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
Addendum Agenda
Thursday, February 5, 2026
1:30 PM

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

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

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

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 - June 5, 2025
File Number PDE26-0319
Comm. Dist. All
Recommendation Approve

C2 Annotated Minutes - Planning Commission Meeting - June 19, 2025
File Number PDE26-0320
Comm. Dist. All
Recommendation Approve

C3 Annotated Minutes - Planning Commission Meeting - July 10, 2025
File Number PDE26-0321
Comm. Dist. All
Recommendation Approve

Public Hearings

PC4 Zoning Amendment (Continuance) – Jorge and Rosa Oliveras/Jorge Oliveras – Change in Zoning from a A-R Agricultural Residential District with Conditions to a A-R Agricultural Residential District – East Central Pasco County – Southwest Side of US Highway 98 and Approximately 300 feet North of Townsend Road – Containing Approximately 3.32 acres.
File Number PDE26-7863
Comm. Dist. 1
Recommendation Continuance Requested

PC5 Zoning Amendment (Continuance) - Kenton Road Commercial MPUD – Kenton Road Commercial, LLC – Rezoning Request from A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 110,000 Square Feet of Non-Residential Entitlements and 120 Hotel Room and Associated Infrastructure - Northeast Pasco County - Located at the Northwest Corner of the Intersection of Kenton Road and Elam Road in the Community Hub Special Planning Area of Connected City - on Approximately 9.43 Acres.
File Number PDE26-7872
Comm. Dist. 1
Recommendation Continuance Requested

PC6 Comprehensive Plan Amendment (Continuance) - CPAS25(14) Bellamy Brothers Blvd at SR 52 Property – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from IL (Industrial-Light) to COM (Commercial) on Approximately 1.51 Acres of Real Property Located on the Southeast Corner of the Intersection of State Road 52 and Bellamy Brothers Boulevard.
File Number PDE26-0026

Comm. Dist. 2
Recommendation Continuance Requested

PC7 Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) (Continuance) – Meadow Pointe II Community Development District (CDD) – An Appeal of the Determination of the Development Review Director to Deny a Request to Install a Gate Across Wrencrest Drive (SITEPLN-2024-00162)
File Number PDE26-0455
Comm. Dist. All
Recommendation Continuance Requested

PC8 Zoning Amendment (Consent) –Nieves Property – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – North Central Pasco County – West Side of Hudson Lane Approximately 730 Feet South of the Intersection of St Joe Road and Hudson Lane – Containing Approximately 12.61 Acres
File Number PDE26-7905
Comm. Dist. 1
Recommendation Approve

PC9 Zoning Amendment (Consent) – SAV Property Holdings, LLC./New Horizons MPUD Master Planned Unit Development – A Rezoning Request From an R-2 Low Density Residential District to an MPUD Master Planned Unit Development to Allow for the Development of 31 Single Family Detached Units and Associated Infrastructure - Central Pasco County - Abutting South of Wells Road, Approximately 675 Feet West of Wells Road & Boyette Road Intersection - Containing Approximately 10.40 Acres
File Number PDE26-7858
Comm. Dist. 2
Recommendation Approval with Conditions

PC10 Zoning Amendment (Consent) – Pasco County Mosquito Control District/41 Mosquito MPUD Master Planned Unit Development - A Rezoning Request From A-R Agricultural Residential District, A-C Agricultural District, and C-2 General Commercial Districts to an MPUD Master Planned Unit Development to Allow for the Development of 91 Single Family Detached Units and Associated Infrastructure - North West Pasco County - Abutting West of US Highway 41, Approximately 1.75 Miles North of the US Highway 41 & State Road 52 Intersection - Containing Approximately 41.85 Acres
File Number PDE26-7918
Comm. Dist. 5
Recommendation Approval with Conditions

Addendum

APC11 Comprehensive Plan Amendment (Consent) - CPA25(17) 41 Mosquito – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05 and Sheet 12) from AG/R (Agricultural/Rural) and ROR (Retail/Office/Residential) to RES-3 (Residential-3 du/ga) on Approximately 41.85 Acres of Real Property Located West of US Highway 41, Approximately 1.75 Miles North of the Intersection of State Road 52 and US Highway 41.

File Number	PDE26-0272
Comm. Dist.	5
Recommendation	Approve

Walk-Ons

Adjourn

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED MINUTES

JUNE 5, 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
Nectarios 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 1:31 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. Kayla Zine, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent.

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.

Ms. Nancy Hazlewood spoke regarding taxes, overcrowded roads, lack of first responders, entitlements, and the Land Use plan.

Consent

There was none.

Public Hearings

MR. GIRARDI MOVED approval of the Public Hearing Consent Agenda which included Agenda Items PC2 and PC4; **MR. PONTLITZ SECONDED.**

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

PC1 Development Agreement (Continuance) - Homes by West Bay, LLC. - To Design, Permit, Acquire Right of Way, and Construct a Portion of Kiefer Road and New River Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0202
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.

The applicant was present.

There was no public comment.

MR. POOLE MOVED approval to continue the item to the July 10, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. WILLIAMS SECONDED.**

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

PC2 Zoning Amendment (Consent) – 23846 STATE RD 52 LLC/Doodie Calls – Change in Zoning from a C-2 General Commercial District to I-1 Light Industrial Park District –Central Pasco County – South of State Road 52 approximately 1,274 feet west from Ehren Cutoff– Containing Approximately 10.09 Acres
File Number PDE25-7878
Comm. Dist. 2
Recommendation Approve

Ms. Gianna German, Planning, Development, and Economic Growth, read the item into the record and spoke regarding the ex partes received and filed with the Clerk's Office.

The applicant was present.

There was no public comment.

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

Later in the meeting, Ms. German spoke regarding the revision to the deed restriction to remove "Doodie Calls" and that it now stated "23846 State Rd 52 LLC".

PC3 Comprehensive Plan Amendment (Consent) - CPAS24(21) Flint Commerce Park – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 23) Changing from RES-9 (Residential 9 – Du/Ga) to COM (Commercial) and OF (Office) on Approximately 5.78 Acres of Real Property Located on the North Side of Pure Water Way (Formerly Known As State Road 54) Approximately 680 Feet East of Allen Road.
File Number PDE25-0092
Comm. Dist. 1
Recommendation Approve

The Commission was sitting at the Local Planning Agency.

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

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

Ms. Cindi Buckel spoke regarding the intersection at Allen Road and Chancey Road, safety concerns, the understaffed first responders, the population in Pasco County, traffic accidents and fatalities, the consideration of residents, her horses, flooded pastures, and property values.

Ms. Amy Tull, Planning, Development, and Economic Growth, and Ms. Barbara Wilhite, representative for the applicant, spoke during the discussion.

Discussion was held regarding the locational criteria; FLU 1.6.2; Ms. Buckel's concerns; the zoning; the traffic count and issues; the surrounding commercial; that it was on Pure Water Way; the distance from the intersection; EMS concerns; the amount of fatalities; residential projects; commercial projects, and that Utilities had reviewed the item.

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

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

PC4 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0158
Comm. Dist. 1
Recommendation Approve

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

There was no public comment.

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

Miscellaneous Business

5 Tree Preservation Workshop
File Number PDE25-0246
Comm. Dist. All
Recommendation No Action Required

Mr. Pittos spoke regarding the requested workshop, topics for discussion, a Resolution that would increase the fees associated with tree mitigation, amendments previously presented, and that the Horizontal Roundtable had mentioned the workshop.

Ms. Jennifer Seney, Ms. Karen Bird, Mr. Clarke Hobby, Ms. Nancy Hazlewood, and Ms. Cindi Buckel spoke regarding the proposed tree ordinance; public notification; Ms. Seney's opinion; a tree value matrix; Ms. Seney's suggestions; excessive building; requirements for builders; comments from the Resilient Pasco Project; retention pond

requirements; the addition and maintenance of trees; mature tree preventions; to incentivize keeping trees; issues with past ordinances; AG exemptions; tree mitigation; rewilding; a workshop with the public; the clearing of 27 acres loaded with oak trees; wildlife impacts; heat concerns; and palm trees.

Discussion was held regarding procedures; what was mentioned at the Horizontal Roundtable meeting; clarification on public notification; the proposed Resolution; the draft presented in March; whether there would be another workshop; reforesting; to research how other jurisdictions saved trees; Code Enforcement; the purpose of MPUD districts; the overuse of MPUDs; Land Development regulations; the stormwater process; additional fill for development; the New Port Corners project; to treat stands of trees like wetlands; ground water issues; the 2050 Comp Plan; Future Land Use; Binding Concept Plans; density bonuses; different development tasks; PM26; creation of a Euclidean district; the need for defined requirements; tree mitigation; the current Tree Ordinance; communities with successful tree preservation; Planning Department direction; issues with the trees planted; the historical alternative to replanting trees; Ms. Seney's ideas; clear-cutting on Little Road; the Comprehensive Plan conservation element; open space requirements; the Neighborhood Park Ordinance; conservation subdivision requirements; the Code's design; neighborhood parks; the ability to amenitize small spaces; trees on government owned land; the requirement to replant trees; the City of Kissimmee's Tree Ordinance; tree placement; underground lines; landscaping and trees on the State Road 52's Right-of-Way; a grant on US19; FDOT; tree and landscape maintenance; the Planting Project on 19; Covid impacts; tree and landscape provisions; trees planted at schools; typographies; tree wells and Wayne Drains; to incentivize developers; increased cost; differences in developed communities; the state tree; preservation of native trees; conversations with Pasco developers; the Tree Mitigation Fund; funding usage; Senate Bill 180; potential effects of the Bill; local and national developers; the uniqueness of land development projects; buffer requirements; existing vegetation; potential flexible language; the Copperspring versus the New Port Corners project; the value of cluster and continuity of trees; the U.S. Forestry Department resource; shared resources with Staff; transitions to stands of trees; and the clearing of undergrowth.

The item was for information only.

Walk-Ons

There was none.

Adjourn

Mr. Williams left the meeting at 3:17 p.m. and returned to the meeting at 3:20 p.m.

Mr. Williams left the meeting at 3:30 p.m. and did not return.

Mr. Poole left the meeting at 3:35 p.m. and returned to the meeting at 3:37 p.m.

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

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

The meeting adjourned at 3:42 p.m.

PLANNING COMMISSION
REGULAR MEETING
JUNE 5, 2025

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY FLORIDA

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

Prepared by: Tamyha Lyons, DC
for Kayla Zine, Records Clerk III
Board Records Division

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED MINUTES

JUNE 19, 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
Mr. Matthew Munz, P.E. **– Absent**

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
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 1:36 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. Mr. Williams was represented by Mr. Richard Tonello.

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. GIRARDI MOVED approval to continue Agenda Item PC1 to its respective continuance date and, sitting as the Local Planning Agency, approved to continue PC2 to its respective continuance date; **MR. PONTLITZ 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 items PC4 and, sitting as the Local Planning Agency, the Commission approved Agenda item PC3; **MR. POOLE SECONDED.**

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

PC1 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Academy at the Lakes Inc. – 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

Mr. Kurt Siverson, 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 July 24, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 Comprehensive Plan Amendment (Continuance) - CPAS24(23) Law Property – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (2-15 and Sheet 20) Changing from RES-6 (Residential-6 du/ga) to COM (Commercial) on Approximately 4.67 Acres of Real Property Located at the Southeast Corner of the Intersection of Lake Patience Road and Perdew Drive.

File Number PDE25-0093
Comm. Dist. 4
Recommendation Continuance Requested

The committee was sitting as the Local Planning Agency.

Mr. Kurt Siverson, 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 July 24, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC3 Comprehensive Plan Amendment (Consent) - CPAS23(18) Pasco Mine - Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 04) Changing from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 19.41 Acres of Real Property Located at the South Side of County Line Road; a Text Amendment Creating Subarea Policy FLU 7.1.74 – Pasco Mine PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(74) Pasco Mine PD

File Number PDE25-0165
Comm. Dist. 5
Recommendation Approve

Mr. Kurt Siverson, 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 Chairman Grey abstaining from the vote due to a conflict of interest.

PC4 Zoning Amendment (Consent) – 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 on the South side of County Line Road North and 1.25 miles West of Suncoast Parkway

File Number PDE25-7749
Comm. Dist. 5
Recommendation Approval with Conditions

Mr. Kurt Siverson, 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 Chairman Grey abstaining from the vote due to a conflict of interest.

PC5 Comprehensive Plan Amendment (Consent) – CPAS24 (22) River Ridge PD – Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 11) From Res-3 (Residential-3 Du/Ga) To PD (Planned Development) On Approximately 10.42 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,185 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; And Res-6 (Residential-6 Du/Da) To PD (Planned Development) On Approximately 13.03 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,187 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; And Res-9 (Residential-9 Du/Ga) To PD (Planned Development) On Approximately 9.86 Acres Of Real Property Located On The East Side Of Moon Lake Road Approximately 1,455 North Of The Intersection Of Ridge Road And Moon Lake Road; And A Text Amendment Creating Subarea Policy Flu 7.1.84 – River Ridge PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (84) River Ridge PD.

File Number PDE25-0148
Comm. Dist. 4
Recommendation Approve

The committee was sitting as the Local Planning Agency.

Mr. Kurt Siverson, Planning. Development and Economic Growth, read the item into the record.

The item was pulled from the Public Hearing Consent Agenda.

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

Ms. Barbara Wilhite, for the applicant, spoke regarding conflicts with the MPUD, the Comprehensive Plan, the DRI, her inclusion, the parcels, and expressed gratitude to those involved.

Discussion was held regarding parcel clarification and the DRI's.

The applicant was present.

There was no public comment.

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.

PC6 Substantial Modification (Consent) – River Ridge MPUD Master Planned Unit Development – River Ridge Homes, Inc. – Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for the Reinstatement of Entitlements from the River Ridge DRI to the River Ridge MPUD, Increasing Commercial Entitlements on Parcel K3, Increasing Residential Entitlements on Parcel J/L, Decreasing Commercial Entitlements on Parcel I2, Increase the Height Limit on Parcel P2, and Associated Revisions to the Conditions of Approval on Approximately 1,388.2 Acres, Located in West Central Pasco County

File Number PDE25-7688
Comm. Dist. 4
Recommendation Approval with Conditions

The item was pulled from the Public Hearing Consent Agenda.

Mr. Kurt Siverson, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding the sign-posting proof that was provided to the Clerk's Office.

Ms. Barbara Wilhite, for the applicant, spoke regarding conversations with commentors, the vacant parcel, and that she was there to address comments.

Ms. Kathryn Knight spoke regarding concerns with the addition of the building, the entitlements, the location, SWFWMD drainage, a possible bond from the builder, impact of damage, mailboxes, parking spots, and the golf course easement.

Mr. Tracy Shull, the applicant, spoke regarding being part of the HOA, the size, the bond insurance, the builder's responsibilities, and the plans for the golf course.

Discussion was held regarding one of the parcels and square footage.

MR. POOLE 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.

Miscellaneous Business

7 Pasco 2050 Comprehensive Plan Update Workshop

File Number	PDE25-0287
Comm. Dist.	All
Recommendation	No Action Required Presentation Only

Mr. Kurt Siverson, Planning, Development and Economic Growth, read the item into the record.

Mr. Engel spoke regarding the collaborative effort and introduced the lead for the Comprehensive Plan rewrite.

Ms. Hayat Mazili, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding community engagement, new policies, updates to the language, the unaffected land, the Central Pasco Employment Village, and what could be found on the website.

Mr. Chris Dougherty, Planning, Development and Economic Growth, used a PowerPoint presentation to review the item and spoke regarding his appreciation to those involved, streamlining the Comprehensive Plan, creating new terms and definitions, being Statute compliant, and keeping up with growth and infrastructure.

Mr. Pittos used a PowerPoint presentation to review the item and spoke regarding streamlining the process, review time, establishing local control through the Comprehensive Plan, adding value to property owners, the current process, the

consolidation of future land use categories, key colorations on the land use map, utility requirements, density, the three tiers, a new housing product, requirements for future developments, the new FLU, small lots, population near business areas, distribution, classifying the MU, affordable housing, and community surveys.

Discussion was held regarding possible variances; revisions to categories; rent costs in other areas; what was being done in the interim; the existing zones; the Land Development Code update; vertically integrated mixed use; the categories; assessment county resources; the theory in planning; transportation corridors; where growth naturally occurred; criteria of investors; affordable housing; property values; the self-regulating market cycles; possible draft documents for the public; website corrections; and an upcoming press release.

Walk-Ons

There was none.

Adjourn

THE BOARD RECESSED AT 2:14 P.M. AND RECONVENED AT 2:29 P.M.

Mr. Pontlitz left the meeting at 3:34 p.m. and returned at 3:38 p.m.

Mr. Poole left the meeting at 3:52 p.m. and returned at 3:55 p.m.

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

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

The meeting adjourned at 4:09 p.m.

PLANNING COMMISSION
REGULAR MEETING
JUNE 19, 2025

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

Prepared by: Nevaeh Wilkes

Nevaeh Wilkes, Records Clerk I
Board Records Division

PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING

ANNOTATED MINUTES

JULY 10, 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 **– Absent**
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectarios 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 1:31 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. Nevaeh Wilkes, Deputy Clerk, called the roll. All members were present with the exception of Mr. Poole 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.

Ms. Nancy Hazelwood spoke regarding her appreciation to the Planning Department, the 2050 Planning meetings, and hopes that more people would attend.

Consent

There was none.

Public Hearings

The Commission was sitting as the Local Planning Agency for Agenda Item PC3.

MR. MUNZ MOVED approval to continue Agenda Item PC1 to its respective continuance date; **MR. PONTLITZ SECONDED.**

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

MR. PONTLITZ MOVED approval of the Public Hearing Consent Agenda which included Agenda Item PC3; **MR. MOODY SECONDED.**

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

PC1 Zoning Amendment (Continuance) – One Lacoochee Center – Change in Zoning from A-C Agricultural District, R-3 Medium Density Residential District, R-4 High Density Residential District, and MF-1 Multiple-Family Medium District to I-1 Light Industrial Park District – East Pasco County – North of Cummer Road, South of State Road 575, East of Pine Products Road, and West of Bower Road – Containing Approximately 7.93 acres

File Number PDE25-7873
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 August 7, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

PC2 Zoning Amendment (Consent) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agriculture Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 672 Single Family Detached Units and Platted Townhomes and Associated Infrastructure on Approximately 118.82 Acres Located in South Eastern Pasco County

File Number PDE25-7666
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 applicant's continuance request.

The applicant was present.

The item was pulled from the Public Hearing Consent Agenda.

Mr. Jose Roldan and Ms. Nancy Hazelwood spoke regarding Forbes Road; where the water was going to go; businesses; chicken houses; buying water outside the county; wells; taxes going up; people moving away; that there should be a stop to progress; needing new rules and regulations; flooding; possible roundtable meetings with citizens; and future treated sewage water.

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

Discussion was held regarding the Board's stance; the speaker's preference for mobile homes; land rights; the property zoning; chicken farms; people moving to Pasco; Stormwater and flooding; dealing with nature; constructive suggestions; Tampa Bay Water; school capacities; the traffic analysis; the purpose of impact fees; water capacity; and access to Forbes and Chenkin Road.

MR. PONTLITZ MOVED approval to continue the item to the August 7, 2025 Planning Commission meeting at 1:30 p.m. in Dade City; **MR. MOODY SECONDED**.

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

PC3 Development Agreement (Consent) - Homes by West Bay, LLC. - To Design, Permit, Acquire Right of Way, and Construct a Portion of Kiefer Road and New River Boulevard in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0202
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.

Walk-Ons

There was none.

Adjourn

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

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

The meeting adjourned at 2:06 p.m.

PLANNING COMMISSION
REGULAR MEETING
JULY 10, 2025

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

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

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-7863 **DATE:** 2/5/2026

SUBJECT: Zoning Amendment (Continuance) – Jorge and Rosa Oliveras/Jorge Oliveras – Change in Zoning from a A-R Agricultural Residential District with Conditions to a A-R Agricultural Residential District – East Central Pasco County – Southwest Side of US Highway 98 and Approximately 300 feet North of Townsend Road – Containing Approximately 3.32 acres.

REFERENCES: All PC (Planning Commission) and Board of County Commissioner (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 02/05/26

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. RZ-7863 (REZONE-2024-00040), in the name of Jorge and Rosa Oliveras/Jorge Oliveras has been filed for a change in zoning from a A-R Agricultural Residential District with conditions to a A-R Agricultural Residential District and shall be subject to the development standards set forth in Section 505 of the Land Development Code (LDC). The parcel of land is located at the southwest side of US Highway 98 and approximately 300 feet north of Townsend Road (Parcel I.D. No.: 13-25-21-0010-05700-0040), containing approximately 3.32 acres.

