-780 (Contaminated Site Clean-Up Criteria)
62-814 (Electric and Magnetic Fields)

III. REVISIONS TO DEPARTMENT STATUTES AND RULES

A. The Licensee shall comply with rules adopted by the Department subsequent to the issuance of the Certification under the PPSA which prescribe new or stricter criteria, to the extent that the rules are applicable to electrical power plants. Except when express variances, exceptions, exemptions, or other relief have been granted, subsequently adopted Department rules which prescribe new or stricter criteria shall operate as automatic modifications to the Certification.

B. Upon written notification to the Department, the Licensee may choose to operate the SHCCF in compliance with any rule subsequently adopted by the Department which prescribes criteria more lenient than the criteria required by the terms and conditions in the Certification which are not site-specific.

[Sections 403.511(5)(a) and (b), F.S.; subsection 62-4.160(10), F.A.C.]

IV. DEFINITIONS

The meaning of terms used herein shall be governed by the applicable definitions contained in Chapters 253, 373, 379, and 403, F.S., and any regulation adopted pursuant thereto. In the event of any dispute over the meaning of a term used in these Conditions which is not defined in such statutes or regulations, such dispute shall be resolved by reference to the most relevant definitions contained in any other state or federal statute or regulation, or in the alternative, by the use of the commonly accepted meaning. As used herein, the following shall apply:

A. "Application" or "SCA" as defined in Section 403.503(6), F.S. For purposes of this certification, "Application" shall include the original submittal on February 16, 2018, and the first amendment submitted on June 28, 2018, and shall also include materials submitted for post-certification amendments and petitions for modification to the Conditions of Certification, as well as supplemental applications.

B. "Associated facilities" as defined by Section 403.503(7), F.S. For purposes of certification, those onsite and offsite facilities which directly support the construction and operation of the electrical power plant such as electrical transmission lines, substations, and fuel unloading facilities; pipelines necessary for transporting fuel for the operation of the facility or other fuel transportation facilities; water or wastewater transport pipelines; construction, maintenance, and access roads; and railway lines necessary for transport of construction equipment or fuel for the operation of the facility.

C. "Certification" or "Final Order of Certification" means the written order of the Siting Board or the Secretary of the Florida Department of Environmental Protection approving the Site Certification Application for the licensing of the Shady Hills Combined Cycle Facility with Conditions as the Siting Board or Secretary deem appropriate.

D. "Conditions of Certification" means the conditions attached to the Final Order of Certification and any subsequent modifications.

E. "DEO" means the Florida Department of Economic Opportunity.

F. "DEP" or "Department" means the Florida Department of Environmental Protection.

G. "DHR" means the Florida Department of State, Division of Historical Resources.

H. "DOT" means the Florida Department of Transportation.

I. "Electrical power plant" means, for the purpose of certification, any steam or solar electrical generating facility using any process or fuel, including nuclear materials, except that this term does not include any steam or solar electrical generating facility of less than 75 megawatts in capacity unless the applicant for such a facility elects to apply for certification under this act. This term also includes the site; all associated facilities that will be owned by the applicant that are physically connected to the site; all associated facilities that are indirectly connected to the site by other proposed associated facilities that will be owned by the applicant; and associated transmission lines that will be owned by the applicant which connect the electrical power plant to an existing transmission network or rights-of-way to which the applicant intends

to connect. At the applicant's option, this term may include any offsite associated facilities that will not be owned by the applicant; offsite associated facilities that are owned by the applicant but that are not directly connected to the site; any proposed terminal or intermediate substations or substation expansions connected to the associated transmission line; or new transmission lines, upgrades, or improvements of an existing transmission line on any portion of the applicant's electrical transmission system necessary to support the generation injected into the system from the proposed electrical power plant.

J. "Emergency conditions" or "Emergency reporting" means urgent circumstances involving potential adverse consequences to human life or property as a result of weather conditions or other calamity.

K. "Feasible" or "practicable" means reasonably achievable considering a balance of land use impacts, environmental impacts, engineering constraints, and costs.

L. "FWC" means the Florida Fish and Wildlife Conservation Commission.

M. "Licensee" means the Shady Hills Energy Center, LLC.

N. "NPDES permit" means a federal National Pollutant Discharge Elimination System permit issued by DEP in accordance with the federal Clean Water Act.

O. "Post-certification submittal" shall mean a submittal made by the Licensee pursuant to a Condition of Certification.

P. "ROW" means the right-of-way to be selected by the Licensee within the certified corridor in accordance with the Conditions of Certification and as defined in Section 403.503(27), F.S., unless otherwise noted.

Q. "Shady Hills Combined Cycle Facility" or "SHCCF", for purposes of these Conditions of Certification, means the certified electrical power plant, the 0.4 acre utility connection easement, the 230 kilovolt (kV) interconnection tie-line, and all other certified on- or off-site associated structures and facilities identified/described in the Application, in the Final Order of Certification, or in a post-certification amendment or modification.

R. "Site" as defined in Section 403.503(28): Any proposed location within which will be located an electrical power plant's generating facility and onsite support facilities, or an alteration or addition of electrical generating facilities and onsite support facilities resulting in an increase in generating capacity, including offshore sites within state jurisdiction.

S. "State Water Quality Standards" shall mean the numerical and narrative criteria applied to specific water uses or classifications set forth in Chapters 62-302 and 62-520, F.A.C.

T. "Surface Water Management System" or "System" means a stormwater management system, dam, impoundment, reservoir, appurtenant work, or works, or any combination thereof. The terms "surface water management system" or "system" include areas of dredging or filling, as those terms are defined in Sections 373.403(13) and (14), F.S.

U. "SWD" shall mean the DEP Southwest District office.

V. "SWFWMD" means the Southwest Florida Water Management District.

W. "Temporary construction parking and laydown area" means the approximately 20-acre L-shaped area immediately adjacent to the eastern boundary of the site. The Licensee

will use this area for construction parking and laydown activities while the Licensee constructs the generating facility and other onsite support facilities. This area and these activities are part of the SHCCF and are approved for use on a temporary basis.

X. "Wetlands" shall mean those areas meeting the definition set forth in Section 373.019(27), F.S., as delineated pursuant to Chapter 62-340, F.A.C.

V. FEDERALLY DELEGATED OR APPROVED PERMIT PROGRAMS

Subject to the Conditions set forth herein, this Certification shall constitute the sole license of the State and any agency as to the approval of the location, construction, and operation of the SHCCF except for the issuance of Department licenses required under any federally delegated or approved permit program. This Certification is not a waiver of any other Department approval that may be required under federally delegated or approved programs. In the event of a conflict between the certification process and federally required procedures, the applicable federal requirements shall control.

[Sections 403.5055, 403.508(8), and 403.511(1), F.S.]

VI. DESIGN AND PERFORMANCE CRITERIA

Certification, including these Conditions, is predicated upon preliminary designs, concepts, and performance criteria described in the SCA or in testimony and exhibits in support of this Certification. Final engineering design will be consistent and in substantial compliance with the preliminary information described in the SCA or as explained at the Certification Hearing (if any). Conformance to those criteria, unless specifically modified in accordance with Section 403.516, F.S., and Rule 62-17.211, F.A.C., is binding upon the Licensee in the design, construction, operation, and maintenance of the SHCCF.

[Sections 403.511(2)(a) and 403.516, F.S.; Rules 62-4.160(2) and 62-17.211, F.A.C.]

VII. NOTIFICATION

A. If, for any reason, the Licensee does not comply with or will be unable to comply with any Condition or limitation specified in this Certification, the Licensee shall immediately provide the DEP Southwest District (SWD) Office with the following information:

1. A description of and cause of noncompliance; and

2. The period of noncompliance, including dates and times; or, if not corrected, the anticipated time the noncompliance is expected to continue, and steps being taken to reduce, eliminate, and prevent recurrence of the noncompliance. The Licensee shall be responsible for any and all damages which may result and may be subject to enforcement action by the Department for penalties or for revocation of this Certification.

All notifications which are made in writing shall additionally be immediately provided to the Siting Coordination Office (SCO) via email to SCO@dep.state.fl.us.

[subsection 62-4.160(8), F.A.C.]

B. The Licensee shall promptly notify the SCO in writing (email acceptable) of any previously submitted information concerning the SHCCF that is later discovered to be inaccurate.

[subsection 62-4.160(15), F.A.C.]

C. Within 60 days after Certification of an associated linear facility the Licensee shall file a notice of the certified route with the Department's Office of General Counsel and the clerk of the circuit court for each county through which the corridor will pass.

The notice shall consist of maps or aerial photographs in the scale of 1:24,000 which clearly show the location of the certified route and shall state that the Certification of the corridor will result in the acquisition of rights-of-way (ROWs) within the corridor.

[Section 403.5112, F.S.]

VIII. EMERGENCY CONDITION NOTIFICATION AND RESTORATION

If the Licensee is temporarily unable to comply with any of the Conditions of Certification due to breakdown of equipment or destruction by hazard of fire, wind or following an emergency as defined by Sections 252.34(4), (7), (8), or (10), F.S., the Licensee shall immediately notify the Department. Notification shall include pertinent information as to the cause of the problem, and what steps are being taken to correct the problem and to prevent its recurrence, and where applicable, the owner's intent toward reconstruction of destroyed facility(ies). Such notification does not release the Licensee from any liability for failure to comply with Department rules. Any exceedances and/or violations recorded during emergency conditions shall be reported as such, but the Department acknowledges that it intends to use its enforcement discretion during this timeframe. This acknowledgement by the Department does not constitute a waiver or variance from any requirements of any federal permit. Relief from any federal agency must be separately sought.

[Section 62-4.130, F.A.C.]

IX. CONSTRUCTION PRACTICES

A. Local Building Codes

The Conditions of Certification constitute the sole license of the State and any agency as to the approval of the location, construction, and operation of the SHCCF. The Licensee is not required to obtain building permits for the SHCCF. However, this Certification shall not affect in any way the right of any local government to charge appropriate fees or require that construction of installations used by the electric utility that are not an integral part of a generating plant, substation, or control center (such as, office buildings, warehouses, garages, machine shops, and recreational buildings) be in compliance with applicable building construction codes.

[Section 403.511(4), F.S.]

B. Open Burning

Prior to open burning in connection with land clearing, the Licensee shall seek authorization from the Florida Forest Service in accordance with the requirements of Chapters 62-256 and 5I-2, F.A.C.

[Chapters 5I-2 and 62-256, F.A.C.]

C. Vegetation

For areas located in any Florida Department of Transportation (DOT) right-of-way, Chapter 4.6 of the 2010 DOT *Utility Accommodation Manual* shall serve as guidelines for

best management practices, and may be accessed at the following web address: http://www.fdot.gov/programmanagement/utilities/UAM.shtm.

D. Existing Underground Utilities

The Licensee must follow all applicable portions of the Underground Facility Damage Prevention and Safety Act, Chapter 556, F.S. The Licensee shall provide the affected local government and the SCO with copies of valid tickets obtained from Sunshine State One Call of Florida upon request. Tickets shall be available for request until the underground work is completed for the affected area.

[Chapter 556, F.S.]

E. Electric and Magnetic Fields (EMF)

Any associated transmission lines and electrical substations shall comply with the applicable requirements of Chapter 62-814, F.A.C.

[Chapter 62-814, F.A.C.]

F. Existing Wells

Any existing wells to be impacted in the path of construction of SHCCF that will no longer be used shall be abandoned by a licensed well contractor. All abandoned wells shall be filled and sealed in accordance with subsection 62-532.500(5), F.A.C., or with the rules of the authorizing agency, or consistent with these Conditions.

[subsections 62-532.400 and 62-532.500(5), F.A.C.]

H. Abandonment of Existing Septic Tanks

Any existing septic tanks to be impacted by construction and that will no longer be used shall be abandoned, in accordance with Rule 64E-6.011, F.A.C., unless these Conditions provide otherwise.

[Chapter 64E-6, F.A.C.]

X. RIGHT OF ENTRY

A. Upon presentation of credentials or other documents as may be required by law, the Licensee shall allow authorized representatives of the Department or other agencies with jurisdiction over a portion of the SHCCF and any authorized off-site mitigation/compensation or otherwise associated areas:

1. At reasonable times, to enter upon the SHCCF in order to monitor activities within their respective jurisdictions for purposes of assessing compliance with this Certification; or

2. During business hours, to enter the Licensee's premises in which records are required to be kept under this Certification; and to have access to and copy any records required to be kept under this Certification.

B. When requested by the Department, on its own behalf or on behalf of another agency with regulatory jurisdiction, the Licensee shall within 10 working days, or such longer period as may be mutually agreed upon by the Department and the Licensee, furnish any information required by law, which is needed to determine compliance with this Certification.

[paragraph 62-4.160(7)(a) and subsection 62-4.160(15), F.A.C.]

XI. DISPUTE RESOLUTION

A. General

If a situation arises in which mutual agreement between either the Department and the Licensee, or the Department and an agency with substantive regulatory jurisdiction over a matter cannot be reached, the Department can act as a facilitator in an attempt to resolve the issue. If the dispute is not resolved in this initial informal meeting, Licensee may request a second informal meeting in which both Licensee and the agency with substantive regulatory jurisdiction over the matter at issue can participate in an attempt to resolve the issue. If, after such meetings, a mutual agreement cannot be reached between the parties, then the matter shall be referred to the Division of Administrative Hearings (DOAH) for disposition in accordance with the provisions of Chapter 120, F.S. The Licensee or the Department may request DOAH to establish an expedited schedule for the processing of such a dispute. Any filing with DOAH shall state with particularity the specific project and geographic location to which the dispute relates. Work unrelated to the specific project and in areas other than the location to which the dispute relates will not be affected by the dispute.

B. Modifications

If written objections are filed regarding a modification, and the objections address only a portion of a requested modification, then the Department shall issue a Final Order approving the portion of the modification to which no objections were filed, unless that portion of the requested modification is substantially related to or necessary to implement the portion to which written objections are filed.

C. Post-Certification Submittals

If it is determined, after assessment of a post-certification submittal, that compliance with the Conditions will not be achieved for a particular portion of a submittal, the Department may make a separate assessment of other portions of the submittal, unless those portions of the submittal are substantially related to or necessary to implement that portion for which it has been determined that compliance with the Conditions will not be achieved.

[Section 120.57, F.S.; Rule 62-17.211, F.A.C.]

XII. SEVERABILITY

The provisions of this Certification are severable, and if any provision of this Certification or the application of any provision of this Certification to any circumstance is held invalid, the remainder of the Certification or the application of such provision to other circumstances shall not be affected thereby.

XIII. ENFORCEMENT

A. The terms, requirements, limitations, and restrictions set forth in these Conditions are binding and enforceable pursuant to Sections 403.141, 403.161, 403.514, 403.727, and 403.859 through 403.861, F.S., as applicable. Any noncompliance by the Licensee with these Conditions constitutes a violation of Chapter 403, F.S., and is grounds for enforcement action and termination, revocation, or revision of the Certification. The Licensee is

placed on notice that the Department may review this Certification periodically and may initiate enforcement action for any violation of these Conditions.

B. All records, notes, monitoring data, and other information relating to the construction or operation of the SHCCF which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the SHCCF and arising under the Florida Statutes or Department rules, subject to the restrictions in Sections 403.111 and 403.73, F.S. During enforcement actions, the retention period for all records will be extended automatically unless otherwise stipulated by the Department. Such evidence shall only be used to the extent it is consistent with the Florida Rules of Civil Procedure and appropriate evidentiary rules.

[Sections 403.121, 403.131, 403.141, 403.151, 403.161, and 403.514, F.S.; subsections 62-4.160(1) and 62-4.160(9), F.A.C.]

XIV. REVOCATION OR SUSPENSION

The Certification shall be final unless revised, revoked, or suspended pursuant to law. This Certification may be suspended or revoked pursuant to Section 403.512, F.S. This Certification is valid only for the specific processes and operations identified in the SCA and approved in the Final Order of Certification and indicated in the testimony and exhibits in support of this Certification or approved in a subsequent amendment or modification of the Certification. Any unauthorized deviation from the approved drawings, exhibits, specifications, or Conditions of this approval may constitute grounds for revocation and enforcement action by the Department. Any enforcement action, including suspension and revocation, shall only affect the portion(s) of the SHCCF that are the cause of such action, and other portions of the SHCCF shall remain unaffected by such action.

[Section 403.512, F.S.; subsection 62-4.160(2), F.A.C.]

XV. REGULATORY COMPLIANCE

As provided in Sections 403.087(7) and 403.722(5), F.S., except as specifically provided in the Final Order of Certification, a subsequent modification or amendment, or these Conditions, the issuance of these Conditions does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations. This Certification is not a waiver of or approval of any other Department license/permit that may be required for other aspects of the SHCCF which are not addressed in this Certification. This Certification does not relieve the Licensee from liability for harm or injury to human health or welfare, animal, or plant life, or public or private property caused by the construction or operation of the SHCCF, or from penalties therefore.

[subsections 62-4.160(3) and 62-4.160(5), F.A.C.]

XVI. CIVIL AND CRIMINAL LIABILITY

Except to the extent a variance, exception, exemption, or other relief is granted in the Final Order of Certification, in a subsequent modification to these Conditions, or as otherwise provided under Chapter 403, F.S., this Certification does not relieve the Licensee from civil or criminal penalties for noncompliance with any Condition of this Certification, applicable rules, or regulations of the Department, or any other state statutes or regulations which may apply.

[Sections 403.141, 403.161, and 403.511, F.S.]

XVII. USE OF STATE LANDS

A. Except as specifically provided in the Final Order of Certification or these Conditions, the issuance of this Certification conveys no title to land or water, does not constitute State recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title.

B. If any portion of the SHCCF is located on sovereign submerged lands, state-owned uplands, or within an aquatic preserve, then the Licensee must comply with the applicable portions of Chapters 18-2, 18-20, and 18-21, F.A.C., and Chapters 253 and 258, F.S., except as specifically provided in the Final Order of Certification or these Conditions. If any portion of the SHCCF is located on sovereign submerged lands, the Licensee must submit Section F of Form 62-330.060(1), *Application for Individual and Conceptual Approval Environmental Resource Permit* (State 404 Program Permit) *and Authorization to Use State-Owned Submerged Lands* to the Department prior to construction. If any portion of the SHCCF is located on state-owned uplands, the Licensee must submit an Upland Easement Application to the Department prior to construction.

C. If a portion of the SHCCF is located on sovereign submerged lands or state-owned uplands owned by the Board of Trustees of the Internal Improvement Trust Fund, pursuant to Article X, Section 11 of the Florida Constitution, then the proposed activity on such lands requires a proprietary authorization. Under such circumstances, the proposed activity is not exempt from the need to obtain a proprietary authorization. Unless otherwise provided in the Final Order of Certification or these Conditions, the Department has the responsibility to review and take action on requests for proprietary authorization in accordance with Rules 18-2.018 or 18-21.0051, F.A.C.

D. The Licensee is hereby advised that Florida law states: "A person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund under this chapter, until the person has received the required lease, license, easement, or other form of consent authorizing the proposed use." Pursuant to Chapter 18-14, F.A.C., if such work is done without consent, or if a person otherwise damages state land or products of state land, the Board of Trustees may levy administrative fines of up to $10,000 per offense.

E. The terms, conditions, and provisions of any required lease or easement issued by the State shall be met. Any construction activity associated with the SHCCF shall not commence on sovereign submerged lands or state-owned uplands, title to which is held by the Board of Trustees of the Internal Improvement Trust Fund, until all required lease or easement documents have been executed.

[Chapters 253 and 258, F.S.; Chapters 18-2, 18-14, 18-21, 62-340, and subsections 62-330.060(1) and 62-4.160(4), F.A.C.]

XVIII. PROCEDURAL RIGHTS

Except as specified in Chapter 403, F.S., or Chapter 62-17, F.A.C., no term or Condition of Certification shall be interpreted to preclude the post-certification exercise by any party of whatever procedural rights it may have under Chapter 120, F.S., including those related to rule-making proceedings.

[Section 403.511(5)(c), F.S.]

XIX. AGENCY ADDRESSES FOR POST-CERTIFICATION SUBMITTALS AND NOTICES

Where a Condition requires post-certification submittals and/or notices to be sent to a specific agency, the following agency addresses shall be used unless the Conditions specify otherwise or unless the Licensee and the Department are notified in writing of an agency's change in address for such submittals and notices:

Florida Department of Environmental Protection
Siting Coordination Office, MS 5500
2600 Blair Stone Road
Tallahassee, Florida 32399-3000
SCO@dep.state.fl.us

Florida Department of Environmental Protection
Southwest District Office
13051 North Telecom Parkway
Temple Terrace, Florida, 33637-0926

Florida Fish & Wildlife Conservation Commission
Conservation Planning Services
620 South Meridian Street, MS 5B5
Tallahassee, Florida 32399-1600
FWCConservationPlanningServices@myfwc.com

Florida Department of Transportation
District Administration
605 Suwannee Street
Tallahassee, Florida 32399-0450

Florida Department of Agriculture and Consumer Services
Office of General Counsel
407 South Calhoun Street
Tallahassee, Florida 32399-0800

Florida Department of State
Division of Historical Resources
500 South Bronough Street
Tallahassee, Florida 32399-0250

Pasco County
County Administration Office
West Pasco Government Center
8731 Citizens Drive, Suite 340
New Port Richey, Florida 34654

[Section 403.511, F.S.]

XX. PROFESSIONAL CERTIFICATION

To ensure protection of public health, safety, and welfare, any construction, modification, or operation of an installation which may be a source of pollution, or of a public drinking water supply, shall be in accordance with sound professional engineering practices pursuant to Chapter 471, F.S.; and all final geological papers or documents involving the practice of the profession of geology shall be in accordance with sound professional geological practices pursuant to Chapter 492, F.S. Where required by Chapter 471 or 492, F.S., applicable portions of amendment requests, petitions for modifications, post-certification submittals, and supporting documents which are submitted to the Department for public record shall be signed and sealed by the professional(s) who prepared or approved them.

[62-4.050, F.A.C.]

XXI. PROCEDURES FOR POST-CERTIFICATION SUBMITTALS

A. Purpose of Submittals

Conditions which provide for the post-certification submittal of information to DEP or other agencies by the Licensee are for the purpose of facilitating the agencies' monitoring of the effects arising from the location of the SHCCF and the construction and maintenance of the SHCCF, unless otherwise specified. This monitoring is for DEP to assure, in consultation with other agencies with applicable regulatory jurisdiction, continued compliance with these Conditions, without further agency action. A submittal of information or determination of compliance pursuant to a post-certification submittal under this Condition does not provide a point of entry for a third party.

B. Filings

All post-certification submittals of information by Licensee are to be filed with the DEP SWD Office and any other agency that is entitled to receive a submittal pursuant to these Conditions. The DEP SCO shall be copied on all post-certification submittals in electronic .pdf format only, unless otherwise requested, via email to SCO@dep.state.fl.us. Each submittal shall clearly identify the SHCCF name, PA#, and the Condition number(s) (i.e. Section X, Condition XX.y.(z)) requiring the submittal. As required by Section 403.5113(2), F.S., each post-certification submittal will be reviewed by each agency with regulatory authority over the matters addressed in the submittal on an expedited and priority basis.

[Section 403.5113, F.S.; subsection 62-17.191(3), F.A.C.]

C. Completeness

DEP shall review each post-certification submittal for completeness. This review may include consultation with the other agency(ies) receiving the post-certification submittal with regulatory jurisdiction over the matter addressed in the submittal. DEP's finding

of completeness shall specify the area(s) of the SHCCF affected and shall not delay further processing of the post-certification submittal for non-affected areas.

If any portion of a post-certification submittal is found to be incomplete, the Licensee shall be so notified. Failure to issue such a notice within 30 days after filing of the submittal shall constitute a finding of completeness. Subsequent findings of incompleteness, if any, shall address only the newly filed information.

[subparagraph 62-17.191(1)(c)2., F.A.C.]

D. Interagency Meetings

DEP may conduct an interagency meeting with other agencies that received a post-certification submittal. The purpose of such an interagency meeting shall be for the agency(ies) with regulatory jurisdiction over the matters addressed in the post-certification submittal to discuss whether compliance with these Conditions has been provided. Failure of DEP to conduct an interagency meeting or failure of any agency to attend an interagency meeting shall not be grounds for DEP to withhold a determination of compliance with these Conditions nor to delay the timeframes for review established by these Conditions. At DEP's request, a field inspection shall be conducted with the Licensee and the agency representative in conjunction with the interagency meeting.

E. Determination of Compliance

DEP shall give written notification within 90 days, to the Licensee and the other agency(ies) to which the post-certification information was submitted, of DEP's determination of whether there is demonstration of compliance with these Conditions. If it is determined that compliance with the Conditions has not been provided, the Licensee shall be notified with particularity of the deficiencies and possible corrective measures suggested. Failure to notify Licensee in writing within 90 days of receipt of a complete post-certification submittal shall constitute a determination of compliance. A post-certification compliance review may be the basis for initiating modifications to the relevant Condition or to other related Conditions.

F. Commencement of Construction

If DEP does not object within the time period specified in paragraph E., above, Licensee may begin construction pursuant to the terms of these Conditions and the subsequently submitted construction details.

G. Revisions to Design Previously Reviewed for Compliance

If revisions to SHCCF-specific designs occur after submittal, the Licensee shall submit revised plans prior to construction for review in accordance with the post-certification process specified in this Condition.

[Sections 120.569, 373.413, 373.416, and 403.511, F.S.; Rules 62-17.191 and 62-17.205, F.A.C.]

XXII. POST-CERTIFICATION SUBMITTAL REQUIREMENTS SUMMARY

Within 90 days after issuance of the Final Order of Certification, and within 90 days after any subsequent modification or Certification, the Licensee shall provide the SCO a complete summary of those post-certification submittals that are identified in these Conditions when due-dates for the information required of the Licensee have been identified. A summary

shall be provided as a separate document for each transmission line, if any. Such submittals shall include, but are not limited to, monitoring reports, management plans, wildlife surveys, etc. The summary shall be provided to the SCO, in a sortable spreadsheet, electronically, in the format shown below or equivalent. For subsequent modifications and certifications, a Post-Certification Submittal Requirements Summary shall be required for only those resulting in new or altered post-certification requirements.

Condition Number	Requirement and Timeframe	Due Date	Name of Agency or Agency Subunit to whom the submittal is required to be provided

[Section 403.5113, F.S.; Subsection 62-17.191(3), F.A.C.]

XXIII. POST-CERTIFICATION AMENDMENTS

If, subsequent to Certification, the Licensee proposes any material change to the SCA and revisions or amendments thereto, as certified, the Licensee shall submit a written request for amendment and a description of the proposed change to the SCA to the Department. Within 30 days after the receipt of a complete request for an amendment, the Department shall determine whether the proposed change to the SCA requires a modification to the Conditions.

A. If the Department concludes that the change would not require a modification to the Conditions, the Department shall provide written notification of the approval of the proposed amendment to the Licensee, all agencies, and all other parties to the Certification.

B. If the Department concludes that the change would require a modification to the Conditions, the Department shall provide written notification to the Licensee that the proposed change to the SCA requires a request for modification pursuant to Section 403.516, F.S.

[Section 403.5113, F.S.]

XXIV. MODIFICATION OF CERTIFICATION

A. Pursuant to Section 403.516(1)(a), F.S., and Rule 62-17.211, F.A.C., the Siting Board hereby delegates the authority to the Department to modify any Condition which would not otherwise require approval by the Siting Board, after notice and receipt of no objection by a party to the Certification within 45 days after notice by mail to the party's last address of record, and if no other person whose substantial interests will be affected by the modification objects in writing within 30 days of public notice.

B. The Department may modify Conditions, in accordance with Section 403.516(1)(b), F.S., which are inconsistent with the terms of any subsequent and separately DEP issued permits, permit amendments, permit modifications, or permit renewals under a federally delegated or federally approved permit program. Such modification may be made without further notice if the matter has been previously noticed under the requirements for any federally delegated or approved permit program.

C. In accordance with Section 403.516(1)(c), F.S., the Licensee may file a petition for modification with the Department, or the Department may initiate the modification upon its own initiative.

D. Any anticipated expansions, production increases, or process modifications to SHCCF which may result in new, different or increased discharge or emission of pollutants, change in fuel, or expansion in generating capacity, must be reported by submission of an appropriate request for an amendment, modification, or certification.

E. Any anticipated change to SHCCF that results in a change to the boundaries identified in the Certified SHCCF Map (attached hereto as part of Attachment A (Maps)) or the addition or removal of equipment, buildings, or structures that are certified and part of the SHCCF, attached hereto as part of Attachment A (Maps), must be accompanied by a new Certified SHCCF Map showing the proposed new boundaries. Within 120 days after completion of construction of the approved change, the Licensee shall provide the information required by Section A. General Conditions, Condition I. Scope, paragraphs D and E, as appropriate.

[Section 403.516, F.S.; Rule 62-17.211, F.A.C.]

XXV. COASTAL ZONE CONSISTENCY

Pursuant to Sections 373.428 and 403.511, F.S., Certification of the SHCCF constitutes the State's concurrence that the licensed activity or use is consistent with the federally approved program under the Florida Coastal Management Act.

[Sections 373.428, 380.23, and 403.511(7), F.S.]

XXVI. WATER QUALITY CERTIFICATION

Pursuant to the Operating Agreement between the Department, Water Management Districts, and U.S. Army Corps of Engineers, a written Final Order granting 'Certification' constitutes Certification by the Department that the SHCCF complies with applicable state water quality standards.

[2012 Operating Agreement, Jacksonville District USACOE, DEP, and Water Management Districts, Section II.A.1.(f)]

XXVII. TRANSFER OF CERTIFICATION

A. This Certification is transferable in whole or in part, upon Department approval, to an entity determined to be able to comply with these Conditions. A transfer of Certification of all or part of the SHCCF may be initiated by the Licensee's filing of a Notice of Intent to Transfer Certification with the Department's SCO. The notice of intent shall: identify the intended new Certification holder or Licensee; identify current and new entity responsible for compliance with the Certification; and include a written agreement from the intended Licensee/Transferee to abide by all Conditions of Certification, as well as, applicable laws and

regulations. Upon receiving a complete notice of intent, the transfer shall be approved by the Department unless the Department objects to the transfer on the grounds that the new Licensee will be unable to comply with the Conditions of Certification, specifies in writing its reasons for its objections, and gives notice and an opportunity to petition and administrative hearing pursuant to Section 120.57, F.S. Upon approval, the Department will initiate a modification to the Conditions to reflect the change in ownership in accordance with Rule 62-17.211, F.A.C.

B. In the event of the dissolution of the Licensee, the Department may transfer Certification to successor entities which are determined to be competent to construct, operate, and maintain the SHCCF in accordance with the Conditions of Certification and which are proper applicants as defined by the PPSA. Upon determination that such a successor entity complies with the requirements for transfer of Certification, the Department will initiate a modification to the Conditions to reflect the change in ownership in accordance with Rule 62-17.211, F.A.C.

[Chapter 120, F.S.; Rule 62-17.211, F.A.C]

XXVIII. LABORATORIES AND QUALITY ASSURANCE

Chemical, physical, biological, microbiological, and toxicological data collected as a requirement of these Conditions must be reliable and collected and analyzed by scientifically sound procedures. Unless otherwise specified in these Conditions, the Licensee shall adhere to the minimum field and laboratory quality assurance, methodological and reporting requirements of the Department as set forth in Chapter 62-160, F.A.C.

[Chapter 62-160, F.A.C.]

XXIX. ENVIRONMENTAL RESOURCES

A. General

1. Submittals for Construction Activities

a. Prior to the commencement of construction of new facilities and/or associated facilities the Licensee shall provide to the DEP SWD Office for review, all information necessary for a complete *Application for Individual and Conceptual Approval Environmental Resource Permit* (State 404 Program Permit), DEP Form 62-330.060(1), F.A.C. A copy of the submittal shall also be provided to the SCO.

This form may: a) be submitted concurrently with a SCA; b) be submitted as part of an amendment request or a petition for modification; or c) be submitted as a post-certification submittal following approval of a project through Certification, modification, or amendment. Information submitted as a post-certification may be submitted for discrete portions of the SHCCF for a determination of compliance with these Conditions of Certification. Such Environmental Resource Permit (ERP) submittals, once received, shall be reviewed in accordance with the non-procedural standards and criteria for issuance of an ERP, including all the provisions related to reduction and elimination of impacts, conditions for issuance, additional conditions for issuance, and mitigation contained in Chapters 62-330, F.A.C., as applicable, unless otherwise stated in these Conditions. While the information is provided for review via submittal of the ERP form, pursuant to Section 403.511, F.S., issuance of a separate ERP is not required for Certified Facilities.

Those forms submitted as part of a SCA, an amendment, or modification, shall be processed concurrently with, and under the respective certification, amendment, or modification procedures. Those forms submitted as a post-certification submittal (after Certification, modification, or amendment and prior to construction) shall be processed in accordance with Section A. General Conditions, Condition XXI. Procedures for Post-Certification Submittals.

No construction shall commence on a feature of the SHCCF, or in a particular segment for a linear facility, until the Department has determined that there is a demonstration of compliance with these Conditions. For post-certification submittal reviews, the Department's determination is governed by Section A. General Conditions, Condition XXI. Procedures for Post-Certification Submittals.

b. Concurrent with submittal of the DEP form required in subparagraph A.1.a., above, the Licensee shall submit, as applicable, a survey of wetland and surface water areas as delineated in accordance with Chapter 62-340, F.A.C., and verified by appropriate agency staff for Department compliance review. Available DEP approved wetland and surface water delineations within the boundaries of the SHCCF or a portion thereof may be used and reproduced for this delineation submittal and verification.

[Section 373.416, F.S.; Chapters 62-330 and 62-340, F.A.C.]

2 Construction, operation, and maintenance of the proposed project (including any access roads and structures constructed within wetlands and other surface waters, and/or associated facilities) shall satisfy any applicable non-procedural requirements in the Department rules.

[Section 373.414(1)(a), F.S.]

3. Any delineation of the extent of a wetland or other surface water submitted as part of the DEP ERP Application Form required by subparagraph A.1.a., above, including plans or other supporting documentation, shall not be considered binding on the Department unless a specific condition of this Certification or a formal wetlands jurisdictional determination under Section 373.421(2), F.S., provides otherwise.

[Sections 373.421 and 403.504, F.S.]

B. Surface Water Management Systems

1. Information regarding surface water management systems (SWMS) will be reviewed for consistency with the applicable non-procedural requirements under Part IV of Chapter 373, F.S., following submittal of Form 62-330.060(1) F.A.C., to the Department's SWD Office.

2. All construction, operation, and maintenance of the SWMS(s) for the SHCCF shall be as set forth in the plans, specifications, and performance criteria contained in the SCA and other materials presented during the certification proceeding, post-certification submittals, and as otherwise approved. If specific requirements are necessary for construction, operation, and/or maintenance of an approved SWMS, those requirements shall be incorporated into a SWMS Plan for that system and included in Attachment B (Surface Water Management System Plans). Any alteration or modification to the SWMS Plan or the SWMS as certified, requires prior approval from the Department.

3. To allow for stabilization of all disturbed areas, immediately prior to construction, during construction of the SWMS, and for a period of time after construction of the SWMS, the Licensee shall implement and maintain erosion and sediment control best management practices, such as silt fences, erosion control blankets, mulch, sediment traps, polyacrylamide (PAM), temporary grass seed, permanent sod, and floating turbidity screens to retain sediment on-site and to prevent violations of state water quality standards. These devices shall be installed, used, and maintained at all locations where the possibility exists of transferring suspended solids into the receiving waterbody due to the work authorized under this Certification, and shall remain in place at all locations until construction in that location is completed and soils are permanently stabilized. All best management practices shall be in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Transportation and Florida Department of Environmental Protection, by HydroDynamics Incorporated in cooperation with Stormwater Management Academy, June 2007) unless a project-specific erosion and sediment control plan is approved as part of this Certification. If project-specific Conditions require additional measures during any phase of construction or operation to prevent erosion or control sediments beyond those specified in the approved erosion and sediment control plan, the Licensee shall implement additional best management practices as necessary, in accordance with the guidelines and specifications in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual*. The Licensee shall correct any erosion or shoaling that causes adverse impacts to the water resources as soon as feasible. Once project construction is complete in an area, including the re-stabilization of all side slopes, embankments, and other disturbed areas, and before conversion to the operation and maintenance phase, all silt screens and fences, temporary baffles, and other materials that are no longer required for erosion and sediment control shall be removed.

4. The Licensee shall complete construction of all aspects of the SWMS described in the ERP Application Form, submitted as part of a post-certification submittal, amendment, modification, or certification application including water quality treatment features, and discharge control facilities prior to use of the portion of the SHCCF being served by the SWMS.

5. At least 48 hours prior to the commencement of construction of any new SWMS for any part of a SHCCF authorized by this Certification, the Licensee shall submit to the Department a written notification of commencement using an "Environmental Resource Permit Construction Commencement Notice" (DEP Form 62-330.350(1), F.A.C.), indicating the actual start date and the expected completion date.

6 Each phase or independent portion of the approved system must be completed in accordance with the submitted DEP Form prior to the operation of the portion of the SHCCF being served by that portion or phase of the system.

7. Within 30 days, or such other date as agreed to by DEP and the Licensee, after completion of construction of any new portions of the SWMS, the Licensee shall submit to the DEP SWD Office, and copy the SCO, a written statement of completion and certification by a registered professional engineer (P.E.), or other appropriate registered professional, as authorized by law, utilizing the required "As-Built Certification and Request for Conversion to Operation Phase" (DEP Form 62-330.310(1), F.A.C.). Additionally, if deviations from the

approved drawings are discovered, the As-Built Certification must be accompanied by a copy of the approved drawings with deviations noted.

8. Any substantial deviation from the approved drawings, exhibits, specifications, or Conditions, may constitute grounds for revocation or enforcement action by the Department.

9. The operation phase of any new SWMS approved by the Department shall not become effective until the Licensee has complied with the requirements of the conditions herein, the Department determines the system to be in compliance with the approved plans, and the entity approved by the Department accepts responsibility for operation and maintenance of the system.

10. The DEP SWD must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in off-site discharge or sediment transport into wetlands or surface waters, a written dewatering plan must be submitted to and approved by the Department prior to the dewatering event.

[Section 373.414, F.S.; Chapters 62-25, 62-302, 62-330, and Rule 62-4.242, F.A.C.]

C. Wetland and Other Surface Water Impacts

1. The SHCCF shall be constructed in a manner which will eliminate or reduce adverse impacts to on-site and/or adjacent wetlands or other surface waters to the extent practicable or otherwise comply with substantive criteria for elimination or reduction of such adverse impacts. When impacts to wetlands will occur as a result of a future amendment, modification, or certification, and cannot be practicably eliminated or reduced, the Licensee may propose and the Department or Board shall consider mitigation to offset otherwise unpermittable activities under the ERP review process pursuant to subparagraph A.1.a, above.

2. Proposed mitigation plans submitted with the DEP ERP Application forms required in subparagraph A.1.a., above, or submitted and approved as part of an amendment, modification, or certification, and that are deemed acceptable by DEP, shall include applicable construction conditions, success criteria and monitoring plans, and shall be incorporated into these Conditions as Attachment C (Wetland Mitigation Plans).

[Sections 373.413, 373.414, 373.4145, 403.511, and 403.814(6), F.S.; Chapters 62-312, 62-330, 62-340, 62-342, and 62-345, F.A.C.]

XXX. THIRD PARTY IMPACTS

The Licensee is responsible for maintaining compliance with these Conditions even when third party activities authorized by the Licensee occur in or on the SHCCF.

[Section 403.506(1), F.S.]

XXXI. FACILITY OPERATION

The Licensee shall properly operate and maintain the SHCCF and systems of treatment and control (and related appurtenances) that are installed and used by the Licensee to achieve compliance with these Conditions, as required by the Final Order of Certification, these Conditions, or a post-certification amendment or modification. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to achieve compliance with the Final Order of Certification, these Conditions, or a post-certification

amendment or modification. Further, the Licensee shall take all reasonable steps to minimize any adverse impact resulting from noncompliance with any limitation specified in this Certification, including such accelerated or additional monitoring as necessary to determine the nature and impact of the noncomplying event.

[subsection 62-4.160(6), F.A.C.]

XXXII. RECORDS MAINTAINED AT THE FACILITY

A. These Conditions or a copy thereof shall be kept at the SHCCF.

B. The Licensee shall hold at the site, or other location designated by these Conditions, records of all monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation required by these Conditions, copies of all reports required by these Conditions, and records of all data used to complete the SCA for this approval. These materials shall be retained at least 3 years from the date of the sample, measurement, report, or application unless otherwise specified by Department rule.

C. Records of monitoring information shall include:

1. the date, exact place, and time of sampling or measurements;
2. the person responsible for performing the sampling or measurements;
3. the dates analyses were performed;
4. the person responsible for performing the analyses;
5. the analytical techniques or methods used; and,
6. the results of such analyses.

[subsection 62-4.160(12) and paragraph 62-4.160(14)(b), F.A.C.]

XXXIII. WATER DISCHARGES

A. Except as otherwise authorized by a permit issued by the Department under a federally approved or delegated program or to the extent a variance, exception, exemption, or other relief is granted or authorized by these Conditions, the Licensee shall not discharge to surface or ground waters of the State, wastes in concentrations, which, alone or in combinations with other substances or components of discharges (whether thermal or non-thermal), are carcinogenic, mutagenic, or teratogenic to human beings (unless specific criteria are established for such components in Rule 62-520.400, F.A.C.) or are acutely toxic to indigenous species of significance to the aquatic community within surface waters affected by the ground water at the point of contact with surface waters.

B. Except as otherwise authorized by a permit issued by the Department under a federally approved or delegated program or to the extent a variance, exception, exemption, or other relief is granted or authorized by these Conditions, all discharges and activities must be conducted so as to not cause a violation of the water quality standards set forth in Chapters 62-4, 62-302, 62-520, 62-550, and 62-620, F.A.C., including the provisions of Rules 62-4.243, 62-4.244, and 62-4.246, F.A.C., the antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), F.A.C., and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters set forth in subsections 62-4.242(2) and (3), F.A.C.

C. Except as otherwise authorized by a permit issued by the Department under a federally approved or delegated program or to the extent a variance, exception, exemption, or other relief is granted or authorized by these Conditions, all dewatering discharges must be in compliance with Rule 62-621.300, F.A.C.

[Chapters 62-4, 62-302, 62-520, 62-550, and 62-620, F.A.C.]

XXXIV. SOLID AND HAZARDOUS WASTE

A. Solid Waste

The Licensee shall comply with all applicable non-procedural provisions of Chapter 62-701, F.A.C., for any solid waste generated within the SHCCF during construction, operation, maintenance, and closure.

[Chapters 62-701, F.A.C.]

B. Hazardous Waste, Used Oil, Petroleum Contact Water, and Spent Mercury

The Licensee shall comply with all applicable non-procedural provisions of DEP Chapter 62-730, F.A.C., for any hazardous waste generated within the SHCCF. An EPA identification number must be obtained before beginning hazardous waste activities unless the facility is a Conditionally Exempt Small Quantity Generators (CESQGs). CESQGs generate no more than 100 kilograms (220 lbs) of hazardous waste in any month.

The Licensee shall comply with all applicable non-procedural provisions of DEP Chapter 62-710, F.A.C., for any used oil and used oil filters generated within the SHCCF.

The Licensee shall comply with all applicable non-procedural provisions of DEP Chapter 62-737, F.A.C., for any spent mercury-containing lamps and devices generated within the SHCCF.

The Licensee shall comply with all applicable provisions of DEP Chapter 62-740, F.A.C., for any petroleum contact water located within the SHCCF.

[Chapters 62-710, 62-730, 62-737, and 62-740, F.A.C.]

C. Hazardous Substance Release Notification

1. If the Licensee has knowledge of any release of a hazardous substance from the SHCCF in a quantity equal to or exceeding the reportable quantity in any 24-hour period shall notify the Department by calling the STATE WATCH OFFICE, (800) 320-0519, as soon as possible, but not later than one working day of discovery of the release.

2. Releases of mixtures and solutions are subject to these notification requirements only where a component hazardous substance of the mixture or solution is released in a quantity equal to or greater than its reportable quantity.

3. Notification of the release of a reportable quantity of solid particles of antimony, arsenic, beryllium, cadmium, chromium, copper, lead, nickel, selenium, silver, thallium, or zinc is not required if the mean diameter of the particles released is larger than 100 micrometers (0.004 inches).

[Chapter 62-150, F.A.C.]

D. Contaminated Site Cleanup

The Licensee shall comply with all applicable non-procedural provisions of Chapter 62-780, F.A.C., for any violations of relevant provisions of Chapters 376 or 403, F.S., that result in legal responsibility for site rehabilitation pursuant to those chapters. This responsibility for site rehabilitation does not affect any activity or discharge permitted or exempted pursuant to Chapters 376 or 403, F.S., or rules promulgated pursuant to Chapters 376 or 403, F.S.

[Chapter 62-780, F.A.C.]

XXXV. STORAGE TANK SYSTEMS

Registration, construction, installation, operation, maintenance, repair, closure, and disposal of storage tank systems within a SHCCF that stores regulated substances shall be in accordance with Chapters 62-761 and 62-762, F.A.C., in order to minimize the occurrence and environmental risks of releases and discharges. Mineral acid storage tank systems are subject only to Rule 62-762.891, F.A.C.

A. Incident Notification Requirements

Notification of the discovery of the loss from a storage tank system of a regulated substance exceeding 100 gallons on impervious surfaces, other than secondary containment, such as driveways, airport runways, or other similar asphalt or concrete surfaces, provided that the loss does not come in contact with pervious surfaces or of the discovery of any other incident listed in subsections 62-761.405 or 62-762.411, F.A.C., shall be made to the County on Incident Notification Form 62-761.900(6) within 24 hours or before the close of the County's next business day.

B. Discharge Reporting Requirements

Upon discovery of an unreported discharge of a regulated substance, the Licensee shall report to the County on Discharge Report Form 62-761.900(1) within 24 hours or before the close of the County's next business day those items listed in paragraph 62-761.405, F.A.C., including a spill or overfill event of a regulated substance to soil or another pervious surface, equal to or exceeding 25 gallons, unless the regulated substance has a more stringent reporting requirement specified in 40 CFR Part 302.

C. Discharge Cleanup

If a discharge of a regulated substance occurs at a SHCCF, actions shall be taken immediately to contain, remove, and abate the discharge under all applicable Department rules. The Licensee is advised that other federal, state, or local requirements may apply to these activities. If the contamination present is subject to the provisions of Chapter 62-780, F.A.C., corrective action, including free product recovery, shall be performed in accordance with that Chapter.

D. Out of Service and Closure Requirements

Storage tank systems shall be taken out-of-service and/or closed as necessary in accordance with Rules 62-761.800 and 62-762.801, F.A.C., as applicable.

[Chapters 62-761, 62-762, and 62-780, F.A.C.]

SECTION B. SPECIFIC CONDITIONS

I. DEPARTMENT OF ENVIRONMENTAL PROTECTION

A. Temporary Construction Parking and Laydown Area

1. Prior to construction of the temporary construction parking and laydown area, the Licensee shall provide detailed plans of the access roads and construction entrances, final grades, and any additional impervious or semi-impervious materials/surfaces needed. Once the Licensee completes construction and the SWD has confirmed this area has been substantially restored to original grade and effectively stabilized with vegetation, the approval for use of this area and the activities associated with it shall terminate. If impervious or semi-impervious materials will need to be in place in an amount exceeding the permitting thresholds listed in Rule 62-330.020, F.A.C., a stormwater management system (SWMS) will need to be included in the design to ensure there will be no adverse water quantity or quality impact at this location.

[Rule 62.330.020, F.A.C.]

2. The following construction sequence and reporting requirements shall be followed for temporary placement of fill in the temporary construction parking and laydown area) or other stockpile areas for the SHCCF:

a. Prior to the placement of fill material for temporary access, the Licensee shall flag and stake the areas to be filled and photograph the areas to show the pre-construction conditions. Photograph locations shall be identified on a location drawing/map(s). The photographs and location drawing/map(s) shall be submitted to the Department prior to placement of fill in these areas;

b. Prior to placement of the temporary fill, best management practices (i.e., hay bales, silt fences, etc.) shall be installed along the perimeter of the fill area to prevent erosion of the material into surface waters or wetlands;

c. Within 14 days of the completion of construction, the temporary fill shall be removed, and the ground elevation contours shall be restored to pre-existing elevations to promote natural re-vegetation of the area;

d. Photographs of the area shall be taken from the same locations as required in subparagraph a., above, within 72 hours of grading of the fill area. These photographs shall be combined with the photographs and location drawing/map(s) required in subparagraph a., above, and shall be submitted to the Department within 14 days of the completion of the regrading; and,

e. Photographs of the area shall be taken from the same locations as required in subparagraph a., above, to show the condition of vegetation and substrate within the temporary fill areas 1 year after grading has been completed. The photographs and a map(s) showing the photograph locations shall be submitted to the Department within 14 days of being taken.

B. Dry Retention Areas

Excavation of dry retention areas is limited to authorized design specifications as depicted in the approved project drawings. If limestone bedrock is encountered during construction, the Licensee shall notify the Department immediately and shall cease construction

in the affected area. The Licensee shall submit a design revision to the Department for review and approval that will demonstrate compliance with Rule 5.4.1.b., of the SWFWMD ERP Applicant's Handbook, Volume II prior to proceeding with construction.

C. Transmission Line Construction

Prior to construction of the on-site Certified 230-kV interconnection tie-line, the Licensee shall provide detailed construction drawings for the 230-kV interconnection tie-line for review and processing as a post-certification submittal.

D. Pipeline Construction

Prior to construction of the natural gas pipeline and potable water, sewer services, reclaimed water, and irrigation pipelines that are part of the SHCCF, the Licensee shall provide detailed construction drawings for review and processing as a post-certification submittal.

E. Sinkholes

The Licensee shall notify the Department of any sinkhole development in the SWMS within 24 hours after discovery and must submit a detailed sinkhole evaluation and repair plan for Department approval within 30 days of discovery.

II. DEPARTMENT OF TRANSPORTATION

A. Access Management to the State Highway System

Any access to the State Highway system will be subject to the requirements of Rule Chapters 14-96, State Highway System Connection Permits, and 14-97, Access Management Classification System and Standards, F.A.C., which may require a right-of-way access approval from DOT.

[Chapters 14-96 and 14-97, F.A.C.]

B. Overweight or Over-Dimensional Loads

Operation of overweight or over-dimensional loads by the Licensee on state transportation facilities during construction and operation of the SHCCF will be subject to safety and permitting requirements of Chapter 316, F.S., and Rule Chapter 14-26, Safety Regulations and Permit Fees for overweight and Over-Dimensional Vehicles, F.A.C.

[Chapter 316, F.S.; Chapter 14-26, F.A.C.]

C. Use of State of Florida Right-of-Way or Transportation Facilities

All usage and crossing of State of Florida ROW (as defined pursuant Section 334.03(21), F.S.) or transportation facilities will be subject to Rule Chapter 14-46, Utilities Installation or Adjustment, F.A.C.; Florida Department of Transportation's Utility Accommodation Manual (Document 710-020-001); Design Standards for Design, Construction, Maintenance, and Utility Operation on the State Highway System; Standard Specifications for Road and Bridge Construction; and pertinent sections of the Florida Department of Transportation's Project Development and Environmental Manual.

[Sections 337.403 and 337.404, F.S.; Chapters 14-15 and 14-46, F.A.C.]

D. Standards

The Manual on Uniform Traffic Control Devices; Florida Department of Transportation's Design Standards for Design, Construction, Maintenance, and Utility Operation on the State Highway System; Florida Department of Transportation's Standard Specifications for Road and Bridge Construction; Florida Department of Transportation's Utility Accommodation Manual; and pertinent sections of the Department of Transportation's Project Development and Environmental Manual will be adhered to in all circumstances involving the State Highway System and other transportation facilities.

[Chapter 14-15, F.A.C.]

E. Drainage

Any drainage onto State of Florida rights-of-way and transportation facilities will be subject to the requirements of Rule Chapter 14-86, Drainage connections, F.A.C., including the attainment of any permit required thereby. For DOT purposes, right-of-way means land in which the State, the Department, a county, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility pursuant to Section 334.03(21), F.S.

[Chapter 14-86, F.A.C.]

F. Use of Air Space

Any newly proposed structure or alteration of an existing structure will be subject to the requirements of Chapter 333, F.S., and Rule 14-60.009, F.A.C. Additionally, notification to the Federal Aviation Administration (FAA) is required prior to beginning construction, if the structure exceeds notification requirements of 14 CFR Part 77, Objects affecting Navigable Airspace, Subpart B, Notice of Construction or Alteration. Notification will be provided to the FAA Southern Region Headquarters using FAA Form 7460-1, Notice of Proposed Construction or Alteration in accordance with instructions therein. A subsequent determination by the FAA stating that the structure exceeds any federal obstruction standard of 14 CFR Part 77, Subpart C, for any structure that is located within a 10 nautical mile radius of the geographical center of a public use airport or military airfield in Florida will be required to submit information for an Airspace Obstruction Permit from the Florida Department of Transportation or variance from local government depending on the entity with jurisdictional authority over the SHCCF. The FAA Determination regarding the structure serves only as a review of its impact on federal airspace and is not an authorization to proceed with any construction. However, FAA recommendations for obstruction marking and/or lighting of the proposed structure are made mandatory by Florida law (per Rule 14-60.009(4), F.A.C.). For structures under Florida Department of Transportation jurisdiction, application will be made by submitting Florida Department of Transportation Form 725-040-11, Airspace Obstruction Permit Application, in accordance with the instructions therein.

[Chapter 333, F.S.; Rule 14-60.009, F.A.C.]

G. Best Management Practices

Traffic control during SHCCF construction and maintenance will be subject to the standards contained in the Manual on Uniform Traffic Control Devices; Florida Department of Transportation's Design Standards for Design, Construction, Maintenance, and Utility

Operation on the State Highway; Florida Department of Transportation's Standard Specifications for Road and Bridge Construction; and Florida Department of Transportation's Utility Accommodation Manual, whichever is more stringent.

If the Licensee uses contractors for the delivery of any overweight or over-dimensional loads to the SHCCF during construction, the Licensee should ensure that its contractors adhere to the necessary standards and receive the necessary permits required under Chapter 316, F.S., and Rule Chapter 14-26, Safety Regulations and Permit Fees for Overweight and Over-Dimensional Vehicles, F.A.C.

[Chapter 316, F.S.; Chapter 14-26, F.A.C.]

IV. FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

A. General Listed Species Surveys

1. The Licensee shall coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) to obtain and follow the current survey protocols for all listed species that may occur within the SHCCF, interconnection tie-line area, construction staging areas, and accessible appropriate buffers within the SHEC property as defined by the listed species' survey protocols, prior to conducting detailed surveys. Guidance related to general and species-specific survey protocols can be found in the appropriate species permitting guidelines/management plan (http://myfwc.com/wildlifehabitats/imperiled/mangement-plans/) or in FWC's Florida Wildlife Conservation Guide (FWCG) at http://myfwc.com/conservation/value/fwcg/.

2. Surveys shall be conducted prior to clearing and construction in accordance with the survey protocols. The results of those surveys shall be provided to the FWC in a report and coordination shall occur with the FWC on appropriate impact avoidance, minimization, or mitigation methodologies. Reports may be sent to: FWCConservationPlanningServices@MyFWC.com.

[Article IV, Section 9, Florida Constitution; Sections 379.2291 and 403.507, F.S.; Chapter 68A-27, F.A.C.]

B. Specific Listed Species Surveys

Before land clearing and construction activities within the SHCCF, interconnection tie-line area, associated construction staging areas, the Licensee shall conduct an assessment for terrestrial listed species and shall note all habitat, occurrence, or evidence of listed species. Wildlife surveys shall be conducted during the reproductive or "Active" season for each species that falls before the projected clearing activity schedule unless otherwise approved by the FWC. For species that are difficult to detect, the Licensee may make the assumption that the species is present and plan appropriate avoidance/mitigation measures for FWC post-certification review and approval at least 60 days prior to commencing clearing or construction activities within the surveyed area. The surveys required by these Conditions of Certification may be conducted prior to issuance of the Final Order of Certification, in which case this Conditions would be considered satisfied.

1. This survey shall be conducted in accordance with U.S. Fish and Wildlife Service (USFWS) or FWC guidelines and methodologies by a person or firm that is

knowledgeable and experienced in conducting flora and fauna surveys for each potentially occurring listed species.

2. This survey shall identify locations of breeding sites, nests, and burrows for listed wildlife species. Nests and burrows shall be recorded with global positioning system (GPS) coordinates, identified on an aerial photograph, and submitted with the final listed species report. Although nests and burrows may be recorded individually with GPS, the FWC prefers that any applicable protection radii surrounding groups of nest sites and burrows be included on a site-specific basis, rather than around individual nests and burrows, and be physically marked so that clearing and construction shall avoid impacting them.

3. This survey shall include an estimate of the acreage and percent cover of each existing vegetation community that is contained within the Shady Hills Combined Cycle Facility area to be impacted prior to land clearing and construction activities using a geographic information system (GIS). Examples of such wildlife-based habitat classification schemes include Florida's State Wildlife Action Plan (FWC 2012) or the Natural Communities Guide (Florida Natural Areas Inventory 2010).

[Article IV, Section 9, Florida Constitution; Section 379.2291, F.S.; Chapters 68A-4, 68A-16, and 68A-27, F.A.C.]

C. Listed Species Locations

1. Where any suitable habitat or evidence is found of the presence of listed species, including but not limited to those specified in Paragraph D., below, within the Shady Hills Combined Cycle Faculty area to be impacted, the Licensee shall report those locations to and confer with the FWC regarding the need for additional pre-clearing surveys, and to identify potential avoidance, minimization, or mitigation recommendations. If additional pre-clearing surveys are required by the FWC as appropriate and as specified in these Conditions of Certification, they shall occur in the reproductive season prior to the anticipated date for commencement of clearing and construction. The Licensee shall not construct in areas where evidence of listed species was identified during the initial survey until the particular listed-species issues have been resolved.

