

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 Goldstein, Chief Assistant 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, January 22, 2026 1:30 PM



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

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

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

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

Swearing In

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.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - March 6, 2025
 File Number PDE26-0313
 Comm. Dist. All
 Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - March 20, 2025
 File Number PDE26-0314
 Comm. Dist. All
 Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - April 3, 2025
 File Number PDE26-0315
 Comm. Dist. All
 Recommendation Approve
- C4 Annotated Minutes - Planning Commission Meeting - April 17, 2025
 File Number PDE26-0316
 Comm. Dist. All
 Recommendation Approve
- C5 Annotated Minutes - Planning Commission Meeting - May 1, 2025
 File Number PDE26-0317
 Comm. Dist. All
 Recommendation Approve
- C6 Annotated Minutes - Planning Commission Meeting - May 15, 2025
 File Number PDE26-0318
 Comm. Dist. All
 Recommendation Approve

Public Hearings

- PC7 Comprehensive Plan Amendment (Continuance) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard. And a Text Amendment Creating Subarea Policy FLU 7.1.89 – SR 52 Heasley; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley.
 File Number PDE26-0011
 Comm. Dist. 5
 Recommendation Continuance Requested

- PC8 Zoning Amendment (Continuance) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure -West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.
File Number PDE26-7890
Comm. Dist. 5
Recommendation Continuance Requested
- PC9 Comprehensive Plan Amendment (Continuance) - CPAS25(03) Old Dixie RV Resort PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing From RES-6 (Residential-6 du/ga) to PD (Planned Development) on Approximately 12.56 Acres of Real Property Located on the West Side of Old Dixie Highway Approximately .25 Miles South of the Intersection of Gulf Way and Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.87 – Old Dixie RV Resort PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(87) Old Dixie RV Resort PD.
File Number PDE26-0286
Comm. Dist. 5
Recommendation Continuance Requested
- PC10 Zoning Amendment (Continuance) - Ground Floor Storage, LLC./Old Dixie RV Resort MPUD Master Planned Unit Development - A Rezoning Request From an R-4 High Density Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of a 52 RV Space Resort and Associated Infrastructure - North West Pasco County - Abutting Old Dixie Highway on the East Side, Approximately 0.56 miles North of the New York Avenue and Old Dixie Highway Intersection - Containing Approximately 12.56 Acres.
File Number PDE26-7895
Comm. Dist. 5
Recommendation Continuance Requested
- PC11 Variance Request (Continuance) – LCP Stone Road, LLC. Requests a Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 10 Feet for Existing Buildings, and 30 Feet for New Construction in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – I-1 Light Industrial Park District, Yard Regulations – West Central Pasco County – Located on Stone Road, Approximately 450 Feet East from US Hwy 19 – Containing Approximately 4.184 Acres
File Number PDE26-2112
Comm. Dist. 5

Recommendation Continuance Requested

- PC12 Zoning Amendment (Consent) – Daniel De Pasquale and Kevin Singletary/
Massachusetts Avenue – Change in Zoning from a C-1 Neighborhood
Commercial District to a C-2 General Commercial District – West Pasco
County – Southwest Corner of the Intersection of Massachusetts Avenue and
Keena Street – Containing Approximately 1.03 acres.

File Number PDE26-7899

Comm. Dist. 4

Recommendation Approve

- P13 Conditional Use Request (Regular) – Bear Creek Group Home/Elevated Youth
Services – Conditional Use for a Residential Treatment and Care Facility in an
R-4 High Density Residential District – West Market Pasco County – East of
Nature Trail Road 990 feet South of the Intersection of SR-52 and Nature Trail
– Containing Approximately .16 Acre

File Number PDE26-CU09

Comm. Dist. 5

Recommendation Approval with Conditions

Walk-Ons

Adjourn

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

MARCH 6, 2025

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

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

1:30 P.M.

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

Members:

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

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

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

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

Call To Order

Chairman Grey called the meeting to order at 1:31 p.m.

PC 03/06/2025

Page 1 of 5

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. Meaghan Legnini, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Legnini 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.

Ms. Nancy Hazelwood spoke regarding an applicant's representative and their behavior during a previous meeting, other representatives' behavior, the Board's dedication to what they do, that she was seeing it in Dade City also, and her appreciation for them.

Discussion was held regarding the Commission's appreciation and addressed Ms. Hazelwood's concerns.

Consent

There was none.

Public Hearings

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda which included item PC2; **MR. MOODY SECONDED.**

- PC1 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units (Platted Townhomes and Condominiums), 100,000 Square Feet of Support Commercial, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
- | | |
|-----------------------|-----------------------|
| File Number | PDE25-7738 |
| Comm. Dist. | 1 |
| Recommendation | Continuance Requested |

Mr. Liam Devine, Planner II, read the item into the record and noted the continuance request.

The applicant was present.

There was no public comment.

MR. GIRARDI MOVED approval to continue the item to the April 3, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. PONTLITZ SECONDED.**

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

- PC2 Zoning Amendment (Consent) – St Joe Walk Inc/St Joe Walk – Change in Zoning from a ER-2 Estate-Residential District to a E-R Estate-Residential District – Northeast Pasco County – Southeast Corner of the Intersection of Scharber Road and St Joe Road – Containing Approximately 66.82 acres
- File Number** PDE25-7859
Comm. Dist. 1
Recommendation Approve

Mr. Liam Devine, Planner II, read the item into the record and noted there was an error on the Agenda memo in the Background Section where it said parcel ID numbers, one of the parcel ID numbers had been written twice, so he would be providing a revised Agenda memo to the Clerk's Office removing one of the parcel IDs which was 26-24-20-0030-00000-0100.

The applicant was present.

There was no public comment.

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

- P3 Special Exception (Regular) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres
- File Number** PDE25-7845
Comm. Dist. 1
Recommendation Approval with Conditions

Mr. Liam Devine, Planner II, noted there was a modification to the Agenda memo, that there was an updated Condition, for Condition number 3, that would state, "At time of site plan submittal, the applicant/developer shall conduct a revised Access Management Analysis assuming no left turns in or out of the driveway connection onto Wells Road. Furthermore, the applicant/developer shall place a raised pork chop island at the subject driveway to prevent any left turn movement in or out of the site. The access will include, but not be limited to, the evaluation of the intersection of Wells Road and Curley Road, including a left turn lane warrants assessment at the location." He used a PowerPoint presentation to review the item and spoke regarding the prior continuance.

Discussion was held regarding the location of the pork chop and that there was no change on Eloian.

Mr. Stuart Rogers, Colliers Engineering and Design, spoke regarding the last hearing, the applicant's call to address a gentleman's concerns, the prior approval, the Site Plan,

the daycare, the veterinary clinic, the application, the traffic concerns, the added pork chop Condition, trips produced, and the changes.

Discussion was held regarding the prior approval; the Site Plans; the calculations; the right-of-way dedication and preservation area; and the new studies.

MR. POOLE MOVED approval of Staff's recommendation with the revised Condition 3 read by Mr. Devine which included, "At time of site plan submittal, the applicant/developer shall conduct a revised Access Management Analysis assuming no left turns in or out of the driveway connection onto Wells Road. Furthermore, the applicant/developer shall place a raised pork chop island at the subject driveway to prevent any left turn movement in or out of the site. The access will include, but not be limited to, the evaluation of the intersection of Wells Road and Curley Road, including a left turn lane warrants assessment at the location."; **MR. MUNZ SECONDED.**

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

Walk-Ons

There was none.

Adjourn

MR. GIRARDI MOVED to adjourn; **MR. PONTLITZ SECONDED.**

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

The meeting adjourned at 1:52 p.m.



PLANNING COMMISSION
REGULAR MEETING
MARCH 6, 2025

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

Prepared by:

A handwritten signature in blue ink, which appears to read "Meaghan Legnini", written over a horizontal line.

Meaghan Legnini, Operations Lead
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

MARCH 20, 2025

**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
Mr. Matthew Munz, P.E.- **Absent**

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

Call To Order

Chairman Grey called the meeting to order at 1:31 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Pontlitz and Mr. Munz who were absent.

Swearing In

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

Proof of Publication

Ms. Dobson noted the proof of publication.

Public Comment

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

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

There was none.

Consent

Public Hearings

MR. GIRARDI MOVED approval to continue Agenda Items PC2 and PC5 to their respective dates; **MR. WILLIAMS SECONDED**.

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

MR. GIRARDI MOVED approval to continue Agenda Item PC3 to its respective date; **MR. POOLE SECONDED**.

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

MR. POOLE MOVED approval to continue Agenda Items PC1, PC4, PC6, and PC7 to their respective dates; **MR. MOODY 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 PC9; **MR. GIRARDI SECONDED**.

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

MR. GIRARDI MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC11; **MR. POOLE SECONDED**.

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

PC1 Special Exception (Continuance) – Irina Whitmire/Dog Kennel Special Exception – Kennel for Dog Boarding and Breeding in a A-R Agricultural-Residential District – West Pasco County – West Side of Tulane Street, Approximately 340 Feet East of Cordel Street – Containing Approximately 4.40 Acres
File Number PDE25-7822
Comm. Dist. 4
Recommendation Continuance Requested

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

The applicant was not present.

There was no public comment.

The item was continued the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 Special Exception (Continuance) – Mears Four LLC/Meares Special Exception – Change in Zoning from a A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres
File Number PDE25-7874
Comm. Dist. 5
Recommendation Continuance Requested

Agenda items PC2 and PC5 were heard together.

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

The applicant was present.

There was no public comment.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

PC3 Conditional Use Request (Continuance) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway –Containing Approximately 3.18 Acres
File Number PDE25-CU01
Comm. Dist. 5
Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

PC4 Conditional Use (Continuance) – Rubrecht Ronald C and Patsy M Living Trust/Bexley New Land – 180-Foot, Above-Ground-Level (AGL) Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – West Side of Joy Drive, Approximately 650 Feet North of Dogpatch Lane

File Number PDE25-CU08

Comm. Dist. 4

Recommendation Continuance Requested

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

The applicant was not present.

There was no public comment.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC5 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres

File Number PDE25-7769

Comm. Dist. 5

Recommendation Continuance Requested

Agenda items PC2 and PC5 were heard together.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey with Mr. Moody abstaining from the vote due to a conflict of interest.

PC6 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD –Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuance Requested

Agenda items PC6 and PC7 were heard together.

The Commission was sitting as the Local Planning Agency.

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

The applicant was present.

There was no public comment.

The item was continued to the April 3, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC7 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

Recommendation Continuance Requested

Agenda items PC6 and PC7 were heard together.

The item was continued to the April 3, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC8 Special Exception (Consent) – FLEX-CP LLC/Odessa Town Centre SE – Private School (Gymnastic Training Facility) in a A-R Agricultural-Residential District – South Central Pasco County – Northwest Corner of the Intersection of Old Gunn Highway and Interlaken Road – Containing Approximately 2.00 Acres
File Number PDE25-7862
Comm. Dist. 3
Recommendation Approval with Conditions

Mr. Liam Devine, Planning, Development and Economic Growth, spoke regarding a request from the applicant to continue the item, that it was currently a Consent item, and requested public comment.

The item was pulled from the Public Consent Agenda.

Mr. Herbert Heap spoke regarding the location of his property, the finished construction on Old Gunn Highway, road concerns, an all-purpose trail, water drainage concerns, his ownership of a Right-Of-Way, and engineering issues.

Discussion was held regarding public comment rules for speaking and the process after rezoning.

MR. GIRADI MOVED approval to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey; **MR. WILLIAMS SECONDED**.

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

PC9 Zoning Amendment (Consent) – Karli Properties LLC – Change in Zoning from a MF-1 Multiple-Family Medium Density zoning district to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southside of New York Ave Approximately 0.64 miles east of the US 19 and New York Ave Intersection– Containing Approximately 10 acres
File Number PDE25-7722
Comm. Dist. 5
Recommendation Approve

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

The applicant was present.

There was no public comment.

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

PC10 Zoning Amendment (Consent) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco

File Number PDE25-7781

Comm. Dist. 2

Recommendation Approval with Conditions

Mr. Gianna German, Planning, Development and Economic Growth, spoke regarding the ex partes for the item and that they would be sent to the Clerk's Office.

The item was pulled from the Public Hearing Consent Agenda.

Ms. Barbara Wilhite, representative for the applicant, spoke regarding area drainage issues and the request for a continuance to meet with neighbors.

Discussion was held regarding public comment; an overview of the applicant's request; and the continuance date.

MR. MOODY MOVED approval to continue the item to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey; **MR. GIRARDI SECONDED**.

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

PC11 Comprehensive Plan Amendment (Consent) – CPAS24(18) OLC Thirteen State Properties LLC Phase 1 – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 01) Changing from RES-3 (Residential-3 DU/GA), RES-6 (Residential-6 DU/GA), and RES-9 (Residential-9 DU/GA) to IL (Industrial-Light) on Approximately 7.93 Acres of Real Property Located North of Cummer Road, South of State Road 5756, East of Pine Products Road, and West of Bower Road.

File Number PDE25-0078

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

The applicant was present.

There was no public comment.

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

PC12 Comprehensive Plan Amendment (Consent) – CPAS24(14) County Line North PD– Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05) Changing from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 38.68 Acres of Real Property Located On The South Side Of County Line Road, a Text Amendment Creating Subarea Policy FLU 7.1.85- County Line North PD and a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (County Line North PD).

File Number PDE25-0097

Comm. Dist. 5

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning, Development and Economic Growth, read the item into the record and noted the two companion zoning amendments.

The item was pulled from the Public Hearing Consent Agenda.

Mr. Ed Zotian, Planning, Development and Economic Growth reviewed the item using a PowerPoint presentation.

Public comment was heard under Agenda Item PC14.

Discussion was held regarding the school questionnaire; the potential zoning reconfiguration; and residential density.

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

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

PC13 Zoning Amendment (Consent) - Sun City County Line North MPUD – Mary Eleanor Taube – Rezoning Request from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 156 Platted Townhomes, 10,000 Square Feet of Commercial/Retail Space (with the Potential to Convert the Commercial/Retail to Office Uses) and Associated Infrastructure on Approximately 19.385 Acres Located in Northwest Pasco County.

File Number PDE25-7849

Comm. Dist. 5

Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

Mr. William Vermillion, Planning, Development and Economic Growth, reviewed the item using a PowerPoint presentation.

The applicant's representative reviewed the item using a PowerPoint presentation under Agenda Item PC14.

Public comment was held under Agenda item PC14.

Ms. Barbara Wilhite, representative for the applicant, spoke regarding the renaming and language consistency.

Discussion was held regarding language consistencies; a policy Memorandum with stakeholders; the LDC 402 intent; the renaming of the binding concept plan; potential future townhomes; the intentions of the North Market area; the four-lane County Line Road status; Right-Of-Way; FDOT communications and engagement; a Memorandum between Hernando and Pasco County; and the MPO priority list.

MR. GIRARDI MOVED approval of Staff's recommendation with the noted caution to Staff by Mr. Goldstein regarding changing the name of the Binding Concept Plan midstream; **MR. WILLIAMS SECONDED**.

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

PC14 Zoning Amendment (Consent)- Sun Coast Village MPUD– Hlavac Family Trust– Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 144 Platted Townhomes and Associated Infrastructure on Approximately 19.3 Acres Located in Northwest Pasco County
File Number PDE25-7820
Comm. Dist. 5
Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

Mr. William Vermillion, Planning, Development and Economic Growth, reviewed the item using a PowerPoint presentation.

Ms. Barbara Wilhite, representative for the applicant, used a PowerPoint presentation to review Agenda Items PC13 and PC14 and spoke regarding the Interlocal Sewer Agreement with Hernando and Pasco County, the Northridge project, the current water and sewer of the area, the partnership with Ripa, the coordination of the three projects, and the generation of taxes and mobility fees.

Public comment for PC12, PC13, and PC14 were heard together.

Pastor Jen Kerouac spoke regarding the Shady Hills Road expansion, transportation needs, FDOT timeline concerns, traffic concerns, bus stop incidents, affordable housing, and the Sheriff Office's response to the Comp Plan Amendment.

Discussion was held regarding an interconnect to the east; parcel connections; the Sheriff's Office's comments on the Comp Plan; the addition of the comments in the rezoning Agenda memos; appreciation of the three projects connectivity; interconnection depth from the Right-Of-Way; coordination requirements; and a caution for language consistency.

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

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

PC15 An Ordinance By The Pasco County Board Of County Commissioners
Amending The Pasco County Land Development Code; Section 802 Tree
Preservation And Replacement; Appendix A Definitions; And Other
Sections, As Necessary, For Internal Consistency; Providing For
Applicability; Repealer; Providing For Severability; Inclusion Into The Land
Development Code, And An Effective Date.

File Number PDE25-0007

Comm. Dist. All

Recommendation Approve

Mr. Patrick Dutter, Interim Director of Development Review Services, reviewed the item using a PowerPoint presentation.

Mr. Mike Woodard, Central Permitting, spoke during the discussion.

Discussion was held regarding the exemption removal of permits for the installation of fences or walls; saving trees; fence reviews; fences on agricultural properties; property lines; survey creation; tree removal; the exemption removal of five-inch DBH trees on residential lots; high risk trees; permit discrepancy; the high risk tree statute; basic risk assessment; geo-technical tests; invasive trees; chosen routes; five-inch practices; the modification of language; the clear-cutting of trees in developments; the potential focus on large developments; tree fees for clear-cutting; tree diameter; applicable project clarity; the reading of Resolution language; the new fee trigger; planting trees; the clarification of public purpose; the Economic Growth Commercial Planning Program; affordable housing projects; the request of funds from the Tree Mitigation fund; the incorporation of heritage trees; the concern with cutting down heritage trees; to incentivize developers to save trees; the fee penalties; the density bonus; a Comprehensive Plan Amendment; lot widths; past discussions on the item; that developers were the concern not homeowners; past blitzing of wetlands; wetland value; conservation subdivisions; codification of PM26; the tree mitigation and preservation concept Ordinance; push back from the development community; fee updates and increases; first steps; the running of the Tree Mitigation Fund; the request for a continuance; money sitting in the tree fund; use of funds in the Ordinance; changes to the current Ordinance; an updated fee Resolution; lower fee rates compared to other communities; landscaping; a 905 amendment; the work with TBBA; a Planning Commission workshop; existing code language; and the motion of the item.

Mr. Engel spoke regarding withdrawing the item based on direction and guidance, that they would proceed with the Resolution to the Board updating fees and the use of funds, and that they would work on establishing a Planning Commission workshop.

The item was withdrawn.

PC16 An Ordinance By The Pasco County Board Of County Commissioners
Amending The Pasco County Land Development Code; Amending
Section 1001 Docks and Seawalls; Section 1001.1 Intent And Purpose;
Section 1001.4 Visibility; Section 1001.5 Maximum Projection and
Location of Docks and Seawalls; Creating Section 1001.6 Boat Lift
Canopies; Appendix A Definitions; And Other Sections, As Necessary, For
Internal Consistency; Providing For Applicability; Repealer; Providing For
Severability; Inclusion Into The Land Development Code, And An Effective
Date.

File Number PDE25-0135

Comm. Dist. All

Recommendation Approve

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

Ms. Barbara Wilhite and Pastor Jen Kerouac spoke regarding the history of Ms. Wilhite's home; boat protection; the notification of effected communities; her neighbors; effects of the hurricane; changing the rules; Ms. Wilhite's view; similarities to the Rural Protected Area; enjoyment of the scenery; the embracement of change; the opportunity to state concerns; and the allowance of boat covers.

Mr. Liam Devine, Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the history and clarification of the item; the proposed covering; the same 2021 proposal; the mean high-water line definition; covering placement; the prohibition to davits or seawall usage; height limits; BCS; the Florida Building Code compliance; change in the Board of County Commissioners membership; boat protection; visual obstructions; canopy specifications; supplementary regulations for waterfront property; a code conflict; 15-foot set back encroachment; clarification of roof line versus wall; the roof language modification; the wants of the current Commission; reference to section 530.13; Staff's intent; the historic interpretation of the code; the 2021 aesthetic preservation of visibility and hurricane concerns; code consistency; language ambiguity; boat canopies on lakes; the potential readoption of Ordinance 19-12; views on a lake and open water; the past allowance of boat covers and houses on rivers; whether the Ordinance could be applied to only areas that wanted them; the potential for the item to be a Conditional or Special Exception Use; community regulations; the added work load; ADU Special Exceptions; the motion of the item; deadlines; and whether issues could be addressed with the Land Development Code.

MR. GIRARDI MOVED denial of Staff's recommendation due to the blockage of views.

The motion died due to a lack of a second.

MR. MOODY MOVED to continue the item for 60 days.

Mr. Moody withdrew his motion.

MR. GIRARDI MOVED denial of Staff's recommendation due to its inconsistency with the Comprehensive Plan; **MR. MOODY SECONDED.**

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

Presentation

PC17 Resilient Pasco Project - Resilience and Sustainability Action Plan

File Number PDE25-0110

Comm. Dist. All

Recommendation Presentation Only

Ms. Amandla Hill, Planning, Development and Economic Growth, introduced Mr. Sean Lahav, and reviewed the item using a PowerPoint presentation.

Mr. Sean Lahav, Hal FF National Resilience Market Leader, continued to review the item using a PowerPoint presentation.

Ms. Barbara Wilhite spoke regarding how detailed the plan was, items in the plan, that it was more than perhaps what people thought, and that the County went beyond what other Counties had done with the project.

Discussion was held regarding tidal and compound flooding in the full report; the mapping given to the Stormwater Department; the adoption by Resolution; and a statement that the item was not regulatory.

The item was for information only.

Walk-Ons

There were none.

Adjourn

Mr. Liam Devine, Planning, Development and Economic Growth, spoke regarding his acceptance of a new position with the Pasco County School Board.

Discussion was held regarding Mr. Devine's appreciation towards the Commission and individuals; the progression of his career; his hopeful new role with Planning

Commission; the great opportunity for the School Board; the loss for the Planning Department; the appreciation for Mr. Devine; that he was an extraordinary employee; a succession plan; Mr. William's department; County growth; and the willingness to learn and to continue connections.

Mr. Poole left the meeting at 2:49 p.m. and returned at 2:52 p.m.

Mr. Williams left the meeting at 3:44 p.m. and returned at 3:49 p.m.

MR. WILLIAMS MOVED to adjourn; **MR. MOODY SECONDED.**

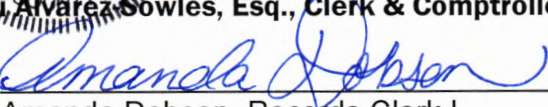
Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 4:48 p.m.



PLANNING COMMISSION
REGULAR MEETING
MARCH 20, 2025

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

Prepared by: 
Amanda Dobson, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

APRIL 3, 2025

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

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

1:30 P.M.

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

Members:

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

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

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:30 p.m.

Moment of Silence

A Moment of Silence was held.

Pledge of Allegiance

Vice-Chairman Girardi 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 Chairman Grey who was absent. Mr. Chris Williams arrived to the meeting at 1:41 p.m.

Swearing In

Ms. Wilkes swore in those who wished 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.

Vice-Chairman Girardi reviewed the procedures to be followed and called for public comment.

Mr. Ryan Flynn spoke regarding a general procedural comment, the massive MPUD change, and suggested a new neighborhood meeting.

Ms. Nancy Hazelwood spoke regarding procedures, a cautionary tale with Dr. Patel and Temple Terrace, concerns with Spectrum working off of Bayhead Road, a dwindling water supply in the County, and the suggestion for all pervious surfaces to be used instead of asphalt.

Ms. Kathleen Schneider spoke regarding property owners in East Pasco, dividing property for family members, issues with dividing property, and concerns with the County dictating what happened to owned land.

Consent

C1 Annotated Minutes - Planning Commission Meeting - September 5, 2024
 File Number PDE25-0152
 Comm. Dist. All
 Recommendation Approve

MR. MOODY MOVED approval of the September 5, 2024 Planning Commission meeting minutes; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

Public Hearings

MR. MOODY MOVED approval to continue Agenda Items PC2 and PC4 to their respective continuance dates and, sitting as the Local Planning Agency, continue Agenda Items PC3 and PC5 to their respective continuance dates which included the revisions needed to the subject line for PC2 and PC5; **MR. WILLIAMS SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. WILLIAMS MOVED approval of the Public Hearing Consent Agenda which included Agenda Items PC6 and, sitting as the Local Planning Agency, approval of Agenda Item PC7; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

- PC2 Substantial Modification (Continuance) – Riverstone MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 66 Homes Prior to Completion of Substandard Road Improvements Through Modification of a Previously Approved Condition
File Number PDE25-7838
Comm. Dist. 4
Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.
File Number PDE25-0109
Comm. Dist. 1
Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

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

The applicant was present.

There was no public comment.

Discussion was held regarding the dividing line between Dade City and New Port Richey; the April 17th meeting; the paperwork from Staff; the drive to New Port Richey; and the memorandum in PC5.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC4 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC5 Development Agreement (Continuance) – Riverstone MPUD Master Planned Unit Development – KB Homes Tampa LLC – Proposed is a Modification to the Development Agreement (DA) for the Riverstone MPUD to Clarify Terms and Conditions Therein

File Number PDE25-0144

Comm. Dist. 4

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

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

The applicant was present.

There was no public comment.

Discussion was held regarding the subject line revision for PC5 and PC2; the description in PC2; and the request that the continuance be subject to Staff's corrections.

The item was continued to the April 17, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC6 Zoning Amendment (Consent) - Old Pasco Road MPUD – SAV PROPERTY HOLDINGS LLC – Rezoning Request from A-R Agricultural Residential and A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 106 Townhomes and Associated Infrastructure on Approximately 18.36 Acres Located in Central Pasco County
File Number PDE25-7776
Comm. Dist. 1
Recommendation Approval with Conditions

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

The applicant was present.

There was no public comment.

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

PC7 Comprehensive Plan Amendment (Consent) – CPAS23-20 SAV/Old Pasco Townhomes – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 14) from RES-3 (Residential-3 Du/Ga) to RES-6 (Residential-6 Du/Ga) on Approximately 18.36 Acres of Real Property Located at the Northeast Corner of Old Pasco Road and Hadlock Drive.
File Number PDE25-0174
Comm. Dist. 1
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Ms. Gianna German, Planning Development and Economic Growth, read the item into the record and spoke regarding the rezoning companion and the submitted ex-parte for Agenda items PC6 and PC7.

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

- P8 Zoning Amendment (Regular) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, 100,000 Square Feet of Support Commercial and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Lola Road
 File Number PDE25-7738
 Comm. Dist. 1
 Recommendation Approval with Conditions

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

Mr. David Engel, Planning Development and Economic Growth, spoke regarding the site line changes, to eliminate multi-family housing, land uses on the property, appropriate setbacks for Lake Lola Road, architectural review standards, a reference in the EDA, a companion piece to include the MPUD and economic incentive agreement, and what the infrastructure entailed.

Mr. William Vermilion, Planning Development and Economic Growth, noted the ex-parte communications and used a PowerPoint presentation to review the item.

Mr. Joel Tew, representative for the property owner and applicant, spoke regarding the February 6th Planning Commission hearing, the proposed revisions to the Conditions of Approval, the conceptual master plan, the building height on industrial uses, the chances of a residential element, and the buffer landscape setback area.

Mr. Ryan Flynn spoke regarding his appreciation to all parties for migrating away from the original concept plan, the Northeast Pasco Rural Protection Overlay District, a provision for preservation of a rural lifestyle, area compatibility, adherence of the MPUD to the mission statement, the max building height, assurances that the lots cannot be combined to “back door” into warehouses, his appreciation for being included in the buffering, the request for a six foot berm with irrigated landscaping on top, restrictions on lighting to protect the night sky, and the suggestion of a park serving local businesses and residents.

Ms. Hazelwood spoke regarding the improved work on the item, her appreciation towards Staff, how the EC was supposed to fit into Northeast Rural, pervious surfaces, lights in different commercial areas, and suggestions to keep them a small community.

Ms. Judy Maddox spoke regarding her concern with traffic on Lake lola and Spring Lake Highway, accident concerns due to a curve, the intersection, the new RV park going in, and the potential rearrangement of that intersection.

Mr. James Navarro spoke regarding the commercial back end, whether someone could buy or rent a portion of that, where they could have distribution, acre usage, semis affecting the interstate, and possible warehouses.

Discussion was held regarding buffering requirements; horizontal industrial or commercial components; condominium restrictions; the \$11,000,000 that was quoted; roadway improvements on Lake lola; Stormwater; stepping down on intensity of uses; the distribution side of the property; additional improvements to the master plan; whether the area could be bought; whether or not that substantive change or intent meets the spirit of the plan; if the area was available for distribution; the intent being for a single user distribution center; topography; traffic circulation; this being one parcel within a designated employment center; the county Staff working on a master plan with the applicant for a subarea policy; the EC area; and Future Land Use.

MR. PONTLITZ MOVED approval to receive and file documents submitted by Mr. Joel Tew; **MR. MOODY SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED approval to revise Condition 32 to include vehicular passenger parking in the northern buffer; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED approval of the modification of the building height to 45 feet for all uses and the revision to Condition 25 to move the “unless mutually agreed upon” language up to the discussion on septic tanks and wells; **MR. MUNZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED to approve a modification with Condition 32 for the Northern buffer to delete the opaque wall option along the northern boundary; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. MOODY MOVED to approve an update with Staff's Agenda memos of the substantive intent of the MPUD plan for the areas to the east; **MR. PONTLITZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

MR. POOLE MOVED approval of the item per Staff's recommendation; **MR. MUNZ SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

Walk-Ons

There was none.

Adjourn

VICE-CHAIRMAN GIRARDI MOVED to adjourn; **MR. WILLIAMS SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 3:03 p.m.