The lead planner for this project and author of this memo is Rama Hiba, Planner I.

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

ATTACHMENT(S):
1. PDE25-7863 Affidavit of Notice

cc: JM/DE/NP/RH/PDE25-7863 Jorge and Rosa Oliveras/Jorge Oliveras

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

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

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

Parcel Identification Number(s) (List All): 13-25-21-0010-05700-0040

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: Rezoning

Project Number: RZ-7863 Jorge Oliveras

Request: Rezone and remove restrictions to divide parcel to create 3 parcels.

That attached is the following:

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

X Certificate of mailing for the notices which were mailed on 12/12/25 (Date)

X Photos showing the placement of and language on the signage, which was posted on 12/12/25 (Date).

FURTHER AFFIANT SAYETH NOT

Jorge Oliveras
Name

12/12/25 (Date)

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me me by means of [✓] physical presence or [ ] online notarization, this 12-12-2025 (date) by Jorge Oliveras and (name of person acknowledging), who is personally known to me or who has produced Rosa Oliveras (type of identification) as identification.

Seal:

Ida I Reyes
NOTARY PUBLIC

IDA I. REYES
MY COMMISSION # HH 207107
EXPIRES: December 25, 2025

guidepubno(DH)

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7863 J.Oliveras
Project Type: REZONING
Rezone and remove restrictions to divide parcel to create 3 parcels. (Jorge Oliveras)
Planning Commission
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC
HEARINGS

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7863 J.Oliveras

Project Type: REZONING

Rezone and remove restrictions to divide parcel to create 3 parcels. (Jorge Oliveras)

Planning Commission

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-7872 **DATE:** 2/5/2026

SUBJECT: Zoning Amendment (Continuance) - Kenton Road Commercial MPUD – Kenton Road Commercial, LLC – Rezoning Request from A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 110,000 Square Feet of Non-Residential Entitlements and 120 Hotel Room and Associated Infrastructure - Northeast Pasco County - Located at the Northwest Corner of the Intersection of Kenton Road and Elam Road in the Community Hub Special Planning Area of Connected City - on Approximately 9.43 Acres.

REFERENCES: All Planning Commission (PC) and Board of County Commissioner (BCC) Public Hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 1/8/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to the March 5, 2026 Planning Commission meeting at 1:30 p.m. or as soon thereafter as same may be heard in Dade City.

BACKGROUND:

PROJECT OVERVIEW

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

Proposed is a rezoning request from an A-C Zoning District to an MPUD Master Planned Unit Development District to allow the development of 110,000 square feet of non-residential entitlements and 120 hotel rooms and associated infrastructure on 9.43 acres.

This agenda memo was prepared by: Gavin Covey Planner II, AICP-C, CNUA

SITE DETAILS

The project is located in Connected City within the Community Hub Special Planning Area. Specifically, at the northwestern corner of the intersection of Kenton Road and Elam Road.

Commission District:	The Honorable Ronald E. Oakley
Project Name:	Kenton Road Commercial
Applicants' Name(s) :	Kenton Road Commercial, LLC
Current Zoning District:	A-C Agricultural District
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	Connected City Community Hub Special Planning Area
Water/Sewage:	Pasco/Pasco

Flood Zone:	X
Requested Entitlements:	110,000 Square Feet of Non-Residential Uses and 120 Hotel Rooms
Roads/Access:	Elam Road (Public) and Kenton Road (Public, Future)

FISCAL IMPACT/COST/REVENUE STATEMENT:

No funding required

ATTACHMENT(S):

1. PDE26-7872: Visuals
2. PDE26-7872: Public Notice
3. PDE26-7872: Proof of Publication

cc:

RZ-7872
A-C TO CC-MPUD

28-25-20-0000-01000-0000

KENTON ROAD COMMERCIAL LLC/ KENTON ROAD COMMERCIAL CC-MPUD
1409 TECH BLVD STE 1
TAMPA, FL 33619

PHYSICAL ADDRESS:
8417 KENTON ROAD

TAZ-261
COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 300 600
Feet

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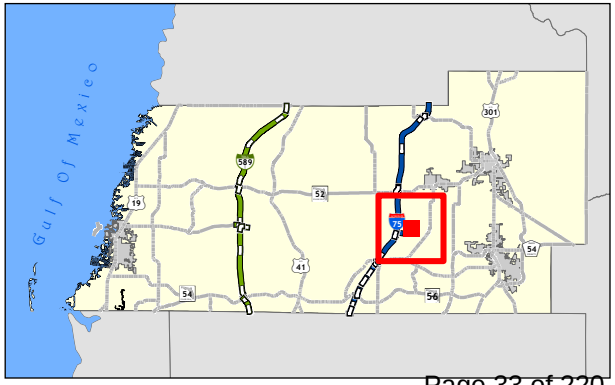

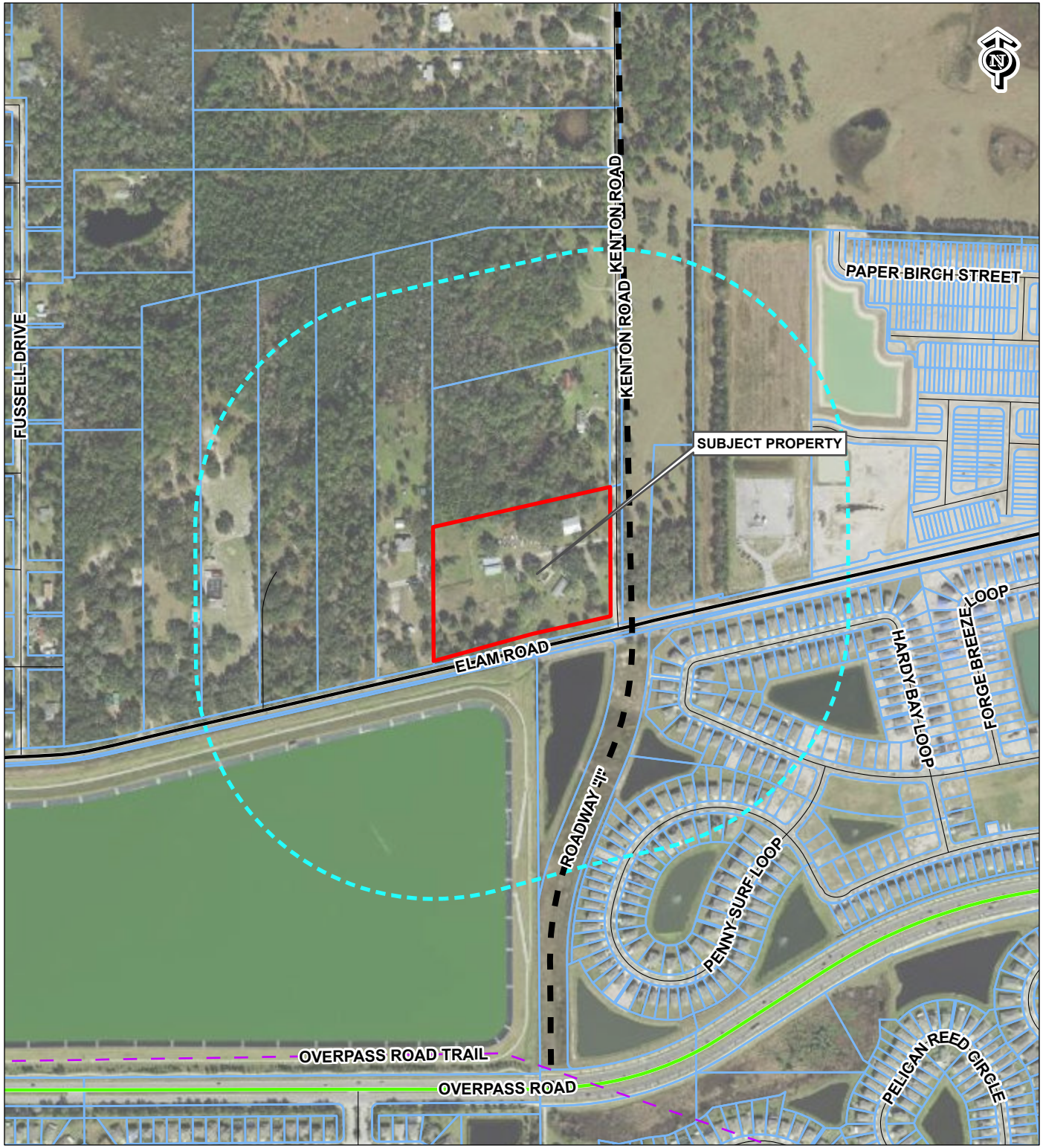

RZ-7872
A-C TO CC-MPUD

28-25-20-0000-01000-0000

KENTON ROAD COMMERCIAL LLC/ KENTON ROAD COMMERCIAL CC-MPUD
1409 TECH BLVD STE 1
TAMPA, FL 33619

PHYSICAL ADDRESS:
8417 KENTON ROAD

TAZ-261
COMMISSION DISTRICT: 1

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

0 590 1,180
Feet

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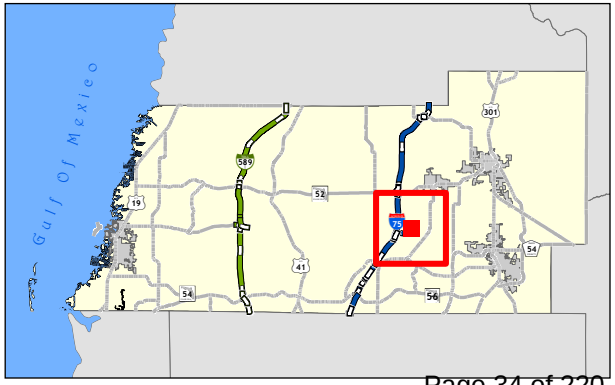

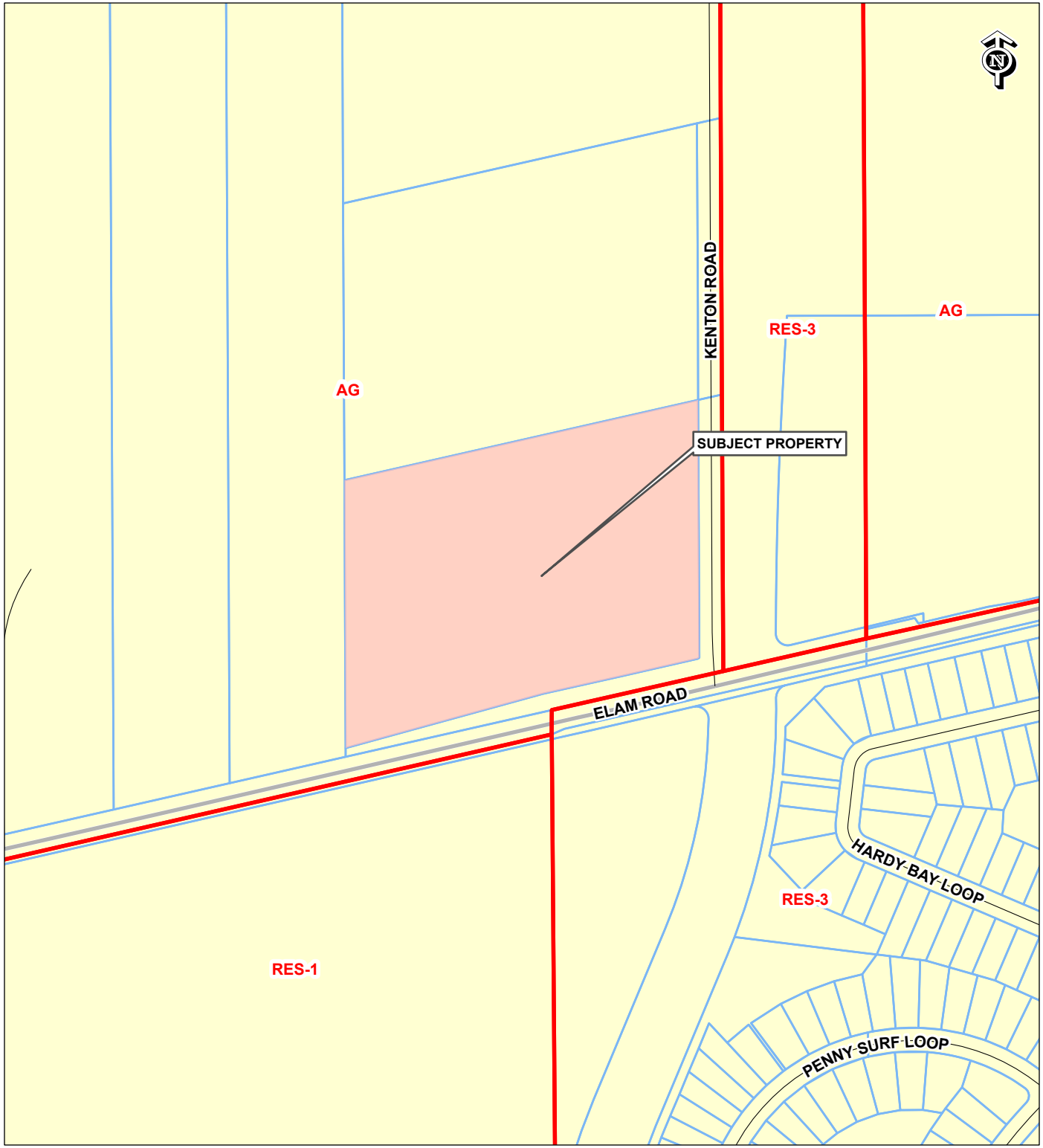

RZ-7872
A-C TO CC-MPUD

28-25-20-0000-01000-0000

KENTON ROAD COMMERCIAL LLC/ KENTON ROAD COMMERCIAL CC-MPUD
1409 TECH BLVD STE 1
TAMPA, FL 33619

PHYSICAL ADDRESS:
8417 KENTON ROAD

TAZ-261
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

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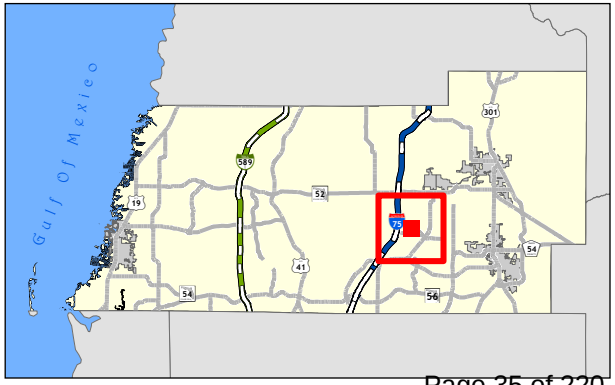

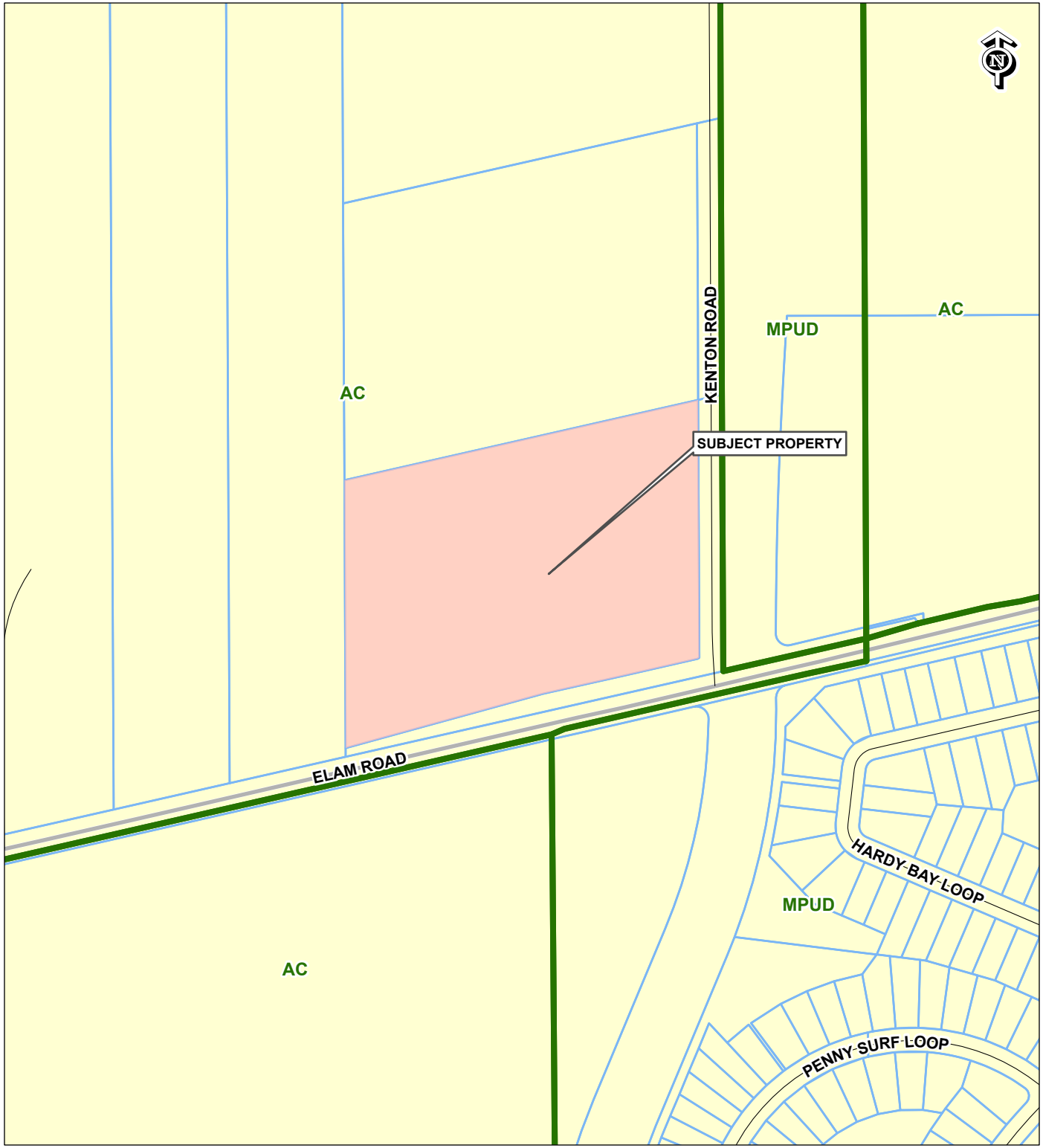

RZ-7872
A-C TO CC-MPUD

28-25-20-0000-01000-0000

KENTON ROAD COMMERCIAL LLC/ KENTON ROAD COMMERCIAL CC-MPUD
1409 TECH BLVD STE 1
TAMPA, FL 33619

PHYSICAL ADDRESS:
8417 KENTON ROAD

TAZ-261
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

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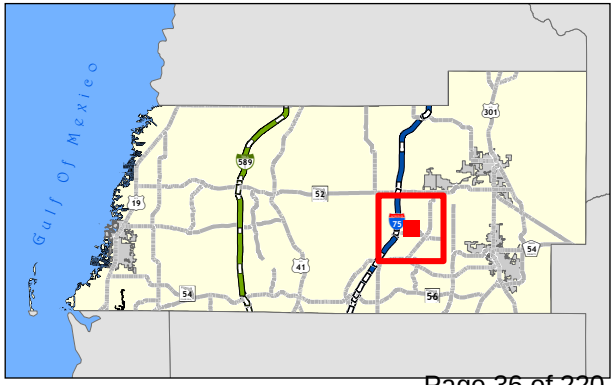


AFFIDAVIT ATTESTING TO PUBLIC NOTICING

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): 28-25-20-0000-01000-0000

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: Kenton Road Commercial

Project Number: ((RZ-7872)

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 01/22/2026

X Photos showing the placement of the public hearing sign posted on the property on 01/22/2026

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 22 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 22, 2026

RE: Kenton Road Commercial MPUD (RZ-7872)
Parcel I.D. No(s): 28-25-20-0000-01000-0000

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7872) has been filed in the name of the property owner, KENTON ROAD COMMERCIAL LLC (Kenton Road Commercial MPUD), to amend from the AC (Agricultural District) zoning district to the MPUD (Master Planned Unit Development) zoning district to allow for the development of a maximum of 120 hotel rooms, 90,000 square feet of self-storage, and 20,000 square feet of commercial/retail.