2. If listed wildlife species are found, their presence shall be reported to the DEP SCO, the DEP SWD Office, the FWC, and the USFWS.

3. If avoidance of state-listed wildlife species is not feasible, the Licensee shall consult with the FWC to determine the steps appropriate for the species potentially impacted to avoid, minimize, mitigate, or otherwise appropriately address the potential impacts. These steps shall be memorialized in a Wildlife Species Management Plan and submitted to the FWC.

[Article IV, Section 9, Florida Constitution; Section 379.2291, F.S.; Chapter 68A-27, F.A.C.]

D. Gopher Tortoise

1. The Licensee shall conduct surveys for gopher tortoises (*Gopherus polyphemus*), in accordance with the FWC-approved Gopher Tortoise Management Plan (as revised) and the FWC approved Gopher Tortoise Permitting Guidelines, or subsequent FWC approved versions of the Plan or Guidelines. A Burrow survey covering a minimum of 15

percent of the potential gopher tortoise habitat to be impacted is required. Immediately prior to capturing tortoises for relocation, a 100 percent survey is required to effectively locate and mark all potentially occupied tortoise burrows and to subsequently remove the tortoises. Burrow survey methods are outlined in Appendix 4 of the Gopher Tortoise Permitting Guidelines, "Methods for Locating Gopher Tortoise Burrows on Sites Slated for Development." Surveys must be conducted as described in Paragraph D.3., below. All surveys completed by authorized agents or other licensees are subject to field verification by the FWC.

2. The Licensee is not required to provide a monitoring compliance assessment for activities that occur more than 25 feet from a gopher tortoise burrow entrance, provided that such activities do not harm gopher tortoises or violate rules protecting gopher tortoises. Examples of such violations noted in the past by the FWC include, but are not limited to, killing or injuring a tortoise more than 25 feet away from its burrow, harassing a tortoise by blocking access to its burrow, and altering gopher tortoise habitat to such an extent that resident tortoises are taken.

3. The Licensee shall coordinate with and provide the FWC detailed gopher tortoise relocation information in accordance with the FWC approved Gopher Tortoise Management Plan and Gopher Tortoise Permitting Guidelines as a post-certification submittal. This information shall provide details on the location for on-site recipient areas and any off-site FWC approved temporary contiguous habitat, as well as appropriate mitigation contributions per tortoise, as outlined in the Gopher Tortoise Permitting Guidelines.

4. Any commensal species observed during the burrow excavations that are listed by the FWC shall be relocated in accordance with the applicable guidelines for that species in accordance with Appendix 9 of the Gopher Tortoise Permitting Guidelines.

5. To the maximum extent practicable or feasible, all staging and storage areas shall be sited to avoid impacts to gopher tortoise burrows and habitat.

[Article IV, Section 9, Florida Constitution; Chapters 68A-27 and 68A-4, F.A.C.; Sections 379.2291, 403.5113, and 403.526, F.S.]

V. DEPARTMENT OF STATE – DIVISION OF HISTORICAL RESOURCES

A. Any alterations of the SHCCF involving an expansion of the boundaries identified in the Certified SHCCF Map may need to have a survey as determined in consultation with the Department of State, Division of Historical Resources (DHR). A qualified cultural resources consultant will identify an appropriate work plan for this project based on a thorough review of the Certified Facility. Prior to beginning any field work, the work plan will be reviewed in consultation with DHR. Upon completion of the survey, the results will be compiled into a report which shall be submitted to DHR. If feasible, sites considered to be eligible for the National Register shall be avoided during construction of the project and access roads, and subsequently during maintenance. If avoidance of any discovered sites is not feasible, impact shall be mitigated through archaeological salvage operations or other methods acceptable to DHR, as appropriate.

B. If historical or archaeological artifacts or features are discovered at any time within the Certified Facility, the Licensee shall notify the appropriate DEP District office(s) and the DHR, R.A. Gray Building, 500 South Bronough Street, Room 423, Tallahassee, Florida

32399-0250, telephone number (850) 245-6333, and the Licensee shall consult with DHR to determine appropriate action.

[Sections 267.061, 403.531, and Chapter 872, F.S.]

VI. DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

Only herbicides registered by the U.S. Environmental Protection Agency and the Florida Department of Agriculture and Consumer Services shall be used at the SHCCF. Herbicide applications will be in accordance with label directions and will be carried out by a licensed applicator, in compliance with all federal, state and local regulations. Herbicide applications shall be selectively applied to targeted vegetation. Broadcast application of herbicide shall not be used unless effects on non-targeted vegetation are minimized.

[Chapter 487, F.S.]

VII. PASCO COUNTY

A. Utilities Service Agreement

Provision of the SHCCF's potable water, emergency potable water, reclaimed water, sanitary sewer services, and interconnections for the SHCCF shall be pursuant to the Utilities Service Agreement (USA) between Pasco County and Shady Hills Energy Center, LLC (SHEC) (the Licensee), as approved by the Pasco County Board of County Commissioners (BOCC) on September 4, 2018, and all the agreements referenced and incorporated therein, including amendments thereto.

B. Solid Waste Disposal

1. The Licensee shall comply with all applicable non-procedural provisions of Chapter 62-701, F.A.C., for any solid waste generated within the SHCCF and temporary construction parking and laydown area during construction, operation, maintenance, and closure.

2. The Pasco County Solid Waste Resource Recovery Facility (PCRRF) is not required to accept any of the solid waste generated by the SHCCF's reclaimed water treatment systems which does not meet Pasco County's definition of "processable waste".

[Chapter 62-701, F.A.C.; Section 90-27, Pasco County Code of Ordinances]

C. Interconnection Tie-Line

1. Pasco County intends to grant a 100-foot-wide right-of-way (ROW as defined in Section A, Condition IV.P.) easement to the Licensee for construction and operation of a 0.6-mile-long interconnection tie-line.

a. This 100-foot-wide ROW easement will be located within the 200-foot-wide, approximately 0.6-mile-long corridor addressed in the SCA and will be a part of the SHCCF.

b. For 1,000 linear feet to the west of the eastern boundary of the interconnection tie-line corridor, the ROW easement shall be located on the southern half of the corridor, unless otherwise mutually agreed upon by Pasco County and the Licensee, or if geotechnical, physical, cultural resource, or ecological constraints prevent installation of the interconnection tie-line within that area.

c. For 150 linear feet to the east and to the west from the center of the existing weigh station, located at the entrance to the PCRRF, the ROW easement shall be located on the northern half of the corridor, unless otherwise mutually agreed upon by Pasco County and the Licensee, or if geotechnical, physical, cultural resource, or ecological constraints prevent installation of the interconnection tie-line within that area.

d. The Licensee shall determine the location of the remaining ROW length within the 200-foot-wide corridor. The Licensee's engineers shall submit to the County as a post-certification submittal, the finalized route of the interconnection tie-line.

[Agreement between Pasco County and Licensee]

2. Licensee may not trim or remove trees outside of the 100-foot-wide ROW easement for the interconnection tie-line unless necessary to comply with the Federal Energy Regulatory Commission (FERC) requirements under *Mandatory Reliability Standards for the Bulk-Power System,* Title 18, Part 40 of the Code of Federal Regulations (CFR). Additionally, the Licensee must comply with the North American Electric Reliability Corporation (NERC), Electric Reliability Standard in *Minimum Vegetation Clearance Distances* Facilities Design, Connections, and Maintenance (FAC) FAC-003-3, and *Transmission Vegetation Management* FAC-003-4, (or subsequent version).

[Title 18 CFR Part 40, FERC; FAC-003-3 and 4, NERC]

a. Unless inconsistent with the FERC standards, removing, pruning, or trimming a tree shall be in conformance with the American National Standards Institute (ANSI) A300 (Part 1)-2001, as amended.

b. The Licensee shall provide notification, via email, to the Pasco County Administrator at least 3 business days prior to removal of trees 18 inches in diameter at breast height (dbh) and larger within or outside of the 100-foot wide ROW easement for the interconnection tie-line.

[A300 (Part 1)-2001, ANSI; Agreement between Pasco County and Licensee]

3. Within the 200-foot-wide interconnection tie-line corridor, the Licensee is prohibited from erecting any poles or placing any guy-wires closer than 100 feet to the east of the eastern edge of the existing access road to the PCRRF and 100 feet to the west of the western edge of the existing access road at the entrance to the adjacent PCRRF.

[Agreement between Pasco County and Licensee]

4. Except within 300 feet of the Duke Energy Florida LLC's transmission line corridor, the Licensee shall place and maintain the overhead interconnection electrical power lines within the 100-foot-wide ROW easement, a minimum height of 40 feet above finished grade or roadways, measured from the lowest point of the wires, connectors, or cables and under worst-case operating conditions (i.e., maximum sag at high load, high temperature conditions) to the surface below.

[Agreement between Pasco County and Licensee]

D. Special Exception Approval

1. Except as otherwise provided herein, the Licensee shall comply with the non-procedural requirements of Pasco County's Special Exception (Attachment E) approval

issued for the SHCCF on January 10, 2018 (corrected September 6, 2018), including any subsequent amendments thereto.

2. The Licensee is authorized to access the temporary construction parking and laydown area and the SHCCF via Softwind Lane for the duration of the construction until the Licensee completes construction of the SHCCF and the construction trailers have been removed. Access via Softwind Lane to the SHCCF is prohibited after removal of all construction trailers.

[Agreement between Pasco County and Licensee]

3. The Licensee is authorized to access the SHCCF via Hays Road, Hudson Avenue, and Merchant Energy Way. An access-management analysis is not required to be submitted by the applicant. However, access-management land development code (LDC) requirements may be reviewed as part of the final construction plan review process.

[Section 901.3.A., Pasco County LDC]

E. Site Plan

1. *Conditions of Certification On-Site Copy*: The Licensee shall maintain a copy of the most recent Conditions of Certification at the SHCCF during construction and operation and made available to Pasco County representatives upon request. The Licensee shall maintain a copy of the current Conditions of Certification and include the final Construction Plan in paragraph 2., below, in a weatherproof container, clearly visible from the Pasco County right-of-way on Softwind Lane, and available to Pasco County representatives at all reasonable times until completion of construction in compliance with Section 18-44 Pasco County Code of Ordinances.

[Section 18-44, Pasco County Code of Ordinances]

2. *Construction Plan:*

a. As a post-certification submittal, under Rule 62-17.191, F.A.C., the Licensee shall submit a final Construction Plan for the SHCCF to Pasco County, in accordance with Pasco County LDC Section 403.5 (Construction Plans), confirming that all infrastructure and improvements associated with buildings and structures, not directly associated with power generation, will be installed in conformance with the non-procedural requirements of the Pasco County LDC, including, but not limited to the following: warehouse and administrative building, parking facility, landscaping and buffers, and SWMS. This post-certification submittal will be reviewed in accordance with this Condition (Section B, ConditionVII.E.2) rather than Section A., Condition XXI. B-E.

[Rule 62-17.191(1), F.A.C.; Section 403.5, Pasco County LDC]

b. Pasco County must request any additional information needed to complete its review of the final Construction Plan within 21 working days after receipt. The information required shall be equivalent to that which would be submitted for final construction permits required by Pasco County in the absence of Certification to make the submittal both sufficient and complete. A failure by Pasco County to request additional information within 21 working days after the Licensee submits the requested information or responds to a request for additional information shall constitute a finding of completeness. For any changes that are substantial, these changes will be reviewed under the procedures in subparagraph a., above.

[Rule 62-17.191(1)(b), (c)1., and (c)2., F.A.C.; Agreement between Pasco County and Licensee]

c. The Licensee shall respond to any timely requests for additional information within 14 calendar days, unless a longer time is mutually agreed to between Pasco County and Licensee.

[Agreement between Pasco County and Licensee]

d. Within 25 working days after a finding of completeness under subparagraph b., above, Pasco County shall notify the Department and the Licensee, in writing, of its assessment of whether the final Construction Plan, as supplemented, is in compliance with the non-procedural requirements of the Pasco County LDC. If Pasco County determines that the final Construction Plan is not in compliance with non-procedural requirements of the Pasco County LDC, then Pasco County shall notify the Licensee, and suggest corrective measures with particularity.

[Rule 62-17.191(1)(c)3., F.A.C.; Agreement between Pasco County and Licensee]

e. The Licensee's submittal and Pasco County's positive determination of compliance must occur prior to display of the final Construction Plan required under paragraph 1., above. Display of the final Construction Plan following Pasco County's positive determination of compliance must occur prior to commencement of construction of the SHCCF's components not directly related to power generation.

f. Failure of Pasco County to notify the Licensee, in writing, of its compliance assessment within 25 working days after a finding of completeness under subparagraph b., above, shall constitute a positive finding of compliance and the Licensee is authorized to display the final Construction Plan as required under paragraph 1., above, and following that display, to begin construction of the SHCCF's components that are not an integral part of the generating plant (such as the administrative building/warehouse), pursuant to the Conditions of Certification and the final Construction Plan submittal.

[Rule 62-17.191(1)(c)4., F.A.C.; Agreement between Pasco County and Licensee]

g. The Licensee's final Construction Plan submittal is only for the SHCCF's components not directly associated with power generation, therefore this submittal and Pasco County's compliance review shall not affect the Licensee's authority to commence construction and installation of equipment and components directly associated with power generation and associated structures within the SHCCF.

[Section 403.511, F.S.]

h. For any subsequent changes to the final Construction Plan considered to be non-substantial under LDC Section 403.9, the Pasco County Administrator, or their designee, has the authority to review and confirm compliance without following the procedures established in paragraph 2., above. For any changes that are substantial, these changes will be reviewed under the procedures in paragraph 2., above.

[Section 403.9.B., Pasco County LDC]

3. *Commencement of Construction:* The Licensee shall notify the Pasco County Engineering Services Department, Project Management Division at least 5 working days prior to commencing construction of the SHCCF.

[Section 390.2., Pasco County LDC]

4. *Pasco County ROW:* All construction within a Pasco County ROW (for County purposes ROW defined herein means land in which the state, the Florida Department of Transportation, a county, or a municipality owns the fee or has an easement devoted to or required for use as a transportation facility and includes the land, air space over the land, and area below the land to the extent the entity holds a property interest therein) must be conducted in accordance with the Pasco County LDC Section 406.5. The Licensee shall notify Pasco County prior to commencement of construction in a Pasco County ROW. The Licensee shall ensure that any improvements installed in ROWs are constructed in compliance with applicable Pasco County standards. The Licensee shall install signs and markings for construction within a Pasco County ROW pursuant to applicable County and DOT standards as referenced in the Pasco County LDC.

[Section 406.5., Pasco County LDC]

5. *Building Permit:* The Licensee shall comply with the applicable provisions of the Florida Building Code, adopted by the Florida Building Commission under Section 553.73, F.S., when constructing the administrative building and warehouse. The Licensee shall submit information about the administrative building and warehouse as a post-certification submittal using the Pasco County building permit application form. Upon completion of construction, the Licensee shall coordinate with building inspectors from Pasco County to ensure that the administrative building and warehouse meet the applicable Florida Building Code. Prior to or at the time of the inspection, the Licensee shall pay the applicable building permit fee for construction of the administrative building and warehouse, pursuant to Pasco County LDC Section 406.4 and Section 18-40, Pasco County Code of Ordinances.

[Section 553.73, F.S.; Section 406.4., Pasco County LDC; Section 18-40, Pasco County Code of Ordinances]

6. *Other Impact Fees and Special Assessments:* Prior to commencement of construction, the Licensee shall pay a one-time fire combat and rescue impact fee in accordance with LDC Section 1302.6, a one-time mobility and administration fee in accordance with LDC Section 1302.2, and an initial solid waste assessment in accordance with Section 90-105, Pasco County Code of Ordinances.

[Section 90-105, Pasco County Code of Ordinances; Sections 1302.2. and 1302.6., Pasco County LDC]

7. *Proposed Signs:* If the Licensee proposes a sign at the entrance of the SHCCF, at any time, the Licensee must submit design plans to Pasco County as a post-certification submittal to confirm consistency with LDC Section 406.1.

[Section 406.1., Pasco County LDC]

F. Design Standards

1. All roads, drainage, and utilities shall be constructed in accordance with County design standards and tested in compliance with the Pasco county Engineering Services

Department's *Testing Specifications for Construction of Roads, Storm Drainage, and Utilities* (October 2006).

[Section 310.14.B., Pasco County LDC]

2. Prior to occupancy, the Licensee's architect or engineer must submit a certification that the SHCCF has been designed and constructed in accordance with the Americans with Disabilities Act (ADA), as a post-certification submittal.

[Agreement between Pasco County and the Licensee]

G. Fire Protection and Access Management

1. Licensee shall provide fire protection in compliance with the Pasco County LDC Section 904.3, except as set forth in paragraph 4., below.

[Section 904.3., Pasco County LDC]

2. Licensee shall confirm the locations of all fire hydrants proposed for the SHCCF as part of the construction plans being submitted post-certification. The hydrant spacing shall comply with Section 904.2 LDC which adopts the Florida Fire Protection Code (FFPC) 6th Edition, Section 1:18.5.3, and any subsequently amended versions. Specifically, the maximum distance to a fire hydrant from the closest point on the warehouse and administrative building shall not exceed 400 feet.

[Section 904.2., Pasco County LDC]

3. Licensee shall provide for and maintain at all times clearances of 5 feet in front of and to the sides of all fire hydrants. Where required by Pasco County, fire hydrants subject to vehicular damage shall be protected.

[Sections 1:18.5.7.2. and 1:18.5.8., FFPC, 6th Edition]

4. Licensee shall follow Chapter 16 of National Fire Protection Association(NFPA) Code 850 (2015), Recommended Practice for Fire Protection for Electric Generating Plants and High Voltage Direct Current Converter Stations, during construction of the SHCCF, in lieu of LDC Section 904 or Chapter 16 of NFPA Code 1 (2018). Upon completion of construction, the SHCCF will comply with LDC Section 904.3.

[Chapter 16, Code 850, NFPA, 2015; Sections 407.5., 407.5.B., and 904.3, Pasco County LDC]

5. Licensee shall provide a final fire truck wheel tracking diagram, based on a 240" wheelbase, showing circulation throughout the SHCCF as part of the construction plans being submitted post-certification.

[Section 1:18.2.3.4.3.1., FFPC, 6th Edition]

6. Licensee shall install and maintain a siren operating system, or a 3M Opticom™ system, for emergency access at each gated entrance of the SHCCF.

[Section 1:18.2.2.2., FFPC, 6th Edition]

H. Stormwater Management

1. Prior to any construction activity, the Licensee shall ensure that the applicable erosion and sediment control measures are in place for the SHCCF and the temporary

construction parking and laydown area. At least 2 days prior to the start of clearing and grubbing, site preparation, or any soil disturbance, Licensee shall notify the Pasco County Stormwater Management Division and shall provide a copy of the applicable National Pollutant Discharge Elimination System (NPDES) Stormwater Permit, per Pasco County LDC Section 902.1.D., to the Pasco County Stormwater Management Department as a post-certification submittal.

[Section 902.1.D., Pasco County LDC]

2. If dewatering is needed during construction of the SHCCF, Licensee shall provide a Dewatering Plan, pursuant to Pasco County LDC Section 902.2, to the Pasco County Engineering Inspections Department, prior to undertaking the dewatering activities, as a post-certification submittal.

[Section 902.2., Pasco County LDC]

3. Prior to commencing construction, Licensee shall pay the standard fee, for the County's nonresidential sediment and erosion control inspections during 3 phases of the erosion sedimentation control (stormwater management) plans for the following: construction and operation of the temporary construction parking and laydown area; construction of the SHCCF; operation of the SHCCF.

[Section 902.1.F., Pasco County LDC; Resolution 18-73, Pasco County Board of County Commissioners]

I. Geotechnical Engineering

1. As a post-certification submittal, and prior to commencement of construction of each foundation, the Licensee shall provide a final Geotechnical Report, which shall include a certification by the design professional that the final design of the foundation to be constructed adheres to the recommendations identified in the report pursuant to LDC Section 807.6.

[Section 807.6., Pasco County LDC]

2. Should any noticeable soil slumping or sinkhole formation become evident before or during construction, the Licensee shall immediately stop all work (except for mitigation activities) in the affected area and notify Pasco County and the SWFWMD. The work shall remain stopped until Pasco County and SWFWMD approve resuming construction activities. The Licensee shall also:

a. Take immediate measures to ensure no surface water drains into the affected areas;

b. Visually inspect the affected area;

c. Excavate and backfill or grout if needed to prevent further subsidence;

d. Use soil reinforcement materials in the backfilling operation when appropriate;

e. If the affected area is in the vicinity of a water-retention area, maintain a minimum distance of 2 feet from the bottom of the retention pond to the surface of the lime-rock or karst connection; and,

f. If the affected area is in the vicinity of a water-retention area and the above methods do not stabilize the collapse, amend the SCA to address relocation of the retention area.

3. The Engineer of Record shall provide a statement that certifies that the design of the project is in compliance with the Geotechnical Report.

[Section 807.4., Pasco County LDC]

J. Landscaping and Buffering

1. The Licensee and its landscaping and buffering plans for the SHCCF, shall comply with the applicable, non-procedural landscaping and buffering requirements.

[Section 905.2., Pasco County LDC]

2. Licensee shall pay a fee to Pasco County for planned tree removals based on actual tree removals and consistent with LDC Section 802.

[Section 802, Pasco County LDC]

3. As required under LDC Section 905.2., Licensee shall provide a 10-foot-wide vegetative buffer that includes a single row of trees, maximum 60 feet on center, and a continuous row of evergreen shrubs along the eastern and southern boundaries of the approximately 14-acre parcel where the power generating equipment is being constructed. The Licensee shall also provide a 10-foot-wide vegetative buffer along the northern boundary of the approximately 14-acre parcel, except for 100 feet along that boundary, centered at the point where the SHCCF's power generation components connect to the interconnection tie-line, where trees will be prohibited within that portion of the buffer. No raised berm or fencing is required as part of these buffers. Buffering along the western boundary of the approximately 14-acre parcel is not required. The Licensee remains responsible for maintaining the vegetative buffer until closure of the SHCCF. Upon closure, the property owner shall maintain the vegetative buffer as applicable per the LDC.

[Section 905.2., Pasco County LDC]

4. A Registered Landscape Architect or other person as authorized by Chapter 481, F.S., as amended shall conduct a final field inspection. A notification of compliance shall be provided to the County as a post-certification submittal.

[Chapter 481, F.S.; Section 905.4.H., Pasco County LDC]

K. Parking and Traffic Standards

1. All on-site parking spaces within the SHCCF shall be striped and signed in accordance with the Pasco County LDC Sections 907.1.D.2., 907.1.D.9., and 907.1.D.10.; Section 316.0747, F.S.; and the Florida DOT *Manual on Uniform Traffic Control Devices* (2018). Parking spaces, directional arrows, and stop bars shall be striped in white. It shall be the Licensee's responsibility to properly sign and stripe in accordance with applicable standards.

[Section 907.1., Pasco County LDC]

2. All vehicular use areas shall comply with the applicable requirements of the ADA. To the extent consistent with the ADA, all handicapped parking spaces shall be signed and marked/striped in accordance with Chapter 316, F.S., and the Florida DOT *Manual on Uniform Traffic Control Devices* (2018).

[Chapter 316, F.S.; Agreement between Pasco County and Licensee]

L. Natural Resources

1. If evidence of the presence of Florida or federally protected plant and/or animal species is discovered within the SHCCF or the temporary construction parking and laydown area during construction, the Licensee shall notify Pasco County and applicable agencies within 2 working days of the discovery of the protected species. The Licensee shall immediately stop all work in the affected area until compliance with state and federal guidelines can be demonstrated.

[Section 803, Pasco County LDC]

2. The Licensee shall provide a 100 percent Gopher Tortoise Burrow Survey, conducted according to FWC Guidelines. The Licensee shall coordinate with and provide the FWC and Pasco County gopher tortoise relocation information in accordance with the FWC approved Gopher Tortoise Management Plan and Gopher Tortoise Permitting Guidelines as a post-certification submittal.

[Sections 403.5.B.1.o. and 803.2.C., Pasco County LDC]

M. Historical Resources

If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered on the SHCCF or in the temporary construction parking and laydown area, the Licensee shall immediately stop all work and shall notify the Department of State DHR (State Historic Preservation Officer) and Pasco County within 2 working days of the resources being found.

[Section 809.5., Pasco County LDC]

N. Temporary Construction Parking and Laydown Area) Buffer and Access Conditions

1. Pursuant to Pasco County's LDC Section 905.2.D.5., the Licensee may not remove any vegetation within a 10-foot-wide buffer area across the northern perimeter of the temporary construction parking and laydown area, where it abuts the existing PCRRF. This vegetative buffer area shall be maintained until the Licensee completes construction of the SHCCF and no longer utilizes the temporary construction parking and laydown area.

[Section 905.2.D.5., Pasco County LDC]

2. Prior to the start of clearing and grubbing, site preparation, or any soil disturbance, the Licensee shall provide a copy of the applicable National Pollutant Discharge Elimination System (NPDES) Stormwater Permit, per Pasco County LDC Section 902.1.D, to the Pasco County Stormwater Management Department as a post-certification submittal. Licensee shall also notify the Stormwater Management Division 5 days prior to commencing any clearing and grubbing, site preparation, or any soil disturbance.

[Section 902.1.D., Pasco County LDC]

3. The Licensee shall prepare a tree survey in accordance with Pasco County LDC Section 802.3.B.1.b.(1) and provide the tree survey to Pasco County Development Review as a post-certification submittal.

[Section 802.3.B.1.b.(1), Pasco County LDC]

4. Based on the tree survey, the Licensee shall pay a fee to Pasco County for planned tree removals for the caliper inches of replacement trees not planted in accordance with Pasco County LDC Section 802.3.C. and Pasco County Board of County Commission (BOCC) Resolution 08- 284.

[Section 802.3.C., Pasco County LDC; Resolution 08-284, Pasco County BOCC]

5. Licensee shall comply with tree protection requirements as identified in Pasco County.

[Section 802.3.G., Pasco County LDC]

O. Construction Trailers

Licensee shall notify Pasco County Utilities in writing within 5 working days after successful completion of performance testing of the zero liquid discharge system. Within 90 days thereafter unless otherwise mutually agreed to between the Licensee and Pasco County, the Licensee shall remove all temporary construction trailers from SHCCF and the temporary construction parking and laydown area.

[Section 18-52, Pasco County Code of Ordinances]

HISTORY

ATTACHMENT A: SHCCF Map(s)

(to be inserted upon submittal)

ATTACHMENT B: Surface Water Management System (SWMS) Plan

A. Completion of Construction

Once SHCCF construction has been deemed complete, including the re-stabilization of all side slopes, embankments, and other disturbed areas, and before the transfer to the operation and maintenance phase, all obsolete erosion control materials shall be removed.

B. Operation and Maintenance Phase

1. The SWMS conveyance pipes shall be maintained free of blockage and the pond must be kept free of obstructions or blockage by sediment. Any scouring or erosion at these locations must be repaired.

2. The approved SWMS shall only be used for the purpose of controlling surface water runoff from the site and shall not be used to dispose of or store any solid/liquid waste or products generated or used during operation or construction of the facility.

3. Percolation performance shall be evaluated within the ponds at least every third year. If reworking the pond bottom fails to restore adequate percolation, additional retention area restoration shall be performed as follows:

   a. Remove the top layer of the retention area bottom material to a depth of 2 to 3 inches and scarify or deep-rake the excavated bottom.

   b. Replace excavated bottom material with suitably permeable material and restore the pond bottom to design grade.

4. Within 30 days of any failure of a SWMS or deviation from the authorized design, a report shall be submitted to the Department on Form 62-330.311(1), operation and maintenance inspection certification, describing the remedial actions taken to resolve the failure of deviation. This report shall be signed and sealed by a registered professional.

ATTACHMENT C: Mitigation Plan(s)

(to be inserted if applicable)

ATTACHMENT D: Groundwater Monitoring Requirements

(to be inserted if applicable)

ATTACHMENT E: Pasco County Special Exception

Corrected

BEFORE THE PLANNING COMMISSION
IN AND FOR PASCO COUNTY

IN RE: SPECIAL EXCEPTION APPLICATION NO. 7295
SHADY HILLS ELECTRIC COMPANY, LLC

ORDER

THE PLANNING COMMISSION OF PASCO COUNTY, FLORIDA, on January 10, 2018, with a quorum present and voting, after due public notice, being empowered under Chapter 200, Section 204 of the Pasco County Land Development Code (LDC) to hear and decide requests for special exceptions, does hereby make the following findings, conclusions, and interpretations as applied to the above special exception request for a power generating plant for essential public services in an A-C Agricultural District:

1. A transmission and power delivery facility is a specified special exception use as set forth in the A-C Agricultural District.

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

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

FINDINGS OF FACT:

a. The subject site is a vacant portion of Shady Hills Power Company, LLC power plant tract, encompassing 10 acres of a 30 acre tract owned by Shady Hills Power Company, LLC. The applicant proposes to use the site for a new electric private utility facility (a nominal 550 megawatt (MW) combined-cycle, natural gas-fired, electric power generating plant).

The applicant provided the following narrative:

Proposed Special Exception: Shady Hills Power Company LLC proposes to construct and operate a new electric private utility facility herein described as a nominal 550 megawatt (MW) combined-cycle, natural gas-fired, electric power generating plant (Project) in unincorporated Pasco County, Florida. The proposed Project will be constructed on a 10-acre parcel of land (expansion site) situated adjacent to and east of an existing electric power generating plant that Shady Hills Power Company LLC owns and operates. The existing facility was approved by the Pasco County Planning Commission under Special Exception RA5528 dated December 8, 1999. The Site is located on Merchant Energy Way, north of Hudson Road, east of Shady Hills Wastewater Treatment Plant, and south of the Pasco County Resource Recovery facility.

The Project will consist of a single combustion turbine generator equipped with advanced emission control equipment, a heat recovery steam generator with duct burners, a single condensing Steam Turbine Generator, a deaerating surface condenser, a mechanical draft wet cooling tower, and associated ancillary equipment necessary for the generation of electric energy. A short (approximately 1.0 mile) new transmission line will be required as part of the Project that will traverse the resource recovery property and connect to a new Duke substation to be located within Duke's existing transmission lines rights-of-way.

The Project will increase electrical generation capacity that currently exists on the adjacent 20 acres by approximately 550 MWs using economical, fuel-efficient, state-of-the-art technology, while minimizing environmental impacts to the expansion site and surrounding area. The Project will be fired by natural gas only. Natural gas will be transported by Florida Gas Transmission through an existing pipeline lateral connection that terminates at the existing power plant site. The Project will utilize treated wastewater (also referred to as reclaimed water)

obtained from Pasco County from and/or through the Shady Hills Wastewater Treatment Plan for process purposes, including cooling. The Project will secure the rights-of-way by easement with Pasco County and install piping in the rights-of-way to transfer reclaimed water to the County and install piping in the Rights-of-way to transfer reclaimed water to the expansion site. The plant will use zero liquid discharge technology to eliminate industrial wastewater discharge. Potable water and sanitary sewer will be provided by Pasco County from connections at the existing adjacent power plant.

b. The subject site is 330 feet wide and approximately 1,320 in depth.

c. Access to the site is from Merchant Energy Way, a private, 2-lane residential paved roadway within a 24-foot wide (varies) private maintained right-of-way in very good condition. The private portion of Merchant Energy Way ties into a 2-lane county paved roadway within a 24 foot wide (varies) county maintained right-of-way that connects to Hudson Avenue, a 2-lane residential roadway within a 24' – 26 foot wide (varies) county maintained right-of-way.

d. 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.

e. The surrounding area is characterized by an electric generating plant, a wastewater treatment plant, a resource recovery facility, inactive concrete batch plant, single family residential and a planned outdoor shooting range (Pasco Sheriff Office).

f. The subject area has been designated RES-1 (Residential – 1 du/ga) under the Comprehensive Plan.

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

h. On September 26, 2017, the owner's/applicant's consultants met with the representatives from the Planning and Development Department, the Fire Rescue Department, and the Office of Economic Growth to discuss the expansion of the subject facility.

i. On November 17, 2017, the subject request was found to be exempt from Timing and Phasing (Section 901.12.C.1) as the highest and best use of the proposed special exception would result in less than 50 peak hour trips, a.m. or p.m. whichever is higher. Access Management Analysis and Substandard Road Review will be performed at the time of Preliminary Site Plan or Preliminary Development Plan, if applicable.

j. On December 8, 1999, the existing facility was approved, with conditions, by the Pasco County Planning Commission under Special Exception Petition No. 5528.

The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.4.E, Special Exception, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

k. On December 13, 2017 the Planning Commission approved Special Exception No. 7290, with conditions, for a transmission, substation, and power delivery facility for Seminole Electric Cooperative for a parcel located adjacent to the east of the subject site.

l. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.4.E, Special Exception, Review Considerations; and the applicable provisions of

the County's Comprehensive Plan.

4. Upon consideration and adoption of the recommendation of staff and the evidence presented at the public hearing, the Planning Commission has determined that the standards for issuing a special exception, as set forth in the Pasco County LDC, Chapter 400, Section 402.4.F. have been met.

5. The special exception requested is consistent with the adopted Pasco County Comprehensive Plan and would not have an adverse effect on the health, safety, and welfare of the public.

Accordingly, it is hereby

ORDERED that Special Exception Application No. 7295 is hereby approved for the property described in Exhibit A attached hereto, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The owner/developer shall provide a new driveway and loop road around the perimeter of the proposed plant expansion. At time of preliminary site plan review, the owner/applicant shall be required to file an access-management analysis for review and approval by the County. The owner/applicant shall be required to comply with any conditions that the approved access-management analysis may require.

2. All access shall be via Hudson Avenue and Merchant Energy Way.

3. The owner/applicant acknowledges that any provision of Pasco County ordinances, not specifically waived shall be in full force and effect, including all applicable conditions of Special Exception Petition No. 5528.

4. The owner/applicant shall enter into a utility service agreement with Pasco County prior to site plan approval.

5. Prior to any development or redevelopment of the site, the owner/applicant shall submit and receive approval of a Preliminary Site Plan, per Land Development Code, Section 403.

6. Calculation of allowable density and intensity shall be in compliance with the land use category limitations set forth in the Pasco County Comprehensive Plan.

7. This special exception shall be limited to power generating facility for essential public services use of power generating facilities (stack, heat recovery steam generator, gas turbine, inlet air filter, generator, take-off tower/circuit breaker/line disconnect switch, step-up transformer, fuel gas condition and pressure regulation station, gas metering yard, auxiliary broiler area, circulating water pumps, cooling tower (fan height 50 feet), steam turbine, electric power distribution center (PDC) 1,500 sq.ft. +/-, surface condenser, new lines, rebuilds and maintenance needs), and associated and ancillary equipment for generation to occur.

8. This approval is subject to the provisions of the LDC, Section 402.4.I, Revocation of Special Exception and Conditional Use Approvals. In addition, staff may initiate an enforcement for violations of the conditions of approval by any of the methods available in the LDC, Section 108, or through revocation of the Special Exception pursuant to the provisions of the LDC, Section 402.4.I, Revocation of Special Exception and Conditional Use Approvals, or both.

9. In addition to complying with the above conditions, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Planning and Development Department after the final action.

DONE AND ORDERED effective as of this 10th day of January, 2018.

(SEAL)

ATTEST:

PLANNING COMMISSION OF
PASCO COUNTY, FLORIDA

Shannon Egbert DC

PAULA S. O'NEIL, Ph.D., CLERK & COMPTROLLER

CHAIRMAN
09/06/2018

STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

IN RE: SHADY HILLS ENERGY CENTER, LLC COMBINED CYCLE FACILITY POWER PLANT SITING APPLICATION NO. PA18-59	DOAH CASE No.: 18-000995EPP OGC CASE No.: 18-0119

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S
NOTICE OF FILING PROJECT ANALYSIS REPORT

Pursuant to Section 403.507(5), Florida Statutes and Chapters 403.501-.518, Florida Statutes, the State of Florida Department of Environmental Protection (Department) provides this Notice of Filing. The Project Analysis Report (PAR) with all appendices including the proposed Conditions of Certification and supporting documentation, may be accessed via the below link, or in the event of difficulties, through the Department's Siting Coordination Office.

http://publicfiles.dep.state.fl.us/Siting/Outgoing/Shady_Hills_CCF/PAR/2018_09_25_PAR_Final.pdf

A copy of the PAR is attached to this Notice of Filing pursuant to Section 403.507(5), Florida Statutes.

Filed September 25, 2018 1:49 PM Division of Administrative Hearings

Respectfully submitted this 25th day of September 2018.

FOR THE STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL
PROTECTION:

MICHAEL J. WEISS
Assistant General Counsel
Florida Bar No. 111808
Department of Environmental Protection
3900 Commonwealth Boulevard
Mail Station 35
Tallahassee, Florida 32399-3000
Telephone: (850) 245-2245
Facsimile: (850) 245-2298
Primary Email: Michael.Weiss@dep.state.fl.us
Secondary Email: Joy.Cottrell@dep.state.fl.us

SHADY HILLS ENEGY CENTER, LLC
SHADY HILLS COMBINDED CYCLE FACILITY
DOAH Case No. 18-000995EPP
COMPLETE CERTIFICATE OF SERVICE

I hereby certify that I have served a true and correct copy of this document, via electronic mail, upon the attached service list on this 25th day of September 2018.:

MICHAEL J. WEISS
Assistant General Counsel
Florida Bar No: 111808
Department of Environmental Protection
3900 Commonwealth Boulevard
Mail Station 35
Tallahassee, Florida 32399-3000
Telephone: (850) 245-2245
Facsimile: (850) 245-2298
Primary Email: Michael.Weiss@dep.state.fl.us
Secondary Email: Joy.Cottrell@dep.state.fl.us

Sketch & Description
SHEC Property & Reclaimed Tank
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

Legal Description: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, thence coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 89°48'05" E a distance of 227.82 feet to the POINT OF BEGINNING; thence departing said South boundary N 00°12'46" E a distance of 35.00 feet; thence S 89°48'05" E a distance of 104.85 feet; thence N 00°12'46" E a distance of 138.91 feet; thence S 89°47'14" E a distance of 185.94 feet; thence N 00°12'46" E a distance of 393.49 feet to a point coincident with a tangent curve concave to the Southwest, said curve having a radius of 50.00 feet, a delta angle of 90°00'00" and being subtended by a chord bearing N 44°47'14" W for a distance of 70.71 feet; thence coincident with the arc of said curve a distance of 78.54 feet; thence N 89°47'14" W a distance of 14.51 feet; thence N 00°25'38" E a distance of 233.93 feet; thence S 89°47'14" E a distance of 204.07 feet to a point coincident with the West boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said West boundary, N 00°03'22" E a distance of 468.97 feet to a point coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said West boundary coincident with said North Boundary, S 89°47'14" E a distance of 330.16 feet to a point marking the Northeast corner of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary, coincident with the East boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25, S 00°02'10" W a distance of 636.48 feet; thence departing said East boundary, S 89°57'50" E a distance of 155.00 feet; thence S 00°02'10" W a distance of 260.00 feet; thence N 89°57'50" W a distance of 155.00 feet to a point coincident with the East boundary of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said East boundary, S 00°02'10" W a distance of 423.66 feet to a point marking the Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said East boundary coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 89°48'05" W a distance of 764.18 feet to the POINT OF BEGINNING.

Containing an area of 648,543.66 square feet, 14.889 acres, more or less.

SURVEY NOTES:

1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 89°48'05" E for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25-24S-17E.
3.) THIS IS NOT A BOUNDARY SURVEY.

STACY L. BROWN
License Number 6516
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally signed by Stacy L Brown
Date: 2024.02.07 13:59:46 -05'00'

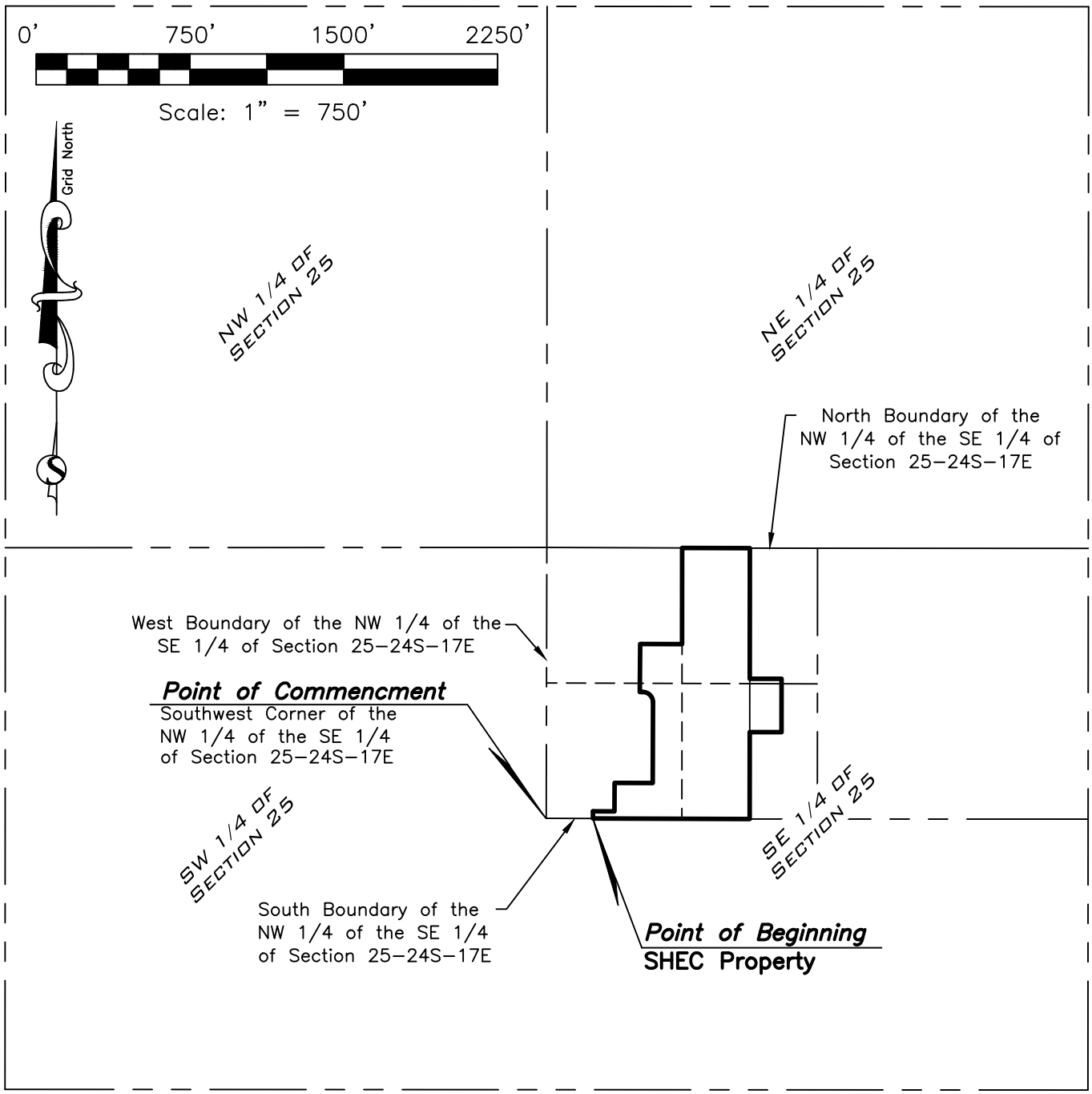
Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook	*Approved By: S. Brown*	*Last Field Date: N/A*	*Project No.: 231578*	*Drawing Name: 231578 ESMT 13*
Date Drafted: 10/26/23	*Date Approved: 10/27/23*	*Field Book/Page: N/A*	*Ref. No.: 230268*	*Revision Date: 02/07/24*

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
SHEC Property & Reclaimed Tank
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

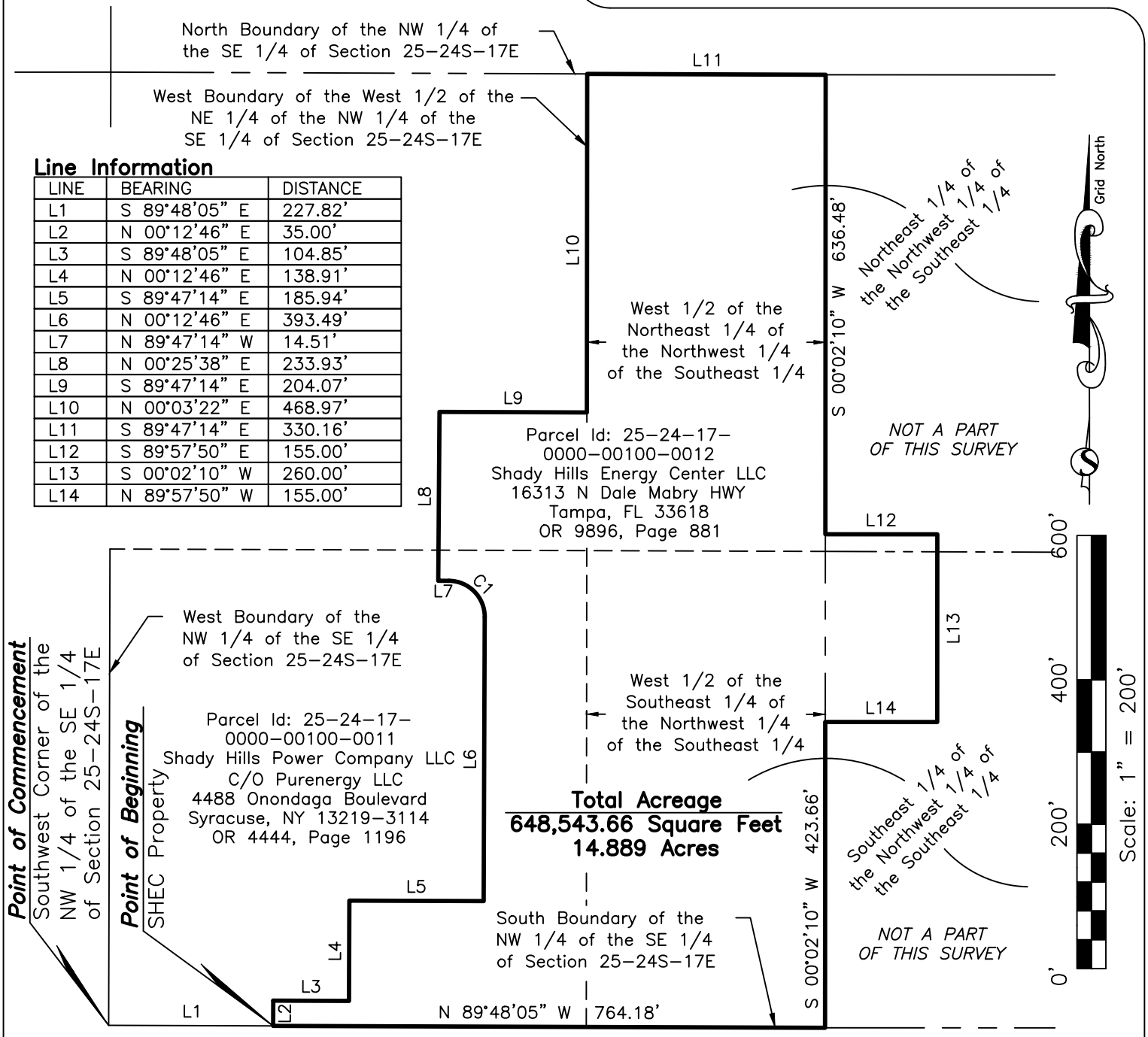


THIS IS NOT A FIELD SURVEY

PROJECT NO.: 231578
REF. No.: 230268
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
SHEC Property & Reclaimed Tank
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



Line Information

LINE	BEARING	DISTANCE
L1	S 89°48'05" E	227.82'
L2	N 00°12'46" E	35.00'
L3	S 89°48'05" E	104.85'
L4	N 00°12'46" E	138.91'
L5	S 89°47'14" E	185.94'
L6	N 00°12'46" E	393.49'
L7	N 89°47'14" W	14.51'
L8	N 00°25'38" E	233.93'
L9	S 89°47'14" E	204.07'
L10	N 00°03'22" E	468.97'
L11	S 89°47'14" E	330.16'
L12	S 89°57'50" E	155.00'
L13	S 00°02'10" W	260.00'
L14	N 89°57'50" W	155.00'

Curve Information

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	50.00'	78.54'	N 44°47'14" W	70.71'	90°00'00"	50.00'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 231578
REF. No.: 230268
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
Shady Hills Power Comany
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

Legal Description: As Written by SurvTech Solutions

A parcel of land being a portion of the lands described in Official Records Book 4444, page 1196 as recorded in the Public Records of Pasco County, Florida, said land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at a point marking the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 24 South, Range 17 East, Pasco County, Florida; thence coincident with the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25, N 00°07'50" E a distance of 1320.38 feet to a point coincident with the North boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said West boundary, coincident with said North Boundary, S 89°47'14" E a distance of 659.66 feet to a point coincident with the West boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence departing said North boundary, coincident with said West boundary, S 00°03'22" W a distance of 468.97 feet; thence departing said West boundary, N 89°47'14" W a distance of 204.07 feet; thence S 00°25'38" W a distance of 233.93 feet; thence S 89°47'14" E a distance of 14.51 feet to a point coincident with a tangent curve concave to the Southwest, said curve having a radius of 50.00 feet, a delta angle of 90°00'00" and being subtended by a chord bearing S 44°47'14" E for a distance of 70.71 feet; thence coincident with the arc of said curve a distance of 78.54 feet; thence S 00°12'46" W a distance of 393.49 feet; thence N 89°47'14" W a distance of 185.94 feet; thence S 00°12'46" W a distance of 138.91 feet; thence N 89°48'05" W a distance of 104.85 feet; thence S 00°12'46" W a distance of 35.00 feet to a point coincident with the South boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 25; thence coincident with said South boundary, N 89°48'05" W a distance of 227.82 feet to the POINT OF BEGINNING.

Containing an area of 700,010.16 square feet, 16.070 acres, more or less.

SURVEY NOTES:

1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of N 89°48'05" W for the South Boundary of the NW 1/4 of the SE 1/4 of Section 25–24S–17E.
3.) THIS IS NOT A BOUNDARY SURVEY.

STACY L. BROWN
License Number 6516
STATE OF FLORIDA
Professional Surveyor and Mapper

Date: 2026.08.22 11:23:36 -04'00'

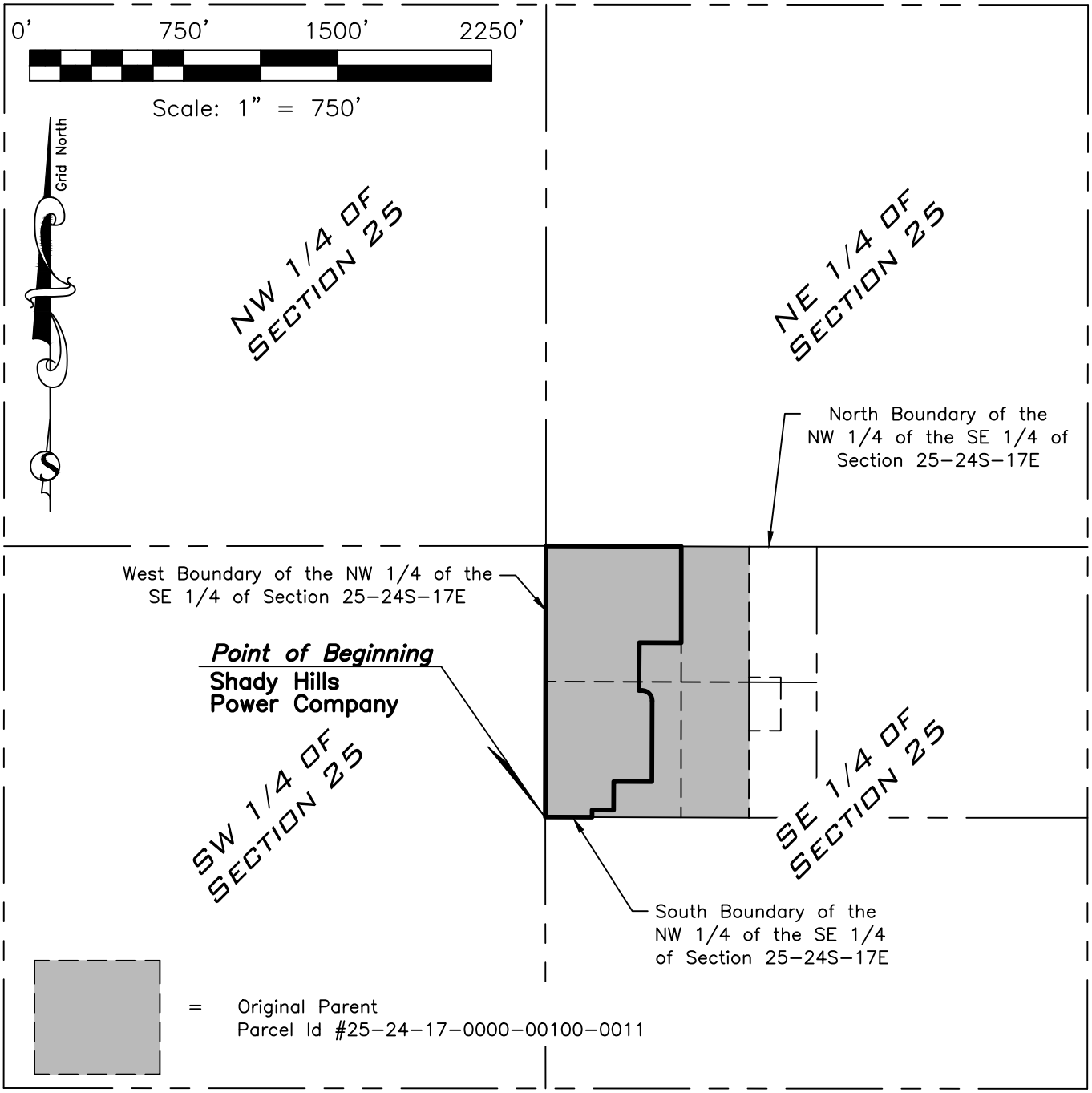
Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: S. Brown	*Approved By: S. Brown*	*Last Field Date: N/A*	*Project No.: 261446*	*Drawing Name: 261446_ SHPC SK*
Date Drafted: 08/22/26	*Date Approved: 08/22/26*	*Field Book/Page: N/A*	*Ref. No.: 231578/240898*	*Revision Date: N/A*

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)–621–4929, fax: (813)–621–7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
Shady Hills Power Comany
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

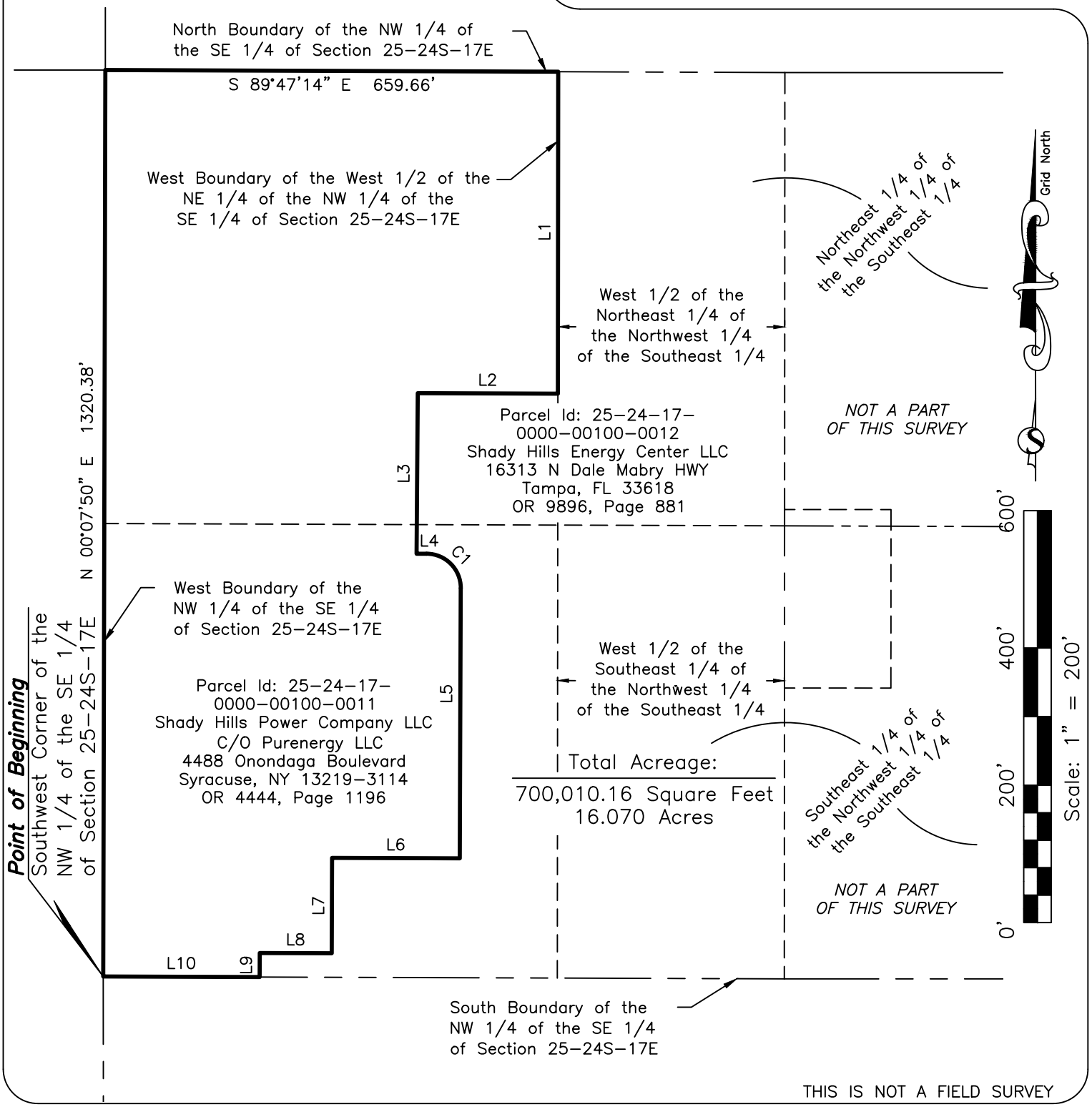


THIS IS NOT A FIELD SURVEY

PROJECT NO.: 261446
REF. No.: 231578
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
Shady Hills Power Comany
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida



THIS IS NOT A FIELD SURVEY

PROJECT NO.: 261446
REF. No.: 231578
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Sketch & Description
Shady Hills Power Comany
Shady Hills Combined Cycle Facility
Section 25, Township 24 South, Range 17 East
Pasco County, Florida

Line Information:

LINE	BEARING	DISTANCE
L1	S 00°03'22" W	468.97'
L2	N 89°47'14" W	204.07'
L3	S 00°25'38" W	233.93'
L4	S 89°47'14" E	14.51'
L5	S 00°12'46" W	393.49'
L6	N 89°47'14" W	185.94'
L7	S 00°12'46" W	138.91'
L8	N 89°48'05" W	104.85'
L9	S 00°12'46" W	35.00'
L10	N 89°48'05" W	227.82'

Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.54'	70.71'	S 44°47'14" E	90°00'00"

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 261446
REF. No.: 231578
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Seminole Electric Cooperative Inc.