PLANNING COMMISSION
REGULAR MEETING
APRIL 3, 2025

Office of Nikkora Jones, Esq., Clerk & Comptroller

Prepared by: Nevaeh Wilkes
Nevaeh Wilkes, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

APRIL 17, 2025

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

School Board Representative – Mr. Chris Williams
Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

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

Ms. Kayla Zine, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole who was absent. Mr. Williams was represented by Mr. Richard Tonello. Mr. Munz arrived to the meeting at 1:49 p.m.

Swearing In

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

Proof of Publication

Ms. Zine noted the proof of publication.

Public Comment

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

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

There was none.

Consent

There was none.

Public Hearings

MR. MOODY MOVED approval to continue Agenda Items PC1, PC2, PC3, and PC4 to their respective continuance dates; **MR. MUNZ SECONDED**.

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

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

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

- PC1 Zoning Amendment (Continuance) - River Ridge MPUD - Master Planned Unit Development - River Ridge Homes, Inc. - A Substantial Modification to the River Ridge MPUD Master Planned Unit Development to Allow for C-2 permitted uses and dimensional standards to Parcel K-3, Increase of Commercial Square Footage to 125,000 within Parcel K-3, Add Four Quadplex Units to Parcels J/L and Decrease Commercial Square Footage from Parcel I2 on approximately 1,388.2 acres Located in West Central Pasco County.

File Number PDE25-7688

Comm. Dist. 4

Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to a date uncertain.

- PC2 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco

File Number PDE25-7781

Comm. Dist. 2

Recommendation Continuance Requested

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

The applicant was present.

Discussion was held regarding public comment and that the item was advertised as a continuance.

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC4 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

PC 04/17/2025

Page 4 of 13

Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC5 Substantial Modification (Consent) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD
File Number PDE25-7838
Comm. Dist. 4
Recommendation Approval with Conditions

Agenda Items PC5 and APC14 were heard together.

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

The applicant was present.

There was no public comment.

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

Discussion was held regarding the road; the cross-section; and multi-use trail.

MR. PONTLITZ MOVED approval of Staff's recommendation for Agneda Items APC14 and PC5; **MR. TONELLO SECONDED.**

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

PC6 Conditional Use (Consent) – Rubrecht Ronald C & Patsy M Living Trust/Anthemnet/Verizon Wireless – 180-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Facility (WCF)

in an A-C Agricultural District – South Central Pasco County – On the West Side of Joy Drive, Approximately 700 Feet North of Dogpatch Lane
File Number PDE25-CU08

Comm. Dist. 4

Recommendation Approval with Conditions

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

Ms. Traci Moore, applicant for Anthemnet, spoke during the discussion.

Discussion was held regarding the aerial view; the construction; and the dog training park.

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

P7 Special Exception (Regular) – FLEX-CP LLC/Odessa Town Centre SE – Private School (Gymnastic Training Facility) in a A-R Agricultural-Residential District – South Central Pasco County – Northwest Corner of the Intersection of Old Gunn Highway and Interlaken Road – Containing Approximately 2.00 Acres

File Number PDE25-7862

Comm. Dist. 3

Recommendation Approval with Conditions

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

Mr. Jim Spivey and Mr. Ricky Miller spoke regarding stormwater; a retention pond; parking concerns; the size of the building; road conditions; runoff; and a blind spot on Interlaken.

Mr. Michael Raysor, Raysor Transportation Consulting, spoke regarding the substandard road application, Old Gunn Highway, Interlaken, and Code requirements.

Ms. Shelly Johnson, for the applicant, spoke during the discussion.

Discussion was held reading the hours of operation; parking; the location; the Conditions of Approval; Old Gunn Highway; requirements and Finding of Fact 14; Stormwater; drainage; the Concept Plan; entrances; a road count; what Lowe's was required to do on that road; access management; the Special Exception; buffering; the Odessa Town Center overlay; FAR; and lot coverage.

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

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

P8 Special Exception (Regular) – Irina Whitmire/Dog Kennel Special Exception – Kennel for Dog Boarding and Breeding in a A-R Agricultural-Residential District – West Pasco County – West Side of Tulane Street, Approximately 340 Feet East of Cordel Street – Containing Approximately 4.40 Acres

File Number PDE25-7822

Comm. Dist. 4

Recommendation Approval with Conditions

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

Ms. Neika Coates spoke regarding a lot she owned down the street, her concern with her property value, and what her intention was for the lot.

Mr. John Douglas, Animal Services, Ms. Denise Hernandez, Code Compliance Department, Ms. Irina Whitmire, and Ms. Coates spoke during the discussion.

Discussion was held regarding a warning notice from a previous year; the Code Enforcement officer; complaints on the property; violations on the property; the complaint about the number of dogs; the minimum standards; the pigs; the Conditions of Approval; that it had already gone to court; decaying vegetation matter; that it was a rescue; the breeds of dogs; when she bought the property and its condition; that she was a veterinarian and a veteran; the volume levels of the dogs; property value; a buffer between the locations; surrounding homes and neighbors; how many dogs a person could have under the Code; the complainant; that they were her pets; a privacy fence and plants; the target number of dogs; language for the motion; and principle structures.

MR. MOODY MOVED approval to add a Condition that the Special Exception would be personal to the applicant; **MR. GIRARDI SECONDED.**

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

MR. MOODY MOVED approval of Staff's recommendation including to add a Condition that the number of dogs on the property be reduced to 12 within the next 12 months; **MR. TONELLO SECONDED.**

Chairman Grey called on the motion; the motion failed with Mr. Girardi, Mr. Munz, and Mr. Pontlitz voting nay.

Mr. Goldstein clarified that Mr. Tonello was unable to vote on the item.

MR. MOODY MOVED approval of Staff's recommendation including to add a Condition that the number of dogs on the property be reduced to 12 within the next 12 months; **CHAIRMAN GREY SECONDED**.

Chairman Grey called on the motion; the motion failed with Mr. Girardi, Mr. Munz, and Mr. Pontlitz voting nay.

MR. PONTLITZ MOVED approval of Staff's recommendation including to limit the number of dogs to 17 within a year; **MR. MUNZ SECONDED**.

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

PC9 First Workshop Dedicated to the Extraordinary Circumstances
Necessitating the Need for the Fire Rescue Fire Combat and Rescue
Service Impact Fee Increase to Exceed the Phase-In Limitations in
Sections 163.31801(6)(b), (c), and (d), Florida Statutes
File Number FR25-1620
Comm. Dist. All
Recommendation Presentation Only

Agenda Items PC9 and PC10 were heard together.

Chief Ryan Guynn, Fire Chief, spoke regarding his appreciation, how long they had been working on this, and a third party.

Fire Marshall Justin Frum, Fire Marshall, and Mr. Peter Napoli, Stantec Program Manager, used a PowerPoint presentation to review the item.

There was no public comment.

Discussion was held regarding standards; the last time it was reevaluated; the initial adoption; who it was presented to; the NFPA standard; what they operated at; the Capital Improvement Plan; the prioritized service delivery areas; the Union Park area; response times; the costs and size of the stations; GoBonds; impact revenue; population growth; non-residential fees; the cap; why firetrucks followed the ambulance; land needed for fire stations; what infrastructure needs they had; that they were part of the MPUD process; land acquisition; land donation; charitable donations; Two Rivers; school sites and park sites; public safety sites; substations for the Sheriff's Office; development trends; new technology; emergency access; gates; ingress and egress; impact fees; and inflation.

The item was for information only.

PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Increase Fire Combat And Rescue Impact Fees Beyond The Phase-In Limitations In Section 163.31801(6), Florida Statutes; Amending Section 103.1 Jurisdictional Applicability; Providing For Amendments To Section 1302.6 Fire Combat And Rescue Service Impact Fee, To Make Such Section Consistent With The 2024 Fire Combat And Rescue Service Impact Fee Study And To Adopt Such Study; To Increase The Amount Of Fire Combat And Rescue Service Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number FR25-1621

Comm. Dist. All

Recommendation Approve

Agenda Items PC9 and PC10 were heard together.

MR. PONTLITZ MOVED approval of Staff's recommendation; **MR. MUNZ SECONDED.**

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

Addendum

AC11 Zoning Amendment (Consent) - Mitchell SJP MPUD - Master Planned Unit Development - St. John Properties, INC. - A Rezoning Request from an I-2 General Industrial Park District to MPUD Master Planned Unit Development District to Allow for the Development of 515,000 sf Business Park and 107,660 sf Commercial/Retail Uses and Associated Infrastructure on Approximately 92.61 Acres Located in South West Pasco County.

File Number PDE25-7825

Comm. Dist. 3

Recommendation Approval with Conditions

Mr. Kurt Siverson, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item.

Mr. Clarke Hobby, representative for the Mitchell Family and St. John Properties, used a PowerPoint presentation to review the item and spoke regarding the MPUD Master Plan, the flex-based buildings, the existing zoning, the amount of jobs, the Property Appraiser zonings, Comprehensive Plans, and the engineered plan.

Ms. Molly Fisher and Ms. Marie Chisolm spoke regarding what the land represented; what it was zoned; Fox Wood; the MPUD; the green space; Trinity Elementary; wildlife; Country Place Village; noticing concerns; surrounding buildings and facilities; rates and taxes; senior and veteran housing; residents that protested McDonalds'; and affordable housing.

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

Discussion was held regarding the notice; MPUDs; the Western Hub; zonings; uses that were prohibited; job generation; a signal at the site; traffic; the timing and phasing analysis; access management analysis; FAR; that the newer MPUDs prohibit converting commercial to residential; the Starkey Trail; funding; ingress and egress; and the Starkey Park and Serenova Preserve.

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

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

APC12 Zoning Amendment (Consent) – Meares Four LLC – Change in Zoning from a C-3 Commercial/Light Manufacturing District Specific Use to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres

File Number PDE25-7769

Comm. Dist. 5

Recommendation Approve

Agenda Items APC12 and ACP13 were heard together.

Ms. Gianna German, Planning, Development and Economic Growth, read the items into the record and spoke regarding ex partes that were submitted to the Clerk's Office and the walk-on edit to APC13 to Condition of Approval number five to add the language which included unless an alternative standard to allow for existing natural vegetation to be retained is approved at the time of the preliminary site plan for approval.

The applicant was present.

There was no public comment.

MR. GIRARDI MOVED approval of Staff's recommendation for Agenda Items APC12 and APC13; **MR. PONTLITZ SECONDED.**

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

Later in the meeting Ms. German spoke regarding that there were conflict of interest forms and not ex partes that had been submitted.

APC13 Special Exception (Consent) – Meares Four LLC/Meares Special
Exception – Freestanding Recreational Vehicle and Boat Storage Facility
in a C-3 Commercial/Light Manufacturing District – Northwest Pasco
County – Southwest Corner of the Intersection of Shady Hills Road and
Lenway Road East of the Suncoast Parkway – Containing Approximately
9.10 Acres
File Number PDE25-7874
Comm. Dist. 5
Recommendation Approval with Conditions

Agenda Items APC12 and APC13 were heard together

MR. GIRARDI MOVED approval of Staff's recommendation for Agenda Items APC12 and APC13; **MR. PONTLITZ SECONDED.**

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

APC14 Development Agreement (Consent) – Riverstone (Renner) MPUD – KB
Homes Tampa LLC – Modification to the Development Agreement (DA) to
Allow the Developer to Receive Certificates of Occupancy for 98 Homes
Prior to Completion of Road Improvements for the Renner MPUD to
Clarify Terms and Conditions Therein and Rename the DA Agreement
from Renner to Riverstone
File Number PDE25-0144
Comm. Dist. 4
Recommendation Approve

Agenda items PC5 and APC14 were heard together.

AP15 Conditional Use Request (Regular) – C&M Lowe Limited Partnership and
Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a
Commercial Marina in a C-2 General Commercial District – Northwest
Pasco County – North and South Side of the Intersection of Harbor Drive
and Old Dixie Highway – Containing Approximately 2.68 Acres.
File Number PDE25-CU01

Comm. Dist. 5
Recommendation Approval with Conditions

Ms. Amy Tull, Planning, Development and Economic Growth Department, used a PowerPoint presentation to review the item and spoke regarding ex partes that had been submitted.

Ms. Barbara Wilhite, for the applicant, introduced Mr. Tim Lowe and spoke regarding that the family owned and operated Port Hudson Marina.

Mr. Tim Lowe spoke regarding Port Hudson Marina, what they were proposing, traffic, the compact tractor, and public boat ramps.

Ms. Wendy Juhl, Ms. Susan Beucler, Ms. Elizabeth Donatello, and Mr. Pete Veto spoke regarding the property location; green space; flooding; Hurricane Helene; barrels of oil; boats not removed from the water; environmental risks; traffic; Pine Street; evacuations; no wake rules; noise; operation time; concerns regarding children; seawalls; wildlife; lighting on the road; Ms. Beucler's properties; the buffer zone; the VAST program; the oyster beds; driveways; concerns with speeding; markers; the bus stop; the density of the area; the canal; surrounding docks; the infrastructure; the original approval; the property; and maintenance.

Mr. Micheal Raysor, Raysor Transportation Consulting, and Ms. Denise Hernandez, Code Compliance Department, spoke during the discussion.

Discussion was held regarding land based vehicular traffic; peak hours; return radiuses; speed; stopping distance; the stop control activity; how often they would be crossing Harbor Drive; the rate of launching; Port Hudson Marina; the amount of boats on their property; the average number of boats they put in the marina; that it was leased to a commercial tenant; the amount of boats they planned to store; safely crossing the road; Sunset Landing Marina; flashing lights; emergency access; evacuation routes; the bus stop location; the Code required buffer; daytime and nighttime visibility; street lights; hours of operation; boat traffic; the Cotee River; the Anclote River; the Flor-a-mar Canal; the intended construction of the lot; stormwater ponds; road access; a hurricane plan; the State of Emergency; concerns with noise; the noise ordinance; homeless people on the lot; the proposed parking area; the waterfront parcel; boat lifts and floating docks; signage; language for the motion; and communication with the neighbors.

MR. PONTLITZ MOVED approval to amend Condition 7 to operating hours of dawn until dusk; **MR. MUNZ SECONDED.**

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

MR. PONTLITZ MOVED approval of Staff's recommendation with the various restrictions and the modified condition; **MR. MUNZ SECONDED.**

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

Walk-Ons

There was none.

Adjourn

**THE COMMISSION RECESSED AT 4:12 P.M. AND RECONVENED AT 4:26 P.M.
ALL MEMBERS WERE PRESENT.**

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

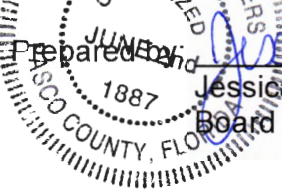
Chairman Grey called on the motion; the vote was unanimous, and the motion carried.

The meeting adjourned at 5:41 p.m.

PLANNING COMMISSION
REGULAR MEETING
APRIL 17, 2025



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



Prepared by

Jessica L Faircloth, Records Clerk III
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

MAY 1, 2025

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

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

1:30 P.M.

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

Members:

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

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

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

Call To Order

Chairman Grey called the meeting to order at 1:29 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. Munz who was absent.

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.

There was none.

Consent

There was none.

Public Hearings

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda which included Agenda Items PC1 and PC2 and, sitting as the Local Planning Agency, the Commission approved Agenda Item PC3; **MR. GIRARDI SECONDED.**

- PC1 Zoning Amendment (Consent) –Swami Ayyan LLC/Wesley Chapel Professional Center – Change in Zoning from a PO-2 Professional Office District to a C-2 General Commercial District – South Central Pasco County – Southeast Corner of the Intersection of Veridian Way and State Road 54 – Containing Approximately 0.94 Acre
File Number PDE25-7867
Comm. Dist. 2
Recommendation Approve

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

The applicant was present.

There was no public comment.

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

- PC2 Zoning Amendment (Consent) – James A and Cheryl L Pelletier/Powerline Road Rezone – Change in Zoning from an A-C Agricultural District and A-R Agricultural-Residential District to an A-R Agricultural-Residential District – Northeast Pasco County – East Side of Powerline Road and Approximately 2,300 Feet North of Frazee Hill Road – Containing Approximately 9.8 acres.
File Number PDE25-7869
Comm. Dist. 1
Recommendation Approve

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

The applicant was present.

There was no public comment.

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

PC3 Comprehensive Plan Amendment (Consent) - CPAS24(24) Doodie Calls CPA – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from AG (Agricultural) to IL (Industrial-Light) on Approximately 10.09 Acres of Real Property Located on the south side of State Road 52 Approximately 1,274 Feet West of Ehren Cutoff.

File Number PDE25-0112

Comm. Dist. 2

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

The applicant was present.

There was no public comment.

Mr. Clarke Hobby, Hobby and Hobby P.A., spoke during the discussion.

Discussion was held regarding required connections to potable and wastewater; the interconnection; and working with Staff to bring the facilities closer.

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

Walk-Ons

There was none.

Adjourn

MR. PONTLITZ MOVED to adjourn; **MR. WILLIAMS SECONDED.**

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

The meeting adjourned at 1:40 p.m.



PLANNING COMMISSION
REGULAR MEETING
MAY 1, 2025

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

Prepared by: Nevaeh Wilkes
Nevaeh Wilkes, Records Clerk I
Board Records Division

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED MINUTES

MAY 15, 2025

**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
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

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

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. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Mr. Pontlitz. Mr. Williams arrived to the meeting at 2:06 p.m.

Swearing In

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

Proof of Publication

Ms. Dobson noted the proof of publication.

Public Comment

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

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

There was none.

Consent

There was none.

Public Hearings

MR. MUNZ MOVED to continue Agenda Items PC1 and PC3 to their respective continuance dates and, sitting as the Local Planning Agency, approved to continue Agenda Item PC2 to its respective continuance date; **MR. MOODY SECONDED.**

Chairman Grey called on the motion; the vote was unanimous, and the motion carried with Mr. Williams absent from the vote.

MR. POOLE MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC5; **MR. MUNZ SECONDED.**

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

- PC1 Zoning Amendment (Continuance) – Pasco Mine MPUD Master Planned Unit Development – K&M Pasco 130 Holdings, LLC– A Rezoning Petition from an A-C Agricultural District to an MPUD Master Planned Unit Development to allow for the maximum development of 30,000 Square Feet of Commercial/Retail, 150,000 Square Feet of Light Industrial, and 7 Acres for a Concrete Batch Plant and associated infrastructure, on Approximately 19.41 Acres, Located South of County Line Road North and 1.25 miles West of Suncoast Parkway
- File Number** PDE25-7749
Comm. Dist. 5
Recommendation Continuance Requested

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

The applicant was not present.

There was no public comment.

The item was continued to the June 19, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

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

There was no public comment.

The item was continued to a date uncertain.

PC3 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

Recommendation Continuance Requested

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

The applicant was present.

There was no public comment.

The item was continued to a date uncertain.

PC4 Zoning Amendment (Consent) – Kasting LLC/Little Road Rezoning – Change in Zoning from a PO-2 Professional Office District to a C-1 Neighborhood Commercial District – West Central Pasco County – Northeast Corner of the Intersection of Little Road and Jasmine Boulevard – Containing Approximately 3.03 acres.

File Number PDE25-7868

Comm. Dist. 4

Recommendation Approve

Mr. Brian Yunker, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item.

Ms. Cyndi Tarapani, representative for the applicant, spoke regarding the approved Planning Amendment, the sub area polices, the proposed deed restriction, the area of the item, the traffic impact study, the request for C1 zoning, the existing commercial corridor, the C1 zoning consistency, the site plan, and permitting regulations.

Mr. Allen Rose and Ms. Joan Wilson spoke regarding Golden Acres; rezoning objections; the designation of the land; the approved recommendation; the C1 zoning; pressure from developers; a potential civil matter; traffic and accident concerns; the blighted commercial area; surrounding zonings; high-traffic business concerns; vagrancy and homeless population issues; pollution concerns; the preference for a low traffic business; people cutting through the neighborhood; and garbage thrown in Ms. Wilson's front yard.

Discussion was held regarding the plan for the item; the commercial uses and zoning within the received and filed documents by Ms. Cyndi Tarapani; the zoning of the item; the objections by homeowners; that it was the homeowner's property; surrounding zonings; the original development of the area; the changes due to Little Road; the recorded land covenants; the suggestion for the community to buy the land; the purpose of the businesses permitted in a C1 zoning; Ms. Cyndi Tarapani's interactions with Mr. Allen Rose and Ms. Joan Wilson; cleaning up the property; driving east on Jasmine; access on Jasmine; the approval of office zoning; the applicant's willingness to accept C1 use and the prohibitions outlined; and the request for Staff to attach the traffic analysis study.

MR. GIRARDI MOVED to receive and file documents submitted by Ms. Cyndi Tarapani; **MR. MOODY SECONDED.**

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

MR. MOODY MOVED to receive and file documents submitted by Mr. Allen Rose; **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. POOLE SECONDED.**

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

PC5 Variance Request (Consent) – SC Signature Construction Corp., Inc. – Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 14 Feet in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – West Central Pasco County – Located on Kristel Circle, Approximately 0.25 Miles Northwest of the Intersection of Little Road and Ridge Road– Containing Approximately 0.63 Acres
File Number PDE25-2109
Comm. Dist. 4
Recommendation Approval with Conditions

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

The applicant was present.

There was no public comment.

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

P6 Zoning Amendment (Regular) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco
File Number PDE25-7781
Comm. Dist. 2
Recommendation Approval with Conditions

Mr. William Vermillion, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding the opposition letters sent to the Clerk's Office.

Ms. Barbara Wilhite, representative for the applicant, used a PowerPoint presentation to review the item and spoke regarding the neighborhood meeting questions, townhome types, the lot width, the number of units per building, the binding concept plan, access

easements, Right-Of-Way dedication, the reclaimed water line dedication, Vision Road construction, and visitor parking.

Ms. Susan Lang, Ms. Melody Kelly, Ms. Laura Rice, Mr. Wyatt, minor, Ms. Linda Brown, Ms. Mary Bartlett, Mr. George Kovolew, Mr. Jonathan Hecht, Ms. Debbie Goodman, Ms. Rebecca Yuengling, and Mr. Michael Cook spoke regarding road connections; an overview of what was in the area; traffic concerns and accidents; signal capacity; the Timing and Methodology Report; the traffic count; Housing in Pasco Lives; the request for a current traffic count; who Island Property Partners was; the permits pulled; whether 20 Mile Level would be open; the misspelling of Venezia Drive; the motion of the item; the School Impact Analysis displayed by Ms. Melody Kelly; school capacity concerns; Academy at the Lakes' property; the Timing and Phasing Methodology displayed by Ms. Melody Kelly; the satellite map displayed by Ms. Melody Kelly; potential negative effects of the townhomes; childcare affordability; land for the community; the importance of memory care facilities; meeting infrastructure and community needs; horseback riding; track team training; safety concerns; flooding issues; wetland concerns; rural culture; pictures displayed by Ms. Linda Brown; wildlife concerns; denial of projects by the Commissioners; the aerial displayed by Mr. George Kovolew; recommended approvals; meeting with the developer; water drainage ditches for mosquito control; flow path concerns; retention ponds; pictures displayed by Mr. Jonathan Hecht; Land O' Lakes' character; emergency response time issues; road concerns; the growing development issues; environmental concerns; and the traffic study concerns.

Mr. Ahsan Khalil, Planning, Development and Economic Growth Department, Mr. Steve Henry, Lincks & Associates, Mr. Jeremy Couch, Tampa Civil Design, and Mr. Nick Uhren, County Engineer, spoke during the discussion.

Discussion was held regarding the missing traffic study; that the full timing and phasing would be added; stabilizing the Livingston Road Extension; construction traffic; the additional utility work; the request to clean up the language; the minimum lot width for front-loaded townhomes; the motion of the item; an overview of the traffic report; the Livingston and 54 intersection analysis; improvements in the Cost Affordable Plan and Needs Plan; congestion improvements; a potential fly over at Collier; parallel capacity on 54; decreasing project traffic; the program used for analysis; the discrepancies with the MF-1 Zoning and MPUD; the Venezia Drive typo; the Livingston to Collier timeline; intersection accidents; if improvements had changed with the 2050 LRPT; a traffic data request; Ms. Linda Brown's property location and pictures; Ms. Mary Bartlett's property location and drainage plan; Mr. George Kovolew's property location; road conditions; retention ponds; rain conditions; the Water Management District and County rules; wetland impacts; the suggestion to reach out to Mosquito Control; engineering; growth in Pasco County; ditch maintenance; Mr. Jonathan Hecht's property; the 2050 Plan interchange; addressing the failure at 54; the difference in the 2045 and the current LRTP; potential projects that could alleviate the failure; the northbound left green time; identified failures in the Code; failures in traffic studies; approved traffic studies; paperwork concerns; the potential Collier overpass; school capacities; the school impact analysis; the owner of the property; the applicant of the project; issues in the Agenda;

project access; clarification on 20 Mile Level Road; the neighborhood meeting; unit setbacks; drainage constraint issues; documentation of issues and potential relief; the approved Masquerading Permits; project meetings; information given to the County; history of the location; the sensitivity of the design; a pipe issue; potential improvements in the north; Cypress Creek; clarification on Ms. Susan Lang's accident statements; Collier and 54; the SIS system; control of the intersection; the potential PD&E process acceleration; adding to the MPO's priority list; the 2045 MPO Long Range Plan; intentions in the 2050 Plan; and the process to accelerate widening County Line Road.

MR. WILLIAMS MOVED 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. POOLE MOVED approval to continue the item to the June 19, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey; **MR. WILLIAMS SECONDED.**

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

P7 Comprehensive Plan Amendment (Regular) - CPAS24 (16) Arcola Townhomes - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 05) Changing from RES-1 (Residential-1 du/ga) to RES-9 (Residential-9 du/ga) on Approximately 30 Acres of Real Property Located on Crela Drive Approximately 231 Feet West of the Suncoast Parkway
 File Number PDE25-0013
 Comm. Dist. 5
 Recommendation Approve

The Commission was sitting as the Local Planning Agency.

Chairman Grey recused himself from Agenda Items P7 and P8 and passed the gavel to Vice-Chairman Girardi.

Mr. Robert Irving, Planning, Development and Economic Growth, reviewed the item using a PowerPoint presentation and spoke regarding ex-parte for both Agenda Items P7 and P8 and corrections needed on the memo.

Mr. Nectarios Pittos, Director of Planning and Economic Growth, spoke regarding the density request.

Ms. Barbara Wilhite, representative for the applicant, reviewed Agenda Items P7 and P8 with a PowerPoint presentation and spoke regarding school capacities, a plan overview, Right-Of-Way dedication, a multi-use path and sidewalk creation, and a signalized crossing.

Mr. Jeremy Couch, Tampa Civil Design, spoke during the discussion.

Discussion was held regarding the western landscape buffer.

Public comment was heard under Agenda Item P8.

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

Vice-Chairman Girardi called on the motion; the motion carried with Chairman Grey abstaining from the vote due to a conflict of interest.

- P8 Zoning Amendment (Regular)- Arcola Shady Hills MPUD Master Planned Unit Development – Daniel C.C. Lian – Rezoning Request from A-R Agricultural-Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 186 Townhome Units and Associated Infrastructure on Approximately 28.21 Acres Located on the North Side of Crela Drive Approximately 1,275 Feet East of the Intersection of Crela Drive and Shady Hills Road
 File Number PDE25-7850
 Comm. Dist. 5
 Recommendation Approval with Conditions

Mr. Robert Irving, Planning, Development and Economic Growth, reviewed the item using a PowerPoint presentation.

The applicant's presentation was heard under Agenda Item P7.

Ms. Mary Anne Kranidis and Pastor Jen Kerouac spoke regarding the request to deny the project; a picture displayed by Ms. Mary Anne Kranidis; why houses should not be built on wetlands; the amount of wetlands in Florida; the diminishing wildlife population; the motive for overdevelopment; risks for building in a place prone to natural disasters; current issues from the 2024 hurricane season; Florida wellfields; Florida Aquifer concerns; the housing cost; the pictures displayed by Pastor Jen Kerouac; traffic concerns and accidents; preservation of a rural life style; incoming development; fundings to be paid back; the current traffic study; Deputy numbers in the County; safety concerns; the growth amount; Shady Hills; Code 901.2; vacant housing; and a request for the applicant to meet with Shady Hills.

Ms. Barbara Wilhite, representative for the applicant, and Mr. Steve Henry, Lincks & Associates, spoke during the discussion.

Discussion was held regarding Ms. Anne Kranidis' testimony; the Code requirement for growth; the lack of wetlands; wildlife requirements; an ecological corridor; the lack of a floodplain; central water and sewer; reclaimed water; the North Market area uses;

infrastructure; Shady Hills Road prioritization; school capacity; impact fees; opportunities for the community; the attached traffic study; the growth rate in the traffic study; the growth factor determination; and the lack of traffic failures.

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

Vice-Chairman Girardi called on the motion; the motion carried with Chairman Grey abstaining from the vote due to a conflict of interest.

Walk-Ons

There were none.

Adjourn

THE COMMISSION RECESSED AT 3:17 P.M. AND RETURNED AT 3:37 P.M.

MR. MUNZ MOVED to adjourn; **MR. WILLIAMS SECONDED.**

Vice-Chairman Girardi called on the motion; the vote was unanimous, and the motion carried.

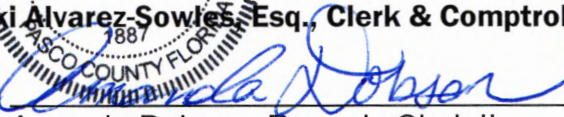
The meeting adjourned at 5:26 p.m.



PLANNING COMMISSION
REGULAR MEETING
MAY 15, 2025

Office of ~~Niki Alvarez-Sowles~~ Esq., Clerk & Comptroller

Prepared by:


Amanda Dobson, Records Clerk II
Board Records Division

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 5

FILE NO.: PDE26-0011

DATE: 1/22/2026

SUBJECT: Comprehensive Plan Amendment (Continuance) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard. And a Text Amendment Creating Subarea Policy FLU 7.1.89 – SR 52 Heasley; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR): LPA at NPR 01/22/2026– BCC at NPR 02/17/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to February 19, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in Dade City.