The MPUD is generally located on the north side of Elam Road and the west side of Kenton Road at 78417 Kenton Road, Wesley Chapel and contains 9.431 acres m.o.l.

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

Planning Commission RZ-7872	**02/05/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**
Board of County Commissioners RZ-7872	**03/10/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Gavin Covey, AICP-C, CNU-A, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 210, New Port Richey, FL 34644; 727-847-8142, extension 2367; gcovey@pascocountyfl.net.

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

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

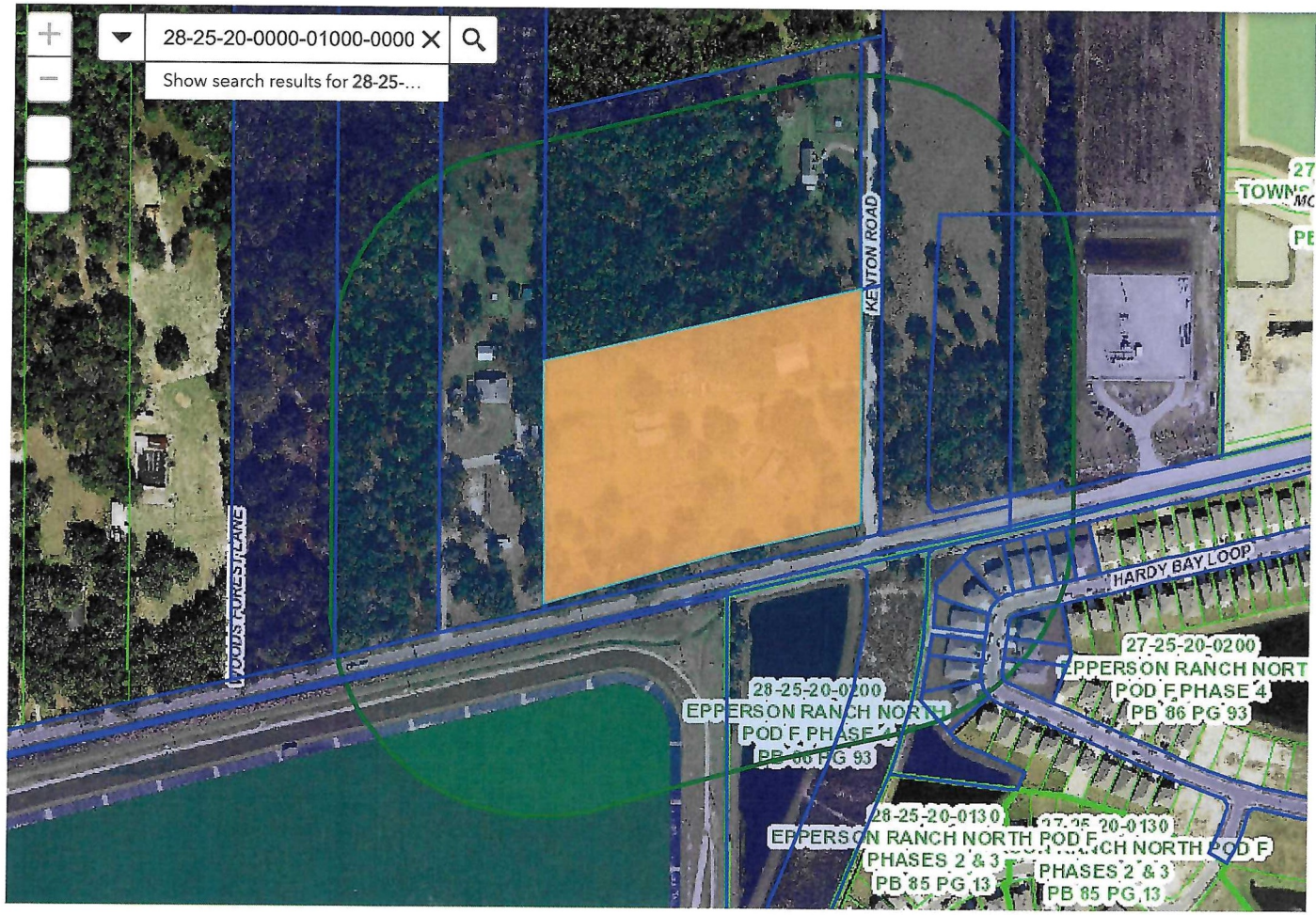
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727)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

Very truly yours,

Barbara L. Wilhite

Mike Wells

Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

28-25-20-0000-01000-0000

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

35 addressees found; do you want to continue?

Review Download

0 150 300ft

28.281 -82.301 Degrees

RZ-7872

23 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
27-25-20-0200-00000-1540	ALSTON KYLE & DANIELLE MARIE		8558 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
28-25-20-0000-00400-0027	CAGNINA TOMMY JOSEPH SR T	CAGNINA TOMMY .	1220 S 66TH ST		TAMPA, FL 33619
27-25-20-0200-00000-1590	CARDENAS JAVIER & LETICIA		8518 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0200-00000-1580	CHEN GUOMING & LIN YUNZHEN		5336 EMILY CT		BETTENDORF, IA 52722
27-25-20-0200-0A100-0000	EPPERSON NORTH COMMUNITY DEVELOPMENT D		250 INTERNATIONAL PKWY STE 280		LAKE MARY, FL 32746
28-25-20-0000-00400-0021	FURNESS RICHARD LEE &	VELDA G	30737 ELAM RD		WESLEY CHAPEL, FL 33545-2200
27-25-20-0200-00000-1610	JIN SHOUGUANG & ZHENG MEILAN		4721 NW 72ND LN		GAINESVILLE, FL 32653-1147
28-25-20-0000-01000-0000	KENTON ROAD COMMERCIAL LLC		1409 TECH BLVD STE 1		TAMPA, FL 33619
28-25-20-0000-00400-0010	KING LAKE PARTNERS OWNER LP		1708 C AUGUSTA STREET PMB 142		GREENVILLE, SC 29605
27-25-20-0200-00000-1620	ONG PHAT TAN & TRAN THI CAM THU		8494 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0000-49900-0000	PASCO COUNTY	C/O FACILITIES MA	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-2359
27-25-20-0200-00000-1560	PETERS WILLIAM M JR & AMY E		8542 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0200-00000-1630	POLANCO CHARLES W & MIGUELINA MARICELA		8482 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0200-00000-2130	PUJARA TEJAL K & KASHYAP R		8541 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
28-25-20-0000-00400-0029	STEPHENSON TODD & CLAUDIA		8529 KENTON RD		WESLEY CHAPEL, FL 33545-2202
27-25-20-0200-00000-1570	THORSON SAMANTHA JANE & BRENDAN M		8530 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0200-00000-1600	TORRES ALBERT & MILAGROS		8510 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
28-25-20-0000-00400-0011	URADCO INC		14651 21ST ST		DADE CITY, FL 33523-2920
27-25-20-0200-00000-2120	WHITE STEPHEN EDWARD DARRELL		8555 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0000-00300-0020	WITHLACOOCHEE RIVER ELEC COOPERATIVE INC		PO BOX 278		DADE CITY, FL 33526-0278
28-25-20-0000-00400-0022	WOOD DAVID C		C/O MARY E KELLEY	510 N OCEAN B	LAKE WORTH , FL 33460-3155
27-25-20-0200-00000-1550	YADAV VRAJESHKUMAR D & PRIYANKABAHEN VRA		8554 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545
27-25-20-0200-00000-2140	YERRAM NARASIMHA REDDY & KANDI RENUKA		8517 HARDY BAY LOOP		WESLEY CHAPEL, FL 33545

USPS-3465
JAN 2 2026
NEW PORT RICHEY

UNITED STATES POSTAL SERVICE
0000

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 22, 26
AMOUNT
$16.10
S2324N500717-4

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7872

Project Type: REZONING

Rezoning from AC to MPUD for development of a max. of 10,000 SF Commercial/Retail/Office Space; 90,000 SF Self-Storage; and, 120 Hotel Rooms.

Planning Commission

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. RZ-7872
Project Type: REZONING
Rezoning from AC to MPUD for development of a max. of 10,000 SF Commercial/Retail/Office Space; 90,000 SF Self-Storage; and, 120 Hotel Rooms.
Planning Commission
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Planning@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 711
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7872
Project Type: REZONING
Rezoning from AC to MPUD for development of a max. of 19,000 SF Commercial/Retail/Office Space; 90,000 SF Self-Storage; and, 120 Hotel Rooms.
Planning Commission
02/05/26
1:30 p.m.
Board of County Commissioners
03/10/26
WARNING
MODULA
HOME
SALE

72880

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 PDE26-019 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

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

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 5, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 10, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. SAV Property Holdings LLC/New Horizon MPUD (RZ-7858) petition for a rezoning from an R-2 Low Density Residential District to an MPUD Master Planned Unit Development District for a parcel located south of Wells Road, approximately 640 feet west of Boyette Road (aka 05-26-20-0000-00300-0020).

2. Kenton Road Commercial LLC/Kenton Road Commercial CC MPUD (RZ-7872) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located on the northwest corner of Kenton Road and Elam Road (aka 28-25-20-0000-01000-0000).

3. Pasco County Mosquito Control District/41 Mosquito MPUD (RZ-7918) petition for a rezoning from an A-C Agricultural District, A-R Agricultural-Residential District and a C-2 General Commercial District to an MPUD Master Planned Unit Development District for a parcel located on the west side of US Highway 41, approximately one-quarter mile south of Greenfield Road (aka 33-24-18-0000-04000-0000).

4. Erin S & Benedicto Nieves/Nieves Property (RZ-7905) petition for a rezoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District for a parcel located on the west side of Hudson Lane, approximately 730 feet south of the intersection of St. Joe Road and Hudson Lane (aka 25—24-20-0000-01900-0000).

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
January 21, 2026 72880

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 2 **FILE NO.:** PDE26-0026 **DATE:** 2/5/2026

SUBJECT: Comprehensive Plan Amendment (Continuance) - CPAS25(14) Bellamy Brothers Blvd at SR 52 Property – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) Changing from IL (Industrial-Light) to COM (Commercial) on Approximately 1.51 Acres of Real Property Located on the Southeast Corner of the Intersection of State Road 52 and Bellamy Brothers Boulevard.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC 02/05/2026 - BCC at DC 03/10/2026.

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to 03/05/2026, at 1:30 p.m. or as soon thereafter as same may be heard Dade City.

BACKGROUND:

PROJECT OVERVIEW

The petitioner is requesting a Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from IL (Industrial-Light) to COM (Commercial) to allow for the development of a 7,000 square foot (sq. ft.) gas station, a quick service restaurant, and ice cream parlor with a drive-thru. The applicant is not proposing an accessory car wash on site.

The subject site is approximately 1.51 acres and is located at the southeast corner of the signalized intersection of State Road 52 and Bellamy Brothers Boulevard.

This agenda memo was prepared by: Vasilios Savopoulos, Planner I

GENERAL INFORMATION	
Agent of Record (AOR)	Richard J. Marcel, ARL Design Group, LLC.
Applicant	Jacob Jordan, 52 & Bellamy Investment Group LLC
Project Address	San Antonio, FL. 33576

SITE DETAILS

Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Use(s)	Proposed Use(s)
12 25 19 0000 00900 0080	1.51	IL (Industrial-Light)	I-1 Light Industrial	COM (Commercial)	Vacant	7,000-sq. ft. of

			Park District			commercial development

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	C-2 General Commercial District	ROR (Retail/Office/ Residential)	Vacant
South	I-1 Light Industrial Park District	IL (Industrial-Light)	Vacant
East	I-1 Light Industrial Park District	IL (Industrial-Light)	Vacant
West	MPUD Master-Planned Unit Development District	EC (Employment Center)	Amazon Distribution Center

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

ATTACHMENT(S):
1. PDE26-0026 Proof of Publication
2. PDE26-0026 Applicant Affidavit of Publication

cc: DA/DE/NP/VS/PDE26-0026 Bellamy Brothers Blvd at SR 52 Property LPA

72887

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-018 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

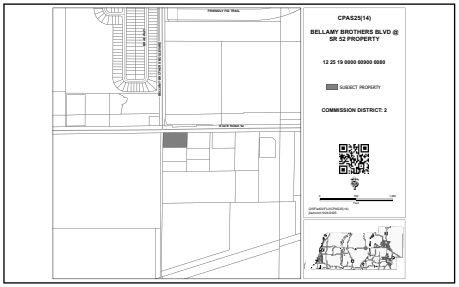
Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

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

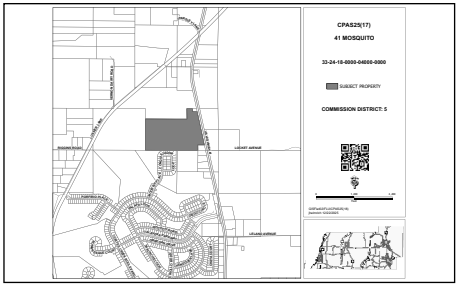
1. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 13) FROM IL (INDUSTRIAL-LIGHT) TO COM (COMMERCIAL) ON APPROXIMATELY 1.51 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 52 AND BELLAMY BROTHERS BOULEVARD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS 25(14) Bellamy Brothers Blvd at SR 52 Property]



2. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 05 AND SHEET 12) FROM AG/R (AGRICULTURAL/RURAL) AND ROR (RETAIL/ OFFICE/RESIDENTIAL) TO RES-3 (RESIDENTIAL-3 DU/GA) ON APPROXIMATELY 41.85 ACRES OF REAL PROPERTY LOCATED WEST OF US HIGHWAY 41 APPROXIMATELY 1.75 MILES NORTH OF THE INTERSECTION OF STATE ROAD 52 AND US HIGHWAY 41; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25(17) 41 Mosquito]



On Thursday, February 5, 2026, at 1:30 p.m. the Pasco County Planning Commission, convened as the Local Planning Agency, will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, March 10, 2026, at 1:30 P.M. the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

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 these hearings 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.

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PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-018

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Richard J. Marcel, Authorized Agent

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): 12-25-19-0000-00900-0080

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: Bellamy Brothers Blvd at SR 52 Property

Project Number: COMPPL-2025-0017 (CPAS25(14))

Request: Small-Scale Future Land Use Map amendment from Industrial Light (IL) to Commercial (COM)

That attached is the following:

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

X Certificate of mailing for the notices, which were mailed on ~~1-8-2026~~ 1/12/2026 (RW) MAILINGS ONLY (RW). (Date)

____ Photos showing the placement of and language on the signage, which was posted on _____.

FURTHER AFFIANT SAYETH NOT

STATE OF Florida

COUNTY OF Pasco

(Date)

The foregoing instrument was acknowledged before me me by means of ☑ physical presence or ☐ online notarization, this 1/12/2026 (date) by Richard Marcel (name of person acknowledging), who is personally known to me or who has produced FL DL (type of identification) as identification.

Seal:

KENNETH A. OAKES
Notary Public, State of Florida
Commission# HH 297223
My comm. expires August 3, 2026

NOTARY PUBLIC

UNITED STATES POSTAL SERVICE.

EMBASSY CROSSING
9602 US HIGHWAY 19
PORT RICHEY, FL 34668-4642
www.usps.com

01/12/2026 12:17 PM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	18		$12.60

Grand Total: $12.60

Debit Card Remit $12.60
Card Name: VISA
Account #: XXXXXXXXXXXX4297
Approval #: 047169
Transaction #: 193
Receipt #: 075911
Debit Card Purchase: $12.60
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Verified

TO REPORT AN ISSUE
Visit https://emailus.usps.com

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how

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or scan this code with your mobile device,

or call 1-800-410-7420.

UFN: 117727-0280
Receipt #: 840-53270291-4-8935498-2
Clerk: 10

12 25 19 0000 00100 0020
MESKER DOUGLASS C
6423 RENWICK CIR
TAMPA, FL 33647-1173

12 25 19 0000 00500 0000
FL DEPT OF TRANSPORTATION
11201 N MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 00900 0021
AMAZON COM SERVICES LLC
PO BOX 80416
SEATTLE , WA 98108-0416

12 25 19 0000 00900 0040
YARDCO PASCO HOLDINGS LLC
PO BOX 560624
ORLANDO, FL 32856

12 25 19 0000 00900 0060
GATOR CONCRETE & MASONRY INC
27451 MILLER RD
DADE CITY, FL 33525-7642

12 25 19 0000 00900 0080
PALLY MADHAVA T REV LIV TRUST PALLY MADHAVA T TRUSTEE
13650 FIDDLESTICKS BLVDSTE 202-339
FORT MYERS, FL 33912-0312

12 25 19 0000 00900 0090
BOYT JAMES A
5015 FORESTAY CT
NEW PORT RICHEY, FL 34652-4422

12 25 19 0000 00900 00B2
GATOR CONCRETE & MASONRY INC
27451 MILLER RD
DADE CITY, FL 33525-7642

12 25 19 0000 00900 00C0
BELLAMY COMMONS LLC
3604 CRESTHILL LN
LAND O LAKES, FL 34639-8805

12 25 19 0000 00900 00E0
GATOR CONCRETE & MASONRY INC
27451 MILLER RD
DADE CITY, FL 33525-7642

12 25 19 0000 00900 0BB0
52 PROPERTY LLC
28450 SAINT JOE RD
DADE CITY, FL 33525-7325

12 25 19 0000 29900 0000
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 29900 0040
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 29900 0050
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 29900 1000
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 29900 1020
FL DEPT OF TRANSPORTATION BUREAU OF RIGHT OF WAY
11201 MCKINLEY DR
TAMPA, FL 33612-6456

12 25 19 0000 49900 0010
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

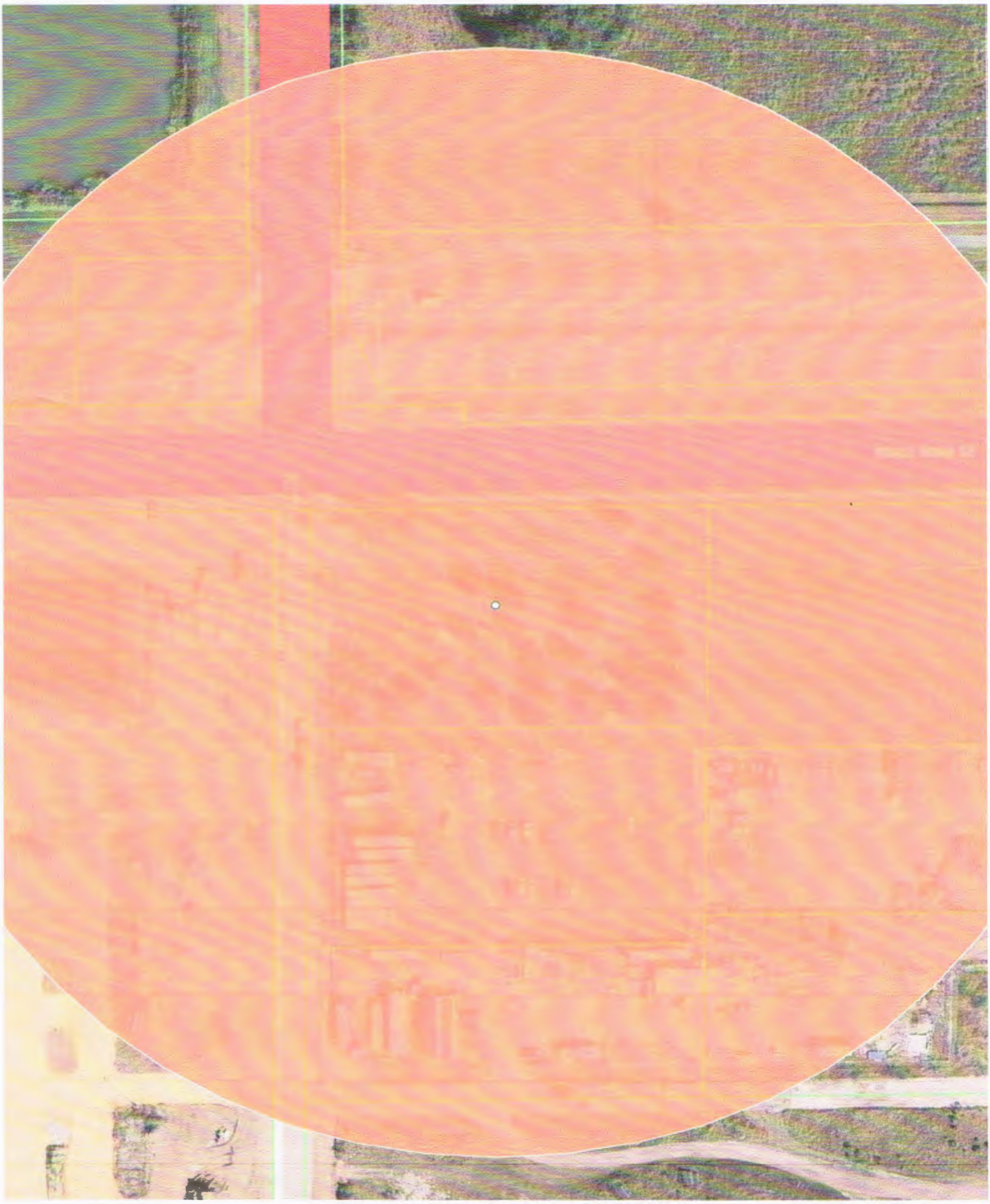
12 25 19 0000 49900 0050
PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY, FL 34653-2359

EMBASSY CROSSING POST OFFICE
JAN 12 2026
FORT RICHEY, FL 34668-9998

18

UNITED STATES POSTAL SERVICE
0000

U.S. POSTAGE PAID
PORT RICHEY, FL
34668
JAN 12, 26
AMOUNT
$12.60
S2324H504280-10



ARL Design Group, llc

Phone: (727) 488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: www.ARLDesign.net
Florida State Certified Professional Engineering Firm Certificate of Authorization: 36127

January 8, 2025

RE: Bellamy Brothers Blvd at SR 52 Property - Comprehensive Plan Amendment CPAS25(14)

Dear Property Owner:

This letter is to notify you that Comprehensive Plan Amendment CPAS25(14) has been filed to change the Comprehensive Plan Land Use Designation for parcel ID No. 12-25-19-0000-00900-0080. The amendment to the future land-use from Industrial Light (IL) to Commercial (COM) allows for a 7000-sf building for a convenience store with gas pumps, quick service restaurant, and ice cream parlor with a drive-thru facility.