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): 25 24 17 0000 00100 0012

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: Shady Hills Energy Center

Project Number: SE-7942

Request: Special exemption Amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwood Lane.

That attached is the following:

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

X Certificate of mailing for the notices, which were mailed on 9/9/26 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 9/1/26 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

BRIAN CAMPOVERDE
MY COMMISSION # HH 681908
EXPIRES: May 31, 2029

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this September 11, 2026, by Jason Lenhart who is personally known to me or who has produced FL Driver License as identification.

Notary Signature: _____

Name Printed: Brian Campoverde

/2

AFFIDAVIT OF PROOF OF PROVIDING PUBLIC NOTICE

It is the responsibility of the applicant to file the affidavit attesting to compliance with the public notification requirements and provide the supporting documentation 30 days prior to final action by the County. A sample Affidavit Attesting to Providing Public Notice is provided

Dear Property Owner:

This is to notify you that Petition No. (SE-7942) in the names of (Seminole Electric Cooperative) has been filed for a special exception amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwind Lane for the parcel of land located:

14353 Softwind Lane
Spring Hill FL 34610

Parcel # 25 24 17 0000 00100 0012

Public hearings for the consideration of this application will be held: Thursday, September 17, 2026.

Planning Commission Location: 1:30 pm

West Pasco Govt. Center
Board Room
8731 Citizens Drive
New Port Richey, FL

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

West Pasco Government Center, S-200
8731 Citizens Drive
New Port Richey, FL 34654

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

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

Pasco County Central Permitting Division
14236 - 6th Street, Suite 203

Dade City, FL 33525

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

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 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.

9589 0710 5270 3843 8196 07

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Pasco County Facilities Mgmt
Street and Apt. No., or PO Box No. 7220 Osteen Rd
City, State, ZIP+4® NPR Fl 34653

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

9589 0710 5270 3843 8196 14

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Reiser Properties - Pasco II LLC
Street and Apt. No., or PO Box No. PO Box 247
City, State, ZIP+4® Safety Harbor, Fl 33585

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

9589 0710 5270 3843 8196 21

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Stone Cap LLC
Street and Apt. No., or PO Box No. 1150 Ponce De Leon Blvd Ste 8012
City, State, ZIP+4® Clearwater Fl 33756

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

9589 0710 5270 3843 8195 91

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Ewell Industries
Street and Apt. No., or PO Box No. PO Box 2883
City, State, ZIP+4® West Palm Beach Fl 33402

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

9589 0710 5270 3843 8196 38

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Pondexter Properties LLC
Street and Apt. No., or PO Box No. 6000 Travis St STE 400
City, State, ZIP+4® Houston TX 77007

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

9589 0710 5270 3843 8196 45

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To North Suncoast Industrial Park
Street and Apt. No., or PO Box No. 18215 Branch Rd
City, State, ZIP+4® Hudson Fl 34667

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

* 25 24 17 0000 00100 0010
SEMINOLE ELECTRIC COOPERATIVE INC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0011
SHADY HILLS POWER COMPANY LLC
115 SOLAR STREET SUITE 100
SYRACUSE, NY 13204

* 25 24 17 0000 00100 0012
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0015
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

1. 25 24 17 0000 00100 0060
EWELL INDUSTRIES INC
C/O CEMEX PROPERTY TAX DEPTPO BOX 2883
WEST PALM BEACH, FL 33402

* 25 24 17 0000 00100 0090
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0100
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0110
SHADY HILLS POWER COMPANY LLC
115 SOLAR STREET SUITE 100
SYRACUSE, NY 13204

* 25 24 17 0000 00100 0120
SHADY HILLS POWER COMPANY LLC
901 MAIN AVENUE
NORWALK, CT 06851

2. 25 24 17 0000 00200 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

2. 25 24 17 0000 00300 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

3. 25 24 17 0020 00000 0060
REBAR PROPERTIES-PASCO II LLC
PO BOX 247
SEFFNER, FL 33583-0247

4. 25 24 17 0020 00000 0080
REBAR PROPERTIES PASCO I LLC
PO BOX 247
SEFFNER, FL 33583-0247

5. 25 24 17 0020 00000 0100
STONECAP LLC
1180 PONCE DE LEON BLVDSTE 801A
CLEARWATER, FL 33756-1031

6. 25 24 17 0020 00000 0110
POINDEXTER PROPERTIES LLC
600 TRAVIS ST STE 400
HOUSTON, TX 77002

7. 25 24 17 0020 00E00 0000
NORTH SUNCOAST INDUSTRIAL PARK OWNERS ASSOCIATION INC
C/O PREMIER COMM CONSULTANTS18215 BRANCH RD
HUDSON, FL 34667-5841

* Indicates property owned by us, therefor no letters sent.

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 Shady Hills Energy Center - SE-7942, 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:
- Sep 1, 2026

Notice ID: UJyj3nij0TaFChJrhmku

Notice Name: Shady Hills Energy Center - SE-7942

Publication Fee: $0.00

Anjana Bhadoriya

_____
Agent

VERIFICATION
State of Florida
County of Broward

Signed or attested before me on this: 09/02/2026

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 SPECIAL EXCEPTION
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 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m., to consider an application for a special exception amendment pursuant to the provisions of the Pasco County Land Development Code, Article 300. The hearing will be conducted at the stated time or as soon thereafter as is practical on the following application:

Seminole Electric Cooperative Inc. – Shady Hills Energy Center (SE-7942) petition for a special exception amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwind Lane, which would make it consistent with the way the SHCCF was designed and is being constructed. in an A-C Agricultural District for a parcel located 14353 Softwind Lane Spring Hill FL 34610 (aka 25 24 17 0000 00100 0012).

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.

SPECIAL EXCEPTION ATTACHMENT

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission hereby recommends (**DENIAL**) based upon evidence adduced at the public hearing.

The Planning Commission makes a specific finding, based upon the facts presented, that the request (**would or would not**) have an adverse effect on the health, safety, or welfare of the public as follows:

1. The proposed use (**is or is not**) consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan elements or applicable portions thereof.

2. The proposed use (**will or will not**) create or excessively increase traffic or parking congestion or otherwise affect public safety.

3. The site upon which the proposed use is to be located (**has or does not have**) suitable drainage, access, ingress and egress, on-site parking, loading areas, refuse collection, and adequate utilities available to service the site.

4. The site upon which the special exception is to be located (**has or does not have**) screening and buffering sufficient to prevent interference with the enjoyment of surrounding properties.

5. That signs, if any, and proposed exterior lighting used in conjunction with the special exception use (**will or will not**) create any adverse traffic safety, economic, or cause other significant problems on adjoining or surrounding properties.

6. That there (**is or is not**) adequate yard and open space to serve the property upon which the special exception use will be maintained.

Ayes: _____ Nays: _____

The recommendation and report of the Planning Commission is based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.4.E, the Pasco County Comprehensive Plan, and the evidence presented at the public hearing on the application.

_____
Planning Commission Chairman

September 17, 2026
Date

Special Exception No. SE-7942

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 4 **FILE NO.:** PDE26-7949 **DATE:** 9/17/2026

SUBJECT: Zoning Amendment (Consent) - SFG Industrial Lutz, LLC/Long Lake Ranch MPUD Master Planned Unit Development - A Substantial Modification to the Long Lake Ranch MPUD Master Planned Unit Development to Split Parcel A/B into Two Parcels, A and B, Amend the Associated Conditions of Approval, Amend the MPUD Master Plan, Amend the Entitlements of Parcels A and B, and Associated Infrastructure - South Central Pasco County - Located West of Sunlake Boulevard, Southwest of the Sunlake Boulevard and State Road 54 Intersection - Containing Approximately 73.5 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 9/17/2026 - BCC at NPR 10/20/2026

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 proposed Substantial Modification to the MPUD with conditions.

BACKGROUND:

PROJECT OVERVIEW

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

Proposed is a substantial modification to the Long Lake Ranch MPUD to split parcel A/B into two parcels, A and B, amend the associated conditions of approval of parcels A and B, amend the Long Lake Ranch MPUD Master Plan to illustrate parcels A and B, and revise the entitlement allotment for parcels A and B.

Parcel A/B is approximately 73.5 acres, located at the south-west corner of the State Road 54 and Sunlake Boulevard intersection. The applicant proposes to split parcel A/B into parcels A and B, parcel A containing 65.7 acres and parcel B containing 7.8 acres. Currently, the entitlement allotment of parcel A/B allows for a maximum development of 64,580 square feet of commercial/retail and 625,000 square feet office/light industrial uses. The applicant proposes to allocate the existing entitlement among the two parcels and give parcel A an additional entitlement for 128 hotel rooms. The only increase in entitlement is the new hotel use for parcel A.

Proposed Entitlement of parcels A and B:
Parcel A: 14,580 square feet commercial/retail, 625,000 square feet office/light industrial, 128 Hotel Rooms.
Parcel B: 50,000 square feet commercial/retail.

Proposed permitted uses for parcels A and B:
Parcel A: Pursuant to Condition of Approval No. 44, Office/Medical, Light Industrial, Commercial/Retail, Hotel.

Parcel B: Pursuant to Condition of Approval No. 44, Commercial/Retail.

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

SITE DETAILS

The project is located in the South Market Area, South Central Pasco County, abutting west of Sunlake Boulevard, southwest of the Sunlake Boulevard and State Road 54 intersection (Parcel ID No's. 28 26 18 0000 00100 0031, et. al.).

Commission District:	The Honorable Commissioner Lisa Yeager
Project Name:	Long Lake Ranch MPUD
Applicants' Name(s):	SFG Industrial Lutz LLC
Current Zoning District:	MPUD Master Planned Unit Development District
Proposed Zoning District:	MPUD Master Planned Unit Development District
Future Land Use (FLU) Classification:	PD (Planned Development), RES-3 (Residential-3 du/ga), ROR (Retail/Office/Residential)
Water/Sewage	Pasco/Pasco
Flood Zone:	A, AE, X
Existing Entitlements: (PARCEL A/B)	64,580 square feet Commercial/Retail, 625,000 square feet Office/Light Industrial
Requested Entitlements: (PARCEL A)	14,580 square feet Commercial/Retail, 625,000 square feet Office/Light Industrial, 128 Hotel Rooms
Requested Entitlements: (Parcel B)	50,000 square feet Commercial/Retail
Road/Access:	State Road 54 (FDOT, Arterial), Sunlake Boulevard (County, Collector)

MPUD SURROUNDING CONDITIONS ANALYSIS

The immediate and peripheral built environments of State Road 54 and Sunlake Boulevard are primarily comprised of residential and non-residential users.

Within a 1-mile radius of the Long Lake Ranch MPUD, there are a number of MPUD zoning districts. The following MPUD zoning districts immediately abut parcels A and B (fka parcel A/B) of the Long Lake Ranch MPUD:

- (North) Sunlake Centre MPUD: Approved June 17, 2006, for 600 multiple-family dwelling units, 640,000 square feet of Commercial uses and 340,000 square feet of Office uses, rezoning petition RZ-6563.

- (North) Concord Station MPUD: Approved February 14, 2006, for 1,599 single-family detached dwelling units, 152,895 square feet Commercial uses, rezoning petition RZ-5976.
- (North) 54 Crossings MPUD: Approved September 6, 2022, for 152,985 square feet of Office/Medical uses, rezoning petition RZ-7614.
- (East) Morsani MPUD: Approved August 9, 2016, for 320 single-family detached dwelling units, rezoning petition RZ-7188.
- (West) Smith 54 MPUD: Approved July, 9, 2019, for 700 single-family attached, detached, and multiple-family dwelling units and 130 Hotel Rooms, rezoning petition RZ-7394.

SURROUNDING ZONING AND LAND USES

	Zoning District	**Future Land Use (FLU)**	**Existing Use**
North	MPUD Master Planned Unit Development	ROR (Retail/Office/Residential), RES-3 (Residential-3 du/ga)	Non-residential users.
South	A-C Agricultural District	CON (Conservation Lands)	Conservation lands, undeveloped.
East	PO-1 Professional Office District, MPUD Master Planned Unit Development	ROR (Retail/Office/Residential)	Non-residential users.
West	A-C Agricultural District, MPUD Master Planned Unit Development	ROR (Retail/Office/Residential), RES-3 (Residential-3 du/ga)	Primarily undevelopable acreages (wetlands).

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

The following is a history of the Long Lake Ranch MPUD since 2004.

1. On February 24, 2004, the Board of County Commissioners (BCC) adopted a Development Order (DO) for the Long Lake Ranch Development of Regional Impact (DRI) No. 247, and amended it on November 25, 2008.

2. On June 8, 2004, the BCC approved the Long Lake Ranch MPUD (Rezoning Petition No. 6171).

3. On November 25, 2008, the BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6171, reducing retail uses, increasing office and multifamily. Hotel was added as a use, parcels and roads were relocated and the overall number of dwelling units increased from 1,941 to 2,146 (Rezoning Petition No. 6821).

4. On October 8, 2011, the BCC approved a substantial modification to the MPUD, Rezoning Petition No. 6821, which utilized the adopted land use equivalency matrix to re-distribute units, create village subphases, introduce a new attached residential product, and the relocation of the Upland Habitat Protection Area (Rezoning Petition No. 6991).

5. On May 22, 2018, the BCC approved a substantial modification to the MPUD for Parcel A/B to

modify the MPUD Master Plan to combine Parcels A and B into a new Parcel A/B in order to allow design flexibility as to location of uses; establish that the office uses permitted on Parcel A/B are all office use, including but not limited to, professional, administrative, and medical offices, services and facilities, hospitals, clinics and outpatient facilities; adding a condition of approval requiring a minimum of 450,000 square feet of office to be developed in buildings containing a minimum integration of 20,000 square feet or in multi-story buildings. The modification also added a condition of approval which provides that a 42.1 acre portion of Parcel A/B shall only be developed as office with the exception of commercial/retail located within a multi-story office building(s); provide that the support commercial/retail permitted uses are the permitted uses in the C-1 Neighborhood Commercial District; and update the design/dimensional standards for Parcel A/B consistent with other project approvals (Rezoning Petition No. 7307).

6. On July 10, 2018, the BCC approved Resolution 04-106 rescinding the Long Lake Ranch Development of Regional Impact No. 247.

7. On May 6, 2019, the BCC approved a substantial modification to the Long Lake Ranch MPUD, specifically to the Parcel A/B portion, in which the applicant proposes to add light industrial specific use and a variation from the LDC (Section 901.3.E.3.b. Access Management Analysis/Traffic Impact Study).

FINDINGS OF FACT

1. The subject site is within the South Market Area, Commission District 4.

2. Proposed is a substantial modification to the Long Lake Ranch MPUD, amending the MPUD to split parcel A/B into two parcels (A and B) on the MPUD Master Plan. Amendments to parcels A and B include revisions to the conditions of approval, the MPUD Master Plan, the entitlement allotment of parcels A and B, and the introduction of a new hotel use for parcel A.

3. Currently, parcel A/B is largely developed and the site of an existing business park and commercial development, thus a binding conceptual plan is not proposed as part of this action.

4. The other parcels of the MPUD and their associated entitlements are to remain unaffected by the proposed substantial modification.

5. The Long Lake Ranch MPUD is largely developed. The subject parcel A/B (proposed parcels A and B as may be amended), contain developed industrial entitlements of approximately 365,000 square feet and other non-residential users. The conditions of approval have incorporated a voluntary prohibition of the tax exemptions of Sections 125.01055(7) and 196.1978, Florida Statutes.

6. The subject site fronts along State Road 54 (SR 54), a Florida Department of Transportation (FDOT) 6-lane, 250-foot wide arterial Strategic Intermodal System (SIS) roadway that with redevelopment or capital improvement projects is to have ten foot (10') multiuse paved trails on both sides of the right-of-way (per LDC Section 901.7). SR 54 currently has five foot (5') sidewalks on both sides of the road. At the intersection of SR 54 and Sunlake Boulevard, the existing and planned pedestrian facilities of SR 54 (S.R. 54 Trail (central)) will connect to the existing eight foot (8') multi-use path and five foot (5') sidewalk network of Sunlake Boulevard.

7. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

PRELIMINARY FEASIBILITY ANALYSIS

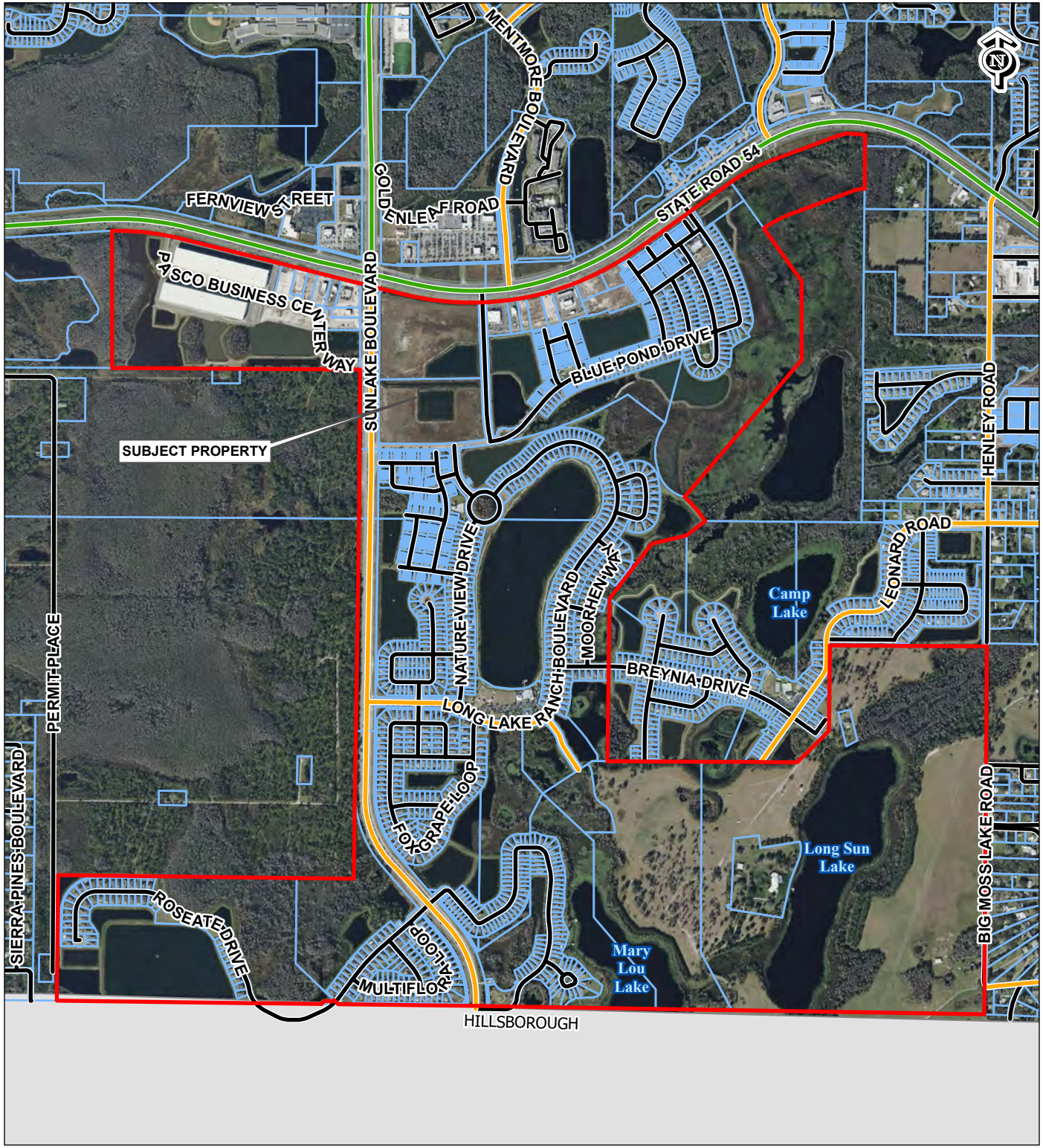
1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): This substantial amendment was found to be exempt from Timing and Phasing (T&P-2026-00023) per LDC 901.12.C.3.b as the only use being added to this MPUD is hotel. A Substandard Road Application (SSRRA-2026-00053) has been submitted and was determined to be exempt as SR 54 is a state maintained arterial road and Sunlake Boulevard is a County standard roadway.
2. Pasco County Utilities (PCU): The Utilities Department is in agreement with the conditions provided.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments.
4. Fire: The Fire Services Department is in agreement with the conditions provided.
5. Emergency Management: The Emergency Management Department is in agreement with the conditions provided.

Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department is in agreement with the conditions provided.

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

REQUEST:

ATTACHMENT(S):
1. PDE26-7949: Long Lake Ranch MPUD - Map Package
2. PDE26-7949: Long Lake Ranch MPUD - Exhibits A-Legal Description, B-Conditions of Approval, C-Master Plan
3. PDE26-7949: Long Lake Ranch MPUD - Proof of Publication
4. PDE26-7949: Long Lake Ranch MPUD - Affidavit of Posting & Mailed Notice



RZ-7949
MPUD TO MPUD

28-26-18-0000-00100-0031
ET AL

SFG INDUSTRIAL LUTZ LLC
/ LONG LAKE RANCH MPUD
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

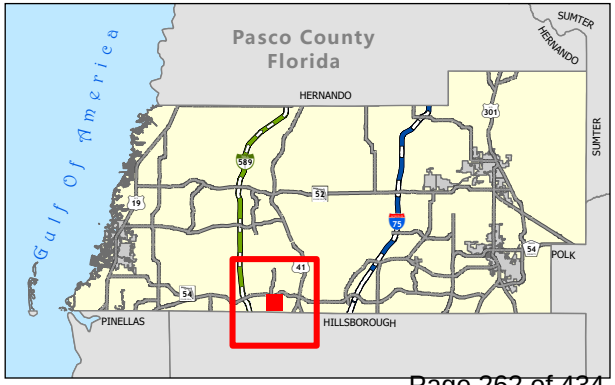
PHYSICAL ADDRESS:
18379 PASCO BUSINESS CENTER WAY

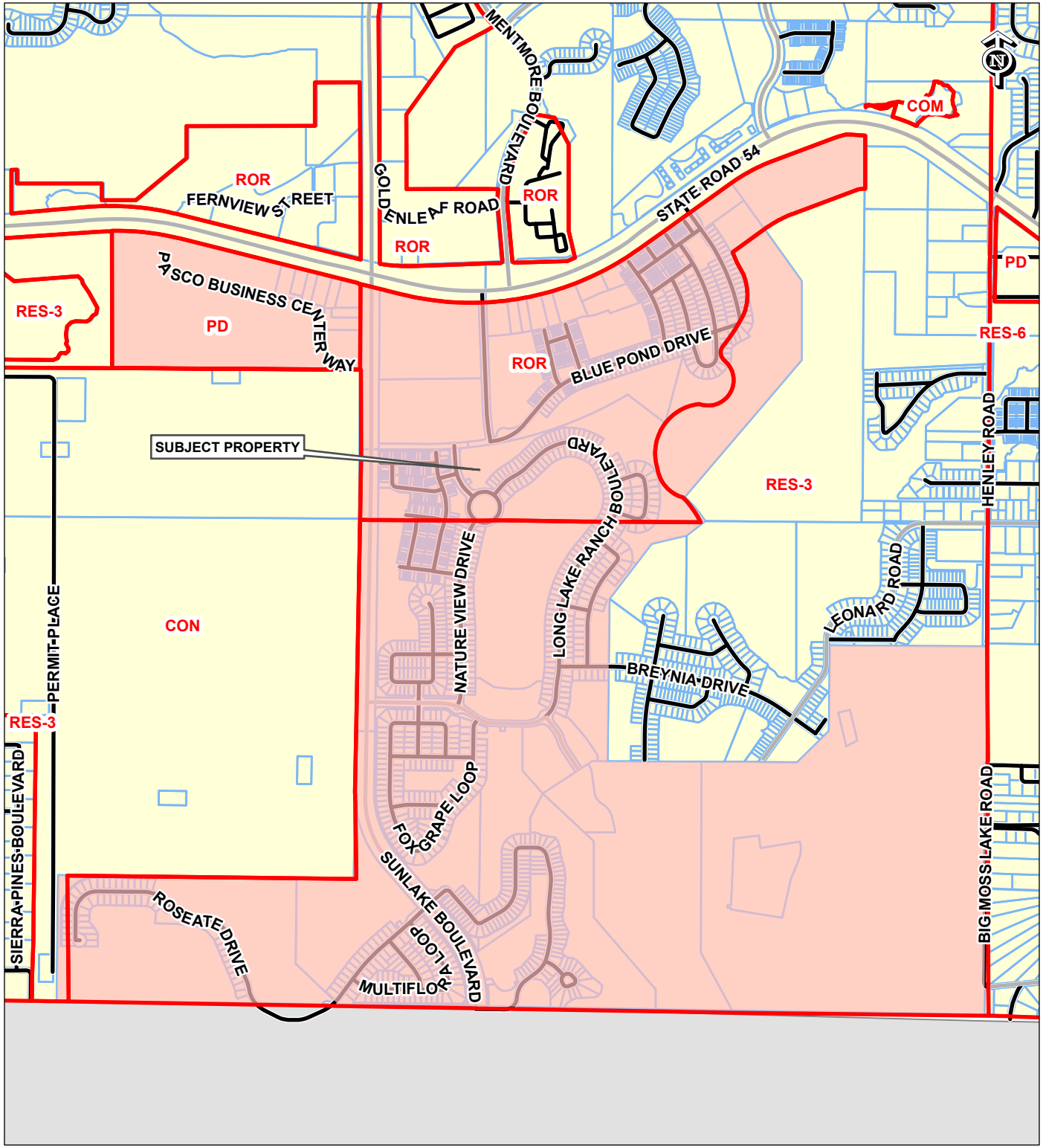
TAZ-245
COMMISSION DISTRICT: 4

SUBJECT PROPERTY

0 1,500 3,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7949\RZ-7949_AERIAL\RZ-7949_AERIAL.aprx RZ-7949_AERIAL djohnson 5/27/2026





RZ-7949
MPUD TO MPUD

28-26-18-0000-00100-0031
ET AL

SFG INDUSTRIAL LUTZ LLC
/ LONG LAKE RANCH MPUD
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

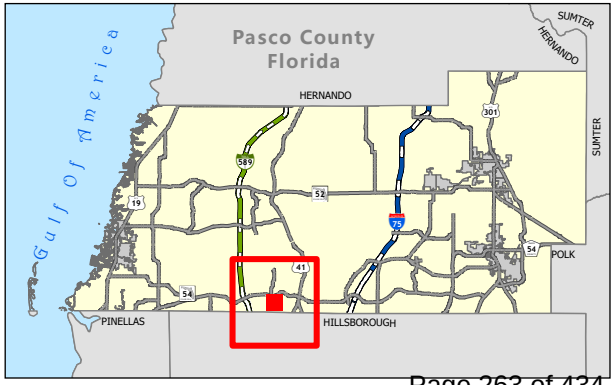
PHYSICAL ADDRESS:
18379 PASCO BUSINESS CENTER WAY

TAZ-245
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 1,500 3,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7949\RZ-7949_FLU\RZ-7949_FLU.aprx RZ-7949_FLU djohnson 5/27/2026



RZ-7949
MPUD TO MPUD

28-26-18-0000-00100-0031
ET AL

SFG INDUSTRIAL LUTZ LLC
/ LONG LAKE RANCH MPUD
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

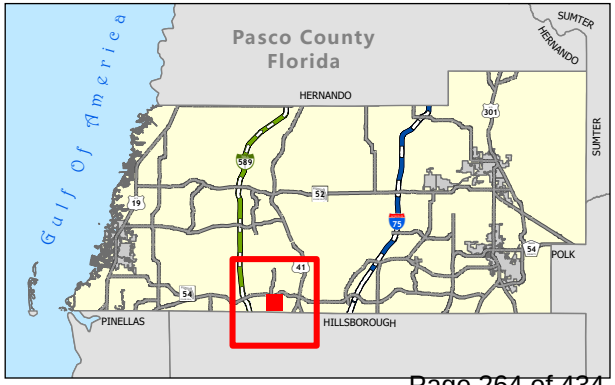
PHYSICAL ADDRESS:
18379 PASCO BUSINESS CENTER WAY

TAZ-245
COMMISSION DISTRICT: 4

SUBJECT PROPERTY
EXISTING ZONING

0 1,500 3,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7949\RZ-7949_ZONING\RZ-7949_ZONING.aprx RZ-7949_ZONING djohnson 5/27/2026



RZ-7949
MPUD TO MPUD

28-26-18-0000-00100-0031
ET AL

SFG INDUSTRIAL LUTZ LLC
/ LONG LAKE RANCH MPUD
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

PHYSICAL ADDRESS:
18379 PASCO BUSINESS CENTER WAY

TAZ-245
COMMISSION DISTRICT: 4

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Existing Trails
- Exisiting Arterial
- Existing Collector
- Vision Collector
- Ecological Planning Unit

0 2,000 4,000
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7949\RZ-7949_CONTEXT_MAP\RZ-7949_CONTEXT_MAP.aprx RZ-7949_CONTEXT_MAP djohnson 5/27/2026

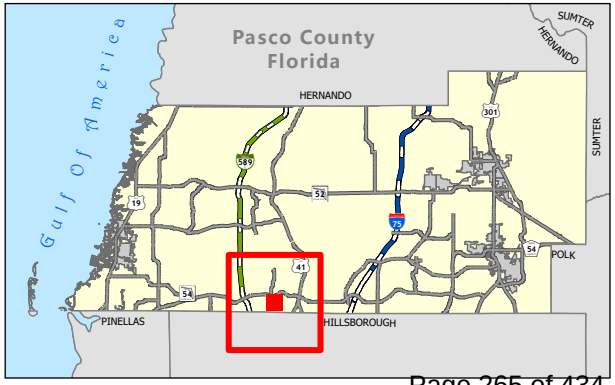


EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT A

RZ-7307

That part of Secs 27, 28, 33, & 34, T26S, R18E, Pasco Co, FL being partic desc as fol:

Beg at the SE cor of said Sec 33; th N89°17'29"W, alg the S bdry of said Sec 33 for 4,422.23'; th N00°39'13"E, for 1,302.08'; th S89°17'08"E, for 3,105.54'; th N00°52'15"E, for 3,784.48', th N00°21'58"E, for 1,567.07'; th N89°38'02"W, for 3,907.18'; th N00°23'28"E, for 1,071.04'; th N00°25'58"E, for 426.2'; th alg the Sly r/w bdry of SR 54 the fol 10 crs: 1) N85°03'22"E, for 1,050.59' to a POC to the rt havg a rad of 2,814.76', a cent ang of 19°00'01" & a chord bearg of S85°26'38"E, 929.15'; th 2) Ely alg the arc for 933.42'; th 3) S75°56'38"E, for 2,032' to a POC to the lt havg a rad of 1,959.86' a cent ang of 16°02'00" & a chord bearg of S83°57'38"E, for 546.65'; th 4) Ely alg the arc for 548.44'; th 5) N88°01'22"E, for 1,681.32' to a POC to the lt havg a rad of 1,195.92', a cent ang of 33°43'00" & a chord bearg of N71°09'52"E, for 693.65'; th 6) Ely alg the arc for 703.76'; th 7) N54°18'22"E, for 1,191.51' to a POC to the rt havg a rad of 1,859.86'; a cent ang of 15°17'00" & a chord bearg of N61°56'52"E, for 494.64'; th 8) NEly alg the arc for 496.11'; th 9) N69°35'22"E, for 697.38' to a POC to the rt havg a rad of 904.93', a cent ang of 20°55'05" & a chord bearg of N80°02'55"E, for 328.55', th 10) Ely alg the arc for 330.38'; th S00°25'12"W, for 600' to the beg of a nontangent curv to the lt, of which the rad pt lies S00°40'49"W, a rad dist of 304.93' & havg a chord bearg of S80°08'06"W, for 111.61'; th Wly alg the arc, through a cent ang of 21°05'27" for 112.25'; th S69°35'22"W, for 697.38' to a POC to the lt havg a rad of 1,259.86', a cent ang of 15°17'00", & a chord bearg of S61°56'52"W, for 335.07', th SWly alg the arc for 336.06'; th S54°18'22"W, for 422.31', th S23°46'28"E, for 119.66'; th S28°31'20"E, for 146.68' to the beg of a nontangent curv to the rt, of which the rad pt lies S68°16'52"W, a rad dist of 568.22' & havg a chord bearg of S00°36'59"E, 409.16'; th Sly alg the arc, through a cent ang of 42°12'18" for 418.56' to the beg of a nontangent curv to the rt, of which the rad pt lies N62°58'31"W a rad dist of 1,884.36' & havg a chord bearg of S33°05'52"W, 398.73'; th SWly alg the arc, through a cent ang of 12°08'47" to the beg of a nontangent curv to the lt, of which the rad pt lies S50°10'09"E a rad dist of 111.45' & havg a chord bearg of S05°35'56"E, 158.78', th Sly alg the arc, through a cent ang of 90°51'33", for 176.73' to the beg of a nontangent curv to the rt of which the rad pt lies S40°29'09"W, a rad dist of 266.92' & havg a chord bearg of S30°08'21"W, 525.16'; th SWly alg

the arc, through a cent ang of 159°18'23" for 742.15' to the beg of a nontangent curv to the lt of which the rad pt lies S06°16'32"E, a rad of 514.61' & havg a chord bearg of S32°39'27"W, 800.62'; th SWly alg the arc, through a cent ang of 102°08'04" for 917.34' to the beg of a nontangent curv to the lt, of which the rad pt lies N81°04'54"E, a rad dist of 367.98' & havg a chord bearg of S43°13'49"E, 414.86'; th SEly alg the arc, through a cent ang of 68°37'39" for 440.74' to the beg of a nontangent curv to the rt, of which the rad pt lies S42°46'00"W, a rad dist of 1,393.27' & havg a chord bearg of S40°22'27"E, 332.78'; th SEly alg the arc, through a cent ang of 13°43'04" for 333.58'; th S52°17'57"W for 247.69'; th S76°38'38"W, for 376.79'; th S37°14'07"W, for 725.77'; th S00°48'12"W, for 1,707.95'; th S89°40'47"E, for 1,992.95'; th N45°25'45"E for 468.07'; th N00°36'35"E, for 900.75'; th S89°36'51"E, for 1,650.98'; th S00°23'07"W, alg the E bdry of said Sec 34, for 1,228.07' to the E¼ cor of said Sec 34; th N89°30'42"W, for 18.93'; th S00°29'18"W, alg the W occupied r/w bdry of Hideaway Ln, for 2,284.9' to the beg of a nontangent curv to the lt, of which the rad pt lies S87°38'02"E, a rad dist of 76.12' & havg a chord bearg of S21°14'18"E, 60.96', th Sly alg the arc, through a cent ang of 47°12'32" for 62.72'; th S00°23'57"W, for 296.72' to the SE cor of said Sec 34; th N89°02'48"W, alg the S bdry of said Sec 34 for 5,328.39' to the POB; less & except the fol 3 pars: PAR 124 PART A FEE SIMPLE R/W: A par of lnd being a por of Secs 27 & 28, T26S, R18E, Pasco Co, FL, being more partic desc as fol: Com at a 1" pinched iron pipe markg the SW cor of the NW¼ of Sec 28, T26S, R18E, Pasco Co, FL; th N00°28'24"E, alg the W line of the NW¼ of said Sec 28, a dist of 418.74' to the existing Sly r/w line of SR 54; th N85°02'42"E, alg said Sly r/w line a dist of 80.36' to the E line of the W 80' of said NW¼ of Sec 28 & the POB; th cont alg said r/w line the fol 6 crs: 1) N85°02'42"E, a dist of 1,050.3' to the POC of a curv concave to the SW, havg a rad of 2,814.79'; 2) SEly alg the arc of said curv 932.57', through a cent ang of 18°58'58", a chord dist of 928.32' & a chord bearg of S85°27'49"E to the POT; 3) S75°58'20"E, a dist of 2,033.57' to the POC of a curv concave to the NW, havg a rad of 1,959.86'; 4) SEly alg the arc of said curv 547.77', through a cent ang of 16°00'50", a chord dist of 545.99' & a chord bearg of S83°58'45"E to the POT; 5) N88°00'50"E, a dist of 1,681.43' to the POC of a curv concave to the NW, havg a rad of 1,195.93'; 6) NEly alg the arc of said curv 671.2', through a cent ang of 32°09'24", a chord dist of 662.43' & a chord bearg of N71°56'08"E to a pt of cusp & a curv concave to the NW, havg a rad of 2,989.46'; th leavg said line & SWly alg the arc of said curv

2,574.46', through a cent ang of 49°20'31", a chord dist of 2,495.64' & a chord bearg of S79°21'33"W to the POT, th N75°58'11"W, a dist of 2,407.96' to the POC of a curv concave to the SW, havg a rad of 2,740.12'; th NWly alg said curv 857.64', through a cent ang of 17°56'00", a chord dist of 854.15' & a chord bearg of N84°56'11"W to the POT, th S86°05'49"W, a dist of 1,162.14' to the E line of the W 80' of said NW¼ of Sec 28; th N00°28'24"E, alg said E line, a dist of 149.98' to the said POB; PART B: a par of lnd being a por of the NW¼ of Sec 27, T26S, R18E, Pasco Co, FL, being more partic desc as fol:

Com at a ¾" iron pipe markg the SE cor of the NE¼ of said Sec 27, T26S, R18E, Pasco Co, FL; th alg the S line of the NE¼ of said Sec 27, N89°31'09"W, a dist of 1,325.99' to the SE cor of the SW¼ of the NE¼ of said Sec 27, th alg the E line of the W½ of the NE¼ of said Sec 27, N00°28'38"E, a dist of 1,434.76' to the POB & a nontangent curv concave to the SW, havg a rad of 1,512.33'; th leavg said line & NWly alg the arc of said curv 197.07', through a cent ang of 07°27'58" a chord dist of 196.93' & a chord bearg of N85°37'37"W to the exisiting Sly r/w line of SR 54 & a pt of cusp w/a curv concave to the SE, havg a rad of 884.84'; th alg said line & NEly alg the arc of said curv 197.97', through a cent ang of 12°49'09" a chord dist of 197.56' & a chord bearg of N84°28'48"E to the aforementioned E line of the W½ of the NE¼ of Sec 27, th alg said line, S00°28'38"W, a dist of 34.02' to the POB & PART C FEE SIMPLE R/W: A par of lnd being a por of the NW¼ & the SW¼ of Sec 28, T26S, R18E, Pasco Co, FL, being more partic desc as fol:

Com at the 1" pinched iron pipe markg the SW¼ of Sec 28, T26S, R18E, Pasco Co, FL; th alg the W line of the NW¼ of said Sec 28, N00°28'24"E, a dist of 418.74' to the existg Sly r/w line of SR 54; th N85°02'42"E, alg said Sly r/w line, a dist of 80.36' to the E line of the W 80' of said NW¼ of Sec 28; th S00°28'24"W, alg said E line, a dist of 378.49' to the POB; th cont S00°28'24"W, alg said E line, a dist of 47.71' to the N line of said SW¼ of Sec 28; th S00°23'33"W, parallel w/the W line of said SW¼, a dist of 984.84'; th S88°51'10"E, dist of 690.33'; th N67°44'33"E, a dist of 52.76'; th N26°01'18"E a dist of 36.8'; th N42°16'05"E, a dist of 27.3'; th S89°26'49"E, a dist of 35.15'; th S65°47'11"E, a dist of 14.62'; th N48°48'13"E, a dist of 40.81'; th N06°51'36"E, a dist of 25.24', th N29°45"49"W, a dist of 59.98'; th N30°17'47"E, a dist of 23.03'; th N08°03'14"W, a dist of 77.99'; th N09°21'03"E, a dist of 85.66'; th N44°54'31"E, a dist of 57.81'; th N75°13'44"E, a dist of 50.92'; th S87°14'49"E, a dist of 112.71'; th N62°52'18"E, a dist of 40'; th N36°09'56"E a dist of 54.26'; th N61°00'54"E, a

dist of 41.1'; th N11°14'11"E, a dist of 65.29'; th N28°42'52"W, a dist of 182.61'; th N33°48'40"W, a dist of 114.21'; th N14°48'46"W, a dist of 40.97'; th N45°05'30"W, a dist of 53.29'; th S86°05'49"W, a dist of 674.76'; th N52°42'43"W, a dist of 351.48' to the said POB, Sec 27, 28, 33, & 34, T26S, R18E, Pasco Co, FL.

EXHIBIT B

CONDITIONS OF APPROVAL

LONG LAKE RANCH
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7949

Master Development Plans

1. Development shall be in accordance with the Land Development Code (LDC), the Comprehensive Plan, the application, plans, and information submitted in July, 2026, unless otherwise stipulated or modified herein. Rezoning Petition No. 7397, as approved by the Pasco County Board of County Commissioners (BCC) on May 21, 2019, is hereby superseded by Rezoning Petition No. 7949.

2. All commercial mining activity within the MPUD and all required reclamation was previously completed in accordance with the Conditional Use Permit (Memorandum No. CU02-23), Rezoning Resolution No. 02-92 as approved by the Board of County Commissioners on August 27, 2002. No further commercial mining activity is authorized within this MPUD without a Conditional Use and Land Excavation Operating Permit approval.

Open Space/Buffering

3. Wetlands (conservation/preservation areas) shall be as defined by the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 1.3.1, and shown on all preliminary development plans/preliminary site plans (PDP/PSP) and construction plans/construction site plans. Lot lines other than those shown on the approved MPUD Master Plan shall not encroach into the wetlands and wetland buffers. Jurisdictional boundaries shall be delineated in accordance with the responsible regulatory agency. These boundaries may be adjusted following appropriate permit approval and shall be shown on each PDP/PSP. Removal, encroachment, alteration, or development within wetlands shall be in accordance with the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.6, 1.3.8, and 1.3.11; however, no removal, encroachment, alteration, or development shall be permitted within any wetland used to obtain a Comprehensive Plan or LDC density credit. All permits for encroachments, alterations, or development within Category I wetlands shall be obtained and submitted to Pasco County prior to construction plan/construction site plan approval.

4. There shall be a buffer around all Category I wetlands of 25 feet, not inclusive of any lots. Wetland buffers around Category II and Category III wetlands shall be required in accordance with the Southwest Florida Water Management District (SWFWMD) or other regulatory agencies, if applicable, and shall not be inclusive of any platted lots other than those shown on the approved MPUD Master Plan. The upland buffer area shall be shown on the construction plans/construction site plans. The final upland buffer area, as required by the Southwest Florida Water Management District or other regulatory agencies having jurisdiction, shall be designated on the plat as "Wetland Conservation Areas." Permissible uses of the Wetland Conservation Areas shall be those uses

allowed by Southwest Florida Water Management District or other regulatory agencies having jurisdiction.

5. All wetlands and wetland buffers shall be platted within tracts and designated on the plat as "Wetland Conservation Areas." All preserved wetlands and wetland buffers shall be platted outside lots. No activity requiring the issuance of a Building Permit shall be allowed within five feet of the wetlands' buffer line. Concurrent with platting, all wetlands shall be deeded to the homeowners'/property owners'/condominium owners' association or Community Development District/merchants' association (each of the foregoing referred to as an "Association"), or property owner, as applicable. The Association documents shall provide that the Association shall be responsible for the payment of taxes, if any, on the Wetland Conservation Areas.

6. The developers shall provide Southwest Florida Water Management District-verified jurisdictional lines and depict all wetland buffers on all PDP/PSP and construction plans/construction site plans, and shall provide to the Planning, Development, and Economic Growth Department (PDE) a copy of the approved SWFWMD Environmental Resource Permit applicable to such village, parcel or phase (and other agency permits, if applicable) prior to issuance of a site development permit.

7. The following statement shall be placed on all future plans:

> "If, during construction activities, any evidence of historic resources including, but not limited to, aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundations are discovered, work shall come to an immediate stop, and Pasco County and the Florida Division of Historical Resources shall be notified within two working days."

Should any historical or archaeological resources be encountered within the project, measures shall be taken in coordination with the Florida Department of State, Florida Division of Historical Resources, and Pasco County to either protect and preserve the site(s) in place or to mitigate any adverse impacts consistent with the requirements in Rule 9J-2.043, Florida Administrative Code. The MPUD shall be amended to incorporate any required mitigation consistent with Chapter 1A-46, Florida Administrative Code, as applicable. If any significant resources are found, a Certificate of Appropriateness must be obtained from the County pursuant to requirements of the Land Development Code.

In the prior DRI process, the developers previously complied with the Florida Division of Historical Resources' recommendation that the entire MPUD project site be subjected to a systematic, professional archaeological and historical survey "prior to initiating any project-related land clearing or ground disturbing activities" in accordance with Chapter 1A-46, Florida Administrative Code. The approved Florida Division of Historical Resources letter was provided to Pasco County on July 14, 2006, prior to commencement of any development within the MPUD.

8. The developers of each village or parcel shall create as to such village or parcel a mandatory homeowners'/property owners'/condominium owners' association in the form of a nonprofit corporation registered with the Secretary of State, State of Florida (each

referred to as an "Association") (except that a non-residential parcel owner may assume such responsibilities directly) or, if approved by the Board of County Commissioners, a Community Development District that encompasses the entire boundaries of the village, parcel, or multiple villages, if elected by the developer. No real property to be conveyed to the County or the District School Board of Pasco County may be included within the boundaries of any Community Development District created with respect to the MPUD. The developers of each village or parcel shall convey in fee simple to the Association or the Community Development District for ownership and maintenance, all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas located within the village or parcel as to which the Association or Community Development District is created, unless such area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the Association as well, but only to the Community Development District if such special power pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase within a particular village or parcel; the Association or Community Development District documents, including Articles of Incorporation (if applicable) with proof of being filed with the Secretary of State, State of Florida; restrictive covenants; and all exhibits shall be submitted to the Pasco County Engineering Services Department for review and approval along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the Association or the Community Development District. Subject to the terms of the Development of Regional Impact Development Agreement as amended, impact fee credits for improvements or dedication shall go to the Community Development District or Association if funded by that entity. No Association or Community Development District shall be required as to any multifamily residential village that is not being subdivided into individual lots and remains as a non-fee simple product, nor shall any Association or Community Development District be required as to Parcels A, B, or C. However, the owner/developer or some other entity other than Pasco County shall be responsible for the maintenance of open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special-purpose areas within such parcel.

9. The developer(s) previously prepared and County staff reviewed and approved an Upland Wildlife Habitat Preservation and Enhancement Plan and a Planting Plan, both dated July 22, 2011, for the Relocated Upland Habitat Protection Area as illustrated on the MPUD Master Plan and Attachment No. 2, Long Lake Ranch Upland Wildlife Habitat Preservation and Enhancement Plan. The applicable developer for such parcel shall comply with the approved Upland Wildlife Habitat Preservation and Enhancement Plan and Planting Plan for the Relocated Upland Habitat Protection Area.

10. Prior to any clearing or grubbing associated with the construction plan approval of any village, parcel, or phase, the developer(s) shall submit to PDE a copy of any required gopher tortoise relocation permit issued by the Florida Fish and Wildlife Conservation Commission, if applicable to such village, parcel, or phase.

11. The developers shall show and identify Wellhead Protection Areas One and Two delineation lines, as defined by the Pasco County Groundwater Protection Ordinance as amended, on all PDP/PSP and constructions plans/construction site plans.

12. Parcels A and B shall provide open space and green space consistent with the standards applicable to that parcel or phase.

13. Parcel C shall provide open space and green space consistent with the standards applicable to that parcel or phase, provided that Parcel C shall have the right to provide open space or green space within the lands outside of Parcel C in satisfaction of all or any portion of the requirements for Parcel C.

14. Requirements for the S.R. 54 Buffer for the single-family residential portion of Parcel C adjacent to S.R. 54 shall be in accordance with the approved MPUD Master Plan and shall consist of:

    a. A 15-foot wide buffer in which an eight-foot wall is installed by the single-family Residential Developer on the innermost landscape buffer line. Trees and shrubs a minimum of three foot in height will be installed on the outside of the wall, adjacent to S.R. 54 per the Type B Buffer standards. Irrigation pipes and drainage facilities and easements may be installed in the landscape area. In addition, the Residential Developer shall provide written disclosures to all residential units adjacent to S.R. 54 that (a) they are purchasing a residence that may receive noise or visual impacts from vehicles or construction equipment on S.R. 54, and this noise or visual impact may increase over time as traffic volumes on S.R. 54 increase, or as S.R. 54 may be widened, expanded, or elevated and (b) other than the buffer required by these MPUD conditions, no sound-wall or other form of noise and visual impact mitigation will be provided by the Developer, the County, or FDOT to mitigate the effect of sound emanating from S.R. 54, or any expansion, widening, or elevation thereof. The Residential Developer shall provide a copy of the written disclosure to the County concurrent with the associated record plat.

    b. Trees and shrubs shall be continuous along the single-family portion of the S.R. 54 Buffer adjacent to S.R. 54.

    c. No buffer shall be required along S.R. 54 adjacent to the Mixed Use Area, but the same shall not relieve the Mixed Use Developer from its obligation to provide the setback and buffers between the Mixed Use Area and the Residential Area as required by this MPUD.

Ordinances

15. In addition to the MPUD conditions of approval, the developers shall comply with all Pasco County ordinances, including all impact/mobility fee ordinances.

16. School-concurrency requirements as adopted by the County are not waived nor satisfied by this rezoning approval. The owners/developers shall be required to comply with all provisions of the School-Concurrency Ordinance and the requirements to provide for school capacity as mandated by the said ordinance, unless the project is vested pursuant to the ordinance. In addition, the owner(s) of Parcel C, who is also the owner~~s~~ of Parcel D, agrees to donate 50-foot wide public ingress-egress easement along the southern boundary of Parcel D for pedestrian, bicycle, and/or golf cart/low speed vehicular use (but no automobiles) (the "Multi-Use Trail") from Sunlake Boulevard to the school site immediately west and adjacent to this MPUD ("Parcel D Trail Easement"). The owner(s) of Parcels A and B agree to donate a 50-foot wide non-exclusive public ingress-egress easement starting at the southeast corner of Parcels A and B and connecting through Parcel A and B to the southwest corner of Parcels A and B in a mutually acceptable routing ("Parcels A and B Trail Easement" and collectively, the "Trail Easement"). The Trail Easement width may be reduced if the Parcels A and B owner(s) provide a design acceptable to the County demonstrating that the Multi-Use Trail can be permitted and constructed within a narrower easement area and still fulfill its intended purpose (pedestrian, bicycle, and/or golf cart/low speed vehicle use). The owner(s) of Parcels A and B agree to construct the Multi-Use Trail, at least 12 feet in width, within the Parcels A and B Trail Easement, in connection with the development of Parcels A and B from the sidewalk/trail on the west side of Sunlake Boulevard to the eastern edge of, but not into the wetland located on the western boundary of Parcels A and B. The Parcels A and B owner(s) further agree to modify any existing permits for Parcels A and B or Parcel D to remove the Trail Easement from any wetland mitigation areas. The Trail Easement on Parcel D can be in an area used by the Parcels A and B owner(s) for floodplain mitigation. The Parcels A and B owner(s)' compliance with this condition shall fully satisfy any County interconnection requirements between Parcels A and B and Parcel D, pursuant to Section
901.3 of the Land Development Code or otherwise. Design, permitting and construction of the remainder of the trail from Parcels A and B to the school site shall be the responsibility of the County and/or School District who shall utilize their best efforts to construct the remainder of the trail at such time that a school is constructed on the school site, subject to available funding. Maintenance of the trail shall be by the Parcels A and B owner(s), or their designated common maintenance entity, until such time that the trail has been constructed to the school site, at which time maintenance of the trail shall be assumed by the County and/or School District.

17. Villages 1, 2, 3, 4, 6 and 8 have been fully platted for 850 single family units. The 850 single family units in these villages have complied with and are vested against all transportation concurrency and transportation mitigation requirements, other than roadway improvements required by the plat(s), payment of mobility fees, as applicable, and payment of generally applicable taxes and assessments. The 850 single family units in these villages are vested against all other concurrency requirements, subject to compliance with any conditions of approval on the initial or final certificates of capacity, as applicable.

Transportation/Circulation

Access Management

18. All required regional transportation mitigation requirements for this MPUD previously were completed in accordance with the transportation mitigation provisions of the previous Development of Regional Impact (DRI) Development Order and DRI Development Agreement, and no further off-site transportation improvements are required through the current 2030 build-out date for this MPUD. The entire project must be platted by, or if platting is not required, all building permits must be issued by September 15, 2036 or an updated timing and phasing analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.

19. The developers shall provide a secondary, functional access and emergency access to each parcel or village in accordance with the Land Development Code as amended. The emergency access may be barricaded in a manner found acceptable by the Planning and Development Department and the Emergency Services Department.

20. All access points shown on the construction plans/construction site plan(s) for any portion of the MPUD project directly accessing S.R. 54 shall be consistent with (i) as to Parcel C, the locations designated on the MPUD Master Plan, which are based upon the prior Stipulated Judgment with FDOT (except as modified adjacent to Parcel C for the actual median openings and access movements (i.e., full intersection, directional intersection, etc.) as previously constructed by FDOT for S.R. 54 adjacent to Parcel C),
(ii) as to Parcels A and B, the locations designated on the MPUD Plan, which are based upon the prior Stipulated Judgment with FDOT, and (iii) any new access point(s) approved by FDOT and the County. Prior to record platting or where platting is not required, prior to the issuance of the first Certificate of Occupancy, the owners/developers shall provide a letter from the Florida Department of Transportation stating that any new access improvements approved by FDOT and constructed by the developers within the State right-of-way have been inspected and completed to its satisfaction. By agreement with FDOT, the owners of Parcel C shall amend the Stipulated Judgment to reflect the Parcel C access connections to S.R. 54, as previously constructed by FDOT for Parcel C.

21. At each PDP/PSP approval, the County may also require further site specific intersection improvements. Intersection improvements shall be determined in accordance with the Pasco County LDC and Access Management Standards as amended.

22. The internal access point locations, type, and design for individual, residential villages and multifamily, retail, and office parcels from major internal roadways are conceptual as shown on the MPUD Master Plan and shall be finalized at the time of PDP/PSP plan review and approval in accordance with the LDC, Access Management Standards as amended. The major internal roadways shall be substantially consistent with the Master Roadway Plan as amended and approved concurrent herewith. The access road shown on the MPUD Master Plan in Parcels A and B may be realigned within, but not eliminated from, Parcels A and B. Interconnected access via internal drives, parking areas, and service roads shall be utilized whenever possible for nonresidential development. At the

time of any proposed development of the easternmost mixed-use parcel in Parcel C, the County will review the trip generation from such proposed use to determine if an internal connection to the single-family portion of Parcel C is warranted pursuant to the foregoing access management regulations and practical based upon wetland permitting considerations.

23. Access point locations along S.R. 54 as approved or as previously constructed by the FDOT are as shown on the approved MPUD Master Plan. Any change to the amount and/or location of access points serving the project shall require approval from both the County and the Florida Department of Transportation. Nothing herein shall preclude additional right-in, right-out access points on S.R. 54, where approved by FDOT.

24. The single-family and/or the multi-family parcels within Parcel C may be privately gated, in which event the developer shall comply with the applicable LDC requirements for gated communities. In such case, pedestrian gate access shall be provided to any adjacent non-residential mixed-use area within Parcel C.

Roadways & Dedication of Right-of-Way

25. Private or public roadways shall be allowed at the discretion of the developers, and as approved by PDE at the time of PDP/PSP review. In the case of private streets, dedication and maintenance shall be the responsibility of an appropriate entity other than Pasco County. Pasco County will not be responsible for the maintenance of any private streets.

26. Vehicular-access rights along the rear of all double-frontage lots that abut roads within or adjoining the project shall be dedicated to Pasco County concurrent with final record platting for each phase of any increment, or where no plat is required prior to final site plan approval.

27. The required 200 feet of right-of-way for Sunlake Boulevard through this MPUD previously was provided and the public roadway was constructed by the developer and dedicated to the County.

Road Design/Construction Specifications/Transit/Bike-Ped Plan

28. Prior to or concurrent with PDP/PSP submittal of Village 3 and/or Village 5, the developers shall supply evidence that they have coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcel to the east of Village 3 and to the north of Village 5 (Parcel ID No. 34-26-18-0000-00400-00000) to identify and provide the location of the required interconnecting roadway (unless otherwise approved by the County). The following information shall be shown on all PDP/PSP and construction plans/construction site plans that include or abut the interconnecting roadway (if required): location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

29. No excavation within the area of future lanes of multilane facilities will be allowed with the exception of excavation for drainage structures, permitted removal of wetlands, excavation to match existing grade, excavation of excess fill for use in developing roadways, or as directed by the Pasco County Engineering Services Director.