BACKGROUND:

PROJECT OVERVIEW

The petitioner is requesting a Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from RES-3 (Residential-3 du/ga) to PD (Planned Development) to allow for 15,000 square feet of commercial uses and 100 platted townhomes on approximately 18.99 acres. The proposed gross density and intensity outlined in Subarea Policy FLU 7.1.89 is a decrease in intensity from .27 Floor Area Ratio (FAR) to approximately .018 FAR, and an increase in density from approximately 3 dwelling units/gross acre (du/ga) to approximately 5.3 du/ga. However, it should be noted that there is not a Southwest Florida Water Management District (SWFWMD) official delineation of the wetlands on site, and the net density could fluctuate and slightly exceed a net density of three dwelling units per acre.

Through the establishment of Subarea Policy FLU 7.1.89 and the companion MPUD Master Plan Unit Development District Master Plan, the PD designation enables the organization of residential and commercial uses, emphasizing commercial development along the SR 52 corridor. Together, the Subarea Policy and the MPUD conditions of approval (COAs) enhance internal circulation, improve site design, and establish a transition between proposed uses.

This agenda memo was prepared by: Gianna German, Planner I

GENERAL INFORMATION	
Agent of Record (AOR)	Barbara Wilhite, P.A.
Applicant	SR 52 Heasley, LLC
Project Address	17059 State Road 52, Land O Lakes, FL 34638

SITE DETAILS						
Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Use(s)	Proposed Use(s)
08 25 18 0000 00500 0020	18.99	RES-3 (Residential- 3 du/ga)	A-C Agricultural District	PD (Planned Development)	Vacant/undeveloped land	15,000 SF of Commercial/ 100 platted townhomes

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use(s)	Existing Use
North	A-R Agricultural Residential District	RES-6 (Residential - 6 du/ga)	Single Family Homes
South	MPUD Master Planned Unit Development/A-C Agricultural District	RES-6 (Residential - 6 du/ga)/ PD (Planned Development)	State Road 52; Angeline Welcome Center and Cafe (Project Arthur MPUD)
East	I-1 Light Industrial Park District/ C-2 General Commercial District	IL (Industrial - Light)/ COM (Commercial)	Self-Storage/ Industrial
West	A-C Agricultural District	RES-6 (Residential - 6 du/ga)	Undeveloped

See *Appendix* for zoning and FLU terms at the end of this report.

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. PDE26-0011 Public Notice
2. PDe26-0011 Affidavit of Public Notice

cc: DA/DE/NP/GG/PDE26-0011 SR 52 Heasley LPA

Tampa Bay Times

Published Daily

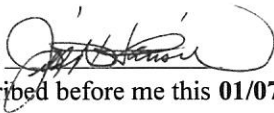
STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-017 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

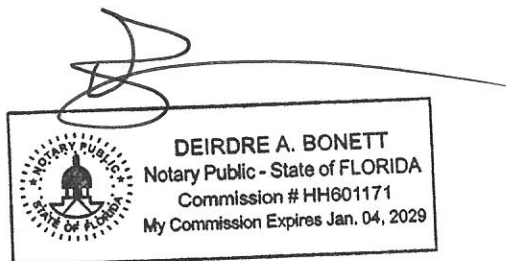
Signature of Affiant


Sworn to and subscribed before me this **01/07/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

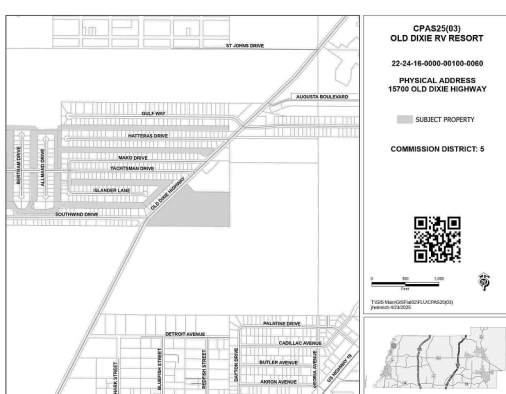


NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

- 1. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 03) CHANGING FROM RES-6 (RESIDENTIAL-6 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 12.56 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF OLD DIXIE HIGHWAY APPROXIMATELY .25 MILES SOUTH OF THE INTERSECTION OF GULF WAY AND OLD DIXIE HIGHWAY; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.87 – OLD DIXIE RV RESORT PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(87) OLD DIXIE RV RESORT PD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-03 Old Dixie RV Resort PD]



- 2. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 12) CHANGING FROM RES-3 (RESIDENTIAL 3 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 18.99 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52, APPROXIMATELY 620 FEET WEST OF NORTH SUNLAKE BOULEVARD; A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.89 – SR 52 HEASLEY PD ; A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(89) SR 52 HEASLEY PD ; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-(09) SR 52 Heasley]



On January 22, 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.

On February 17, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

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

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

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

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

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

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

Parcel Identification Numbers (List All): 08-25-18-0000-00500-0020

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

Project Name: SR 52 HEASLEY

Project Number: CPAS25-09 / RZ-7890

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite.

She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029



Notary Public
Jocelyn Taylor



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

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW

6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

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

January 08, 2026

RE: SR 52 HEASLEY Comprehensive Land Use Amendment (CPAS25-09) and
MPUD Rezoning (RZ-7890)
Parcel I.D. No(s): 08-25-18-0000-00500-0020

Dear Property Owner:

This letter is to notify you that a Comprehensive Land Use Amendment Application (CPAS25-09) has been filed in the name of the property owner, SR 52 HEASLEY LLC (SR 52 HEASLEY MPUD) to amend the future land use designation for the property from RES-3 (Residential – 3) to PD (Planned Development).

A companion Rezoning Application (RZ-7890) has been filed for a rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for the development of a maximum of 15,000 SF of Commercial and 100 Platted Townhomes.

The subject property is located on the north side of State Road 52, west of Sunlake Boulevard and contains 18.983 acres m.o.l.

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

Planning Commission CPAS25-09 RZ-7890	01/22/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners CPAS25-09 RZ-7890	02/17/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

The applications and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting the following individuals:

CPAS25-09

Gianna German, Planner I – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-380-3512; ggerman@pascocountyfl.net.

RZ-7890

Kurt Siverson, Planner II – Planning Services, 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.

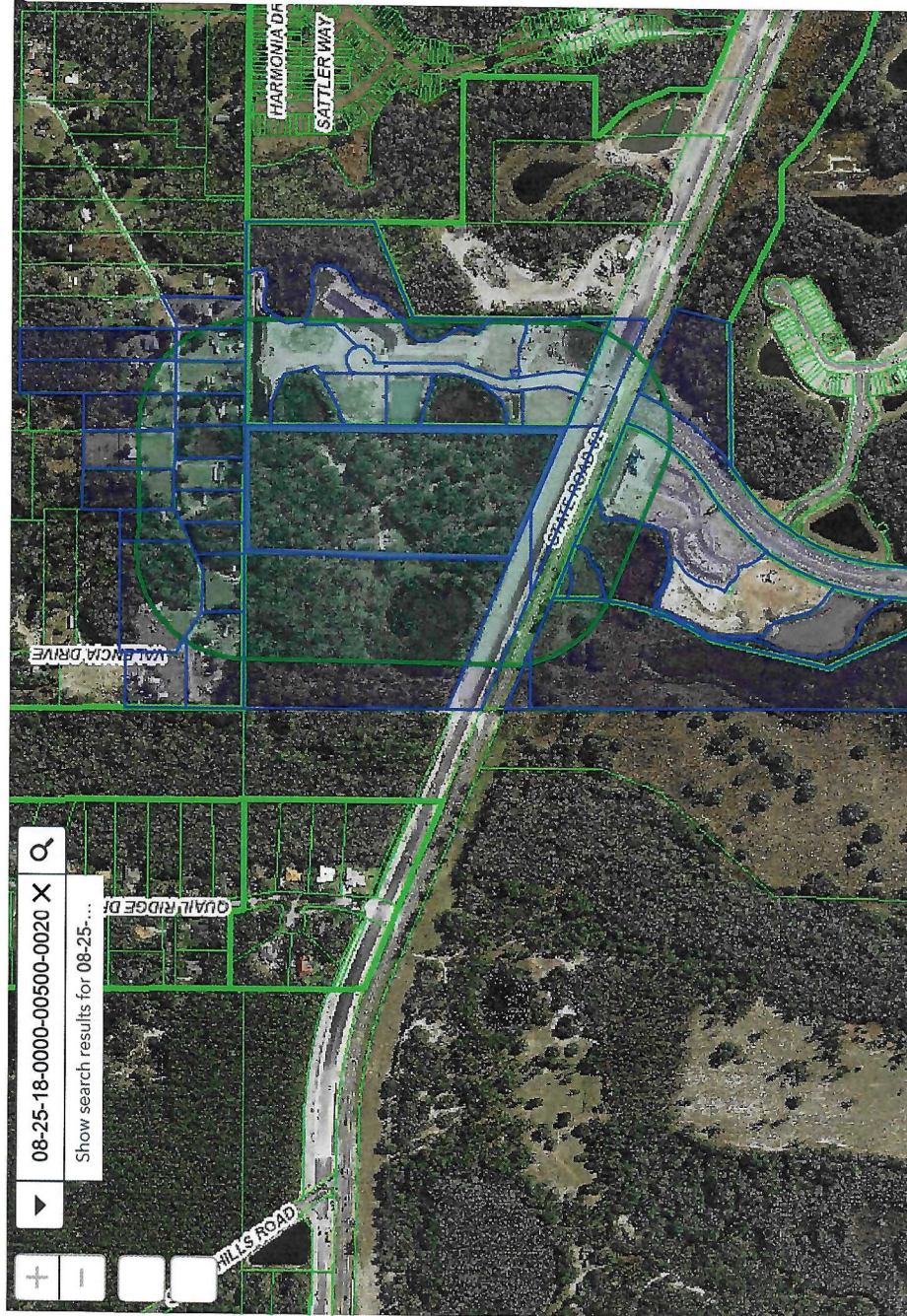
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, flowing script.

Barbara L. Wilhite



CPAS 25-09 / R2-7890

27 total

Parcel	Name 1	Name 2	Address 1	Address 2	City
05-25-18-0020-00000-1710	BABB EARLY & JOAN REV BABB EARLY DEAN & PO BOX 576		17038 VALENCIA DR		LAND O LAKES, FL 34639-0576
05-25-18-0020-00000-1560	BARKER JOHN M		12046 BARBARA RD		SPRING HILL, FL 34610-7800
05-25-18-0020-00000-1690	BEBB JORDAN & KATHLEEN		17251 VALENCIA DRIVE		SPRING HILL, FL 34610
05-25-18-0020-00000-1700	BRESKE ANTHONY J & CONNELLE JO		14851 SR 52 UNIT 107-167		SPRING HILL, FL 34610
05-25-18-0020-00000-1651	BROWN ROGER L		17324 VALENCIA DRIVE		HUDSON, FL 34669
05-25-18-0020-00000-1460	CEDILLO MAYRA ELIZABETH		CROSSINGS AT SUNLAKE PROPERTY OWNER: 1409 TECH BLVD STE 1		SPRING HILL, FL 34610
08-25-18-0190-00B00-0000	DECKER KURT		14851 SR 52 UNIT 107-167		TAMPA, FL 33619
05-25-18-0020-00000-1640	DECKER KURT		14851 STATE ROAD 52	UNIT 109 PMB 1	HUDSON, FL 34669
05-25-18-0020-00000-1530	DOLLARHYDE ROBERT G		17142 VALENCIA DRIVE		SPRING HILL, FL 34610
08-25-18-0000-29900-1510	FL DEPT OF TRANSPORTATION		BUREAU OF RIGHT OF WAY	11201 MCKINLE	TAMPA, FL 33612-6456
08-25-18-0190-00000-0010	HCA HEALTH SERVICES C/O DUCHARME MCI PO BOX 80610		5821 SWEET CHERRY LN		INDIANAPOLIS, IN 46280
05-25-18-0020-00000-1500	HEASLEY WILLIAM T		PO BOX 1862		LAND O LAKES, FL 34639-3449
05-25-18-0020-00000-1470	JAMES FRED A & WOODROW H		17248 VALENCIA DR		LAND O LAKES, FL 34639-1862
05-25-18-0020-00000-1480	JANOSKI TERRY		19 WINTER ST		SPRING HILL, FL 34610
05-25-18-0020-00000-1550	JONES JESUS R		2502 N ROCKY POINT DR STE 1050		LAWRENCE, MA 01841
08-25-18-0200-00A00-0000	LEN-ANGELINE LLC		C/O RETHA WRIGHT	3956 TARPON P	TAMPA, FL 33607-5995
05-25-18-0020-00000-1510	MAXWELL CINDY		17236 VALENCIA DR		SPRING HILL, FL 34610
05-25-18-0020-00000-1490	NELSON JAMIE & NELSON HOPE & GIBSON JA		NORTH AR-1 OF PASCO COMMUNITY DEVEL	2502 N ROCKY POINT DR STE 1000	TAMPA, FL 33607
08-25-18-0200-00G00-0000	PASCO COUNTY	C/O FACILITIES MAN/ 7220 OSTEEN RD	PO BOX 276		NEW PORT RICHEY, FL 34653-2359
08-25-18-0000-00500-0000	PASCO COUNTY TAX COLLECTOR		17039 VALENCIA DR		DADE CITY, FL 33526
05-25-18-0190-00000-0050	PISEGNA ORLANDO E II		1409 TECH BLVD STE 1		SPRING HILL, FL 34610-7862
08-25-18-0000-00500-0020	SR 52 HEASLEY LLC		1409 TECH BLVD STE 1		TAMPA, FL 33619
08-25-18-0190-00000-0030	STATE ROAD 52 INDUSTRIAL LLC		1032 E BRANDON BLVD #4477		TAMPA, FL 33619-7830
08-25-18-0190-00000-0020	TB ST RD 52 LLC		WRIGHT RETHA MAE REV WRIGHT RETHA MAE	3956 TARPON POINTE CIR	BRANDON, FL 33511
05-25-18-0020-00000-1660					PALM HARBOR, FL 34684



U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 08, 2026
AMOUNT

\$18.90
S2324N500729-19

0000



PUBLIC HEARINGS



App. No. CPAS25-09

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7890

Project Type: REZONING

Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



PUBLIC HEARINGS



App. No. CPAS25-09

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7890

Project Type: REZONING

**Rezoning from AC (Agricultural District) to MPUD
(Master Planned Unit Development) to allow for a
maximum 15,000 SF Commercial & 100 townhomes.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



PUBLIC HEARINGS

PUBLIC HEARINGS

App. No. RZ-7890
Project Type: REZONING
Rezoning from AC (Agricultural District) to MPUD
Master Planned Unit Development to allow for a
maximum 15,000 SF Commercial & 100 townhomes.

App. No. CPAS25-09
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL-3 DU/GA
TO: PLANNED DEVELOPMENT

Planning Commission
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Local Planning Agency
01/22/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Board of County Commissioners
02/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Board of County Commissioners
02/17/26 1:30 p.m.
West Pasco Government Center, 8731 Citizens Drive, New Port Richey

Planning@MyPasco.net / 727-847-8340
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgenda

PlanPasco@MyPasco.net / 727-847-8340
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgenda

COMMISSION DISTRICT: 5

FILE NO.: PDE26-7890

DATE: 1/22/2026

SUBJECT: Zoning Amendment (Continuance) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure -West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to February 19, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in New Port Richey.

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 rezoning request in the name of SR 52 Heasley MPUD, proposing the development of 100 Townhome units and 15,000 square feet of Commercial/Office uses on a currently vacant parcel along State Road 52 (SR 52). The pedestrian facilities contemplated by this site connect to the pedestrian facilities that exist on the north side of State Road 52.

The SR 52 Heasley proposes two parcels. The proposed uses for these parcels are as follows:

Parcel 1: 15,000 square feet of Commercial, Retail, and Office uses

Parcel 2: 100 Townhome units.

The proposed uses for Parcel 1 shall be consistent with the permitted uses of the following zoning districts: PO-1, PO-2, C-1, C-2, notwithstanding, the following uses shall be prohibited:

Self-storage facility, stand-alone car washes, new or pre-owned vehicle sales or leasing; cabinet, carpentry, plumbing, electrical, mechanical, welding, machine, sheet metal, or other similar trade shops; boat/rv storage; vehicle or equipment garage; lumber yards; stand-alone lawn mower or small equipment sales or repairs; mortuaries, funeral homes, or crematoriums; stand-alone outdoor pottery, propane, septic tank or sod sales; shooting or archery ranges; solar power collection facility; automobile towing or collection facility.

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

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-7890: Proof of Notification
2. PDE26-7890: Proof of Publication

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

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

Parcel Identification Numbers (List All): 08-25-18-0000-00500-0020

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

Project Name: SR 52 HEASLEY

Project Number: CPAS25-09 / RZ-7890

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite.

She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029



Notary Public
Jocelyn Taylor



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

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW

6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

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

January 08, 2026

RE: SR 52 HEASLEY Comprehensive Land Use Amendment (CPAS25-09) and
MPUD Rezoning (RZ-7890)
Parcel I.D. No(s): 08-25-18-0000-00500-0020

Dear Property Owner:

This letter is to notify you that a Comprehensive Land Use Amendment Application (CPAS25-09) has been filed in the name of the property owner, SR 52 HEASLEY LLC (SR 52 HEASLEY MPUD) to amend the future land use designation for the property from RES-3 (Residential – 3) to PD (Planned Development).

A companion Rezoning Application (RZ-7890) has been filed for a rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for the development of a maximum of 15,000 SF of Commercial and 100 Platted Townhomes.

The subject property is located on the north side of State Road 52, west of Sunlake Boulevard and contains 18.983 acres m.o.l.

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

Planning Commission CPAS25-09 RZ-7890	01/22/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners CPAS25-09 RZ-7890	02/17/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

The applications and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting the following individuals:

CPAS25-09

Gianna German, Planner I – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-380-3512; ggerman@pascocountyfl.net.

RZ-7890

Kurt Siverson, Planner II – Planning Services, 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.

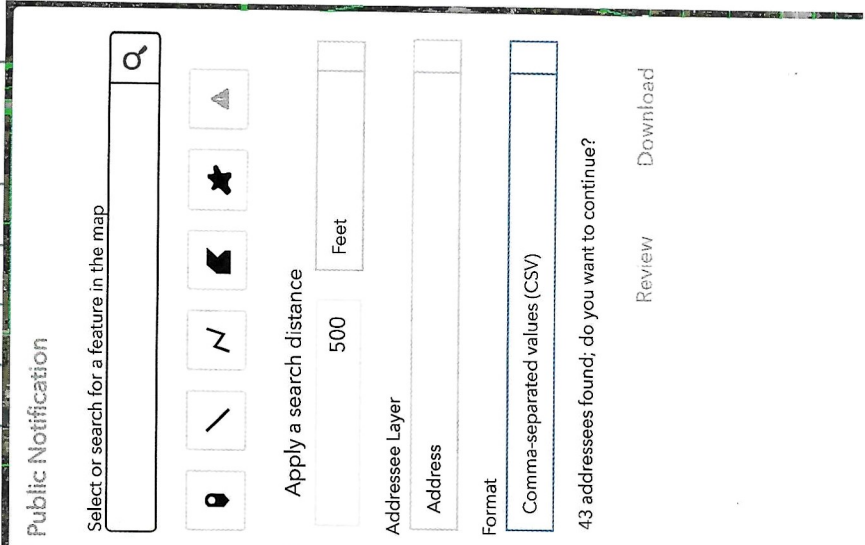
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, flowing script.

Barbara L. Wilhite



CPAS 25-09 / R2-7890

27 total

Parcel	Name 1	Name 2	Address 1	Address 2	City
05-25-18-0020-00000-1710	BABB EARLY & JOAN REV BABB EARLY DEAN & PO BOX 576		17038 VALENCIA DR		LAND O LAKES, FL 34639-0576
05-25-18-0020-00000-1560	BARKER JOHN M		12046 BARBARA RD		SPRING HILL, FL 34610-7800
05-25-18-0020-00000-1690	BEBB JORDAN & KATHLEEN		17251 VALENCIA DRIVE		SPRING HILL, FL 34610
05-25-18-0020-00000-1700	BRESKE ANTHONY J & CONNELLE JO		14851 SR 52 UNIT 107-167		SPRING HILL, FL 34610
05-25-18-0020-00000-1651	BROWN ROGER L		17324 VALENCIA DRIVE		HUDSON, FL 34669
05-25-18-0020-00000-1460	CEDILLO MAYRA ELIZABETH		CROSSINGS AT SUNLAKE PROPERTY OWNER: 1409 TECH BLVD STE 1		SPRING HILL, FL 34610
08-25-18-0190-00B00-0000	DECKER KURT		14851 SR 52 UNIT 107-167		TAMPA, FL 33619
05-25-18-0020-00000-1640	DECKER KURT		14851 STATE ROAD 52	UNIT 109 PMB 1	HUDSON, FL 34669
05-25-18-0020-00000-1530	DOLLARHYDE ROBERT G		17142 VALENCIA DRIVE		SPRING HILL, FL 34610
08-25-18-0000-29900-1510	FL DEPT OF TRANSPORTATION		BUREAU OF RIGHT OF WAY	11201 MCKINLE	TAMPA, FL 33612-6456
08-25-18-0190-00000-0010	HCA HEALTH SERVICES C/O DUCHARME MCI PO BOX 80610		5821 SWEET CHERRY LN		INDIANAPOLIS, IN 46280
05-25-18-0020-00000-1500	HEASLEY WILLIAM T		PO BOX 1862		LAND O LAKES, FL 34639-3449
05-25-18-0020-00000-1470	JAMES FRED A & WOODROW H		17248 VALENCIA DR		LAND O LAKES, FL 34639-1862
05-25-18-0020-00000-1480	JANOSKI TERRY		19 WINTER ST		SPRING HILL, FL 34610
05-25-18-0020-00000-1550	JONES JESUS R		2502 N ROCKY POINT DR STE 1050		LAWRENCE, MA 01841
08-25-18-0200-00A00-0000	LEN-ANGELINE LLC		C/O RETHA WRIGHT	3956 TARPON P	TAMPA, FL 33607-5995
05-25-18-0020-00000-1510	MAXWELL CINDY		17236 VALENCIA DR		SPRING HILL, FL 34610
05-25-18-0020-00000-1490	NELSON JAMIE & NELSON HOPE & GIBSON JA		NORTH AR-1 OF PASCO COMMUNITY DEVEL	2502 N ROCKY POINT DR STE 1000	TAMPA, FL 33607
08-25-18-0200-00G00-0000	PASCO COUNTY	C/O FACILITIES MAN/ 7220 OSTEEN RD	PO BOX 276		NEW PORT RICHEY, FL 34653-2359
08-25-18-0000-00500-0000	PASCO COUNTY TAX COLLECTOR		17039 VALENCIA DR		DADE CITY, FL 33526
05-25-18-0190-00000-0050	PISEGNA ORLANDO E II		1409 TECH BLVD STE 1		SPRING HILL, FL 34610-7862
08-25-18-0000-00500-0020	SR 52 HEASLEY LLC		1409 TECH BLVD STE 1		TAMPA, FL 33619
08-25-18-0190-00000-0030	STATE ROAD 52 INDUSTRIAL LLC		1032 E BRANDON BLVD #4477		TAMPA, FL 33619-7830
08-25-18-0190-00000-0020	TB ST RD 52 LLC		WRIGHT RETHA MAE REV WRIGHT RETHA MAE	3956 TARPON POINTE CIR	BRANDON, FL 33511
05-25-18-0020-00000-1660					PALM HARBOR, FL 34684

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 08, 2026
AMOUNT
\$18.90
S2324N500729-19



0000

PUBLIC HEARINGS



App. No. CPAS25-09

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7890

Project Type: REZONING

Rezoning from AC (Agricultural District) to MPUD (Master Planned Unit Development) to allow for a maximum 15,000 SF Commercial & 100 townhomes.

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



PUBLIC HEARINGS



App. No. CPAS25-09

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7890

Project Type: REZONING

**Rezoning from AC (Agricultural District) to MPUD
(Master Planned Unit Development) to allow for a
maximum 15,000 SF Commercial & 100 townhomes.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



PUBLIC HEARINGS

App. No. RZ-7890

Project Type: REZONING

Rezoning from AC (Agricultural District) to MPUD
Master Planned Unit Development to allow for a
maximum 15,000 SF Commercial & 100 townhomes.

Planning Commission

01/22/26 1:30 p.m.

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

Board of County Commissioners

02/17/26 1:30 p.m.

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

Planning@MyPasco.net / 727-847-8340

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgenda



PUBLIC HEARINGS

App. No. CPAS25-09

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-3 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26 1:30 p.m.

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

Board of County Commissioners

02/17/26 1:30 p.m.

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

PlanPasco@MyPasco.net / 727-847-8340

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgenda



Tampa Bay Times

Published Daily

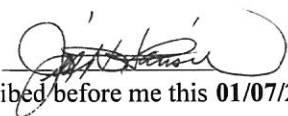
STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-016 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

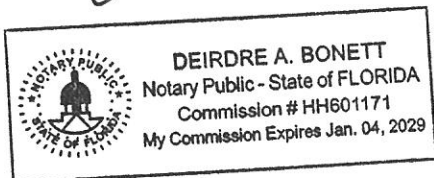


Sworn to and subscribed before me this 01/07/2026

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

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, January 8, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, February 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. Ground Floor Storage, LLC/Old Dixie Resort MPUD (RZ-7895) petition for a rezoning from an R-4 High Density Residential District to an MPUD Master Planned Unit Development District for a parcel located east of Old Dixie Highway, approximately 0.56 miles north of the intersection of New York Ave and Old Dixie Highway (aka 22-24-16-0000-00100-0060).

2. SR 52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located north of SR 52, approximately 200 feet west of the intersection of North Sunlake Blvd and SR 52 (aka 08-25-18-0000-00500-0020).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
Published January 7, 2026 (71361h)

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 5

FILE NO.: PDE26-0286

DATE: 1/22/2026

SUBJECT: Comprehensive Plan Amendment (Continuance) - CPAS25(03) Old Dixie RV Resort PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing From RES-6 (Residential-6 du/ga) to PD (Planned Development) on Approximately 12.56 Acres of Real Property Located on the West Side of Old Dixie Highway Approximately .25 Miles South of the Intersection of Gulf Way and Old Dixie Highway; and a Text Amendment Creating Subarea Policy FLU 7.1.87 – Old Dixie RV Resort PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(87) Old Dixie RV Resort PD.

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 1/22/2026 - BCC at NPR 2/17/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to March 19, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in New Port Richey.

BACKGROUND:

PROJECT OVERVIEW

This is a request for a Small-Scale Comprehensive Plan Amendment (CPAS) to amend the future land use (FLU) designation for Parcel 22-24-16-0000-00100-0060 from RES-6 to PD to allow for the development of a Recreational Vehicle (RV) Resort with a maximum of 52 RV spaces.

This agenda memo was prepared by: J. Scott Modesitt, AICP, Planner II

GENERAL INFORMATION

Applicant / Agent	Timothy C. Robinson / Barbara Wilhite
Project Address	15700 Old Dixie Highway, Hudson FL 35667

SITE DETAILS

Parcel ID	Acres	Existing Future Land Uses(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Uses(s)	Proposed Uses(s)
22 24 16 0000 00100 0060	12.56	RES-6 (Residential-6 DU/GA)	R-4 High Density Residential District	PD (Planned Development)	Vacant	RV Resort

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	C-1 Neighborhood Commercial District	RES-6 (Residential-6 DU/GA)	Self-storage Facility
South	MPUD Master Planned Unit Development District	RES-6 (Residential-6 DU/GA)	Vacant / Forest
East	MPUD Master Planned Unit Development District	RES-6 (Residential-6 DU/GA)	Vacant / Forest
West	R-4 High Density Residential District	RES-6 (Residential-6 DU/GA)	Single Family Residential

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. PDE26-0286 Public Notice
2. PDE26-0286 Applicant Affidavit of Public Notice

cc:DA/DE/NP/AH/SM/PDE26-0286 LPA

Tampa Bay Times

Published Daily

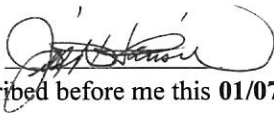
STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-017 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

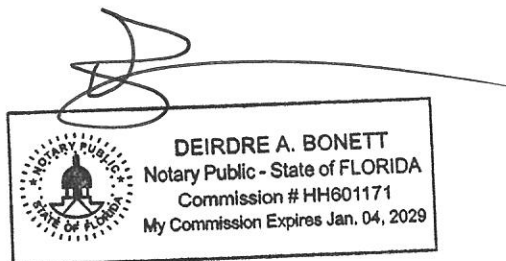
Signature of Affiant


Sworn to and subscribed before me this **01/07/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

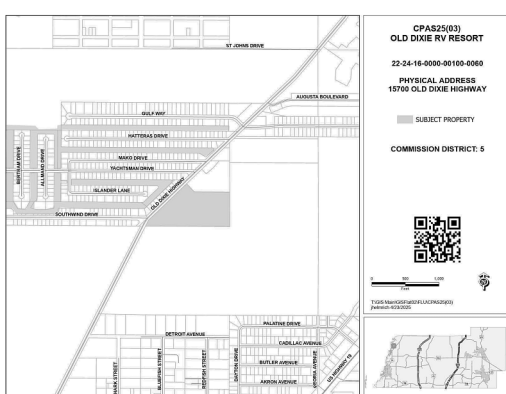


NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

The Pasco County Board of County Commissioners proposes to adopt the following:

- 1. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 03) CHANGING FROM RES-6 (RESIDENTIAL-6 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 12.56 ACRES OF REAL PROPERTY LOCATED ON THE WEST SIDE OF OLD DIXIE HIGHWAY APPROXIMATELY .25 MILES SOUTH OF THE INTERSECTION OF GULF WAY AND OLD DIXIE HIGHWAY; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.87 – OLD DIXIE RV RESORT PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(87) OLD DIXIE RV RESORT PD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-03 Old Dixie RV Resort PD]



- 2. AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 12) CHANGING FROM RES-3 (RESIDENTIAL 3 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 18.99 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52, APPROXIMATELY 620 FEET WEST OF NORTH SUNLAKE BOULEVARD; A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.89 – SR 52 HEASLEY PD ; A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(89) SR 52 HEASLEY PD ; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25-(09) SR 52 Heasley]



On January 22, 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.