The parcel is located at the southeast corner of Bellamy Brothers Boulevard and State Road 52.

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

Planning Commission	**02/05/2026***	**Historical Courthouse* 37918 Meridian Avenue Dade City, Fl 33525**	**1:30 p.m.**
Board of County Commissioners	**03/10/2026***	**Historical Courthouse* 37918 Meridian Avenue Dade City, Fl 33525**	**1:30 p.m.**

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

The Application and all supporting documentation on file regarding the Comprehensive Plan Amendment can be viewed by contacting, Vasilios Savopoulos, Planner I, Planning Development, and Economic Growth Department, Pasco County Government Center, 8731 Citizens Drive, Suite 200, New Port Richey FL 34654; 727-847-8142; vsavopoulos@pascocountyfl.net.

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

ARL Design Group, llc

Phone: (727) 488-1002
Address: 8209 State Road 52, Hudson, FL 34667
Website: www.ARLDesign.net
Florida State Certified Professional Engineering Firm Certificate of Authorization: 36127

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

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

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

Richard 'Rick' Marcel, Project Manager
Phone: 727-488-1002
Email: Rick@arldesign.net

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

Jacob Jordan, MGR

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): 12-25-19-0000-00900-0080

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: Bellamy Brothers Blvd at SR 52 Property

Project Number: COMPPL-2025-0017 (CPAS25(14))

Request: Small-Scale Future Land Use Map amendment from Industrial Light (IL) to Commercial (COM)

That attached is the following:

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

_____ Certificate of mailing for the notices, which were mailed on _____ (Date).

X Photos showing the placement of and language on the signage, which was posted on 1/15/2025.

FURTHER AFFIANT SAYETH NOT

1/16/26
(Date)

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me me by means of ☑ physical presence or ☐ online notarization, this 01-16-2026 (date) by Jacob Jordan (name of person acknowledging), who is personally known to me or who has produced FL DL (type of identification) as identification.

Seal:

NOTARY PUBLIC

Notary Public State of Florida
Kaitlyn Fratianni
My Commission HH 710212
Expires 9/28/2029

NYE
COMMERCIAL ADVISORS
813-973-0214
www.nyecommercial.com
PUBLIC HEARINGS
PASCO
App. No. CPAS25(14)
COMPREHENSIVE PLAN AMENDMENT
FROM: INDUSTRIAL-LIGHT
TO: COMMERCIAL
Local Planning Agency
02/05/26
1:30 p.m.
Historic East Pasco, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26
1:30 p.m.
Pasco Courthouse, 37918 Meridian Avenue, Dade City
Planning@pasco.gov / 727-847-8140
Hearing Voice Impaired Dial 711
Agendas/Live Streaming/Minutes

PUBLIC HEARINGS

PASCO
COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPAS25(14)

COMPREHENSIVE PLAN AMENDMENT

FROM: INDUSTRIAL-LIGHT

TO: COMMERCIAL

Local Planning Agency

02/05/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: All **FILE NO.:** PDE26-0455 **DATE:** 2/5/2026

SUBJECT: Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) (Continuance) – Meadow Pointe II Community Development District (CDD) – An Appeal of the Determination of the Development Review Director to Deny a Request to Install a Gate Across Wrencrest Drive (SITEPLN-2024-00162)

REFERENCES: Land Development Code (LDC) Section 407.1 Appeals, and the Comprehensive Plan - Continued from the 11/6/25 PC

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Continue to the April 2, 2026, Planning Commission meeting at 1:30 p.m. or as soon thereafter as same may be heard in Dade City.

BACKGROUND:

The Appellant is requesting a Continuance to the April 2, 2026 PC hearing in DC so that the recently submitted Alternative Standard Request may be properly reviewed, and sufficient time has elapsed for the Public Noticing requirements to be met for the same.

FINDINGS OF FACT:

1. The Planning Commission heard the item on the November 6, 2025, agenda and concurred that some sort of action could be considered to calm and/or reduce traffic in the area, but that a gate was not the preferred option and that the appellant needed to propose an alternative method of slowing or reducing traffic. The submission of an Alternative Standard Request was recommended to the appellant, and a discussion ensued regarding a possible 60-day review timeline for the same; the appellant's representative indicated that an Alternative Standard Request for relief from the cited Code Section requiring the interconnection between the two projects would be forthcoming. The item was then continued so that the appellant could put together and submit the Alternative Standard for consideration and review by the Development Review staff.
2. On December 18, 2025, the appellant's representatives and County staff held a meeting to discuss another proposal presented by the appellant; however, it was another gate. During the meeting, discussions were held regarding the fact that the PC wanted alternatives presented other than a gate; there are additional traffic-calming devices available for consideration, such as speed bumps, humps, tables, chicanes, etc.; these other traffic-calming devices can also act as traffic diversion devices per studies such as the *Impacts of Traffic Calming* by Reid Ewing of Fehr & Peers Associates, Inc. (attached hereto as Exhibit C, with a Summary of the Study attached as Exhibit D); the fact that there is no land available for a turn-around device in the area where the gate is proposed, which would cause traffic back-up and additional potential conflicts; Fire/Rescue was consulted on a preference of traffic-calming devices, and the representative indicated that any sort of traffic-calming devices can potentially slow them down during an emergency, and that a gate may be preferable because they can generally 'trigger' the gate action before reaching it; however, if there is a traffic issue

at or near the gate with vehicles stacking up behind it because they cannot maneuver around it or turn around, that could prevent Fire/Rescue from being able to access/go through the gate, regardless.

3. The Appellant submitted an Alternative Standard Request on January 8, 2026; it has passed Content/Sufficiency Review, and it will be distributed for staff review once the fees are paid.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-0455 Public Notice Affidavit

60588

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 PDE26-004 was published in said newspaper by print in the issues of 10/22/25 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 **10/22/2025**

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

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

NOTICE OF PUBLIC HEARING
APPEAL FOR PROPERTY
LOCATED IN PASCO COUNTY

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on Thursday, November 6, 2025, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m., to consider an application for appeal pursuant to the provisions of the Pasco County Land Development Code, Section 407.1. The hearing will be conducted at the stated time or as soon thereafter as is practical on the following application:

1 Appeal of a Determination by the Development Review Director (APPEAL-2025-00005) – Meadow Pointe II Community Development District (CDD) – An Appeal of the Determination of the Development Review Director to Deny a Request to Install a Gate Across Wrencrest Drive (SITEPLN-2024-00162) – Located on Wrencrest Drive

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.

PDE26-004

October 22, 2025 60588

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 1 **FILE NO.:** PDE26-7905 **DATE:** 2/5/2026

SUBJECT: Zoning Amendment (Consent) –Nieves Property – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – North Central Pasco County – West Side of Hudson Lane Approximately 730 Feet South of the Intersection of St Joe Road and Hudson Lane – Containing Approximately 12.61 Acres

REFERENCES: All Planning Commission (PC) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): PC at DC 2/5/26– BCC at DC 3/10/26

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:
Recommend approval to the Board of County Commissioners (BCC) of the requested Zoning Amendment.

BACKGROUND:
Petition No. 7905 (REZONE-2025-00018), in the name of Nieves Property, has been filed for a change in zoning from an A-C Agricultural District being changed to an AR-1 Agricultural-Residential District in accordance with the Land Development Code (LDC) Section 506, AR-1 Agricultural-Residential District. The subject site has a Future Land Use (FLU) classification of RES-1 (Residential 1 – Du/Ga) under the 2025 Pasco County Comprehensive Plan. The parcel is located on the west side of Hudson Lane approximately 730 feet south of the intersection of St Joe Road and Hudson Lane (Parcel I.D. No.: 25 24 20 0000 01900 0000), containing approximately 12.61 acres. The parcel is within Rural Area 1 (Northeast Pasco County Rural Area as defined in Map 2-13, Rural Areas). The applicant has agreed to limit the development to three (3) dwellings units at approximately 4.20 acres each as set forth in the companion deed restriction.

The lead planner for this project and author of this memo is Yvrose Stevens, Planner II.

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-C Agricultural District; A-R Agricultural-Residential District	RES-1 (Residential 1 – Du/Ga)	Mobile Home; Single-Family Dwellings
EAST	AR-1 Agricultural-Residential District; A-R Agricultural-Residential District	RES-1 (Residential 1 – Du/Ga)	Single-Family Dwellings
SOUTH	AR-1 Agricultural-Residential District; A-R	RES-1 (Residential 1 – Du/Ga)	Single-Family Dwellings; Vacant

	Agricultural-Residential District		
WEST	A-C Agricultural District	AG/R (Agricultural/Rural)	Seaworld Parks & Entertainment

FINDINGS OF FACT:

1. The subject site is undeveloped on approximately 12.61 acres. The applicant proposes to develop the property in conformance with LDC, Section 506 AR-1 Agricultural-Residential District standards for development.

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

"The proposed project involves the rezoning of a 12.61-acre parcel from Agricultural District (AC) zoning to Agricultural Residential 1 (AR1) zoning. The intent of this rezoning is to allow for the subdivision of the parcel into three individual residential lots, each with a direct access driveway connected to Hudson Lane, designed to meet local safety and accessibility standards. Driveways will be constructed to provide adequate visibility and safe ingress/egress. This project aims to create a residential family community that harmonizes with the surrounding environment while maintaining agricultural integrity."

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

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

b. There shall be a maximum of three (3) dwelling units on the property.

4. Access to the property is from Hudson Lane, a privately owned and maintained residential roadway.

5. In 2017, the Greenways, Trails, and Blueways Map (Map 5-1) was adopted into the Comprehensive Plan (REC 1.6.2). There are no conceptual trails identified on either St. Joe Road or Hudson Lane. A conceptual trail corridor was identified on Darby Trails approximately a mile south of the subject site.

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

7. The surrounding area is characterized by residential development.

8. The subject site is within the North Market Area and Rural Area 1 (Northeast Pasco Rural Area as defined in Map 2-13, Rural Areas).

9. 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.

10. The subject area has a Future Land Use (FLU) classification of RES-1 (Residential 1 – Du/Ga) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the Comprehensive Plan.

11. On November 15, 2025, the applicant held a neighborhood meeting, in accordance with the provisions of the LDC, Section 305.1.A, Neighborhood Meeting Intent and Purpose within the rural areas as depicted on Map 2-13 of the Comprehensive Plan. The neighborhood meeting summary package showed the neighbor's primary concern of having 12 separate lots in the area (Attachment 5). This is mitigated with the Deed Restriction limiting the property to three (3) dwelling units.

12. On July 9, 2025, the subject request was found to be exempt from Timing and Phasing analysis (T&P-2025-00021) as the highest and best use of the proposed zoning district would result in a gross trip difference of less than 50 peak trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.

13. Hudson Lane is a privately owned and maintained dirt roadway and is considered a substandard road. The project's expected daily trips are less than 100, therefore, in accordance with LDC 901.4 C.4, the project is exempt from substandard roadway analysis and mitigation (SSRRA-2025-00070).

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

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

PLANNING COMMISSION ACTION:

Approval of PDE Recommendation: _ Ayes; _ Nays

BOARD OF COUNTY COMMISSIONERS ACTION:

OWNER'S/APPLICANT'S ACKNOWLEDGMENT:

The owner/applicant acknowledges that he/she has read, understood, and accepted this Zoning 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: _____

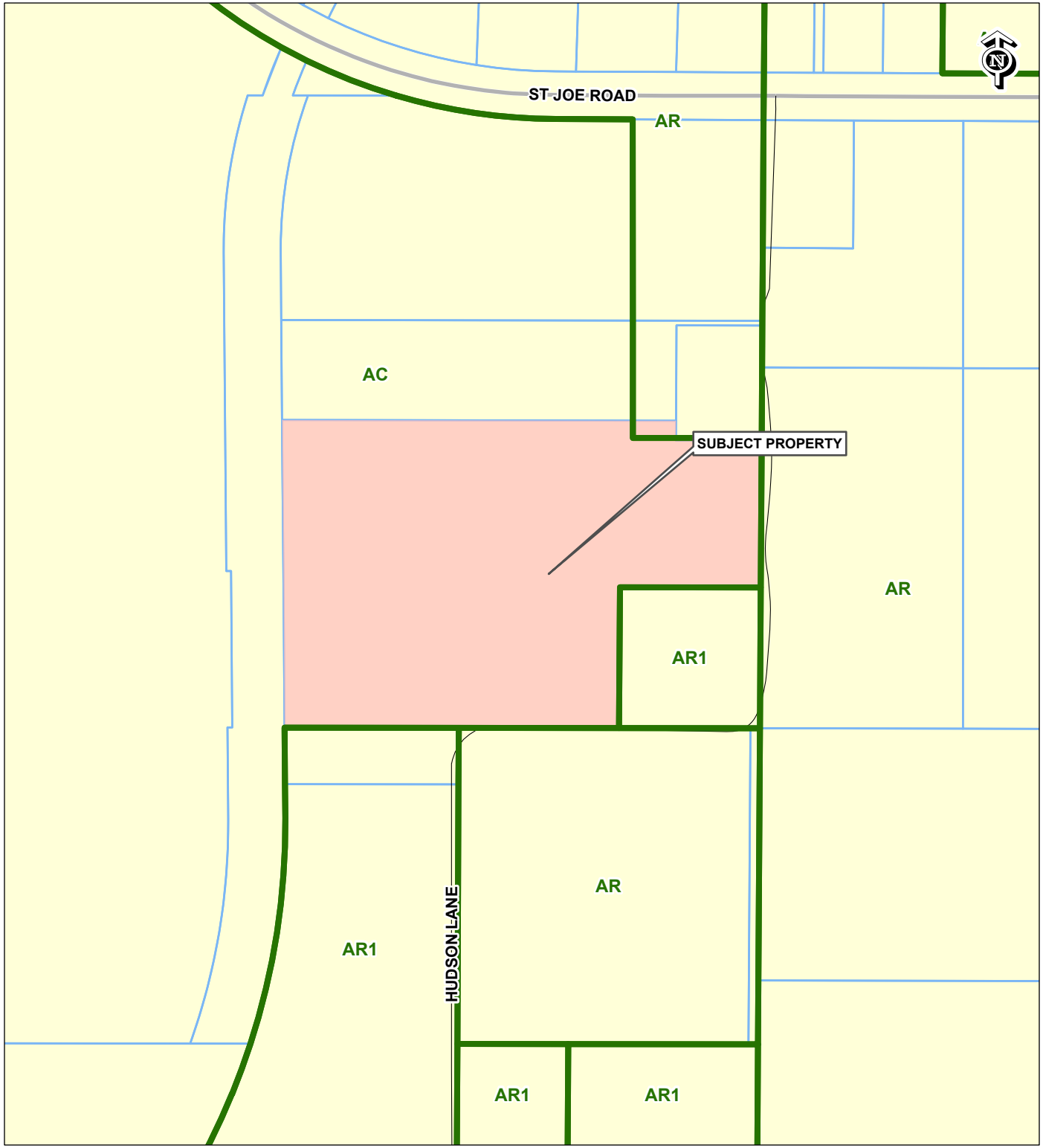
_____

FISCAL IMPACT/COST/REVENUE STATEMENT:

ATTACHMENT(S):

1. PDE26-7905 Zoning Visuals
2. PDE26-7905 Narrative
3. PDE26-7905 Deed Restriction
4. PDE26-7905 Exhibit A
5. PDE26-7905 Neighborhood Meeting Packet
6. PDE26-7905 Timing and Phasing Analysis
7. PDE26-7905 Signature Sheet
8. PDE26-7905 Proof of Publication
9. PDE26-7905 Affidavit

cc:



RZ-7905
A-C TO AR-1

25-24-20-0000-01900-0000

ERIN S & BENEDICTO NIEVES / NIEVES PROJECT
10551 TESSERA TRCE
DADE CITY, FL 33525-1559

PHYSICAL ADDRESS:
14385 HUDSON LANE

TAZ-74
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
EXISTING ZONING

0 300 600
Feet

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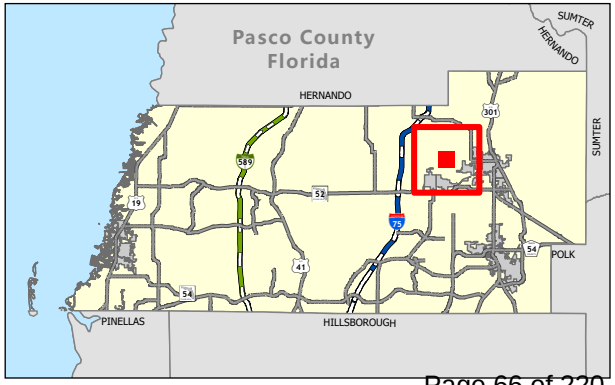