30. ~~The developers have entered into a Development Agreement with Pasco County (approved by the Board of County Commissioners on July 24, 2007, as amended and restated on November 25, 2008 and on October 19, 2010) for the construction of improvements including but not limited to:~~

a. ~~Sunlake Boulevard from S.R. 54 to the terminus in Hillsborough County.~~ ~~**(Completed)**~~

b. ~~Intersection improvements at S.R. 54 and Sunlake Boulevard, including signalization.~~ ~~**(Completed)**~~

c. ~~Intersection improvements at S.R. 54 and East Frontage Road.~~ ~~**(Access Median Opening Completed By FDOT).**~~

31. All transportation mitigation improvements required by the prior DRI Development Order and/or Development Agreement for this MPUD project previously were completed and accepted by the County and FDOT, as applicable.

32. Construction and phasing thereof for the major internal roadways and intersections shown on the MPUD Master Plan shall be in accordance with the amended Master Roadway Plan approved by the PDE concurrent with this MPUD modification approval.

33. Pasco County Public Transportation has requested, and the developer(s) shall provide, a location for one (1) bus bay and one (1) Type-2 shelter (the "GoPasco Facility") to accommodate mass transit service to and within the project. The GoPasco Facility location shall be provided on S.R. 54 eastbound, which is proximate to the Parcel C healthcare/employment use parcels, or elsewhere within the non-residential mixed-use portion of Parcel C. The developers shall include and show the GoPasco Facility location on any PDP/PSP submittal. The applicants/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

34. The developers may submit a pedestrian/bike path plan for the residential villages and commercial component separately to the PDE for County approval prior to approval of the first PDP/PSP for such villages or commercial component, which provides a path circulation in accordance with the Pasco County Land Development Code as amended, or an alternative method acceptable to the Development Review Committee and in compliance with the handicapped provisions of Chapter 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the Land Development Code is required.

35. Any non-residential building on any parcel or out-parcel abutting S.R. 54 shall not have the rear of the building facing S.R. 54 unless otherwise approved by the County at the PDP/PSP review and as appropriately buffered as approved by the County.

Utilities: Drainage, Water Service, Wastewater Disposal

36. The developers shall submit a Stormwater Management Plan and Report for each development phase or increment in accordance with the Pasco County Land Development Code as amended. The plans shall be approved prior to or simultaneous with application for construction plan review for the development phase/increment in question. No design for an individual increment/phase or portion of an increment/phase shall be dependent upon the ultimate construction of future increments/phases, unless an interim design for drainage is approved by the County.

37. Finished floor elevations for all habitable structures shall be at or above the 100-year floodplain elevation. All PDP/PSP submittals shall provide 100-year flood elevation data.

38. A revised Master Utility Plan for the development shall be submitted to the Utilities Services Branch for review and approval prior to submittal of the first construction plan/construction site plan. This utility plan shall minimally show the following:

    a. Trunk sewer lines and lift stations.

    b. Main potable water lines and non-potable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

    d. Method of lighting all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

    e. Master Utility Plans shall be presented in a written format in conformance with the Master Utility Plan guidelines implemented by the Utilities Services Branch.

39. The developers shall construct all water and wastewater facilities within the development to current Pasco County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

40. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developers/owners and its successors and assigns agree to the following, subject to the terms of the Development of Regional Impact Development Order and Development Agreement each as amended:

    a. In the event of production failure or shortfall by Tampa Bay Water, as set forth in Section 3.19 of the Interlocal Agreement creating Tampa Bay Water, the developers/owners shall transfer to Pasco County any and all Water Use Permits or water-use rights the developers/owners may have to use or consume surface or ground water within Pasco County.

b. Prior to the developers/owners selling water, Water Use Permits, or water-use rights, the developers/owners shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Land Use

41. Residential Development in Villages 1 – 8

The residential development dimensional standards within Villages 1 – 8 of this MPUD, are not modified by this MPUD modification, and are re-stated as follows:

a. Single-Family Detached (40' X 100')

(1) Minimum Lot Width of 40 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Front-Yard Setback of 20 Feet*

(4) Minimum Side-Yard Setback of 7.5 Feet**

(5) Minimum Rear-Yard Setback of 15 Feet

(6) Maximum Lot Coverage of 65 Percent—Principal and Accessory Structure

(7) Maximum Building Height of 35 Feet

*On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

**Side-yard setbacks may be reduced from 7.5 feet to 5 feet subject to compliance with the LDC, Section 902.2.K.2.b. (Drainage conditions have been updated to reflect current code requirements).

b. Single-Family Detached (50' X 100')

The residential dimensional standards and uses shall be in accordance with regulations for R-4 High Density Residential Zoning District of the Land Development Code, except as follows:

(1) Minimum Lot Width of 50 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Side-Yard Setback of 7.5 Feet**

(4) On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

**Side-yard setbacks may be reduced from 7.5 feet to 5 feet subject to compliance with the LDC, Section 902.2.K.2.b. (Drainage conditions have been updated to reflect current code requirements).

c. Single-Family Attached (Villa)

The residential dimensional standards and uses shall be in accordance with regulations for R-4 High Density Residential Zoning District of the Land Development Code, except as follows:

(1) Minimum Lot Width of 35 Feet

(2) Minimum Lot Depth of 110 Feet

(3) On corner lots where there is more than one front, one front-yard setback may be reduced to 15 feet.

d. Single-Family Attached (Townhouse)

(1) Minimum Lot Width of 14 Feet

(2) Minimum Lot Depth of 80 Feet

(3) Minimum Front-Yard Setback of 20 Feet *

(4) Minimum Separation of 20 Feet Between Structures

(5) Minimum Side-Yard Setback of 7.5 Feet**

(6) Minimum Rear-Yard Setback of 5 Feet

(7) Maximum Lot Coverage of 100 Percent

(8) Maximum Height of 50 Feet

(9) Land considered for the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the rear of the structure and a minimum of 15 feet from the side of the structure.

*On corner lots, one front-yard setback may be reduced to 10 feet.

**Side-yard setbacks may be reduced from 7.5 feet to 5 feet subject to compliance with the LDC, Section 902.2.K.2.b. (Drainage conditions have been updated to reflect current code requirements).

e. If attached single family residential units are proposed adjacent to detached single family residential units on the common boundary between Villages 2 and 8, there shall be a 10-foot wide easement along the common boundary line. The easement shall contain either an opaque, 6-foot high fence or landscaping that conforms to the landscaping material requirements of Pasco County Buffer Type B.

f. If attached single family residential units of 4 or more units in a building are proposed adjacent to attached single family residential units of less than 4 units on the common boundary between Villages 2 and 8, there shall be a 5-foot wide easement along the common boundary line. The easement shall contain an opaque 6-foot high fence.

42. Residential Development in Parcel C Only:

The residential development dimensional standards applicable within Parcel C, only, shall be as follows:

a. Single-Family Detached:

(1) Minimum Lot With of 28 Feet

(2) Minimum Lot Depth of 90 Feet

(3) Minimum Front-Yard Setback of 10 Feet from Structure and 20 Feet from Garage; on corner lots where there is more than one front yard, the second front-yard setback may also be 10 feet

(4) Minimum Side-Yard Setback of 0 Feet* (Minimum of 10 Feet Between Structures)

(5) Alternate Minimum Side-Yard Setback of 7.5 Feet**

(6) Minimum Rear-Yard Setback of 10 Feet from Primary Structure and 5 Feet from Accessory Structures and/or Pool

(7) Maximum Lot to Coverage of 75-percent for Primary Structure and Additional 15-percent for Accessory Structure

*For single-family detached zero-lot-line products, there shall be a minimum six-foot side yard maintenance easement on the adjacent lot side for maintenance purposes.

** Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.
In any event, there shall be a minimum 10 feet between structures

b. Single-Family Attached (Villa):

(1) Minimum Lot With of 30 Feet

(2) Minimum Lot Depth of 100 Feet

(3) Minimum Front-Yard Setback of 10 Feet from Structure / 20 Feet from Garage

(4) Minimum Side-Yard Setback of 7.5 Feet*

(5) Minimum Rear-Yard Setback of 10 Feet from Primary Structure and 5 Feet from Accessory Structures and/or Pool

(6) Maximum Lot Coverage of 75-percent for Primary Structure and additional 15-percent for Accessory Structure

(7) On Corner Lots where there is more than one front, the second front-yard setback also may 10 feet

* Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.

c. Single-Family Attached (Townhouse):

(1) Minimum Lot With of 14 Feet

(2) Minimum Lot Depth of 80 Feet

(3) Minimum Front-Yard Setback of 10 Feet from Structure and 20 Feet from Garage

(4) Minimum Separation of 10 Feet Between Structures

(5) Minimum Side-Yard Setback of 7.5 Feet*

(6) Minimum Rear-Yard Setback of 5 Feet

(7) Maximum Lot Coverage of 100-percent

(8) No Maximum Height Limit

(9) Land considered to meet the neighborhood park requirements or used for stormwater retention/detention shall be a minimum of 20 feet from the

rear of the structure and a minimum of 15 feet from the side of the structure

(10) On corner lots, the second front-yard setback also may be 10 feet

(11) To encourage density within Parcel C, the residential parking requirements for single-family attached townhomes within Parcel C shall be 1.75 spaces/unit with 0.25 visitor spaces/unit

* Side-yard setbacks may be reduced to no less than 5 feet subject to compliance with LDC Section 902.2.K.2.b.

d. Multi-family Units (Apartments or Condominiums) Within Parcel C, only:

The residential dimensional standards and uses shall comply with the standards of the MF-3 Multiple Family High Density District as set forth in the LDC, except as follows:

(1) Minimum Separation of 15 Feet Between Structures

(2) For condominiums, only, a Minimum Front Setback of 10 Feet from Primary Structure and 20 Feet from Garage

(3) No Maximum Building Height Limit

(4) Maximum Lot Coverage of 100 Percent

(5) Multifamily units within Parcel C, only, shall be allowed to be developed at up to 30 units per acre.

(6) For Parcel C, the developer shall provide an amenity center which consists of a fitness center, recreational facilities, or like amenities. The multi-family area shall be connected via sidewalks or other pedestrian trails providing access to community gathering areas within the adjacent mixed-use parcels.

43. The following exceptions that do not impede drainage may be allowed in setbacks:

a. Fences that do not impede drainage flow shall be allowed in the rear and side yards with the following regulations:

i. Within Drainage Easements:

(1) Fences are removed and/or replaced at the owner's expense for any required maintenance within the Drainage Easement;

(2) Fences do not impede positive drainage flow;

(3) Fences do not impede access to drainage facility.

ii. Within Setbacks:

(1) Fences do not impede positive drainage flows;

(2) Fences are removed and/or replaced at the owner's expense for any required maintenance and/or regrading to provide positive drainage flow.

44. Non-Residential Development

The non-residential permitted uses and development standards are as follows

a. Parcel A

(1) There shall be a minimum of 42.1 acres within Parcel A developed for Office/Medical and Light Industrial Uses. The Flex Space Buildings developed within Parcel A as of the date of this MPUD approval ("Existing Flex Space Building") exceed 42.1 acres. There shall be a maximum of 14,580 SF of C-1 Commercial/Retail Uses within the Existing Flex Space Buildings.

(2) The maximum level of development shall be:

14,580 SF of C-1 Commercial/Retail (the C-1 permitted uses shall be the permitted uses in the C-1 Neighborhood Commercial District of the LDC in effect at the time of adoption of this MPUD).

625,000 SF of Office/Medical and Light Industrial (There shall be no LUEM exchanges for these entitlements)

128 Hotel Rooms

(3) The permitted Office/Medical uses shall include all office and medical uses, including, but not limited to, medical offices, health care related uses, medical/dental laboratories and clinics, diagnostic imaging, rehabilitation services, wellness centers, institutional medical office, cancer research/center, urgent care, dental services, sports medicine, eye center/clinic, , spine & orthopedic, hyperbaric medicine, research center, surgery center, hospital, free-standing emergency department, banking/financial services – administrative and back-office operations only (no retail/customer-facing banking services), and professional services, such as medical, legal, dental, engineering, land surveying, clerical, bookkeeping, consultant drafting, research, real estate, tax and financial, title and abstract, bonding and other similar services.

(4) The permitted Light Industrial uses shall include the following:

Building material supplies, storage, and manufacturing.

Businesses with related offices and showrooms, which manufacture, assemble, process, package, and/or distribute small unit products, such as optical devices, tool and die manufactures, electronic equipment, precision instruments, and toys

Boat manufacturing.

Carpenter, electrical, plumbing, welding, heating or sheet metal shop, furniture upholstering shop, laundry and clothes cleaning, dyeing establishments, printing shop, or publishing plant.

Cold storage and frozen food lockers.
Contractor Office.
Corporate parks.
Dairy products manufacturing.
Data processing services.
Distribution and the logistics associated with distribution.
Distributing plants, beverage bottling, and/or distribution.
Furniture, decorating materials, and upholstery manufacturing.
Garment assembly.
Laboratories devoted to research, design, experimentation, testing of products or materials, processing, and fabrication incidental thereto.
Machine shops.
Manufacturing, including the following:
Manufacturing, processing and assembly of goods
Manufacture or assembly of equipment and appliances, electronic instruments, and devices.
Manufacture of ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas, and the manufacturing of glass products.
Manufacturing, compounding, assembling, or treatment of merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feather, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, metals, stone, shell, textiles, tobacco, wax, wood, yarn, and paints.
Manufacturing, compounding, processing, packaging, treatment, and distribution of such products as bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food, and kindred products. Retail sales of drugs, pharmaceuticals and medical marijuana treatment center dispensing facilities are prohibited.
Manufacture of musical instruments, toys, novelties, rubber or metal stamps, and other small molded rubber products.
Ornamental iron manufacturing.
Photographic manufacturing and processing.
Printing, publishing, engraving, and related reproductive processes.
Radio and television facilities and operations, telephone exchange and transformer stations, and broadcasting or communication towers and facilities.
Rail and highway freight transportation, distribution, and warehousing (not to include the retail sale of gasoline or propane).
Research Facilities.
Sign manufacturing, including poles.
Storage (not to include self-storage and rv/boat storage).
Technical and trade schools.
Testing of materials, equipment, and products.
Target Industries/Target Primary Business.
Warehousing.
Wholesale distribution centers, including related offices and showrooms.

Other uses which are similar or compatible to these enumerated light industrial uses. Notwithstanding, "Data Center" is not considered a similar or compatible use of Data Processing as defined by the LDC. Data Center uses shall require a substantial modification to this MPUD to be an allowable use.

b. Parcel B
   (1) The maximum level of development shall be 50,000 SF of Commercial/Retail.
   (2) The permitted uses shall be the permitted uses in the C-1 Neighborhood Commercial District of the LDC in effect at the time of adoption of this MPUD.

c. The minimum dimensional standards for Parcels A and B shall be as follows:

   (1) Minimum Front-Yard Setback of 10 feet
   (2) Minimum Side-Yard Setback of 0 feet
   (3) Minimum Read-Yard Setback of 0 feet
   (4) Maximum Lot Coverage of 75 Percent
   (5) No Maximum Height Limit

d. Parcel C Healthcare/Office/Employment Uses

As approved by this MPUD modification, Parcel C presently has entitlements for up to 1,716,226 square feet of office uses, subject to application of the revised LUEM approved with this MPUD modification.

The dimensional standards are as follows:

(1) Minimum Front-Yard Setback of 10 Feet

(2) Minimum Side-Yard Setback of 0 Feet from non-residential/25 Feet from residential

(3) Minimum Rear-Yard Setback of 0 Feet from non-residential/25 Feet from residential

(4) Maximum Lot Coverage of 75 Percent

(5) No Maximum Building Height Limit

(6) Parcel C office entitlements shall not be required to comply with EC-MPUD corporate business park standards or criteria. The permitted office uses may be utilized for hospital or other healthcare uses, professional office, and/or other employment uses, target industries, administrative and medical offices, rehabilitative, short-term or long-term care services and facilities, clinics, trauma center, emergency, outpatient, medical research and bio-medical research facilities. The LUEM conversion rates shall be applied to any exchange of standard office use sf entitlements to other permitted use categories, to ensure such uses are traffic-neutral as compared to current office entitlements; provided, however, that not less

than 375,000 square feet of office entitlements shall be reserved for office uses as set forth in the LUEM, Note # 2.

(7) In the case of any mixed-use office building, the permitted uses for the commercial/retail within any multi-story office building shall be the permitted uses in the C-1 Neighborhood Commercial District.

e. Parcel C Commercial Uses

As approved by this MPUD modification, Parcel C presently has entitlements for up to 100,000 square feet of commercial/retail uses, subject to application of the revised LUEM approved with this MPUD modification. Commercial/retail uses shall be in accordance with regulations for the C-2 General Commercial District.

The dimensional standards are as follows:

(8) Minimum Front-Yard Setback of 10 Feet

(9) Minimum Side-Yard Setback of 0 Feet from non-residential uses and 25 feet from residential uses

(10) Minimum Rear-Yard Setback of 0 Feet from non-residential uses and 25 feet from residential uses

(11) Maximum Lot Coverage of 75 Percent

(12) No Maximum Height Limit

(13) To encourage urban density and to support potential future transit in the S.R. 54 Corridor, the minimum C-2 General Commercial lot standards for lot width and lot area shall not apply. Lots within Parcel C also may be mixed-use lots, and both horizontal and vertical mixed-uses (residential, office, and/or commercial/retail uses) shall be allowed within such lots in Parcel C.

(14) Commercial/retail or mixed-use development within Parcel C may, at the developer's election, be developed pursuant to the standards and requirements of the LDC, Article 800, Traditional Neighborhood Development, thereby qualifying as a TC (Town Center) entitlement.

f. Parcel C Hotel Uses

(15) The dimensional standards shall comply with the commercial standards of the Parcel C development.

(16) The maximum number of rooms is 120, subject to application of the revised LUEM approved with this MPUD modification.

45. The maximum floor area ratio for the commercial/office development within the

ROR (Retail/Office/Residential) Land Use Classification shall not exceed 75 percent, unless otherwise approved by the County.

46. Recreation-center development standards within Parcel C shall be in accordance with the C-1 Neighborhood Commercial District.

47. As approved by this MPUD modification, the total aggregate number of dwelling units for Long Lake Ranch MPUD shall not exceed 2,268 units, consisting of 1,968 single-family detached/attached units and 300 multi-family units. Furthermore, by prior agreement of the respective parcel owners/developers, the approved residential density for this MPUD is allocated as follows: (i) for Villages 1 – 4, 6 & 8, a total of 850 single-family units; (ii) for Villages 5 & 7, a total of 518 single-family units; and (iii) for Parcel C, a total of 600 single-family units and 300 multi-family units. The above residential entitlements are subject to application of, but also limited by, the revised LUEM approved with this MPUD modification.

48. The maximum floor area for the commercial portion of the MPUD shall not exceed 164,580 square feet of gross floor area, including out-parcels [allocated 100,000 sf for Parcel C, and 50,000 sf for Parcel B and 14,580 sf for Parcel A], and subject to application of the revised LUEM approved with this MPUD modification.

49. The maximum floor area for the office portions of the MPUD [allocated 625,000 square feet of office/medical office/light industrial for Parcel A, and 1,716,226 square feet for Parcel C] shall not exceed 2,341,226 square feet of gross floor area, as approved by this MPUD modification.

50. Identifying and directional signage may be installed within Parcels A and B (for users within Parcels A and B) and within Parcel C (for users within Parcel C), for the benefit of various users within Parcels A and B or Parcel C, respectively (subject to design standards set forth in the LDC as amended). Such overall Parcels A and B and overall Parcel C signage shall be deemed to remain compliant with the LDC as amended, notwithstanding the subsequent subdivision or separation of ownership of individual parcels within Parcels A and B, and within Parcel C, respectively.

51. Parcels may be developed out of numerical sequence and in multiples, as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

52. The revised LUEM (Attachment 1) is approved and shall apply to future development of the MPUD. Certain conversions are prohibited or limited as specified in the Notes to the LUEM.

53. Any overall increase to density/intensity or decrease in open space shall be calculated cumulatively from the last substantial amendment.

54. The developers may designate, on the PDP for any residential village or parcel increment, a site or sites which do not exceed a total of two acres to be used for recreational vehicle storage for the exclusive use of Long Lake Ranch residents. The site(s) must obtain commercial site plan approval prior to development and be owned by the mandatory Association or CDD.

55. The Roy Nicholas Geraci, Jr. and/or Roy Nicholas Geraci, III, parcel (the "Geraci Homestead") situated in the southeast corner of the MPUD parcel and indicated as Village 5, may continue private aviation use, subject to the Federal Aviation Authority and/or the Florida Department of Transportation (FDOT) criteria and requirements applicable to the said use. Prior to the issuance of any Building Permit within the Geraci Homestead parcel (until the use of private aviation as referenced above is permanently terminated), the owners/developers shall provide evidence of compliance with Federal Aviation Regulation, Part 77, by submitting copies of any required permits/approvals from the Federal Aviation Administration and/or the FDOT. The approval of a private aviation use on the Geraci Homestead may also require other uses in the MPUD to obtain Federal Aviation Authority and/or FDOT approval.

56. Prior to the commencement of site development for any village, parcel, or phase thereof within the MPUD, the historic agricultural and recreational activities within that village, parcel, or phase on the property may continue as approved interim uses, including ranching, grazing, farming, hunting, fishing, skeet, borrow excavation (subject to all applicable permitting and/or zoning requirements), and similar agricultural or recreational uses.

Procedures

57. Unless otherwise approved by the DRC, a disclosure statement regarding the construction of all future roadways abutting and through the MPUD shall be included in all sales contracts for single-family residential sales within the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.

58. Unless otherwise approved by the Assistant County Administrator for Public Safety, or designee, the development shall be included into one or more Pasco County Municipal Fire Service Taxing Units to provide fire protection. The developers shall submit a petition for inclusion of each village or parcel into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit in such village or parcel be issued until the Assistant County Administrator for Public Safety, or designee has received such a petition.

59. The previous DRI Development Order for this MPUD has been rescinded concurrent with this MPUD modification.

60. A PDP must be approved for an entire residential village prior to any phased construction drawing approval. The maximum number of units and the density of each residential village shall not exceed the limits shown on the Master Development Plan and approved by this MPUD modification. A PSP must also be approved for each multi-family (non-fee simple), recreational vehicle, or commercial component prior to any phased site plan approval. Sub-phases may be created within Villages 1, 2, 3, 4, 6 and 8, and within Parcel C.

61. PDP/PSP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master

Development Plan, acreage of the site, total number of units, or gross floor area ratio of commercial space which have received PDP/PSP approval, construction plan/ construction site plan approval, and/or record plat approval.

62. Any decisions or matters which, under the conditions of MPUD, require approval or allow modification by the DRC or its replacement entity, or require approval by the Pasco County Zoning Administrator/Assistant Planning and Development Administrator may be appealed in accordance with the LDC as amended.

63. If a PDP/PSP for the entire MPUD is not submitted and approved by September 15, 2036 (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.

64. An extension of time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.

65. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the approved document is completed (including notarization) and received by the PDE.

66. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

67. This MPUD contains land areas for industrial, commercial, and houses of worship that have been specifically reserved in the MPUD for such uses to ensure that the project provides the benefits of industrial, commercial, and houses of worship development, including but not limited to, adequate employment generation and internal capture of vehicular trips. Accordingly, the applicant/developer has committed to, and is hereby requiring, that the permitted uses for such industrial, commercial, and houses of worship shall remain those uses required by these MPUD conditions of approval, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer, and not a requirement of the County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of the development authorized by this approval

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

_____ _____
Date Signature

_____
Print Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date), by _____(name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____
NOTARY

EXHIBIT C

MASTER PLAN

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PARENT TRACT):
THAT PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE N89°17'29"W, ALONG THE SOUTH BOUNDARY OF SAID SECTION 33 FOR 4,422.23 FEET; THENCE N00°39'13"E, FOR 1,320.08 FEET; THENCE S89°17'08"E, FOR 3,105.54 FEET; THENCE N00°52'15"E, FOR 3,784.48 FEET; THENCE N00°21'58"E, FOR 1,567.07 FEET; THENCE N89°38'02"W, FOR 3,907.18 FEET; THENCE N00°23'28"E, FOR 1,071.04 FEET; THENCE N00°25'58"E, FOR 426.20 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD 54 THE FOLLOWING TEN (10) COURSES: 1) N85°03'22"E, FOR 1,050.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.76 FEET, A CENTRAL ANGLE OF 19°00'01", AND A CHORD BEARING OF S85°26'38"E, FOR 929.15 FEET; THENCE 2) EASTERLY ALONG THE ARC FOR 933.42 FEET; THENCE 3) S75°56'38"E, FOR 2,032.00 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,959.86 FEET, A CENTRAL ANGLE OF 16°02'00", AND A CHORD BEARING OF S83°57'38"E, FOR 546.65 FEET; THENCE 4) EASTERLY ALONG THE ARC FOR 548.44 FEET; THENCE 5) N88°01'22"E, FOR 1,681.32 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,195.92 FEET, A CENTRAL ANGLE OF 33°43'00", AND A CHORD BEARING OF N71°09'52"E, FOR 693.65 FEET; THENCE 6) EASTERLY ALONG THE ARC FOR 703.76 FEET; THENCE 7) N54°18'22"E, FOR 1,191.51 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 15°17'00", AND A CHORD BEARING OF N61°56'52"E, FOR 494.64 FEET; THENCE 8) NORTHEASTERLY ALONG THE ARC FOR 496.11 FEET; THENCE 9) N69°35'22"E, FOR 697.38 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 304.93 FEET, A CENTRAL ANGLE OF 20°55'05", AND A CHORD BEARING OF N80°02'55"E, FOR 328.55 FEET; THENCE 10) EASTERLY ALONG THE ARC FOR 330.38 FEET; THENCE S00°25'12"W, FOR 600.00 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S00°40'49"W, A RADIAL DISTANCE OF 304.93 FEET AND HAVING A CHORD BEARING OF S80°08'06"W, FOR 111.61 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21°05'27", FOR 112.25 FEET; THENCE S69°35'22"W, FOR 697.38 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,259.86 FEET, A CENTRAL ANGLE OF 15°17'00", AND A CHORD BEARING OF S61°56'52"W, FOR 335.07 FEET; THENCE SOUTHWESTERLY ALONG THE ARC FOR 336.06 FEET; THENCE S54°18'22"W, FOR 422.31 FEET; THENCE S23°46'28"E, FOR 119.66 FEET; THENCE S28°31'20"E, FOR 146.68 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S68°16'52"W, A RADIAL DISTANCE OF 568.22 FEET AND HAVING A CHORD BEARING OF S00°36'59"E, 409.16 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°12'18", FOR 418.56 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N62°58'31"W, A RADIAL DISTANCE OF 1,884.36 FEET AND HAVING A CHORD BEARING OF S33°05'52"W, 398.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°08'47", FOR 399.47 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S50°10'09"E, A RADIAL DISTANCE OF 111.45 FEET AND HAVING A CHORD BEARING OF S05°35'56"E, 158.78 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 90°51'33", FOR 176.73 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S40°29'09"W, A RADIAL DISTANCE OF 266.92 FEET AND HAVING A CHORD BEARING OF S37°08'21"W, 525.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 159°18'23", FOR 742.15 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S06°16'32"E, A RADIAL DISTANCE OF 514.61 FEET AND HAVING A CHORD BEARING OF S32°39'27"W, 800.62 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 102°08'04", FOR 917.34 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N81°04'54"E, A RADIAL DISTANCE OF 367.98 FEET AND HAVING A CHORD BEARING OF S43°13'49"E, 414.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 68°37'28", FOR 440.74 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S42°46'00"W, A RADIAL DISTANCE OF 1,393.27 FEET AND HAVING A CHORD BEARING OF S40°22'27"E, 332.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°43'04", FOR 333.58 FEET; THENCE S52°17'57"W, FOR 247.69 FEET; THENCE S76°38'38"W, FOR 376.79 FEET; THENCE S37°14'07"W, FOR 725.77 FEET; THENCE S00°48'12"W, FOR 1,707.95 FEET; THENCE S89°40'47"E, FOR 1,992.95 FEET; THENCE N45°25'45"E, FOR 468.07 FEET; THENCE N00°36'35"E, FOR 900.75 FEET; THENCE S89°36'51"E, FOR 1,650.98 FEET; THENCE S00°23'07"W, ALONG THE EAST BOUNDARY OF SAID SECTION 34, FOR 1,228.07 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE N89°30'42"W, FOR 18.93 FEET; THENCE S00°29'18"W, ALONG THE WEST OCCUPIED RIGHT-OF-WAY BOUNDARY OF HIDGWAY LANE, FOR 2,284.90 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S87°38'02"E, A RADIAL DISTANCE OF 76.12 FEET AND HAVING A CHORD BEARING OF S21°14'18"E, 60.96 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 47°12'32", FOR 62.72 FEET; THENCE S00°23'57"W, FOR 296.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N89°02'48"W, ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 FOR 5,328.39 FEET TO THE POINT OF BEGINNING. CONTAINING 46,996.180 SQUARE FEET OR 1,078.884 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING THREE PARCELS:
PARCEL 124
PART A FEE SIMPLE RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 25 MILLIMETER (1") PINCHED IRON PIPE MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE N 00°28'24"E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 127.632 METERS (418.74 FEET) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54; THENCE N 85°02'42"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 24.494 METERS (80.36 FEET) TO THE EAST LINE OF THE WEST 80 FEET OF SAID NORTHWEST 1/4 OF SECTION 28 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: (1) N 85°02'42"E, A DISTANCE OF 320.131 METERS (1050.30 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 857.949 METERS (2814.79 FEET); (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 284.249 METERS (932.57 FEET), THROUGH A CENTRAL ANGLE OF 18°58'58", A CHORD DISTANCE OF 282.951 METERS (928.32 FEET) AND A CHORD BEARING OF S 85°27'49"E TO THE POINT OF TANGENCY; (3) S 75°58'20"E, A DISTANCE OF 619.833 METERS (2033.57 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 597.366 METERS (1959.86 FEET); (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 166.963 METERS (547.77 FEET), THROUGH A CENTRAL ANGLE OF 16°00'50", A CHORD DISTANCE OF 166.417 METERS (545.99 FEET) AND A CHORD BEARING OF S 83°58'45"E TO THE POINT OF TANGENCY; (5) N 88°00'50"E, A DISTANCE OF 512.502 METERS (1681.43 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 364.519 METERS (1195.93 FEET); (6) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 204.583 METERS (671.20 FEET), THROUGH A CENTRAL ANGLE OF 32°09'24", A CHORD DISTANCE OF 201.908 METERS (662.43 FEET) AND A CHORD BEARING OF N 71°56'08"E TO A POINT OF CUSP AND A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 911.189 METERS (2989.46 FEET); THENCE LEAVING SAID LINE AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 784.697 METERS (2574.46 FEET), THROUGH A CENTRAL ANGLE OF 49°20'31", A CHORD DISTANCE OF 760.672 METERS (2495.64 FEET) AND A CHORD BEARING OF S 79°21'33"W TO THE POINT OF TANGENCY; THENCE N 75°58'11"W, A DISTANCE OF 733.949 METERS (2407.96 FEET) TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 835.189 METERS (2740.12 FEET); THENCE NORTHWESTERLY ALONG SAID CURVE 261.410 METERS (857.64 FEET), THROUGH A CENTRAL ANGLE OF 17°56'00", A CHORD DISTANCE OF 260.345 METERS (854.15 FEET) AND A CHORD BEARING OF N 84°56'11"W TO THE POINT OF TANGENCY; THENCE S 86°05'49"W, A DISTANCE OF 354.222 METERS (1162.14 FEET) TO THE EAST LINE OF THE WEST 80 FEET OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE N 00°28'24"E, ALONG SAID EAST LINE, A DISTANCE OF 45.714 METERS (149.98 FEET) TO THE SAID
POINT OF BEGINNING.

CONTAINING 11.1063 HECTARES (27.444 ACRES), MORE OR LESS.

PART B
A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 19 MILLIMETER (3/4") IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 27, N 89°31'09"W, A DISTANCE OF 404.162 METERS (1325.99 FEET) TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27, N 00°28'38"E, A DISTANCE OF 437.315 METERS (1434.76 FEET) TO THE POINT OF BEGINNING AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.959 METERS (1512.33 FEET); THENCE LEAVING SAID LINE AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE 60.067 METERS (197.07 FEET), THROUGH A CENTRAL ANGLE OF 07°27'58", A CHORD DISTANCE OF 60.024 METERS (196.93 FEET) AND A CHORD BEARING OF N 85°37'37"W TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54 AND A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 269.699 METERS (884.84 FEET); THENCE ALONG SAID LINE AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE 60.341 METERS (197.97 FEET), THROUGH A CENTRAL ANGLE OF 12°49'09", A CHORD DISTANCE OF 60.215 METERS (197.56 FEET) AND A CHORD BEARING OF N 84°28'48"E TO THE AFOREMENTIONED EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, THENCE ALONG SAID LINE, S 00°28'38"W, A DISTANCE OF 10.369 METERS (34.02 FEET) TO THE POINT OF BEGINNING.

CONTAINING 339.1 SQUARE METERS (3,650 SQUARE FEET), MORE OR LESS.
AND
PART C FEE SIMPLE RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 25 MILLIMETER (1") PINCHED IRON PIPE MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, N 00°28'24"E, A DISTANCE OF 127.632 METERS (418.74 FEET) TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 54; THENCE N 85°02'42"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 24.494 METERS (80.36 FEET) TO THE EAST LINE OF THE WEST 80 FEET OF SAID NORTHWEST 1/4 OF SECTION 28; THENCE S 00°28'24"W, ALONG SAID EAST LINE, A DISTANCE OF 115.363 METERS (378.49 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°28'24"W, ALONG SAID EAST LINE, A DISTANCE OF 14.541 METERS (47.71 FEET) TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 28; THENCE S 00°23'13"W, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 300.180 METERS (984.84 FEET); THENCE S 88°51'10"E, DISTANCE OF 210.413
METERS (690.33 FEET); THENCE N 67°44'33" E, A DISTANCE OF 16.081 METERS (52.76 FEET); THENCE N 26°01'18" E, A DISTANCE OF 11.217 METERS, (36.80 FEET); THENCE N 42°16'05" E, A DISTANCE OF 8.322 METERS, (27.30 FEET); THENCE S 89°26'49" E, A DISTANCE OF 10.713 METERS (35.15 FEET); THENCE S 65°47'11" E, A DISTANCE OF 4.456 METERS (14.62 FEET); THENCE N 48°48'13" E, A DISTANCE OF 12.439 METERS (40.81 FEET); THENCE N 00°55'36" E, A DISTANCE OF 7.693 METERS (25.24 FEET); THENCE N 29°45'49" W, A DISTANCE OF 18.281 METERS (59.98 FEET); THENCE N 30°17'47" E, A DISTANCE OF 7.018 METERS (23.03 FEET); THENCE N 08°03'14" W, A DISTANCE OF 23.772 METERS (77.99 FEET); THENCE N 09°21'03" E, A DISTANCE OF 26.108 METERS (85.66 FEET); THENCE N 44°54'31" E, A DISTANCE OF 17.620 METERS (57.81 FEET); THENCE N 75°13'44" E, A DISTANCE OF 15.519 METERS (50.92 FEET); THENCE S 87°14'49" E, A DISTANCE OF 34.354 METERS (112.71 FEET); THENCE N 62°52'18" E, A DISTANCE OF 12.191 METERS (40.00 FEET); THENCE N 36°09'56" E, A DISTANCE OF 16.539 METERS (54.26 FEET); THENCE N 61°00'54" E, A DISTANCE OF 12.528 METERS (41.10 FEET); THENCE N 11°14'11" E, A DISTANCE OF 19.902 METERS (65.29 FEET); THENCE N 28°42'52" W, A DISTANCE OF 55.659 METERS (182.61 FEET); THENCE N 33°48'40" W, A DISTANCE OF 34.811 METERS (114.21 FEET); THENCE N 14°48'46" W, A DISTANCE OF 12.489 METERS (40.97 FEET); THENCE N 05°05'30" W, A DISTANCE OF 16.244 METERS (53.29 FEET); THENCE S 86°05'49" W, A DISTANCE OF 205.668 METERS (674.76 FEET); THENCE N 52°42'43" W, A DISTANCE OF 107.131 METERS (351.48 FEET) TO THE SAID POINT OF BEGINNING.

PARCEL "C" ADDITION DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST AND RUN THENCE S.89°33'52"E., 2316.25 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY, 333.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1393.27 FEET AND A CENTRAL ANGLE OF 13°43'13" (CHORD BEARING N.40°18'30"W., 332.84 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 440.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 367.98 FEET AND A CENTRAL ANGLE OF 68°37'28" (CHORD BEARING N.43°13'23"W., 414.86 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 917.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 514.61 FEET AND A CENTRAL ANGLE OF 102°08'25" (CHORD BEARING N.32°40'44"E., 800.65 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 742.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 266.92 FEET AND A CENTRAL ANGLE OF 159°18'24" (CHORD BEARING N.30°08'08"E., 525.16 FEET) TO A POINT ON A CURVE; THENCE NORTHERLY 176.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.45 FEET AND A CENTRAL ANGLE OF 90°51'03" (CHORD BEARING N.05°36'07"W., 158.78 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY, 399.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1884.36 FEET AND A CENTRAL ANGLE OF 12°08'47" (CHORD BEARING N.33°05'41"E., 398.73 FEET) TO A POINT ON A CURVE; THENCE NORTHERLY, 418.56 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 568.22 FEET AND A CENTRAL ANGLE OF 42°12'18" (CHORD BEARING N.00°37'10"W., 409.16 FEET); THENCE N.28°31'31"W., 146.68 FEET; THENCE N.23°46'39"W., 119.66 FEET; THENCE, N.54°18'1"E., 422.31 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, 1.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1259.86 FEET AND A CENTRAL ANGLE OF 00°03'51" (CHORD BEARING N.54°20'05"E., 1.41 FEET); THENCE S.35°41'15"E., 674.81 FEET; THENCE S.00°00'00"W., 830.27 FEET; THENCE S. 40°30'00"W., 1892.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.642 ACRES, MORE OR LESS.

ALTOGETHER CONTAINING 1,070.67 NET ACRES MORE OR LESS.

SITE DATA

EXISTING SITE DATA TABLE		ACREAGE BY LAND USE ROR	ACREAGE BY LAND USE
ACREAGE	+/- 1,070.6	329.9	740.7
WETLANDS	+/- 163.109	47.9	115.2
WETLAND CLASSIFICATIONS			
I	+/- 91.9	0.0	91.9
II	+/- 36.8	28.3	8.5
III	+/- 33.6	19.6	14.0
LAKES	+/- 69.3	0.0	69.3
UPLANDS	+/- 838.23	282.0	556.2
TOTAL ACREAGE:		+/- 1,070.6 ACRES	
ZONING: EXISTING		MPUD	
LAND USE CLASSIFICATION		RES-3 AND ROR (DCA 03-01)	

TABLE 1B
LONG LAKE RANCH DRI
PARCEL ENTITLEMENT CHART (EXCLUDING PARCEL C)

PARCEL	OFFICE[1] / LIGHT INDUSTRIAL	COMMERCIAL	RESIDENTIAL	HOTEL
A	625,000	14,580	--	128
B	--	50,000	--	--
VILLAGES 1-4, 6, & 8	--	--	850 SF (CONVERTED FROM 598 SF + 400 MF, WITH 35 MF UNDEVELOPED AND	--
VILLAGES 5 & 7	--	--	518 SF	--

TABLE 1C
LONG LAKE RANCH DRI
SUMMARY OF PARCEL C ENTITLEMENTS

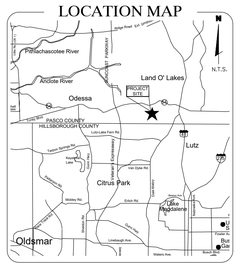
LAND USE	PHASE 1	PHASE 2	TOTAL
COMMERCIAL (SQ. FT.)	100,000	0	100,000
HEALTHCARE / OFFICE (SQ. FT.)	* 100,000	1,000,000	1,100,000
RESIDENTIAL (UNITS)			
SINGLE FAMILY**	600	0	600
MULTIFAMILY	300	0	300
HOTEL (ROOMS)	120	0	120

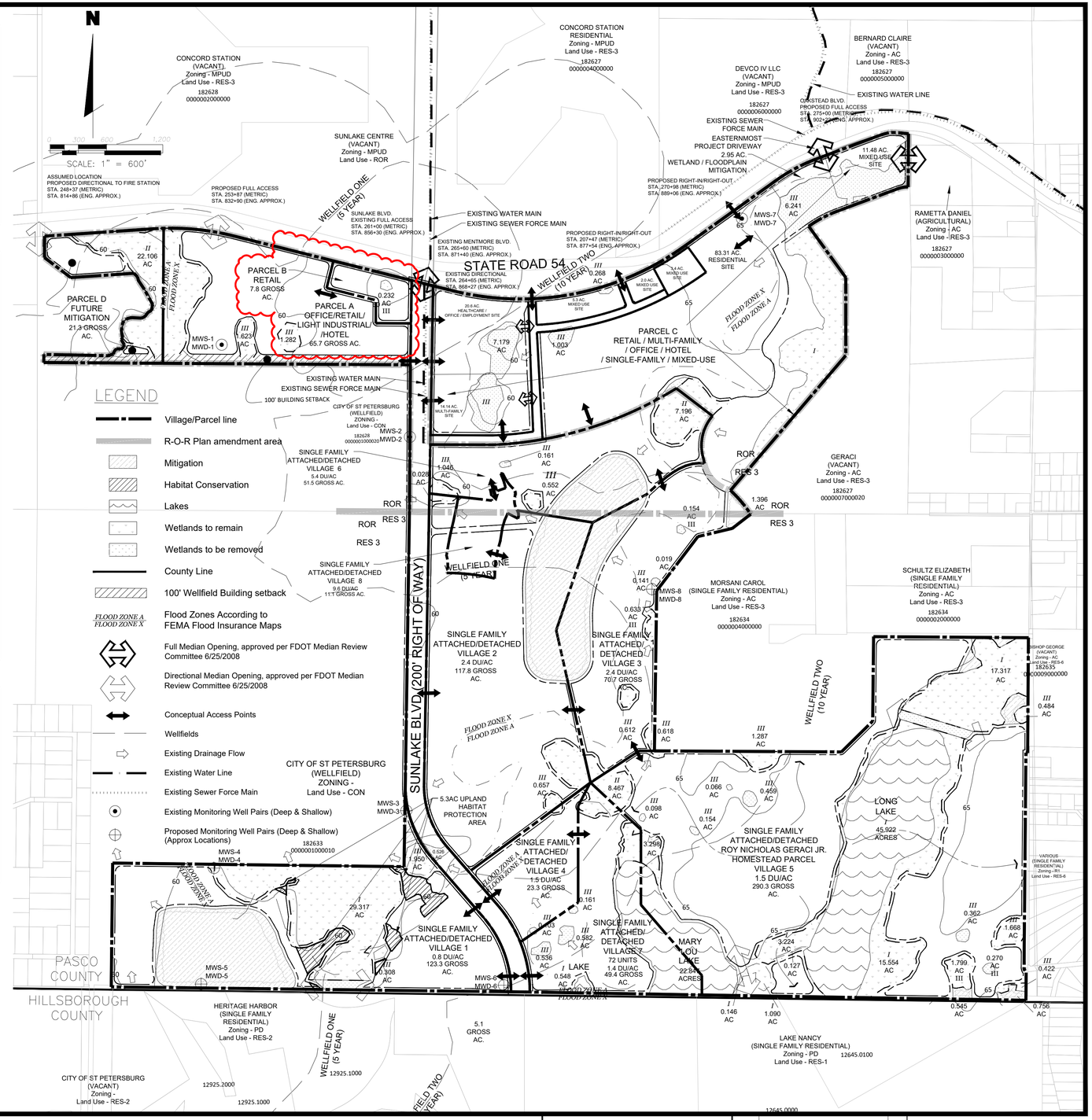
* 375,000 SF SHALL BE RESERVED IN PARCEL C FOR HEALTHCARE/OFFICE/EMPLOYMENT USES AND SHALL NOT BE SUBJECT TO LUEM CONVERSION TO OTHER MIXED USES
** NOTWITHSTANDING ANY LUEM CONVERSIONS, SINGLE-FAMILY USES WITHIN PARCEL C SHALL NOT EXCEED 800 UNITS

NOTES

1. ALL DEVELOPMENT AND DEVELOPMENT PHASING TO BE SUBJECT TO CONDITIONS OF DEVELOPMENT ORDER FOR LONG LAKE RANCH (DRI #247), AS AMENDED.
2. WATER, SEWER AND EMS SERVICES BY PASCO COUNTY; ELECTRIC SERVICE FROM FLORIDA POWER CORP.
3. VILLAGE BOUNDARIES AND NUMBER OF UNITS IN EACH VILLAGE ARE CONCEPTUAL ONLY; DEVELOPER MAY RELOCATE USES AND UNITS SO LONG AS TOTAL AUTHORIZED DENSITY IS NOT EXCEEDED.
4. ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE CONCEPTUAL AND SUBJECT TO CHANGE, EXCEPT FOR S.R. 54 ACCESS POINTS APPROVED ON THE PLAN.
5. OPEN SPACE MAY INCLUDE, BUT IS NOT LIMITED TO, WETLANDS, LAKES, LANDSCAPED AREAS, HABITAT PROTECTION AREAS, MITIGATION AREAS, GOLF COURSE AND OTHER RECREATION AREA, AND STORMWATER MANAGEMENT AREAS TO EQUAL A MINIMUM OF 25% OF SITE UNLESS OTHERWISE PERMITTED BY THE LDC OR DRC, OR DEFINED WITHIN THE MPUD CONDITIONS OF APPROVAL.
6. THE SITE LIES WITHIN FLOOD ZONES "A" AND "X" ACCORDING TO FEMA FLOOD INSURANCE MAPS.
7. NEIGHBORHOOD PARKS AS REQUIRED BY PASCO COUNTY ORDINANCE WILL BE PROVIDED AS APPLICABLE AND DESIGNATED IN PRELIMINARY SITE PLANS FOR EACH RESIDENTIAL VILLAGE, EXCEPT AS PROVIDED IN MPUD CONDITIONS.
8. A 100' BUILDING SETBACK SHALL BE REQUIRED ALONG THE NORTHERN BOUNDARY OF THE WELLFIELD PROPERTY. WITHIN THIS SETBACK, ROADS, UTILITY INFRASTRUCTURE, RETENTION, PARKING, LANDSCAPING, OPEN SPACE, BUILDING OVERHANGS, AND OTHER NON-STRUCTURAL USES SHALL BE ALLOWED.
9. THE LONG LAKE RANCH DRI ALLOWS LAND USE EXCHANGE(S) TO OCCUR IN ACCORDANCE WITH THE LAND USE EQUIVALENCY MATRIX INCLUDED IN THE DEVELOPMENT ORDER (DO). ANY LAND USE EXCHANGE REQUEST PURSUANT TO THE SAID MATRIX WOULD NOT REQUIRE AN AMENDMENT TO THE MPUD MASTER PLANNED UNIT DEVELOPMENT.
10. THE SPECIFIC LAND USES REFLECTED HEREON SHALL BE BINDING REGULATORY COMMITMENT FOR THE LAND CONTAINED WITHIN THIS ZONING PETITION, AS FINALLY ADOPTED BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS.

LOCATION MAP





LEGEND

- Village/Parcel line
- R-O-R Plan amendment area
- Mitigation
- Habitat Conservation
- Lakes
- Wetlands to remain
- Wetlands to be removed
- County Line
- 100' Wellfield Building setback
- FLOOD ZONE A / FLOOD ZONE X — Flood Zones According to FEMA Flood Insurance Maps
- Full Median Opening, approved per FDOT Median Review Committee 6/25/2008
- Directional Median Opening, approved per FDOT Median Review Committee 6/25/2008
- Conceptual Access Points
- Wellfields
- Existing Drainage Flow
- Existing Water Line
- Existing Sewer Force Main
- Existing Monitoring Well Pairs (Deep & Shallow)
- Proposed Monitoring Well Pairs (Deep & Shallow) (Approx Locations)

Long Lake Ranch Master MPUD Master Plan

DATE:	DESCRIPTION	BY
05-11-26	UPDATED PLAN BASED ON COUNTY COMMENTS	MG
11-11-15	UPDATED PLAN BASED ON COUNTY COMMENTS	KJS
1-20-15	UPDATED PLAN BASED ON COUNTY COMMENTS	KJS
5-6-14	UPDATED OVERALL MASTER PLAN PER COUNTY COMMENTS	KJS
4-26-14	UPDATED OVERALL MASTER PLAN	KJS
3-21-11	UPDATED NOTE 4 BASED ON COUNTY COMMENTS	KJS
2-14-11	UPDATED PLAN BASED ON COUNTY COMMENTS	KJS
2-7-11	ADJUST VILLAGE 2	SEA

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

Barbara L. Wilhite

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): Long Lake Ranch MPUD (Parcel A/B to split to Parcel A and Parcel B)

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: Long Lake Ranch MPUD Substantial Amendment

Project Number: RZ-7949

Request: Public Hearing Notice

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 9/3/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/28/2026 *(date)*.

Signed: _____
Barbara L. Wilhite, Agent of Record

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

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

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 9/8/2026 by Barbara L. Wilhite who is personally known to me or who has produced _____ as identification.

Notary Signature: _____

Name Printed: Jocelyn Taylor

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 SFG Long Lake Ranch RZ 7949 PC, 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 31, 2026

Notice ID: NZC8idPEXfCLfnZTXnMu

Notice Name: SFG Long Lake Ranch RZ 7949 PC

Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION
State of New Jersey
County of Camden

Signed or attested before me on this: 09/08/2026

Notary Public
Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

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 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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:

1. SFG Industrial Lutz LLC (RZ-7949) petition for a rezoning from a MPUD - Master Planned Unit Development District to a MPUD - Master Planned Unit Development District for parcels located on the south side of State Road 54 near the intersection of Sunlake Boulevard. Click or tap here to enter text.

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.

BARBARA L. WILHITE, P.A.

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

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

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

September 03, 2026

RE: Long Lake Ranch MPUD Substantial Amendment (RZ-7949)

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7949) has been filed in the name of SFG Industrial Lutz LLC (Long Lake Ranch MPUD Substantial Amendment), a property owner within the Long Lake Ranch MPUD, to request an amendment to the approved MPUD to split Parcel A/B into two parcels (Parcel A and Parcel B); add 128 hotel rooms as an approved use in Parcel A, and revise the permitted uses in the conditions of approval for Parcel A.

The MPUD is located on the south side of State Road 54 generally at the intersection of State Road 54 and Sunlake Boulevard and contains approximately 1,032 acres.

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

Planning Commission RZ-7949	**09/17/2026**	**West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654**	**1:30 p.m.**
Board of County Commissioners RZ-7949	**10/20/2026**	**West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654**	**1:30 p.m.**

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Kurt Siverson, Planner II, Planning, Development, and Economic

Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2689; ksiverson@pascocountyfl.net.

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

On occasion, applications may be continued. It is your responsibility to contact this office or the

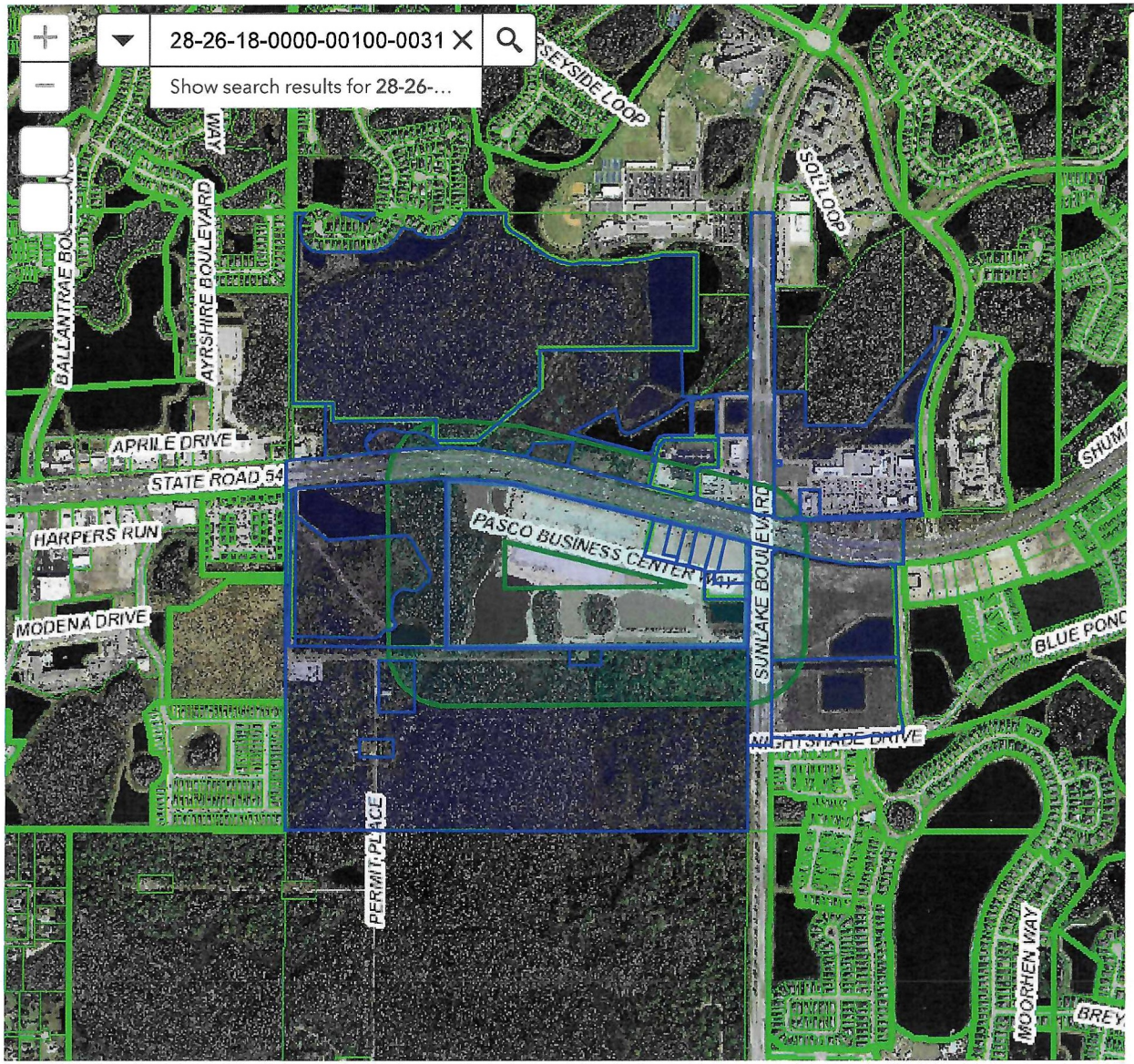
above-contact at the County to confirm the above-scheduled public hearing dates.

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

Very truly yours,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

31 addressees found; do you want to continue?

Review Download

RZ-7949

Total 16

Parcel	Name 1	Name 2	Address 1	Address 2	City
28-26-18-0080-00000-0020	AX-WDG LOL LLC		ATTN: DEPT 027-REAL ESTATE	110 CARPENTER S	CHICAGO, IL 60607
28-26-18-0080-00000-0050	BAY STREET VENTURES INC		4528 CHEVAL BLVD		LUTZ, FL 33558
28-26-18-0010-00000-0010	BAYCARE PROPERTIES LLC		2985 DREW ST		CLEARWATER, FL 33759-3012
28-26-18-0000-00100-0020	CITY OF ST PETERSBURG		C/O REAL ESTATE PROP MGMI	PO BOX 2842	ST PETERSBURG, FL 33731-2842
28-26-18-0030-32500-0000	CONCORD STATION COMMUNI	DEVELOPMENT DISTF	c/o HAVEN MANAGEMENT SOL	255 PRIMERA BOU	LAKE MARY, FL 32746
28-26-18-0000-29900-182B	FL DEPT OF TRANSPORTATION	BUREAU OF RIGHT OI	11201 MCKINLEY DR		TAMPA, FL 33612-6456
28-26-18-0000-00100-0030	GERACI ROY NICHOLAS III & LN	GERACI PARTNERSHIF	PO BOX 270607		TAMPA, FL 33688
28-26-18-0080-00000-0070	JBST LLC		9205 HOLLYOAK DR		BETHESDA, MD 20817
28-26-18-0080-00000-0080	LUTZ GRAND LLC		19515 BIRD BLIND LN		CYPRESS, TX 77433
28-26-18-0080-00000-0040	LUTZ MCBEAR POOH LLC		101 WEST 55TH ST		NEW YORK , NY 10019
28-26-18-0000-00100-0080	NEW PORT RICHEY HOSPITAL INC		C/O DUCHARME, MCMILLEN A	PO BOX 80610	INDIANAPOLIS, IN 46280
28-26-18-0000-49900-0020	PASCO COUNTY	C/O FACILITIES MAN/	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-2359
28-26-18-0000-00100-0031	SFG INDUSTRIAL LUTZ LLC		3280 PEACHTREE RD NE STE 2770		ATLANTA, GA 30305
28-26-18-0000-00200-0071	SUNLAKE EQUITY ONE LLC	C/O PROPERTY TAX D	PO BOX 2539		SAN ANTONIO, TX 78299
28-26-18-0000-00200-0029	SUNLAKE NORTHWEST PROPER	C/O PROPERTY TAX D	PO BOX 790830		SAN ANTONIO , TX 78279-0830
28-26-18-0000-00100-0500	TAMPA BAY WATER		2575 ENTERPRISE RD		CLEARWATER, FL 33763-1102

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
SEP 03, 26
AMOUNT
$12.00
S2324N500729-19

USPS 34653-9998
03 2026

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7949

Project Type: REZONING

Amend MPUD to split Parcel A/B into 2 parcels; add 128 hotel rooms to New Parcel A; & amend Parcel A conditions of approval regarding allowed uses.

Planning Commission

09/17/26 1:30 p.m.

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

Board of County Commissioners

10/20/26 1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7949

Project Type: REZONING

Amend MPUD to split Parcel A/B into 2 parcels; add 128 hotel rooms to New Parcel A; & amend Parcel A conditions of approval regarding allowed uses.