On February 17, 2026, at 1:30 p.m., the Pasco County Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida.

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

Any person desiring to appeal any decision made by the Planning Commission or the Pasco County Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. Persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14236 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352) 521-4345.

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

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

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

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

Parcel Identification Numbers (List All): 22-24-16-0000-00100-0060

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

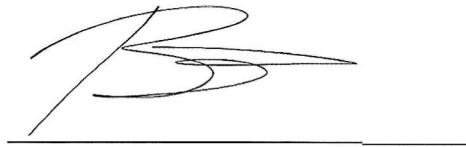
Project Name: Old Dixie RV Resort

Project Number: CPAS25-03 / RZ-7895

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite.

She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029



Notary Public
Jocelyn Taylor



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

BARBARA L. WILHITE, P.A.

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

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

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

January 08, 2026

RE: Old Dixie RV Resort Comprehensive Land Use Amendment (CPAS25-03) and MPUD
Rezoning (RZ-7895)
Parcel I.D. No(s): 22-24-16-0000-00100-0060

Dear Property Owner:

This letter is to notify you that a Small Scale Comprehensive Plan Amendment Application (CPAS25-03) has been filed in the name of the property owner, GROUND FLOOR STORAGE LLC (Old Dixie Highway RV Resort) to change the future land use designation for the property from Residential – 6 (RES-6) to Planned Development (PD) for a 52 space RV Resort.

A companion Rezoning Application (RZ-789) has been filed for a rezoning from High Density Residential District (R-4) to Master Planned Unit Development (MPUD) for a 52 Space RV Resort.

The subject property is located along Old Dixie Highway north of New York Avenue and contains 12.56 acres m.o.l.

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

Planning Commission CPAS25-03 RZ-7895	01/22/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners CPAS25-03 RZ-7895	02/17/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

The applications and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting the following individuals:

CPAS25-03

Joseph (Scott) Modesitt, AICP, Planner II – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-847-8142 EXT 7215;
jmodesitt@pascocountyfl.net.

RZ-7895

Kurt Siverson, Planner II – Planning Services, 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.

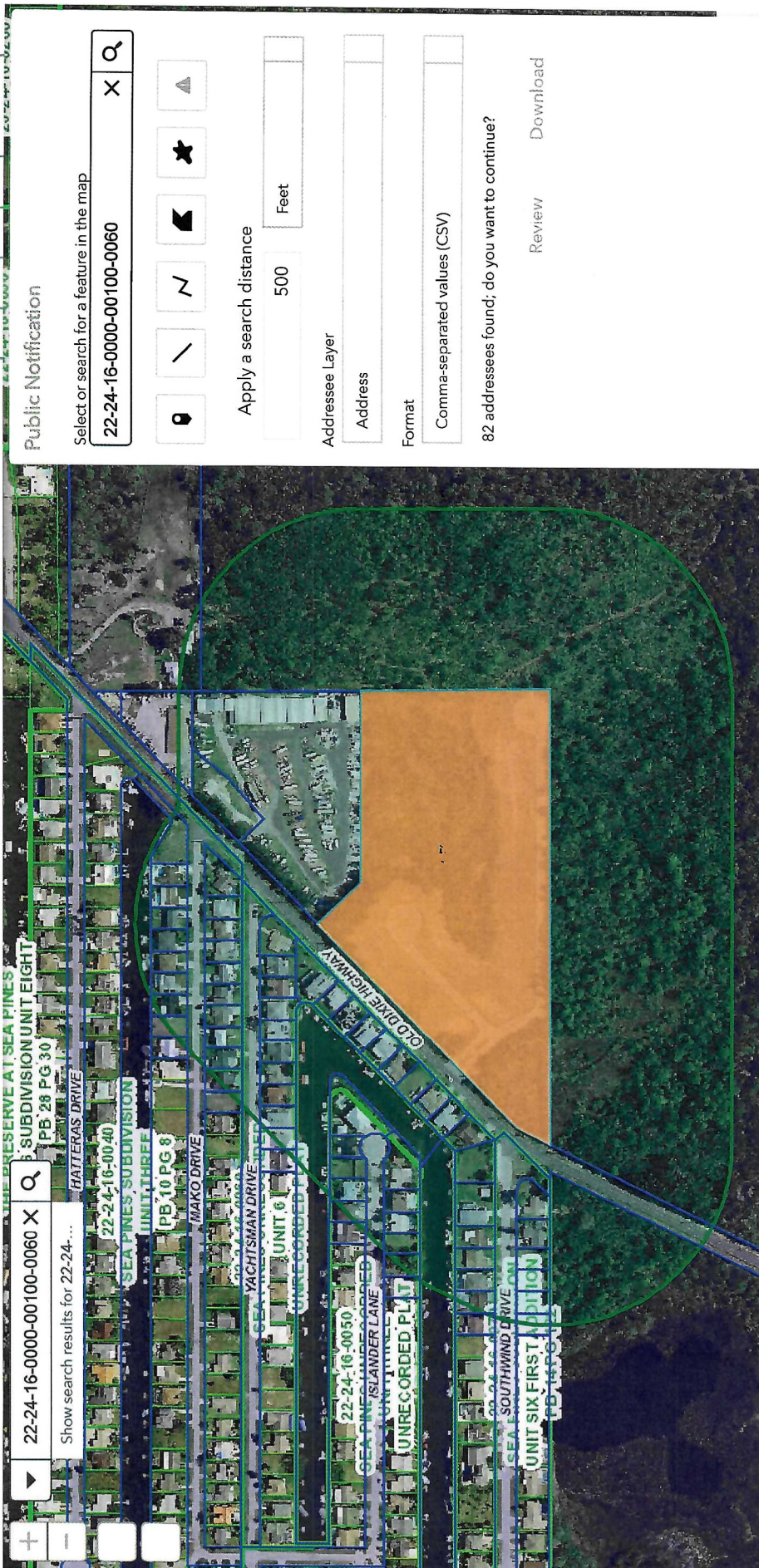
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, flowing script.

Barbara L. Wilhite



CPAS 2503 / RZ-7895

73 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
22-24-16-0060-00000-0160	ALLEN JASON & THOMAS KELLI		15525 OLD DIXIE HWY		HUDSON, FL 34667-3980
22-24-16-0070-00000-0330	BARNES RICHARD R		7416 SOUTHWIND DR		HUDSON, FL 34667-3976
22-24-16-0060-00000-3420	BETANCOURT YUNIOR		7518 YACHTSMAN DRIVE		HUDSON, FL 34667
22-24-16-0050-00000-3120	BRIGHTMAN ALEX W SR		7432 ISLANDER LN		HUDSON, FL 34667-3921
22-24-16-0040-00000-0780	BUNNELL SANDRA		64 ASHTIN LN		MESHOPPEN, PA 18630
22-24-16-0060-00000-3480	CACCIOPPO JEANNINE R		7602 YACHTSMAN DR		HUDSON, FL 34667-3972
22-24-16-0060-00000-3460	CARLSON TONYA & CARLSON TORBY		7538 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0040-00000-0850	CARTER LEONARD		3847 BETTYS PL		HAHIRA, GA 31632
22-24-16-0060-00000-0340	CIVIT MARK A V TR & BEHREND LILIANA A I CIVIT MARK ANDRE		335 FITZHUGH RD		WINTER PARK, FL 32792
22-24-16-0050-00000-3110	COBB DEREK JAMES & HOVEN ELISA MARIE		7431 ISLANDER LN		HUDSON, FL 34667-3922
22-24-16-0060-00000-3490	COMPLETE RENTAL & INVESTMENTS LLC		14523 BARLOW LN		HUDSON, FL 34667
22-24-16-0040-00000-1390	CONOVER BRIAN		7600 MAKO DR		HUDSON, FL 34667-3969
22-24-16-0040-00000-0860	CUMMINS KENNETH J & KAREN L		7529 MAKO DR		HUDSON, FL 34667-3920
22-24-16-0040-00000-1350	CURATOLO THOMAS P & DEBRA		7524 MAKO DR		HUDSON, FL 34667-3919
22-24-16-0040-00000-0820	DERKISS PERRY L		7605 MAKO DR		HUDSON, FL 34667-3970
22-24-16-0040-00000-0830	DERKISS PERRY L & AUDREY C		7601 MAKO DR		HUDSON, FL 34667-3970
22-24-16-0050-00000-3100	EFREMEDIS CHARLES		10 WENLOCK CIR		NORTH EASTON, MA 02356-2656
22-24-16-0050-00000-3080	EFREMEDIS CHRISTINA		40 BREER ST		BROCKTON, MA 02301-5707
22-24-16-0050-00000-3190	ELAM MICHAEL EDWARD & CHRISTINE NIQUETTE		7507 ISLANDER LN		HUDSON, FL 34667
22-24-16-0040-00000-1410	EPLER TODD		3725 CHERRYWOOD DR		HOLIDAY, FL 34691-3513
22-24-16-0040-00000-1370	FAREIC C LLC		3495 5TH AVE N		ST PETERSBURG, FL 33713-9010
22-24-16-0000-00300-0000	FF FLORIDA SOUTHERN HOLDINGS		2379 BEVILLE RD		DAYTONA BEACH, FL 32119-8720
22-24-16-0040-00000-1330	FIECHTER TODD R		1640 NW PRAIRIE LAKES DR APT 8		ANKENY, IA 50023-4835
22-24-16-0060-00000-3440	FRY RUTH L		7526 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0050-00000-3210	GALLAGHER CRAIG & LISA M		7515 ISLANDER LN		HUDSON, FL 34667-3924
22-24-16-0060-00000-3400	GARBER WAYNE & GAYLE		6550 NE 7TH AVE		BOCA RATON, FL 33487-3123
22-24-16-0060-00000-0260	GOFF CAMERON & KELLI		7437 SOUTHWIND DR		HUDSON, FL 34667-3931
22-24-16-0060-00000-0220	GOFF DON & THERESA		4720 WINDFLOWER CIR		TAMPA, FL 33624
22-24-16-0060-00000-0040	GRIFFITH BRENT JEFFREY &	MELONIE LYNN	15601 OLD DIXIE HWY		HUDSON, FL 34667-3980
22-24-16-0000-00100-0060	GROUND FLOOR STORAGE LLC		6730 VISTA DEL LAGO AVE #13		LAND O LAKES, FL 34637
22-24-16-0040-00000-1360	HAYES JOHN B		7528 MAKO DR		HUDSON, FL 34667-3919
22-24-16-0060-00000-0100	HEYEN JEFFREY DEAN & HEYEN TAYLOR D		15535 OLD DIXIE HWY		HUDSON, FL 34667
22-24-16-0060-00000-0280	INGUANTA STEPHEN J & DONNA M		11931 VALLEY FALLS LOOP		SPRING HILL, FL 34609-9270
22-24-16-0070-00000-0270	IRWIN MEGAN ROSE		600 BROADWAY AVE NW #232		GRAND RAPIDS, MI 49504
22-24-16-0060-00000-3390	KERNOHAN MICHAEL J & KARRI M		7502 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0050-00000-3150	KERR NEAL		21 GREEN HILL DR		BOLTON, CT 06043
22-24-16-0060-00000-0140	KONA FAMILY TRUST	GRASSO P J & P L TR	337 CROSSWINDS DR		PALM HARBOR, FL 34683-1303
22-24-16-0040-00000-1380	LAMCO ASSET COMPANY 2 LLC		401 CONGRESS AVE 33RD FL		AUSTIN, TX 78701
22-24-16-0070-00000-0350	LOPES DAWN M ET AL		7412 SOUTHWIND DR		HUDSON, FL 34667-3976

39 pg 1

22-24-16-0060-00000-0320	MALONEY PETER E & KARLI D	233 TENNESSEE AVE NE	WASHINGTON, DC 20002
22-24-16-0060-00000-0180	MARSH JERRY E REVOCABLE TRUST	MARSH JERRY E JR T 15521 OLD DIXIE HWY	HUDSON, FL 34667-3980
22-24-16-0050-00000-3140	OBERMEIER-STRAND TRACY & STRAND ERIC	PO BOX 3642	SANTA BARBARA, CA 93130
22-24-16-0060-00000-3470	OBERMIER TRACY A	PO BOX 3642	SANTA BARBARA, CA 93130
22-24-16-0050-00000-3160	PALMIERI PATRICK A	7440 ISLANDER LN	HUDSON, FL 34667-3921
22-24-16-0000-00200-0000	PALUMBO PERRY	15720 OLD DIXIE HWY	HUDSON, FL 34667-3934
22-24-16-0040-49900-0000	PASCO COUNTY	C/O FACILITIES MAN 7220 OSTEEN RD	NEW PORT RICHEY, FL 34653-2359
22-24-16-0040-00000-1340	PEACH CRISTY	7520 MAKO DR	HUDSON, FL 34667
22-24-16-0070-00000-0310	PIATAK JOHN W & CHERYL I	7422 SOUTHWIND DR	HUDSON, FL 34667-3976
22-24-16-0060-00000-0120	PINSON ROBERT KYLE & PATRICIA CAROL	15531 OLD DIXIE HWY	HUDSON, FL 34667
22-24-16-0000-00300-0040	POLISENO CHRIS FAMILY TRUST	POLISENO CHRISTC 7817 MCPHERSON DR	NEW PORT RICHEY, FL 34653
22-24-16-0040-00000-0810	RAYCHOK MARK & DENISE L	7611 MAKO DR	HUDSON, FL 34667-3970
22-24-16-0060-00000-0060	ROBERTS EDDIE &	NORTHERN DEBOR, 15543 OLD DIXIE HWY	HUDSON, FL 34667-3980
22-24-16-0050-00000-3171	ROBINSON BRIAN ALFRED & CAREY LEIGH	3033 SW 41ST PL	OCALA, FL 34474
22-24-16-0040-00000-0790	RUGGIERO ROBERT J	7619 MAKO DR	HUDSON, FL 34667-3970
22-24-16-0040-00000-0770	SATFIELD REVOCABLE TRUST	3322 W SAN MIGUEL ST N	TAMPA, FL 33629
22-24-16-0050-00000-3060	SCHIN WILLIAM F JR & TERESA A	7418 ISLANDER LN	HUDSON, FL 34667-3921
22-24-16-0000-00100-0040	SEA PINES CIVIC ASSOCIATION	INC	HUDSON, FL 34667-4004
22-24-16-0060-00000-3410	SHEPARD DEANNA A & STEVEN SCOTT	7817 GULF WAY	HUDSON, FL 34667
22-24-16-0060-00000-0080	SIMONS CHRISTINA	7514 YACHTSMAN DR	SAND LAKE, MI 49343
22-24-16-0040-00000-0840	SLAWITSCHKA SEAN	16300 MYERS LAKE AVE NE	HUDSON, FL 34667-3920
22-24-16-0000-00500-0000	SOUTHWEST FLORIDA WATER	7537 MAKO DR	BROOKSVILLE, FL 34604-6899
22-24-16-0070-00000-0290	STASHAK BARBARA J	MANAGEMENT DIST 2379 BROAD ST	HOMOSASSA, FL 34446-4928
22-24-16-0060-00000-3450	SUHLMAN ROBYN	7 OXHORN CT W	HUDSON, FL 34667
22-24-16-0000-00100-0061	SUNCOAST STOR-ALL LLC	7532 YACHTSMAN DRIVE	HUDSON, FL 34667-1570
22-24-16-0040-00000-0800	SURIS JAVIER MIGUEL & BARBARA	13825 SAN JUAN AVE	HUDSON, FL 34667-3970
22-24-16-0060-00000-0020	SVEHLA RONALD C & KATHLEEN M	7615 MAKO DR	HUDSON, FL 34667-3980
22-24-16-0040-00000-141A	SWEET APPLE HOMES LLC	15603 OLD DIXIE HWY	TAMPA, FL 33617
22-24-16-0040-00000-141B	TAYLOR MICHELLE & KELLINGER WILLIAM	5620 KENNY DR	HUDSON, FL 34667
22-24-16-0060-00000-0300	TOP OF THE HILL ENTERPRISES	7614 MAKO DRIVE	DADE CITY, FL 33525-1778
22-24-16-0060-00000-0200	TOTAL HOUSE RENOVATIONS LLC	39241 CLINTON AVE	TAMPA, FL 33634
22-24-16-0050-00000-3130	VAUGHN WILLIAM E & KARLA & PARROTT KIRK D	6916 LARMON ST	HUDSON, FL 34667
22-24-16-0060-00000-0360	WHITTAKER WILLIAM E & RAGUSA-WHITTAKER J M	7441 ISLANDER IN	HUDSON, FL 34667-3931
22-24-16-0060-00000-3430	WRIGHT GERARD A	7413 SOUTHWIND DR	HUDSON, FL 34667-3971
		7522 YACHTSMAN DR	

34 pg 2
73 Total



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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
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\$27.30
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U.S. POSTAGE PAID
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JAN 08 26
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PUBLIC HEARINGS



App. No. CPAS25-03

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-6 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7895

Project Type: REZONING

**Rezoning from Residential – 4 (R-4) to Master
Planned Unit Development (MPUD) for a 52 Space
RV Resort.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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





PUBLIC HEARINGS



App. No. CPAS25-03

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FROM: RESIDENTIAL-6 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

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1:30 p.m.

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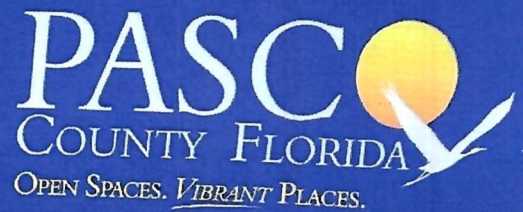
PlanPasco@MyPasco.net / 727-847-8140

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MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. RZ-7895

Project Type: REZONING

**Rezoning from Residential - 4 (R-4) to Master
Planned Unit Development (MPUD) for a 52 Space
RV Resort.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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





PUBLIC HEARINGS PASC COUNTY, FLORIDA

App. No. 12-7895
Project Type: REZONING
From: Residential - 4 (R-4) to Neuter
Revised Sub Development (RSD) for a 25 Spots
RV Resort

Planning Commission
02/17/25 1:30 p.m.
West Palm Government Center, 831 E. Central Ave., 3rd Floor
West Palm Beach, FL 33407

Board of County Commissioners
02/17/25 1:30 p.m.
West Palm Government Center, 831 E. Central Ave., 3rd Floor
West Palm Beach, FL 33407

PUBLIC HEARINGS PASC COUNTY, FLORIDA

App. No. CPAS25-03
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL DU/GA
TO: PLANNED DEVELOPMENT

Local Planning Agency
02/22/25 1:30 p.m.
West Palm Government Center, 831 E. Central Ave., 3rd Floor
West Palm Beach, FL 33407

Board of County Commissioners
02/17/25 1:30 p.m.
West Palm Government Center, 831 E. Central Ave., 3rd Floor
West Palm Beach, FL 33407

For more information, visit www.pasc.fl.gov or call 772.447.8560.
Meeting, views and/or opinions are those of the applicant and not the County.

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 5

FILE NO.: PDE26-7895

DATE: 1/22/2026

SUBJECT: Zoning Amendment (Continuance) - Ground Floor Storage, LLC./Old Dixie RV Resort MPUD Master Planned Unit Development - A Rezoning Request From an R-4 High Density Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of a 52 RV Space Resort and Associated Infrastructure - North West Pasco County - Abutting Old Dixie Highway on the East Side, Approximately 0.56 miles North of the New York Avenue and Old Dixie Highway Intersection - Containing Approximately 12.56 Acres.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to March 19, 2026, at 1:30 p.m. or as soon thereafter as same may be heard in New Port Richey.

BACKGROUND:

PROJECT OVERVIEW

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

The Old Dixie RV Resort MPUD seeks to entitle the subject site for 52 Recreational Vehicle (RV) spaces.

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

SITE DETAILS

The project is located in West Market Area, abutting Old Dixie Highway on the east side, approximately 0.56 miles north of the New York Avenue and Old Dixie Highway intersection (Parcel ID No. 22 24 16 0000 00100 0060).

Commission District:	The Honorable Commissioner Jack Mariano
Project Name:	Old Dixie RV Resort MPUD
Applicants' Name(s):	Ground Floor Storage, LLC.
Current Zoning District:	R-4 High Density Residential District
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	RES-6 (Residential-6 du/ga)
Water/Sewage	Pasco County Utilities (water)/Ni Florida Inc. (sewage)
Flood Zone:	AE
Requested Entitlements:	52 RV Spaces
Roads/Access:	Old Dixie Highway (County, Collector)

FISCAL IMPACT/COST/REVENUE STATEMENT:

PDE26-7895

Page 1 of 2

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-7895 - Proof of Notification
2. PDE26-7895 - Public Notice

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

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

Parcel Identification Numbers (List All): 22-24-16-0000-00100-0060

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

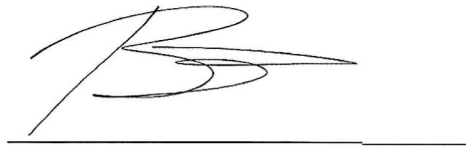
Project Name: Old Dixie RV Resort

Project Number: CPAS25-03 / RZ-7895

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite.

She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029



Notary Public
Jocelyn Taylor



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

BARBARA L. WILHITE, P.A.
ATTORNEY AT LAW
6327 Grand Boulevard
New Port Richey, FL 34652

Barbara L. Wilhite, P.A.
[Barbara @wilhitelaw.net](mailto:Barbara@wilhitelaw.net)

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

January 08, 2026

RE: Old Dixie RV Resort Comprehensive Land Use Amendment (CPAS25-03) and MPUD
Rezoning (RZ-7895)
Parcel I.D. No(s): 22-24-16-0000-00100-0060

Dear Property Owner:

This letter is to notify you that a Small Scale Comprehensive Plan Amendment Application (CPAS25-03) has been filed in the name of the property owner, GROUND FLOOR STORAGE LLC (Old Dixie Highway RV Resort) to change the future land use designation for the property from Residential – 6 (RES-6) to Planned Development (PD) for a 52 space RV Resort.

A companion Rezoning Application (RZ-789) has been filed for a rezoning from High Density Residential District (R-4) to Master Planned Unit Development (MPUD) for a 52 Space RV Resort.

The subject property is located along Old Dixie Highway north of New York Avenue and contains 12.56 acres m.o.l.

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

Planning Commission CPAS25-03 RZ-7895	01/22/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
Board of County Commissioners CPAS25-03 RZ-7895	02/17/2026	West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.

The applications and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting the following individuals:

CPAS25-03

Joseph (Scott) Modesitt, AICP, Planner II – Planning Services, Planning, Development and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Ste. 200 New Port Richey, Florida 34654; 727-847-8142 EXT 7215;
jmodesitt@pascocountyfl.net.

RZ-7895

Kurt Siverson, Planner II – Planning Services, 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,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, flowing script.

Barbara L. Wilhite

Mike Wells

Pasco County Property Appraiser

+ -

22-24-16-00000-00100-0060 X Q

Show search results for 22-24-...

Public Notification

Select or search for a feature in the map

22-24-16-00000-00100-0060 X Q

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Apply a search distance

500

Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

Review Download

82 addressees found; do you want to continue?

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CPAS 2503 / R2-7895

73 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
22-24-16-0060-00000-0160	ALLEN JASON & THOMAS KELLI		15525 OLD DIXIE HWY		HUDSON, FL 34667-3980
22-24-16-0070-00000-0330	BARNES RICHARD R		7416 SOUTHWIND DR		HUDSON, FL 34667-3976
22-24-16-0060-00000-3420	BETANCOURT YUNIOR		7518 YACHTSMAN DRIVE		HUDSON, FL 34667
22-24-16-0050-00000-3120	BRIGHTMAN ALEX W SR		7432 ISLANDER LN		HUDSON, FL 34667-3921
22-24-16-0040-00000-0780	BUNNELL SANDRA		64 ASHTIN LN		MESHOPPEN, PA 18630
22-24-16-0060-00000-3480	CACCIOPPO JEANNINE R		7602 YACHTSMAN DR		HUDSON, FL 34667-3972
22-24-16-0060-00000-3460	CARLSON TONYA & CARLSON TORBY		7538 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0040-00000-0850	CARTER LEONARD		3847 BETTYS PL		HAHRA, GA 31632
22-24-16-0060-00000-0340	CIVIT MARK A V TR & BEHREND LILIANA A I CIVIT MARK ANDRE		335 FITZHUGH RD		WINTER PARK, FL 32792
22-24-16-0050-00000-3110	COBB DEREK JAMES & HOVEN ELISA MARIE		7431 ISLANDER LN		HUDSON, FL 34667-3922
22-24-16-0060-00000-3490	COMPLETE RENTAL & INVESTMENTS LLC		14523 BARLOW LN		HUDSON, FL 34667
22-24-16-0040-00000-1390	CONOVER BRIAN		7600 MAKO DR		HUDSON, FL 34667-3969
22-24-16-0040-00000-0860	CUMMINS KENNETH J & KAREN L		7529 MAKO DR		HUDSON, FL 34667-3920
22-24-16-0040-00000-1350	CURATOLO THOMAS P & DEBRA		7524 MAKO DR		HUDSON, FL 34667-3919
22-24-16-0040-00000-0820	DERKISS PERRY L		7605 MAKO DR		HUDSON, FL 34667-3970
22-24-16-0040-00000-0830	DERKISS PERRY L & AUDREY C		7601 MAKO DR		HUDSON, FL 34667-3970
22-24-16-0050-00000-3100	EFREMEDIS CHARLES		10 WENLOCK CIR		NORTH EASTON, MA 02356-2656
22-24-16-0050-00000-3080	EFREMEDIS CHRISTINA		40 BREER ST		BROCKTON, MA 02301-5707
22-24-16-0050-00000-3190	ELAM MICHAEL EDWARD & CHRISTINE NIQUETTE		7507 ISLANDER LN		HUDSON, FL 34667
22-24-16-0040-00000-1410	EPLER TODD		3725 CHERRYWOOD DR		HOLIDAY, FL 34691-3513
22-24-16-0040-00000-1370	FAREIC C LLC		3495 5TH AVE N		ST PETERSBURG, FL 33713-9010
22-24-16-0000-00300-0000	FF FLORIDA SOUTHERN HOLDINGS		2379 BEVILLE RD		DAYTONA BEACH, FL 32119-8720
22-24-16-0040-00000-1330	FIECHTER TODD R		1640 NW PRAIRIE LAKES DR APT 8		ANKENY, IA 50023-4835
22-24-16-0060-00000-3440	FRY RUTH L		7526 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0050-00000-3210	GALLAGHER CRAIG & LISA M		7515 ISLANDER LN		HUDSON, FL 34667-3924
22-24-16-0060-00000-3400	GARBER WAYNE & GAYLE		6550 NE 7TH AVE		BOCA RATON, FL 33487-3123
22-24-16-0060-00000-0260	GOFF CAMERON & KELLI		7437 SOUTHWIND DR		HUDSON, FL 34667-3931
22-24-16-0060-00000-0220	GOFF DON & THERESA		4720 WINDFLOWER CIR		TAMPA, FL 33624
22-24-16-0060-00000-0040	GRIFFITH BRENT JEFFREY &	MELONIE LYNN	15601 OLD DIXIE HWY		HUDSON, FL 34667-3980
22-24-16-0000-00100-0060	GROUND FLOOR STORAGE LLC		6730 VISTA DEL LAGO AVE #13		LAND O LAKES, FL 34637
22-24-16-0040-00000-1360	HAYES JOHN B		7528 MAKO DR		HUDSON, FL 34667-3919
22-24-16-0060-00000-0100	HEYEN JEFFREY DEAN & HEYEN TAYLOR D		15535 OLD DIXIE HWY		HUDSON, FL 34667
22-24-16-0060-00000-0280	INGUANTA STEPHEN J & DONNA M		11931 VALLEY FALLS LOOP		SPRING HILL, FL 34609-9270
22-24-16-0070-00000-0270	IRWIN MEGAN ROSE		600 BROADWAY AVE NW #232		GRAND RAPIDS, MI 49504
22-24-16-0060-00000-3390	KERNOHAN MICHAEL J & KARRI M		7502 YACHTSMAN DR		HUDSON, FL 34667-3971
22-24-16-0050-00000-3150	KERR NEAL		21 GREEN HILL DR		BOLTON, CT 06043
22-24-16-0060-00000-0140	KONA FAMILY TRUST	GRASSO P J & P L TR	337 CROSSWINDS DR		PALM HARBOR, FL 34683-1303
22-24-16-0040-00000-1380	LAMCO ASSET COMPANY 2 LLC		401 CONGRESS AVE 33RD FL		AUSTIN, TX 78701
22-24-16-0070-00000-0350	LOPES DAWN M ET AL		7412 SOUTHWIND DR		HUDSON, FL 34667-3976