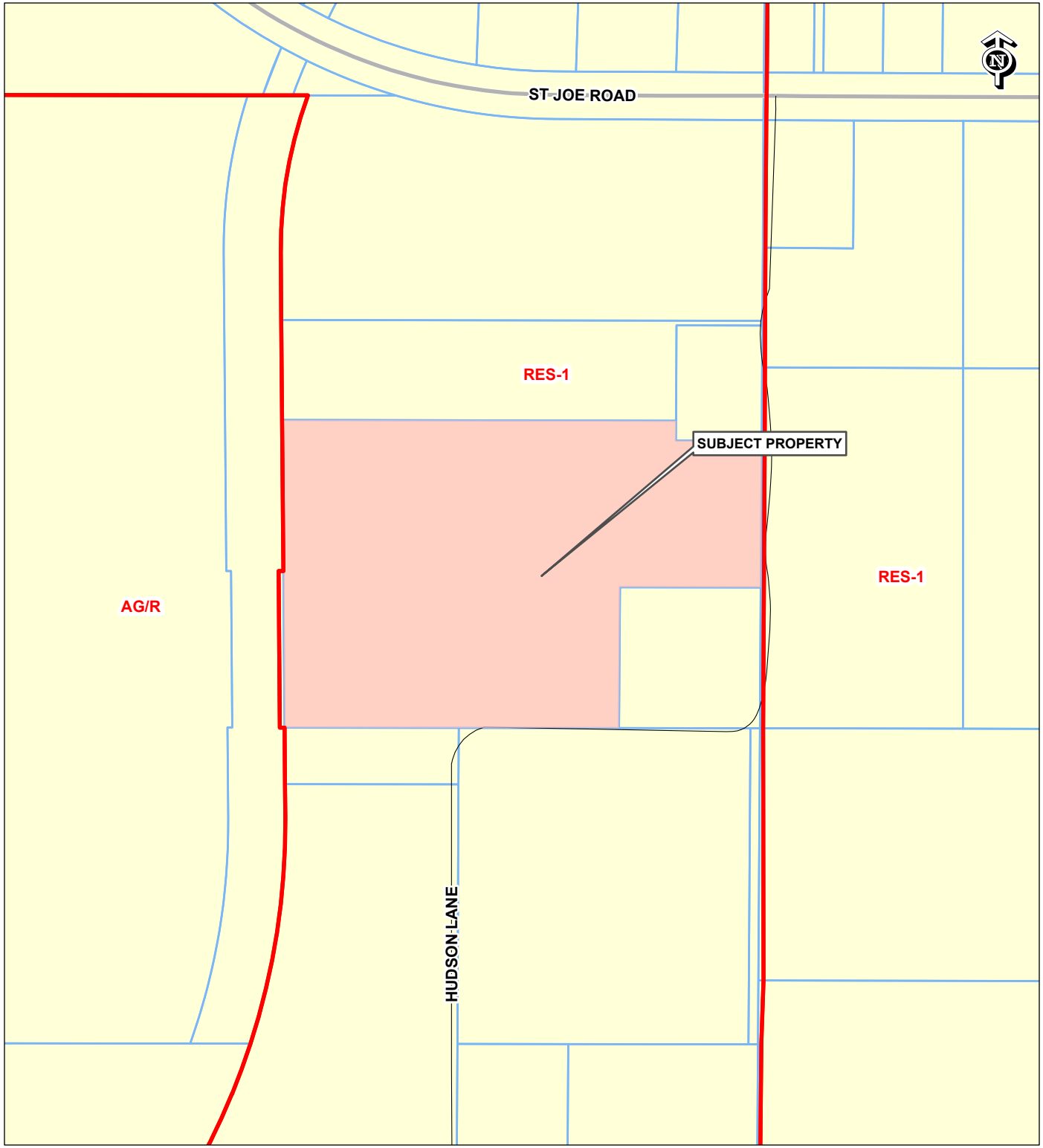

RZ-7905
A-C TO AR-1

25-24-20-0000-01900-0000

ERIN S & BENEDICTO NIEVES / NIEVES PROJECT
10551 TESSERA TRCE
DADE CITY, FL 33525-1559

PHYSICAL ADDRESS:
14385 HUDSON LANE

TAZ-74
COMMISSION DISTRICT: 1

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 300 600
Feet

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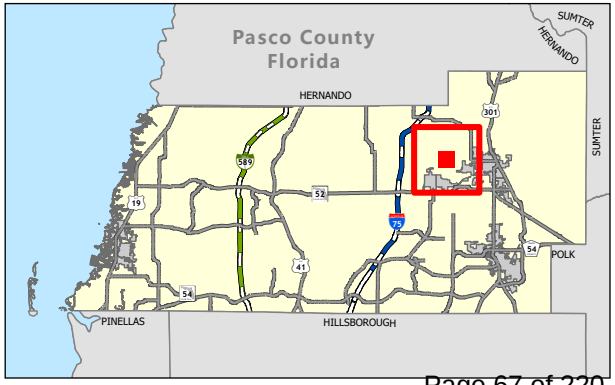

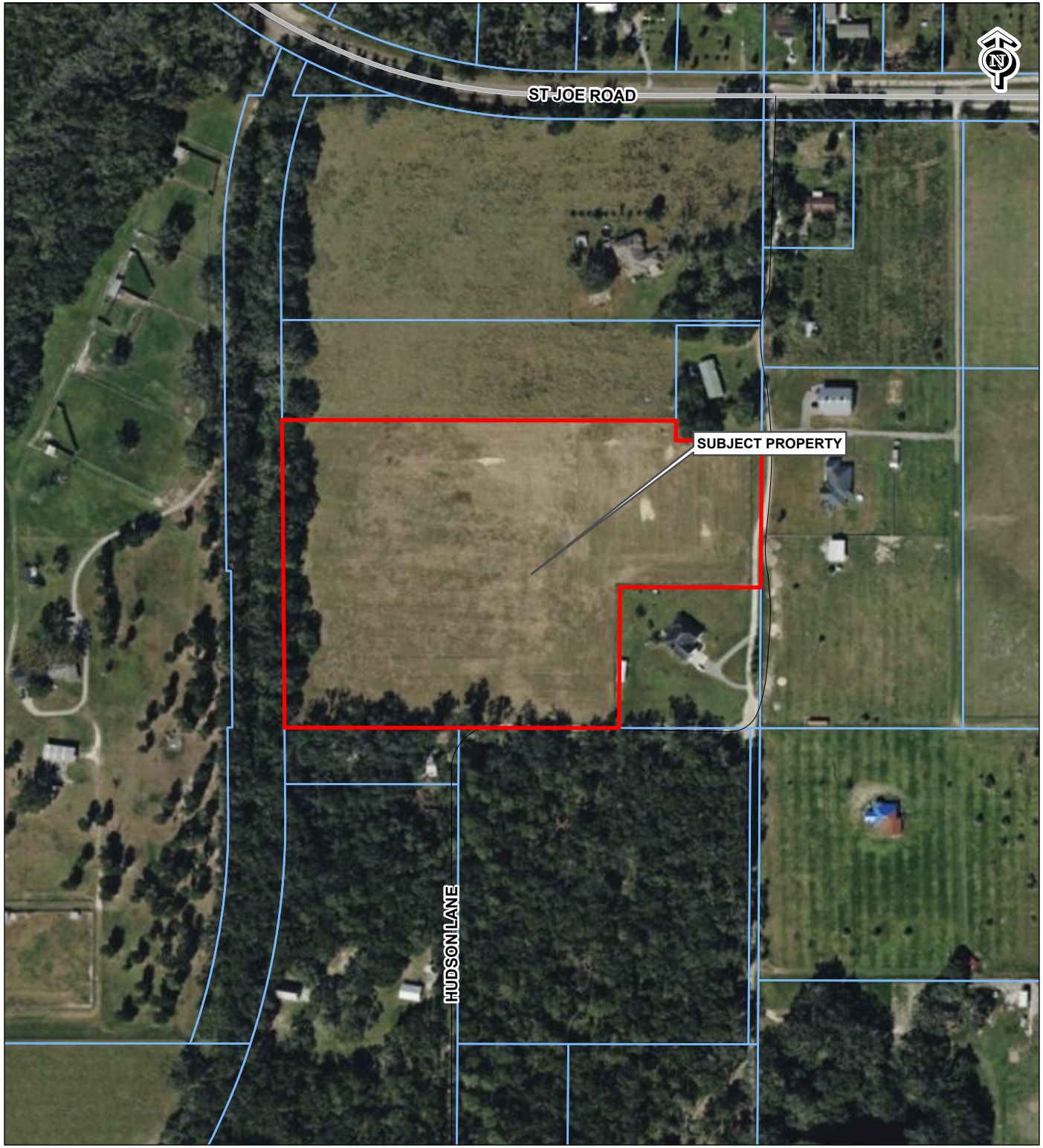

RZ-7905
A-C TO AR-1

25-24-20-0000-01900-0000

ERIN S & BENEDICTO NIEVES / NIEVES PROJECT
10551 TESSERA TRCE
DADE CITY, FL 33525-1559

PHYSICAL ADDRESS:
14385 HUDSON LANE

TAZ-74
COMMISSION DISTRICT: 1

SUBJECT PROPERTY

0 300 600
Feet

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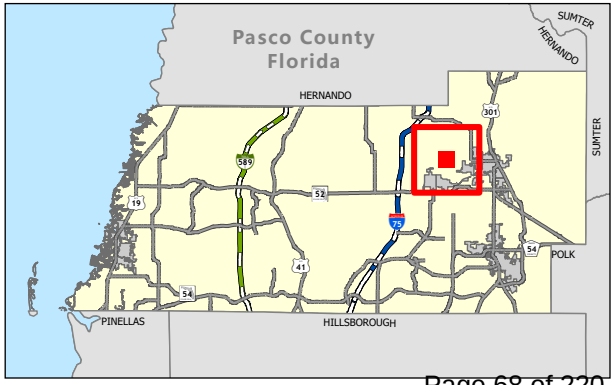

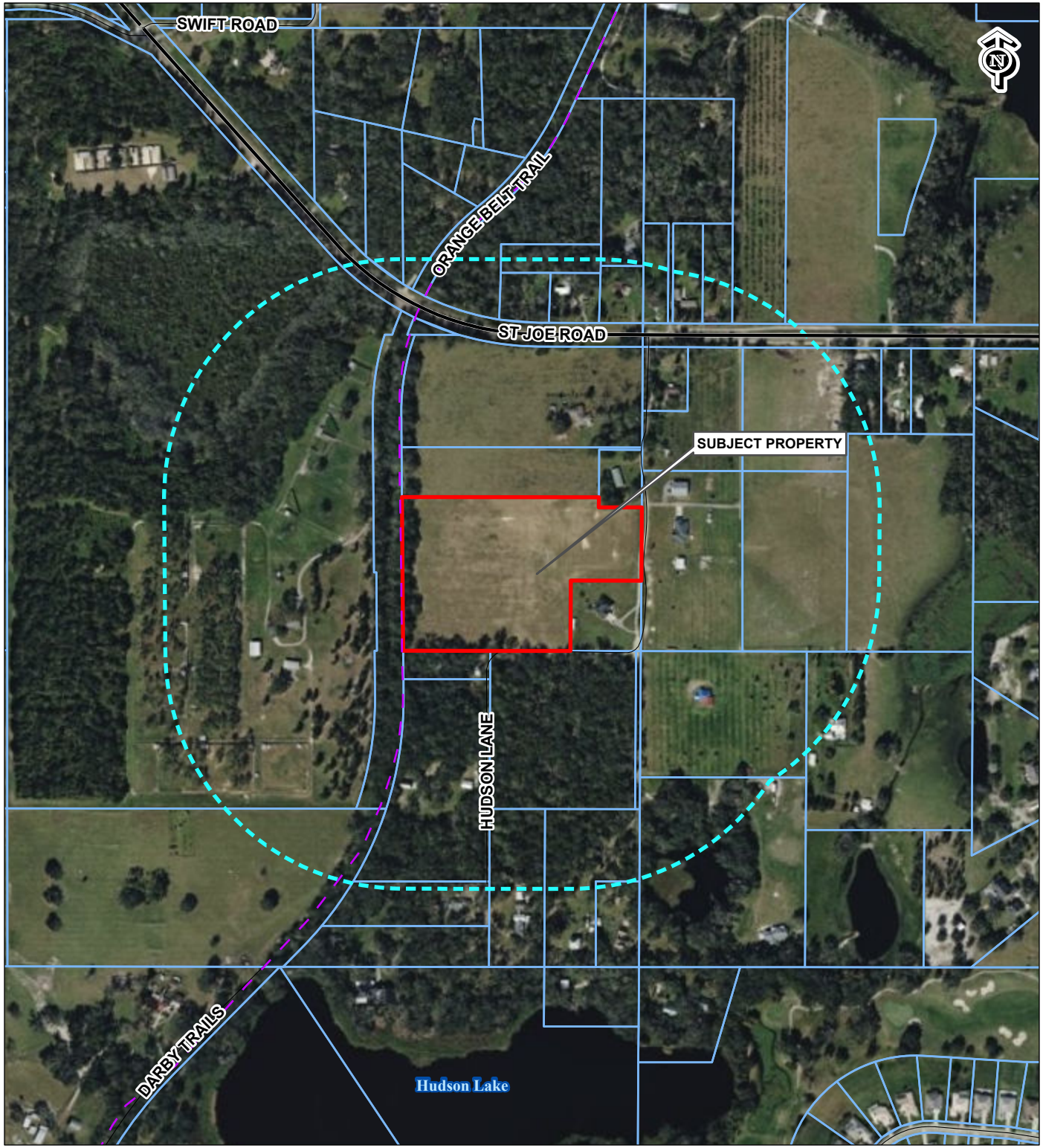

RZ-7905
A-C TO AR-1

25-24-20-0000-01900-0000

ERIN S & BENEDICTO NIEVES / NIEVES PROJECT
10551 TESSERA TRCE
DADE CITY, FL 33525-1559

PHYSICAL ADDRESS:
14385 HUDSON LANE

TAZ-74
COMMISSION DISTRICT: 1

Subject Property
Conceptual Trails / Planned
1000ft Buffer
Existing Collector

0 600 1,200
Feet

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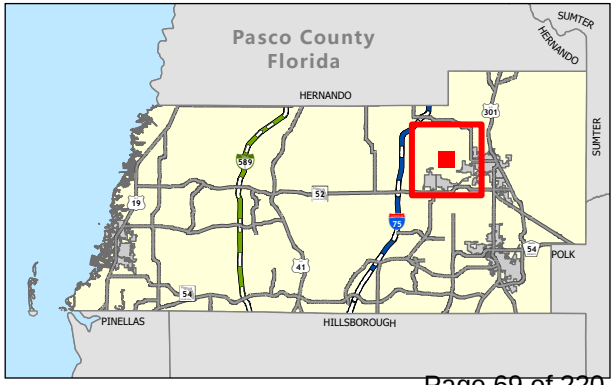


Erin and Benedicto Nieves
10551 Tessera Trace
Dade City, FL 33525
Parcel Number: 25-24-20-0000-01900-0000 (Hudson Lane)

RE: Narrative

The proposed project involves the rezoning of a 12.61-acre parcel from Agricultural District (AC) zoning to Agricultural Residential 1 (AR1) zoning. The intent of this rezoning is to allow for the subdivision of the parcel into three individual residential lots, each with a direct access driveway connected to Hudson Lane, designed to meet local safety and accessibility standards. Driveways will be constructed to provide adequate visibility and safe ingress/egress. This project aims to create a residential family community that harmonizes with the surrounding environment while maintaining agricultural integrity.

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 ; ("Declarant").

RECITALS

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

2. The Property is currently zoned A-C Agricultural District.

3. 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-7905, from A-C Agricultural District to AR-1 Agricultural-Residential District.

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

W I T N E S E T H:

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

ARTICLE I
RESTRICTIONS ON THE PROPERTY

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

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

County, to the extent it prevents any use allowed or preempted by Section 125.01055(7), Florida Statutes.

b. There shall be a maximum of three (3) dwelling units on the Property.

ARTICLE II
MISCELLANEOUS PROVISIONS

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

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

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

Declarant:

County: 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 Amended and Restated Declaration are inserted only as a matter of convenience and in no way limit, construe, or describe the scope or the intent of such portions or articles of this Amended and Restated Declaration, nor in any way modify or affect this Amended and Restated Declaration.

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

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

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

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

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

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

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

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

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

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

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

[EXECUTION PAGE TO FOLLOW]

DECLARANT:

_____
Authorized Representative

STATE OF _____
COUNTY OF _____

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

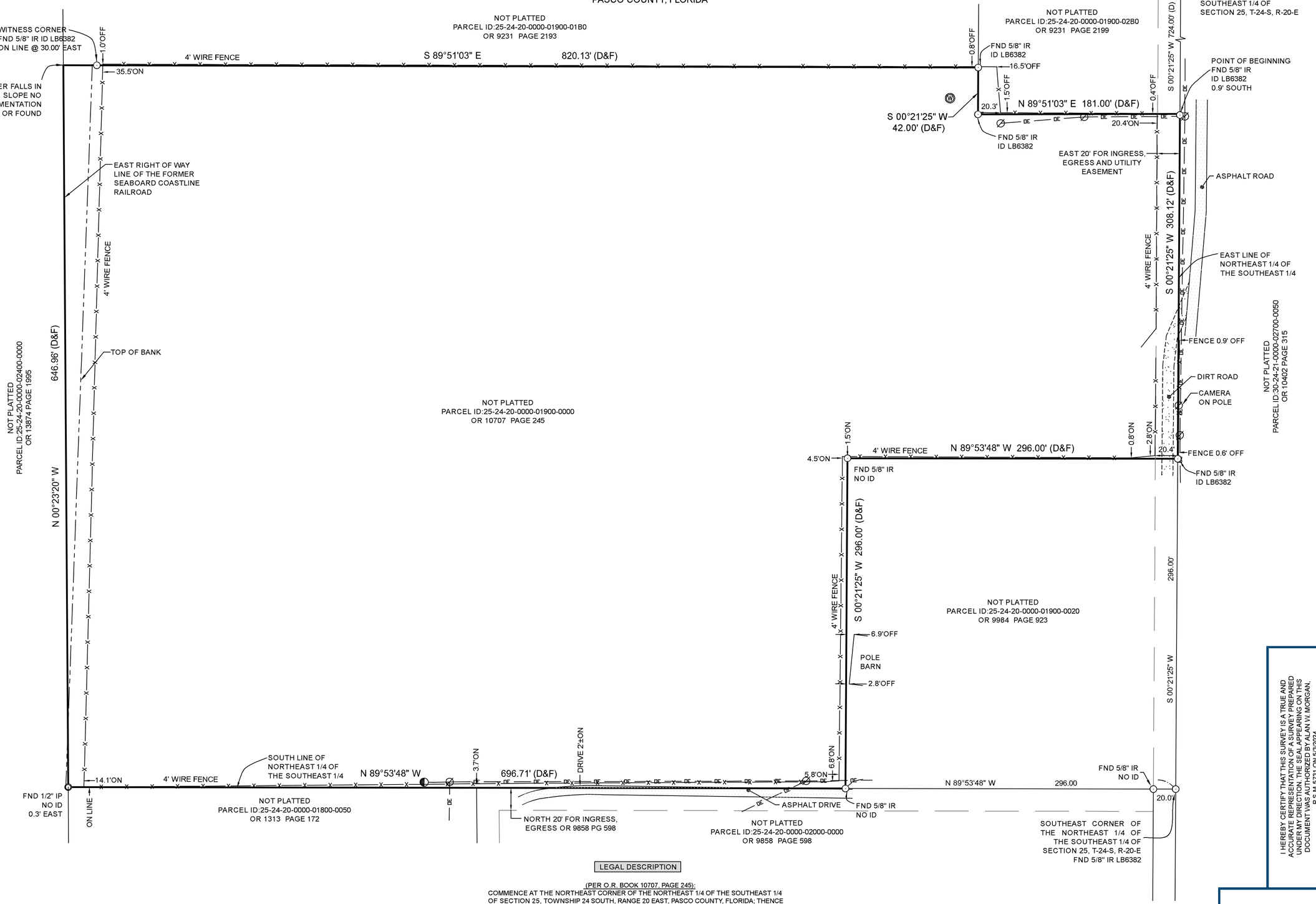
_____
Signature of Notary

_____
Printed Name of Notary
My Commission Expires:

Exhibit A
Legal Description

MAP OF BOUNDARY SURVEY

SECTION 25, TOWNSHIP 24 S, RANGE 20 E
PASCO COUNTY, FLORIDA



FLOOD ZONE INFORMATION

PROPERTY LIES WITHIN FLOOD ZONE "X" PER COMMUNITY PANEL NO. 12101C0257F, EFFECTIVE DATE 09/26/2014
(PER INFORMATION OBTAINED FROM WWW.MSC.FEMA.GOV)

CERTIFIED TO:
ERIN NIEVES & BENEDICTO NIEVES
SAN ANTONIO CITIZENS FEDERAL CREDIT UNION
LARKIN & LARKIN TITLE SERVICES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS:
14388 HUDSON LANE
DADE CITY, FL 33525

NORTH

BASIS OF BEARING IS SOUTH LINE OF SUBJECT PROPERTY, WHICH HAS A BEARING OF N 89°53'48" W PER DEED.

ALAN W. MORGAN, PSM #5731 5/3/24

UNLESS BEARING A DIGITAL SIGNATURE, COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALAN W. MORGAN, P.S.M 5731 ON 5/3/2024.

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

Alan Morgan

Digitally signed by Alan Morgan
Date: 2024.05.03 09:22:05 -04'00'

NOTES

1. NEITHER UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES, NOR ROOF OVERHANGS WERE LOCATED BY THIS SURVEY.
2. ADDITIONS OR DELETIONS TO THIS SURVEY BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.
4. BUILDING TIES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGAL DESCRIPTION

(PER O.R. BOOK 10707, PAGE 245):
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°21'25" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 724.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°21'25" WEST, A DISTANCE OF 308.12 FEET TO A POINT LYING 296.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89°53'48" WEST, A DISTANCE OF 296.00 FEET; THENCE SOUTH 00°21'25" WEST, A DISTANCE OF 296.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE NORTH 89°53'48" WEST, ALONG SAID LINE, A DISTANCE OF 696.71 FEET TO A POINT ON THE EAST RIGHT-OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE NORTH 00°23'20" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 646.96 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTH 89°51'03" BAST, A DISTANCE OF 820.13 FEET; THENCE SOUTH 00°21'25" WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 89°51'03" EAST, A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS THE EAST 20.00 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 20 EAST PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 296.00 FEET THEREOF AND LESS AND EXCEPT THE NORTH 50.00 FEET THEREOF FOR EXISTING ROAD RIGHT-OF-WAY-

LEGEND

- = Iron Pipe & Cap (IP)
- = Iron Rod & Cap (IR)
- = Nail & Disk (N&D)
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- TYP. = Typical
- (D) = Deed Dimension
- (F) = Field Measurement
- ON/OFF = On or Off Subject Property
- = Power Pole
- OE = Overhead Utilities
- = Well
- = Guy Wire

Job: PSMCO 24-0778
Field Date: 5/1/24 (R.R.)
Client Ref: n/a
Revision: n/a
Scale: 1"=60'

60' 0 30' 60'

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FL 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249/LB8362

PENINSULA Surveying & Mapping Co.