Planning Commission

09/17/26 **1:30 p.m.**

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

Board of County Commissioners

10/20/26 **1:30 p.m.**

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

Walgreens
Order online, pick up curbside here
PUBLIC HEARINGS
PASCO
App. No. RZ-7949
Project Type: REZONING
Planning Commission
09/17/26
1:30 p.m.
Board of County Commissioners
10/20/26
1:30 p.m.
DETOUR

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7949
Project Type: REZONING
Amend MPUD to split Parcel A/B into 2 parcels; add 128 hotel rooms to New Parcel A; & amend Parcel A conditions of approval regarding allowed uses.
Planning Commission
09/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
10/20/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO
App. No. RZ-7949
Project Type: REZONING
Planning Commission
09/17/26
1:30 p.m.
Board of County Commissioners
10/20/26
1:30 p.m.

LOCAL PLANNING AGENCY
AGENDA MEMORANDUM

COMMISSION DISTRICT: 5 **FILE NO.:** PDE26-0943 **DATE:** 9/17/2026

SUBJECT: Comprehensive Plan Amendment (Consent) - CPA26(03) Times Publishing Company – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 10) Changing from ROR (Retail/Office/Residential) to IL (Industrial-Light) on Approximately 8.5 Acres of Real Property Located at 11321 US Highway 19, Port Richey.

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 NPR 09/17/26 - BCC at NPR 10/20/26

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 on an approximately 8.5-acre parcel from ROR (Retail/Office/Residential) to IL (Industrial-Light). The subject site is located within the Gulf View District of the West Market Area along the US-19 corridor and contains a long-vacant building formerly occupied by the St. Petersburg Times newspaper.

The proposed IL FLU would enable employment generating uses, including light industrial, manufacturing, distribution, and office. Under the IL, the site could accommodate up to approximately 1,110,780 square feet of industrial development potential, significantly expanding the corridor's employment capacity.

This agenda memo was prepared by: Kayla Duy, Planner I.

GENERAL INFORMATION	
Agent	Barbara Wilhite, P.A.
Applicant	Times Publishing Co
Project Address	11321 Us Hwy 19, Port Richey, Fl 34668

SITE DETAILS

Parcel ID	Acres	Existing Future Land Uses(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Uses(s)	Proposed Uses(s)
09-25-16-0010-03300-0020	8.5	ROR (Retail/Office/Residential)	C-2 General Commercial	IL (Industrial-Light)	Vacant Building	Industrial, Commercial

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	C-2 General Commercial	ROR (Retail/Office/ Residential)	Commercial
South	C-2 General Commercial	RES-9 – (Residential - 9 du/ga)	Single-Family Residential
East	C-2 General Commercial,	ROR (Retail/Office/ Residential)	Commercial, RV Park
West	MF-3 Multiple-Family High Density, MF-2 Multiple-Family High Density District	ROR (Retail/Office/ Residential)	Multifamily, Commercial

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.** Rezoning Petition No. RZ-7956 is submitted concurrently to rezone from C-2 General Commercial to MPUD Master Planned Unit Development.
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 an MPUD Conditions of Approval (COA#30) to cover the provision of the Live Local Act.

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 Statues. For the purposes of compressive plan amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

IL (INDUSTRIAL-LIGHT)

The intent of the IL classification is to recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

The applicant requests to amend the Future Land Use (FLU)designation from ROR (Retail/Office/Residential) to IL (Industrial-Light) in order to reuse and/or redevelop an existing vacant commercial site/building following the intent of the IL classification. The amendment would allow a range of employment-generating uses, including light industrial, manufacturing, distribution, and office on the US Highway 19 corridor, a high intensity Strategic Intermodal System roadway. The proposed IL FLU will expand the employment generating potential of the US 19 corridor, adding square footage for industrial use and reusing existing under-utilized infrastructure and buildings/sites.

The surrounding area has experienced economic challenges and visible signs of blight. Introducing light industrial uses at this location supports the County's broader redevelopment and economic revitalization goals by increasing employment activity within a corridor targeted for reinvestment. Additionally, the amendment would enable approximately 8.5 acres of additional industrial development potential to the West Market Area's employment base.

In 2022, the Tampa Bay Regional Planning Council (TBRPC) prepared a study titled Industrial *Land Strategy for Pasco County* that assessed industrial land availability, emerging market trends, and long-term strategies to ensure sufficient industrial acreage to support future job growth. The study highlighted a countywide need for larger consolidated industrial sites, typically 25 acres or more, and identified specific Areas of Interest (AOIs) for such consolidation. While the subject site is not located within an AOI and does not meet that acreage threshold, the addition of 8.5 acres of industrial uses along the US Highway 19 corridor remains a meaningful contribution to the County's industrial land supply on a Strategic Intermodal System (SIS) corridor. The subject site contains an existing former media publication facility with a substantial building footprint and established infrastructure, making it well-suited to support future industrial operations. Its location within a highly accessible urban corridor, near established population centers, positions the subject site well for employment-generating uses. Accordingly, the proposed amendment enhances the County's industrial inventory in an area where redevelopment, infill, and job creation are strategic priorities.

POLICY FLU 8.1.1: - WEST MARKET AREA ESTABLISHMENT

The West Market Area is envisioned as an Urban Coastal/Inland Area with redevelopment and infill opportunities. The significant inventory of affordable housing neighborhoods shall be enhanced through infill and redevelopment in a manner which will strengthen their vitality. The West Market Area's mission is the creation of a competitive and unique location with a choice of living, working, shopping, education, employment, and leisure time opportunities in an environmentally sound and

safe setting. Its vision is to provide a significant inventory of affordable housing neighborhoods enhanced through redevelopment in a manner which will strengthen their vitality.

The proposed amendment from ROR to IL aligns with the West Market Area's Mission and Vision by supporting reinvestment and infill redevelopment within a built-out, urbanized corridor. The subject site lies in the Gulf View District of the West Market Area, an area targeted within the West Market Area specifically for reinvestment due to aging commercial strips, long-vacant structures, and broader economic challenges according to the 2013 Harbors Redevelopment/Infill Plan.

The proposed Future Land Use map amendment is consistent with the Harbors Redevelopment/Infill Plan, which positions the West Market Area as the County's primary location for targeted reinvestment, infill development, and redevelopment of aging corridors and neighborhoods. The plan identifies the West Market Area as the most urbanized part of Pasco County, with older commercial strips, aging housing stock, and significant infrastructure challenges, which are all conditions that make it a priority for redevelopment.

Converting the ROR FLU to IL introduces an underutilized property to employment generating use opportunities that strengthen the US Highway 19 corridor's economic base and help reinforce the vitality of surrounding 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 subject site is currently designated ROR, a mixed-use category that allows up to 75% of at least two uses from retail, office, or residential. These uses typically generate less taxable value and more service demands than IL uses. The proposed amendment to IL would add 8.5 acres to the County's inventory of industrial land within the West Market Area. This is considered a meaningful amount of acreage that can support employment-generating uses.

Industrial and light-manufacturing uses produce higher tax revenue, support more jobs, and require fewer County services compared to mixed-use retail or residential development. Converting a long-vacant, underutilized site into productive industrial use therefore provides a stronger fiscal benefit and directly aligns with Policy FLU 1.8.7's intent to encourage revenue-positive economic development within the West Market Area.

POLICY FLU 1.8.10: - PRESERVATION OF CAPACITY FOR EMPLOYMENT

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.

Given the subject site location within the Urban Service Area, there is adequate existing infrastructure and transportation capacity in place to support the proposed amendment to the IL FLU. The availability of these public facilities makes the site well-suited for employment-generating development without requiring major new infrastructure investment. Therefore, the proposed amendment is consistent with and supported by Policy FLU 1.8.10 by using existing public infrastructure facilities and expanding the County's employment-generating land supply. This creates an opportunity for future large employers within a targeted reinvestment corridor and high population area.

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.

The subject property abuts ROR FLU to the north and west, and ROR and RES-9 to the south and east. Exhibit 2-2 depicts the proposed IL FLU as a compatible transitional land use to the surrounding RES-9 FLU and can be a compatible transitional use to ROR FLU through sensitive site design criteria, which will be addressed in the accompanying MPUD Master Planned Development Conditions of Approval (COAs).

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 Gulf View District of the West Market Area and lies entirely within the Urban Service Area. The property contains an existing 29,526 square foot building and an existing 2,417 square foot accessory building with established parking and driveway access to US Highway 19. There are no known historical or archaeological resources on or near the site, and Pasco Mapper confirms there are no wetlands present. The property is currently classified within FEMA Flood Zone AE.
2. Right-of-Way (ROW). Access to the subject site is from US Highway 19, a six (6) lane, 232-foot-wide Florida Department of Transportation (FDOT) arterial and SIS roadway.
3. Trails. There are no existing trails in the vicinity of the subject site. Five-foot sidewalks exist on both side of US Highway 19.
4. Transit/Bus Stops. The nearest bus stop is located on US Highway 19, approximately 545 feet north 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 TNA concludes existing capacity is adequate to accommodate future traffic forecasts with or without the FLU amendment to P/SP.
2. Utility Needs Assessment (UNA). The Pasco County Utilities Capacity Statement for this amendment indicates sufficient capacity will be available for adequate wastewater treatment services for this development through implementation of planned improvements. Potable water capacity is sufficient. Solid waste concurrency statement is contingent upon the County receiving all necessary permits and approvals and payment of solid waste assessment fees.
3. Police, Fire, Emergency Management, and Schools Assessment. There are no concerns regarding the proposed comprehensive plan amendment.
4. Parks and Natural Resources. There are no environmental concerns regarding the proposed comprehensive plan amendment.

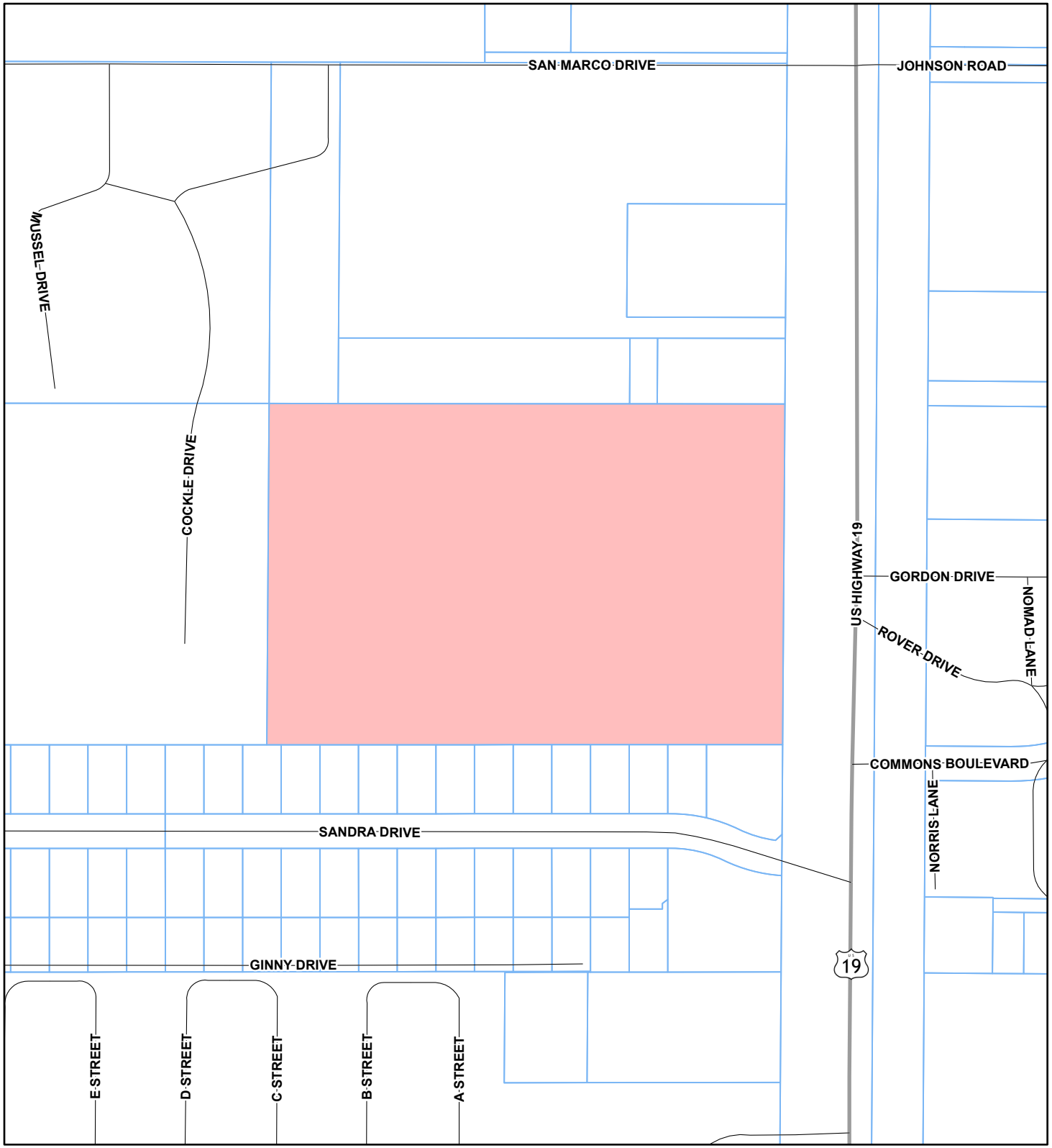
CASE HISTORY		
	Date	**Vote: Approve / Deny**

Local Planning Agency (LPA)	9/17/26	Pending
Board of County Commissioners – Adoption	10/20/26	Pending

APPENDIX	
FUTURE LAND USE	
Term	**Reference**
IH (INDUSTRIAL- HEAVY)	FLU Page 2A-27, Comprehensive Plan
R/OS (MAJOR RECREATION/OPEN	FLU Page 2A-47, Comprehensive Plan
ZONING	
Term	**Reference**
A-C AGRICULTURAL DISTRICT	Section 503, 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. PDE26-0943 Times Publishing Company Map Package
2. PDE26-0943 Times Publishing Company Proposed FLU Designation
3. PDE26-0943 Times Publishing Company Ordinance
4. PDE26-0943 Times Publishing Company Proof of Publication
5. PDE26-0943 Times Publishing Company Affidavit of Posting & Mailed Notice



CPAS26(03)

TIMES PUBLISHING COMPANY

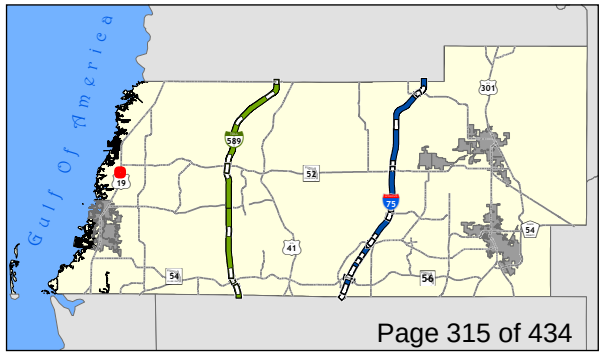
09 25 16 0010 03300 0020

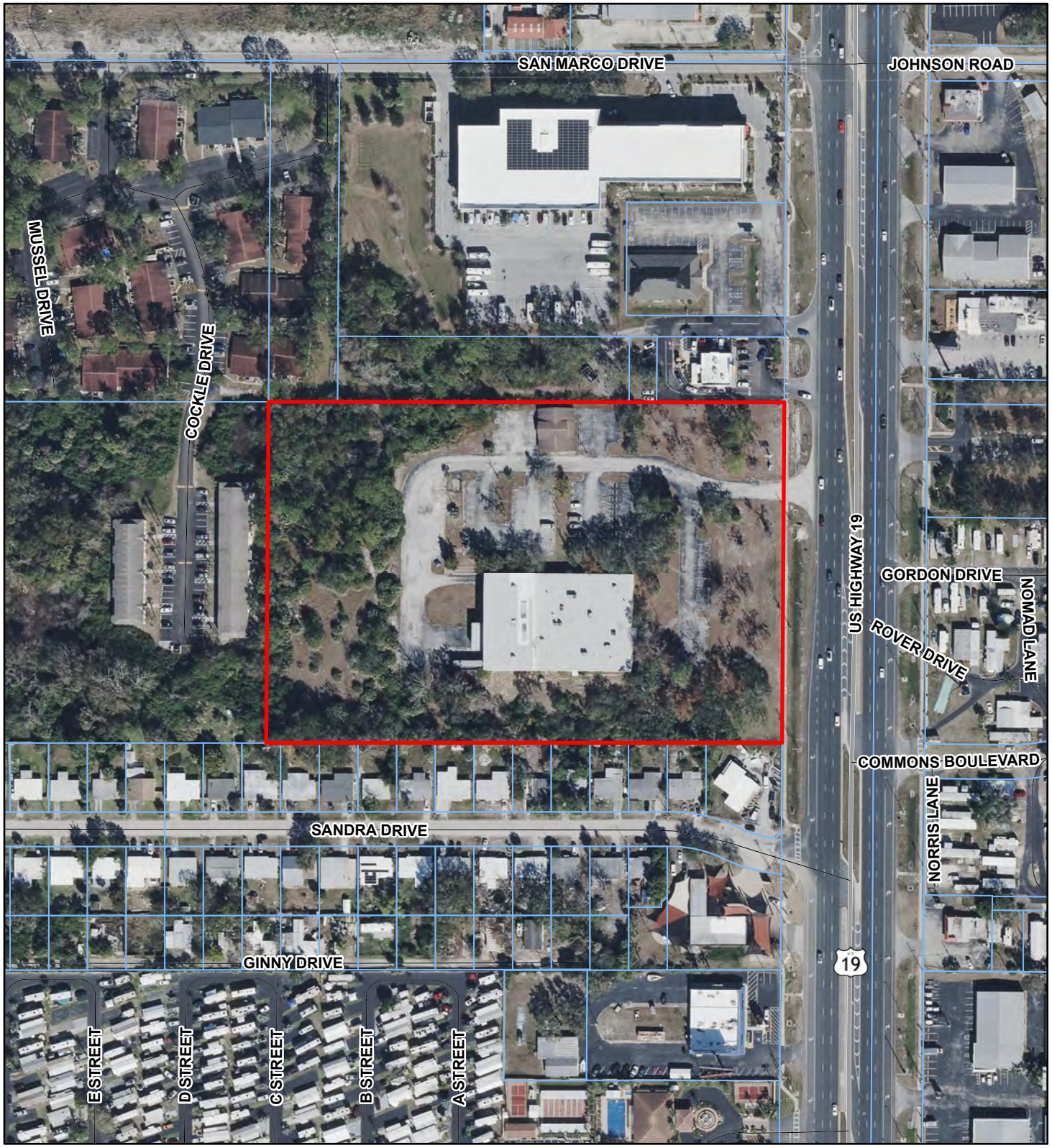
SUBJECT PROPERTY

COMMISSION DISTRICT: 5

0 200 400
Feet

GISFlat02\FLU\CPAS26(03)_LOCUS djohnson 7/16/2026





CPAS26(03)

TIMES PUBLISHING COMPANY

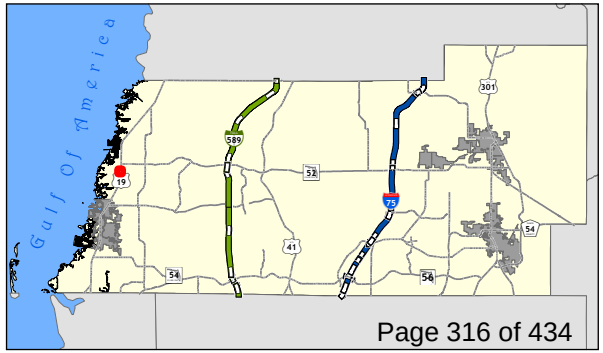
09 25 16 0010 03300 0020

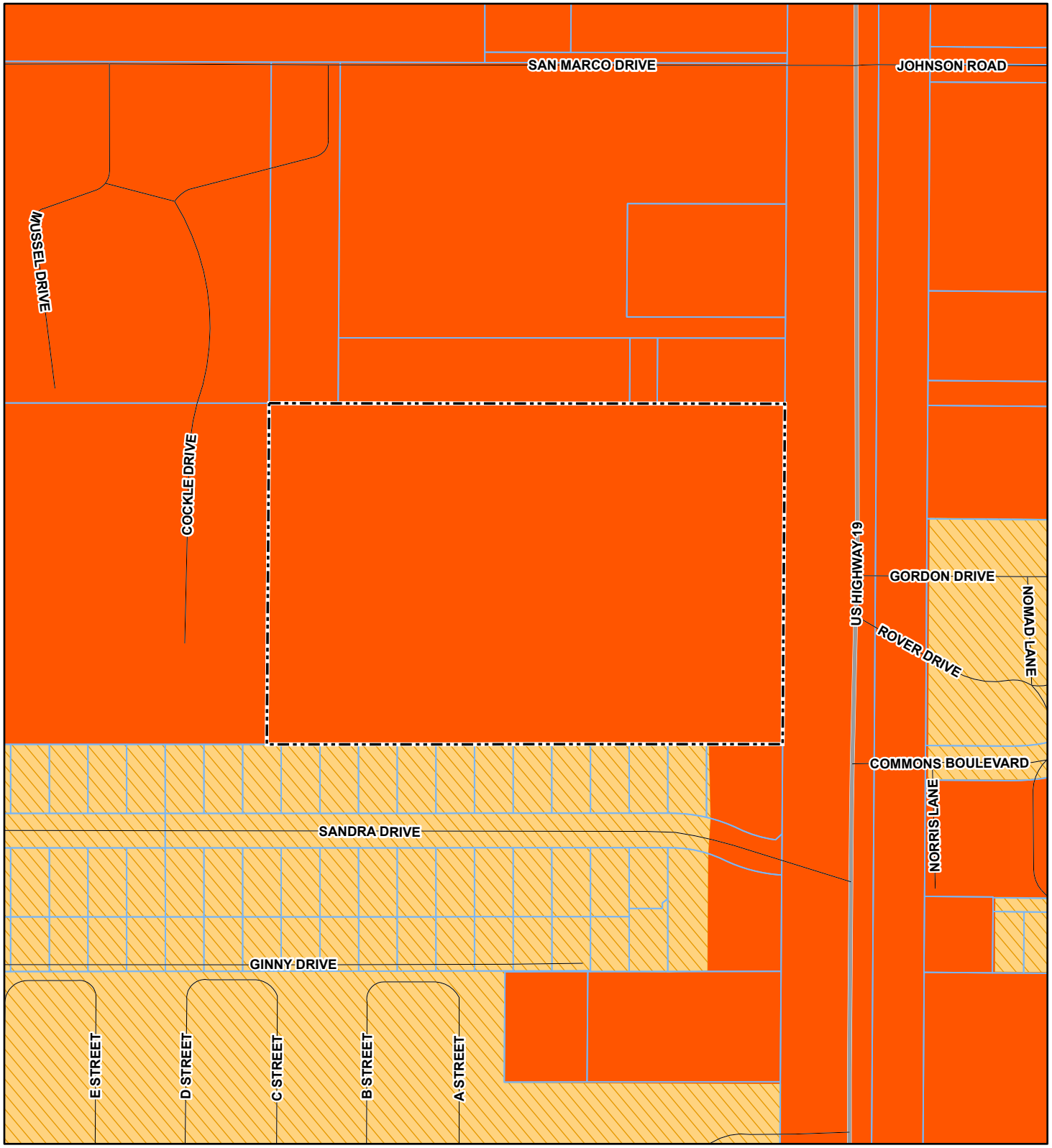
SUBJECT PROPERTY

COMMISSION DISTRICT: 5

0 200 400
Feet

GISFlat02\FLU\CPAS26(03)_AERIAL djohnson 7/16/2026





CPAS26(03)

TIMES PUBLISHING COMPANY

09 25 16 0010 03300 0020

SUBJECT PROPERTY

FLU CODE

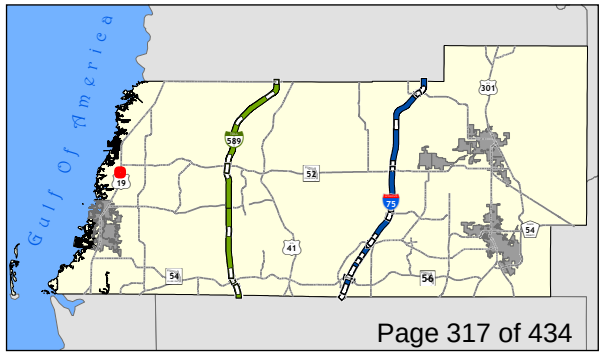
ROR

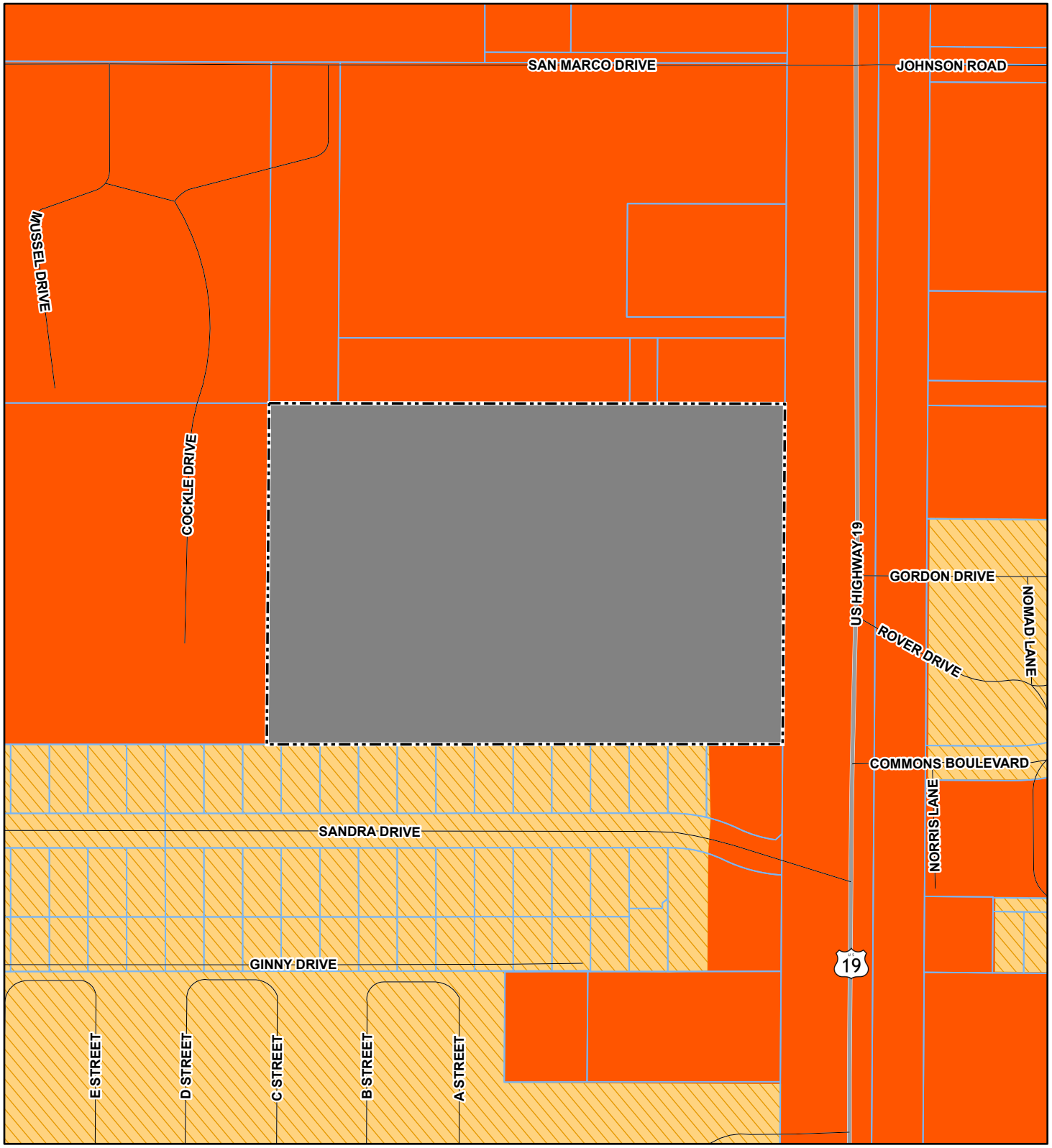
RES-9

COMMISSION DISTRICT: 5

0 200 400
Feet

GISFlat02\FLU\CPAS26(03)_EXISTING_FLU djohnson 7/16/2026





CPAS26(03)

TIMES PUBLISHING COMPANY

09 25 16 0010 03300 0020

SUBJECT PROPERTY

FLU CODE

ROR

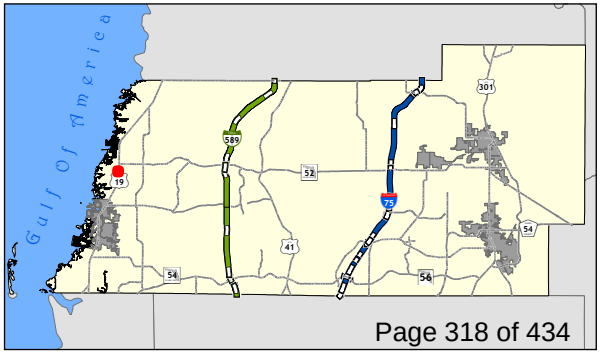
IL

RES-9

COMMISSION DISTRICT: 5

0 200 400
Feet

GISFlat02\FLU\CPAS26(03)_PROPOSED_FLU djohnson 7/16/2026

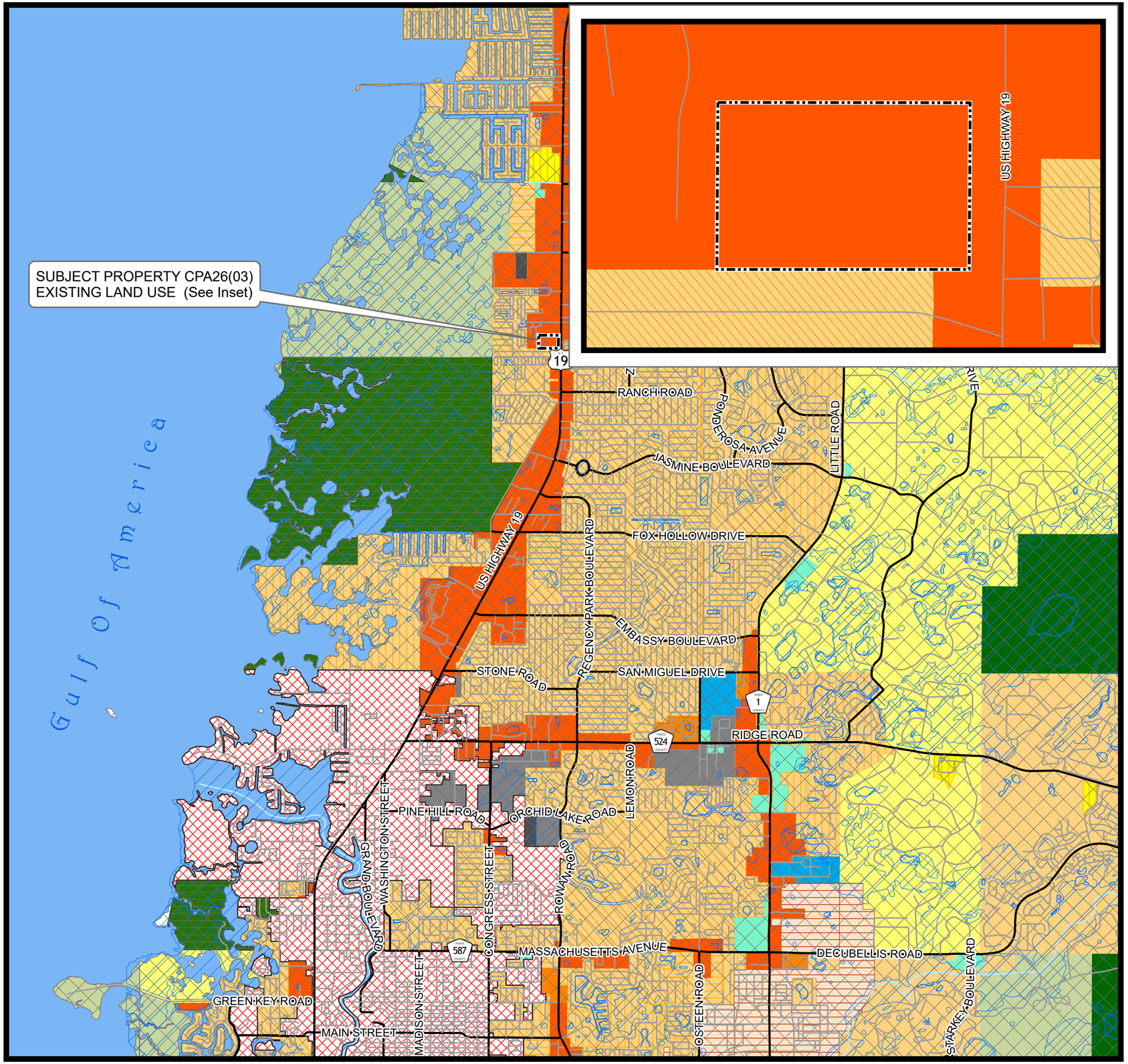


THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA26(03) EXISTING LAND USE

T 2 5 S R I 6 E

DATE ADOPTED: 06/15/1989 **SHEET 10 OF 24** ORDINANCE # 89-13

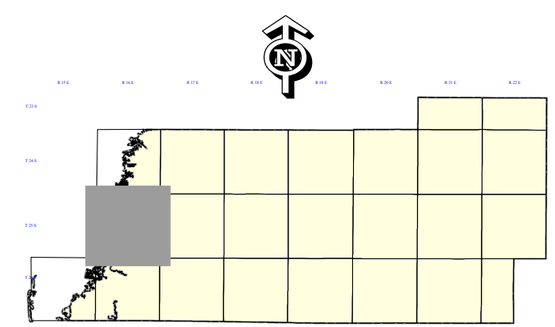


FUTURE LAND USE 2025 CLASSIFICATIONS

- 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:
djohnson	7/17/2026 11:10 AM

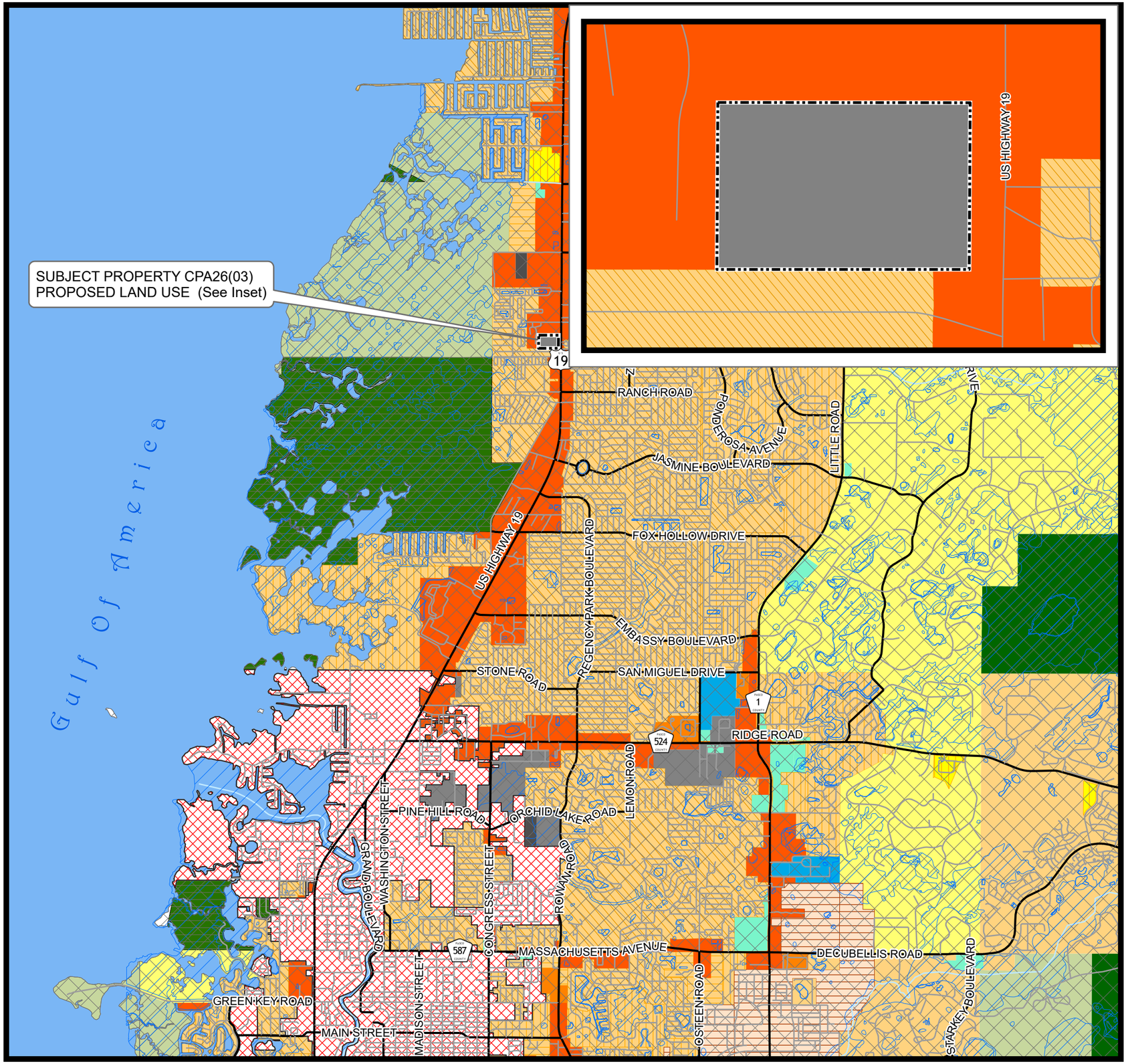
GISFlat02\FLU\CPA26(03_MAPS_2-15_SHEET_10_EXISTING

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA26(03) PROPOSED LAND USE

T 2 5 S R I 6 E

DATE ADOPTED: 06/15/1989 **SHEET 10 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

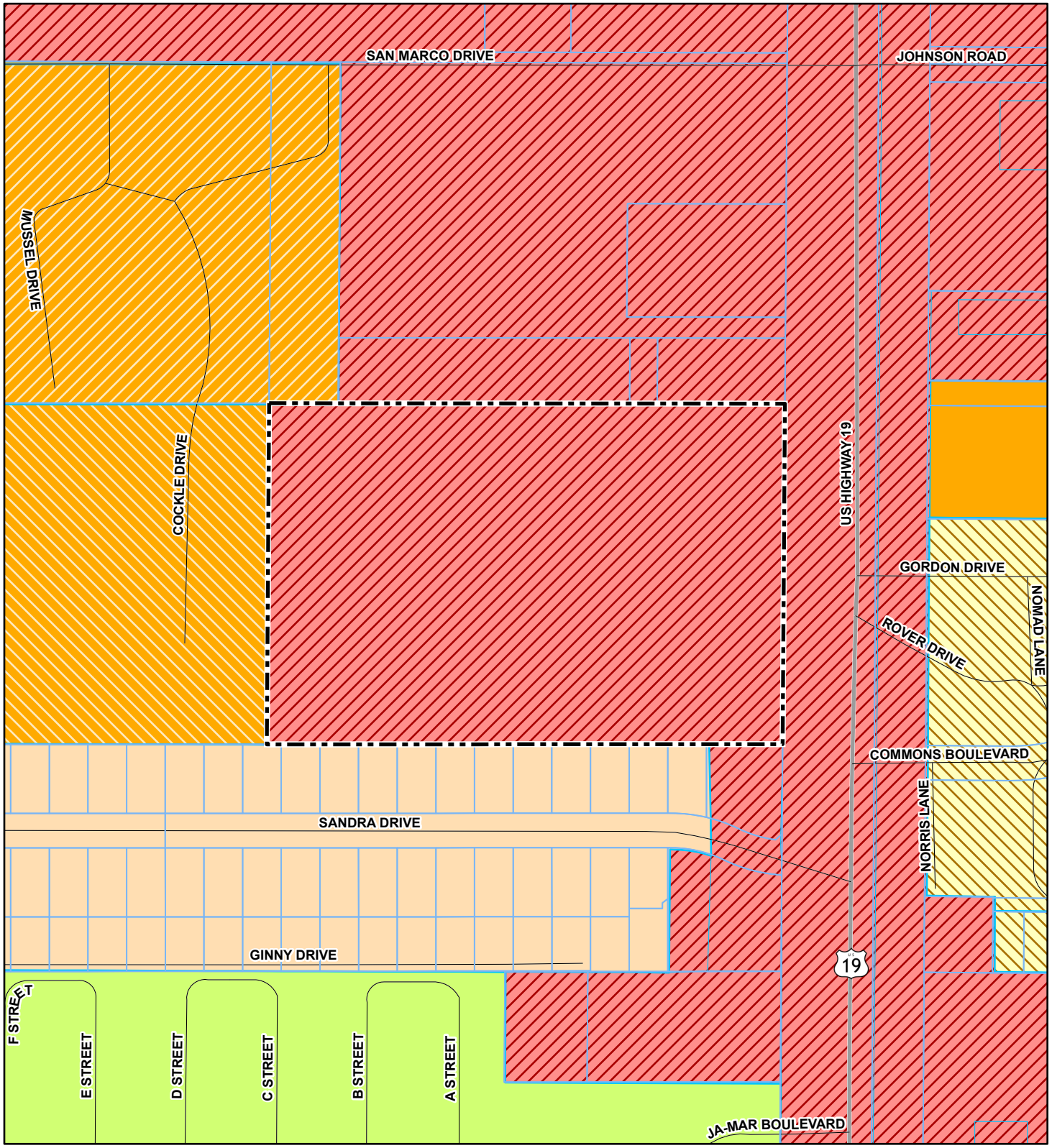
N

0 0.5 1 2
Miles

Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Information Technology

Modified By:	Date Saved:
djohnson	7/17/2026 11:57 AM

GISFlat02\FLU\CPA26(03_MAPS_2-15_SHEET_10_PROPOSED



CPAS26(03)

TIMES PUBLISHING COMPANY

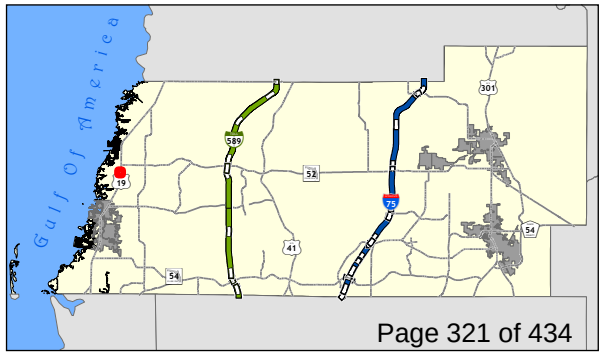
09 25 16 0010 03300 0020

SUBJECT PROPERTY
AR
C2
MF1
MF2
MF3

COMMISSION DISTRICT: 5

0 200 400
Feet

GISFlat02\FLU\CPAS26(03)_ZONING djohnson 7/16/2026



IL (INDUSTRIAL - LIGHT)

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

General Range of Potential Uses:

Office, light industry, research/corporate parks, and warehouses/distribution.

Maximum Nonresidential Intensity: Floor Area Ratio

0.50

Other retail/commercial support such as restaurants, banks, day-care centers, dry cleaners, hotels, motels, and service stations.

Other retail/commercial support uses shall be limited to fifteen (15) percent of the net project acreage.

Maximum Floor Area Ratio

0.27 Retail/Commercial Support Uses

0.50 Hotels/Motels

Density Restrictions: Dwelling Units/Developable Residential Acre

0.00

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 (MAP 2-15 AND SHEET 10) FROM ROR (RETAIL/OFFICE/RESIDENTIAL) TO IL (INDUSTRIAL-LIGHT) ON APPROXIMATELY 8.5 ACRES OF REAL PROPERTY LOCATED AT 11321 US HIGHWAY 19, PORT RICHEY; 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 17, 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 20, 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. 10 is hereby amended to change the Future Land Use classification from ROR (RETAIL/OFFICE/RESIDENTIAL) to IL (INDUSTRIAL-LIGHT) on approximately 8.5 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 20th 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

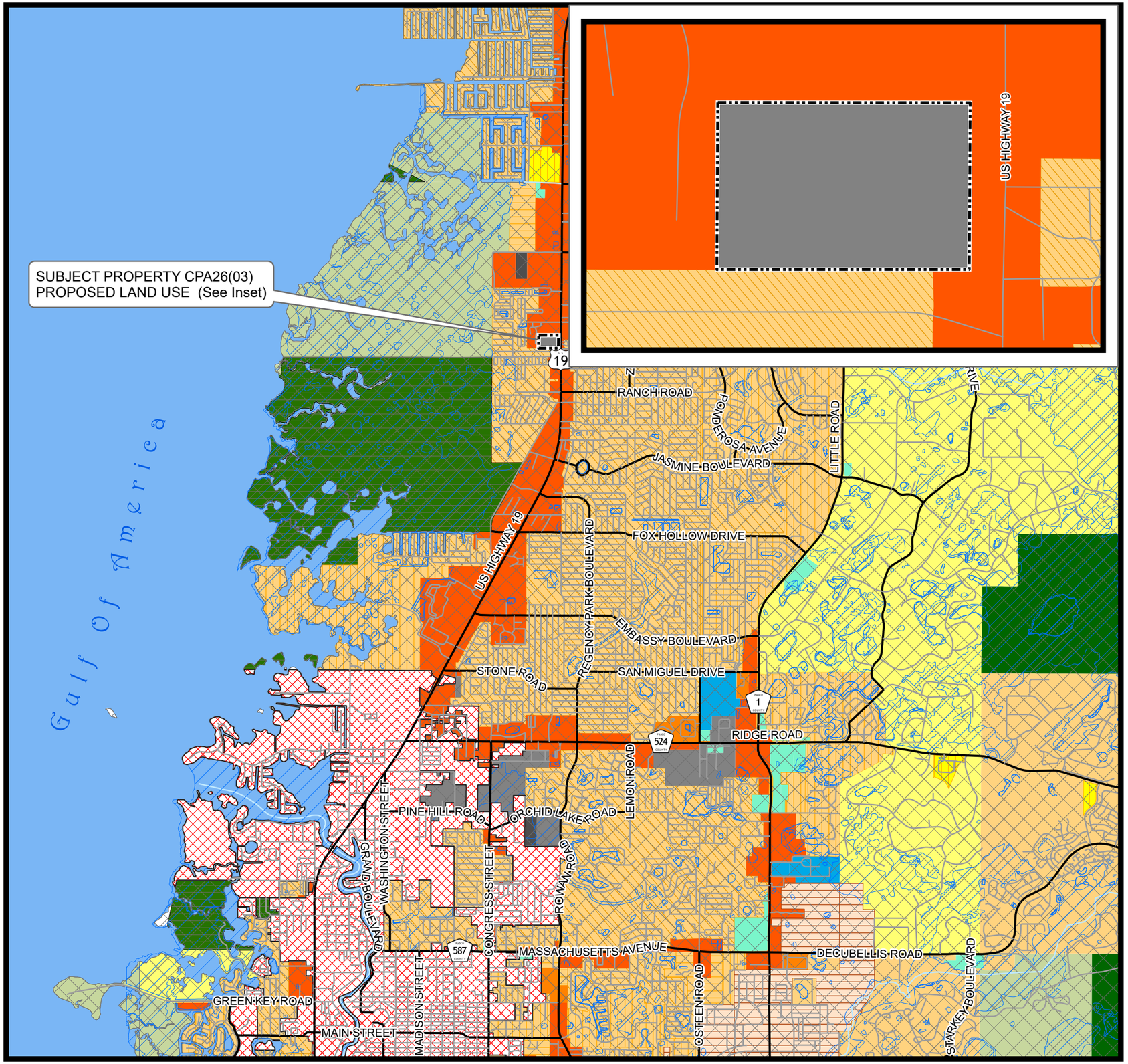
Exhibit A
[This page intended to be blank]

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA26(03) PROPOSED LAND USE

T 25 S R 16 E

DATE ADOPTED: 06/15/1989 **SHEET 10 OF 24** ORDINANCE # 89-13

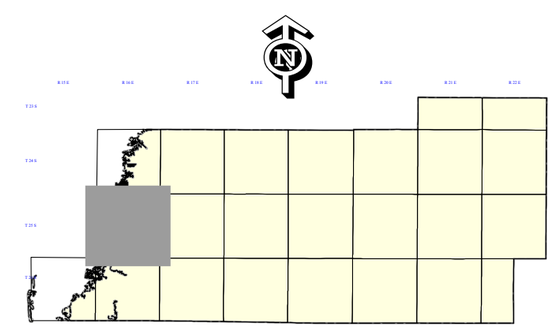


FUTURE LAND USE 2025 CLASSIFICATIONS

- 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:
djohnson	7/17/2026 11:57 AM

GISFlat02\FLU\CPA26(03_MAPS_2-15_SHEET_10_PROPOSED

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

Barbara L. Wilhite

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): 09-25-16-0010-03300-0020

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: Times Publishing Co MPUD and CPAS

Project Number: RZ-7956 / CPA26-03

Request: Public Hearing Notice

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 9/3/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/31/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Signed: _____
Barbara L. Wilhite, Agent of Record

Stamp and Seal

FLORIDA NOTARY ASSOCIATION SINCE 1976
JOCELYN TAYLOR
Notary Public
State of Florida
Comm# HH706454
Expires 8/4/2029

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 9/8/2026 by Barbara L. Wilhite who is personally known to me or who has produced _____ as identification.

Notary Signature: _____

Name Printed: Jocelyn Taylor

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 Times Publishing Co CPAS26-03, 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 31, 2026

Notice ID: ZHy6hjqg44nPMOF0onVi

Notice Name: Times Publishing Co CPAS26-03

Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION
State of New Jersey
County of Camden

Signed or attested before me on this: 09/08/2026

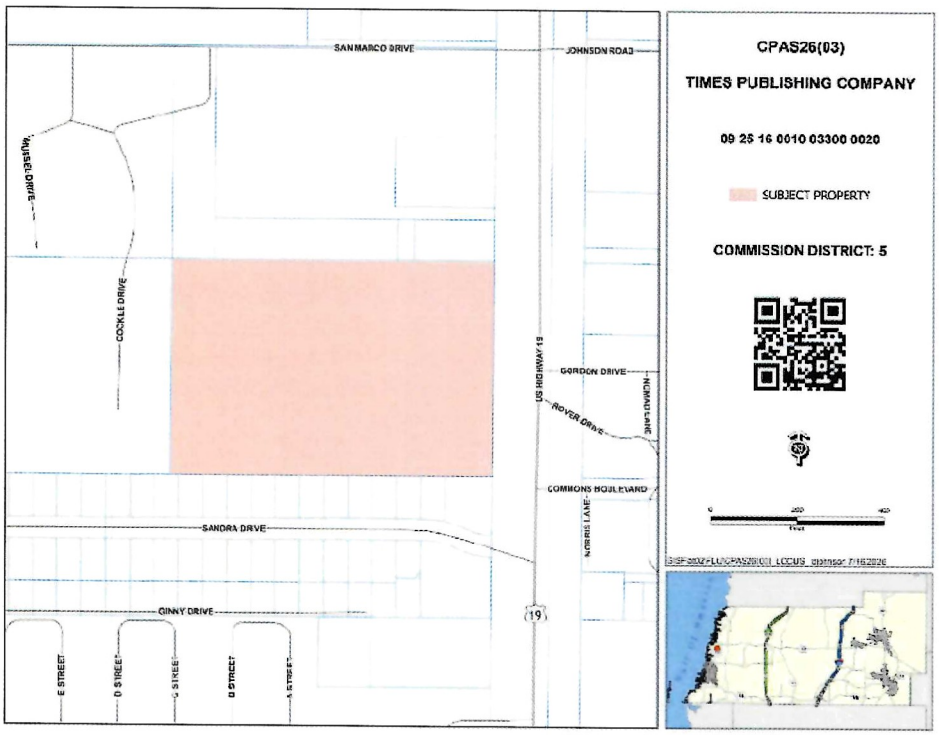
Notary Public
Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

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 10 FROM ROR (RETAIL/OFFICE/RESIDENTIAL) TO IL (INDUSTRIAL-LIGHT) ON APPROXIMATELY 8.5 ACRES OF REAL PROPERTY LOCATED AT 11321 US 19 IN PORT RICHEY; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.



On Thursday, September 17, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

[CPA26-03 Times Publishing Co Small Scale Comprehensive Plan Amendment]

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.

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 Times Publishing Co Rezoning RZ 7956, 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 31, 2026

Notice ID: 65kvVlOzhTBQUvxFFCWM

Notice Name: Times Publishing Co Rezoning RZ 7956

Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION
State of New Jersey
County of Camden

Signed or attested before me on this: 09/08/2026

Notary Public
Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

NOTICE OF PUBLIC HEARING
ON 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 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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:

Times Publishing Co (RZ-7956) petition for a rezoning from a C-2 - General Commercial District to a MPUD - Master Planned Unit Development District for a parcel located at 11321 US 19 in Port Richey (aka 09-25-16-0010-03300-0020).

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.

BARBARA L. WILHITE, P.A.

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

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

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

September 03, 2026

RE: Times Publishing Co MPUD and CPAS (RZ-7956 / CPA26-03)
Parcel I.D. No(s): 09-25-16-0010-03300-0020

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7956) has been filed in the name of the property owner, Times Publishing Co (Times Publishing Co MPUD) to request amendment from C-2 to MPUD to allow for a maximum of 1,104,877 square feet of I-1 and C-3 permitted Uses on approximately 8.5 acres located at 11321 US Highway 19. A companion Comprehensive Plan Application (CPA26-03) has been filed requesting land use amendment from ROR to IL.

The property is generally located at 11321 US 19 in Port Richey and contains 8.5 acres m.o.l.

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

Planning Commission RZ-7956 CPA26-03	**09/17/2026**	**West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654**	**1:30 p.m.**
Board of County Commissioners RZ-7956 CPA26-03	**10/20/2026**	**West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654**	**1:30 p.m.**

The application and all supporting documentation on file regarding the Applications can be viewed by contacting their respective County Reviewers:

RZ-7956

William Vermillion, AICP, CNU-A, Senior Planner, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 210, New Port Richey, FL 34644; 727-380-3521; wvermillion@mypasco.net.

CPA26-03

Kayla Duy, Planner I, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-3501; kduy@pascocountyfl.net.

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

the proceedings is made which includes the testimony and evidence upon which the appeal is based.

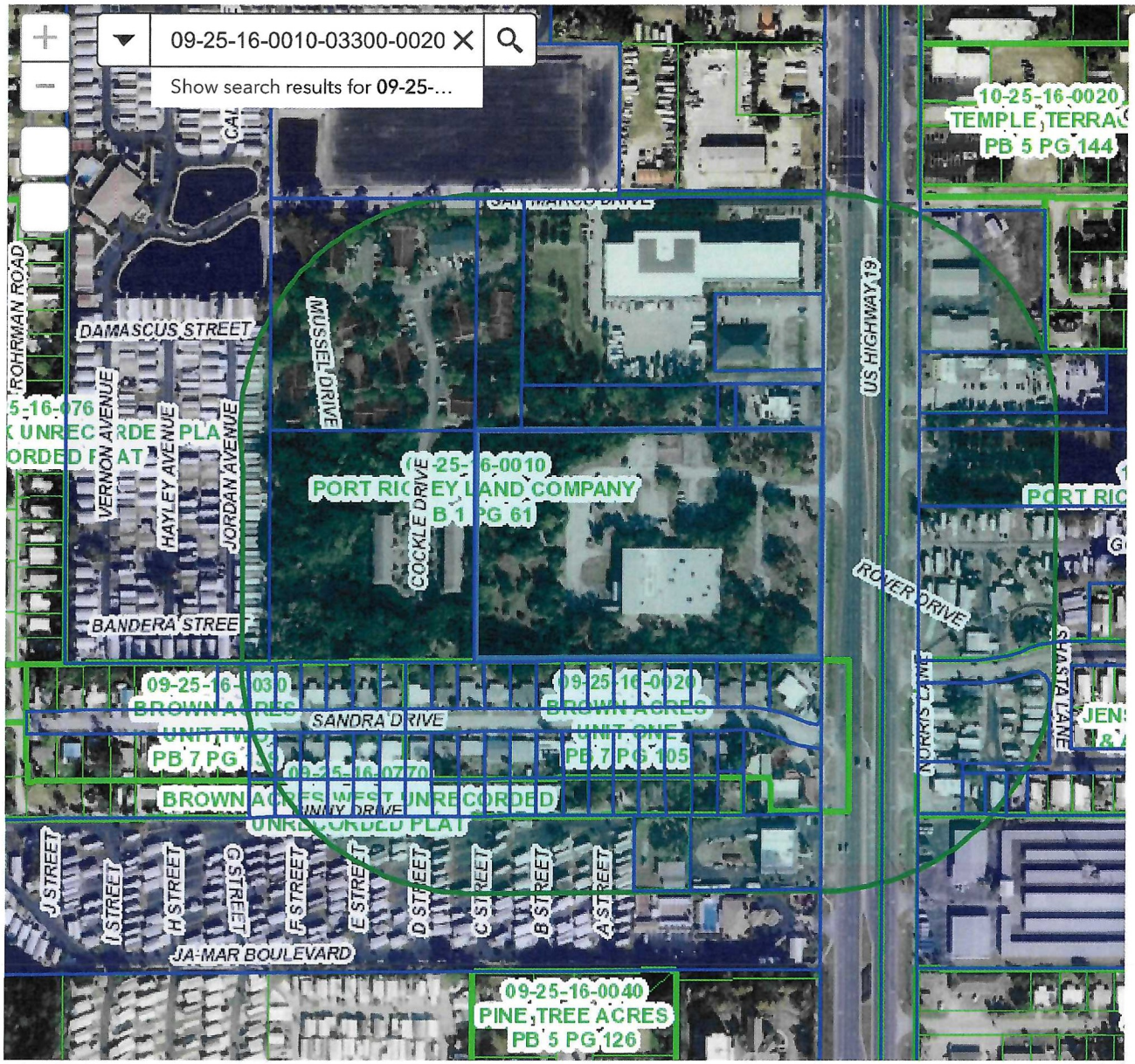
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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

Very truly yours,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

92 addressees found; do you want to continue?