39 pg 1

22-24-16-0060-00000-0320	MALONEY PETER E & KARLI D	233 TENNESSEE AVE NE	WASHINGTON, DC 20002
22-24-16-0060-00000-0180	MARSH JERRY E REVOCABLE TRUST	MARSH JERRY E JR T 15521 OLD DIXIE HWY	HUDSON, FL 34667-3980
22-24-16-0050-00000-3140	OBERMEIER-STRAND TRACY & STRAND ERIC	PO BOX 3642	SANTA BARBARA, CA 93130
22-24-16-0060-00000-3470	OBERMIER TRACY A	PO BOX 3642	SANTA BARBARA, CA 93130
22-24-16-0050-00000-3160	PALMIERI PATRICK A	7440 ISLANDER LN	HUDSON, FL 34667-3921
22-24-16-0000-00200-0000	PALUMBO PERRY	15720 OLD DIXIE HWY	HUDSON, FL 34667-3934
22-24-16-0040-49900-0000	PASCO COUNTY	C/O FACILITIES MAN 7220 OSTEEN RD	NEW PORT RICHEY, FL 34653-2359
22-24-16-0040-00000-1340	PEACH CRISTY	7520 MAKO DR	HUDSON, FL 34667
22-24-16-0070-00000-0310	PIATAK JOHN W & CHERYL I	7422 SOUTHWIND DR	HUDSON, FL 34667-3976
22-24-16-0060-00000-0120	PINSON ROBERT KYLE & PATRICIA CAROL	15531 OLD DIXIE HWY	HUDSON, FL 34667
22-24-16-0000-00300-0040	POLISENO CHRIS FAMILY TRUST	POLISENO CHRISTC 7817 MCPHERSON DR	NEW PORT RICHEY, FL 34653
22-24-16-0040-00000-0810	RAYCHOK MARK & DENISE L	7611 MAKO DR	HUDSON, FL 34667-3970
22-24-16-0060-00000-0060	ROBERTS EDDIE &	NORTHERN DEBOR, 15543 OLD DIXIE HWY	HUDSON, FL 34667-3980
22-24-16-0050-00000-3171	ROBINSON BRIAN ALFRED & CAREY LEIGH	3033 SW 41ST PL	OCALA, FL 34474
22-24-16-0040-00000-0790	RUGGIERO ROBERT J	7619 MAKO DR	HUDSON, FL 34667-3970
22-24-16-0040-00000-0770	SATFIELD REVOCABLE TRUST	3322 W SAN MIGUEL ST N	TAMPA, FL 33629
22-24-16-0050-00000-3060	SCHIN WILLIAM F JR & TERESA A	7418 ISLANDER LN	HUDSON, FL 34667-3921
22-24-16-0000-00100-0040	SEA PINES CIVIC ASSOCIATION	INC	HUDSON, FL 34667-4004
22-24-16-0060-00000-3410	SHEPARD DEANNA A & STEVEN SCOTT	7817 GULF WAY	HUDSON, FL 34667
22-24-16-0060-00000-0080	SIMONS CHRISTINA	7514 YACHTSMAN DR	SAND LAKE, MI 49343
22-24-16-0040-00000-0840	SLAWITSCHKA SEAN	16300 MYERS LAKE AVE NE	HUDSON, FL 34667-3920
22-24-16-0000-00500-0000	SOUTHWEST FLORIDA WATER	7537 MAKO DR	BROOKSVILLE, FL 34604-6899
22-24-16-0070-00000-0290	STASHAK BARBARA J	MANAGEMENT DIST 2379 BROAD ST	HOMOSASSA, FL 34446-4928
22-24-16-0060-00000-3450	SUHLMAN ROBYN	7 OXHORN CT W	HUDSON, FL 34667
22-24-16-0000-00100-0061	SUNCOAST STOR-ALL LLC	7532 YACHTSMAN DRIVE	HUDSON, FL 34667-1570
22-24-16-0040-00000-0800	SURIS JAVIER MIGUEL & BARBARA	13825 SAN JUAN AVE	HUDSON, FL 34667-3970
22-24-16-0060-00000-0020	SVEHLA RONALD C & KATHLEEN M	7615 MAKO DR	HUDSON, FL 34667-3980
22-24-16-0040-00000-141A	SWEET APPLE HOMES LLC	15603 OLD DIXIE HWY	TAMPA, FL 33617
22-24-16-0040-00000-141B	TAYLOR MICHELLE & KELLINGER WILLIAM	5620 KENNY DR	HUDSON, FL 34667
22-24-16-0060-00000-0300	TOP OF THE HILL ENTERPRISES	7614 MAKO DRIVE	DADE CITY, FL 33525-1778
22-24-16-0060-00000-0200	TOTAL HOUSE RENOVATIONS LLC	39241 CLINTON AVE	TAMPA, FL 33634
22-24-16-0050-00000-3130	VAUGHN WILLIAM E & KARLA & PARROTT KIRK D	6916 LARMON ST	HUDSON, FL 34667
22-24-16-0060-00000-0360	WHITTAKER WILLIAM E & RAGUSA-WHITTAKER J M	7441 ISLANDER IN	HUDSON, FL 34667-3931
22-24-16-0060-00000-3430	WRIGHT GERARD A	7413 SOUTHWIND DR	HUDSON, FL 34667-3971
		7522 YACHTSMAN DR	

34 pg 2
73 Total



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NEW PORT RICHEY, FL
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JAN 08 26
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S2324N500729-19

PUBLIC HEARINGS



App. No. CPAS25-03

COMPREHENSIVE PLAN AMENDMENT

FROM: RESIDENTIAL-6 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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



App. No. RZ-7895

Project Type: REZONING

**Rezoning from Residential – 4 (R-4) to Master
Planned Unit Development (MPUD) for a 52 Space
RV Resort.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

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PUBLIC HEARINGS



App. No. CPAS25-03

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FROM: RESIDENTIAL-6 DU/GA

TO: PLANNED DEVELOPMENT

Local Planning Agency

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

1:30 p.m.

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

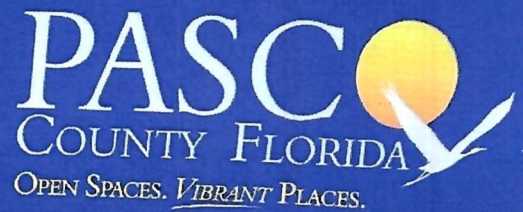
PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. RZ-7895

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RV Resort.**

Planning Commission

01/22/26

1:30 p.m.

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

Board of County Commissioners

02/17/26

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





PUBLIC HEARINGS PASC COUNTY, GEORGIA

App. No. 02-7895
COMPREHENSIVE PLAN AMENDMENT
FROM: RESIDENTIAL DU/GA
TO: PLANNED DEVELOPMENT

Planning Commission
01/22/26 1:30 p.m.
West Piedmont Government Center, 8311 County Road 100, Suite 100
Meeting, video required call 771-447-8560

Board of County Commissioners
02/17/26 1:30 p.m.
West Piedmont Government Center, 8311 County Road 100, Suite 100
Meeting, video required call 771-447-8560

Local Planning Agency
01/22/26 1:30 p.m.
West Piedmont Government Center, 8311 County Road 100, Suite 100
Meeting, video required call 771-447-8560

Board of County Commissioners
02/17/26 1:30 p.m.
West Piedmont Government Center, 8311 County Road 100, Suite 100
Meeting, video required call 771-447-8560

PASC COUNTY, GEORGIA
Planning Commission
Meeting, video required call 771-447-8560
Board of County Commissioners
Meeting, video required call 771-447-8560

Tampa Bay Times

Published Daily

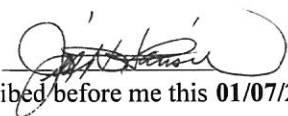
STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Jill Harrison who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-016 was published in said newspaper by print in the issues of 01/07/26 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

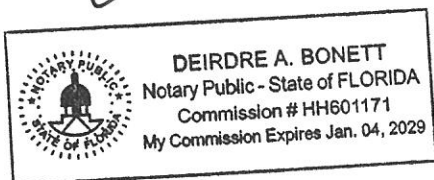


Sworn to and subscribed before me this 01/07/2026

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

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, January 8, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, February 17, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. Ground Floor Storage, LLC/Old Dixie Resort MPUD (RZ-7895) petition for a rezoning from an R-4 High Density Residential District to an MPUD Master Planned Unit Development District for a parcel located east of Old Dixie Highway, approximately 0.56 miles north of the intersection of New York Ave and Old Dixie Highway (aka 22-24-16-0000-00100-0060).

2. SR 52 Heasley, LLC/SR 52 Heasley MPUD (RZ-7890) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located north of SR 52, approximately 200 feet west of the intersection of North Sunlake Blvd and SR 52 (aka 08-25-18-0000-00500-0020).

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

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

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

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

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
Published January 7, 2026 (71361h)

COMMISSION DISTRICT: 5

FILE NO.: PDE26-2112

DATE: 1/22/2026

SUBJECT: Variance Request (Continuance) – LCP Stone Road, LLC. Requests a Reduction of the Required Minimum Open Yard Requirement of Not Less Than 150 Feet to 10 Feet for Existing Buildings, and 30 Feet for New Construction in an I-1 Light Industrial Park District as Required by LDC Section 528.9.D – I-1 Light Industrial Park District, Yard Regulations – West Central Pasco County – Located on Stone Road, Approximately 450 Feet East from US Hwy 19 – Containing Approximately 4.184 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 1/22/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to a date uncertain.

BACKGROUND:

Petition No. VA-2112, in the name of LCP Stone Road, LLC., has filed a variance request to reduce the 150-foot open yard requirement of the I-1 Light Industrial Park District on this property. The lot is a flag lot with bulk dimensions of ± 224 feet more-or-less (mol.) by ± 794 feet mol., containing approximately 4.18 acres, pursuant to the Property Appraiser Office. The site is located on Stone Road, approximately 450 feet west from US Hwy 19. (Parcel ID No.: 28-25-16-0010-01900-0020).

The Owner/Applicant is seeking the proposed variance to allow for the ability to rebuild their buildings if they were destroyed or impacted by a natural disaster. If approved, this variance will allow the property owner to rebuild, improve, or replace an existing building on the parcel as close as 10 feet from the eastern property line, matching the legacy building footprints that were established in the 1970s and 1980s; and build new industrial building(s), with a 30-foot open yard setback from the south and the east property lines.

The lead planner for this project and author of this memo is Roberto Becerril, Principal Planner.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	C-2 General Commercial District and R-4 High Density Residential District	ROR (Retail / Office / Residential) and RES-9 (Residential - 9 du/ga)	Single Family Residential
EAST	R-4 High Density Residential District	RES-9 (Residential - 9 du/ga)	Single Family Residential

SOUTH	R-4 High Density Residential District	RES-9 (Residential - 9 du/ga)	Single Family Residential
WEST	C-2 General Commercial District \ City of Port Richey	ROR (Retail / Office / Residential) and City of Port Richey	Commercial

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-2112 - Applicant's Affidavit of Public Notices

AFFIDAVIT ATTESTING TO PUBLIC NOTICING

**STATE OF FLORIDA
COUNTY OF PASCO**

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

Parcel Identification Numbers (List All): 28-25-16-0010-01900-0020

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

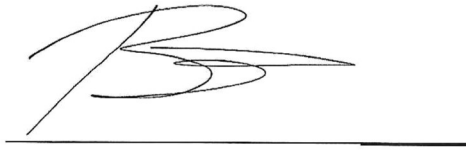
Project Name: 6230 Stone Road Variance

Project Number: VA-2112

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 1/08/2026

X Photos showing the placement of the public hearing sign posted on the property on 1/08/2026



Barbara L. Wilhite, Agent of Record

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of January, 2026, by Barbara L. Wilhite.

She is personally known to me or has produced _____ as identification.

My Commission Expires: 8/4/2029


Notary Public
Jocelyn Taylor

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

BARBARA L. WILHITE, P.A.

ATTORNEY AT LAW

6327 Grand Boulevard
New Port Richey, FL 34652

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

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

January 08, 2026

RE: 6230 Stone Road Variance (VA-2112)
Parcel I.D. No(s): 28-25-16-0010-01900-0020

Dear Property Owner:

This letter is to notify you that a Variance Application (VA-2112) has been filed in the name of the property owner, LCP STONE ROAD LLC (6230 Stone Road Variance) to request a variance from the open yard requirement in LDC Section 528.9. (Light Industrial Park District Yard Regulations).

The property is generally located off US 19 and Stone Road and contains 4.1 acres m.o.l.

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

**Planning
Commission
VA-2112**

01/22/2026

**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 Variance Application can be viewed by contacting, **Roberto Becerril**, PLA, AICP, CFM, Principal Planner; Planning Services & Administration; Planning, Development, and Economic Growth Department, 8731 Citizens Drive, New Port Richey, FL 34644; 727-847-8142; rbecerril@pascocountyfl.net.

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

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

If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State

Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Very truly yours,

A handwritten signature in black ink, appearing to be 'B. Wilhite', with a stylized, elongated flourish extending to the right.

Barbara L. Wilhite

0 150 300ft

VA-2112

121 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
28-25-16-0010-01900-0010	6240 STONE ROAD LLC		6240 STONE RD		PORT RICHEY, FL 34668
28-25-16-0010-02100-0010	8826 US 19 NPR LLC		8826 US 19		PORT RICHEY, FL 34668
21-25-16-0030-00100-0010	9034PR LC		PO BOX 779		PALM HARBOR, FL 34682-0779
28-25-16-0030-00000-0060	AHEARN SHERYL		8643 ADONIS RD		NEW PORT RICHEY, FL 34654-4901
28-25-16-0030-00000-0150	AKINS ANA		8816 MIKE ST		PORT RICHEY, FL 34668
21-25-16-0540-00000-1860	ALEXIOU SOFIA		8414 PINAFORE DR		NEW PORT RICHEY, FL 34653-6739
28-25-16-0030-00000-0170	AMARO MARK		8826 MIKE ST		PORT RICHEY, FL 34668
28-25-16-014C-00000-2210	ARAMBURO RIGOBERTO		8758 HEMLOCK LN		PORT RICHEY, FL 34668
28-25-16-0050-00B00-0051	ARCTICGIL INC		6211 SPRINGER DR		PORT RICHEY, FL 34668-5338
28-25-16-014C-00000-2310	BACK EARL L & LORENA A		6345 RIDGE CREST DR		PORT RICHEY, FL 34668-5232
21-25-16-0030-00100-0020	BAMA II LLC		PO BOX 1469		PORT RICHEY, FL 34673-1469
28-25-16-014B-00000-2110	BELLIVEAU JAY L & LENORA L		6250 RIDGE CREST DR		PORT RICHEY, FL 34668-5231
21-25-16-0550-00000-1180	BISMUTH PROPCO SERIES LLC		997 MORRISON DR STE 402		CHARLESTON, SC 29403
28-25-16-014B-00000-2100	BORGES DOLORES		6304 RIDGE CREST DR		PORT RICHEY, FL 34668-5231
28-25-16-0050-00B00-0030	BOWDEN JEFFREY		16611 LAWLESS RD		SPRING HILL, FL 34610
21-25-16-0540-00000-1140	BOWLING DAVID L & ELISID		6314 GAINSBORO DR		PORT RICHEY, FL 34668-4808
28-25-16-014C-00000-2330	BWW TAMPA REAL ESTATE LLC		11063 STATE ROAD 54		ODESSA, FL 33556-3443
28-25-16-0110-00000-2580	C U INVESTMENTS GROUP LLC		12320 CANYON BLVD		SPRING HILL, FL 34610
28-25-16-0130-00000-2710	CABRERO CRUZ YASMANY		8846 HARVEY LANE		PORT RICHEY, FL 34668
28-25-16-014C-00000-2260	CALCUT JACK		6315 RIDGE CREST DR		PORT RICHEY, FL 34668-5232
28-25-16-0030-00000-0030	CAMPBELL GLENN C		8845 LIDO LN		PORT RICHEY, FL 34668-5638
28-25-16-0010-02500-0020	CARMICHAEL FAMILY REV/ CARMICHAEL ROR 5407 BOWLINE BND		6335 STONE RD		NEW PORT RICHEY, FL 34652-3052
21-25-16-0550-00000-1230	COLON EDGAR AMADO		6302 GAINSBORO DR		PORT RICHEY, FL 34668-4845
21-25-16-0550-00000-1160	CRONIN CORNELIUS & MARIE		1013 ANTELOPE TRL		PORT RICHEY, FL 34668-4808
28-25-16-014C-00000-2130	CRUZ RALPH		10755 LUSCOMBE CT		WINTER SPRINGS, FL 32708-4141
28-25-16-0130-00000-2700	DENNEY DENNIS & MARY		969 COBBLESTONE LN		NEW PORT RICHEY, FL 34654-5206
28-25-16-0080-00100-0040	DUNHAM DANA L		5212 KEYSVILLE AVE		TARPON SPRINGS, FL 34688-9218
28-25-16-0030-00000-0130	FAIRBANKS ROBERT D & JODIE		3495 5TH AVE N		SPRING HILL, FL 34608-2734
21-25-16-0540-00000-0910	FAREIC H LLC		8855 HARVEY LN		ST PETERSBURG, FL 33713-9010
28-25-16-0130-00000-2020	FAZEKAS DAVID A		FL DEPT OF TRANSPORTA BUREAU OF RIGHT 11201 MCKINLEY DR		PORT RICHEY, FL 34668-5212
21-25-16-0000-29900-0000	FLORIDA TIME LLC		PO BOX 620733		TAMPA, FL 33612-6456
28-25-16-0080-00100-0050	FPP HOLDINGS LLC		8388 S TAMAMI TRAIL UNIT 203		OVIEDO, FL 32762
28-25-16-0130-00000-2030	FRYING DAVID A & RUZICA D		6342 STONE RD		SARASOTA, FL 34238
28-25-16-0110-00000-2420					PORT RICHEY, FL 34668-4846

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28-25-16-0110-00000-1950	GAGNE JACQUELINE HOYT	8941 HARVEY LN	PORT RICHEY, FL 34668
28-25-16-0110-00000-1940	GAGNE VIRGIE L	8947 HARVEY LN	PORT RICHEY, FL 34668-5212
28-25-16-014C-00000-2270	GALLO LIDIER BUENO	6319 RIDGE CREST DR	PORT RICHEY, FL 34668-5232
21-25-16-0550-00000-1870	GOGAS NICK	7837 4TH AVE S	ST PETERSBURG, FL 33707-1029
28-25-16-0110-00000-1960	GONZALEZ MARINA SABILLON	8935 HARVEY LN	PORT RICHEY, FL 34668-5212
28-25-16-0130-00000-2080	GORTYCH IRENA	6330 PAWLING AVE	PORT RICHEY, FL 34668-5249
21-25-16-0550-00000-1890	HERNANDEZ YULEIDY ACOSTA	6405 YORKSHIRE RD	TAMPA, FL 33634-4439
21-25-16-0000-00400-0000	HIGHWAY 19 PR LLC	5277 TRILLIUM BLVD	HOFFMAN ESTATES, IL 60192-3602
28-25-16-014C-00000-2160	HINES JOSEPH & ROSEMA HINES CAROL	8751 HEMLOCK LN	PORT RICHEY, FL 34668-5215
28-25-16-0030-00000-0070	HORTON IRA MANAGEMENT LLC	2038 GULFVIEW DR	HOLIDAY, FL 34691-9724
28-25-16-014C-00000-2140	HQ RED CORP	3820 HEADSAIL DR	NEW PORT RICHEY, FL 34652-4418
28-25-16-0130-00000-2740	HUMPHREYS MICHAEL R & ALISON	GREEN MEADOWS SOUTH CALLINGTON	
28-25-16-0050-00B00-0040	HUNT MATTHEW	6203 SPRINGER DR	PORT RICHEY, FL 34668
28-25-16-0010-02500-0010	JKSP LLC	263 PETREL TRL	BRADENTON, FL 34212-2995
21-25-16-0550-00000-1900	KELLY PATRICK S & ROSE MICHELLE	9013 PEGASUS AVE	PORT RICHEY, FL 34668
28-25-16-0110-00000-2450	KEOUGH JEFFREY C & GABRIELLE MOORE	6343 NASHUA DR	PORT RICHEY, FL 34668-5248
28-25-16-014B-00000-2070	KIMBALL JEREMY	6324 RIDGE CREST DR	PORT RICHEY, FL 34668-5231
28-25-16-0030-00000-0160	KK&T REALTY INVESTMENTS LLC	2840 WEST BAY DR STE 283	BELLEAIR BLUFFS, FL 33770
21-25-16-0550-00000-1910	KLENKE WILLIAM JOHN	9009 PEGASUS AVE	PORT RICHEY, FL 34668-4820
28-25-16-014C-00000-2200	KLINGENSMITH JUDY E & GLENN A	8762 HEMLOCK LN	PORT RICHEY, FL 34668-5214
28-25-16-0130-00000-2110	LAFOE KATLIN M	6348 PAWLING AVE	PORT RICHEY, FL 34668
21-25-16-0540-00000-1850	LAMUS FRENANDO M REV GOMEZ FANY KAR	4358 E WHITEWATER AVE	WESTON, FL 33332-2409
28-25-16-0010-01900-0020	LCP STONE ROAD LLC	1786 PLATTE ST	DENVER, CO 80202
28-25-16-0010-02100-0040	LINSEY DENNIS & LINSEY GEORGE	PMB 364	17633 GUNN H ODESSA, FL 33556-1912
28-25-16-014C-00000-2190	LOPEZ SAMANTHA AMBER	8763 HEMLOCK LN	PORT RICHEY, FL 34668-5215
21-25-16-0550-00000-1880	LTD FAMILY TRUST LLC	PO BOX 47536	TAMPA, FL 33646
28-25-16-0030-00000-0200	LUCHI MARIO	8844 MIKE ST	PORT RICHEY, FL 34668-5219
28-25-16-0130-00000-2600	MALDONADO AMANDA BREAANN	5995 72ND AVE N	PINELLAS PARK, FL 33781
28-25-16-0130-00000-2070	MASSARI PATRICIA M	314 RICHMOND AVE	PATERSON, NJ 07502-1036
28-25-16-0130-00000-2620	MCCARTHY KENNETH FRANCIS & VICTORIA E	6347 NEARCO DR	PORT RICHEY, FL 34668
28-25-16-0110-00000-1980	MCINTOSH SAMUEL ADRIAN	8923 HARVEY LN	PORT RICHEY, FL 34668-5212
28-25-16-0050-00B00-0060	MCWILLIAMS GILBERT LEE JR	6211 SPRINGER DR	PORT RICHEY, FL 34668-5338
28-25-16-0030-00000-0110	MIKOLUSKY MARILYNN RE MIKOLUSKY MARIL	620 WOOD ST APT B	CLARION, PA 16214
28-25-16-0030-00000-0080	MJF ENTERPRISES LLC	105 STONEY BROOK CT	STAFFORD, VA 22554
28-25-16-014C-00000-2250	MONTALVO ERNYS TORRE ARNAU KATHERINI	6307 RIDGE CREST DR	PORT RICHEY, FL 34668-5232

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28-25-16-014B-00000-2050	MORGAN ROBERT E & MEAD-MORGAN JL 72 MILLTOWN RD	BRIDGEWATER, NJ 08807-2613
28-25-16-014C-00000-2180	NOVAK STEPHEN 8759 HEMLOCK LN	PORT RICHEY, FL 34668-5215
28-25-16-0030-00000-0010	NUNPROFIT CORP 3820 HEADSAIL DR	NEW PORT RICHEY, FL 34652-4418
28-25-16-014C-00000-2300	NYC5 HOUSE CAPITAL LLC 301 W PLATT ST # 229	TAMPA, FL 33606
28-25-16-014C-00000-2120	OGAGA FODE 1551 CHATEAUWOOD DR	CLEARWATER, FL 33764-2703
28-25-16-014C-00000-2150	OLIN FRANKLIN VINSON II 8747 HEMLOCK LN	PORT RICHEY, FL 34668
28-25-16-014C-00000-2280	OUR VIRGIN MARY CHURCH TECHNOLOGY DEI PO BOX 752	DUNEDIN, FL 34697
21-25-16-0540-00000-0900	PAN CHERYL 2261 GUILFORD LN	LEXINGTON, KY 40513-1826
28-25-16-0010-02400-0040	PASCO COUNTY C/O FACILITIES M/ 7220 OSTEEEN RD	NEW PORT RICHEY, FL 34653-2359
28-25-16-0030-00000-0180	PHILLIPS RONDA JOYCE 8832 MIKE ST	PORT RICHEY, FL 34668-5219
28-25-16-0080-00100-0070	PORT RICHEY SUNSET LLC 8928 US HWY 19	PORT RICHEY, FL 34668
28-25-16-0030-00000-0040	POWELL JANICE D 5749 ACROPOLIS LN	NEW PORT RICHEY, FL 34653
28-25-16-0130-00000-2610	PRESTON DOROTHY S 8904 HARVEY LN	PORT RICHEY, FL 34668-5213
21-25-16-0550-00000-1170	PROULX P DAVID 9016 PEGASUS AVE	PORT RICHEY, FL 34668-4819
28-25-16-0130-00000-1990	PRZYBYLSKI MICHAEL A 8917 HARVEY LN	HOLIDAY, FL 34668-5212
28-25-16-014B-00000-2060	PSAROS KONSTANTINOS 446 BRILAND ST	TARPON SPRINGS, FL 34689-1961
28-25-16-0130-00000-2590	QUINN DOREEN L 8916 HARVEY LN	PORT RICHEY, FL 34668-5213
28-25-16-0130-00000-2000	RAMOS ESTEBAN MARIN 8911 HARVEY LN	PORT RICHEY, FL 34668-5212
21-25-16-0550-00000-00A0	RANDOLPH FORD POST N VETERANS OF FOR THE UNITED STATES INC 6315 STONE R	PORT RICHEY, FL 34668-4845
21-25-16-0000-00400-0010	REALTY 19 LLC 9022 US HIGHWAY 19	PORT RICHEY, FL 34668-4849
28-25-16-0130-00000-2730	REINA JOSE L & IDOLIDIA E 8834 HARVEY LN	PORT RICHEY, FL 34668-5211
28-25-16-014C-00000-2290	RESICAP FLORIDA OWNER III LLC 3630 PEACHTREE RD NE STE 1500	ATLANTA, GA 30326
28-25-16-014B-00000-2090	RODRIGUEZ JIMMY & DIANA E 6310 RIDGE CREST DR	PORT RICHEY, FL 34668-5231
28-25-16-0130-00000-2720	RUIZ LUIS 8840 HARVEY LN	PORT RICHEY, FL 34668-5211
28-25-16-0130-00000-2750	SACERIO LUIS GUILLERMO S & AMADOR BAEZ 6347 PAWLING AVE	PORT RICHEY, FL 34668-5227
28-25-16-0080-00100-0010	SAMMIK PROPERTIES LLC 10721 LAKEVIEW DR	NEW PORT RICHEY, FL 34654-3574
21-25-16-0550-00000-1920	SEOANE EDUARDO IRSULA 9005 PEGASUS AVE	PORT RICHEY, FL 34668
28-25-16-014C-00000-2170	SHOW SCOTT 8755 HEMLOCK LN	PORT RICHEY, FL 34668-5215
28-25-16-0130-00000-2040	SHUTTESTON JOSEPH R 8515 BRIAR PATCH DR	PORT RICHEY, FL 34668
28-25-16-0110-00000-2440	SLEIGH RACHEL 8106 GULF WAY	HUDSON, FL 34667-4023
28-25-16-0110-00000-2430	STANLEY NICHOLE 6338 STONE RD	PORT RICHEY, FL 34668-4846
28-25-16-0030-00000-0090	STASIEWSKI MACIEJ 8839 MIKE ST	PORT RICHEY, FL 34668-5220
28-25-16-0030-00000-0230	STOKES PAMELA J & SCOTT 8910 MIKE ST	PORT RICHEY, FL 34668-5219
28-25-16-0030-00000-0210	STOKES PAMELA JEAN & SIMKUS JOSEPH STEI 8850 MIKE STREET	PORT RICHEY, FL 34668
21-25-16-0000-00400-0020	STONE ROAD PROPERTIES LLC 1330 PLAYMOOR DR	PALM HARBOR, FL 34683-1472

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V/A 2112

28-25-16-0010-02100-0011	SUNDEX REAL ESTATE INVESTMENT LLC	405 E ADALEE ST	TAMPA, FL 33603
28-25-16-0010-02500-0030	TALBOTT JENNY	3440 DIXIANA DR	LEXINGTON, KY 40517-2733
28-25-16-0130-00000-2010	TAYLOR ROBERT E & TENNANT SUSAN	8905 HARVEY LN	PORT RICHEY, FL 34668-5212
28-25-16-0130-00000-2090		6336 PAWLING AVE	PORT RICHEY, FL 34668-5249
28-25-16-014B-00000-2080	THACKER ALTAGRACIA & CHRISTOPHER	6318 RIDGE CREST DR	PORT RICHEY, FL 33612
28-25-16-014C-00000-2240	THOMPSON ROBERT	6301 RIDGE CREST DR	PORT RICHEY, FL 34668-5232
21-25-16-0540-00000-1150	THOMSEN BRIAN JR & ADAMS STEPHANIE	6308 GAINSBORO DR	PORT RICHEY, FL 34668-4808
28-25-16-014C-00000-2230	TRUJILLO LEOSVANY GONZALEZ	4711 W WATERS AVE APT 1013	TAMPA, FL 33614
28-25-16-0110-00000-1970	VIDAL ADELICIA MARINA	8929 HARVEY LN	PORT RICHEY, FL 34668-5212
28-25-16-0080-00100-0060	WEST CENTRAL FLORIDA PROPERTIES OF P	10236 TURKEY OAK DR	NEW PORT RICHEY, FL 34654-5839
28-25-16-0030-00000-0100	WHIPPLE GERALD	7805 BRACKEN DR	PORT RICHEY, FL 34668-2961
28-25-16-0030-00000-0190	WHITMORE EARL AUSTIN JR & SHARON DENIS	104 BRADBROOK DR	ONA, WV 25545-9424
28-25-16-0130-00000-2100	WILKERSON JACK & MYRICK IDUNN	6342 PAWLING AVE	PORT RICHEY, FL 34668
28-25-16-0010-02400-0020	WJRG STORAGE GROUP LLC	8728 US HIGHWAY 19	PORT RICHEY, FL 34668-5348
28-25-16-0110-00000-2570	ZAK CHRISTOPHER	6346 NASHUA DR	PORT RICHEY, FL 34668-5221
28-25-16-0110-00000-2460	ZAK KATHLEEN A	6349 NASHUA DR	PORT RICHEY, FL 34668-5248
28-25-16-0130-00000-2050	ZIEGLER GARY F & ZIEGLER BEVERLY B & COL	14810 CARNATION DR	TAMPA, FL 33613

17 pg 4
121 Total

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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
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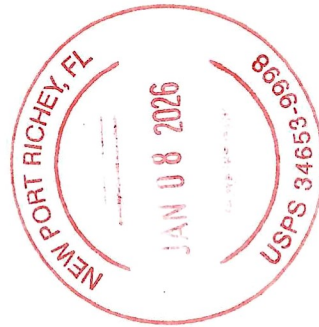


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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
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PUBLIC HEARINGS



App. No. VA-2112

Project Type: VARIANCE

A variance is requested from the open yard requirement in LDC Section 528.9. (Light Industrial Park District Yard Regulations).