Neighborhood Meeting Notice for 12.61 acres located at 14385 Hudson Lane, Dade City, FL 33525 RZ-7905

Date: Saturday, November 15, 2025
Time: 9:00 a.m.
Neighborhood Meeting Location: Nieves Property
14385 Hudson Lane
Dade City, FL 33525

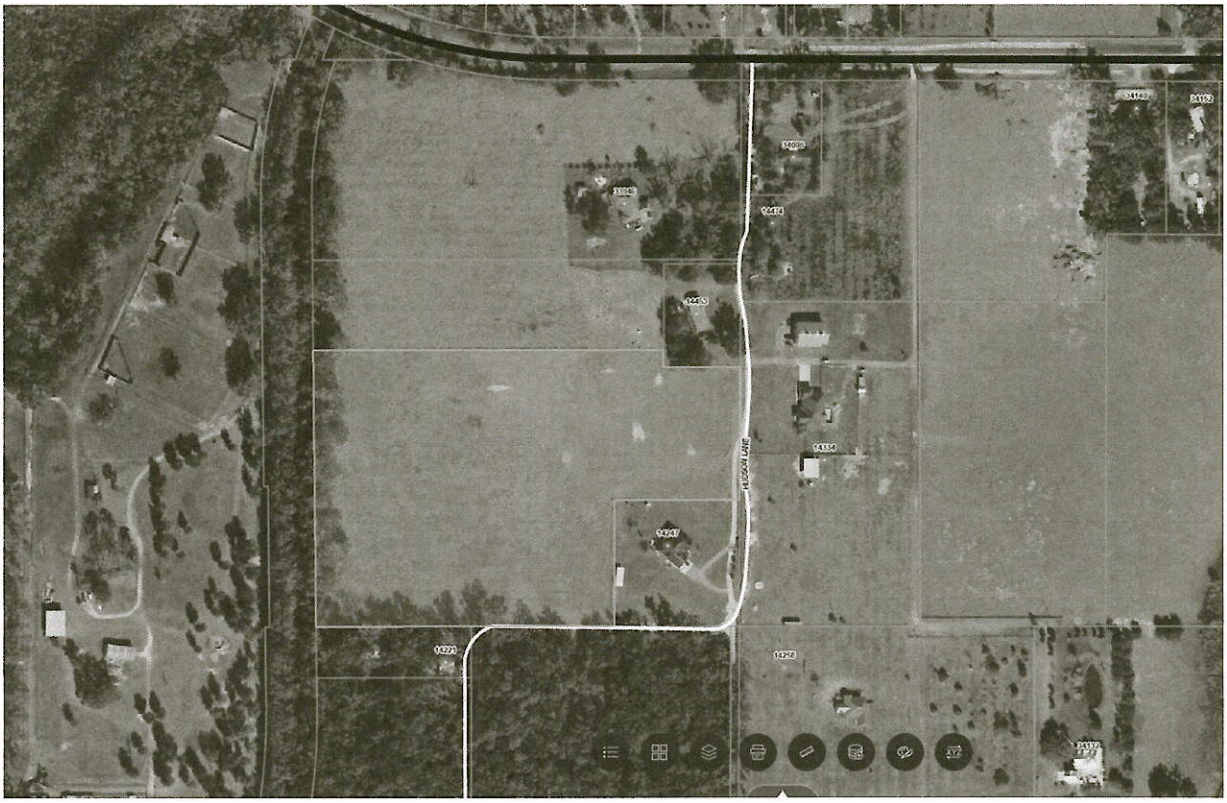
There will be a neighborhood meeting on Saturday, November 15, 2025, at 9:00 a.m. This workshop is being held to discuss the rezoning of 12.60 acres, located at 14385 Hudson Lane, Dade City, FL 33525, from Agricultural District (AC) to Agricultural Residential 1 (AR1).

This is not a public hearing. The purpose of this meeting is to inform the neighboring residents of the nature of the proposal, discuss the conceptual plan, and to seek comments. For inquiries related to the documents submitted with the application, RZ-7905 on 07/30/2025, please contact The Pasco County Planning, Development, and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34654, or call 727-847-8140, Ext. 1900

Please see the next page for a map of the proposed Parcel and a map of the neighborhood meeting location.

Thank you kindly,

Ben and Erin Nieves
10551 Tessera Trace
Dade City, FL 33525
813-355-7091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Neighborhood Meeting Summary

Date: November 13, 2025
Start Time: 9:00 AM
End Time: 9:47 AM

The neighborhood meeting was held to discuss the proposed rezoning of the property. All attendees were asked to sign in on the sign-in sheet provided. Each participant received a written overview of the project along with a map showing the property and surrounding roads.

Discussion Points:

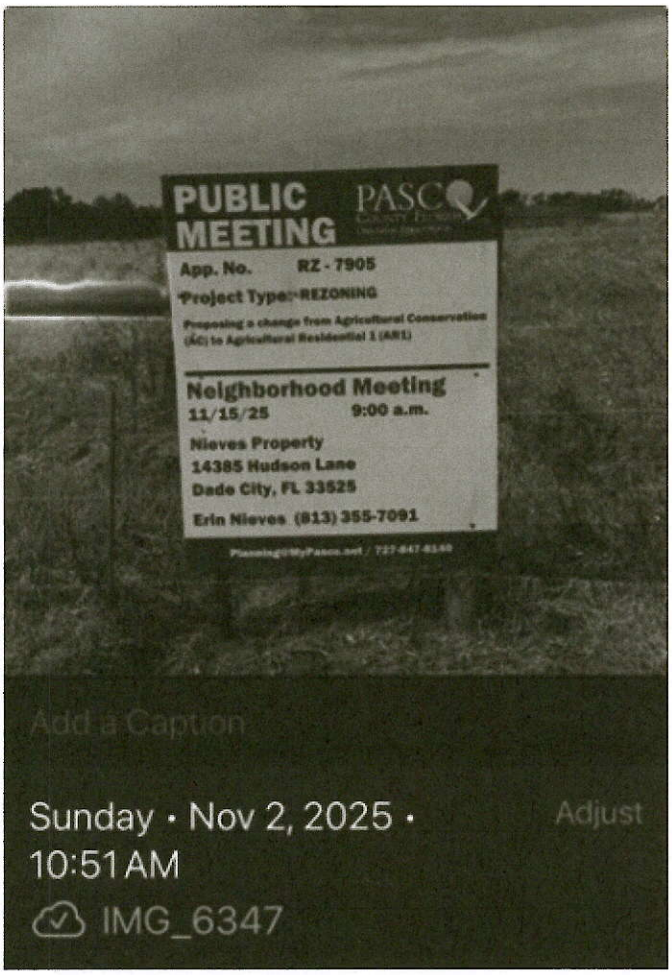
1. **Primary Concern:**
   Attendees initially expressed concern that the property might be divided into 12 separate lots for a housing development. After clarification that the plan involves building **three site-built homes** and showing their proposed locations on the property, this concern was resolved.

2. **Secondary Concern:**
   The maintenance of **Hudson Lane** was raised as an issue. This topic was discussed at length among attendees, including the possibility of requesting that Hudson Lane become a **county-maintained road**. No resolution was reached during the meeting.

NOVEMBER 15, 2025 RZ-7905 NIEVES PROPERTY

NEIGHBORHOOD MEETING SIGN-IN SHEET

PRINT name	Address	Email address
David Lee	14256 Hudson Lane	texasdeer101@gmail
Debbie Fladd	14014 Hudson Lane	dfladd@hotmail.com
Fran + Gene Hoffmann	14252 Hudson Lane	gene.franhoffmann@gmail
Leila + William Stewart	33949 Saint Joe Rd	lstewart689@Gmail.com
Tony and Jen Roma	14001 / 14021 / 13951 Hudson	admin@romaventures.com
John & Debbie Richter	14221 Hudson Lane	richterjohn37@Gmail.com
David Richter & Clara Barthle	14123 Hudson LN	drichter52@yahoo.com
Laura Bellm	33927 st Joe Rd	beannipe@aol.com
Bobby VanAllen	14247 Hudson Lane	BVA.MCS@gmail.com
Marcel Manning	14334 Hudson Ln	netpro25@gmail.com
Kymberly Makowiecki	14474 Hudson Lane	kymberlymak@gmail.com
DALI ALLADD	14258 HUDSON LANE	



Add a Caption

Sunday • Nov 2, 2025 • 10:51 AM

Adjust

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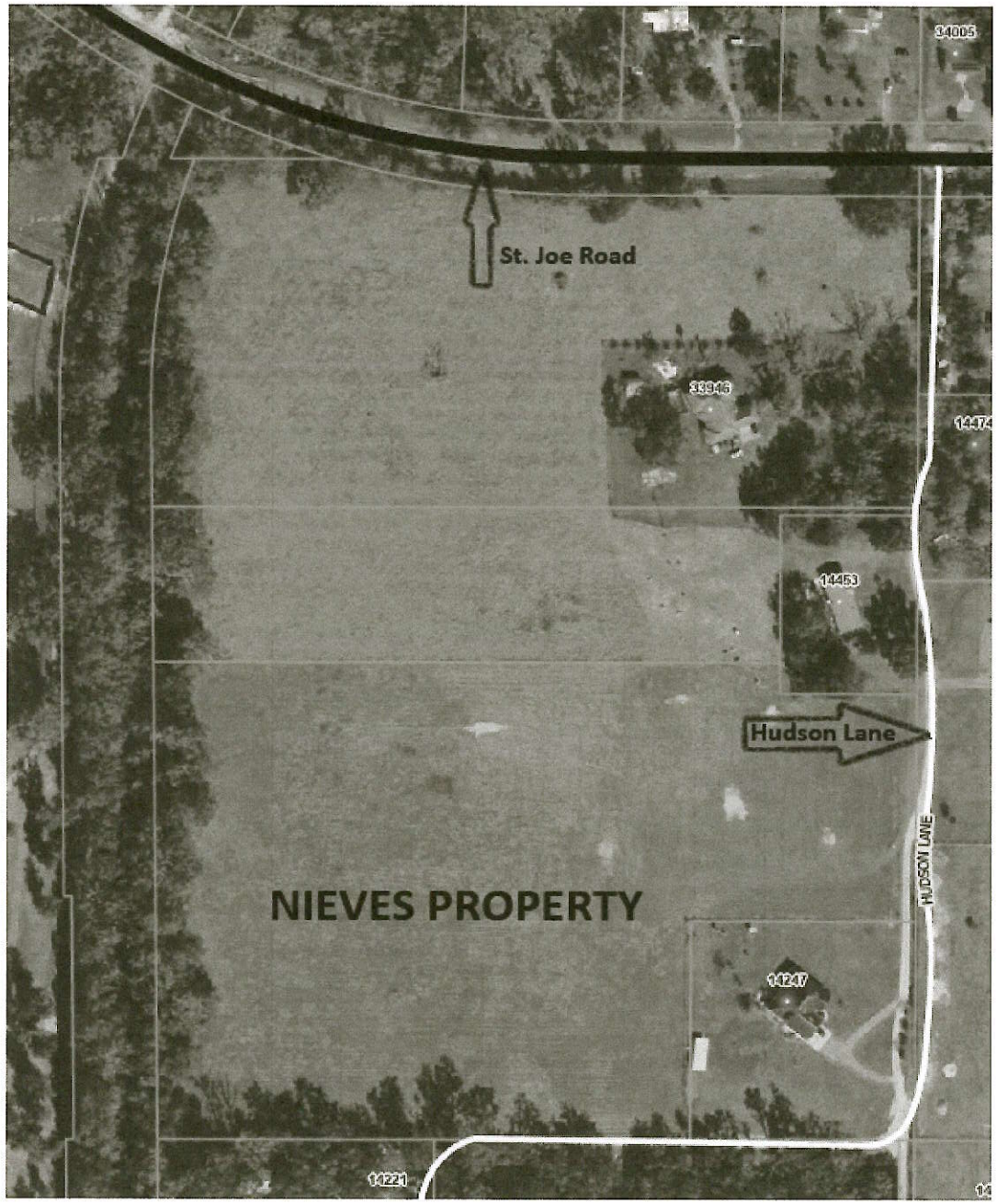
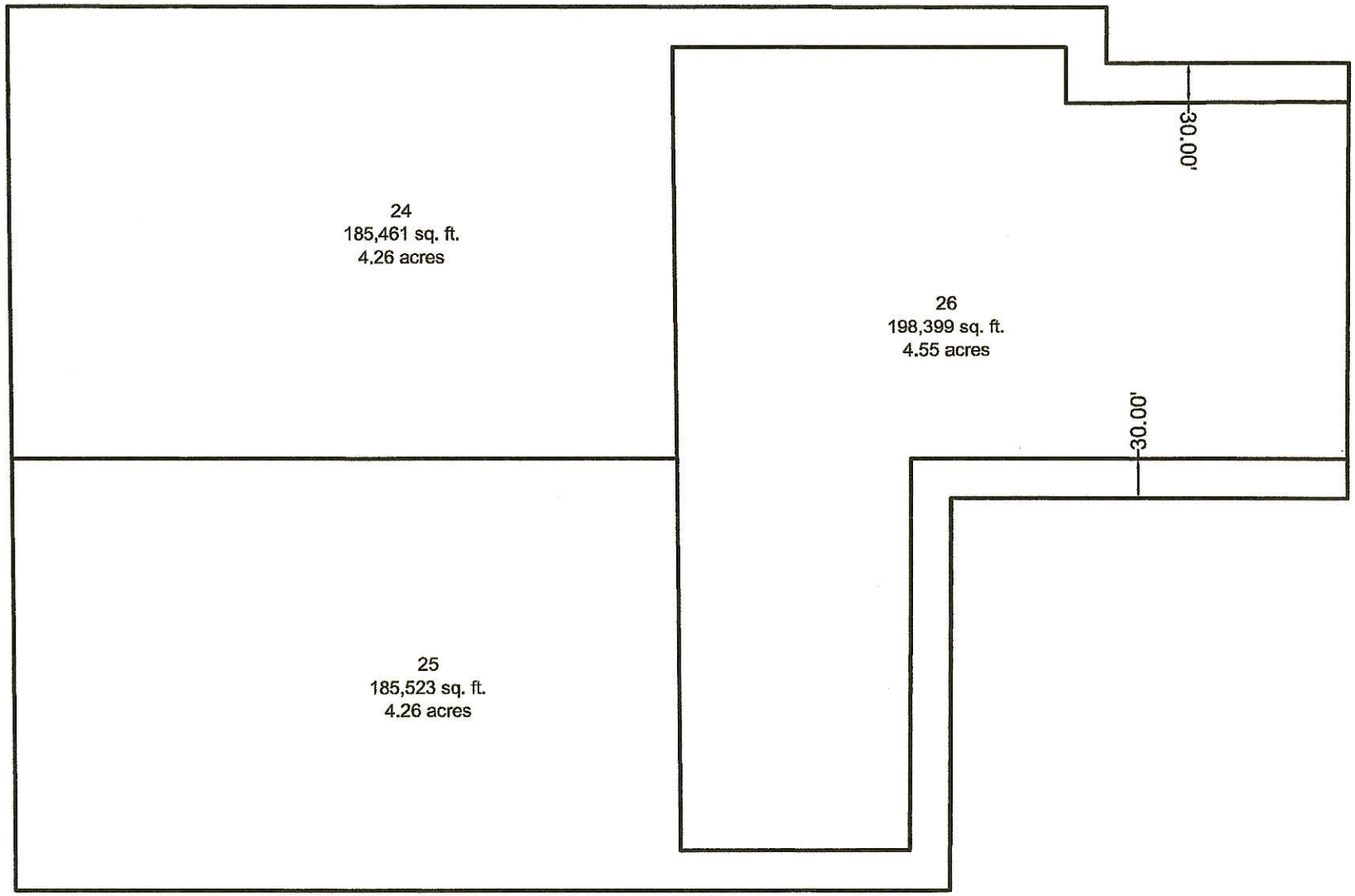


Erin and Benedicto Nieves
Parcel Number: 25-24-20-0000-01900
RZ-7905 Nieves Property

The proposed project involves the rezoning of a 12.61-acre parcel from Agricultural District (AC) zoning to Agricultural Residential 1 (AR1) zoning. The intent of this rezoning is to allow for the subdivision of the parcel into three individual residential lots, each with a direct access driveway connected to Hudson Lane, designed to meet local safety and accessibility standards. Driveways will be constructed to provide adequate visibility and safe ingress/egress. This project aims to create a residential family community that harmonizes with the surrounding environment while maintaining agricultural integrity.


24
185,461 sq. ft.
4.26 acres
25
185,523 sq. ft.
4.26 acres
26
198,399 sq. ft.
4.55 acres
30.00'
30.00'

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF PASCO

NIEVES ERIN S & BENEDICTO

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

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

Parcel Identification Number(s) (List All): 25 24 20 0000 01900 0000

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

Project Name: RZ-7905 Nieves Property

Project Number: REZONE-2025-00018

Request: Approval for the rezoning of the 12.61-acre parcel from Agricultural District (AC) to Agricultural Residential 1 (AR1)

That attached is the following:

N/A Proof of publication from the ---------- (newspaper name, if applicable).