Review Download

0 150 300ft

28.324 -82.694 Degrees

RZ-7956/CPA26-03

3 pages Total 90

NA	Name1	Name2	Address1	Address2	City,State
10-25-16-(	7CRAFTS LLC		3060 ALTERNATE 19		PALM HARBOR , FL 34683
10-25-16-(	880 CAR WASH INC	ROONEY STEVEN TRUSTEE	PO BOX 7216		HUDSON, FL 34674
10-25-16-(	880 CAR WASH INC		900 N MICHIGAN AVE STE 1450		CHICAGO, IL 60611
10-25-16-(	AO PROPCO 1 LLC		7606 BARRY RD		TAMPA, FL 33615-2407
10-25-16-(	AQUINO ELUDIN		1305 N RILEY RD		MUNCIE, IN 47304-2944
10-25-16-(	AQUINO THOMAS & GABRIELA		8179 DELAWARE DR		WEEKI WACHEE, FL 34607
10-25-16-(	AQUINO THOMAS & GARBRIELA		18 N VILLAGE AVE		EXTON, PA 19341
10-25-16-(	AQUINO TOMAS	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-23
10-25-16-(	AQUINO TOMAS & GABRIELA		900 N MICHIGAN AVE STE 1450		CHICAGO, IL 60611
10-25-16-(	AQUINO TRINIDAD	BANYAN SENIOR GP LLC	401 WILSHIRE BLVD., 11TH FLOOR		SANTA MONICA, CA 90401
10-25-16-(	ATKINSON PAULETTE	BANYAN SENIOR GP LLC	401 WILSHIRE BLVD., 11TH FLOOR		SANTA MONICA, CA 90401
09-25-16-(	ATUM PORTFOLIO 9 LLC	BAY POINT APTS PR LLC TRUS	5625 FOREST HAVEN CIR		TAMPA, FL 33615-3901
09-25-16-(	BAER CHARLES R JR & JOYCELYN		6819 SANDRA DR		PORT RICHEY, FL 34668-1394
09-25-16-(	BALAZS DEBRA & STEVEN		6835 SANDRA DR		PORT RICHEY, FL 34668
09-25-16-(	BANYAN SENIOR LIMITED	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-23
09-25-16-(	BANYAN SENIOR LIMITED PARTNERSHIP		6815 GINNY DR		PORT RICHEY, FL 34668-1383
09-25-16-(	BAY POINT APTS TRUST		6907 SANDRA DR		PORT RICHEY, FL 34668-8302
09-25-16-(	BAY POINT APTS TRUST		6835 GINNY DR		PORT RICHEY, FL 34668
09-25-16-(	BLUME DYLAN		6711 SANDRA DRIVE		PORT RICHEY, FL 34668
09-25-16-(	BRUNTON THOMAS MARTIN JR		8304 COUNTY RD 643		BUSHNELL, FL 33513
09-25-16-(	BURCH RYLAN		8010 STATE ROAD 52 APT 109		HUDSON, FL 34667-6792
09-25-16-(	DAVIS JAHVAN		6834 SANDRA DR		PORT RICHEY, FL 34668
09-25-16-(	DERRINGTON JASON & DERRINGTON CYNTHIA		714 CHITTY AVE		AKRON, OH 44303-1506
09-25-16-(	DIAZ-ANGON YANET		6831 SANDRA DRIVE		PORT RICHEY, FL 34668
09-25-16-(	DMCC 11425 HWY 19 LLC		PO BOX 1121		ST PETERSBURG, FL 33731-1121
09-25-16-(	DREAMERS LAND LLC	BUREAU OF RIGHT OF WAY	11201 MCKINLEY DR		TAMPA, FL 33612-6456
09-25-16-(	FL DEPT OF TRANSPORTATION		6815 SANDRA DR		PORT RICHEY, FL 34668-1394
09-25-16-(	FL DEPT OF TRANSPORTATION	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-23
09-25-16-(	GOLDEN NUGGET PAWN & JEWELRY		4923 FELECITY WAY		PALM HARBOR, FL 34685-3160
09-25-16-(	GOLDEN NUGGET PAWN & JEWELRY		6823 GINNY DR		PORT RICHEY, FL 34668-1383
09-25-16-(	GUTIERREZ JORGE JIMENEZ &		6719 SANDRA DR		PORT RICHEY, FL 34668
09-25-16-(	GVI/GC PORT RICHEY TROPIC BREEZE OWNER LLC		32 MERCER ST 4TH FL		NEW YORK, NY 10013

1-33 (33)

RZ 7956 / CPA 26-03

09-25-16-(	GVI/GC PORT RICHEY TROPIC BREEZE OWNER LLC		6907 SANDRA DR	PORT RICHEY, FL 34668-8302
09-25-16-(	HARPER DANIEL	ATTN LEGAL TEAM	199 LAFAYETTE STREET FLOOR 7	NEW YORK, NY 10012
09-25-16-(	HINTON TINA	TOTAL REALTY MANAGEMENT	207 EAST FORT DADE AVENUE BOX 941	BROOKSVILLE , FL 34601
09-25-16-(	HORTON DONALD P & JONES JAMES M		6702 DOROTHY GILES CT	ALEXANDRIA, VA 22315
09-25-16-(	HOWARD JENNIFER LEE		9820 CLINTON LN	PORT RICHEY, FL 34668-4203
09-25-16-(	INTELLI CARLEIGH		6822 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	JA MAR NORTH RV RESORT INC		6731 GINNY DR	PORT RICHEY, FL 34668
09-25-16-(	JA MAR NORTH RV RESORT INC		6815 GINNY DR	PORT RICHEY, FL 34668-1383
09-25-16-(	JA-MAR TRAVEL PARK INC		6818 SANDRA DR	PORT RICHEY, FL 34668-1392
09-25-16-(	JENNETT GARRY G REVOCABLE		413 HONEYPOT RD	CANDOR, NY 13743
09-25-16-(	KOENIGSBERG MARK	BAY POINT APTS PR LLC TRUS	5625 FOREST HAVEN CIR	TAMPA, FL 33615-3901
09-25-16-(	KOENIGSBERG MARK		6650 SAN MARCO DR	PORT RICHEY, FL 34668-1300
09-25-16-(	KOENIGSBERG MARK	BAY POINT APTS PR LLC TRUS	5625 FOREST HAVEN CIR	TAMPA, FL 33615-3901
09-25-16-(	KOENIGSBERG MARK		6715 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	LAM FAMILY INC		6722 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	LESTA RUTH YANELY MORLA		6826 SANDRA DR	PORT RICHEY, FL 34668-1392
09-25-16-(	LOPEZ-LUNA LUIS REYMUNDO		6714 SANDRA DR	PORT RICHEY, FL 34668-1391
09-25-16-(	LUCAS JERRINE YVETTE B & JOHNNY & COLEMAN CEDRIC R		6735 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	MECCIA VITANTONIO R & DANIJELA		6826 SANDRA DR	PORT RICHEY, FL 34668-1392
09-25-16-(	MECCIA VITANTONIO R & DANIJELA		6907 SANDRA DR	PORT RICHEY, FL 34668-8302
09-25-16-(	MENDEZ ELIZABETH		2370 RICE BLVD STE 200	HOUSTON, TX 77005-2644
09-25-16-(	MENDEZ SUSAN	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD	NEW PORT RICHEY, FL 34653-23
09-25-16-(	MERIDETH DONNA MARIE		C/O DEPT-PT-FL-27103 PO BOX 25	GLENDALE, CA 91221-5025
09-25-16-(	MERIDETH RANDY W		3073 DELTONA BLVD	SPRING HILL, FL 34606
09-25-16-(	MK REALTY PORT RICHEY LLC		6650 SAN MARCO DR	PORT RICHEY, FL 34668-1300
09-25-16-(	MK REALTY PORT RICHEY LLC		6815 GINNY DR	PORT RICHEY, FL 34668-1383
09-25-16-(	MK REALTY PORT RICHEY LLC		6827 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	MORALES SIXTO & PAULA		12955 HIALEAH AVE	NEW PORT RICHEY, FL 34654-21
09-25-16-(	MORNINGSIDE FUNDING LLC		6802 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	MUNOZ SANDRA MIRIAM		6811 SANDRA DR	PORT RICHEY, FL 34668-1394
09-25-16-(	MURRAY SUSAN		6814 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(	MURRAY SUSAN		6907 SANDRA DR	PORT RICHEY, FL 34668-8302
09-25-16-(	NIRO BERARDINO		3342 DUNWOODY CT	CLEARWATER, FL 33761-1903

2-33

R77956/CAA26-03

09-25-16-(PABON VIRGINIA & FIGUEROA REBE(	OF PORT RICHEY INC	2338 US HIGHWAY 19 STE B	HOLIDAY, FL 34691
09-25-16-(PASCO COUNTY	FERNANDEZ SHANNON M	6830 SANDRA DR	PORT RICHEY, FL 34668
09-25-16-(PASCO COUNTY	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD	NEW PORT RICHEY, FL 34653-23
09-25-16-(PASCO COUNTY		10223 MIRACLE LN	NEW PORT RICHEY, FL 34654
09-25-16-(PASCO COUNTY		301 W PLATT ST	TAMPA, FL 33602
09-25-16-(PASCO COUNTY		234 N WESTMONTE DR STE 3000	ALTAMONTE SPRINGS, FL 32714
09-25-16-(PASCO COUNTY		432 E WILBUR RD #203	THOUSAND OAKS, CA 91360
10-25-16-(PASVANTIS NICHOLAS T	BUREAU OF RIGHT OF WAY	11201 MCKINLEY DR	TAMPA, FL 33612-6456
09-25-16-(PEREZ YOVANY CARDOSO		PO BOX 309	TARPON SPGS, FL 34688-0309
09-25-16-(PESCE JOHN		8318 BROKEN WILLOW LN	PORT RICHEY, FL 34668-6811
09-25-16-(PS FLORIDA BSS PORT RICHEY LLC	OF PORT RICHEY INC	2338 US HIGHWAY 19 STE B	HOLIDAY, FL 34691
09-25-16-(QUINONES GUSTAVO LEBRON		6815 GINNY DR	PORT RICHEY, FL 34668-1383
09-25-16-(RAD DIVERSIFIED REIT INC & BRYAN	JAY A & BRYAN HEIDI M	10420 SW 183RD ST	MIAMI, FL 33157-5212
09-25-16-(REDMON STEVEN C		3400 TAMIAMI TRL E	NAPLES, FL 34112
09-25-16-(RINCON TRINIDAD AQUINO		4923 FELECITY WAY	PALM HARBOR, FL 34685-3160
09-25-16-(RS RENTAL III-A LLC		8929 SHARON DR	NEW PORT RICHEY, FL 34654-42
09-25-16-(SAINT THOMAS TRUST		3400 TAMIAMI TRL E	NAPLES, FL 34112
09-25-16-(SANDRA INVESTMENT LLC		413 HONEYPOT RD	CANDOR, NY 13743
09-25-16-(ST FRANCIS LAND TRUST	C/O FACILITIES MANAGEMEN	7220 OSTEEN RD	NEW PORT RICHEY, FL 34653-23
09-25-16-(SZOCINSKI TINA		6650 SAN MARCO DR	PORT RICHEY, FL 34668-1300
09-25-16-(TIMES PUBLISHING CO		6907 SANDRA DR	PORT RICHEY, FL 34668-8302
09-25-16-(TIRACO ERICA		3400 TAMIAMI TRL E	NAPLES, FL 34112
09-25-16-(UNITED SELF STORAGE LLC	LIVING TRUST	JENNETT GARRY G TRUSTEE	8040 MAR(NEW PORT RICHEY, FL 34653-23
09-25-16-(VANOVER BARRY WAYNE		PO BOX 762	PORT RICHEY, FL 34673-0762
09-25-16-(ZUBRZYCKI RAFAEL		6907 SANDRA DR	PORT RICHEY, FL 34668-8302

UNITED STATES POSTAL SERVICE
0000
U.S. POSTAGE PAID
NEW PORT RICHEY, FL 34653
SEP 03, 26
AMOUNT
$24.75
S2324N500729-19

UNITED STATES POSTAL SERVICE
0000
U.S. POSTAGE PAID
NEW PORT RICHEY, FL 34653
SEP 03, 26
AMOUNT
$24.75
S2324N500729-19

USPS 34653-9998

3-24

UNITED STATES POSTAL SERVICE
0000
U.S. POSTAGE PAID
NEW PORT RICHEY, FL 34653
SEP 03, 26
AMOUNT
$18.00
S2324N500729-19

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPA26-03

COMPREHENSIVE PLAN AMENDMENT

FROM: RETAIL/OFFICE/RESIDENTIAL

TO: INDUSTRIAL-LIGHT

Local Planning Agency

09/17/26 **1:30 p.m.**

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

Board of County Commissioners

10/20/26 **1:30 p.m.**

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

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. RZ-7956

Project Type: REZONING

This is a request for a rezoning amendment from C-2 to MPUD to allow for a maximum of 1,104,877 square feet of I-1 and C-3 permitted uses.

Planning Commission

09/17/26 1:30 p.m.

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

Board of County Commissioners

10/20/26 1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CPA26-03
COMPREHENSIVE PLAN AMENDMENT
FROM: RETAIL/OFFICE/RESIDENTIAL
TO: INDUSTRIAL-LIGHT
Local Planning Agency
09/17/26
1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
10/20/26
1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
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. RZ-7956
Project Type: REZONING
This is a request for a rezoning amendment from C-2 to MPUD to allow for a maximum of 1,104,877 square feet of I-1 and C-3 permitted uses.
Planning Commission
09/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Board of County Commissioners
10/20/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PUBLIC HEARINGS

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 5 **FILE NO.:** PDE26-7956 **DATE:** 9/17/2026

SUBJECT: Zoning Amendment (Consent) - Times Publishing Co/Times Publishing Company MPUD Master Planned Unit Development - A Rezoning Request From C-2 General Commercial District to an MPUD Master Planned Unit Development to Allow for the Development of 1,104,877 Square Feet of Commercial and Industrial Uses and Associated Infrastructure - West Central Pasco County - Located West of US-19, Approximately 0.60 Miles South of the Intersection of US-19 and State Road 52 - Containing Approximately 8.50 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 9/17/2026 - BCC at NPR 10/20/2026

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 proposed Zoning Amendment request with conditions.

BACKGROUND:

PROJECT OVERVIEW

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

Proposed is a zoning amendment in the name of the Times Publishing Company MPUD from a C-2 General Commercial District to an MPUD Master Planned Unit Development District to allow for the development of 1,104,877 square feet of light industrial uses on one parcel.

The Times Publishing Company MPUD site has a gross acreage of approximately 8.50 acres. The prospective entitlement equates to a gross Floor Area Ratio (FAR) of 2.98. The site currently retains an ROR (Retail/Office/Residential) Future Land Use. However, a companion Comprehensive Plan Amendment, CPA26(03), has been requested to amend this designation to an IL (Industrial - Light) Future Land Use classification to enable the sought entitlement, intensity and land uses of this MPUD application.

The Times Publishing Company MPUD is proposed to rezone the entirety of the single parcel. The permitted uses for the parcel are as follows:

Parcel 1: The Permitted Uses of LDC Section 528 I-1 Light Industrial Park District.

The applicant is also seeking the following variation from the LDC:
Variation No. 1 - **LDC Section 805.6,** Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, from LDC Section 805, Wetlands, and any other applicable section of the LDC.

Variation No. 1 - Applicant requests a variation from LDC Section 805, Wetlands, specifically 805.6,

Restrictions on Post-development Wetlands and Upland Buffers within Residential Lots and Nonresidential Parcels, for the common ownership entity of the site to be responsible for associated open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special purpose areas without dedication to an association or CDD.

The proposed commercial/industrial project will be under common ownership, and therefore, it does not necessitate a third party, property management or CDD entity for maintenance of these areas.

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

Variation No. 2 - Applicant requests a variation from LDC section 901, Infrastructure Standards, specifically 901.6.D.11, Continuation of Existing Street Pattern and Street Access to Adjoining Property, as to not provide vehicular connections south, or west of the subject property.

A vehicular connection west of the subject site is infeasible due to the existing orientation of a residential use, which does not have a street or drive-aisle connection available for this site. Similarly, a vehicular connection south of the subject site is infeasible due to the orientation of existing residential uses; backyards of the residences abut the southern project boundary.

Given these explanations, PDE is amenable to the requests to modify the requirements of LDC Sections 805.6 and 901.6.D.11 via this MPUD.

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

SITE DETAILS

The project is located in the West Market Area, West Central Pasco County, abutting US-19 on the west side, approximately 0.60 miles south of the intersection of US-19 and State Road 52 (Parcel ID No. 09 25 16 0010 03300 0020).

Commission District:	The Honorable Commissioner Jack Mariano
Project Name:	Times Publishing Company MPUD
Applicants' Name(s):	Times Publishing Co.
Current Zoning District:	C-2 General Commercial District
Proposed Zoning District:	MPUD Master Planned Unit Development District
Future Land Use (FLU) Classification:	ROR (Retail/Office/Residential)
Water/Sewage	Pasco/Pasco
Flood Zone:	AE, X

Requested Entitlements:	1,104,877 square feet of LDC 528 I-1 Light Industrial Park District Uses
Road/Access:	US Highway 19 (FDOT, Arterial)

MPUD SURROUNDING CONDITIONS ANALYSIS

The built environment along Highway US-19 consists primarily of non-residential uses. Development to the south and west of the prospective Times Publishing Company MPUD includes residential uses.

There is a single MPUD within a 1-mile radius of the proposed Times Publishing Company MPUD:

- (North) Bayonet Pointe Shopping Mall MPUD: The DRI Development Order was originally approved by the Board of County Commissioners on July 23, 1974, as a two-phase project, entitled as a 1,189,077 square foot commercial shopping center.

SURROUNDING ZONING AND LAND USES

	Zoning District	**Future Land Use (FLU)**	**Existing Use**
North	C-2 General Commercial District	ROR (Retail/Office/Residential)	Non-residential users.
South	R-MH Mobile Home District, C-2 General Commercial District	ROR (Retail/Office/Residential), RES-9 (Residential-9 du/ga)	Single-family residences.
East	C-2 General Commercial District, R-4 High Density Residential District, MF-1 Multiple-Family Medium Density District	ROR (Retail/Office/Residential), RES-9 (Residential-9 du/ga)	55+ Apartment Complex, Mobile Home Park.
West	MF-3 Multiple-Family High Density District	ROR (Retail/Office/Residential)	Apartment Complex.

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

1. The subject site retains a C-2 General Commercial District zoning designation. This is an original zoning designation from 1975.

FINDINGS OF FACT

1. The subject site is within the West Market Area, Commission District 5.

2. Incorporated within the conditions of approval are a voluntary prohibition of the ad valorem tax exemption and Live Local land use preemption of Sections 196.1978 and 125.01055(7), Florida Statutes.

3. The subject site is on an active bus transportation route (Bus Route 19). Currently, the nearest bus stop is approximately 400 feet north of the site. Codified within the conditions of approval, the developers shall comply with the County and GoPasco requirements to accommodate mass transit service to and from the project if service is available or planned at the time of preliminary plan/preliminary site plan approval.

4. The subject site fronts along US Highway 19 (US 19), a Florida Department of Transportation (FDOT) 6-lane, 210-foot wide arterial Strategic Intermodal System (SIS) roadway that with redevelopment or capital improvement projects is to have ten foot (10') multiuse paved trails on both sides of the right-of-way (per LDC Section 901.7). US 19 currently has five foot (5') sidewalks on both sides of the road. The existing and planned pedestrian facilities of US 19 will connect to a conceptually planned trail intersecting US 19 and Scenic Drive approximately 2,500 feet south of the subject site, named the Scenic Dr Trail.

5. A companion Comprehensive Plan Amendment, CPA26(03), has been requested to amend the Future Land Use classification from ROR (Retail, Office, Residential) to an IL (Industrial - Light) Future Land Use classification to enable the sought entitlement, intensity and land uses.

4. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment and the BCC finds, in the particular case, that the proposed variation meets or exceeds the intent of the Code. The Planning, Development, & Economic Growth Department (PDE) has reviewed the requested variation and finds it meets the intent of the LDC as noted.

5. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

PRELIMINARY FEASIBILITY ANALYSIS

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): This MPUD is exempt from conducting a Timing and Phasing analysis per LDC 901.12.C.3.c. US Highway 19 is an arterial, FDOT maintained, Strategic Intermodal System (SIS) roadway.
2. Pasco County Utilities (PCU): The Utilities Department is in agreement with the conditions provided.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments.
4. Fire: The Fire Services Department did not provide comments.

5. Emergency Management: The Emergency Management Department is in agreement with the conditions provided.
6. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department is in agreement with the conditions provided.

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

REQUEST:

ATTACHMENT(S):
1. PDE26-7956: Times Publishing Company MPUD - Map Package
2. PDE26-7956: Times Publishing Company MPUD - Exhibits A-Legal Description, B-Conditions of Approval, C-Master Plan
3. PDE26-7956: Times Publishing Company MPUD - Proof of Publication
4. PDE26-7956: Times Publishing Company MPUD - Affidavit of Posting & Mailed Notice

RZ-7956
C-2 TO MPUD

09-25-16-0010-03300-0020

TIMES PUBLISHING CO /
TIMES PUBLISHING COMPANY MPUD
PO BOX 1121
ST PETERSBURG, FL 33731-1121

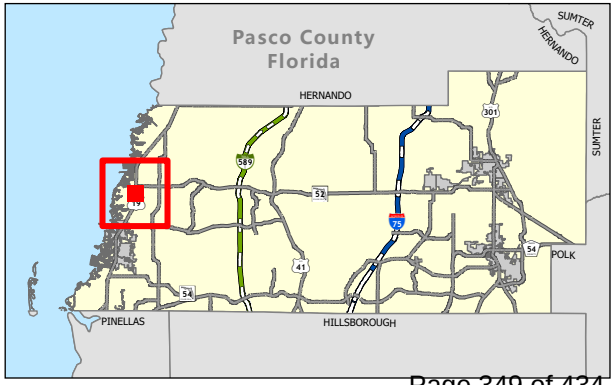
PHYSICAL ADDRESS:
11321 US HIGHWAY 19

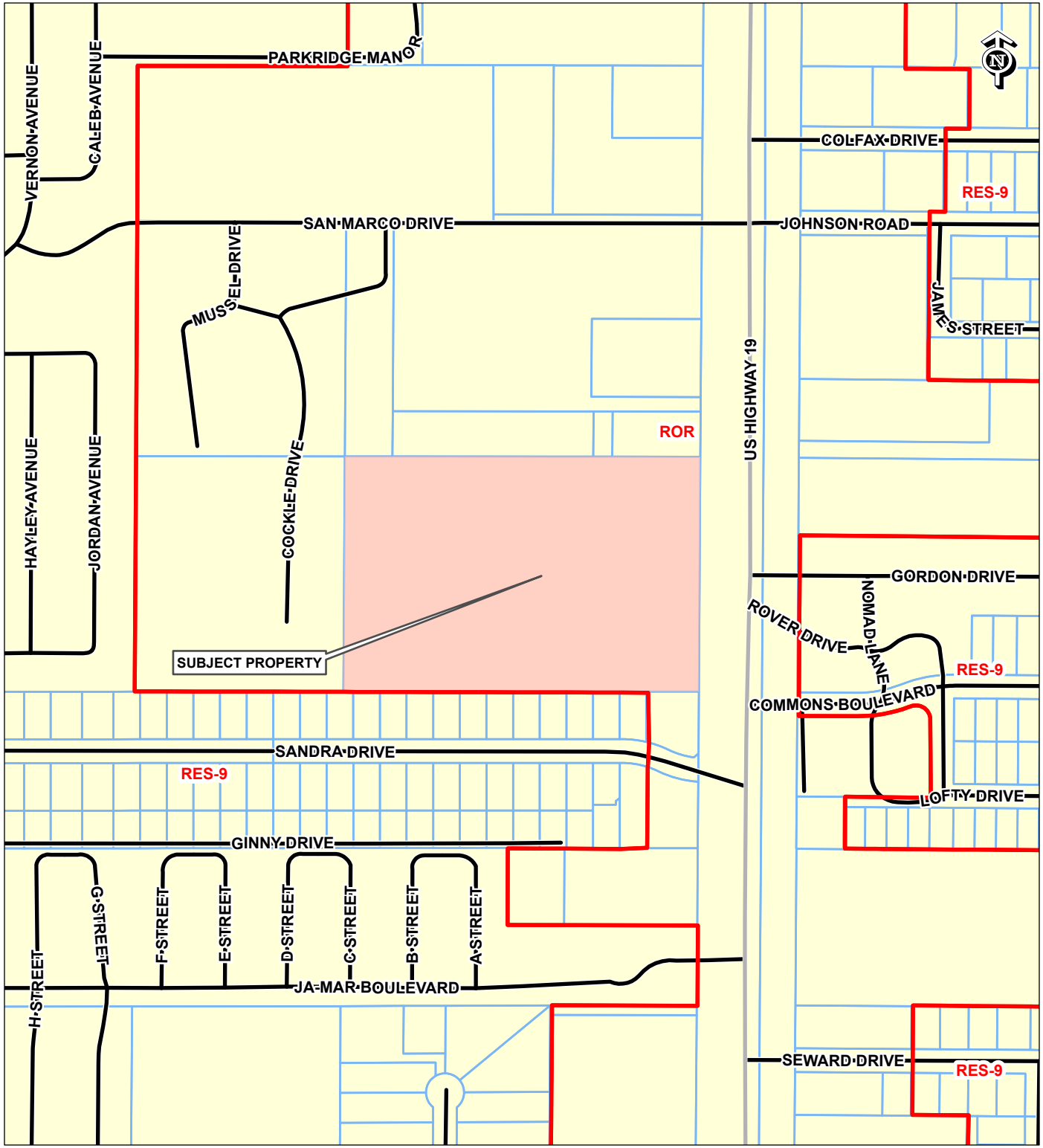
TAZ-95
COMMISSION DISTRICT: 5

SUBJECT PROPERTY

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7956\RZ-7956_AERIAL\RZ-7956_AERIAL.aprx RZ-7956_AERIAL djohnson 7/8/2026





RZ-7956
C-2 TO MPUD

09-25-16-0010-03300-0020

TIMES PUBLISHING CO /
TIMES PUBLISHING COMPANY MPUD
PO BOX 1121
ST PETERSBURG, FL 33731-1121

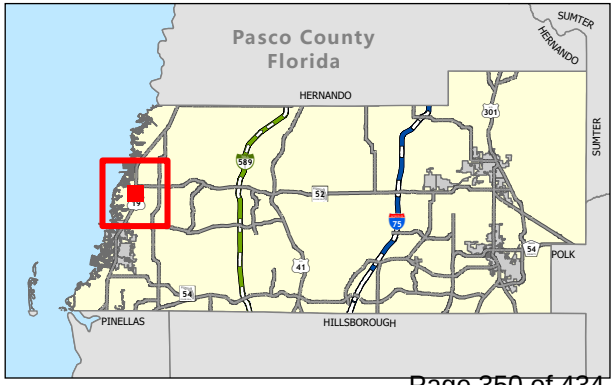
PHYSICAL ADDRESS:
11321 US HIGHWAY 19

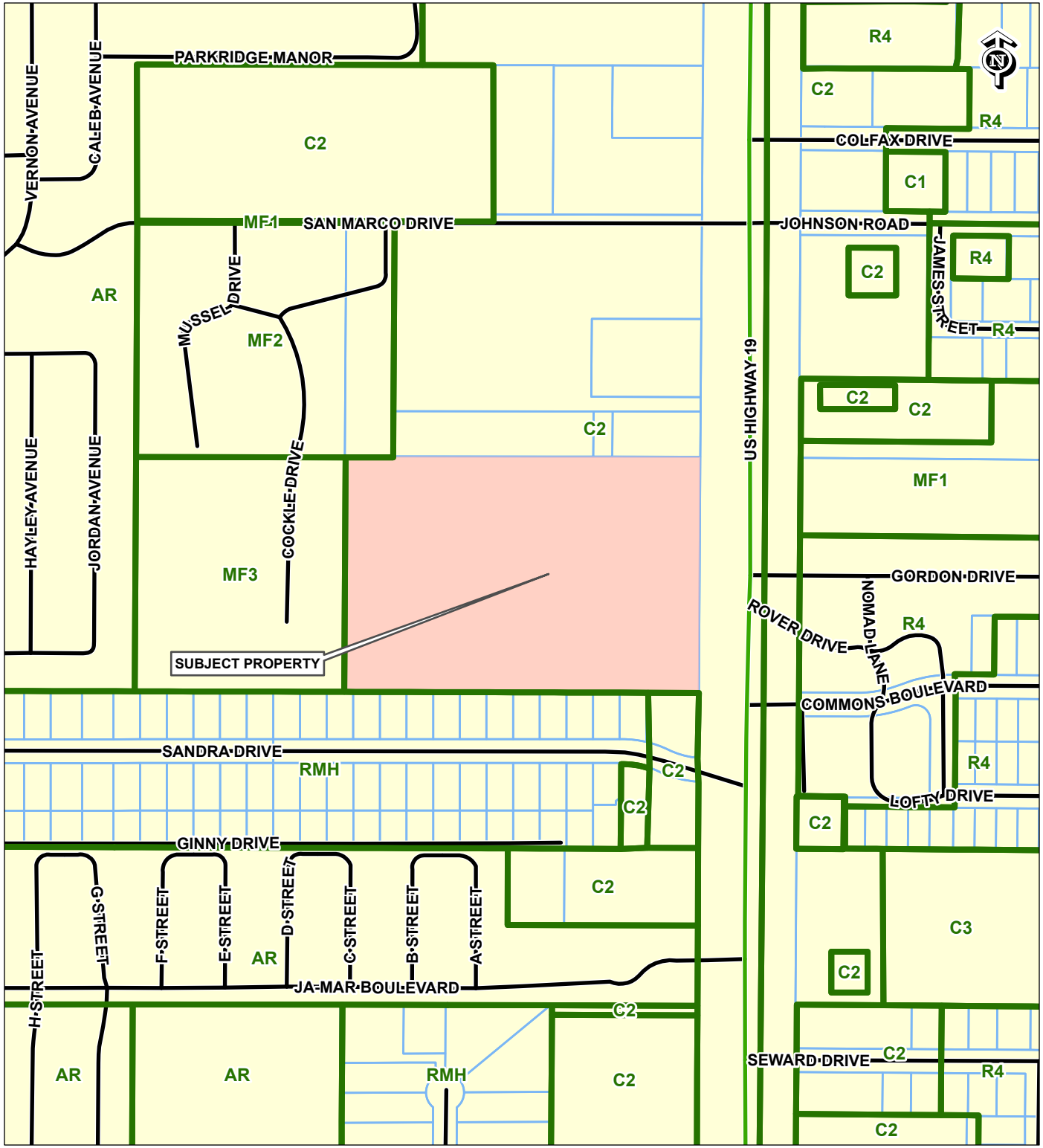
TAZ-95
COMMISSION DISTRICT: 5

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7956\RZ-7956_FLU\RZ-7956_FLU.aprx RZ-7956_FLU djohnson 7/8/2026





RZ-7956
C-2 TO MPUD

09-25-16-0010-03300-0020

TIMES PUBLISHING CO /
TIMES PUBLISHING COMPANY MPUD
PO BOX 1121
ST PETERSBURG, FL 33731-1121

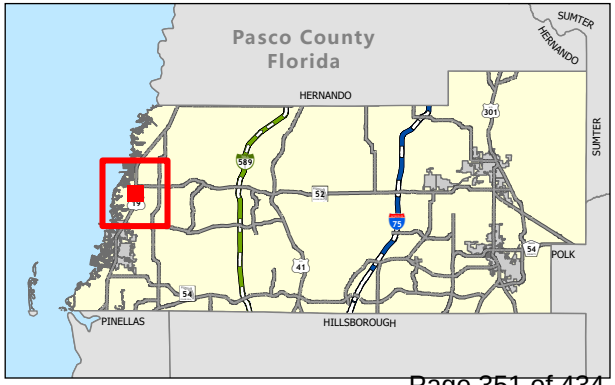
PHYSICAL ADDRESS:
11321 US HIGHWAY 19

TAZ-95
COMMISSION DISTRICT: 5

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7956\RZ-7956_ZONING\RZ-7956_ZONING.aprx RZ-7956_ZONING djohnson 7/9/2026



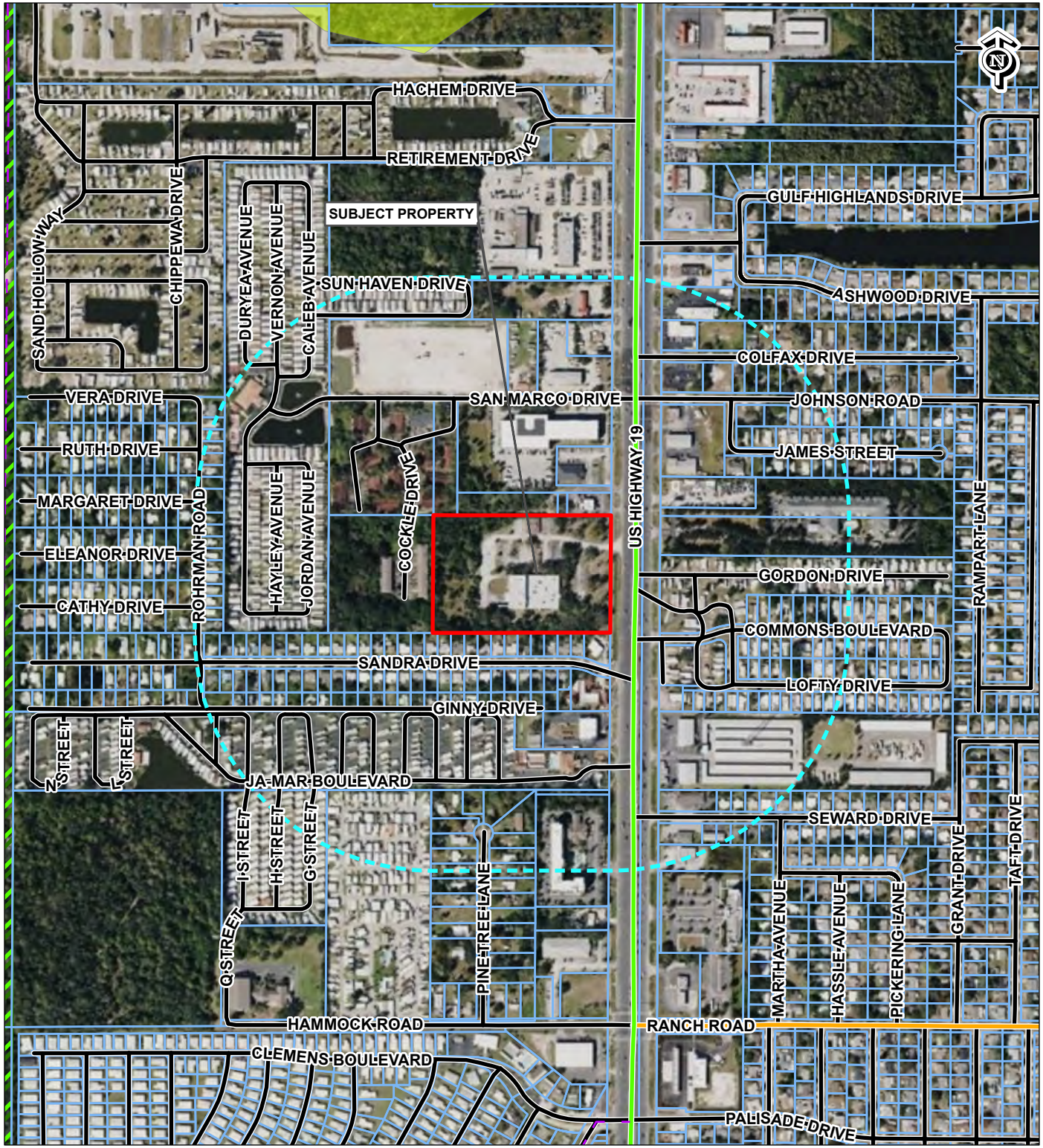
RZ-7956
C-2 TO MPUD

09-25-16-0010-03300-0020

TIMES PUBLISHING CO /
TIMES PUBLISHING COMPANY MPUD
PO BOX 1121
ST PETERSBURG, FL 33731-1121

PHYSICAL ADDRESS:
11321 US HIGHWAY 19

TAZ-95
COMMISSION DISTRICT: 5



TAZ-95
COMMISSION DISTRICT: 5

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Exisiting Arterial
- Existing Collector
- Ecological Planning Unit

0 600 1,200
Feet

T:\GIS Main\GISFlat02\LocationMaps\Zoning\RZ-7956\RZ-7956_CONTEXT_MAP\RZ-7956_CONTEXT_MAP.aprx Template_CONTEXT_MAP.djohnson 7/9/2026

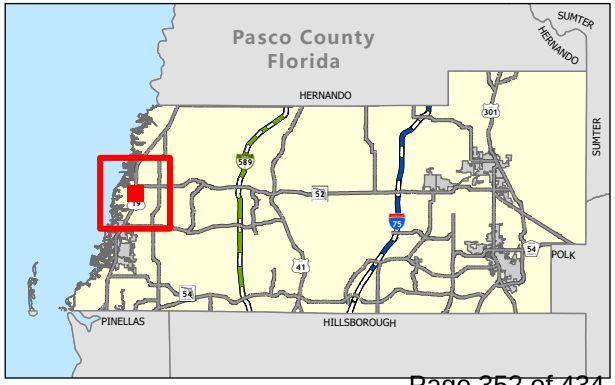


EXHIBIT A

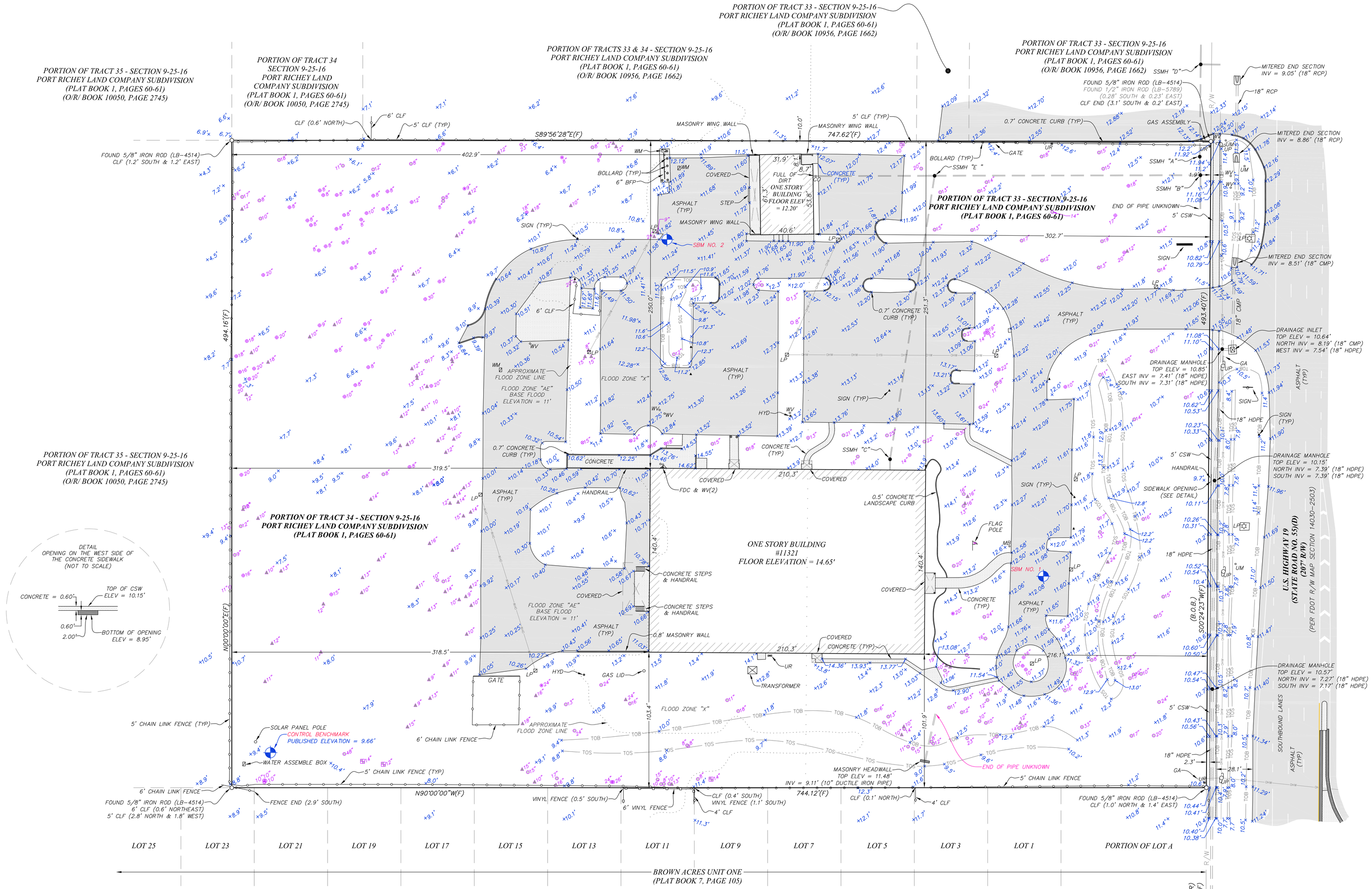
LEGAL DESCRIPTION

SECTION 9, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

MAP OF SURVEY

LEGAL DESCRIPTION

THE SOUTH ONE-HALF (S 1/2) OF TRACTS 33 AND 34, PORT RICHEY LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND LYING IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 16 EAST. LESS THAT PART LYING WITHIN 132 FEET OF THE SURVEY LINE OF STATE ROAD NO. 55 (U.S. HIGHWAY 19).



LEGEND

(C)	CALCULATED MEASUREMENT AND/OR DATA
(D)	DESCRIPTION MEASUREMENT AND/OR DATA
(F)	FIELD MEASUREMENT AND/OR DATA
(P)	PLAT MEASUREMENT AND/OR DATA
(R)	RECORD MEASUREMENT AND/OR DATA
A/C	AIR CONDITIONER
B.O.B.	BASIS OF BEARINGS
B/FP	BACKFLOW PREVENTER
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COV	COVERED
CSW	CONCRETE SIDEWALK
ELEV	ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
GA	GUY ANCHOR
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HYD	FIRE HYDRANT
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS NUMBER
LS	LICENSED SURVEYOR
MB	MAILBOX
MES	MITERED END SECTION
NAVD	NORTH AMERICAN VERTICAL DATUM
NO.	NUMBER
OHW	OVERHEAD WIRE
O.R.	OFFICIAL RECORDS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
UB	UTILITY BOX
UM	UTILITY MARKER
UR	UTILITY RISER
UV	UTILITY VAULT
WM	WATER METER
x-0.00	SPOT ELEVATION
	CAMPHOR TREE (SIZE AS NOTED)
	CEDAR TREE (SIZE AS NOTED)
	MAGNOLIA TREE (SIZE AS NOTED)
	MAPLE TREE (SIZE AS NOTED)
	OAK TREE (SIZE AS NOTED)
	PALM TREE (SIZE AS NOTED)
	PINE TREE (SIZE AS NOTED)
	RAIN TREE (SIZE AS NOTED)

SURVEYOR'S NOTES:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF IS NOT VALID UNLESS IT BEARS THE FOLLOWING: THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE). OR AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE). ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: GRID BEARING OF S00°24'23"W, ALONG THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
6. ELEVATIONS WERE ESTABLISHED AT THIS PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
A) CONTROL BENCHMARK SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT DESIGNATION "20366" PUBLISHED ELEVATION = 9.66' (NAVD88)
7. DAVRIS, INC. ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, HOWEVER THIS IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
8. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "X" AND "AE", WITH A BASE FLOOD ELEVATION OF 11 FEET, ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12101C0179G, EFFECTIVE DATE OF JUNE 05, 2020, FOR PASCO COUNTY, FLORIDA.
9. THIS SURVEY IS NON-TRANSFERABLE.

BENCHMARKS

SBM NO. 1 – SET NAIL AND DISK (DAVRIS CONTROL)
ELEVATION = 11.85'

SBM NO. 2 – SET NAIL AND DISK (DAVRIS CONTROL)
ELEVATION = 11.49'

SANITARY MANHOLE DATA

MANHOLE	TOP	INVERTS
MANHOLE "A"	12.19'	NORTH INV = 6.57' (8" PVC) SOUTH INV = 6.69' (8" PVC)
MANHOLE "B"	11.95'	NORTH INV = 6.73' (8" PVC) SOUTH INV = 6.83' (8" PVC) WEST = 6.65' (8" PVC)
MANHOLE "C"	14.14'	NORTH INV = 10.25' (8" PVC) SOUTH INV = 10.15' (8" PVC)
MANHOLE "D"	13.84'	NORTH INV = 6.20' (8" PVC) SOUTH INV = 6.27' (8" PVC) EAST = 6.39' (8" PVC)
MANHOLE "E"	12.36'	SOUTH INV = 8.64' (8" PVC) WEST = 8.59' (8" PVC) EAST = 8.34' (8" PVC)

TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC
DATE OF SURVEY: APRIL 22, 2026
CERTIFIED TO: TIMES PUBLISHING CO
2GH SOLUTIONS, INC.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 6679

David T. York
PSM #6679

May 12, 2026
Date of Signature

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-5800
Website: davris.com
Email: jj_ne@davris.com

BOUNDARY AND TOPOGRAPHIC SURVEY

11321 U.S. HIGHWAY 19
PORT RICHEY, FLORIDA

REVISIONS	DATE	BY

PROJECT NUMBER: 26041
FILE: 26041.dwg
DRAWN: TW CHECKED: TW
SHEET NO. 1 OF 1

EXHIBIT B

CONDITIONS OF APPROVAL

TIMES PUBLISHING COMPANY MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. 7956

Master Development Plans

1. Development shall be in accordance with the plans and information submitted on July, 2026; the Land Development Code (LDC); and the Comprehensive Plan unless otherwise stipulated or modified herein.

Environmental

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

3. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard. If additional gopher tortoise burrows are discovered after submittal of the documents required by this condition, then an additional survey, relocation permit, and accepted after action report will be required prior to issuance of the site development placard, unless the applicant can demonstrate that the additional gopher tortoise burrows will be excluded in accordance with the FFWCC guidelines. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. A copy of the relocation permit and accepted after action report shall be provided.

Open Space/Buffering

4. External landscape buffers shall be constructed as set forth on the MPUD Master Plan. Existing vegetation may be used to satisfy requirements pursuant to LDC section 905.2.C.1.g and shall not require an alternative standard application. No internal landscape buffers between industrial uses shall be required.

5. The developer(s) shall create a mandatory homeowners'/property owners'/condominium owners'/merchants' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board).

The developer(s) shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance all open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD. Impact fee credits for improvements or dedications shall go to the association or the CDD that funded such improvements as applicable. Notwithstanding any other provision of these conditions, the developer shall not be required to dedicate any open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, or other special-purpose areas to an association or CDD, or include such areas within an association or CDD boundaries, if the affected areas are located entirely within a parcel under single ownership.

Transportation/Circulation

6. This MPUD is exempt from conducting a Timing and Phasing Analysis according to LDC 901.12.C.3.c. The land uses approved herein are exempt from Timing and Phasing Analysis/Review ("Approved Land Uses"). Compliance with the conditions of approval and payment of mobility fees and other generally applicable taxes and assessments fully mitigates the external transportation impacts of the Approved Land Uses through the expiration date of the MPUD as set forth in Condition No. 32, except for any access management improvements which are the obligation of the Applicant/Developer.

Access Management

7. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose access management conditions on the applicant/developer.

8. At each PSP/PDP approval, the County Engineer, or designee, may require site-specific intersection improvements. Intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

9. The developer has provided a Substandard Road Application for US Highway 19. There are no substandard road impacts to US Highway 19 from the Approved Land Uses that require mitigation by Developer. Developers shall not be responsible for any improvements to US Highway 19, or any proportionate share payment for any improvements to US Highway 19, other than any access-related improvements and requirements of LDC 901.7, which shall be the Developer's obligation.

Dedication of Right-of-Way

10. The internal driveways shall be privately owned and maintained. Pasco County will not be responsible for the maintenance of the private driveways.

11. No right-of-way for US Highway 19 is required to be conveyed pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality) (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

Design/Construction Specifications

12. Approval of the Times Publishing Company MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).

13. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.

14. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available or planned at the time of preliminary plan/preliminary site plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDE for review and approval prior to or concurrent with the PDP/PSP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP/PSP submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary plan/preliminary site plan unless an alternative phasing of transit-accommodation-facilities construction is approved with the overall transit-accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

15. All sidewalks, bike paths, multi-use trails, and other non-vehicular pathways within the Times Publishing Company MPUD shall not be the maintenance responsibility of the County.

Utilities/Water Service/Wastewater Disposal

16. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan/construction site plan. This utility plan shall show, at a minimum, the following:

    a. Trunk sewer lines and lift stations.

    b. Main potable water lines and non-potable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

    d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

    e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

17. Prior to the first construction plan/construction site plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement, if required.

18. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

19. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:

    a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/ owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.

b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Stormwater

20. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

21. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.

22. All pass-through drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not obligation, to access and maintain.

23. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

Land Use

24. Land uses are permitted in accordance with LDC 528 I-1 Light Industrial Park District Permitted Uses. There shall be a maximum of 1,104,877 square feet.

25. The dimensional/development standards shall be as set forth on the MPUD Master Plan. The dimensional/development standards set forth on the MPUD Master Plan are in lieu of the C-3 zoning district standards in 527.6, 527.7, 527.8, and 527.9; and the I-1 zoning district standards in 528.7, 528.8, 528.9 and 528.10.

26. Development shall be in compliance with LDC section 528.5, Performance Standards and LDC section 528.6 Storage and Waste Disposal.

27. The maximum lot coverage and approved entitlement as set forth on the MPUD Master Plan is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.

28. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

Procedures

29. This MPUD contains land areas for industrial and commercial development that have been specifically reserved in the MPUD for such uses to ensure that the project provides the benefits of industrial and commercial development, including but not limited to, adequate employment generation and internal capture of vehicular trips. The uses permitted in this MPUD are exempt from conducting a Timing and Phasing Analysis according to LDC 901.12.C.3.b. Accordingly, the applicant/developer has committed to, and is hereby requiring, that the permitted uses for such industrial and commercial uses shall remain those uses required by these MPUD conditions of approval, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer, and not a requirement of the County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

    The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of the development authorized by this approval.

30. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas.

31. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included in a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshall, or designee has received such a petition.

32. If a PDP/PSP for the entire MPUD is not submitted and approved within six (6) years of the original MPUD rezoning approval or six (6) years from the last substantial modification approval (subject to any statutory or County-wide extensions issued subsequent to the approval of these revised conditions of approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP or PSP approval shall expire. If the MPUD expires, a new MPUD must be applied for and approved by the BCC, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time.

33. This MPUD shall not be effective until the corresponding Industrial Light (IL) Future Land Use Classification change is effective.

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

_____ _____
Date Signature

_____
Print Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date), by _____(name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____
NOTARY

EXHIBIT C

MASTER PLAN

TIMES PUBLISHING COMPANY
MPUD MASTER PLAN

PETITION NO.:

PARCEL ID: 09-25-16-0010-03300-0020

SECTION 9 / TOWNSHIP 25S / RANGE 16E

11321 US HIGHWAY 19 , PORT RICHEY, FL 34668

INDEX OF SHEETS

COVER SHEET
Z1.1-MPUD MASTER PLAN
Z1.2-AERIAL
Z1.3-FLOOD ZONE AND EXISTING TOPOGRAPHY EXHIBITS
Z1.4-ZONING EXHIBITS

PROJECT CONTACTS

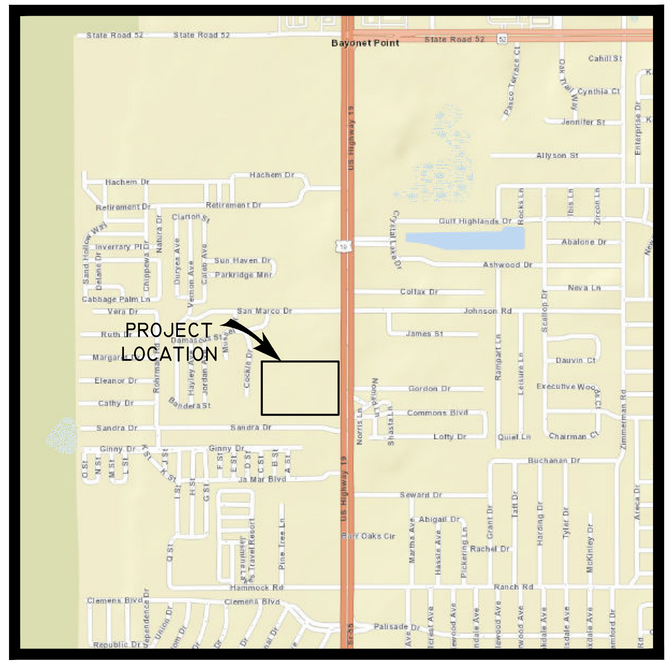
OWNER:
TIMES PUBLISHING CO
PO BOX 1121
ST PETERSBURG, FL 33731
PHONE: (727) 322-6839

DEVELOPER:
TIMES PUBLISHING CO.
PO BOX 1121
ST. PETERSBURB, FL 33731
PHONE: (727) 322-6839

LAND USE COUNSEL:
BARBARA L. WILHITE, ESQUIRE
BARBARA L. WILHITE, P.A.
6327 GRAND BLVD
NEW PORT RICHEY, FL 34652
PHONE: (727) 942-0733

TRAFFIC CONSULTANT:
2GHSOLUTIONS, LLC
6329 GRAND BLVD.
NEW PORT RICHEY, FL 34652
PHONE: (727) 807-5657

ENGINEER:
2GHSOLUTIONS, LLC
6329 GRAND BLVD.
NEW PORT RICHEY, FL 34652
PHONE: (727) 807-5657



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

THE SOUTH ONE-HALF (S 1/2) OF TRACTS 33 AND 34, PORT RICHEY LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND LYING IN SECTION 9, TOWNSHIP 25 SOUTH, RANGE 16 EAST. LESS THAT PART LYING WITHIN 132 FEET OF THE SURVEY LINE OF STATE ROAD NO. 55 (U.S. HIGHWAY 19).

√2gH Solutions LLC
Land and Water Solved

CA# 31653
6329 Grand Blvd.
New Port Richey, FL 34652
(727) 807-5657
info@2ghsolutions.com
Jonathan D. Moody, P.E.

811
Know what's below.
Call before you dig.

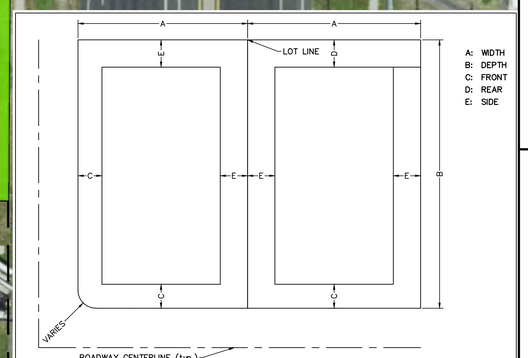
F.S. 556.105 REQUIRES THAT NOT LESS THAN 2 BUSINESS DAYS BEFORE BEGINNING ANY EXCAVATION NOT BENEATH THE WATERS OF THE STATE, AN EXCAVATOR SHALL PROVIDE ALL REQUIRED INFORMATION THROUGH THE FREE-ACCESS NOTIFICATION SYSTEM AT SUNSHINE811.COM

LEGEND

- MPUD BOUNDARY
- ADJACENT PARCEL BOUNDARIES
- LIGHT INDUSTRIAL & COMMERCIAL/LIGHT MANUFACTURING
- BUFFER ZONING

NOTES

1. THE TIMING OF DEVELOPMENT FOR THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS.
2. THERE ARE NO CRITICAL LINKAGES OR WELLHEAD PROTECTION AREAS ON OR WITHIN 1,000 FEET OF THE SITE.
3. WATER & WASTEWATER UTILITIES TO BE PROVIDED BY PASCO COUNTY. EXISTING UTILITY CONNECTIONS ARE ADEQUATE.
4. THE PARCEL IS LOCATED WITHIN FLOOD ZONES "X" & "AE" (BFE = 11), AS PER FLOOD INSURANCE RATE MAP 123230, COMMUNITY PANEL NUMBER 0179 G. EFFECTIVE 06/05/2020.
5. THE PROJECT IS LOCATED WITHIN HURRICANE EVACUATION ZONE A.
6. GENERALIZED MOBILITY PLAN: LOCAL ROADS WILL COMPLY WITH LDC SECTION 901.6 STREET DESIGNS AND DEDICATIONS REQUIREMENTS, EXCEPT THE VARIATION REQUEST TO NOT PROVIDE ADDITIONAL STREET CONNECTIONS TO ADJOINING AREAS OTHER THAN THOSE CONCEPTUALLY DEPICTED ON THIS MPUD MASTER PLAN; BICYCLE AND PEDESTRIAN FACILITIES WILL COMPLY WITH LDC SECTION 901.7 AND 901.8, RESPECTIVELY, UNLESS AN OVERALL PEDESTRIAN/BIKE PATH PLAN IS APPROVED PER THE CONDITIONS OF APPROVAL OR DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS.
7. ELECTRIC UTILITY PROVIDER: DUKE ENERGY.
8. LANDSCAPE BUFFERS SHALL BE PROVIDED IN ACORDANCE WITH SECTION 905.2 OF THE PASCO COUNTY LDC. THE COUNTY ADMINISTRATOR OR DESIGNEE MAY GRANT RELIEF FROM THE STRICT APPLICATION OF THE STANDARDS IN TABLE 905.2-A WITHOUT REQUIRING AN ALTERNATIVE STANDARD APPLICATION PURSUANT TO SECTION 407.5, IF THE APPLICANT IS ABLE TO DEMONSTRATE WITH THE LANDSCAPE PLAN THAT THE LANDSCAPING AND BUFFERING IS THE MAXIMUM POSSIBLE THAT CAN BE ACCOMMODATED GIVEN THE EXISTING CONDITIONS ON THE SITE.
9. UNLESS AN ALTERNATE STANDARD IS APPROVED PARKING SHALL BE PROVIDED IN ACORDANCE WITH PACO COUNTY LDC SECTION 907.1.