Planning Commission

01/22/26

1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas



PUBLIC HEARINGS



App. No. VA-2112

Project Type: VARIANCE

A variance is requested from the open yard requirement in LDC Section 528.9. (Light Industrial Park District Yard Regulations).

Planning Commission

01/22/26

1:30 p.m.

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

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas





PUBLIC HEARINGS
App. No. VA-2112
Project Type: VARIANCE
A variance is requested from the open yard requirement in Section 12.2.9, (Light Industrial Permitted Yard Regulations).
Planning Commission
01/22/26 1:30 p.m.
New Paces Government Center, 1731 Collins Drive, New Port Richey
Planning@MyPascoco.net / 727-847-5140
Hearing Video Inperson Call 711
MyPascoco.net/Hearings/Agendas



COMMISSION DISTRICT: 4

FILE NO.: PDE26-7899

DATE: 1/22/2026

SUBJECT: Zoning Amendment (Consent) – Daniel De Pasquale and Kevin Singletary/
Massachusetts Avenue – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2
General Commercial District – West Pasco County – Southwest Corner of the Intersection of
Massachusetts Avenue and Keena Street – Containing Approximately 1.03 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 01/22/2026 - BCC at
NPR 02/17/2026

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 requested Zoning
Amendment.

BACKGROUND:

Petition No. RZ-7899 (Rezone-2025-00012), in the name of Daniel De Pasquale and Kevin
Singletary, has been filed for a change in zoning from a C-1 Neighborhood Commercial District to a
C-2 General Commercial District. The parcel of land is located at the southwest corner of the
intersection of Massachusetts Avenue and Keena Street (Parcel I.D. No. 03-26-16-0070-01500-
0000), containing approximately 1.03 acres.

The lead planner for this project and author of this memo is: Jenny De Granda, Planner II.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	R-4 High Density Residential District; ROW	RES-9 (Residential – 9 du/ga)	Single Family Residential; Massachusetts Avenue
EAST	R-4 High Density Residential District; ROW	RES-9 (Residential – 9 du/ga)	Single Family Residential; Keena Street
SOUTH	C-2 General Commercial District	ROR (Residential/Office/Retail)	Commercial – Boat and RV Storage
WEST	C-2 General Commercial District	ROR (Residential/Office/Retail)	Commercial – Boat and RV Storage

FINDINGS OF FACT:

1. The subject site is undeveloped on approximately 1.03 acres. The applicant proposes to develop the property in conformance with Land Development Code (LDC), Section 526, C-2 General Commercial District Standards.
2. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:
 - a. The Property will be zoned C-2 General Commercial District ("Commercial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Commercial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of Commercial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so Commercial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Commercial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.
3. The subject rezoning shall not take effect until the deed restriction referenced in Finding of Fact Number 2 is recorded and delivered to the County.
4. Access to the property is from Keena Street, a County residential road with approximately 50 feet of right-of-way which intersects with Massachusetts Avenue as a "T" intersection. Access to the site will not be from Massachusetts Avenue.
5. There is a Conceptually Planned 8-foot Multiuse Path segment located along Massachusetts Avenue from Congress Road in New Port Richey to Decubellis Road on the south side of the right-of-way.
6. The subject site is in FEMA Flood Zone "X". Development is subject to the requirements of the LDC, Section 1104, Flood Damage Prevention.
7. The surrounding area is characterized by single-family residential on the east and north side of the parcel and commercial to the west and south side of the parcel. Massachusetts Avenue to the east and west of Keena Street has been traditionally commercial.
8. The subject area has a Future Land Use (FLU) classification of ROR (Residential/Office/Retail) under the 2025 Pasco County Comprehensive Plan and the proposed rezone to C-2 General Commercial District is consistent with the ROR Retail Office Residential Future Land Use classification.
9. The subject site is within the Central District of the West Market Area and within the Urban Service Area.
10. The Board of County Commissioners (BCC) has approved the following similar actions in the surrounding area as follows:
 - a. On December 20, 1988, the BCC approved with conditions, Rezoning Petition No. 4090, from C-1 Neighborhood Commercial District/ R-2 Low Density Residential District to C-2 General

Commercial District for a parcel located approximately 1,806 ft east of the subject request. The conditions set forth in Rezoning Petition No. 4090 are related to roadway improvements and access.

b. On May 28, 1997, the BCC approved Rezoning Petition No. 5117 from C-1 Neighborhood Commercial District to a C-2 General Commercial District for a parcel located approximately 2,124 ft northeast of the subject request across Massachusetts Avenue.

c. On January 19, 2019, the BCC approved Rezoning Petition No. RZ-7379 from C-1 Neighborhood Commercial District to C-2 General Commercial District for a parcel located adjacent to the south and west of the subject site.

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

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

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

12. The subject request was submitted for review by the Transportation Team, and the following comments were received:

a. On December 19, 2025, the subject request was found to be exempt from a Timing and Phasing Analysis because the proposed C-2 General Commercial District as the highest and best use as a gas station with 4,000 square feet of convenience store and eight (8) vehicle fueling stations will generate less than 50 peak-hour trips (a.m. or p.m., whichever is greater) compared to the existing C-1 Neighborhood Commercial District. An Access Management Analysis shall be required at the time of the Preliminary Site Plan or Preliminary Development Plan, if applicable. (T&P-2025-00038)

b. Keena Street was determined to be not exempt from Substandard Roadway Analysis. The required mitigation for substandard County-Maintained roads, where the proposed development has an impact of more than 100 daily trips and does not exceed the maximum entitlements of the existing zoning or land use, shall be the payment of the development's fair share. (SSRRA-2025-00100)

13. Pursuant to LDC, Section 901.4.F.2.c., the development's fair share for the substandard road improvements to Keena Street will be determined prior to preliminary site plan approval and paid prior to issuance of the site development placard.

14. Pursuant to LDC, Section 403, owners/applicants shall submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.

15. The proposed request is in compliance with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E., as there are existing zoning approvals in proximity to the subject site that enables this zoning district within the area, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

PLANNING COMMISSION ACTION:

Approval of PDE Recommendation: _ Ayes; _ Nays

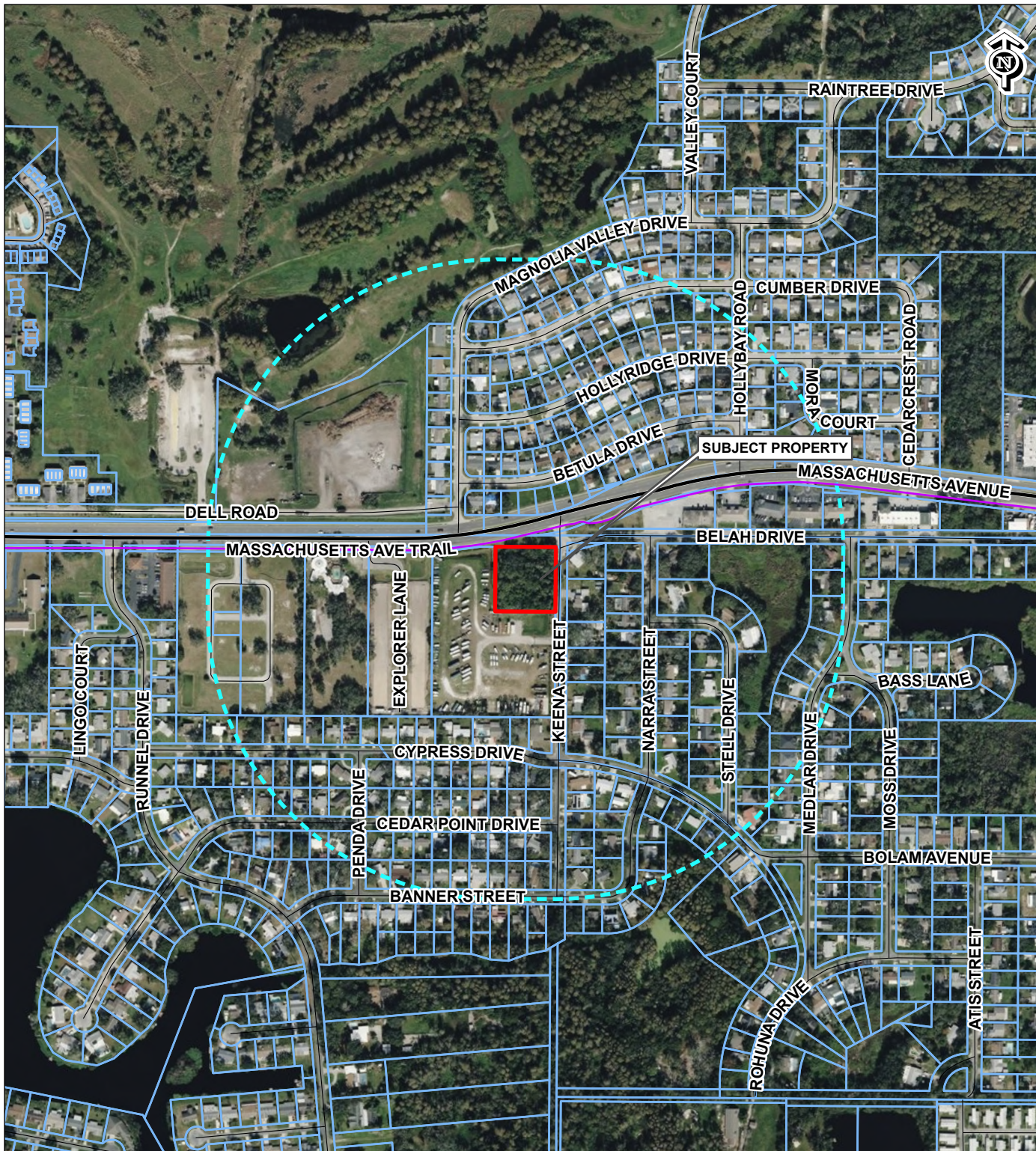
FISCAL IMPACT/COST/REVENUE STATEMENT:

No funding required.

ATTACHMENT(S):

1. PDE26-7899 Maps
2. PDE26-7899 Narrative
3. PDE26-7899 TP-2025-00038
4. PDE26-7899 Resolution No. 26-09RZ
5. PDE26-7899 Exhibit A
6. PDE26-7899 Voluntary Deed Restriction
7. PDE26-7899-Signature Sheet

cc: DA/DE/NP/AH/JD/PDE26-7899



RZ-7899 **C-1 TO C-2**

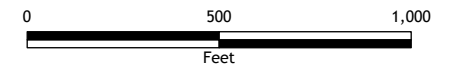
03-26-16-0070-01500-0000

**KEVIN SINGLETARY & DANIEL
DE PASQUALE /DE PASQUALE
10856 ALICO PASS
NEW PORT RICHEY, FL 34655**

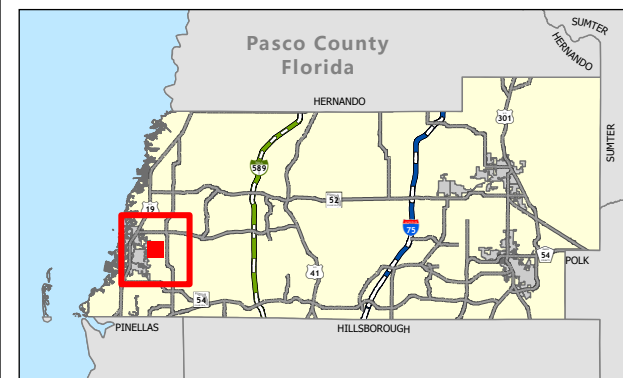
**PHYSICAL ADDRESS:
SOUTHWEST CORNER OF
MASSACHUSETTS AVE & KEENA ST**

**TAZ-126
COMMISSION DISTRICT: 4**

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



C:\Users\jhelmrch\AppData\Local\Temp\ArcGISProTemp23084\Untitled\Untitled.aprx Template_CONTEXT_MAP.jhelmrch 8/4/2025



**DE PASQUALE/SINGLETON REZONING
NARRATIVE**

A. HISTORY

The subject property is located along Massachusetts Avenue and contains 1.03 acres m.o.l. (Parcel No. 03-26-16-0070-01500-0000).

B. REQUEST

This is a request for a rezoning from C-1 (Neighborhood Commercial District) to C-2 (General Commercial District).

A Timing and Phasing Application (T&P-2025-00038) was submitted and has been deemed exempt. A Substandard Road Application (SSRRA-2025-00100) was submitted and deemed complete.

A Listed Species Report is not required since the property is under 10 acres.



Application Review Form Timing & Phasing–Substandard Roadway Analysis

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

Application Information

Application Number: T&P-2025-00038

Applicant: DEPASQUALE-SINGLETARY PROPERTY

Consultant Name: Michael D. Raysor

Parcel ID(s): 03 26 16 0070 01500 0000

Application Status

Application Status: **Accepted**

Date: December 19, 2025

Rejection Reason: N/A

Contact Person: Bennett Elbo

Email: Belbo@pascocountyfl.net

Vision Road(s)

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

Massachusetts Avenue

Timing and Phasing Analysis

Existing Zoning: C-1

Existing Development Size: Vacant

Proposed Zoning: C2

Best and Highest Reasonable Development Size: 4,000 SF of Convenience and Gas Station

Land Area: 1.03 Acres

Condition	Zoning	Max Coverage	Best Use (Code)	Average Size	Peak Hr. Trip Rate
Existing	C-1	50%	ITE #822		6.59 trips/1KSF
No. Trips (A)	1.03 x 43.560 x 0.50 x 0.75 x 6.59 ~ 111 Trips				
Proposed	C-2	50%	ITE #945 GFA (2-4k)		18.42
No. Trips (B)	8 VFP x 18.42 trips/VFP ~ 147 Trips				
Trip Delta $\Delta = (B - A)$	$\Delta = 147 - 111 = 36$ Trips				

Comment:

It was determined that the subject request is **exempt** from a Timing and Phasing Analysis because the proposed C2 zoning as the highest and best use as a gas station with 4,000 square feet of convenience store and 8 vehicle fueling stations will generate **less** than 50 peak-hour trips (a.m. or p.m., whichever is greater) compared to the existing C1 zoning. An Access Management Analysis shall be required at the time of the Preliminary Site Plan or Preliminary Development Plan, if applicable.

Substandard Roadway Analysis

Adjacent Roadway(s) Name:

Massachusetts Avenue – County Collector.

Keena Street - Residential County.

Adjacent Roadway(s) Condition:

Massachusetts Avenue – Standard.

Keena Street – Substandard, narrow roadway ~18' wide with poor pavement conditions.

Number of Daily Trips: more than 100 daily trips.

Comments:

SSRRA-2025-00100:

Keena Street was determined to be **not exempt** from Substandard Roadway Analysis. The required mitigation for substandard County-Maintained roads, where the proposed development has an impact of more than 100 daily trips and does not exceed the maximum entitlements of the existing zoning or land use, shall be the payment of the development's fair share. *The development's fair share for the substandard road improvements to Keena Street will be determined prior to preliminary site plan approval and paid prior to issuance of the site development placard.*

**RESOLUTION CHANGING ZONING CLASSIFICATION OF
PROPERTY DESCRIBED IN APPLICATION NO. 7899 FROM A
C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO A C-2
COMMERCIAL DISTRICT.**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on February 17, 2026, on Rezoning Application No. 7899 and

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

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

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the Planning, Development and Economic Growth Department (PDE) and does hereby adopt the following:

FINDINGS OF FACT:

1. The subject site is undeveloped on approximately 1.03 acres. The applicant proposes to develop the property in conformance with the Land Development Code (LDC), Section 526, C-2 General Commercial District standards for development.
2. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:

The Property will be zoned C-2 General Commercial District ("Commercial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those uses set forth in the Pasco County Land Development Code ("LDC"). In addition, the Rezoning will not have an expiration date, so such uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has committed to, and is hereby requiring, that the permitted uses for the Property will remain Commercial uses, notwithstanding any potential contrary

requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

3. Pursuant to the Project Overview, Findings of Fact (FOF), and Planning Discussion set forth in memorandum PDE25-7899, the zoning amendment is found to be consistent with the Pasco County Comprehensive Plan and applicable provisions of the LDC.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 17th day of February, 2026, that the zoning classification of the following described real property is hereby changed from a C-1 Neighborhood Commercial District to C-2 General Commercial District effective upon the recordation and delivery to the County of the deed restrictions to the property referenced in finding of fact two.

See Description on Exhibit A Attached

DONE AND RESOLVED this 17th day of February, 2026.

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

JACK MARIANO, CHAIRMAN

SECTION 3, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA

LEGAL DESCRIPTION

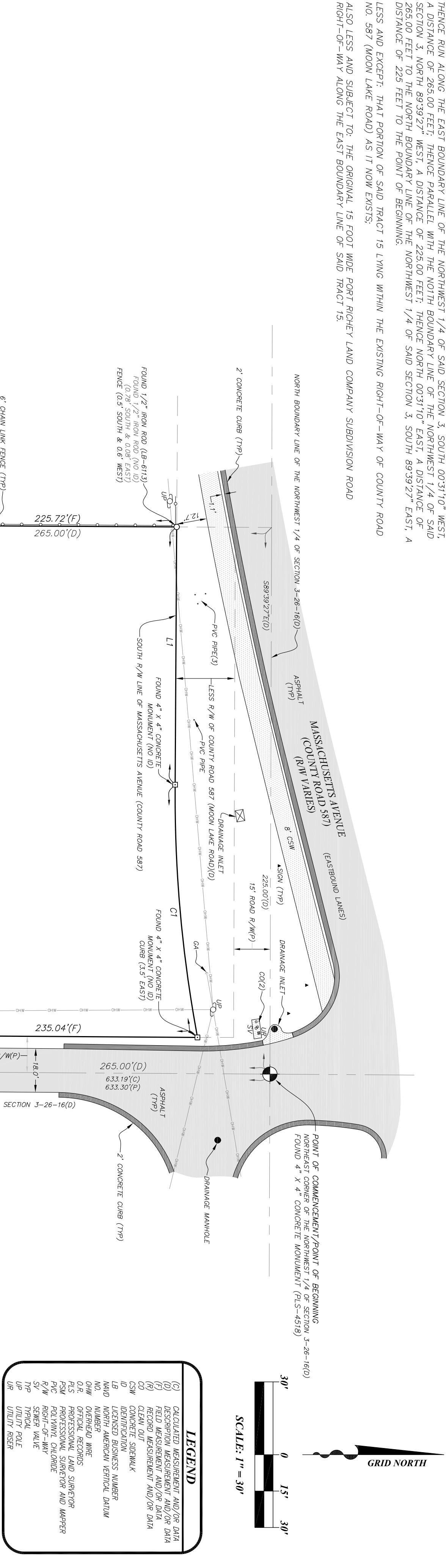
A PORTION OF TRACT 15 OF THE PORT RICHEY LAND COMPANY SUBDIVISION OF SECTION 3, TOWNSHIP 26 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 3, FOR A POINT OF BEGINNING, THENCE RUN ALONG THE BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, SOUTH 00°31'10" WEST, A DISTANCE OF 265.00 FEET; THENCE PARALLEL WITH THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, NORTH 89°39'27" WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 00°31'10" EAST, A DISTANCE OF 265.00 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 3, SOUTH 89°39'27" EAST, A DISTANCE OF 225 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION OF SAID TRACT 15 LYING WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROAD NO. 587 (MOON LAKE ROAD) AS IT NOW EXISTS.

ALSO LESS AND SUBJECT TO: THE ORIGINAL 15 FOOT WIDE PORT RICHEY LAND COMPANY SUBDIVISION ROAD RIGHT-OF-WAY ALONG THE EAST BOUNDARY LINE OF SAID TRACT 15.

MAP OF SURVEY



LINE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1(R)	104.38'	540.00'	11704.31"
C1(F)	104.56'	540.00'	11705.40"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1(R)	104.38'	540.00'	11704.31"
C1(F)	104.56'	540.00'	11705.40"

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 SU-17 ADMINISTRATIVE CODE), OR AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SU-17 ADMINISTRATIVE CODE), AND/OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SU-17 ADMINISTRATIVE CODE), AND/OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SU-17 ADMINISTRATIVE CODE).
2. BASIS OF BEARINGS: GRID BEARING OF S00°22'12"W, ALONG THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 3-26-16, 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 HEREON. THOSE SHOWN HEREON, THE PROPERTY SHOWN HEREON HEREON APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 12101C0189G, EFFECTIVE DATE OF JUNE 05, 2020, FOR PASCO COUNTY, FLORIDA.
7. THIS SURVEY IS NON-TRANSFERABLE.

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SU-17, 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 SU-17 ADMINISTRATIVE CODE).
OR
AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SU-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 OTHER PARTY.
David York
David York
13380-0400
PSM #5835
May 15, 2025
Date of Signature

REVISIONS	DATE	BY:
PROJECT NUMBER:	25046	
FILE: 25046.dwg		
DRAWN BY:		
CHECKED BY:		
SHEET NO.	1	OF 1

BOUNDARY SURVEY



DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: tw@davrisinc.com

Upon recording return to:
Barbara L. Wilhite, P.A.
6327 Grand Boulevard
New Port Richey, FL 34652

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made, dedicated, and declared on this ____ day of ____, 2026, by SINGLETARY KEVIN & DE PASQUALE DANIEL, 10856 Alico Pass, New Port Richey, Florida 34655; ("Declarant").

RECITALS

1. Declarant is the fee owner of that certain real property more particularly described on Exhibit A attached hereto (the "Property").
2. Declarant requested Pasco County, a political subdivision of the State of Florida, ("County") for a change of the zoning designation of the Property by Petition No. RZ-7899, from C-1 (Neighborhood Commercial District) to C-2 (General Commercial District); (the "Rezoning").
3. As a condition of the Rezoning, Declarant is willing to impose certain Restrictions (as defined herein) on the Property as hereinafter set forth in this Declaration in connection with the Rezoning for the benefit of the County.

W I T N E S E T H:

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

ARTICLE I RESTRICTIONS ON THE REMAINDER PROPERTY

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

- a. The Property will be zoned C2 General Commercial District ("Commercial") upon approval by the Pasco County Board of County Commissioners of the Rezoning and execution and recording of these Restrictions, and the Property has been specifically reserved for those Commercial uses set forth in the Pasco County Land Development Code ("LDC") to ensure the Property provides the benefits of Commercial development, including, but not limited to, adequate employment generation. In addition, the Rezoning will not have an expiration date, so Commercial uses will be permitted to be developed on the Property beyond the expiration date of Section 125.01055(7), Florida Statutes (October 1, 2033). Accordingly, the Declarant has

committed to, and is hereby requiring, that the permitted uses for the Property will remain Commercial uses, notwithstanding any potential contrary requirements in Section 125.01055(7), Florida Statutes. This Restriction is being imposed by the Declarant, and is not a requirement of Pasco County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

ARTICLE II MISCELLANEOUS PROVISIONS

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

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

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

<u>Declarants:</u>	SINGLETARY KEVIN & DE PASQUALE DANIEL 10856 Alico Pass New Port Richey, Florida 34655
--------------------	---

<u>County:</u>	Zoning Administrator West Pasco Government Center 8731 Citizens Drive New Port Richey, FL 34654
----------------	--

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

Section 2.5 Covenants Running with the Land. The Restrictions, conditions, covenants, and obligations as specifically set forth herein shall be benefits and burdens respectively, on the

Property, running with the land and shall inure to the benefit of the successors, heirs and assigns of the owners of the Property as applicable.

Section 2.6 Amendments. This Declaration shall not be modified, amended, or rescinded except in writing by an instrument executed by Declarant (or its successor in title), the Owners and the County.

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

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

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

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

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

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

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

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

liable for the debts or obligations of the other.

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

[EXECUTION PAGE TO FOLLOW]

DECLARANT:

KEVIN SINGLETARY

Signature

Printed Name

DECLARANT:

DANIEL DE PASQUALE

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF _____

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

Signature of Notary

Printed Name of Notary

My Commission Expires:

Exhibit A
Legal Description

Attached hereto and incorporated herein by reference.

REZONING ATTACHMENT

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

1. The proposed change (**is, is not**) consistent with the existing land use pattern in the area.
2. The proposed change (**would, would not**) result in the possible creation of an isolated district unrelated to adjacent and nearby districts.
3. The existing district boundaries (**are, are not**) illogically drawn in relation to existing conditions on the property proposed for the change.
4. Changed or changing conditions make passage of the proposed amendment (**necessary, unnecessary**).
5. The proposed change (**will, will not**) adversely affect living conditions in the immediate and surrounding neighborhoods.
6. There (**is, is not**) adequate access from a standard roadway to the site and the proposed change (**will, will not**) create or excessively increase traffic congestion or otherwise affect public safety.
7. The proposed change (**might, might not**) result in the reduction of light and air to adjacent properties or areas.
8. The proposed change (**might, might not**) result in lower property values in adjacent areas.
9. The property, as rezoned, (**could, could not**) be developed in a manner which would comply with other existing County and State regulations governing development.
10. The proposed change (**would, would not**) result in or act as a deterrent to the improvement or development of adjacent property in accordance with the existing regulations.
11. The property which is the subject of the proposed change (**is, is not**) a suitable site or location for the uses available under a proposed zoning district.
12. Certain portions of the property (**are, are not**) suitable for development under the proposed zoning classification.
13. Adequate public facilities (**are, are not**) available to the site, including, but not limited to, water and sewer facilities.
14. The property is developable under the zoning classification (**with, without**) appropriate public facilities, including, but not limited to, water and sewer facilities.
15. The site proposed for zoning change (**would, would not**) be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.
16. The physical characteristics of the site and the degree of site alteration which (**would, would not**) be required to make the site usable for any of the range of potential uses under the proposed zoning classification.
17. The potential need for expansion of public services and facilities to accommodate the proposed development, including the consideration of the results of the Timing and Phasing Analysis performed pursuant to Section 901.12, Transportation Analysis.

18. The proposed zoning change (**would, would not**) be consistent with the goals, objectives, policies, and recommendations set forth in adopted comprehensive plans or elements.
19. The existing zoning classification (**accomplishes, does not accomplish**) a legitimate public purpose that protects the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan; the public's reliance upon the existing zoning; or another legitimate public purpose as determined by applicable law.

Ayes: _____ Nays: _____

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

The recommendation and report of the Planning Commission are based upon study and consideration of the factors outlined in the Pasco County Land Development Code, Section 402.1.E, and the evidence presented at the public hearing on the application.

The Planning Commission's recommendation is hereby submitted to the Board of County Commissioners as required under the Pasco County Land Development Code, Section 402.1.F.2.

Planning Commission Chairman

Date

Rezoning No. RZ-7899

**PLANNING COMMISSION
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 5

FILE NO.: PDE26-CU09

DATE: 1/22/2026

SUBJECT: Conditional Use Request (Regular) – Bear Creek Group Home/Elevated Youth Services – Conditional Use for a Residential Treatment and Care Facility in an R-4 High Density Residential District – West Market Pasco County – East of Nature Trail Road 990 feet South of the Intersection of SR-52 and Nature Trail – Containing Approximately .16 Acre

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 11/20/25 (continued) – BCC at NPR 12/9/25 (continued) - PC at NPR 1/22/26 - BCC at NPR 2/17/26.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

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

BACKGROUND:

Petition No. CU26-09, in the name of Bear Creek Group Home/Elevated Youth Services, has been filed for a Conditional Use to increase the number of beds for an existing Residential Treatment and Care Facility (RTCf) from six (6) beds to ten (10) beds in accordance with Florida Statute (F.S.) Chapter 419.001 and pursuant to Land Development Code (LDC), Section 517, R-4 High Density Residential District. Elevated Youth Services (EYS) currently operates as a “community residential home” and serves male youth from the ages of 8 through 17 who are identified “at-risk” in Florida.

The parcel of land is located in the Embassy District of the West Market Area, on the west side of Nature Trail, a County maintained residential road, approximately 1,044 feet south of the intersection of SR-52 and Nature Trail (Parcel I.D. No.: 11 25 16 0160 00000 0010), containing approximately .16 acre.