X Certificate of mailing for the notices, which were mailed on 10/30/2025 (Date)

X Photos showing the placement of and language on the signage, which was posted on 11/2/2025 (Date)

FURTHER AFFIANT SAYETH NOT

The foregoing instrument was acknowledged before me the November 18, 2025 (date), by Erin Nieves (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

PAMELA GOULD
Notary Public - State of Florida
Commission # HH 493669
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

Pamela Gould
NOTARY PUBLIC

guidepubno(DH)

CERTIFICATE OF MAILING

Owner Name:
STEWART WILLIAM E JR & LEILA Z
33949 SAINT JOE RD
DADE CITY, FL 33525-7853

Owner Name:
TRAN AUSTIN H & HOLM MIKAYLA J
34005 SAINT JOE RD
DADE CITY, FL 33525

DADE CITY FL
33525
OCT 30 2025
USPS

Owner Name:
SUTTER NICHOLAS PAUL
3613 RYANS LN
ZEPHYRHILLS, FL 33541

Owner Name:
SEAWORLD PARKS & ENTERTAINMENT LLC DBA BUSCH GARDENS
PO BOX 9158
TAMPA, FL 33674-9158

Owner Name:
MAKOWIECKI WILLIAM PATRICK & KYMBERLY E
31417 DARBY ROAD
DADE CITY , FL 33525

Owner Name:
HAMMOND WAYNE HUDSON
33946 SAINT JOE RD
DADE CITY, FL 33525-7852

Owner Name:
BURGESS AMBER & OSTRANDER-BURGESS LILLY
6626 FOUNDERS RD
ZEPHYRHILLS, FL 33542

Owner Name:
VAN ALLEN ROBERT C
34425 BLANTON RD
DADE CITY, FL 33523-6281

0000

UNITED STATES POSTAL SERVICE

Owner Name:
FLADD CURTIS & DEBORAH
14014 HUDSON LN
DADE CITY, FL 33525-7828

U.S. POSTAGE PAID
DADE CITY, FL
33525
OCT 30, 25
AMOUNT
$13.50
S2324K500874-09

Owner Name:
BARTHLE CLARA L
PO BOX 614
SAN ANTONIO, FL 33576-0614

Owner Name:
SOUTHERN ONE LLC
34149 SAINT JOE RD
DADE CITY, FL 33525-7899

Owner Name:
BLETHEN BENJAMIN & TIFFANY
34031 SAINT JOE RD
DADE CITY, FL 33525-7880

Owner Name:
FAGAN KRISTOPHER
3417 RED ROCK DR
LAND O LAKES, FL 34639-9007

Owner Name:
RINALDI CAESAR E
PO BOX 532
SAN ANTONIO, FL 33576-0532

Owner Name:
HAMMOND VICTORIA B & ANDREW
34008 SAINT JOE RD
DADE CITY, FL 33525-7879

Owner Name:
BELTRAN ANTONIO & LAURA
33927 SAINT JOE RD
DADE CITY, FL 33525-7853

Owner Name:
RICHTER JOHN A & DEBBIE E
PO BOX 594
SAN ANTONIO, FL 33576-0594

Owner Name:
MULLIS JULIAN A JR
14000 HUDSON LN
DADE CITY, FL 33525-7828

Owner Name:
ROMA I LTD
12231 MAIN ST UNIT 340
SAN ANTONIO, FL 33576-7219

Owner Name:
ALLADO RONALD & DALISAY
14258 HUDSON LANE
DADE CITY, FL 33525

duplicate

Owner Name:
BARTHLE CLARA L
PO BOX 614
SAN ANTONIO, FL 33576-0614

duplicate

Owner Name:
ALLADO RONALD & DALISAY
14258 HUDSON LANE
DADE CITY, FL 33525

Owner Name:
LEE DAVID E & LEE KIMBERLY J
14256 HUDSON LN
DADE CITY, FL 33525

Owner Name:
HAMMOND STEVEN W
14453 HUDSON LN
DADE CITY, FL 33525-7860

Owner Name:
EVERS JOSEPH A & CINDY L & BURGESS A & OSTRANDER LILLY
34132 SAINT JOE RD
DADE CITY, FL 33525-7846

Owner Name:
HOFFMANN REV LIVING TRUST HOFFMANN GENE H & FRAN N TTEES
14252 HUDSON LN
DADE CITY, FL 33525-7810

Owner Name:
CRIST WILLIAM E & LELA B REV TR CRIST WILLIAM E & LELA B TTEES
9562 E BRIAR CT
INVERNESS, FL 34453

Owner Name:
SHOUPE ALISA ELAINE & LEWIS ALEXUS CHEYENNE SHOUPE
34140 SAINT JOE RD
DADE CITY, FL 33525-7846

Owner Name:
MANNING MARCEL P & ARIEL HUEY LIVING TR HUEY ARIEL PATRICIA
14334 HUDSON LN
DADE CITY, FL 33525-7946

DADE CITY FL
33525
OCT 30 2025
USPS

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-2025-00021

Applicant: Nieves Property – Hudson Lane Project

Consultant Name:

Parcel ID: 25 24 20 0000 01900 0000

Application Status

Application Status: **Accepted**

Date: July 09, 2025

Rejection Reason:

Contact Person: Stacy Y. Burgess

Email: sburgess@mypasco.net

Timing and Phasing Analysis

Existing Zoning: AC

Existing Development Size: Vacant

Proposed Zoning: AR-1

Proposed Development Size: 3 Single Family (detached) Residential Units

Land Area: 12.61 Acres

FLU Code: RES-1

Condition	Zoning	Max. Coverage	Best Use (Code)	Avg. Size	Peak Hr. Trip Rate
Existing	AC	15%	Residential 210	1 DU/10 Acre	0.94 Trip/DU
No. Trips (A)	12.61 Acres x 1 Du/10 Acres x 0.94 Trip/Du ~ **1 Trips**				
Proposed	AR-1	25%	Residential 210	1 DU/Acre	0.94 Trip/DU
No. Trips (B)	12.61 Acres x 1 Du/Acres x 0.94 Trip/Du ~ **12 Trips**				
Trip Delta (Δ = B-A)	*Δ = 12 - 1=* ***11 Trips***				

Comment: On July 09,2025, the subject request was found to be **Exempt** from a Timing and Phasing analysis as the highest and best use of the proposed zoning district would result in a gross trip difference (Δ) of *less than* 50 peak trips, a.m. or p.m., whichever is higher. An *Access Management Analysis* shall be conducted at the time of the Preliminary Site Plan, or Preliminary Development Plan, ***if applicable***.

Substandard Roadway Analysis

Adjacent Roadway(s) Name: Hudson Lane (Residential Privately Owned & Maintained)

Adjacent Roadway(s) Condition: Substandard – Dirt Roadway

Number of Daily Trips: 28 Trips

Comment: SSRRA-2025-00070 - **Exempt**

LDC 901.4.C.4.

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

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: _____ Nayes: _____

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.

_____ 2/5/2026
Planning Commission Chairman Date

Rezoning No. 7905

72880

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 PDE26-019 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

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

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 5, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 10, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. SAV Property Holdings LLC/New Horizon MPUD (RZ-7858) petition for a rezoning from an R-2 Low Density Residential District to an MPUD Master Planned Unit Development District for a parcel located south of Wells Road, approximately 640 feet west of Boyette Road (aka 05-26-20-0000-00300-0020).

2. Kenton Road Commercial LLC/Kenton Road Commercial CC MPUD (RZ-7872) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located on the northwest corner of Kenton Road and Elam Road (aka 28-25-20-0000-01000-0000).

3. Pasco County Mosquito Control District/41 Mosquito MPUD (RZ-7918) petition for a rezoning from an A-C Agricultural District, A-R Agricultural-Residential District and a C-2 General Commercial District to an MPUD Master Planned Unit Development District for a parcel located on the west side of US Highway 41, approximately one-quarter mile south of Greenfield Road (aka 33-24-18-0000-04000-0000).

4. Erin S & Benedicto Nieves/Nieves Property (RZ-7905) petition for a rezoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District for a parcel located on the west side of Hudson Lane, approximately 730 feet south of the intersection of St. Joe Road and Hudson Lane (aka 25—24-20-0000-01900-0000).

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
January 21, 2026 72880

Public Hearing Meeting Notice for 12.61 acres located at 14385 Hudson Lane, Dade City, FL 33525 RZ-7905

January 21, 2026

To: Adjacent homeowners/interested party

There will be 2 public hearing meetings being held to discuss the rezoning of 12.60 acres, located at 14385 Hudson Lane, Dade City, FL 33525, from Agricultural District (AC) to Agricultural Residential 1 (AR1).

Planning Commission
February 5, 2026, 1:30 p.m.
Historic Courthouse
37918 Meridian Ave
Dade City, FL 33525

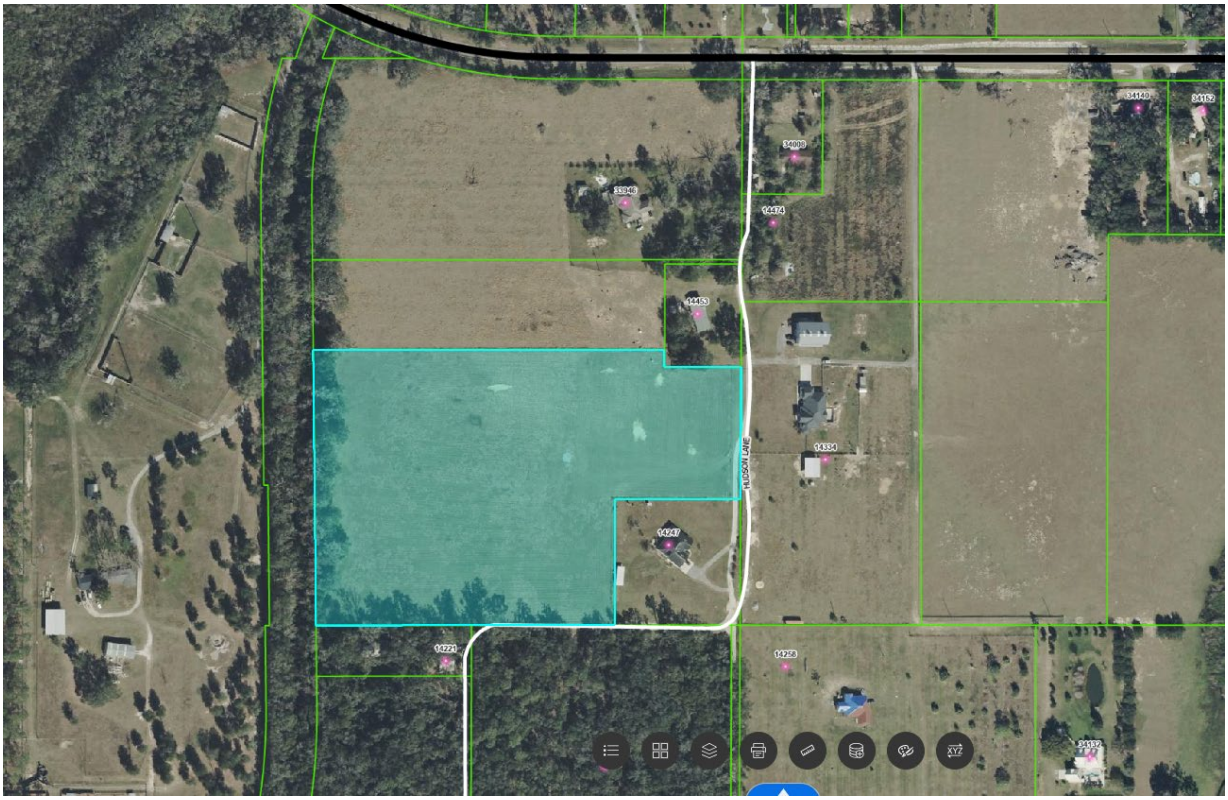
Board of County Commissioners
March 10, 2026, 1:30 p.m.
Historic Courthouse
37918 Meridian Ave
Dade City, FL 33525

The purpose of this meeting is to ask questions and receive input regarding the rezoning of this property.

For inquiries related to the documents submitted with the application, RZ-7905 on 07/30/2025, please contact The Pasco County Planning, Development, and Economic Growth Department, West Pasco Government Center, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34654, or call (727) 847-8140, Ext. 1900

Thank you kindly,

Ben and Erin Nieves
10551 Tessera Trace
Dade City, FL 33525
813-355-7091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AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF PASCO

NIEVES ERIN S & BENEDICTO

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

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

Parcel Identification Number(s) (List All): 25 24 20 0000 01900 0000

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

Project Name: RZ-7905 Nieves Property

Project Number: REZONE-2025-00018

Request: Approval for the rezoning of the 12.6 acre parcel from Agricultural District (AC) to Agricultural Residential 1 (AR1)

That attached is the following:

N/A Proof of publication from the ---------- (newspaper name, if applicable).

X Certificate of mailing for the notices, which were mailed on 01/23/2026 (Date)

X Photos showing the placement of and language on the signage, which was posted on 01/23/2026 (Date)

FURTHER AFFIANT SAYETH NOT

The foregoing instrument was acknowledged before me the 1/30/2026 (date), by Erin Nieves (name of person acknowledging), who is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

Pamela Gould
NOTARY PUBLIC

PAMELA GOULD
Notary Public - State of Florida
Commission # HH 493669
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

guidepubno(DH)

CERTIFICATE OF MAILING

Owner Name:
STEWART WILLIAM E JR & LEILA Z
33949 SAINT JOE RD
DADE CITY, FL 33525-7853

Owner Name:
TRAN AUSTIN H & HOLM MIKAYLA J
34005 SAINT JOE RD
DADE CITY, FL 33525

Owner Name:
SUTTER NICHOLAS PAUL
3613 RYANS LN
ZEPHYRHILLS, FL 33541

Owner Name:
SEAWORLD PARKS & ENTERTAINMENT LLC DBA BUSCH GARDENS
PO BOX 9158
TAMPA, FL 33674-9158

Owner Name:
MAKOWIECKI WILLIAM PATRICK & KYMBERLY E
31417 DARBY ROAD
DADE CITY , FL 33525

Owner Name:
HAMMOND WAYNE HUDSON
33946 SAINT JOE RD
DADE CITY, FL 33525-7852

Owner Name:
BURGESS AMBER & OSTRANDER-BURGESS LILLY
6626 FOUNDERS RD
ZEPHYRHILLS, FL 33542

Owner Name:
VAN ALLEN ROBERT C
34425 BLANTON RD
DADE CITY, FL 33523-6281

Owner Name:
FLADD CURTIS & DEBORAH
14014 HUDSON LN
DADE CITY, FL 33525-7828

Owner Name:
BARTHLE CLARA L
PO BOX 614
SAN ANTONIO, FL 33576-0614

DADE CITY FL 33525
[redacted]
DADE CITY FL 33525
USPS
JAN 23 2026

0000

UNITED STATES POSTAL SERVICE

U.S. POSTAGE PAID
DADE CITY, FL
33525
JAN 23, 26
AMOUNT
$13.50
S2324K500874-09

Owner Name:
SOUTHERN ONE LLC
34149 SAINT JOE RD
DADE CITY, FL 33525-7899

Owner Name:
BLETHEN BENJAMIN & TIFFANY
34031 SAINT JOE RD
DADE CITY, FL 33525-7880

Owner Name:
FAGAN KRISTOPHER
3417 RED ROCK DR
LAND O LAKES, FL 34639-9007

Owner Name:
RINALDI CAESAR E
PO BOX 532
SAN ANTONIO, FL 33576-0532

Owner Name:
HAMMOND VICTORIA B & ANDREW
34008 SAINT JOE RD
DADE CITY, FL 33525-7879

Owner Name:
BELTRAN ANTONIO & LAURA
33927 SAINT JOE RD
DADE CITY, FL 33525-7853

Owner Name:
RICHTER JOHN A & DEBBIE E
PO BOX 594
SAN ANTONIO, FL 33576-0594

Owner Name:
MULLIS JULIAN A JR
14000 HUDSON LN
DADE CITY, FL 33525-7828

Owner Name:
ROMA I LTD
12231 MAIN ST UNIT 340
SAN ANTONIO, FL 33576-7219

Owner Name:
ALLADO RONALD & DALISAY
14258 HUDSON LANE
DADE CITY, FL 33525

Owner Name: duplicate
BARTHLE CLARA L
PO BOX 614
SAN ANTONIO, FL 33576-0614

Owner Name: duplicate
ALLADO RONALD & DALISAY
14258 HUDSON LANE
DADE CITY, FL 33525

Owner Name:
LEE DAVID E & LEE KIMBERLY J
14256 HUDSON LN
DADE CITY, FL 33525

Owner Name:
HAMMOND STEVEN W
14453 HUDSON LN
DADE CITY, FL 33525-7860

Owner Name:
EVERS JOSEPH A & CINDY L & BURGESS A & OSTRANDER LILLY
34132 SAINT JOE RD
DADE CITY, FL 33525-7846

Owner Name:
HOFFMANN REV LIVING TRUST HOFFMANN GENE H & FRAN N TTEES
14252 HUDSON LN
DADE CITY, FL 33525-7810

Owner Name:
CRIST WILLIAM E & LELA B REV TR CRIST WILLIAM E & LELA B TTEES
9562 E BRIAR CT
INVERNESS, FL 34453

Owner Name:
SHOUPE ALISA ELAINE & LEWIS ALEXUS CHEYENNE SHOUPE
34140 SAINT JOE RD
DADE CITY, FL 33525-7846

Owner Name:
MANNING MARCEL P & ARIEL HUEY LIVING TR HUEY ARIEL PATRICIA
14334 HUDSON LN
DADE CITY, FL 33525-7946

DADE CITY FL
33525
[redacted]
DADE CITY FL 33525
USPS
JAN 23 2026
USPS

Add a Caption

Friday • Jan 23, 2026 • 9:54 AM

Adjust

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 2 **FILE NO.:** PDE26-7858 **DATE:** 2/5/2026

SUBJECT: Zoning Amendment (Consent) – SAV Property Holdings, LLC./New Horizons MPUD Master Planned Unit Development – A Rezoning Request From an R-2 Low Density Residential District to an MPUD Master Planned Unit Development to Allow for the Development of 31 Single Family Detached Units and Associated Infrastructure - Central Pasco County - Abutting South of Wells Road, Approximately 675 Feet West of Wells Road & Boyette Road Intersection - Containing Approximately 10.40 Acres

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Recommend approval to the Board of County Commissioners (BCC) of the proposed Zoning Amendment request with conditions.

BACKGROUND:

PROJECT OVERVIEW

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

Proposed is a zoning amendment in the name of New Horizons MPUD from an R-2 Low Density Residential District to MPUD Master Planned Unit Development district to allow for the maximum development of 31 single-family detached units on a currently vacant parcel. The MPUD Master Plan proposes a lot size of 5,500 square feet (50’ wide by 110’ deep).

Along the project's northern frontage is an existing 50-foot right-of-way for existing Wells Road. Wells Road is a Vision Collector that is contemplated to have an 80-foot ultimate right-of-way dimension. However, this project proposes to construct Wells Road using the existing 50-foot footprint, to include two travel lanes and a 10-foot multi-use path on the south side from Boyette Road to the project's entrance. The portion of Wells Road to be developed by the New Horizons MPUD is not mobility fee creditable. The County is agreeable to accomplishing the Vision Collector's mobility objectives using the existing 50-foot dimension for this segment of Wells Road.

The pedestrian connections made by this project, in the form of a 10-foot multi-use path on the south side of the Wells Road right-of-way, will connect to the pedestrian facilities in the Boyette Road right-of-way to the east. Currently, on the west side of Boyette Road is a 5-foot sidewalk that allows pedestrians to move north from the south intersection of Wells Road on the west side to the north intersection with Wells Road on the east side. A Capital Improvement Project currently under construction will upgrade this sidewalk to an 8-foot multi-use path to enable additional non-vehicular access to Wesley Chapel District Park to the north. At the north intersection of Boyette Road and Wells Road, established crosswalks allow pedestrians to cross Boyette Road onto the current eastern Wells Road alignment. The current eastern Wells Road alignment has pedestrian facilities on the north side of the road that allow pedestrians to access Wesley Chapel Elementary School, Wesley Chapel High School, Thomas E. Weightman Middle School, and the Center for the Arts at Wesley Chapel. With the Capital Improvement Project currently under construction, a more robust multi-use

path and pedestrian network will connect the schools, the Center of the Arts and the Wesley Chapel District Park for the area. The proposed project will contribute to the area's pedestrian upgrades by constructing a 10-foot multi-use path on the south side of Wells Road adjacent to this development.

The proposed density is consistent with the RES-3 (Residential 3 DU/GA) Future Land Use (FLU) designation and is complimentary of the area's existing residential communities.

The New Horizons MPUD contains one parcel. The permitted uses for the parcel are as follows:

Parcel 1: 31 Single-Family Detached Units

Variation Requests:
LDC Section 901.6.D.11 — *Street Design and Dedication Requirements* - The applicant proposes not to provide a vehicular connection to the south.

LDC Section 901.2 – *Transportation-Corridor Management* – The applicant proposes a variation to the Right of Way Preservation Tables, Corridor Width, for Wells Road from 80 feet to 60 feet.

Staff Variation Request Analysis:
LDC Section 901.6.D.11-*Street Design and Dedication Requirements* - To the south of the subject site there are existing single-family homes that get their access from New Dutch Lane, an unplatted dirt road. A connection to the south is not feasible given the current development pattern of single family detached homes which front New Dutch Lane, meaning any interconnection would be to the rear of the existing homes. Additionally, the existing infrastructure (New Dutch Lane) could not support any additional trips generated by this development, regardless of the de minimis quantity of trips.

LDC Section 901.2 – *Transportation-Corridor Management* - The applicant is to develop 50-foot roadway typical, which comprises of a 10-foot Multi-Use Path, two 5-foot green spaces, two (2) two foot curbs, and two 11-foot travel lanes using the 50-foot existing right-of-way for Wells Road. Typically, multi-use paths would be on the each side of a collector road, in this case north and south. This will require a 60-foot right-of-way to accomplish the second 10-foot multi-use path. An additional 10-foot multi-use path will require additional ROW dedication by the property owners on the north side of Wells Road (approximately 14 single-family homes that are abutting Wells Road in the Boyette Oaks subdivision). Corridor Preservation Table 7-2 originally contemplated a total of 80 feet of right-of-way for this segment of Wells Road; however the existing residential development on the north side greatly constrains this segment of the Wells Road corridor. A reduction in the overall right-of-way from 80-feet to 60-feet for the purposes of ultimate right-of-way is supported by the County Engineer since the 60-foot typical section provides adequate levels of service and circulation for both vehicles and pedestrians in the corridor.

Given this, PDE is amenable to this request.

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

SITE DETAILS

The project is located within the South Market Area, located south of Wells Road, approximately 675 feet west of Wells Road and Boyette Road intersection (Parcel ID No. 05 26 20 0000 00300 0020).