TYPICAL INDUSTRIAL PARK LOT DETAIL

LIGHT INDUSRTIAL LOT STANDARDS WITHIN PLATTED PARK								
FRONT YARD BUILDING SETBACK (C)	SIDE YARD BUILDING SETBACK (E)	REAR YARD BUILDING SETBACK (D)	SIDE OR REAR ABUTTING RESIDENTIAL	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT AREA	MIN. LOT WIDTH (A)	MIN. LOT DEPTH (B)
25'	5'	10'	30'	N/A URBAN SER. AREA	50%	15,000 SQ. FT.	100'	N/A

ADJACENT LOT	PARCEL ID	OWNER	ZONING	FUTURE LAND USE
1	09-25-16-0020-00000-00A0	NIRO BERARDINO	C2	ROR
2	09-25-16-0020-00000-0010	AQUINO ELUDIN	RMH	RES-9
3	09-25-16-0020-00000-0030	RINCON TRINIDAD AQUINO	RMH	RES-9
4	09-25-16-0020-00000-0050	MORNINGSIDE FUNDING LLC	RMH	RES-9
5	09-25-16-0020-00000-0070	AQUINO TOMAS	RMH	RES-9
6	09-25-16-0020-00000-0090	MUNOZ SANDRA MIRIAM	RMH	RES-9
7	09-25-16-0020-00000-0110	STRAUBE DEBRA P	RMH	RES-9
8	09-25-16-0020-00000-0130	MENDEZ ELIZABETH	RMH	RES-9
9	09-25-16-0020-00000-0150	INTELLI CARLEIGH	RMH	RES-9
10	09-25-16-0020-00000-0170	JENNETT GARRY G REVOCABLE LIVING TRUST	RMH	RES-9
11	09-25-16-0020-00000-0190	TIRACO ERICA	RMH	RES-9
12	09-25-16-0020-00000-0210	DIAZ-ANGON YANET	RMH	RES-9
13	09-25-16-0020-00000-0230	MORALES SIXTO & PAULA	RMH	RES-9
14	09-25-16-0010-03500-0010	BAY POINT APTS TRUST BAY POINT APTS PR LLC TRUSTEE	MF3	ROR
15	09-25-16-0010-03500-0000	BAY POINT APTS TRUST BAY POINT APTS PR LLC TRUSTEE	MF2	ROR
16	09-25-16-0010-03300-0013	BAY POINT APTS TRUST BAY POINT APTS PR LLC TRUSTEE	MF2	ROR
17	09-25-16-0010-03300-0016	MK REALTY PORT RICHEY LLC	C2	ROR
18	09-25-16-0010-03300-0014	MK REALTY PORT RICHEY LLC	C2	ROR
19	09-25-16-0010-03300-0012	MK REALTY PORT RICHEY LLC	C2	ROR

MPUD MASTER PLAN

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		

TIMES PUBLISHING COMPANY MPUD
11321 US HIGHWAY 19 , PORT RICHEY, FL 34668

TIMES PUBLISHING CO.

2gH Solutions LLC
Land and Water Solved
6329 Grand Blvd. New Port Richey, FL 34652
727.807.5657 FL CA# 31653
www.2gHSolutions.com

ISSUE DATE: JULY 14, 2026

ISSUED FOR: LAND PLANNING PURPOSES NOT FOR CONSTRUCTION

DRAWN BY: I.J.S. CHECKED BY: J.D.M.

PROJECT NUMBER: C422

Z1.1
OF 5

AERIAL

Z1.2
OF 5

PROJECT NUMBER: C422
DRAWN BY: L.J.S.
CHECKED BY: J.D.M.

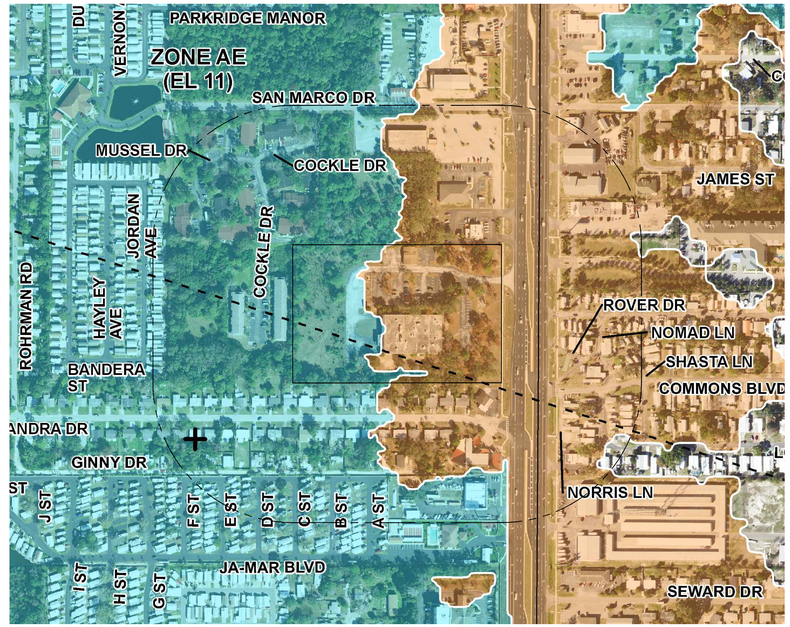
ISSUE DATE: JULY 14, 2026
ISSUED FOR: LAND PLANNING PURPOSES
CONTRACTOR: NOT FOR CONSTRUCTION

√2gH Solutions LLC
Land and Water Solved
6329 Grand Blvd. New Port Richey, FL 34652
727.807.5657 FL CA# 31653
www.2gHSolutions.com

TIMES PUBLISHING COMPANY MPUD
11321 US HIGHWAY 19 , PORT RICHEY, FL 34668

TIMES PUBLISHING CO.

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		



LEGEND

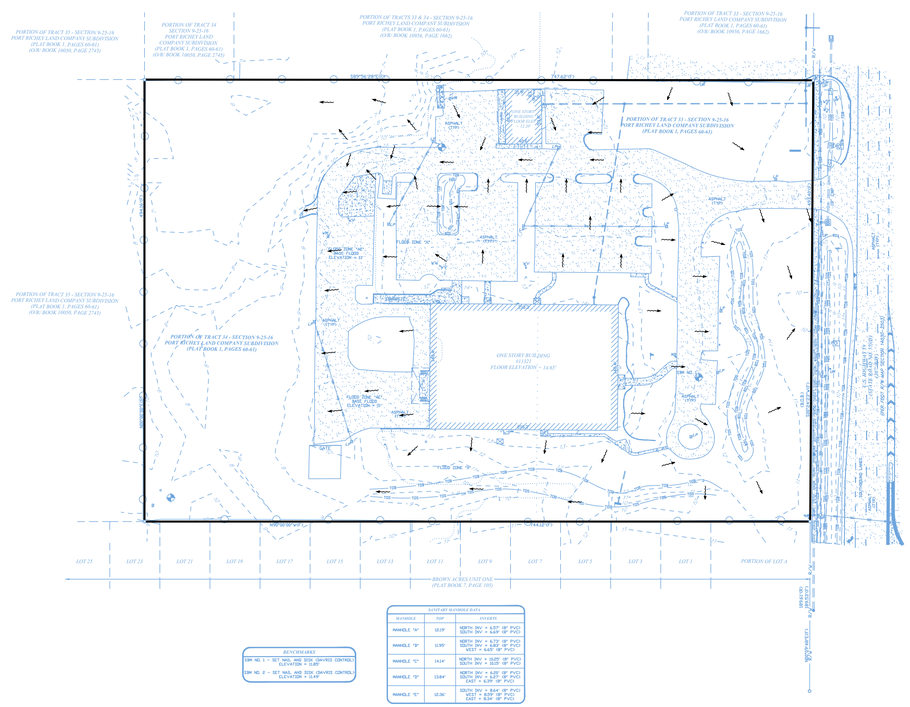
- MPUD BOUNDARY
- 500' BOUNDARY OFFSET
- FLOOD ZONE AE (BFE = 11) PER FLOOD MAP 120230 0179G
- FLOOD ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD

N

ONE INCH

NTS

FLOOD ZONE MAP



BENCHMARKS
ERM NO. 1 = SET NAIL AND DISK (SHAVED CONTROL) ELEVATION = 13.88'
ERM NO. 2 = SET NAIL AND DISK (SHAVED CONTROL) ELEVATION = 14.49'

SANITARY MANHOLE DATA		
MANHOLE	RIM	INVERTS
MANHOLE "A"	12.13'	NORTH INV = 4.57' (8" PVC) SOUTH INV = 4.69' (8" PVC)
MANHOLE "B"	11.95'	NORTH INV = 4.73' (8" PVC) SOUTH INV = 4.83' (8" PVC) WEST = 4.83' (8" PVC)
MANHOLE "C"	14.14'	NORTH INV = 10.25' (8" PVC) SOUTH INV = 10.15' (8" PVC)
MANHOLE "D"	13.84'	NORTH INV = 6.25' (8" PVC) SOUTH INV = 6.15' (8" PVC) EAST = 6.25' (8" PVC)
MANHOLE "E"	12.36'	SOUTH INV = 8.64' (8" PVC) WEST = 8.55' (8" PVC) EAST = 8.55' (8" PVC)

N

ONE INCH

1" = 80'

LEGEND

- MPUD BOUNDARY
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE PAVEMENT
- DIRECTION OF FLOW

EXISTING TOPOGRAPHY

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		

TIMES PUBLISHING COMPANY MPUD
11321 US HIGHWAY 19 , PORT RICHEY, FL 34668

TIMES PUBLISHING CO.

2gH Solutions LLC
Land and Water Solved
6329 Grand Blvd. New Port Richey, FL 34652
727.807.5657 FL CA# 31653
www.2gHSolutions.com

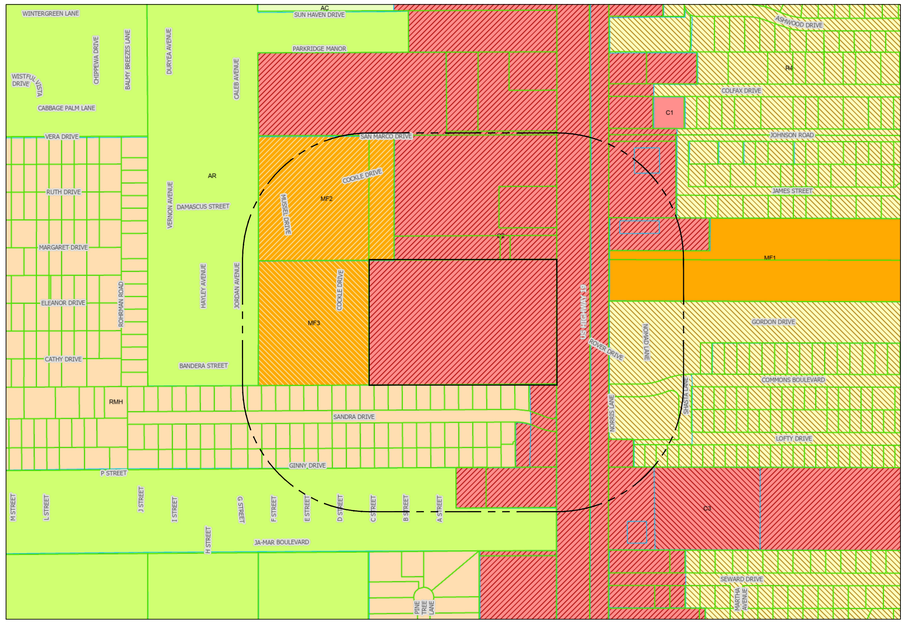
ISSUE DATE: JULY 14, 2026

ISSUED FOR: LAND PLANNING PURPOSES NOT FOR CONSTRUCTION

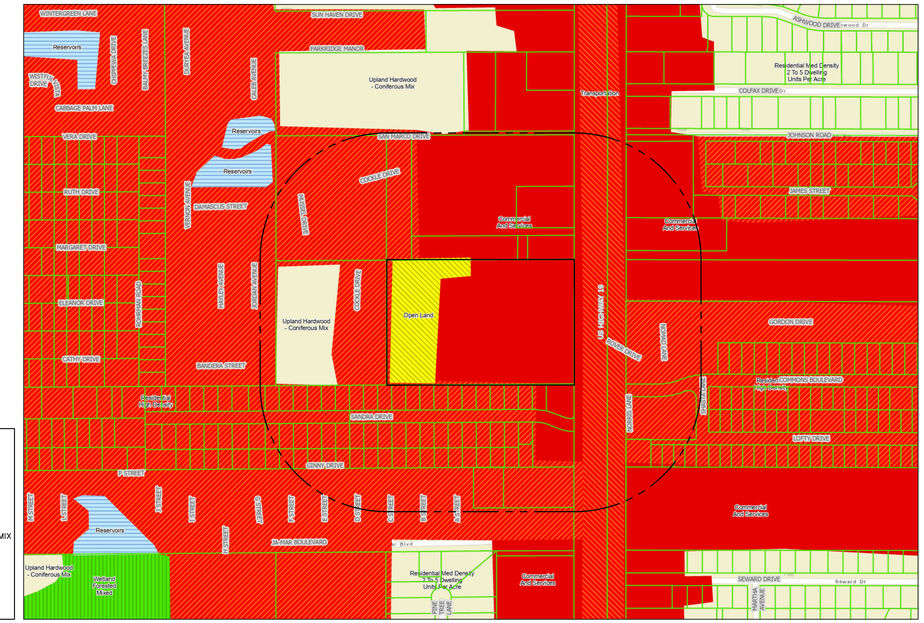
DRAWN BY: I.J.S. | CHECKED BY: J.D.M.

PROJECT NUMBER: C422

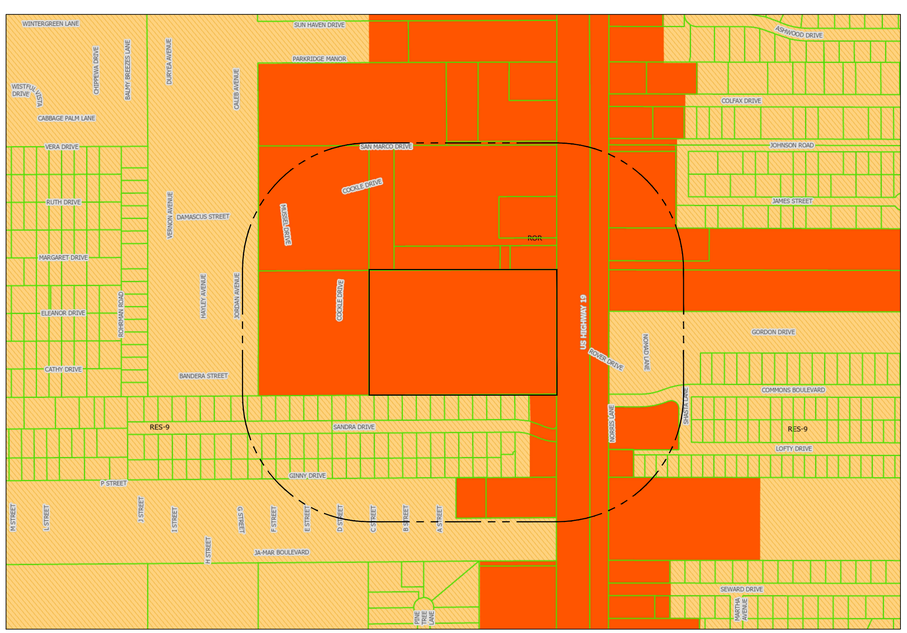
Z1.3
OF 5



EXISTING ZONING



EXISTING LAND USE COVER



EXISTING FUTURE LAND USE

SOIL MAP

NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		

TIMES PUBLISHING COMPANY MPUD
11321 US HIGHWAY 19 , PORT RICHEY, FL 34668

TIMES PUBLISHING CO.

2gH Solutions LLC
Land and Water Solved
6329 Grand Blvd. New Port Richey, FL 34652
727.807.5657 FL CA# 31653
www.2gHSolutions.com

ISSUE DATE: JULY 14, 2026
ISSUED FOR: LAND PLANNING PURPOSES NOT FOR CONSTRUCTION
DRAWN BY: I.J.S. | CHECKED BY: J.D.M.
PROJECT NUMBER: C422

Z1.4
OF 5

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

Barbara L. Wilhite

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): 09-25-16-0010-03300-0020

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: Times Publishing Co MPUD and CPAS

Project Number: RZ-7956 / CPA26-03

Request: Public Hearing Notice

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 9/3/2026 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 8/31/2026 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Signed: _____
Barbara L. Wilhite, Agent of Record

Stamp and Seal

FLORIDA NOTARY ASSOCIATION SINCE 1976
JOCELYN TAYLOR
Notary Public
State of Florida
Comm# HH706454
Expires 8/4/2029

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 9/8/2026 by Barbara L. Wilhite who is personally known to me or who has produced _____ as identification.

Notary Signature: _____

Name Printed: Jocelyn Taylor

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 Times Publishing Co CPAS26-03, 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 31, 2026

Notice ID: ZHy6hjqg44nPMOF0onVi

Notice Name: Times Publishing Co CPAS26-03

Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION
State of New Jersey
County of Camden

Signed or attested before me on this: 09/08/2026

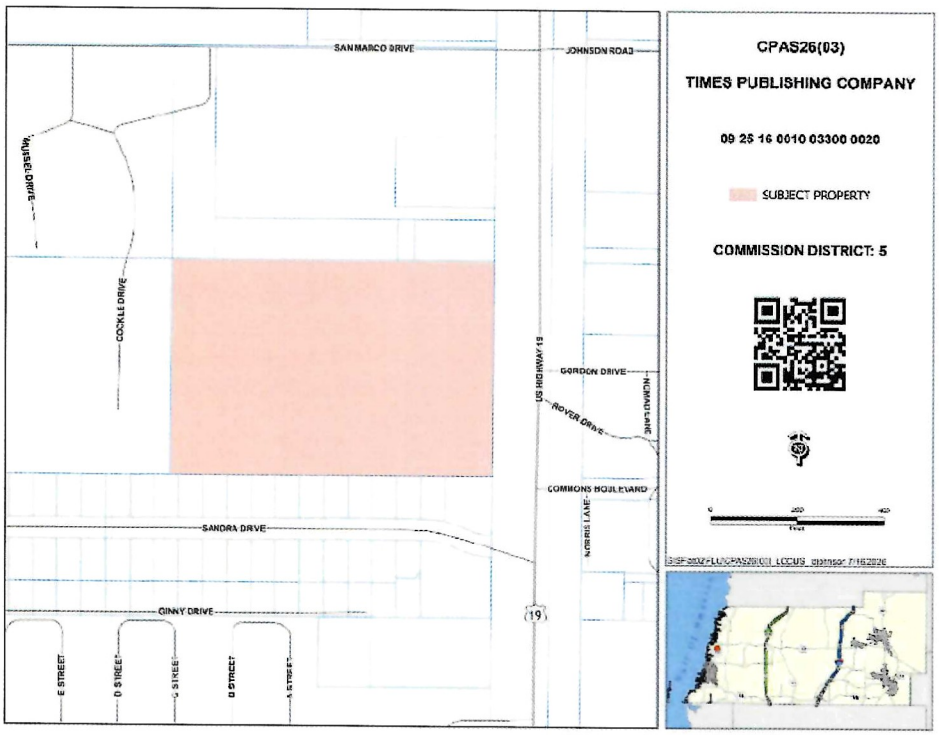
Notary Public
Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

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 10 FROM ROR (RETAIL/OFFICE/RESIDENTIAL) TO IL (INDUSTRIAL-LIGHT) ON APPROXIMATELY 8.5 ACRES OF REAL PROPERTY LOCATED AT 11321 US 19 IN PORT RICHEY; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.



On Thursday, September 17, 2026, at 1:30 p.m., the Pasco County Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

[CPA26-03 Times Publishing Co Small Scale Comprehensive Plan Amendment]

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.

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, 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 Times Publishing Co Rezoning RZ 7956, 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 31, 2026

Notice ID: 65kvVlOzhTBQUvxFFCWM

Notice Name: Times Publishing Co Rezoning RZ 7956

Publication Fee: $0.00

Anjana Bhadoriya

Agent

VERIFICATION
State of New Jersey
County of Camden

Signed or attested before me on this: 09/08/2026

Notary Public
Notarized remotely online using communication technology via Proof.

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

NOTICE OF PUBLIC HEARING
ON 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 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, 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:

Times Publishing Co (RZ-7956) petition for a rezoning from a C-2 - General Commercial District to a MPUD - Master Planned Unit Development District for a parcel located at 11321 US 19 in Port Richey (aka 09-25-16-0010-03300-0020).

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

Seminole Electric Cooperative Inc.

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): 25 24 17 0000 00100 0012

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: Shady Hills Energy Center

Project Number: SE-7942

Request: Special exemption Amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwood Lane.

That attached is the following:

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

X Certificate of mailing for the notices, which were mailed on 9/9/26 *(date)*.

X Photos showing the placement of and language on the signage, which was posted on 9/1/26 *(date)*.

STATE OF FLORIDA
COUNTY OF PASCO

Stamp and Seal

BRIAN CAMPOVERDE
MY COMMISSION # HH 681908
EXPIRES: May 31, 2029

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this September 11, 2026, by Jason Lenhart who is personally known to me or who has produced FL Driver License as identification.

Notary Signature: _____

Name Printed: Brian Campoverde

AFFIDAVIT OF PROOF OF PROVIDING PUBLIC NOTICE

It is the responsibility of the applicant to file the affidavit attesting to compliance with the public notification requirements and provide the supporting documentation 30 days prior to final action by the County. A sample Affidavit Attesting to Providing Public Notice is provided

Dear Property Owner:

This is to notify you that Petition No. (SE-7942) in the names of (Seminole Electric Cooperative) has been filed for a special exception amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwind Lane for the parcel of land located:

14353 Softwind Lane
Spring Hill FL 34610

Parcel # 25 24 17 0000 00100 0012

Public hearings for the consideration of this application will be held: Thursday, September 17, 2026.

Planning Commission Location: 1:30 pm

West Pasco Govt. Center
Board Room
8731 Citizens Drive
New Port Richey, FL

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

West Pasco Government Center, S-200
8731 Citizens Drive
New Port Richey, FL 34654

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

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

Pasco County Central Permitting Division
14236 - 6th Street, Suite 203

Dade City, FL 33525

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

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 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.

9589 0710 5270 3843 8196 07

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Pasco County Facilities Mgmt
Street and Apt. No., or PO Box No. 7220 Osteen Rd
City, State, ZIP+4® NPR Fl 34653

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

9589 0710 5270 3843 8196 14

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Reiser Properties - Pasco II LLC
Street and Apt. No., or PO Box No. PO Box 247
City, State, ZIP+4® Safety Harbor, Fl 33583

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

9589 0710 5270 3843 8196 21

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Stone Cap LLC
Street and Apt. No., or PO Box No. 1150 Ponce De Leon Blvd Ste 8012
City, State, ZIP+4® Clearwater Fl 33756

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

9589 0710 5270 3843 8195 91

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Ewell Industries
Street and Apt. No., or PO Box No. PO Box 2883
City, State, ZIP+4® West Palm Beach Fl 33402

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

9589 0710 5270 3843 8196 38

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To Pondexter Properties LLC
Street and Apt. No., or PO Box No. 6000 Travis St STE 400
City, State, ZIP+4® Houston TX 77007

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

9589 0710 5270 3843 8196 45

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

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

OFFICIAL USE

Certified Mail Fee $ 5.55
Extra Services & Fees (check box, add fee as appropriate) 4.40
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ .82
Total Postage and Fees $ 11.02

Shady Hills Center
Postmark Here
SEP 09 2026
Shady Hills Fl 34610

Sent To North Suncoast Industrial Park
Street and Apt. No., or PO Box No. 18215 Branch Rd
City, State, ZIP+4® Hudson Fl 34667

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

* 25 24 17 0000 00100 0010
SEMINOLE ELECTRIC COOPERATIVE INC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0011
SHADY HILLS POWER COMPANY LLC
115 SOLAR STREET SUITE 100
SYRACUSE, NY 13204

* 25 24 17 0000 00100 0012
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0015
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

1. 25 24 17 0000 00100 0060
EWELL INDUSTRIES INC
C/O CEMEX PROPERTY TAX DEPTPO BOX 2883
WEST PALM BEACH, FL 33402

* 25 24 17 0000 00100 0090
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0100
SHADY HILLS ENERGY CENTER LLC
16313 N DALE MABRY HWY
TAMPA, FL 33618

* 25 24 17 0000 00100 0110
SHADY HILLS POWER COMPANY LLC
115 SOLAR STREET SUITE 100
SYRACUSE, NY 13204

* 25 24 17 0000 00100 0120
SHADY HILLS POWER COMPANY LLC
901 MAIN AVENUE
NORWALK, CT 06851

2. 25 24 17 0000 00200 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

2. 25 24 17 0000 00300 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

3. 25 24 17 0020 00000 0060
REBAR PROPERTIES-PASCO II LLC
PO BOX 247
SEFFNER, FL 33583-0247

4. 25 24 17 0020 00000 0080
REBAR PROPERTIES PASCO I LLC
PO BOX 247
SEFFNER, FL 33583-0247

5. 25 24 17 0020 00000 0100
STONECAP LLC
1180 PONCE DE LEON BLVDSTE 801A
CLEARWATER, FL 33756-1031

6. 25 24 17 0020 00000 0110
POINDEXTER PROPERTIES LLC
600 TRAVIS ST STE 400
HOUSTON, TX 77002

7. 25 24 17 0020 00E00 0000
NORTH SUNCOAST INDUSTRIAL PARK OWNERS ASSOCIATION INC
C/O PREMIER COMM CONSULTANTS18215 BRANCH RD
HUDSON, FL 34667-5841

* Indicates property owned by us, therefor no letters sent.

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. SE-7942

Project Type: SPECIAL EXCEPTION

Petition for a special exception amendment to allow for permanent access to the Shady Hills Combined Cycle Facility via Softwind

Planning Commission

9/17/26

1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 3 **FILE NO.:** PDE26-0868 **DATE:** 9/17/2026

SUBJECT: Development Agreement (Consent) – Mitchell Business Park 1, LLC/Mitchell Business Park 2, LLC — Proposing an Agreement for a Unified Sign Plan (USP) for the Mitchell Business Park – Southwest Pasco County – .25 Miles West of the Intersection of State Road 54 and Duck Slough Blvd – Containing Approximately 92.65 acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at NPR 9/17/26 – BCC at DC 10/6/26

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 Development Agreement and accompanying Unified Sign Plan.

BACKGROUND:

Application MSTRGR-2025-00013, in the name of Mitchell Business Park 1, LLC and Mitchell Business Park 2, LLC , has been filed for an agreement for a Unified Sign Plan. The parcel of land is located approximately .25 miles west of the intersection of State Road 54 and Duck Slough Blvd (Parcel I.D. No's: 30 26 17 0000 00100 0000 & 30 26 17 0000 00100 0010), containing approximately 92.65 acres.

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

DESCRIPTION AND CONDITIONS:

Mitchell Business Park 1, LLC and Mitchell Business Park 2, LLC are proposing an Agreement for a Unified Sign Plan (USP) for the Mitchell Business Park, currently under construction, on the south side of State Road 54, approximately .25 miles west of Duck Slough Blvd. The development is in the Mitchell SJP MPUD – Master Planned Unit Development District. The proposed USP covers the entire developable acreage of these two parcels.

The Mitchell SJP MPUD Master Planned Unit Development is a mixed-use development of economic development importance, as it enables employment generating land uses separated into two sections. Along the frontage of State Road 54, the MPUD is approved for commercial and retail type uses of the C-2 General Commercial District, with certain uses being prohibited, as described in the MPUD Conditions of Approval for the frontage parcels. Approximately 300 feet behind this area are the Business Park parcels, which are approved for industrial, medical, and office uses. The MPUD Conditions of Approval require all buildings in the Business Park area to be designed as office, light industrial, and/or flex-space buildings. The commercial/retail section along State Road 54, with retail and service-oriented tenants, creates a buffer and essentially screens the more utilitarian Business Park buildings and users in the rear. This orientation of uses is more aesthetically pleasing and functional; however it does create visibility issues for a majority of the tenants that do not have direct frontage on State Road 54. The width and vehicle volume of this arterial roadway provide additional challenges for visibility, place-making, and wayfinding. The intent of the proposed USP is to create an

identity for the development, provide place-making, and overcome the locational tenant visibility challenges, while meeting or exceeding the applicable sign regulations in Section 406.1 of the Land Development Code (LDC).

The theming of this USP is geared towards a more industrial, utilitarian type of look and feel. The primary material for the sign structures is red brick, along with black accent brick. The color palette consists of black, yellow, white, aluminum, gray, metallic silver satin and a dark charcoal metallic. The high-visibility and cold metal colors combined with the warm bricks convey an industrial feel, both historical and modern. The color palette and materials applied across all signage will create a consistent and uniform identity for the development. The commercial buildings along the frontage of State Road 54 can have brand-specific colors in awnings and wall signs, but these will not take away from the overall modern industrial theme. Buildings in the Flex area will have a maximum of two colors per building to avoid color clutter and to keep within the theming.

Intent and Purpose of USP

Per Section 406.1.11. of the Pasco County Land Development Code (LDC) the intent and purpose of a Unified Sign Plan (USP) is:

…to provide applicants with an opportunity to create attractive signage having uniform or cohesive design of color, texture, materials, or architectural features which contribute to place-making throughout the development.

Further, USPs are intended to logically establish sign metrics (number, size, height, types) and/or blend sign types (residential and nonresidential) in a manner that is responsive to the specific site characteristics, function of the development, and/or the mix of uses therein.

USPs provide an opportunity for developments to incorporate signs with features which may not meet the specific provisions of the remainder of Section 406.1, but are appropriate due to the outstanding design, place-making, theming, and way-finding features of those signs.

Evaluation of USP Factors

Pursuant to LDC Section 406.1.11.E, the following factors are to be considered in evaluating a proposed USP:

1. Whether the USP meets or exceeds the intent of a USP by creating a uniform or cohesive design for proposed signage based upon color, texture, materials, or architectural features.

Applicant:
A single materials palette, consistent color system, and recurring architectural motifs are applied across monuments, tenant panels, and directional signs to create a unified identity that complements building facades and site architecture.

PDE: PDE agrees with this analysis as the color palette and materials proposed communicate a modern industrial feel which is appropriate to a business park.

2. Whether the USP contributes to place making within the development.

Applicant:
Strategically sited landmark monuments and coordinated tenant signage establish recognizable entry points and reinforce the development's identity as a mixed-use employment and commercial destination, contributing positively to corridor character.

PDE: The three larger signs at the three entrances to the development along SR 54, along with the smaller monument signs, create the boundary and identity of the development. This identity is further reinforced with the themed internal signage which helps in wayfinding and identifying the commercial and flex areas.

3. Whether the USP meets or exceeds the intent of the USP to logically use allowed signage in a manner that is responsive to the specific site characteristics, function of the development, and/or the mix of uses therein.

Applicant:
Sign types and placements are selected based on roadway speed, parcel orientation, building frontage, and the mix of industrial, office, and retail uses to optimize visibility while avoiding redundant signage.

PDE: The development will have a combination of commercial/retail and business park uses, with the business park being located behind the commercial section. The signs are designed to provide greater visibility to the development as a whole, while also attempting to provide visibility for the large number of business park tenants who do not have frontage on SR 54. The larger signs will have additional copy area to provide visibility for the business park tenants in the back of the development.

4. Whether those signs included in the USP that do not meet the specific provisions of the remainder of Section 406.1 are deemed appropriate due to the outstanding design and place-making features of those signs, including consideration of the elements of form, proportion, scale, color, materials, surface treatment, overall sign size and the size and style of lettering.

Applicant:
Where proposed elements exceed numeric limits (for example, increased height to ensure legibility at high approach speeds), design quality—form, proportion, materials, lettering—and place-making benefits are documented to justify the alternative.

PDE: The signs that do not meet the specific provisions of Section 406.1 are appropriate. These signs follow the modern industrial form with the materials and color palette chosen. While the County does not take the speed limit of a road into consideration for signage, the few larger signs requested are relative to the sign locations by the main access points on SR 54, and the number of business park tenants that are located towards the rear of the development.

5. Whether the proposed USP is consistent with the applicable Market Area Policies, Mission and Vision as enumerated in the Comprehensive Plan.

Applicant:
The USP supports the County's mission and vision by promoting economic development, corridor enhancement, and orderly growth.

PDE: The proposed USP supports economic development objectives associated with the MPUD. The business park will help to make the area attractive for potential employers. The development and unified sign plan will help to improve the SR 54 corridor both visually and economically. This is consistent with the South Market Area vision and mission.

6. Additionally, the request for a USP shall demonstrate :

a. The location and placement of the proposed signs in the USP will not endanger motorists;

Applicant:
Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

PDE: Acceptable placement of the proposed signs will be verified through the permitting process with Building Construction Services.

b. Sign lighting will not cause hazardous or unsafe conditions for motorists;

Applicant:
Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

PDE: Sign lighting requirements will be verified through the permitting process with Building Construction Services. The proposed USP signs do not appear to cause hazardous or unsafe conditions.

c. The proposed signs will not cover or blanket any prominent view of a structure or façade of historical or architectural significance;

Applicant:
Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

PDE: The development is new and there are no structures or facades with historical or architectural significance.

d. The proposed signs will not obstruct views of users of adjacent buildings to side yards, front yards, or to open space; and

Applicant:
Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

PDE: Proposed signs do not appear to obstruct views of required yards or open space.

e. The proposed signs will not negatively impact the visual quality of a public open space such as a public recreation facility, square, plaza, courtyard; and the like.

Applicant:
Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

PDE: The development will not have a public open space such as a public recreation facility, square, plaza, courtyard or similar space that any proposed signs will negatively impact.

7. Whether the requested USP proposes signs prohibited by this section.

PDE: The USP does not propose any prohibited signs.

<u>Evaluation of Specific Proposed Alternatives to the Sign Ordinance:</u>

The following are identified as proposed alternatives to the sign ordinance:

1. **Park Monument**
   Code – Allows 11 Ft in height/400 square foot structures/ 200 square foot copy area.
   Proposed – (1) sign: 20 feet in height/ 266.32SF of structural area and 160.65 square feet of sign copy area.

PDE Evaluation:
The sign height is adjusting for the high number of business park uses in the rear of the development as well as the width and car volume of SR54 and seems appropriate. It is creating an identity of the development at the main entrance. The EMC (Electronic Message Center) is not on a parcel that has temporary signage.

2. **In-line Retail Monument (Multi-Tenant)**
   Code – Allows 15 Ft in height/400 square foot structure/ 200 square foot copy area for a multioccupancy parcel with 600ft or more of frontage.
   Proposed – (2) signs: 20 feet in height/ 125.70SF of structural area and 94.30 square feet of sign copy area on different parcels.

PDE Evaluation:
The property has almost 2,000 feet of frontage on SR54. Proposed signs are appropriate.

3. **Entrance/Flex Area Monument**

Code – Allows 11 Ft in height/400 square foot structure/200 square foot copy area.
Proposed – (2) signs: 14 feet in height/ 85SF of structural area and 55 square feet of sign copy area. One sign at the west and east entrance. One potential sign internally at future Mitchell Blvd extension which is limited to 9 feet in height.

PDE Evaluation:
These signs are appropriate. Slight increase in allowable height for better visibility.

4. Tenant Monument

Code – Allows Unlimited amount of permanent signs located within a multi-occupancy parcel (not readily visible from adjacent rights-of-way) not exceeding a height of 5 feet and 32 square feet of sign structure area.

Proposed – (45 max) Signs complying with copy area requirement but are requesting a maximum height of 6 feet for multi-tenant signs.

PDE Evaluation:

These signs are appropriate and all located internally to the development.

5. Wall Signage

Code – Allows 1.5 SF per linear foot of frontage with a maximum of 150 square feet. With signage being allowed on elevations that face a street.

Proposed – (As needed) 3 SF per linear foot with a maximum of 200SF per establishment frontage. With a corner or stand-alone tenant being allowed to have wall signage on all elevations.

PDE Evaluation:

These signs are appropriate. The ability to allow for potential signage on all elevations of a building allows for visibility both within and outside the development. Due to the orientation of buildings in the commercial area and business park, many buildings have two or more frontages. Slightly larger sizes help business park tenants towards the rear of the development.

6. Awning Signage

Code – Allows 4 square feet per linear foot of building frontage and a sign area of 25% of the total awning area.

Proposed – Awning signage meets the 4SF per linear foot of building frontage but is allowing up to 50% of the total awning area.

PDE Evaluation:

These awnings are appropriate for a multi-building development with multiple internal circulation routes. Awning signage will be limited, and flex area building will be limited to a maximum of two different color awnings.

7. Lease Signage (Temporary)

Code – Allows one 4ft x 8ft temporary sign for each establishment.

Proposed – (4) temporary ground signs, with up to 64 sqft of signage. 3 signs are allowed on SR 54 and one internal to the business park. These temporary ground signs are allowed until 100% occupancy is achieved.

(2) maximum 150 sqft building banners are allowed only in the flex parcels. Theses banners are allowed until 100% occupancy is achieved.

PDE Evaluation:

While the proposed signs are larger and taller, by code each establishment can have one 4x8 sign. With the conceptual site plan submitted, that would equate to a total of 32 4x8 temporary signs along the SR 54 frontage. What is proposed results in fewer temporary signs along SR 54 and reduces potential sign clutter/pollution.

ALTERNATIVES AND ANALYSIS:

1. Recommend Approval to the Board of County Commissioners of the Agreement and Accompanying Unified Sign Plan;

2. Recommend Approval, with modifications or conditions, to the Board of County Commissioners of the Agreement and Accompanying Unified Sign Plan;

3. Recommend Denial to the Board of County Commissioners of the Agreement and Accompanying Unified Sign Plan.

RECOMMENDATION

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. PDE26-0868: Mitchell Business Park USP - USP Agreement
2. PDE26-0868: Mitchell Business Park USP - Exhibit A - Unified Sign Plan
3. PDE26-0868: Mitchell Business Park USP - Proof of Publication
4. PDE26-0868: Mitchell Business Park USP - Affidavit of Posting & Mailed Notice
5. PDE26-0868: Mitchell Business Park USP - Hold Harmless Agreement

cc:DA/DE/NP/AT/JR PDE26-0868 Mitchell Business Park USP

AGREEMENT BETWEEN PASCO COUNTY AND
MITCHELL BUSINESS PARK 1, LLC AND MITCHELL BUSINESS PARK 2, LLC
FOR A UNIFIED SIGN PLAN

THIS AGREEMENT (the "**Agreement**") is made by and between PASCO COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose address is 37918 Meridian Avenue, Dade City, Florida 33525 (hereinafter called the "County"), and Mitchell Business Park 1, LLC, a Foreign Limited Liability Company and Mitchell Business Park 2, LLC, a Foreign Limited Liability Company, both of the address 2560 Lord Baltimore Drive, Baltimore, MD 21244 (hereinafter called the "Developer"), the developer of record for the portion of the Mitchell SJP MPUD described below.

WITNESSETH:

WHEREAS, consistent with the approved Mitchell SJP MPUD, PDE25-7825, the Developer intends to construct the Mitchell Business Park, a development consisting of approximately 515,000 gross square feet of business park uses and approximately 107,660 square feet of commercial/retail uses, located on approximately 92 acres m.o.l., (hereinafter referred to as the "Project"); and

WHEREAS, Section 406.1.11 of the Pasco County Land Development Code, (hereinafter referred to as the "LDC"", allows developers of an MPUD or a Common Plan of Development, or a portion thereof, to develop a Unified Sign Plan, hereinafter referred to as an "USP", for a defined area in order to provide an opportunity to create attractive signage having uniform or cohesive design of color, texture, materials, or architectural features which contribute to place-making throughout the development; and

WHEREAS, this USP is intended to logically establish sign metrics (number, size, height, types) in a manner that is responsive to the specific site characteristics, function of the development, and/or the mix of uses therein; and

WHEREAS, this USP provides the Developer an opportunity to incorporate signs with features which may not meet the specific provisions of the remainder of Section 406.1, LDC, but are appropriate for the Project due to the design, place making, theming and way-finding features of those signs; and

WHEREAS, the USP submitted by Developer and approved by the County, attached hereto as Exhibit "A", and by reference made a part hereof, meets the intent and requirements of Section 406.1.11, LDC, and is appropriate due to the design features, and the place-making and way-finding qualities of the proposed signage; and

WHEREAS, Section 406.1.11.B.2 of the LDC provides further that the Developer and the County must enter into an Agreement for the USP to be effective; and

WHEREAS, all signage for the Project shall comply with the USP described in Exhibit "A" and all applicable land development regulations in effect at the time of application for sign permits, and shall be in accordance with this Agreement.

NOW, THEREFORE, in consideration of the mutual terms, covenants and conditions contained herein, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

1. PURPOSE. Pursuant to Section 406.1.11, LDC, the purpose of this Agreement is to allow for the implementation of a USP in the Project.

2. DEVELOPER'S OBLIGATIONS - IMPLEMENTATION OF UNIFIED SIGN PLAN

A. Construction and Installation of Signs. Developer shall construct and install signs at the Project consistent with the USP submitted and attached hereto as Exhibit "A" and pursuant to all applicable sign and electrical permits required.

B. Maintenance. Developer shall be responsible for the ongoing maintenance, operation and repair of the signs installed through the term of this Agreement, so as to ensure that the signs continue to meet the enhanced aesthetic and design standards that warrant approval of the USP. Developer may assign the obligation for such maintenance and upkeep to another at the discretion of the Developer.

C. Notification to Tenants and Successors. Developer shall make all tenants and successors aware of the USP and be responsible for ensuring that all tenant signs conform to the USP.

D. Tracking Use of Approved Sign Metrics. Developer shall be responsible for ensuring that the approved signage provided for in the USP is not exceeded.

3. THE COUNTY'S OBLIGATIONS. The County hereby covenants and agrees:

A. Permits and other Approvals. The County shall diligently and in good faith process any permits, applications or other approvals necessary for the construction of the signage described in the USP.

B. Modification of the USP. Non-substantial modifications of the USP shall be subject to approval of the Planning, Development, and Economic Growth (PDE) Director, which approval shall not be unreasonably withheld. Should the PDE Director determine that the proposed modification is a substantial modification of the USP, the changes shall be subject to amendment of this Agreement in accordance with Section 406.1.11.H.2, LDC.

4. MISCELLANEOUS. The Parties hereby covenant and agree as follows with respect to this Agreement:

A. Binding Effect. The rights, obligations and liabilities of this Agreement shall be binding upon, and shall inure to the benefit of, and burden the respective heirs, personal representatives, legal successors and assigns of all parties to this Agreement. Upon an assignment of this Agreement or the conveyance of any of the parcels hereunder, the assignor/grantor shall be deemed released from all rights, obligations and liabilities hereunder, and the assignee/grantee shall be deemed to have assumed all rights, obligations and liabilities hereunder,

B. Applicable Law; Jurisdiction; Venue. This Agreement, and the rights and obligations of the parties hereunder, shall be governed by, construed under, and enforced in accordance with the laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusively in Pasco County, Florida. If any provision of this Agreement, or the application thereof to any person or circumstances, shall to any extent be held invalid or unenforceable by a court of competent jurisdiction, then the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

C. Attorneys' Fees. In the event it becomes necessary for any party to enforce its rights under the terms of this Agreement, then in that event the prevailing party shall be entitled to recover reasonable attorneys' fees and court costs, including all trial and appellate litigation.

D. Joint Preparation. Preparation of this Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one party than the other.

E. Exhibits. All exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.

F. Captions or Paragraph Headings. Captions and paragraph headings contained in this Agreement are for convenience and reference only, and in no way define, describe, extend or limit the scope of intent of this Agreement nor the intent of any provision hereof.

G. Counterparts. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts constituting one and same Agreement.

H. Effective Date and Duration. This Agreement shall become effective immediately upon its execution by the Chair after approval by the Board of County Commissioners (the "**Effective Date**"). This Agreement shall remain in effect for

fifty (50) years from the Effective Date or until lapse by operation of law, whichever occurs first.

I. Amendment. This Agreement may be amended only by mutual written consent of the parties. Modifications other than non-substantial modifications to the USP shall require an amendment to this Agreement.

J. Further Assurances. Each of the parties hereto agrees to do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged and delivered, all such further acts and assurances as shall be reasonably requested by the other party in order to carry out the intent of this Agreement and give effect thereto. Without in any manner limiting the specific rights and obligations set forth in this Agreement, the parties hereby declare their intention to cooperate with each other in effecting the terms of this Agreement, and to coordinate the performance of their respective obligations under the terms of this Agreement.

K. Notices. Any notices or reports required by this Agreement shall be sent to the following, or their successor in the designated position(s):

For the County: Assistant County Administrator
(Development Services)
West Pasco Government Center
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654

With a Copy to: Pasco County Attorney's Office
West Pasco Government Center
8731 Citizens Drive, Suite 340
New Port Richey, FL 34654

For Developer: Mitchell Business Park 1, LLC and Mitchell Business Park 2, LLC c/o Michael Sacks
401 E. Jackson St
Suite 3300
Tampa, FL 33602

With a Copy to: Clarke Hobby
Hobby & Hobby, P.A.
109 N. Brush St., Suite 250
Tampa, FL 33602

L. Execution, Recordation and Filing. This Agreement shall be executed by Developer and the County within five (5) working days after the approval by the Board of County Commissioners. Within fourteen (14) days after

the County executes this Agreement it shall be recorded by the County in the official records of Pasco County, Florida.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives, have executed this Agreement on the day(s) and year set forth below.

(SEAL)

BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA

Attest:

_____
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

_____
Jack Mariano, Chairman

DEVELOPER:

Mitchell Business Park 1, LLC and Mitchell Business Park 2, LLC

By:_____
Printed Name:_____
Its: _____

STATE OF }
}ss
COUNTY OF }

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization on this _____ day of _____, 2026, by (Name) _____ _____, who executed the foregoing instrument as (Title) _____, of_____[check one] [ ] corporation or [ ] limited liability company organized under the laws of (State)_____, and who severally and duly acknowledged the execution of such instrument as such an officer aforesaid, for and on behalf of, and as the act and deed of said entity, pursuant to the powers conferred upon said officer by the Board of Directors or other appropriate authority of said entity, and who, having knowledge of the several matters stated in said foregoing instrument, certified the same to be true in all respects. Signor is personally known to me or who has produced _____ as identification.

_____
Signature of person taking acknowledgment

_____
Name typed, printed or stamped

_____
Title or rank

_____
Serial number (if any)

Mitchell Business Park

UNIFIED SIGN PLAN

SEPTEMBER 2026

ST. JOHN PROPERTIES, INC.

TABLE OF CONTENTS

Narrative **3**

Signage Table **5**

Signage Master Plan **9**

Signage Materials **11**

Signage Standards **13**

1. Park Monument 14
2. In-line Retail Monument (Multi-Tenant) 15
3. Retail Monument (Single or Multi-Tenant) 16
4. Flex Monument 17
5. Flex Monument (Future Mitchell Boulevard Extension) 18
6. Directional Monument 19
7. Flex tenant monument 20
8. Wall Signage 21
9. Awning Signage 24
10. Lease Signage 25
11. Miscellaneous Signage 26

Mitchell Business Park

NARRATIVE

ST. JOHN PROPERTIES, INC.

Narrative

This Unified Sign Plan for Mitchell Business Park establishes a coordinated system of landmark, tenant, directional, and regulatory signage to achieve Pasco County's objectives for place-making and way-finding under Section 406.1.11.C.2.

The USP provides analysis of the evaluation factors in Section 406.1.11.E (uniform design, place-making, site responsiveness, appropriateness of nonconforming signs, Comprehensive Plan consistency, and public safety) and documents conformance with Section 406.1. Where numeric standards are exceeded, the USP demonstrates that proposed alternatives meet or exceed the intent through improved legibility, reduced sign proliferation, and mitigation measures that preserve corridor character.

Evaluation Factors (Section 406.1.11.E):

- **Uniform/cohesive design:**
  A single materials palette, consistent color system, and recurring architectural motifs are applied across monuments, tenant panels, and directional signs to create a unified identity that complements building facades and site architecture.

- **Place-making:**
  Strategically sited landmark monuments and coordinated tenant signage establish recognizable entry points and reinforce the development's identity as a mixed-use employment and commercial destination, contributing positively to corridor character.

- **Site responsiveness and use mix:**
  Sign types and placements are selected based on site access, parcel orientation, building frontage, and the mix of industrial, office, and retail uses to optimize visibility while avoiding redundant signage.

- **Appropriateness of nonconforming signs:**
  Where proposed elements exceed numeric limits (for example, increased height to ensure legibility from primary access points), design quality—form, proportion, materials, lettering—and place-making benefits are documented to justify the alternative.

- **Comprehensive Plan consistency:**
  The USP supports the County's mission and vision by promoting economic development, corridor enhancement, and orderly growth.

- **Public safety and visual quality:**
  Sign locations are sited outside required sight triangles and coordinated with access points; fixtures prevent hazardous glare; signs avoid blanketing architecturally significant facades and preserve views from adjacent properties and public open spaces.

Mitchell Business Park

SIGNAGE TABLE

ST. JOHN PROPERTIES, INC.

Signage Table

Sign #	Signage Standards	# Of Signs	Sign Area Allowed	Meets Code Yes/ No	Structure Area Allowed	Meets Code Yes/No	Max Height Allowed	Meets Code Yes/No	Location(s)	Applicable Code	Comments
1	Park Monument	1	200 square feet max	Yes	400 square feet max	Yes	11 feet	No *20 feet	Main entrance State Road 54	**Height** 406.1.8.E 406.1.8.N.3.b **Copy Area** 406.1.10.B.4.b **Structure Area** 406.1.10.B.4.c	The Park Monument sign is designed to fulfill the intent of the Pasco County Land Development Code by providing cohesive, unified signage along more than 2,100 linear feet of frontage within Mitchell Business Park. Accordingly, approval is requested for modified height standards allowing a height deviation of up to 20 feet pursuant to Section 406.1.8.N.3.b consistent with the intent and purpose of the Code. The requested deviation will increase the sign's copy area oriented toward the state highway while remaining within applicable code design guidelines. The additional height will improve visibility along State Road 54 and enhance identification for the smaller, employment-generating businesses located within the flex area parcels. It will also allow for appropriately scaled letter heights, an electronic message center, and individual tenant panels, thereby improving way-finding and visibility while remaining proportional to the site and surrounding development context. This sign meets the intent of Section 406.1 by promoting logical, cohesive signage that supports the function and aesthetics of the development and avoids excessive or incompatible sign height. Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure.
2	In-line Retail Monument (Multi-Tenant)	2	100 square feet max	Yes	200 square feet Max	Yes	11 feet	No *20 feet	In-line retail parcel	**Height** 406.1.8.E 406.1.10.B.3 **Copy Area** 406.1.10.B.4.b **Structure Area** 406.1.10.B.4.c	The In-line Retail Monument signs are designed to complement the signature Park Monument sign while providing essential visibility for the retail and service-oriented tenants that front State Road 54. Approval is requested for modified height standards allowing a height deviation of up to 20 feet pursuant to Section 406.1.11, consistent with the intent and purpose of the Code to provide legible, consolidated tenant identification visible from State Road 54 and internal drives. The increased height exceeds code 406.1.10.B.3 but reduces overall sign proliferation by consolidating multiple tenant signs into one well-designed element, improving way-finding and corridor legibility. The monument uses the USP's unified materials to ensure the alternative meets the intent of Section 406.1. Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure.
3	Retail Monument (Single or Multi-Tenant)	1 per retail pad parcel	100 square feet max	Yes	200 square feet max	Yes	11 feet	Yes	Retail pad parcel	**Height** 406.1.8.E 406.1.10.B.3 **Copy Area** 406.1.10.B.4.b **Structure Area** 406.1.10.B.4.c	Available as both single-tenant and multi-tenant ground signs, these Retail Monument signs are designed to complement the Park Monument sign while providing essential visibility for the retail and service-oriented tenants that front State Road 54. Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure. Signs shall be spaced no less than seventy-five (75) feet apart, measured horizontally from the nearest edge of one sign structure to the nearest edge of the adjacent sign structure (Single or Multi Tenant)
4	Flex Monument	2	100 square feet max	Yes	200 square feet max	Yes	11 feet	No *14 feet	See approximate ground signage location on page 10	**Height** 406.1.8.E 406.1.10.B.3 **Copy Area** 406.1.10.B.4.b **Structure Area** 406.1.10.B.4.c	The Flex Monument sign serve as prominent tenant identifiers within Mitchell Business Park that reinforce the brand and aid way-finding to tenants within the park. Approval is requested for a modified maximum height of 14 feet (exceeding the 11-foot limit in Section 406.1.10.B.3) pursuant to Section 406.1.11, consistent with the Code's intent to provide legible, consolidated identification visible from State Road 54 and internal drives. The additional height improves visibility from key approach points, reduces the need for multiple repetitive signs, and strengthens the sense of arrival at multiple touch-points. At 14 feet the Flex Monuments are architecturally consistent with the Park Monument sign, use the USP's unified materials and detailing to ensure the alternative meets the intent of Section 406.1. Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure.

*Indicates items that exceed the code

Signage Table

Sign #	Signage Standards	# Of Signs	Sign Area Allowed	Meets Code Yes/No	Structure Area Allowed	Meets Code Yes/No	Max Height Allowed	Meets Code Yes/No	Location(s)	Applicable Code	Comments
5	Flex Monument (Future Mitchell Boulevard Extension)	1	100 square feet max	Yes	200 square feet max	Yes	9 feet	Yes	See approximate ground signage location on page 10	**Height** 406.1.8.E 406.1.10.B.3 **Copy Area** 406.1.10.B.4.b **Structure Area** 406.1.10.B.4.c	The Flex Monument sign (Future Mitchell Boulevard Extension) serve as prominent identifier within Mitchell Business Park that reinforce the brand and aid way-finding to tenants within the park. Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure.
6	Directional Monument	TBD Max 32	N/A	N/A	32 square feet max	Yes	5 feet	Yes	All parcels	**Height** 406.1.10.F.1 **Structure Area** 406.1.10.F.1	The proposed directional signage supports cohesive way-finding throughout the Unified Plan of Development by guiding visitors efficiently to internal destinations while maintaining a consistent visual language across the site. The signage complies with Section 406.1.10.F.1 by meeting the 5-foot maximum height requirement and adhering to all right-of-way setback standards, while remaining within the allowable 32-square-foot sign structure area. The directional signs deviate from the code and are allowed to have an open base. By aligning fully with the Code and continuing to utilize the Unified Sign Plan's unified materials and design standards, the directional signs provide clear, effective, and visually consistent navigation throughout the multi-occupancy parcels without contributing to visual clutter.
7	Flex Tenant Monument	TBD max 45	N/A	N/A	32 square feet max	Yes	5 feet	Yes 3.5 feet (single tenant) No *6 feet (multi-tenant)	Flex area parcel	**Height** 406.1.10.F.1 **Structure Area** 406.1.10.F.1	Tenant Monument signs are designed for tenants that occupy larger portions of Mitchell Business Park's industrial space. Positioned at or near the tenant's primary entrance, these ground level monument signs reinforce the tenant's presence within the development. Approval is requested for a modified maximum height of 6 foot tenant monument signs (exceeding the 5 foot limit in Section 406.1.10.f.1) to provide appropriately scaled, consolidated tenant identification within multi-tenant areas of Mitchell Business Park. Each tenant monument will be 32 square feet of sign structure area, and meet the right-of-way setback requirements. The monuments will be proportioned to building frontage, uses the USP's unified materials and detailing to ensure the alternative meets the intent of Section 406.1 by enhancing way-finding, preserving corridor character, and maintaining motorist safety.
8	Wall Signage	TBD max 500	N/A	N/A	1.5 square feet per linear foot frontage max 150 square feet	No *3 square feet per linear foot frontage max 200 square feet	N/A	N/A	All parcels	**Structure Area** 406.1.10.C.1 406.1.10.C.3	The proposed wall signage standards exceed the allowable sign structure area in Section 406.1.10.C.1, which limits wall signage to 1.5 square feet per linear foot of establishment frontage. The request increases this allowance to 3 square feet per linear foot, providing tenants with adequate visibility proportional to the scale of the buildings and the internal circulation patterns of the Park. In addition, Section 406.1.10.C.3 restricts each establishment to one wall sign, with corner tenants permitted one additional sign per street-facing elevation. The proposal exceeds this limit by allowing up to four wall signs per tenant and permitting placement on any building elevation. This flexibility is necessary for a multi-entry, multi-frontage development where tenants must be identifiable from internal drives, shared parking fields, pedestrian routes, and secondary access points—not solely from public street frontages. Together, these modifications support functional way-finding and tenant visibility while maintaining a cohesive architectural sign program.