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	C-2 General Commercial District	ROR (Retail/Office/Residential)	Vacant
EAST	R-4 High Density Residential District	RES-6 (Residential-6 du/ga)	Nature Trail; Single Family Residential
SOUTH	R-4 High Density Residential District	RES-6 (Residential-6 du/ga)	Single Family Residential

WEST	MF-2 Multi-Family High Density District	ROR (Retail/Office/Residential)	Bayonet Point Nursing Home
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FINDINGS OF FACT:

1. The subject property is located in an R-4 High Density Residential District. In the R-4 High Density Residential District, Single-Family Detached dwelling units on individual lots are considered a permitted use; and a Residential Treatment and Care Facility is permitted as a conditional use pursuant to LDC, Section 517.3.B.
2. The Land Development Code (Appendix A) defines a "Community residential home" as "A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." This definition mirrors the definition in Section 419.001(1)(a), Florida Statutes.
3. Section 419.001(2), Florida Statutes, states that "Homes of six (6) or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning without approval by the local government, provided that such homes are not located within a radius of 1,000 feet of another existing such home with six (6) or fewer residents or within a radius of 1,200 feet of another existing community residential home."
4. The "six or fewer residents" allowance in Section 419.001(2), Florida Statutes is consistent with the Land Development Code definition of "Family" which is defined as follows: "one (1) or more persons living together on a non-transient basis as a single, housekeeping unit in a dwelling unit, which group is comprised of:
 - a. A natural family of one (1) or more persons who are all related to each other by law, blood, marriage or adoption.
 - b. Two (2) or more persons so related (the natural family) and not more than six (6) persons who are not so related.
 - c. group of not more than six (6) persons who are not so related.
5. Section 419.001(11), Florida Statutes, states that "The siting of community residential homes [except for those with six (6) or fewer residents] in areas zoned for single family shall be governed by local zoning ordinances. Nothing in this section prohibits a local government from authorizing the development of community residential homes in areas zoned for single family."
6. Under the Pasco County Land Development Code, community residential homes with more than six (6) residents are not permitted as of right in single-family zoning districts and are classified as either "Residential Treatment and Care Facility" or "Group Living Arrangement", depending on whether they employ skilled and licensed health practitioners.

7. The Land Development Code (Appendix A) defines "Residential Treatment and Care Facility" as " Any nongovernmentally owned and operated facility, whether operated for profit or not, which undertakes through its ownership or management to provide for a period exceeding twenty-four (24) hours, housing and food services, personal services, and physical or mental health-care services for a group of persons who do not constitute a Family and who require such services. Where consistent with this definition, residential treatment and care facilities shall include, but not be limited to, adult congregate-living facilities, skilled nursing facilities, convalescent homes, centers for drug treatment and rehabilitation, and other similar facilities, all of which normally employ the services of skilled and licensed health practitioners. Residential treatment and care facilities shall not include Independent Living Facilities."
8. The Land Development Code (Appendix A) defines "Group Living Arrangement" (GLA) as "A facility or dwelling that provides a living environment for a group that does not constitute a Family, which may or may not include such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents. GLA shall include, but not be limited to, rooming or boarding homes; clubs; fraternities; monasteries; convents; homes for the physically, developmentally, or mentally disabled; home for abused children or spouses; runaway shelters; foster-care facilities; dormitory, student housing; halfway house; or other similar arrangement of unrelated persons not normally employing skilled or licensed health practitioners. GLA shall not include Residential Treatment and Care Facilities or Independent Living Facilities."
9. The proposed EYS use falls within the statutory definition of a "community residential home" and is not located within a radius of 1,000 feet of another existing community residential home with six (6) or fewer residents, or within a radius of 1,200 feet of another existing community residential home (with seven (7) or more residents). Accordingly, if the EYS use was proposing six (6) or fewer residents, it would be permitted as of right (with no local government zoning approval required) under Section 419. 001(2), Florida Statutes and the LDC definition of "Family", and it would not fall within the LDC definition of "residential treatment and care facility" or "group living arrangement" that requires a conditional use approval. Therefore, the reason that a conditional use approval is required for the EYS use is because the proposed number of residents exceeds six (6) residents.
10. The applicant has obtained its initial license from DCF, which is attached to this memo (Attachment 3). The Facility is currently licensed as a "Child Caring Agency-At-Risk Home", with a maximum capacity of six (6) residents. This is the appropriate license type for the Facility to accept children who are at risk of becoming human trafficking victims. Although the Facility is currently only licensed for a maximum of six (6) residents, the Facility has stated their intention to expand to a higher maximum capacity, subject to receiving this approval, complying with the conditions in this approval, and subject to the Facility meeting applicable DCF, building code, fire code, and sanitation/health code requirements. The EYS facility will employ 24-hour licensed health practitioners on-site, so it is appropriately classified as a Residential Treatment and Care Facility rather than a Group Living Arrangement Facility.
11. On March 3, 2022, the Planning Commission approved a similar facility for EYS located at 26318 Lawrence Avenue, Wesley Chapel, FL 33544. That facility was approved through a request for Alternative Relief pursuant to Section 407.4 of the LDC, and it was approved before the County modified the LDC to address the Fair Housing Act and Americans with Disabilities Act arguments that were raised in that case. As a result of that case and the resulting amendments to the LDC, EYS is now utilizing the County's normal conditional use process to obtain approval of their request. However, PDE and EYS have carefully reviewed

the conditions of approval from the Wesley Chapel facility, and have agreed to incorporate the majority of the Wesley Chapel facility conditions into the conditions of approval for this facility, since both facilities are serving the same type of residents. The County has no record of any complaints at the EYS Wesley Chapel facility.

12. On March 18, 2024, EYS requested a zoning verification letter (ZNVERL-2024-00035) from the County for the subject property and notified the County that it was proposing more than six (6) residents. On March 22, 2024, the applicant received a zoning verification letter informing EYS that the proposed EYS use "for a 'community residential home' requires approval of a Conditional Use for seven to fourteen residents" (Attachment 6).

13. The subject site consists of an existing 2,286 square foot single family dwelling on approximately .16 acre (source: Pasco County Property Appraiser). The applicant is currently using this dwelling as a six (6) bed "community residential home" pursuant to F.S., Chapter 419.001. The conditional use request is to increase the number of beds from six (6) to ten (10) in accordance with LDC, Section 517.3.B.

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

"I respectfully request that the Pasco County Zoning Department reviews this proposal and approves the construction of a duplex on the above-mentioned property. I am willing to comply with any applicable regulations, obtain necessary permits, and work with planning staff to ensure that this project aligns with County standards and community interests."

15. The following excerpt was provided by the Applicant on December 4, 2025:

"We have had meetings with Kristine Garrison from the administrative office to teach the tools we use to mitigate police involvement and minimize baker acts/elopements. Since we had that meeting the number of instances of police involvement at the Wesley Chapel location has become virtually nonexistent. We have had officers in our homes positively and at our request to explain their roles in the community and what they do to maintain the safety for the greater community. We have another meeting scheduled with the sheriff's admin team after the holidays."

16. A request was submitted to the Pasco Sheriff Office (PSO) to provide a comprehensive list of all the calls originating from the EYS facilities located in Wesley Chapel (26318 Lawrence Ave.), and State Road 52 Bear Creek (11755 Nature Trail). PSO provided the list of calls made from both locations covering a period from 2024 to the present (Attachment 4 & 5). PSO record indicates that a total of 14 calls were made from the EYS facility on SR-52 and 30 calls from the EYS facility in Wesley Chapel. The applicant was requested to submit a brief written explanation describing the nature of the calls, the manner it was addressed, and the outcome. The following excerpt was provided by the Applicant on December 4, 2025:

"These calls aren't all our calling the police. These children are in the custody of the state so CPI, welfare checks etc all are part of routine calls that the sheriff's department logs. I can't give you information on things that don't pertain to us directly contacting law enforcement because I don't know why they are assisting other state agencies. Additionally, I can't share the confidential information of these children as it pertains to their legal matters. They are protected minor children and I am not their legal guardian with ability to speak on their police involvement even if their police oversight carries over while they are in our custody. Additionally, the conditions of our Wesley chapel home require us to involve law enforcement so much."

"I cant answer specific questions in a public forum or on public record as these children are under our supervision and it is central to our mission to protect their privacy. You have to understand opening up so much visibility to the fact that we have all of these children living in a home and where these homes are located directly impacts their safety. I know youre aware of all of the human trafficking occurring right from within our county. I know these aren't demands from you, I will get you notes for these different police records, but I am being extremely cautious to just how much light is shed on these homes, foster youth are the absolute most vulnerable for human trafficking. "

17. EYS is currently licensed by the Department of Children and Families (DCF) and adheres to the requirements set forth in Florida Administrative Code 65C-46 Child-Caring Agency Licensing.

18. Access to the property is from Nature Trail Road, a County maintained residential road with approximately 50 feet of right-of-way (source: Pasco Mapper).

19. The subject site is located west of Green Castle of Bayonet Point, an affordable housing development for low-income seniors and handicapped individuals. Green Castle of Bayonet Point is not categorized as a "community residential home."

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

21. The surrounding area is characterized by single family residential development, an affordable housing development for low-income seniors and handicap individuals, and a place of worship.

22. The subject sites have a Future Land Use (FLU) classification of RES-6 (Residential 6 du/ga) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, Number 6, General Application, the proposed use is consistent with the Comprehensive Plan and permitted as a residential use.

23. On March 4, 2025, the subject application was submitted for review to the Natural Resources Division, and on March 18, 2025, Natural Resources submitted "no comments".

24. On March 4, 2025, the application was submitted for Transportation Access Review, and on March 8, 2025, the Transportation Planner submitted "no comments" (T&P-2024-00090).

25. Nature Trail Road meets minimum County standards, so it is recognized as a standard road and was determined to be exempt from Substandard Roadway Analysis. (SSRRA-2024-00271).

26. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.3.F, Conditional Uses, Required Standards; and the applicable provisions of the County's Comprehensive Plan.

RECOMMENDED CONDITIONS:

1. Residency at the real property with the street address of 11755 Nature Trail Port Richey, FL 33544 (the "Facility") shall be limited to minors with handicaps or disabilities, as defined by the Fair Housing Act or Americans with Disabilities Act, plus any adult supervisors of such minors.

2. The Facility shall be limited to (a) a maximum of 10 residents, (b) the maximum number of residents or occupants permitted by the Department of Children and Family Services (DCF), or (c) the maximum number of residents permitted by applicable building codes, fire codes, and

sanitation/health codes, whichever is most stringent. The Facility shall be licensed by DCF and shall not be licensed by DJJ as a residential detention/treatment center. The Facility shall not accept clients who are under the custody of the DJJ based on charges of sexual assault, juvenile sexual abuse, violent crimes, or their equivalent. The admissions screening process for the Facility shall exclude residents who have been adjudicated delinquent pursuant to Section 985.35(5), Florida Statutes based on charges of sexual assault, juvenile sexual abuse, violent crimes, or their equivalent. The Facility shall not accept residents who pose a direct threat of harming others, and the Facility shall make that determination based upon an individualized risk assessment and psychosexual evaluation of each proposed resident that indicates the proposed resident is not a high risk for harming others. So long as DCF regulations require the creation of an advisory body or governing body, the Facility shall offer a seat on the advisory or governing body to: (a) at least one (1) member of the neighborhood that lives within two thousand five hundred (2,500) feet of the Facility, is acceptable to the Facility, and has been pre-approved by the County's Community Services Department, and (b) a member of the County's Community Services Department or Commission on Human Trafficking.

3. The Facility shall maintain at least the minimum adult supervisor to minor resident ratio required by DCF.

4. The minor residents in the Facility shall be under adult supervision or on a school campus 24 hours a day, 7 days a week, including times when the minor residents are outside or otherwise leave the Facility with permission from the Facility adult supervisor(s). For purposes of this condition, a minor resident shall be deemed to have left the Facility without permission of the adult supervisor(s) if the adult supervisor(s) have called 911 or the Sheriff's Office to report the missing resident within thirty (30) minutes of the minor resident leaving the Facility or within thirty (30) minutes of the time the minor resident was expected to return to the Facility; otherwise, the minor resident shall be deemed to have left the Facility with the permission of the adult supervisor(s).

5. There shall be no exterior signage placed on or at the Facility that indicates that the Facility is anything other than a residential home.

6. No vehicles shall be parked on the grass or on the street (unless parked in the driveway).

For purposes of this condition, the terms "park", "parked" or "parking" shall have the same meaning as the terms "park" or "parking" in Section 106-41 of the Pasco County Code of Ordinances.

7. The owner/applicant acknowledges that any provisions of Pasco County ordinances not specifically waived shall be in full force and effect.

8. The Facility shall comply with all applicable state licensing requirements, rules, and regulations. The Facility must obtain a new CO demonstrating compliance with the building code, fire code, and sanitation/health code, and establishing maximum occupancy limits.

9. The DCF license for the Facility showing the DCF-approved census must be provided to the County's Building Construction Services Department and Planning, Development and Economic Growth Department and/or within sixty (60) days of any change in licensure status.

10. 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.

11. In addition to complying with the above conditions, the Facility shall not increase the number of residents until such time as the acknowledgment portion of this document is completed, including notarization.

PLANNING COMMISSION ACTION:

Approval of PDE Recommendation: _ Ayes; _ Nays

BOARD OF COUNTY COMMISSIONERS ACTION:

Approval of PDE Recommendation: _ Ayes; _ Nays

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that he/she has read, understood, and accepted this Conditional Use Petition Review Report. (Do not sign until you receive a copy of this petition with the Board of County Commissioners' results.)

Date

Printed Name

STATE OF _____
COUNTY OF _____

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

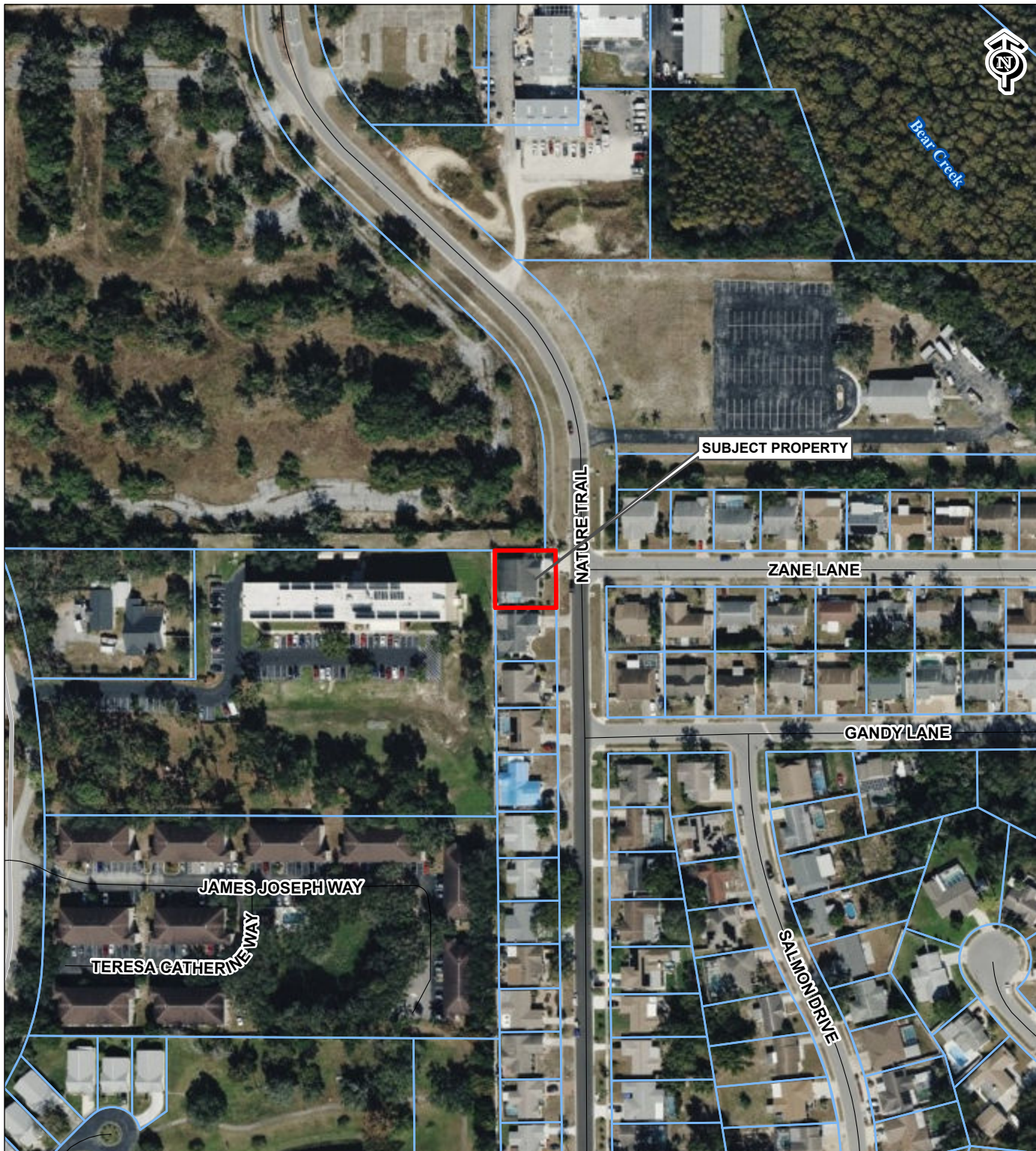
FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-CU09 Visuals
2. PDE26-CU09 Narrative
3. PDE26-CU09 EYS License
4. PDE26-CU09 11755NatureTrlCFS
5. PDE26-CU09 26318LAWRENCE
6. PDE26-CU09 ZNVERL-2024-00035 Zoning Letter
7. PDE26-CU09 Exhibit A Legal Description
8. PDE26-CU09 Signature Sheet

9. PDE26-CU09 Affidavit
10. PDECU26-09 Proof of Publication
11. PDECU26-09 Proof of Publication update



CU25-11
GROUP HOME IN R-4

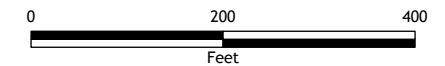
11-25-16-0160-00000-0010

**26318 LAWRENCE AVENUE LLC/
BEAR CREEK GROUP HOME
26318 LAWRENCE AVE
WESLEY CHAPEL, FL 33544**

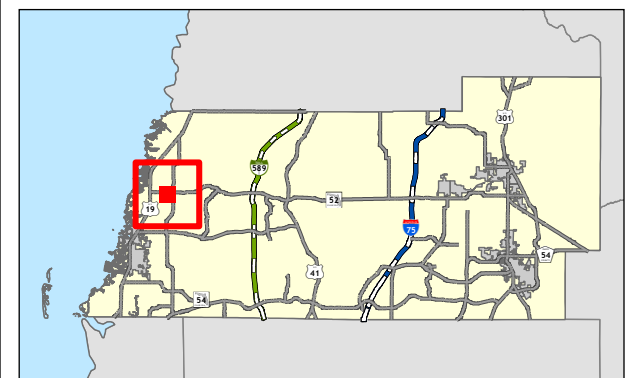
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11755 NATURE TRAIL**

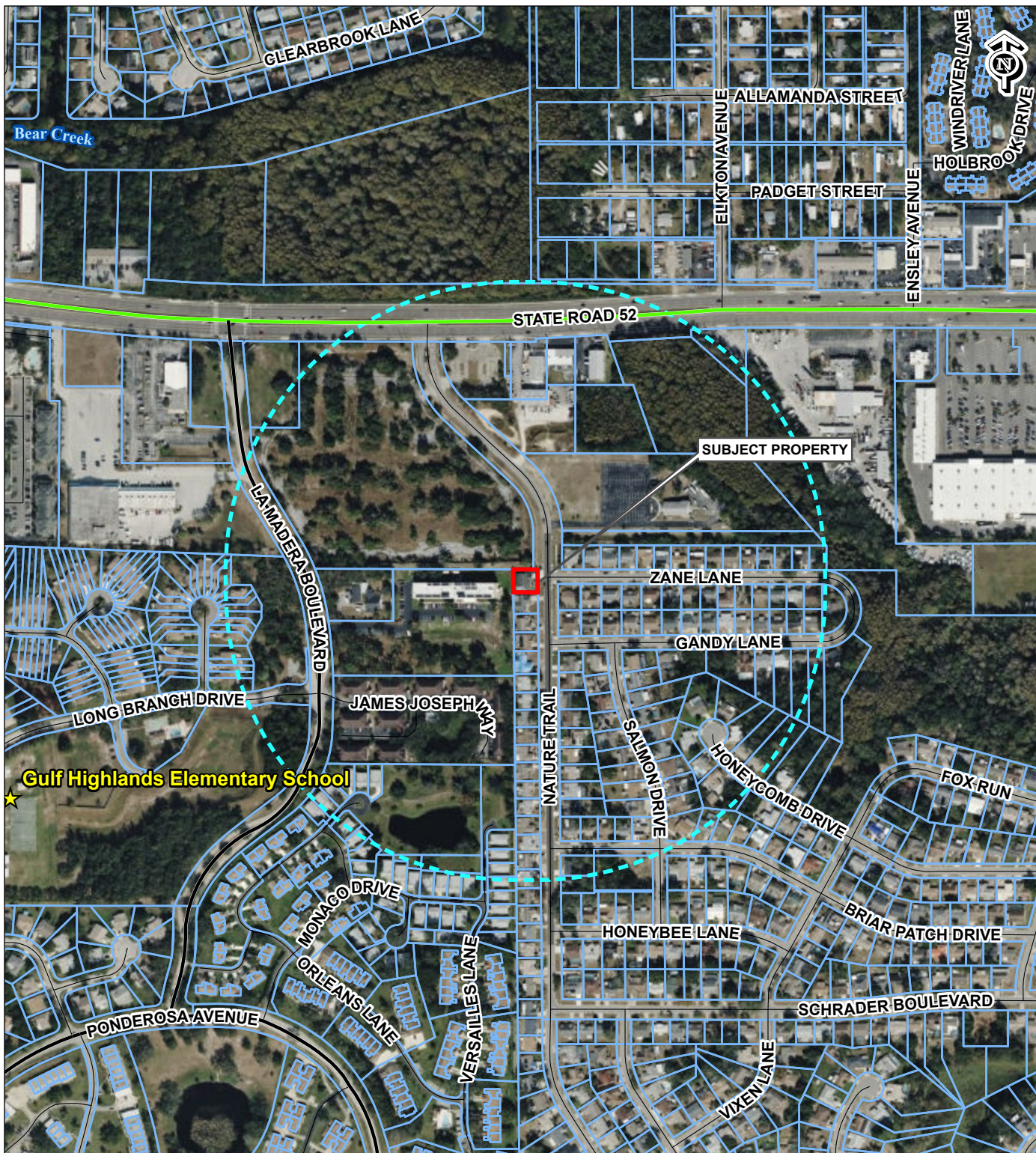
**TAZ-97
COMMISSION DISTRICT: 5**

SUBJECT PROPERTY



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CU25-11 GROUP HOME IN R-4

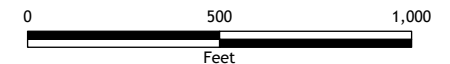
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26318 LAWRENCE AVENUE LLC/
BEAR CREEK GROUP HOME
26318 LAWRENCE AVE
WESLEY CHAPEL, FL 33544

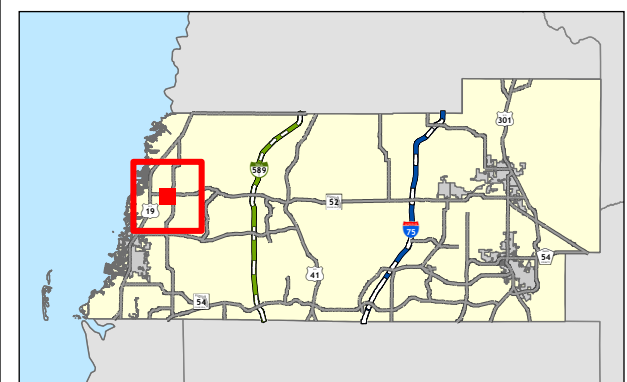
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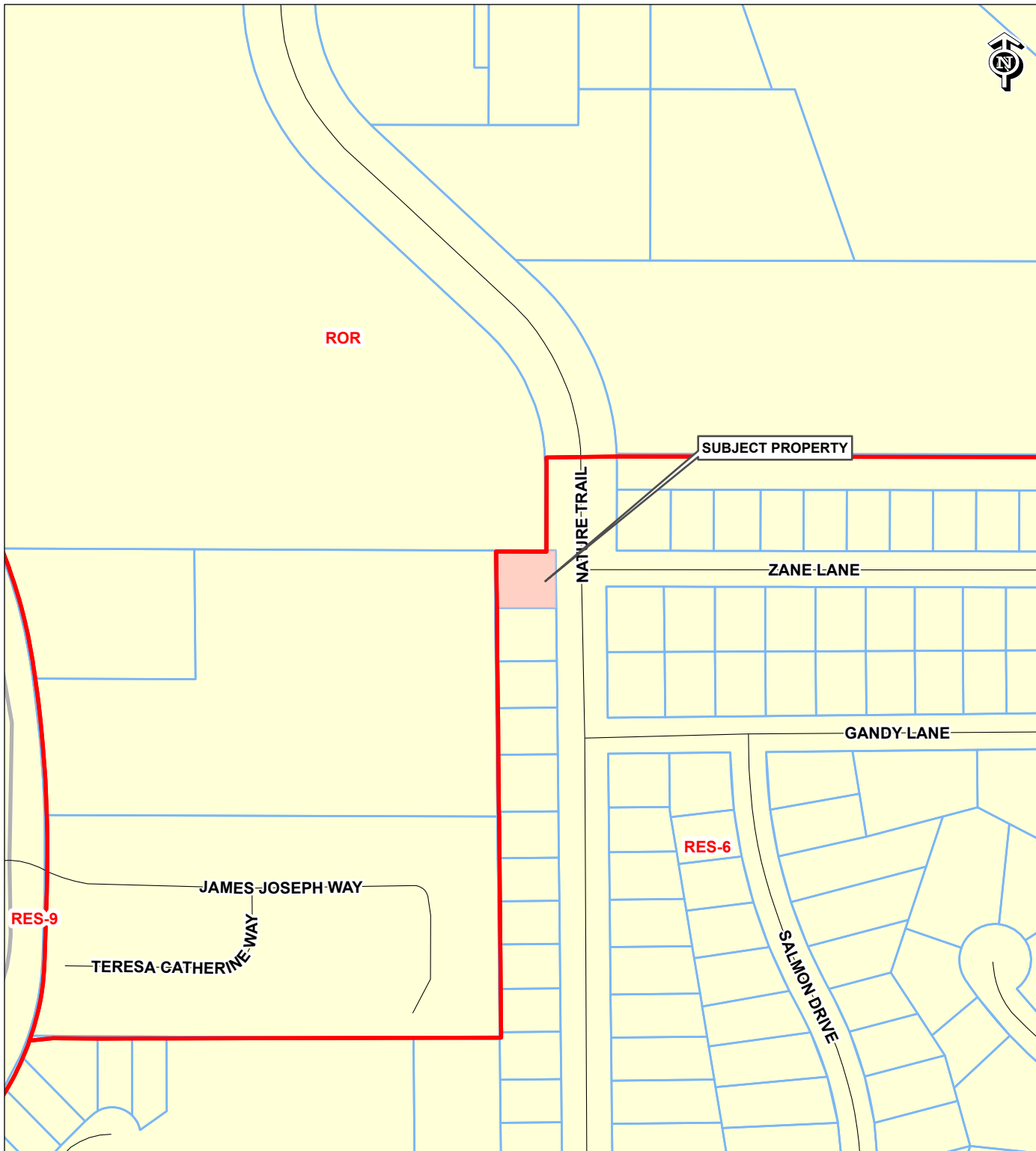
TAZ-97
COMMISSION DISTRICT: 5

Subject Property — Existing Arterial
 1000ft Buffer — Existing Collector



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CU25-11 GROUP HOME IN R-4

11-25-16-0160-00000-0010

26318 LAWRENCE AVENUE LLC/
BEAR CREEK GROUP HOME
26318 LAWRENCE AVE
WESLEY CHAPEL, FL 33544

PHYSICAL ADDRESS:
11755 NATURE TRAIL

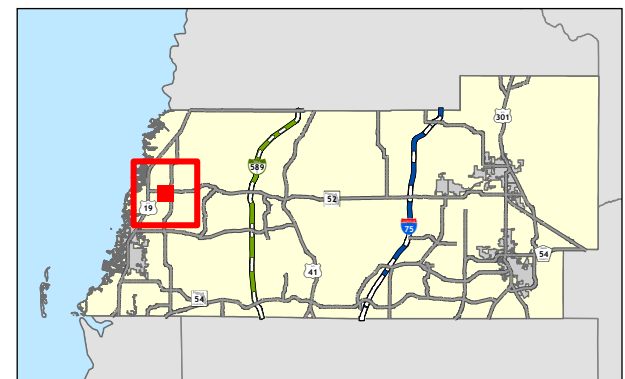
TAZ-97
COMMISSION DISTRICT: 5

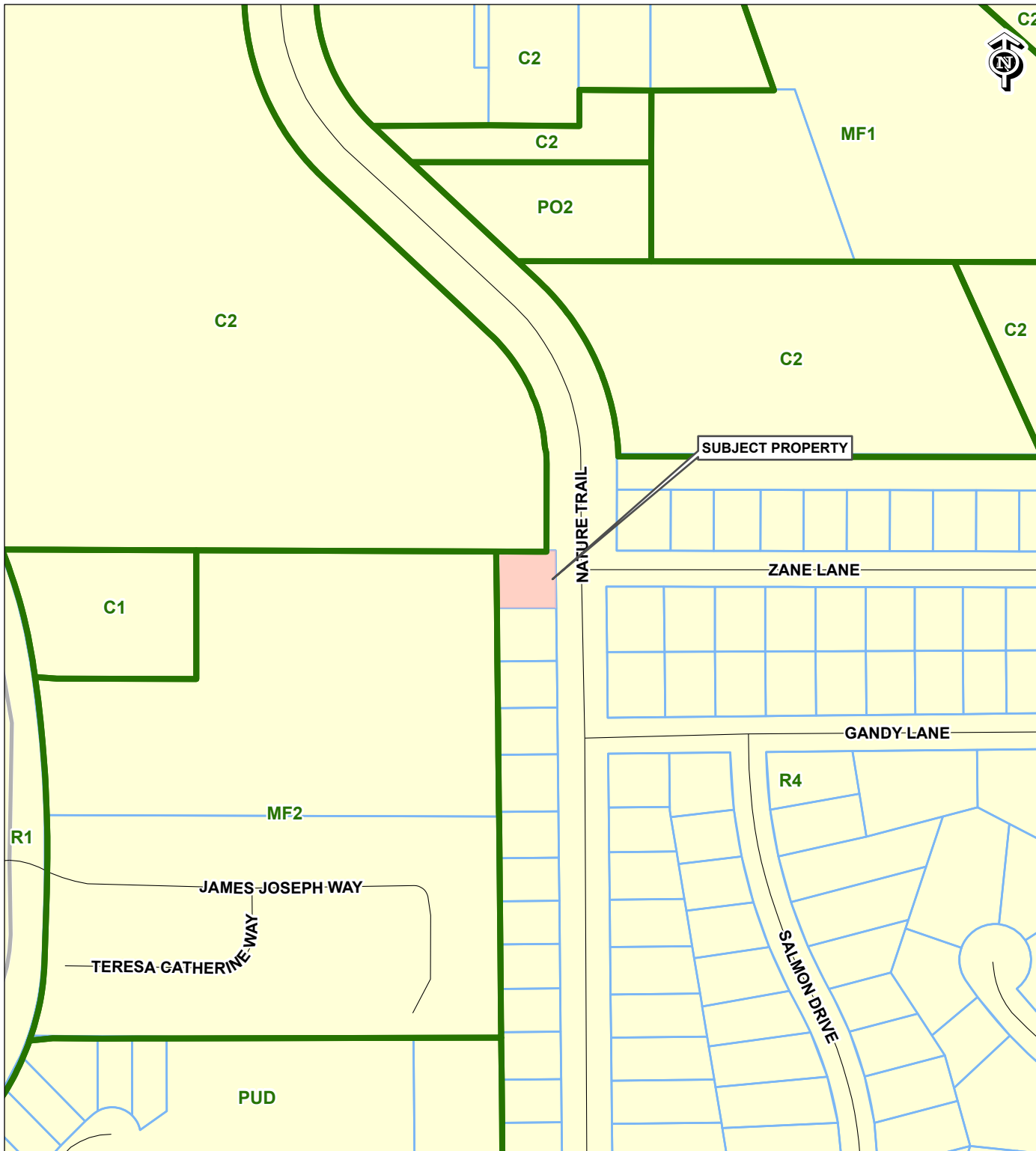
 SUBJECT PROPERTY
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CU25-11 GROUP HOME IN R-4