*Indicates items that exceed the code

Signage Table

Sign #	Signage Standards	# Of Signs	Sign Area Allowed	Meets Code Yes/No	Structure Area Allowed	Meets Code Yes/No	Max Height Allowed	Meets Code Yes/No	Location(s)	Applicable Code	Comments
9	Awning Signage	TBD max 250	25% of the total Awning area	No (Proposed) *50% of the total awning area	4 square feet per linear foot of building frontage	Yes	N/A	N/A	All parcels	**Structure & Copy Area** 406.1.10.E.4	Although the code allows an awning, canopy, or marquee sign to substitute for a wall sign, the proposed use of both tenant awnings and complementary wall signs departs from code 406.1.E. This combined approach, however, meets the intent of the provision by providing mode-specific way-finding—awnings at pedestrian entrances for weather protection and close-range identification, and wall signs for vehicular approach visibility—while preserving building character. The combined treatment advances safety, legibility, and cohesive place-making consistent with the marquee/canopy/awning regulations. The proposal also exceeds Section 406.1.10.E.4, which limits the aggregate copy area on an awning, canopy, or marquee to 25% of the surface. The proposal increases this allowance to 50% to ensure adequate tenant identification within a large-format, multi-building development where users approach from multiple internal circulation routes. The expanded copy area improves legibility at appropriate viewing distances while remaining proportionate to the awning design and integrated into the overall architectural sign program. Awning signage shall be permitted only on buildings located within the flex area parcels. No more than two (2) different awning colors shall be permitted per building. Awning signage shall not be permitted in combination with both a flex tenant monument sign and tenant wall signage.
10	Lease Signage	TBD max 6	N/A	N/A	4' width X 8' height (32 square feet) ground signage	NO *64 square feet ground signage No *150 square feet max building banner	8 feet	Yes	State Road 54 & Mitchell Blvd. Extension All parcels	406.1.3.V 406.1.6 **Structure** 406.1.6.B.3 **Height** 406.1.8.E	Temporary lease signage consists of non-illuminated in-ground signs and building banners used to advertise available space for rent or lease. A maximum of six (6) leasing signs shall be permitted within Mitchell Business Park, consisting of up to four (4) in-ground leasing signs and up to two (2) building banners. In-ground lease signs shall be a maximum of *64 square feet (406.1.6.B.3) and shall not have orientation requirements. State Road 54 will be allowed (3) in-ground leasing signs and (1) at the future Mitchell Blvd. Extension. A maximum of two (2) building banners shall be permitted within each flex area parcel only, with no more than one (1) building banner permitted per building. Approval is requested to permit building banners with a maximum sign area of one hundred fifty (150) square feet per banner, which exceeds the maximum banner area otherwise permitted by the Pasco County Land Development Code in section 406.1.6.B.3 (2.5' x 8'). The larger banner format provides adequate visibility for prospective tenants approaching from internal drives and the surrounding roadway network. Building banners shall not be permitted outside of the Flex Area parcels and shall comply with all applicable requirements of the Pasco County Land Development Code. All temporary lease signage will comply with Section 406.1.3.V, which prohibits temporary signs on parcels or tracts containing the electronic message center EMC). Sign height measurement will comply with Section 406.1.8.E – the height of all signs shall include berms or permanent planters if the sign is located thereon and shall be measured at an elevation equal to the elevation of the closest portion of the nearest paved right-of-way to the highest point of the sign structure.
11	Miscellaneous Signage		24 square feet 4 square feet	Yes	N/A	N/A	11 feet 30 inches	Yes	Retail pad parcel in-line retail parcel	406.1.6 406.1.10.G.1 406.1.10.G.2	The proposed miscellaneous non-residential signs fully comply with code Section 406.1.10.G.1 and 406.1.10.G.2: two signs per drive through lane are provided and sited at the minimum building setback or 40 feet, whichever is less; each drive through sign does not exceed 24 square feet of sign surface or 11 feet in structure height and may be internally illuminated with sound limited to business transactions. For driveway identification, up to two signs per driveway are provided, each not exceeding 4 square feet and 30 inches in height, with the option for a 1 foot right-of-way setback where applicable. Signage regulated under Section 406.1.6 of the Pasco County Land Development Code shall be permitted in accordance with the applicable requirements of that section and the Land Development Code.

*Indicates items that exceed the code

Mitchell Business Park

SIGNAGE MASTER PLAN

ST. JOHN PROPERTIES, INC.

Signage Master Plan

Freestanding Signage

Mitchell Business Park allows freestanding identification monuments at all three main entrances off State Road 54, and the future Michell Boulevard extension. Sign #1 will be located at the main entrance. Sign #4 will be located at the most Western & Eastern entrances, and the future Michell Boulevard extension. These signs allow for visibility and identification for entrances and business uses.

The business park also allows for additional monument signage within its retail pad, in-line retail, and flex area parcels. The retail pad parcels will be allowed signs #3, #7, #8, #9, #10, and #11. The in-line retail parcels will be allowed signs #2, #7, #8, #9, #10, and #11.

The flex area parcels will be allowed signs #6, #7, #8, #9, and #10. Based on the type and location of the monument signs, the standards proposed will deviate from 406.1.10(b).

Wall Signage

All parcels will be allowed wall signage, illuminated or non-illuminated. Wall signs consist of wall panels, channel letters, and branding addresses. Based on the type and location, the standards proposed will deviate from 406.1.10.C.1. Also included are Window and door graphics for hours and logos. No more than 35% of total suites glass is allowed for such graphics. The in-line retail parcels are allowed Window graphics up to 35% during lease up of the buildings.

Lease Signage

Mitchell Business Park is allowed temporary lease signage, sign #10, in all parcels and along State Road 54. These signs are to be non-illuminated. A maximum of six (6) leasing signs shall be permitted within Mitchell Business Park, consisting of up to four (4) in-ground leasing signs and up to two (2) building banners. State Road 54 will be allowed (3) in-ground leasing signs and (1) at the future Mitchell Blvd. Extension. A maximum of two (2) building banners shall be permitted within each flex area parcel only, with no more than one (1) building banner permitted per building. All leasing signage will used to advertise space for rent or lease.

Mitchell Business Park

SIGNAGE MATERIALS

ST. JOHN PROPERTIES, INC.

Materials

Ground Signage Materials

Vinyl on Acrylic Panels
Matte Black

Brand Logo
White/A9143-T
Yellow Faces

Tenant Sign Panel
Clear Aluminum

Channel Letters
Black
Trim/Returns

Base Accent Brick
TBD in Final Design

Sign Cabinet
Matthews Paint
41342 SP Metallic
Silver Satin

Sign Reveal
Matthews Paint
08091 S

Base Field Brick
TBD in Final Design

Decorative Surround
Matthews Paint
22504 S
Metallic Charcoal

Awning Materials

Metal Awning
Black

Sunbrella Awning
Marine Blue
4678-0000

Sunbrella Awning
Burgundy
4631-0000

Sunbrella Awning
Forest Green
4637-0000

Sunbrella Awning
Sunflower Yellow
4602-0000

Sunbrella Awning
Tenant specific
Brand color

***Under Construction**

Mitchell Business Park

SIGNAGE STANDARDS

ST. JOHN PROPERTIES, INC.

1. Park Monument

PARK MONUMENT

NTS

- Quantity: 1 for the entire development
- *Sign Height: 20 feet max (406.1.8.E & 406.1.8.N.3.b)
- Sign Copy Area: 165 square feet (406.1.10.B.4.b)
- Sign Structure Area: 400 square feet Max (406.1.10.B.4.c)
- Sign is internally illuminated
- Sign to have an electronic message center (406.1.8.J)
- Sign is double-sided
- Setback to be a minimum of 5 feet off the property line (406.1.10.4) and shall comply with existing easements

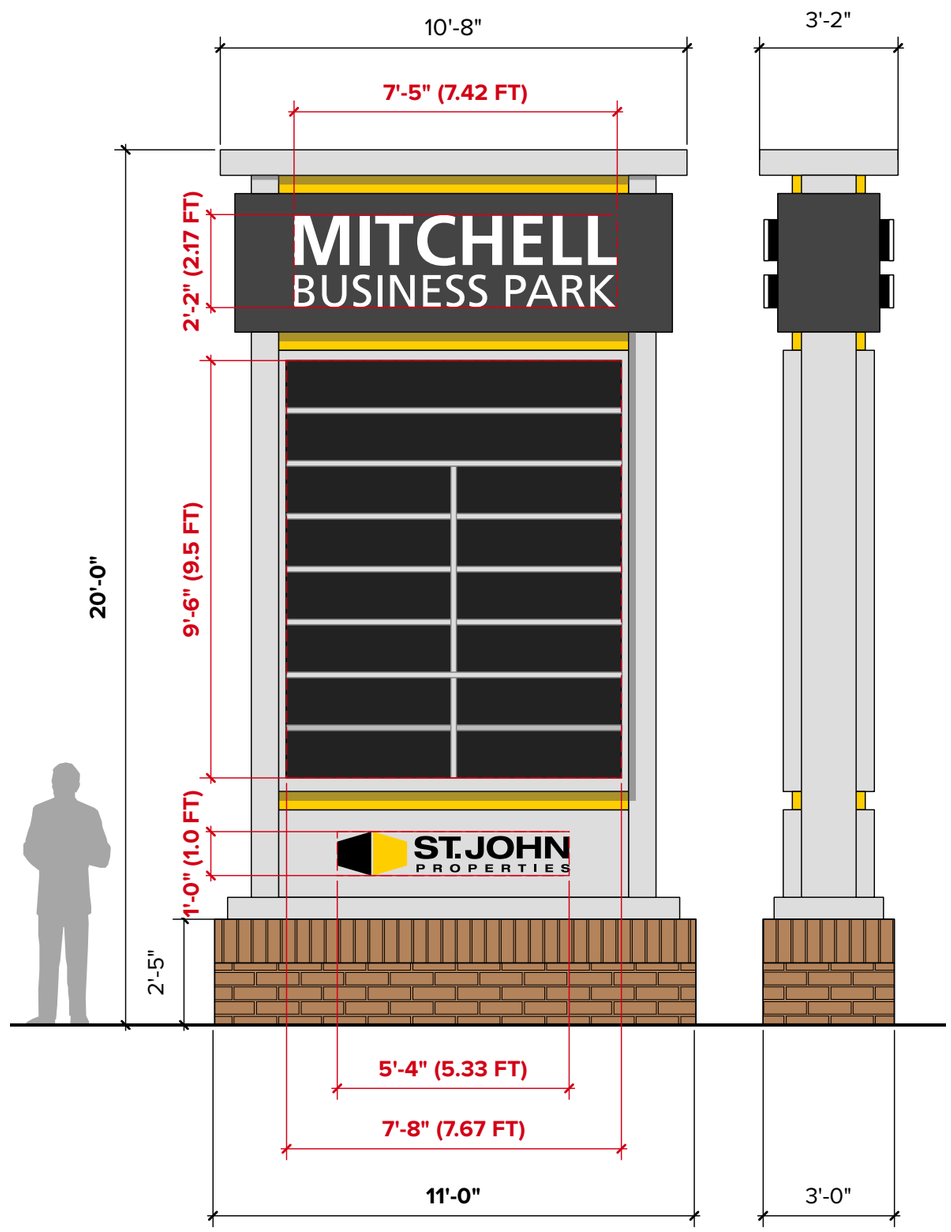
The park monument sign is designed as a signature gateway feature for Mitchell Business Park, strategically positioned along State Road 54 to capture the attention of both eastbound and westbound traffic. More than an identification element, this sign establishes a strong sense of place, setting the tone for the quality, character, and vision of the entire development.

The scale of the monument conveys the prominence of Mitchell Business Park, signaling the caliber of tenants that the business community is intended to attract and support. By incorporating an electronic message center, the monument provides visibility not only for front-facing businesses, but also for industrial tenants located deeper within the site – ensuring that every user benefits from a strong, unified identity.

Architectural detailing, material selection, and branding elements are carefully tied to the overall development aesthetic, reinforcing cohesion throughout the business community. This integration transforms the monument into more than a sign – it becomes a visual anchor and place-making landmark that announces arrival, strengthens the business community's brand, and communicates its role as a premier regional hub for commerce and innovation.

*Indicates items that exceed the code

2. In-line Retail Monument (Multi-Tenant)



IN-RETAIL MONUMENT (MULTI-TENANT)

NTS

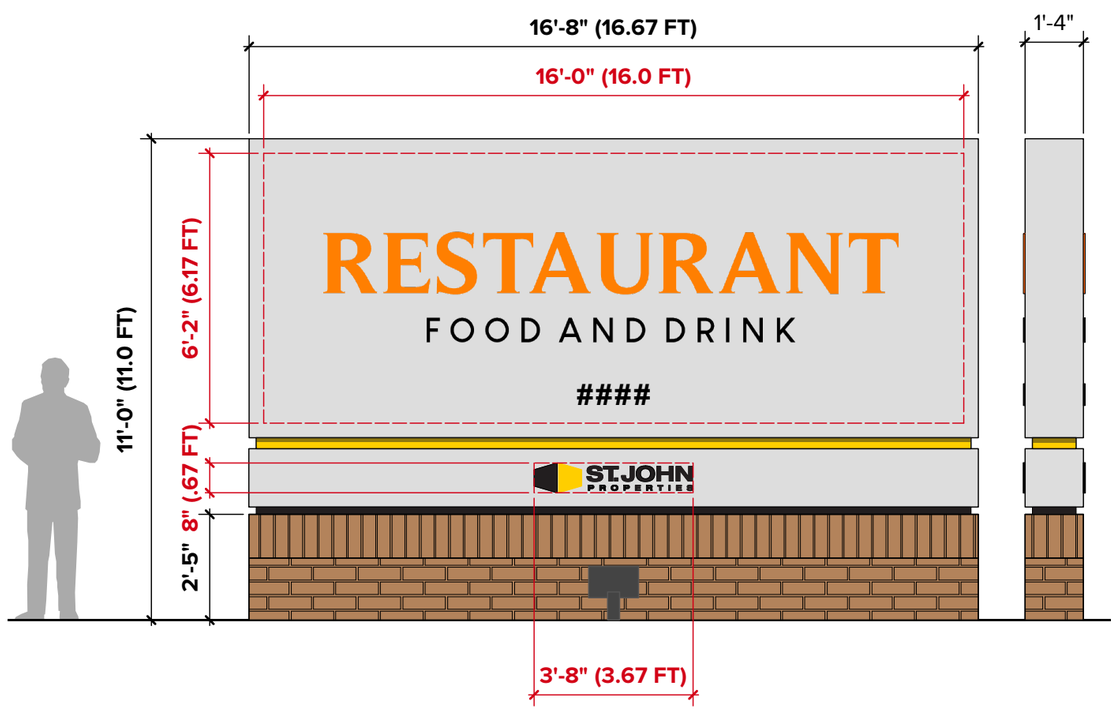
- Quantity: One (1) sign shall be permitted per in-line retail parcel, with a maximum of two (2) such signs permitted within the overall development.
- *Sign Height: 20 feet max (406.1.8.E & 406.1.10.B.3)
- Sign Copy Area: 95 square feet (406.1.10.B.4.b)
- Sign Structure Area: 200 square feet max (406.1.10.B.4.c)
- Signs are internally illuminated
- Signs are double-sided
- Setback to be a minimum of 5 feet off the property line (406.1.10.4) and shall comply with existing easements
- Subdivision of an in-line retail parcel shall not create or entitle the resulting parcel(s) to additional signage beyond the one (1) sign permitted per original in-line retail parcel, subject to the overall development maximum of two (2) signs.

The retail tenant monument signs are designed to complement the signature park monument while providing essential visibility for the retail and service-oriented tenants that front State Road 54. Available as both single-tenant and multi-tenant ground signs, these monuments are scaled and detailed to align with the architectural character and branding of Mitchell Business Park, ensuring a cohesive visual identity throughout the business community.

Strategically positioned along the State Road 54 corridor, these signs serve a critical role in place-making by highlighting the two multi-tenant retail buildings that activate the community's entrance. Tenants featured on these signs will not appear on any other advertising within the development, making this their primary – and in many cases, only – means of visibility to the thousands of vehicles traveling daily along this major arterial road.

By extending the design language of the park monument sign, the retail monuments reinforce the business community's identity while providing direct marketing value to tenants who rely on traffic-driven exposure. Their presence not only enhances tenant success, but also contributes to the vitality of the corridor, showcasing the quality, accessibility, and convenience of Mitchell Business Park as a whole. Together, they elevate the park's sense of place and reinforce its role as a vibrant commercial destination.

*Indicates items that exceed the code



RETAIL MONUMENT (SINGLE OR MULTI TENANT)

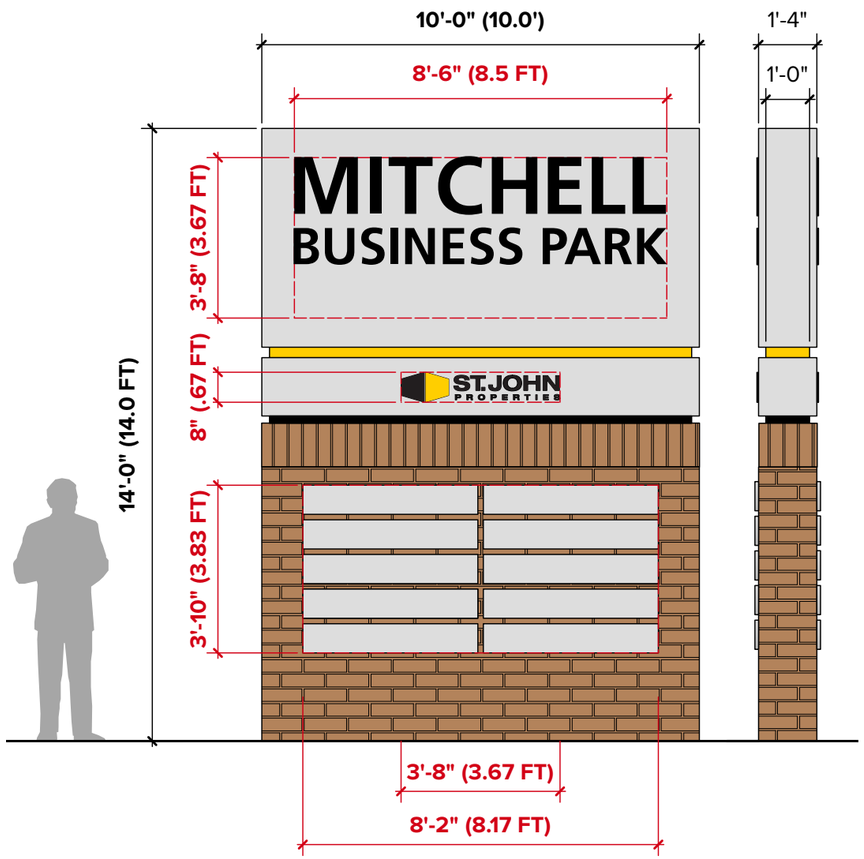
NTS

- Quantity: 1 per retail pad parcel
- Sign Height: 11 feet max (406.1.8.E & 406.1.10.B.3)
- Sign Copy Area: 100 square feet max (406.1.10.B.4.b)
- Sign Structure Area: 200 square feet max (406.1.10.B.4.c)
- Tenant sign cabinet can be reconfigured to hold multiple tenants per sign (if applicable)
- Signs are internally or externally illuminated
- Signs are double-sided
- Setback to be a minimum of 5 feet off the property line (406.1.10.4) and shall comply with existing easements
- Signs shall be spaced no less than seventy-five (75) feet apart, measured horizontally from the nearest edge of one sign structure to the nearest edge of the adjacent sign structure (Single or Multi Tenant)

The retail tenant monument signs are designed to complement the signature park monument while providing essential visibility for the retail and service-oriented tenants that front State Road 54. Available as both single-tenant and multi-tenant ground signs, these monuments are scaled and detailed to align with the architectural character and branding of Mitchell Business Park, ensuring a cohesive visual identity throughout the business community.

Strategically positioned along the State Road 54 corridor, these signs serve a critical role in place-making by highlighting the retail pad parcel tenants that activate the community's entrance. Tenants featured on these signs will not appear on any other advertising within the development, making this their primary – and in many cases, only – means of visibility to the thousands of vehicles traveling daily along this major arterial road.

By extending the design language of the park monument sign, the retail monuments reinforce the business community's identity while providing direct marketing value to tenants who rely on traffic-driven exposure. Their presence not only enhances tenant success, but also contributes to the vitality of the corridor, showcasing the quality, accessibility, and convenience of Mitchell Business Park as a whole. Together, they elevate the park's sense of place and reinforce its role as a vibrant commercial destination.



FLEX MONUMENT

NTS

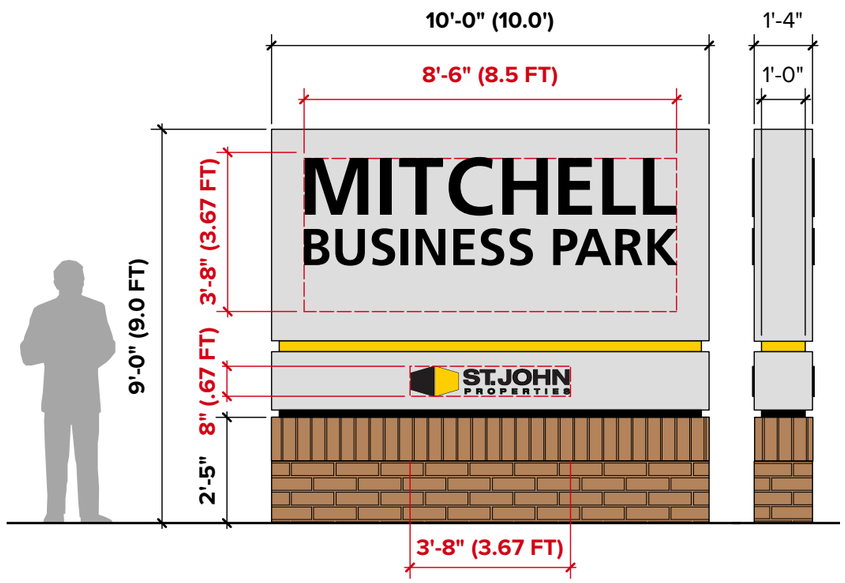
- Quantity: 2 total signs
  - Eastern most entrance
  - Western most entrance
- *Sign Height: 14 feet max (406.1.8.E & 406.1.10.B.3)
- Sign Copy Area: 70 square feet (406.1.10.B.4.b)
- Sign Structure Area: 140 square feet (406.1.10.B.4.c)
- Signs to be internally or externally illuminated
- Signs are double-sided
- Setback to be a minimum of 5 feet off the property line (406.1.10.4) and shall comply with existing easements

The flex monument signs are strategically located along the borders of Mitchell Business Park, including key entrances from State Road 54. Their purpose is twofold: to serve as prominent identifiers for the overall development, and to aid in way-finding for visitors and tenants navigating to larger-capacity users within the community. Positioned at each end of the development, these signs are intentionally designed to capture vehicular traffic directed toward specific entry points, ensuring drivers can quickly and confidently access their intended destination. Unlike tenant-focused signage, the flex area monuments are not intended to highlight individual businesses – instead, they reinforce the Mitchell Business Park brand, establish a sense of arrival at multiple touch-points, and strengthen the visibility of the park as a whole along the State Road 54 corridor.

Architecturally consistent with the main Park Monument, these signs contribute to a unified signage family while addressing the practical needs of orientation and circulation.

*Indicates items that exceed the code

5. Flex Monument (Future Mitchell Boulevard Extension)



FLEX MONUMENT

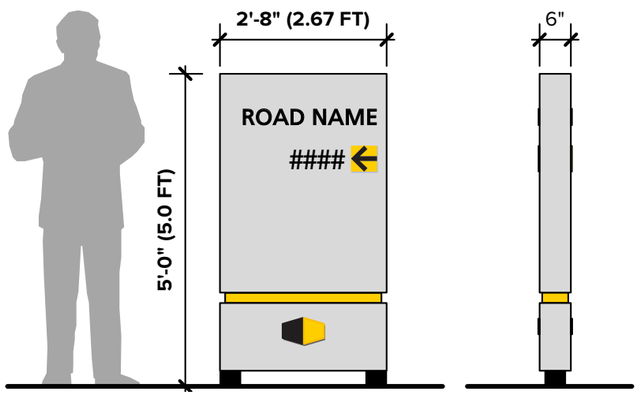
NTS

- Quantity: 1 sign
  - Future Mitchell Boulevard extension (if applicable)
- Sign Height: 9 feet max (406.1.8.E & 406.1.10.B.3)
- Sign Copy Area: 34 square feet (406.1.10.B.4.b)
- Sign Structure Area: 90 square feet (406.1.10.B.4.c)
- Signs to be internally or externally illuminated
- Signs are double-sided
- Setback to be a minimum of 5 feet off the property line (406.1.10.4) and shall comply with existing easements
- Sign only to be permitted if the mitchell boulevard extention is constructed

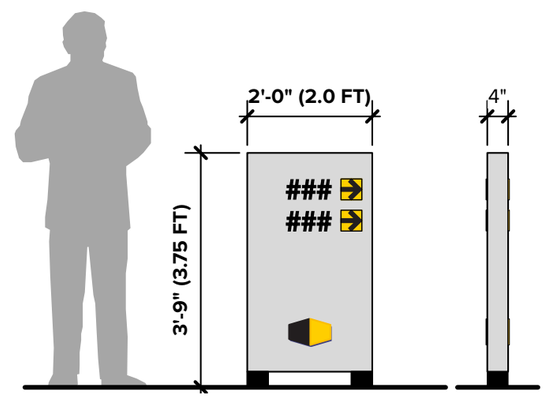
The flex monument sign (Future Mitchell Boulevard Extension) is strategically located at the future Mitchell Boulevard extension. The purpose is twofold: to serve as prominent identifier for the overall development, and to aid in way-finding for visitors and tenants navigating to larger-capacity users within the community. Positioned at the future Mitchell Boulevard extension, this sign is intentionally designed to capture vehicular traffic directed toward the specific entry point, ensuring drivers can quickly and confidently access their intended destination. Unlike tenant-focused signage, the flex area monument (Future Mitchell Boulevard Extension) is not intended to highlight individual businesses – instead, it reinforces the Mitchell Business Park brand, establish a sense of arrival at multiple touch-points, and strengthen the visibility of the park as a whole along the State Road 54 corridor.

Architecturally consistent with the main Park Monument, these signs contribute to a unified signage family while addressing the practical needs of orientation and circulation.

6. Directional Monument



TYPE 1

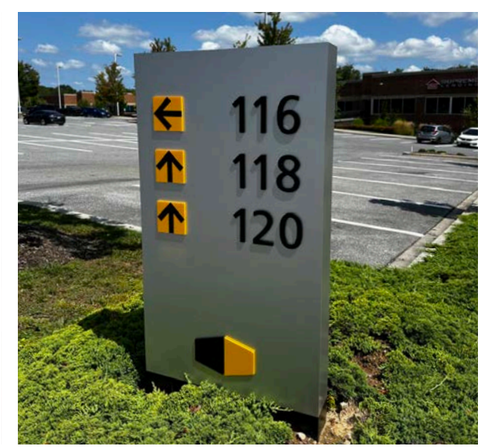


TYPE 2

DIRECTIONAL MONUMENT

NTS

- Quantity: 32 in flex area parcels – as needed in all other parcels.
- Sign Height: 5 feet max (406.1.10.F.1)
- Sign Structure Area: (406.1.10.F.1)
  - Type 1: 14 square feet
  - Type 2: 8 square feet
- Location: Flex area parcel, retail pad parcel, & in-line retail parcel
- Signs to be internally, externally, or non-illuminated
- Signs are double-sided
- There shall be no internal setbacks if located within the flex or retail area. There shall be a minimum of a 5 feet setback off the external property boundary lines and shall comply with existing easements.

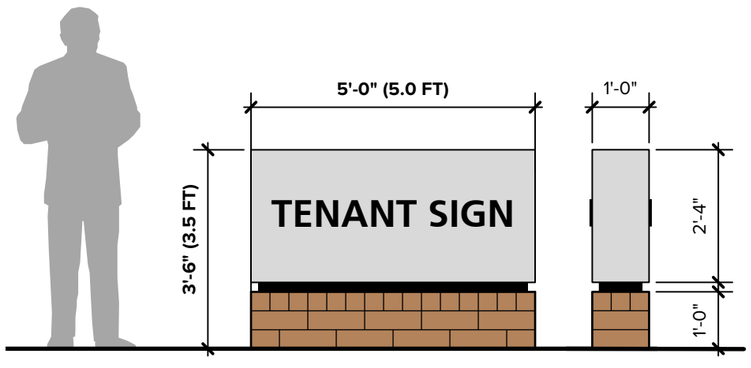


The mirectional monument signs are strategically located throughout Mitchell Business Park to support clear way-finding. Their purpose is twofold: to serve as identifiable markers for the overall development and to guide visitors and tenants efficiently to larger-capacity users within the community.

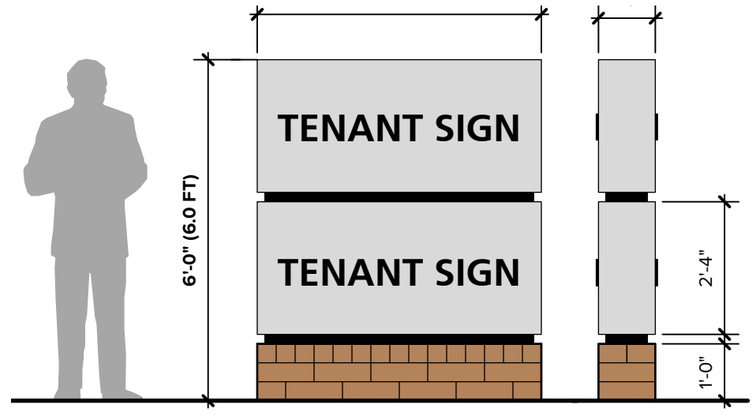
The signs comply fully with Section 406.1.10.F.1, meeting the 5-foot maximum height requirement and remaining within the allowable 32-square-foot sign area. By aligning with the Code, the directional signs maintain appropriate visibility along vehicular approach paths while ensuring consistency with the overall signage hierarchy established for the Park.

Unified architectural detailing, material selection, and branding elements tie the directional signs to the broader development aesthetic, reinforcing a cohesive visual identity throughout Mitchell Business Park. This coordinated approach enhances way-finding effectiveness, reduces visual clutter, and supports a clear, organized navigation experience for all users.

7. Flex Tenant Monument



SINGLE-TENANT MONUMENT



MULTI-TENANT MONUMENT

FLEX TENANT MONUMENT

NTS

- Quantity: 45
- Sign Height: (406.1.10.F.1)
  - Single-Tenant: 3.5 feet
  - Multi-Tenant: *6 feet
- Sign Structure Area: (406.1.10.F.1)
  - Single-Tenant: 18 square feet
  - Multi-Tenant: 30 square feet
- Location: Flex area parcel
- Monument signs should be located proximate to the tenant's entrance or to building.
- Signs may be single or double-sided
- Signs can be internally, externally illuminated or non-illuminated
- Setback to be 5' off the property line (406.1.10.4)

Flex tenant monument signs are designed for major tenants – such as Fortune 500 companies or large-scale users – who occupy significant portions of Mitchell Business Park's industrial space. Positioned at or near the tenant's primary entrance, these ground-level monuments signs provide immediate identification and reinforce the prominence of each tenant's presence within the development.

Scaled to match the proportion of the occupied lot, the signs not only aid in way-finding, but also serve as a visual statement of the caliber of businesses attracted to the park. Their placement highlights the strategic importance of the tenant within the overall development, ensuring that both visitors and passersby clearly recognize the tenant's footprint.

Architecturally, these monuments are designed in harmony with the broader signage family, utilizing the same materials, finishes, and branding elements that define the business community's identity. In doing so, they balance individual tenant visibility with overall community cohesion. By combining high-quality design with strategic placement, Tenant Monument Signs elevate the sense of prestige, reinforce the park's reputation as a home for industry-leading companies, and contribute to the broader place-making vision of Mitchell Business Park.

*Indicates items that exceed the code

TENANT WALL PANEL SIGN

NTS

- Quantity: TBD max 500 (across 14 buildings)
- Location: Flex area parcel
- *3 SF per linear foot establishment frontage with max 200 square feet per establishment frontage (406.1.10.C.1)
- Sign lengths will vary depending on each building's architecture
- Sign locations are incorporated into the architecture of all buildings located in the flex area parcels.
- Single panel sign are permitted for tenants occupying a single suite entrance
- Tenants with entrances at building corners can have additional signage on side of building
- All tenants allowed panel sign at rear entry of building
- Panel finishes may be brushed metal or automotive grade metallic paint to match or coordinate with the architectural finishes on the building
- Signs are non-illuminated

*Indicates items that exceed the code

TENANT CHANNEL LETTER WALL SIGN

NTS

- Quantity: As needed (across 14 buildings)
- Location: Flex Area Parcel
- *3 SF per linear foot establishment frontage with max 200 square feet per establishment frontage (406.1.10.C.1)
- Tenants with one suite entrance are permitted a single suite sign area.
- Signs can be illuminated (face-illuminated channel letters with a raceway or direct mount) or non-illuminated.

*Indicates items that exceed the code

TENANT WALL SIGN

NTS

- Quantity: TBD Max 60 (across 4 buildings)
- Location: In-line retail parcel
- *3 SF per linear foot establishment frontage with max 200 square feet per establishment frontage (406.1.10.C.1)
- *Sign to be allowed on all sides of the building (406.1.10.C.1)
- Signs on buildings are typically individual face-illuminated, non-illuminated, channel letters, direct mounted or mounted on a raceway.
- Signs are in lieu of tenant wall panel signs

*Indicates items that exceed the code

TENANT AWNINGS

NTS

- Quantity: TBD Max 250
- Awning Height: 4 feet max
- Awning Width: 20 feet max
- Sign Structure Area: 4 square feet per linear foot of building frontage (406.1.10.E.4)
- *Sign Copy Area: 50% Total Awning Area (406.1.10.E.4)
- *Awnings to be allowed on all sides of the building. (406.1.10.E.4)
- Location: All Parcels
- Awnings on commercial buildings are architectural projections mounted above entrances, providing weather protection, enhanced visibility, and aesthetic appeal for businesses.
- Awnings are located above the tenant's main entrance, on the brick facade. Side, rear or corner locations as necessary.
- Awnings are in place of tenant wall panel signs but can be used in conjunction with tenant channel letter wall signs.
- Awning signage shall be permitted only on buildings located within the flex area parcels. No more than two (2) different awning colors shall be permitted per building.
- Awning signage shall not be permitted in combination with both a flex tenant monument sign and tenant wall signage.

*Indicates items that exceed the code

LEASE SIGNAGE

NTS

- A maximum of six (6) leasing signs shall be permitted within Mitchell Business Park, consisting of up to four (4) in-ground leasing signs and up to two (2) building banners.
- In-ground lease signs shall be a maximum of *64 square feet (406.1.6.B.3) and shall not have orientation requirements. State Road 54 will be allowed (3) in-ground leasing signs and (1) at the future Mitchell Blvd. Extension.
- A maximum of two (2) building banners shall be permitted within each flex area parcel, with no more than one (1) building banner permitted per building. Each building banner shall not exceed *150 square feet in sign area. Building banners shall not be permitted outside of the Flex Area parcels and shall comply with all applicable requirements of the Pasco County Land Development Code.
- Window graphics are permitted within all Area Parcels in accordance with Section 406.1.6.B.6 of the Pasco County Land Development Code. The aggregate area of window graphics shall not exceed twenty-five percent (25%) of the total window area of each building.
- In-ground leasing signs are permitted in Mitchell Business Park until the in-line retail buildings and outparcels are fully developed or the 14th and final light industrial building is constructed, whichever occurs later. Upon completion of all buildings within Mitchell Business Park, one in-ground sign shall be permitted to remain to advertise space for lease.

GROUND SIGNAGE

FLEX BUILDING BANNER

*Indicates items that exceed the code

MISCELLANEOUS NON-RESIDENTIAL SIGNS

NTS

- The proposed Miscellaneous Non-residential Signs will comply with code Section 406.1.10.G.1 and 406.1.10.G.2 such as reader boards, menu boards, etc.
- Signage regulated under Section 406.1.6 of the Pasco County Land Development Code shall be permitted in accordance with the applicable requirements of that section and the Land Development Code.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Pasco County** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(727) 847-2411**.

THE ACCURACY AND CONTENT OF THE PUBLIC NOTICE CREATED AND PUBLISHED THROUGH THIS WEBSITE IS THE SOLE RESPONSIBILITY OF THE USER. PASCO COUNTY MAKES NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE CORRECTNESS, COMPLETENESS, LEGALITY, TIMELINESS, OR ACCURACY OF ANY USER GENERATED CONTENT.

Notice ID: cQPa9xU6uPOcPhwFKrDi | **Proof Updated: Sep. 11, 2026 at 05:06pm EDT**
Notice Name: Copy MSTRGR-2025-00013 Mitchell USP DA - LPA

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Patty Crist Yingling pcristyingling@pascocountyfl.net (727) 847-2411	Pasco County

Columns Wide: 3 **Ad Class:** Legals

09/11/2026: Development Agreement Notice	0.00

Subtotal	$0.00
Tax %	0
Processing Fee	$0.00
Total	**$0.00**

See Proof on Next Page

NOTICE OF PUBLIC HEARING
FOR A DEVELOPMENT AGREEMENT
(UNIFIED SIGN PLAN)
FOR PROPERTY LOCATED
IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission, sitting as the Local Planning Agency, will hold a public hearing on Thursday, September 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m., to consider an application for a unified sign plan 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:

Mitchell Business Park 1, LLC and Mitchell Business Park 2, LLC (MSTRGR-2025-00013) petition for an agreement for a unified sign plan for a parcel located .25 miles west of the intersection of State Road 54 and Duck Slough Blvd (aka Parcel I.D. No's: 30 26 17 0000 00100 0000 & 30 26 17 0000 00100 0010). The proposed Development Agreement would allow for the implementation of a Unified Sign Plan for a business park constructed at the site. The development will contain a combination of commercial/retail and business park uses.

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

CLARKE G. HOBBY, ESQ. / HOBBY & HOBBY, P.A.
Record Title Holder(s) or Authorized Representative Name(s)

That it is the owner and record title holder or the authorized representative for same of the following described property:

Parcel Identification Number(s) (List All): 30-26-17-0000-00100-0000 and 30-26-17-0000-00100-00

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: MITCHELL SJP MPUD

Project Number: MSTRGR-2025-00013

Request: APPLICATION FOR UNIFILED SIGN PLAN AGREEMENT

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 09/02/2026 (Date).

X Photos showing the placement of and language on the signage, which was posted on 09/02/2026 (Date).

FURTHER AFFIANT SAYETH NOT

Clarke G. Hobby

The foregoing instrument was acknowledged before me the 9/2/26 (date), by Clarke G. Hobby (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

DANYETTE RODRIGUEZ
NOTARY PUBLIC
MY COMMISSION EXPIRES 2-23-2028
STATE OF FLORIDA
COMMISSION NUMBER HH 482726

NOTARY PUBLIC

HOBBY & HOBBY, P.A.
Attorneys and Counselors at Law

H. Clyde Hobby
Clarke G. Hobby
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338
Facsimile (813) 223-9606

UNITED STATES POSTAL SERVICE
0000

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$13.50
S2322P500880-25

CERTIFICATE OF MAILING
FOR
USP FOR MITCHELL SJP MPUD

1998 IRREVOCABLE TRUST MORISCH
CYNTHIA M INGBER TTEE
14737 E NOLAN PL
CHANDLER, AZ 85249-9150

5415 INC
6915 STATE ROAD 54
NEW PORT RICHEY, FL 34653-6023

ALFORD DOUGLAS & CAROL
2039 CARDAMON DR
TRINITY, FL 34655-5055

ALGIL REALTY CO LLC
109 MONTGOMERY AVESTE 102
SCARSDALE, NY 10583

ANDERSEN THOMAS M
2108 LARKSPUR CT
TRINITY, FL 34655-4958

ARWOOD SAMUEL G & CYNTHIA J
2033 CARDAMON DR
TRINITY, FL 34655-5055

BAKER KURT & DIANE
2238 EDELWEISS LOOP
NEW PORT RICHEY, FL 34655

BAUMAISTER HOWARD P
2202 EDELWEISS LOOP
TRINITY, FL 34655-4945

BEETEN KEITH C & JILL M
10432 GOOSEBERRY CT
NEW PORT RICHEY, FL 34655

BLSS INVESTMENT LLC
6920 POINTE INVERNESS WAYSTE 301
FORT WAYNE, IN 46804

BURKE PETER J & ANNE M
2110 LARISSA CT
TRINITY, FL 34655-4956

BYRD NATHAN A & CHIARA M
2050 LARKSPUR CT
TRINITY, FL 34655-4958

BYRKIT JEFFREY S & MARY C
2108 CARDAMON DR
TRINITY, FL 34655-5057

CBW STORAGE ENTERPRISES INC C/O
TRINITY TOWERS STORAGE
10409 STATE ROAD 54
NEW PORT RICHEY, FL 34655-2268

CHAMBERLIN DOUGLAS A & MICHELE A
2125 LARISSA CT
TRINITY, FL 34655-4956

CHARLES E & SHEILA J MARAGOS
REVOCABLE TRUST
2143 EDELWEISS LOOP
NEW PORT RICHEY, FL 34655

CHENIER MARTIN & WORAM JENNIFER
10451 GOOSEBERRY CT
TRINITY, FL 34655-5021

CHISOLM RALEIFOOT SR & CHISOLM
ANGELA R
2118 LARKSPUR CT
TRINITY, FL 34655-4958

TRADE STATION
SEP - 2 2026
TAMPA FL 33605 USPS

18

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$20.25
S2322P500880-25

UNITED STATES POSTAL SERVICE
0000

CIRCLE K STORES INC
ATTN: REAL ESTATE DEPT
3802 CORPOREX PARK DR STE 200
TAMPA, FL 33619-1125

CONLEY JOHN E II
2152 GOLD DUST CT
TRINITY, FL 34655-5015

DELANO DONALD F & KATHLEEN
2049 MEADOW RUE CT
TRINITY, FL 34655-4962

DICKSON LANDON ENTERPRISES LLC
10808 ALICO PASS
NEW PORT RICHEY, FL 34655-4378

DIMEGLIO ROBERT M & DERRY A
2105 FLAMEFLOWER CT
TRINITY, FL 34655-5061

DISTRICT SCHOOL BOARD OF
PASCO COUNTY
7227 LAND O LAKES BLVD
LAND O LAKES, FL 34638-2826

DITIERI TIA KONTOKOSTAS
2107 LARKSPUR CT
TRINITY, FL 34655-4958

DUKE ENERGY FLORIDA INC
PROPERTY TAX DEPARTMENT
PO BOX 37996
CHARLOTTE , NC 28237

FAMILY RENTALS PROPERTY LLC
PO BOX 89123
TAMPA, FL 33689-0402

FEARS PAUL L & WILMA G
10436 GOOSEBERRY CT
TRINITY, FL 34655-5018

FEBRE MANUEL ANTHONY & ROSANA
2126 LARCHWOOD CT
TRINITY, FL 34655-4952

FL DEPT OF TRANSPORTATION
BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

FORD JEFFREY & LIZA
2126 BLUE BEECH CT
TRINITY, FL 34655-5011

FOSTER CHRISTOPHER BALDWIN &
JOAN T
10422 GOOSEBERRY CT
TRINITY, FL 34655-5018

FOX WOOD AT TRINITY COMMUNITY
MANAGEMENT AND ASSOCIATES
720 BROOKER CREEK BLVD, SUITE 206
OLDSMAR, FL 34677

FREDENDALL ROBERTA A
10444 GOOSEBERRY CT
TRINITY, FL 34655-5018

FRITZ DAVID & MICHELLE
10435 GOOSEBERRY CT
TRINITY, FL 34655

FUCHS ERIC W & LOUISE A
2121 LARISSA CT
TRINITY, FL 34655-4956

GAETANO GARY R & MARY H
2047 LARKSPUR CT
TRINITY, FL 34655-4958

GEAR ROBERT C & TATUM V
2130 BLUE BEECH CT
TRINITY, FL 34655-5011

GEIGER SUSAN J TRUST
GEIGER SUSAN J TRUSTEE
2245 EDELWEISS LOOP
TRINITY, FL 34655-5002

GIBBONS JOSEPH B & DEVOLE DIANE M
2153 GOLD DUST CT
TRINITY, FL 34655-5017

HANKINS KENNETH RICHARD &
TORI STROUD
2300 EDELWEISS LOOP
TRINITY, FL 34655-5006

HIGBY ALAN L & LINDA J
2114 LARKSPUR CT
TRINITY, FL 34655-4958

HONS RONALD &
HERNANDEZ-HONS ALEXIS
2246 EDELWEISS LOOP
TRINITY, FL 34655-4945

HORN BRIAN S & TRACY
2109 LARISSA CT
TRINITY, FL 34655-4956

HORNER JAMES C & ANNETTE E
2117 LARISSA CT
TRINITY, FL 34655-4956

27

TECO STATION
SEP - 2 2026
TAMPA FL 33605 USPS

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$18.00
S2322P500880-25

0000

HORSTMAN JENNIFER MARIE &
WATTS JANIS
2101 FLAMEFLOWER CT
NEW PORT RICHEY, FL 34655

HOUGHTON STEPHEN T & SARA J M
2234 EDELWEISS LOOP
TRINITY, FL 34655-4945

HUMPHREY WILLIAM F &
SUE WILMA LEE
2120 LARCHWOOD CT
TRINITY, FL 34655-4952

HUNT DANIEL & LAURA
2133 FLAMEFLOWER COURT
NEW PORT RICHEY, FL 34655-5061

IERACI ARMIN
2151 EDELWEISS LOOP
NEW PORT RICHEY, FL 34655

IH6 PROPERTY FLORIDA LP
C/O INVITATION HOMES
2525 FRYE RD STE 300
CHANDLER , AZ 85224

JACOB KENNETH J & NANCY LEE
10421 GOOSEBERRY CT
TRINITY, FL 34655-5021

JEN TAMPA 14 LLC
1316 SWANN AVE
TAMPA , FL 33606

JETMORE JENNIFER B
2152 EDELWEISS LOOP
TRINITY, FL 34655-4944

JOHNSON DAVIN & MEESTER BRENDA
2026 MEADOW RUE CT
TRINITY, FL 34655

JONES STEPHEN R & JANE L
2242 EDELWEISS LOOP
NEW PORT RICHEY, FL 34655

KARAS BENNY G
2149 FLAMEFLOWER COURT
NEW PORT RICHEY, FL 34655

KEMPTER STEVEN A & PAULINE G
2142 FLAMEFLOWER COURT
NEW PORT RICHEY, FL 34655-5061

KHALIL MINA
2125 LARCHWOOD CT
TRINITY, FL 34655-4954

KONRAD MATTHEW & MEAGAN
2053 CARDAMON DR
PORT RICHEY, FL 34655

KRAVITZ DAVID & PAMELA S
2034 MEADOW RUE CT
TRINITY, FL 34655-4962

KROMA ARBA H & SUCURIJA &
KASEM AZETA
2040 CARDAMON DRIVE
NEW PORT RICHEY, FL 34655

LCW STATE ROAD 54 NEW PORT
RICHEY LLC
6805 MORRISON BLVD STE 120
CHARLOTTE, NC 28211

LL PANAMA CITY LLC
9251 SOUTHERN BREEZE DR
ORLANDO, FL 32836-5055

LONG JERE A & LISA M
2149 GOLD DUST CT
TRINITY, FL 34655-5017

LONG STEPHEN JONATHAN &
MEGAN MARIE
2141 FLAMEFLOWER CT
NEW PORT RICHEY, FL 34655

LUNIN STEVEN B & AUTUMN S
2250 EDELWEISS LOOP
TRINITY, FL 34655-4945

MACLAUGHLIN WAYNE A & DAWN M
REVOCABLE LIVING TRUST
2222 EDELWEISS LOOP
TRINITY, FL 34655-4945

MAKOSKY ANN
2117 LARKSPUR CT
NEW PORT RICHEY, FL 34655

TBCR STATION
SEP - 2 2026
TAMPA FL 33605 USPS

24

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$20.25
S2322P500880-25

MANDURANO JUSTIN & AMANDA
2045 MEADOW RUE CT
NEW PORT RICHEY, FL 34655

MARINO ANTHONY M & JENNIFER L
2110 FLAMEFLOWER CT
TRINITY, FL 34655-5061

MARTINEZ RAYMOND B JR & ARLENE
2102 LARKSPUR CT
TRINITY, FL 34655-4958

MARX CINDY LUCILLE
8844 ROSEDOWN LN
DAPHNE, AL 36526

MATHIESON JOHN F JR & MAUREEN
2050 MEADOW RUE CT
TRINITY, FL 34655-4962

MCCOLLUM MARCUS & IVIS
2216 EDELWEISS LOOP
TRINITY, FL 34655-4945

MCDONALDS USA LLC
110 N CARPENTER ST STE 300
CHICAGO, IL 60607-4106

MC LEOD CLARA L
2050 LARISSA CT
TRINITY, FL 34655-4956

MCLEOD TIMOTHY P & ROBIN
2102 CARDAMON DR
TRINITY, FL 34655-5057

MCNICHOL TJ & AMANDA WHALEY
10448 GOOSEBERRY COURT
NEW PORT RICHEY, FL 34655

MHC COUNTRY PLACE LLC
C/O DUFF & PHELPS, A KROLL BUSINESS
917 W WASHINGTON MS 316
CHICAGO, IL 60607

MICHALSKI CRAIG & KARI
2118 LARISSA CT
TRINITY, FL 34655-4956

MILLER RAYMOND L & THERESA M TRUST
MILLER RAYMOND & THERESA TRUSTEES
10431 GOOSEBERRY COURT
NEW PORT RICHEY, FL 34655

MISENER DOUGLAS M & BARBARA
2112 LARCHWOOD CT
TRINITY, FL 34655-4952

MITCHELL RANCH PARTNERSHIP LTD
7916 EVOLUTIONS WAY STE 210
TRINITY, FL 34655-9900

MONROE SUSAN & SAND KIMBERLY
2025 MEADOW RUE CT
TRINITY, FL 34655-4962

NELSON NURY
2023 CARDAMON DR
TRINITY, FL 34655-5055

NETTLETON DANIEL PAUL &
KELLI LEIGH
2132 FLAMEFLOWER COURT
NEW PORT RICHEY, FL 34655

OBERLANDER ALFRED B & SHARON
2103 LARISSA CT
TRINITY, FL 34655-4956

PARCO MARK F & MADELEINE A
10426 GOOSEBERRY CT
TRINITY, FL 34655-5018

PASCO COUNTY FACILITIES
MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

PELLETIER JESSE & GRABOWSKI JILL
2113 CARDAMON DR
TRINITY, FL 34655-5055

PETERS KEVIN TYLER &
MEGAN VICTORIA
2041 MEADOW RUE CT
NEW PORT RICHEY, FL 34655

PETERSON BRIAN J & GENA G
2113 LARKSPUR CT
TRINITY, FL 34655-4958

PHILLIPS KEITH W & CYNTHIA L
2228 EDELWEISS LOOP
TRINITY, FL 34655-4945

PIECHOTTA KIRSTEN & SCOTT
2114 CARDAMON DR
TRINITY, FL 34655

QUADE SAUNDRA & JUSTIN
10440 GOOSEBERRY CT
TRINITY, FL 34655-5018

TEOR STATION
SEP - 2 2026
TAMPA FL 33605 USPS

27

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$18.00
S2322P500880-25

0000

RAMKUMAR RABINDRANAUTH &
TARAWATTIE
2208 EDELWEISS LOOP
TRINITY, FL 34655-4945

RAU DANIEL G & KUMRO-RAU LISA
2107 CARDAMON DR
TRINITY, FL 34655-5055

RAYMOND ADAM L & KATRINA M
10439 GOOSEBERRY CT
TRINITY, FL 34655-5021

REALTY INCOME PROPERTIES INC
ATTN: PM DEPT #1971
11995 EL CAMINO REAL
SAN DIEGO, CA 92130-2539

REPSCH WILLIAM W & DEBORAH
2126 FLAMEFLOWER CT
TRINITY, FL 34655-5061

ROSS JOHN & PERKINS JOAN
2251 EDELWEISS LOOP
TRINITY, FL 34655-5002

RUDEMILLER NATHAN & KATELYN
2106 FLAMEFLOWER CT
NEW PORT RICHEY, FL 34655

SAMEL LOUIS & GERTRUDE
2032 CARDAMON DR
TRINITY, FL 34655-5057

SANCHEZ JOSE & MIRANDA ROSA
2047 CARDAMON DRIVE
NEW PORT RICHEY, FL 34655-5055

SARAVANOS FAMILY TRUST
SARAVANOS ANTHONY J TRUSTEE
9830 MILANO DR
TRINITY, FL 34655-4674

SCHAEFER ROBERT J & CAROL A
2033 MEADOW RUE CT
TRINITY, FL 34655-4962

SCHINDLER JAMES M & JUDITH K
2130 LARCHWOOD CT
TRINITY, FL 34655-4952

SCHROEDER WILLIAM T
2042 LARKSPUR CT
TRINITY, FL 34655-4958

SCOTT RONALD C & LINDA LEE
2127 BLUE BEECH CT
TRINITY, FL 34655-5013

SELIM DAVID ABRAHAM &
STEPHANIE LYNN
2148 FLAMEFLOWER CT
TRINITY, FL 34655-5061

SERCIU MIHAI & VIRGINIA A
10425 GOOSEBERRY CT
TRINITY, FL 34655-5021

SHAMROCK JESSE CHARLES &
ASHLEY ANNE
2120 FLAMEFLOWER CT
TRINITY, FL 34655-5061

SMITH MITCHELL & ANNIE
10443 GOOSEBERRY CT
TRINITY, FL 34655-5021

SMITH PHILLIP JEROME &
ROSE MARY
2048 CARDAMON DR
TRINITY, FL 34655-5057

STATE ROAD 54 LLC
5514 PARK BLVD
PINELLAS PARK, FL 33781

STOBIE SCOTT
2042 MEADOW RUE CT
TRINITY, FL 34655-4962

SZOT ANTHONY & KIDWELL MARYANN
2126 LARISSA CT
TRINITY, FL 34655-4956

TORRES JOSE ISMAEL
10447 GOOSEBERRY CT
TRINITY, FL 34655-5021

TRINITY COMMUNITIES MASTER
ASSOCIATION INC
3527 PALM HARBOR BLVD
PALM HARBOR, FL 34683

TBGR STATION
SEP - 2 2026
TAMPA, FL 33605 USPS

24

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
TAMPA, FL
33605
SEP 02, 26
AMOUNT
$5.25
S2322P500880-25

TRINITY VILLAGE FLORIDA LP
4100 WEST KENNEDYSUITE 105
TAMPA, FL 33609

TRINTIY COMMUNITIES FOX WOOD
HOMEOWNERS ASSOCIATION
PO BOX 1608
TARPON SPRINGS, FL 34688-1608

TUCZYNSKI JASON T &
LANGFORD NANCY LYNN
2122 LARISSA CT
TRINITY, FL 34655-4956

VITACCO-ROBLES OSCAR M &
VITACCO-ROBLES GARY
2101 LARKSPUR CT
TRINITY, FL 34655-4958

WARD MATTHEW RYAN
1620 VAN ANTWERP RD
SCHENECTADY, NY 12309-1116

WEHR ROBERT P TRUSTEE
1 CHEOAH TRL
LAKE SANTEETLAH, NC 28771-8400

WILSON ALAN M & TRICIA A
2148 GOLD DUST CT
TRINITY, FL 34655-5015

TECO STATION
SEP - 2 2026
33605 USPS

7

HOBBY & HOBBY, P.A.

Attorneys and Counselors at Law

H. Clyde Hobby (1941-2026)
Clarke G. Hobby
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338

Dear Property Owner:

This is to notify you that Application No. MSTRGR-2025-00013 has been filed with Pasco County, Florida for a Unified Sign Plan Agreement for Mitchell SJP MPUD per Section 4.06.1.11 L.D.C.

The property subject to this Unified Sign Plan Agreement is located at the south side of State Road 54, approximately ¼ mile west of Duck Slough Boulevard (Parcel I.D. No.: 30-26-17-0000-00100-0000 and 30-26-17-0000-00100-0010), containing approximately 92.65 acres.

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

Planning Commission	**09/17/26**	**West Pasco Govt. Center 1st Floor, Board Room 8731 Citizens Drive New Port Richey, FL 34654**	**1:30 p.m.**
Board of County Commissioners	**10/06/26**	**Historic Pasco County Courthouse 2nd Floor, Board Room 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**

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

Information concerning this application 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, FL 34654 or anytime on its website, www.pascocountyfl.net. To make an appointment or for further information, you may call (727) 847-8140.

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 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'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.

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. MSTRGR-2025-00013
Project Type: DEVELOPMENT AGREEMENT
UNIFIED SIGN PLAN AGREEMENT FOR MITCHELL SJP MPUD PER SECTION 4.06.1.11 L.D.C.
Planning Commission
09/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
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 COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. MSTRGR-2025-00013
Project Type: DEVELOPMENT AGREEMENT
UNIFIED SIGN PLAN AGREEMENT FOR MITCHELL SJP MPUD PER SECTION 4.06.1.11 L.D.C.
Planning Commission
09/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey
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
Case No. NSTR8-2025-00013
Project Type: Extinguishment - Abandonment
www.pasco.com/abandonment-extinguishment
Applicant: Lake Ashley Estates, LLC
Planning Commission
06/17/25
1:30 p.m.
Board of County Commissioners
July 8, 24
1:30 p.m.
Scan for more information
NOW LEA
FLEX OFFICE-FOR
813-921-0200

HOLD HARMLESS AGREEMENT

Applicants agree that Applicants are proceeding at their own risk by having the petition for a Unified Sign Plan be heard at the applicable public hearings as publicly noticed through the use of online advertisement on the Pasco County website and its vendor, Column, website and Applicants agree to indemnify, defend, and hold harmless Pasco County and its officers, representatives, agents, employees, and elected and appointed public officials, from and against any and all claims, loss, damages, suit, action, costs, charge, and/or expenses including attorney's fees and court costs arising, directly or indirectly, from any actual or alleged defective notice.

Date:

Applicants:

Mitchell Business Park 1, LLC & Mitchell Business Park 2, LLC

Through its authorized representative

Signature: _____

Printed Name: Michael Sacks