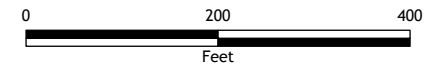
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26318 LAWRENCE AVENUE LLC/
BEAR CREEK GROUP HOME
26318 LAWRENCE AVE
WESLEY CHAPEL, FL 33544

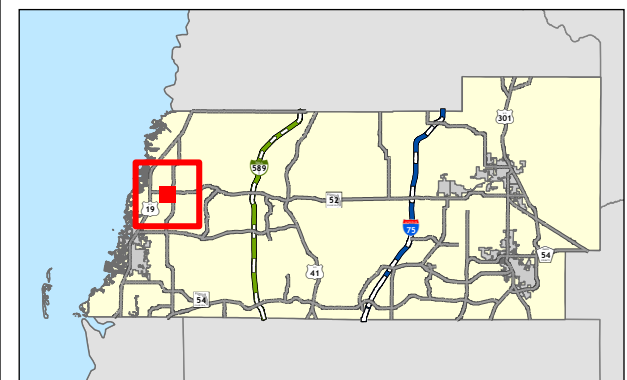
PHYSICAL ADDRESS:
11755 NATURE TRAIL

TAZ-97
COMMISSION DISTRICT: 5

 SUBJECT PROPERTY
 EXISTING ZONING



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Elevated Youth Services request for conditional use is to increase the current DCF licensing census from 6 youth to 10 youth within the 1700 square foot home located at 11755 Nature Trail Port Richey FL 34668. This increased census request aligns with the DCF guidelines square footage requirements. The home currently serves male youth 8-17 who are identified At-Risk in Florida. Geographically, EYS accepts male youth from CBCs statewide and provides services including the statewide requirements with the addition of individual, group and family therapy provided by licensed clinicians and clinical interns. Elevated contracts with an identified Medical Director who completes 72 hour well child checks, monthly med management and emergency medical services and provides in house education services utilizing FLVS at the direction of our Education Specialist. EYS implements OQ measures to measure patient and clinical outcomes and data to adjust ongoing treatment for quantifiable results and uses the iEmpathize Empower Youth Program curriculum to teach Elevated residents exploitation risks led by principals of empathy. EYS follows the trauma informed model Problematic Sexual Behavior-Cognitive-Behavioral Therapy for School-Age Children (PSB-CBT-S). Elevated Youth Services is a for profit organization.

Mission: We inspire youth to find a healthy path of purpose, mastery, and contribution.

Vision: Together we rise.

Purpose: The child first and always.

Values: At Elevated Youth Services our Mission, Vision, and Purpose are driven by our core Values of Integrity, Competency, and Collaboration.

Integrity: We uphold the highest ethical standards in all our interactions and actions. We are honest, transparent, and accountable for our decisions and behavior.

Competency: We strive for continuous improvement and seek opportunities to enhance our skills while being adaptable and open to new ideas and approaches to meet our goals.

Collaboration: We believe in the power of collaboration and teamwork. We foster an inclusive and supportive environment where diverse perspectives are valued, and everyone has a voice. We actively seek partnerships and collaborations to achieve common goals.



State of Florida
Department of Children and Families

SunCoast Region

Provider ID: 100310623

License Type: Child Caring Agency (CCA) -
At-Risk Home

Capacity: 6

Restriction: Males Only

Certificate of License

Child Caring Agency (CCA) - At-Risk Home

Elevated Youth Services-Bear Creek

Know All men by These Presents: That the Department of Children and Families being satisfied that the agency located at 11755 Nature TRL, City of Port Richey, County of Pasco, State of Florida, has complied with the minimum standards set by the department for Child Caring Agency (CCA) - At-Risk Home and the Department approves the application of said agency for a license to operate and directs the issuance of this certificate on the

Twenty Eighth day of August, 2025.

This license shall continue in force until the Twenty Seventh day of August, 2026, unless renewed, withdrawn, or revoked for cause.

Satellite Location(s):



Authorized Signature/ Designee
Circuit 13

calltime	nature	street
17-Dec-24	SEX OFFENSE DELAYED	11755 NATURE TRL
17-Dec-24	SEX OFFENSE DELAYED	11755 NATURE TRL
06-Jan-25	SEX OFFENSE DELAYED	11755 NATURE TRL
07-Feb-25	SUSPICIOUS PERSON	11755 NATURE TRL
03-Apr-25	DISTURBANCE JUVENILE DELAYED	11755 NATURE TRL
03-Apr-25	DISTURBANCE JUVENILE DELAYED	11755 NATURE TRL
10-Apr-25	ILLEGAL PARKING	11755 NATURE TRL
10-Apr-25	SEX OFFENSE DELAYED	11755 NATURE TRL
30-Apr-25	SEX OFFENSE DELAYED	11755 NATURE TRL
30-Apr-25	FOLLOW UP SUPPLEMENT	11755 NATURE TRL
23-Jul-25	CHILD ABUSE CPI	11755 NATURE TRL
22-Nov-25	WELFARE CHECK	11755 NATURE TRL
23-Nov-25	DISTURBANCE JUVENILE DELAYED	11755 NATURE TRL
25-Nov-25	INFORMATION FOR DEPUTY	11755 NATURE TRL

date	street	nature
8/20/2024	26318 LAWRENCE AVE	WELFARE CHECK
10/1/2024	26318 LAWRENCE AVE	ALARM INTRUSION RESIDENCE
11/25/2024	26318 LAWRENCE AVE	DISTURBANCE JUVENILE DELAYED
12/30/2024	26318 LAWRENCE AVE	BAKER ACT
1/7/2025	26318 LAWRENCE AVE	BAKER ACT
1/11/2025	26318 LAWRENCE AVE	SUICIDE ATTEMPT DELAYED
1/22/2025	26318 LAWRENCE AVE	SEX OFFENSE DELAYED
1/23/2025	26318 LAWRENCE AVE	FOLLOW UP SUPPLEMENT
2/3/2025	26318 LAWRENCE AVE	SO INVESTIGATION
2/20/2025	26318 LAWRENCE AVE	PROBABLE CAUSE
3/27/2025	26318 LAWRENCE AVE	INFORMATION FOR DEPUTY
3/27/2025	26318 LAWRENCE AVE	INFORMATION FOR DEPUTY
4/8/2025	26318 LAWRENCE AVE	SERVING CIVIL PROCESS
5/8/2025	26318 LAWRENCE AVE	BAKER ACT
5/10/2025	26318 LAWRENCE AVE	SUICIDE ATTEMPT DELAYED
5/18/2025	26318 LAWRENCE AVE	BAKER ACT
5/19/2025	26318 LAWRENCE AVE	CITIZEN ASSIST
6/11/2025	26318 LAWRENCE AVE	DISTURBANCE JUVENILE DELAYED
6/27/2025	26318 LAWRENCE AVE	SUICIDE THREATS IN PROGRESS
7/4/2025	26318 LAWRENCE AVE	BATTERY JUST OCCURRED
7/4/2025	26318 LAWRENCE AVE	BATTERY JUST OCCURRED
7/4/2025	26318 LAWRENCE AVE	CITIZEN ASSIST
7/8/2025	26318 LAWRENCE AVE	CITIZEN ASSIST
7/8/2025	26318 LAWRENCE AVE	INFORMATION FOR DEPUTY
7/8/2025	26318 LAWRENCE AVE	INFORMATION FOR DEPUTY
7/10/2025	26318 LAWRENCE AVE	MISSING PERSON DELAYED
7/18/2025	26318 LAWRENCE AVE	BAKER ACT
7/18/2025	26318 LAWRENCE AVE	MISSING PERSON DELAYED
7/20/2025	26318 LAWRENCE AVE	MISSING PERSON DELAYED
7/22/2025	26318 LAWRENCE AVE	SO INVESTIGATION



SENT VIA EMAIL TO:
nicole@elevatedyouthservices.com

March 22, 2024

To whom it may concern:

The property with address: 11755 Nature Trail and parcel Id: 11 25 16 0160 00000 0010 is zoned R-4 (High Density Residential District).

The Future Land Use is RES-6 (Residential 6 units/acre).

Under the R-4 zoning, the proposed use for a “community residential home” requires approval of a Conditional Use for seven to fourteen residents. If the home is for six or fewer residents, a Conditional Use is not required, but it must meet the separation requirements provided in Florida Statute 419.001.

There is a pre-emption in Florida Statutes Chapter 419 (419.001) [2022 FS linked here](#) – Enacted in 1989

“Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be deemed a single-family unit and a noncommercial, residential use for the purpose of local laws and ordinances. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in single-family or multifamily zoning without approval by the local government, provided that such homes are not located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home. Such homes with six or fewer residents are not required to comply with the notification provisions of this section; provided that, before licensure, the sponsoring agency provides the local government with the most recently published data compiled from the licensing entities that identifies all community residential homes within the jurisdictional limits of the local government in which the proposed site is to be located in order to show that there is not a home of six or fewer residents which otherwise meets the definition of a community residential home within a radius of 1,000 feet and not a community residential home within a radius of 1,200 feet of the proposed home. At the time of home occupancy, the sponsoring agency must notify the local government that the home is licensed by the licensing entity. For purposes of local land use and zoning determinations, this subsection does not affect the legal nonconforming use status of any community residential home lawfully permitted and operating as of July 1, 2016.

PLANNING AND DEVELOPMENT DEPARTMENT

727.847.8140 | West Pasco Government Center | 8731 Citizens Drive, Suite 210 | New Port Richey, FL 34654

“Community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.”

Respectfully,

Jody Galinato

Jody Galinato
Planning Assistant I

Enc.
/jg

NOTICE: Other documents may exist which pertain to limitations of the uses that the parcel may be put to. Owner/developer must also comply with other applicable County and State Ordinances and Regulations as required, including density and intensity criteria in the Pasco County Comprehensive Land Use Plan and requirements of the Pasco County Land Development Code. **Do not rely solely upon this document.**

ATTACHMENT CONDITIONAL USE

PLANNING COMMISSION RECOMMENDATION:

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

1. That the request (**is, is not**) consistent with the goals, objectives, and policies of the adopted Comprehensive Plan elements or portions as follows: _____.
2. The proposed conditional use (**will, will not**) adversely affect or contribute to the deterioration of the quality of life or property values in the immediate neighborhood.
3. The proposed conditional use (**is, is not**) consistent with the character of the surrounding area, including existing land use patterns.
4. The proposed conditional use (**will, will not**) create or excessively increase traffic or parking congestion or otherwise affect public safety.
5. The site upon which the proposed conditional use is to be located (**does, does not**) have suitable drainage, access, ingress and egress, off-street parking, loading areas, refuse collection and adequate utilities available to the site.
6. The site upon which the conditional use is to be located (**does, does not**) have or (**will, will not**) have screening and buffering sufficient to prevent interference with the enjoyment of surrounding properties.
7. Proposed signs and lighting (**will, will not**) create any adverse glare or adversely affect traffic safety, economic value, or cause other significant problems on adjoining or surrounding properties.
8. The proposed conditional use (**will, will not**) otherwise adversely affect the health, safety, or welfare of the surrounding community or area.

Ayes: _____

Nays: _____

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

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

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

Planning Commission Chairman

Date
Conditional Use No. _____

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-008 was published in said newspaper by print in the issues of 11/05/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

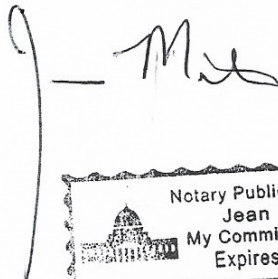
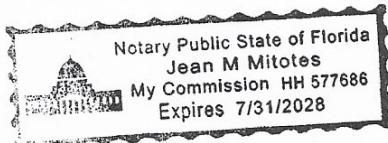


Sworn to and subscribed before me this 11/05/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

**NOTICE OF PUBLIC HEARINGS
ON REZONINGS, CONDITIONAL USES
AND SPECIAL EXCEPTION FOR PROPERTIES
LOCATED IN PASCO COUNTY**

PUBLIC NOTICE is hereby given that the Pasadena Hills Planning and Policy Committee will hold a public hearing on **Wednesday, November 19, 2025, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, January 6, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.** to consider applications for rezoning pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. Evans Properties Inc / Evans Parcel G-2 VOPH Sub Mod MPUD (RZ-7853) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District for a parcel located at the southwest corner of the intersection of Handcart Road and Kiefer Road (aka 19-25-21-0000-01400-0000).

2. Robert & Angela Allen Aborizk / FL-1884 Robert Aborizk (#CU26-02 aka CU25-13) petition for a conditional use for a 155-foot above-ground-level (AGL) monopole wireless communications facility (WCF) in an A-R Agricultural-Residential District for a parcel located on the north side of Simon Road, approximately 180 feet west of Old Simons Road (aka 33-25-21-0020-11400-0010) and will contain a proposed 159-foot AGL, (155-foot WCF with a 4 foot lightning rod) WCF within a 4,900 square-foot fenced compound on the site containing approximately 5.61 acres.

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, November 20, 2025, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, January 20, 2026, at the West Pasco Government Center, Board Room, 8731 Citizens Drive, New Port Richey, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

3. Kevin Singletary & Daiei De Pasquale / De Pasquale (RZ-7899) petition for a rezoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District for a parcel located at the southwest corner of Massachusetts Avenue and Keena Street (aka 03-26-16-0070-01500-0000).

4. Little Gene D & Terry W & Peter A & ET AL / Decubellis & Little MPUD (RZ-7894) petition for a rezoning from a MPUD Master Planned Unit Development District to a MPUD Master Planned Unit Development District amending the conditions of approval for a revised roadway typical of the Platte Road Extension and introduction of a Binding Concept Plan for the entire residential portion, generally located south of Decubellis Road and east of Little Road (aka 02-26-16-0010-00600-0000 et al).

5. Citrico Alliance, LLC / DRB Little and Ross MPUD (RZ-7893) petition for a rezoning from an A-C Agricultural District and a C-2 General Commercial District to allow for the maximum development of 290 multi-family detached homes, generally located north of Ross Lane and approximately 500 feet east of Little Road (aka 26-25-16-0000-00400-0000).

6. 5415 Inc / Blackwell MF & Office Complex MPUD (RZ-7778) petition for a rezoning from an A-C Agricultural District and a C-2 General Commercial District to allow for the maximum development of 290 multi-family units and 50,000 square feet of commercial/medical uses, generally located north of State Road 54, approximately 0.33 mile south of the Starkey Boulevard and State Road 54 intersection (aka 30-25-17-0000-00600-0000).

7. 26318 Lawrence Avenue LLC / Bear Creek Group Home (#CU25-09 aka CU25-11) petition for a conditional use for a Residential Treatment and Care Facility in a R-4 High Density Residential District for a parcel located on the west side of Nature Trail, west of Zane Lane (aka 11-25-16-0160-00000-0010).

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, November 20, 2025, 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, Chapter 300. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following applications:

8. Pallamari Properties LLC / Lakewood Duplex (SE-7902) petition for a duplex in a R-2 Low Density Residential District for a parcel located on the west side of Colony Road, approximately 830 feet north of Lakewood Drive.

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

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

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

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 PASADENA HILLS POLICY AND PLANNING COMMITTEE

PASCO COUNTY PLANNING COMMISSION
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-008

November 5, 2025

63167

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

26318 Lawrence Avenue LLC / Bear Creek Group home
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): 11-25-16-0160-00000-0010

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

Project Name: Bear creek group home CU216-09- AKA CU25-11

Project Number: CONUSE-2025-00002

Request: Conditional use to allow for the increase of participants/patients from 6 to 10 residing in 5 bedrooms

That attached is the following:

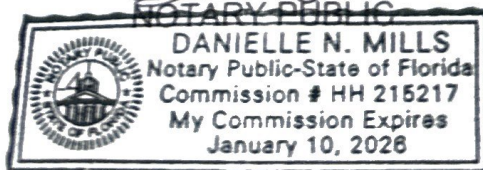
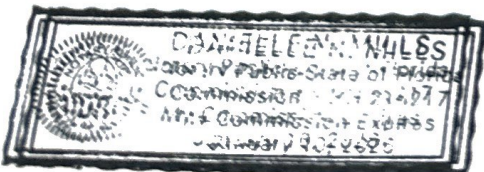
- ☒ Proof of publication from the Tampa Bay Times (newspaper name, if applicable).
- ☒ Certificate of mailing for the notices which were mailed on 11/7/2025 (Date)
- ☒ Photos showing the placement of and language on the signage, which was posted on 11/7/2025 (Date).

FURTHER AFFIANT SAYETH NOT

Nicole Gladding Name
11/7/2025 (Date)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this November 7th 2025 (date) by Nicole Gladding (name of person acknowledging), who is personally known to me or who has produced (type of identification) as identification.



11 25 16 0000 00700 0000
BAILEY MICHAEL
11733 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0010 00100 0000
11919 NATURE TRAIL LLC C/O AKARAS PROPERTIES LLC
2200 BUTTS RD 2ND FL
BOCA RATON, FL 33431

11 25 16 0010 01600 0000
CATHOLIC CHARITIES ARBOR VILLAS INC
4014 GUNN HWY STE 270
TAMPA, FL 33618-8787

11 25 16 0010 01600 0010
MISSIOSERVE ALLIANCE
11748 LA MADERA BLVD
PORT RICHEY, FL 34668-1170

11 25 16 0010 01600 0020
BAYONET POINT AREA HOUSING INC
1900 SPRING RD STE 300
OAK BROOK, IL 60523-1480

11 25 16 0040 00100 00C0
TWO CAPRI VILLAGE CONDOMINIUM ASSOCIATION INC
C/O SENTRY MANAGEMENT INC 2180 W STATE ROAD 434 STE 5000
LONGWOOD, FL 32779-5042

11 25 16 0040 00400 00C0
TWO CAPRI VILLAGE CONDOMINIUM ASSOCIATION INC
C/O SENTRY MANAGEMENT INC 2180 W STATE ROAD 434 STE 5000
LONGWOOD, FL 32779-5042

11 25 16 0160 00000 0010
26318 LAWRENCE AVENUE LLC
26318 LAWRENCE AVE
WESLEY CHAPEL, FL 33544

11 25 16 0160 00000 0020
VAN HORN DOUGLAS A & STACEY L
11749 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0030
WHITFIELD ROSHONDA M
11741 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0040
MINEO MALISSA J
11725 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0050
VOGEL JOHN R
11721 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0060
ROBSON MURIEL & TIMMONS CONNIE
11715 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0070
OSBORNE DAVID M
11711 NATURE TRL
PORT RICHEY, FL 34668-1234

11 25 16 0160 00000 0080
FREEMAN JESSICA M & PLANKEY CHRISTOPHER M JR
11705 NATURE TRL
PORT RICHEY, FL 34668

11 25 16 0160 00000 0090
NGUYEN DU PHUONG THI
11060 LYNN LAKE CIR
TAMPA, FL 33625

11 25 16 0160 00000 00A0
PATHWAY CHRISTIAN CHURCH INC
11820 NATURE TRL
PORT RICHEY, FL 34668-1235

11 25 16 0160 00000 00A1
PASCO COUNTY
FACILITIES MANAGEMENT DEPT 7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

11 25 16 0160 00000 0100
MANES DONALD C & LORI A
11635 NATURE TRL
PORT RICHEY, FL 34668-1231

11 25 16 0160 00000 0110
BIRD MICHELE & WILLIAM
11631 NATURE TRL
PORT RICHEY, FL 34668-1231

11 25 16 0160 00000 0120
ACEVEDO ANTONIO N
774 MAIN ST
ANTIOCH, IL 60002-1360



11 25 16 0160 00000 0670
RIVERA HECTOR J RODRIGUEZ
11620 NATURE TRL
PORT RICHEY, FL 34668-1232

11 25 16 0160 00000 0680
ZAZZARINO JACQUELINE & ROSAS GREGORY
11624 NATURE TRL
PORT RICHEY, FL 34668-1232

11 25 16 0160 00000 0690
ELLIS JOHN & ELLIS STEPHEN
11630 NATURE TRL
PORT RICHEY, FL 34668-1232

11 25 16 0160 00000 0700
GOURD ROBERT P & JACQUELINE Y
11634 NATURE TRL
PORT RICHEY, FL 34668-1232

11 25 16 0160 00000 0710
COLE DARYL W & PATRICIA J
11640 NATURE TRL
PORT RICHEY, FL 34668-1232

11 25 16 0160 00000 0720
PETERSON CYNTHIA & KOCH BRANDI
11704 NATURE TRAIL
PORT RICHEY, FL 34668

11 25 16 0160 00000 0730
GUSTAB VIKTORIYA
11710 NATURE TRL
PORT RICHEY, FL 34668-1233

11 25 16 0160 00000 0740
PAVLIDES NICHOLAS & SAUMELA CO TRUSTEES
11120 HIDDEN TREASURE CT
NEW PORT RICHEY, FL 34654-3624

11 25 16 0160 00000 0750
TAIT ERIC H & VERONICA
11720 NATURE TRL
PORT RICHEY, FL 34668-1233

11 25 16 0160 00000 0760
MEYERS DAYNA KAYLENE
8515 GANDY LN
PORT RICHEY, FL 34668

11 25 16 0160 00000 0770
HOME SFR BORROWER II LLC
C/O HAVENBROOK HOMES3505 KOGER BLVD STE 400
DULUTH, GA 30096-7672

11 25 16 0160 00000 0780
SHEPPARD TIMOTHY H
2290 GALLOWAY RD APT A26
BENSALEM, PA 19020

11 25 16 0160 00000 0800
HARDESTY SHILOH F & HARDESTY KUMA K
8531 GANDY LN
PORT RICHEY, FL 34668-1215

11 25 16 0160 00000 0810
FULLER MEGAN & ADAM
8541 GANDY LN
PORT RICHEY, FL 34668-1215

11 25 16 0160 00000 0820
GAVER KOREY A & ELIZABETH
8601 GANDY LN
PORT RICHEY, FL 34668-1217

11 25 16 0160 00000 0830
DRUMMOND RICKEY E
8605 GANDY LN
PORT RICHEY, FL 34668-1217

11 25 16 0160 00000 1000
DECRISTOFARO MICHAEL
20 COLONIAL DR
HUNTINGTON, NY 11743-6005

11 25 16 0160 00000 1011
DKC EQUITIES LLC
2541 N DALE MABRY HWY 126
TAMPA, FL 33607

11 25 16 0160 00000 1020
BIALOBRZESKI BARBARA A
8530 ZANE LN
PORT RICHEY, FL 34668-1260

11 25 16 0160 00000 1040
MILO CARMINE SR
8524 ZANE LANE
PORT RICHEY, FL 34668

11 25 16 0160 00000 1050
HARTLEY KIM R
8520 ZANE LN
PORT RICHEY, FL 34668-1260

11 25 16 0160 00000 1060
LEIS DANIELLE M & CHARLES S
8514 ZANE LN
PORT RICHEY, FL 34668-1260

11 25 16 0160 00000 1070
IVANOV VOINO & MARGARITA TR IVANOV MARGARITA TRUSTEE
8515 ZANE LN
PORT RICHEY, FL 34668-1261

11 25 16 0160 00000 1080
ROLDAN RICHARD
8521 ZANE LN
PORT RICHEY, FL 34668-1261

11 25 16 0160 00000 1090
FILIPPIDIS KIRIAKOS & KALLIOPI
8612 MAGNUM CT
NEW PORT RICHEY, FL 34655-1134

11 25 16 0160 00000 1100
ARDYN ENTERPRISE LLC
PO BOX 7963
NEWPORT BEACH, CA 92658

11 25 16 0160 00000 1110
DOWNEY FRANCIS MYLES III & MARIANNE MARIE
8535 ZANE LN
PORT RICHEY, FL 34668-1261

11 25 16 0160 00000 1120
MACINTIRE JOSEPH GREY & EMILY
8541 ZANE LN
PORT RICHEY, FL 34668-1261

11 25 16 0160 00000 1290
RIVERA MARYVETTE VASQUEZ & CASILLAS ERIMAR R
8600 GANDY LN
PORT RICHEY, FL 34668-1216

11 25 16 0160 00000 1300
MURRAY MARK W SR & LOUISE M
11720 SALMON DR
PORT RICHEY, FL 34668

11 25 16 0160 00000 1310
SEVERY BRIAN & DEBRA
11714 SALMON DR
PORT RICHEY, FL 34668

11 25 16 0160 00000 1320
TKFG LLC
10155 MIZNER ST
NEW PORT RICHEY, FL 34655-2072

11 25 16 0160 00000 1330
ARGEROS WILLIAM N
1526 PARILLA CIR
TRINITY, FL 34655

11 25 16 0160 00000 1340
CHEN JINGLIN & SUN YANYU
46 BOUNDARY AVE
STATEN ISLAND, NY 10306-5206

11 25 16 0160 00000 1350
CROAT ANDREW & KC LINN
11705 SALMON DR
PORT RICHEY, FL 34668

11 25 16 0160 00000 1360
GAUCI FREDERICK A & ALANA REVOCABLE LIVING TRUST GAUCI FREDERICK A & ALANA TR...
11641 SALMON DR
PORT RICHEY, FL 34668-1238

11 25 16 0160 00000 1370
ANDRADE ANTONIO J LIVING TRUST ANDRADE ANTONIO J TRUSTEE
8848 WATERMAN CT
NEW PORT RICHEY, FL 34654-4216

11 25 16 0160 00000 1380
BOWERS JANICE A
11631 SALMON DR
PORT RICHEY, FL 34668-1238

11 25 16 0160 00000 1390
CRUZ ANGELA BONET
11625 SALMON DR
PORT RICHEY, FL 34668-1238

11 25 16 0160 00000 1400
RUSSO SANDRA M
11621 SALMON DR
PORT RICHEY, FL 34668-1238

11 25 16 0160 00000 1430
CARDULLO MACKENZIE & EVELYNN-MARIE
11710 SALMON DR
PORT RICHEY, FL 34668

11 25 16 0160 00000 1440
FEWER EDWARD J JR & JOHN ANN
11704 SALMON DR
PORT RICHEY, FL 34668-1239

11 25 16 0160 00000 1450
WILLIAMS ABBY ROSE
11640 SALMON DR
PORT RICHEY, FL 34668-1237

11 25 16 0160 00000 1460
SALMON DRIVE CO
102 E MARTIN LUTHER KING BLVD
TAMPA, FL 33603-3860

11 25 16 0160 49900 0000
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

PUBLIC HEARINGS



App. No. CU-26-09

Project Type: CONDITIONAL USE

**26318 Lawrence Ave LLC/Bear Creek Group Home
petition for a conditional use for a group home in
R-4 High Density Residential District for a parcel
located on the west side of Nature Trail west of**

Planning Commission

11/20/25

1:30 p.m.

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

Board of County Commissioners

12/09/25

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



AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

26318 Lawrence Avenue LLC / Bear Creek Group home
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): 11-25-16-0160-00000-0010

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

Project Name: Bear Creek group home CU26-09-AKA CU25-11

Project Number: Conuse-2025-00002

Request: Conditional use to allow for the increase of participants / patients from 6 to 10 residing in 5 Bedrooms.

That attached is the following:

☒ Proof of publication from the Tampa Bay Times (newspaper name, if applicable).

☒ Certificate of mailing for the notices which were mailed on 12/19/2025 (Date)

☒ Photos showing the placement of and language on the signage, which was posted on 1/8/2026 (Date).

FURTHER AFFIANT SAYETH NOT

Nicole Gladding Name
1/13/2026 (Date)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this January 13, 2026 (date) by Nicole Gladding (name of person acknowledging), who is personally known to me or who has produced (type of identification) as identification.

Seal:

guidepubno(DH)



Danielle Nicole Mills
NOTARY PUBLIC