Commission District:	The Honorable Commissioner Seth Weightman

Project Name:	New Horizons MPUD
Applicants' Name(s):	SAV Property Holdings, LLC.
Current Zoning District:	R-2 Low Density Residential District
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	RES-3 (Residential-3 du/ga)
Water/Sewage	Pasco/Pasco
Flood Zone:	A, X
Requested Entitlements:	31 Single-Family Detached Units
Roads/Access:	Wells Road (Vision Collector)

MPUD SURROUNDING CONDITIONS ANALYSIS

The New Horizons MPUD proposes a residential community of 31 single-family detached units. The proposal supports the immediate surrounding area, which has a development pattern primarily characterized by single-family detached communities.

The following MPUD zones/projects are within a 1-mile radius of the New Horizons MPUD.

1. **Boyette Oaks MPUD** (North): Originally approved for 79 single-family dwelling units by Rezoning Petition No. 5977.
2. **Boyette Subdivision MPUD** (North): Originally approved for 87 single-family detached units by Resolution 17-84RZ.
3. **Overpass Business Park MPUD** (Northwest): Originally approved for 2,250,000 square feet of Office/Industrial Uses by Resolution 18-50RZ.
4. **Boyette Road (aka Palm Cove) MPUD** (Northeast): Originally approved for 790 units by Rezoning Petition No. 5592.
5. **Lykes Wells Road MPUD** (Northeast): Originally approved for 50,000 square feet of Commercial Uses and 15,000 square feet of Office Uses by Rezoning Petition No. 6931.
6. **Lacey Property MPUD** (East): Originally approved for 214 single-family detached units by Resolution 18-68RZ.
7. **Wells Road MPUD** (East): Originally approved for 179 single-family detached units and 14,066 square feet of non-residential uses by Resolution 18-03RZ.
8. **Chapel Pines MPUD** (Southeast): Originally approved for 690 single-family detached units by Rezoning Petition No. 5657.
9. **Stony Brook MPUD** (Southwest): Originally approved for 90,000 square feet of Commercial Uses and 102,000 square feet of Professional Offices Uses by Rezoning Petition No. 6913.
10. **Pine Ridge (aka 54 Fork)** MPUD (Southeast): Originally approved for 129 “single-family cluster detached units” by Rezoning Petition No. 4914.

SURROUNDING ZONING AND LAND USES

	Zoning District	**Future Land Use (FLU)**	**Existing Use**
North	R-3 Medium Density Residential District	RES-3 (Residential-3 du/ga)	Residential Community.

South	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Residences.
East	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Residences, complimentary non-residential users: pre-school, plant nursery.
West	A-R Agricultural-Residential District	RES-3 (Residential-3 du/ga)	Residences.

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

The subject site's original zoning designation was an A-R Agricultural-Residential District (Parcel ID No. 05 26 20 0000 00300 0020).

In January of 2003, the site was rezoned from A-R Agricultural-Residential to an R-2 Medium Density Residential District with a condition of approval limiting the maximum density of 2 units per acre by RZ-5986 (Parcel ID No. 05 26 20 0000 00300 0020).

FINDINGS OF FACT

1. Proposed is a zoning amendment seeking the maximum development of 31 single-family detached units.
2. This project is responsible for constructing the portions of Wells Road that fall within the existing 50-foot footprint to include the travel lanes and the 10-foot multi-use path on the south side of Wells Road from Boyette Road to the project's entrance. The additional 10 feet of right of way that would accomplish the full 60-foot right-of-way for the Vision Collector road must come from the northern side of the alignment, which will include the 10-foot multi-use path on the north side of Wells Road.
3. The New Horizons MPUD is located within the South Market Area and Commission District 2.
4. The subject site is currently undeveloped.
5. The New Horizon MPUD is within a 1-mile walking distance of the Wesley Chapel District Park.
6. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.
7. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment and the BCC finds, in the particular case, that the proposed variation meets or exceeds the intent of the Code. The Planning, Development, & Economic Growth Department (PDE) has reviewed the requested variation and finds it meets the intent of the LDC as noted.

PRELIMINARY FEASIBILITY ANALYSIS

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): PDE found application SSRRA-2025-00192 complete, citing development of Wells Road to County standard will suffice for the development of the New Horizons MPUD. Additionally, finding the Timing and Phasing Analysis T&P-2025-00067 exempt. PDE concluded the proposed density in comparison to the currently allowed density will not generate enough PM peak hour traffic to

warrant a timing & phasing analysis. However, this segment of Wells Road is substandard and will require the project to improve Wells Road.

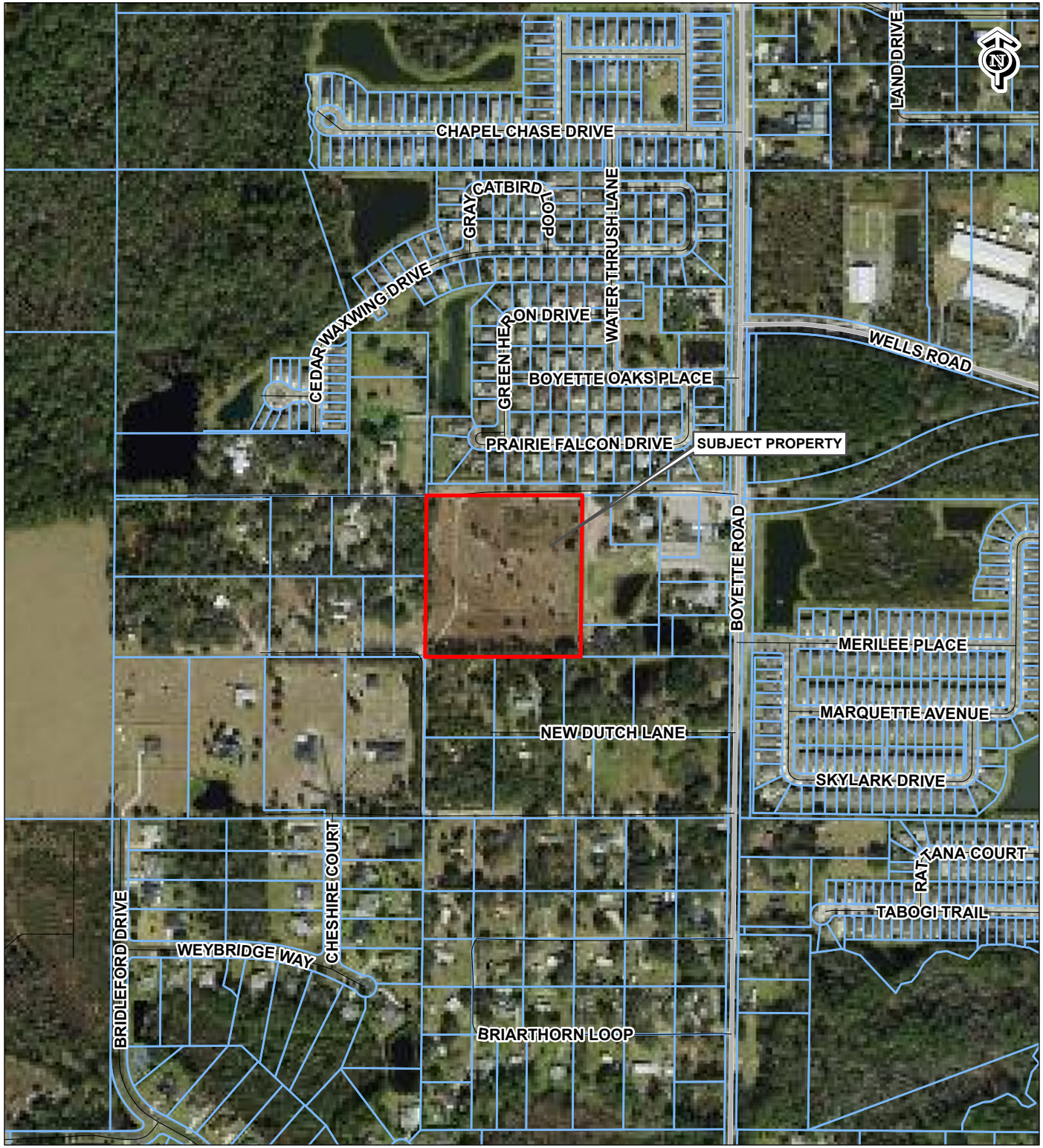
2. Pasco County Utilities (PCU): The Utilities Department had no objection to the proposal and are in agreement with the conditions herein.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments on the proposal.
4. Fire: The Fire Services Department had no objection to the proposal and are in agreement with the conditions herein.
5. Emergency Management: The Emergency Management Department had no objection to the proposal and are in agreement with the conditions herein.
6. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department are in agreement with the conditions herein.

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

ATTACHMENT(S):

1. PDE26-7858: Visuals
2. PDE26-7858: Exhibits A, B, C
3. PDE26-7858: Exhibit 1 Binding Concept Plan
4. PDE26-7858: Wells Road Typical Section
5. PDE26-7858: Proof of Notification
6. PDE26-7858: Proof of Publication



RZ-7858
R-2 TO MPUD

05-26-20-0000-00300-0020

SAV PROPERTY HOLDINGS LLC/
NEW HORIZON MPUD
29711 WELLS ROAD
WESLEY CHAPEL, FL 33545

PHYSICAL LOCATION:
S OF WELLS RD, APPROX.
640' W OF BOYETTE RD

TAZ-331, 267
COMMISSION DISTRICT: 2

SUBJECT PROPERTY

0 590 1,180
Feet

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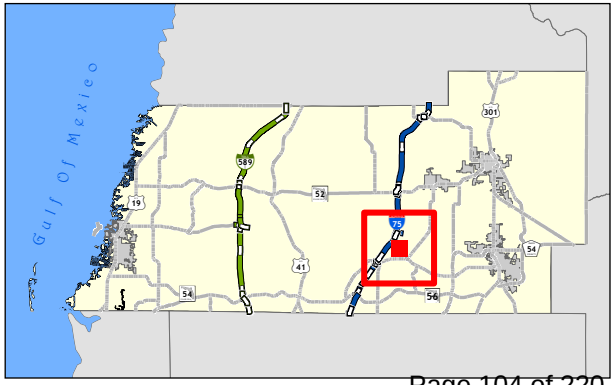

RZ-7858
R-2 TO MPUD

05-26-20-0000-00300-0020

**SAV PROPERTY HOLDINGS LLC/
NEW HORIZON MPUD
29711 WELLS ROAD
WESLEY CHAPEL, FL 33545**

**PHYSICAL LOCATION:
S OF WELLS RD, APPROX.
640' W OF BOYETTE RD**

**TAZ-331, 267
COMMISSION DISTRICT: 2**

SUBJECT PROPERTY

FUTURE LAND USE

0 590 1,180
Feet

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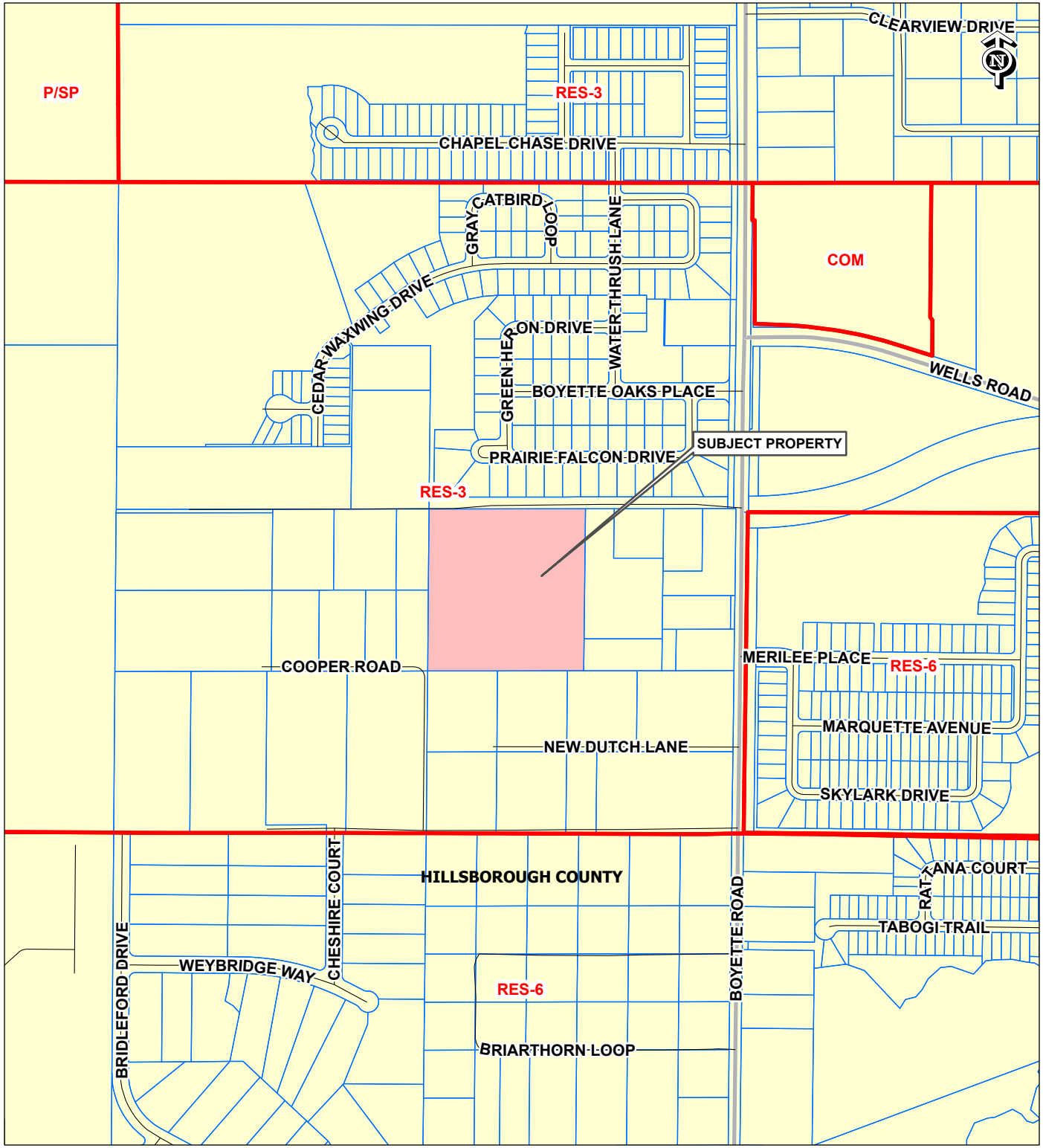

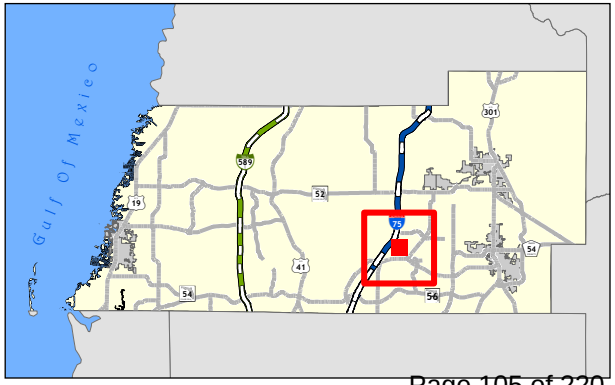

RZ-7858
R-2 TO MPUD

05-26-20-0000-00300-0020

**SAV PROPERTY HOLDINGS LLC/
NEW HORIZON MPUD
29711 WELLS ROAD
WESLEY CHAPEL, FL 33545**

**PHYSICAL LOCATION:
S OF WELLS RD, APPROX.
640' W OF BOYETTE RD**

**TAZ-331, 267
COMMISSION DISTRICT: 2**

SUBJECT PROPERTY
ZONING

0 590 1,180
Feet

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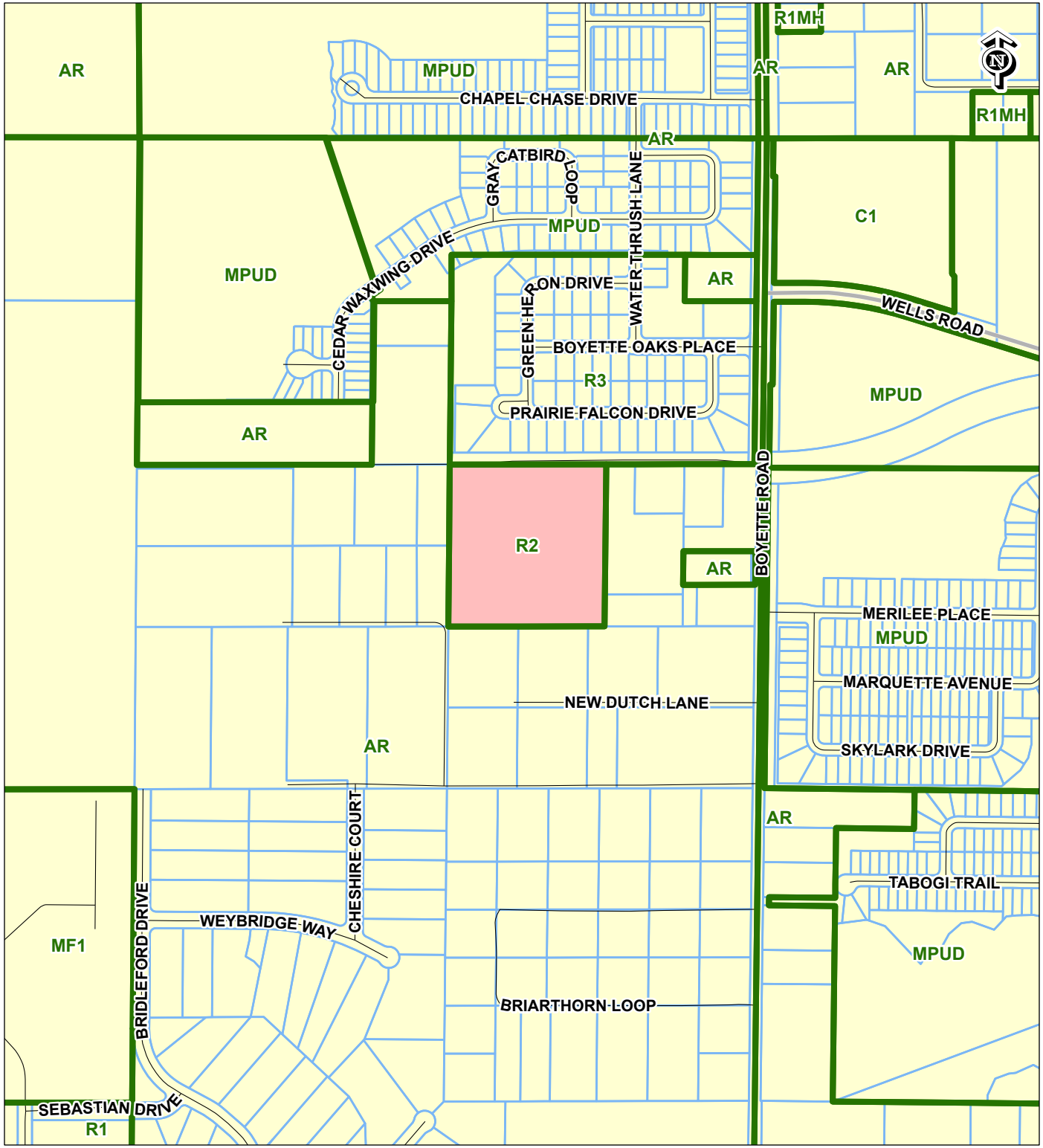

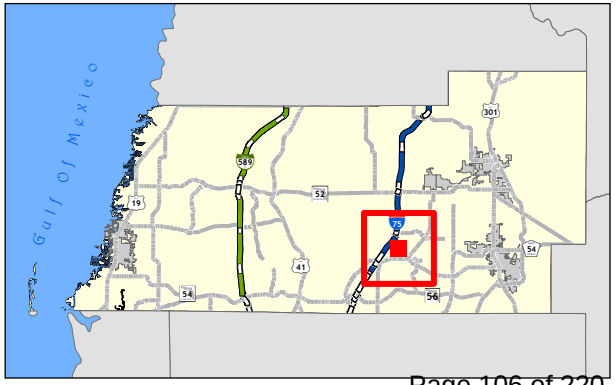

RZ-7858
R-2 TO MPUD

05-26-20-0000-00300-0020

**SAV PROPERTY HOLDINGS LLC/
NEW HORIZON MPUD
29711 WELLS ROAD
WESLEY CHAPEL, FL 33545**

**PHYSICAL LOCATION:
S OF WELLS RD, APPROX.
640' W OF BOYETTE RD**

**TAZ-331, 267
COMMISSION DISTRICT: 2**

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

0 1,000 2,000
Feet

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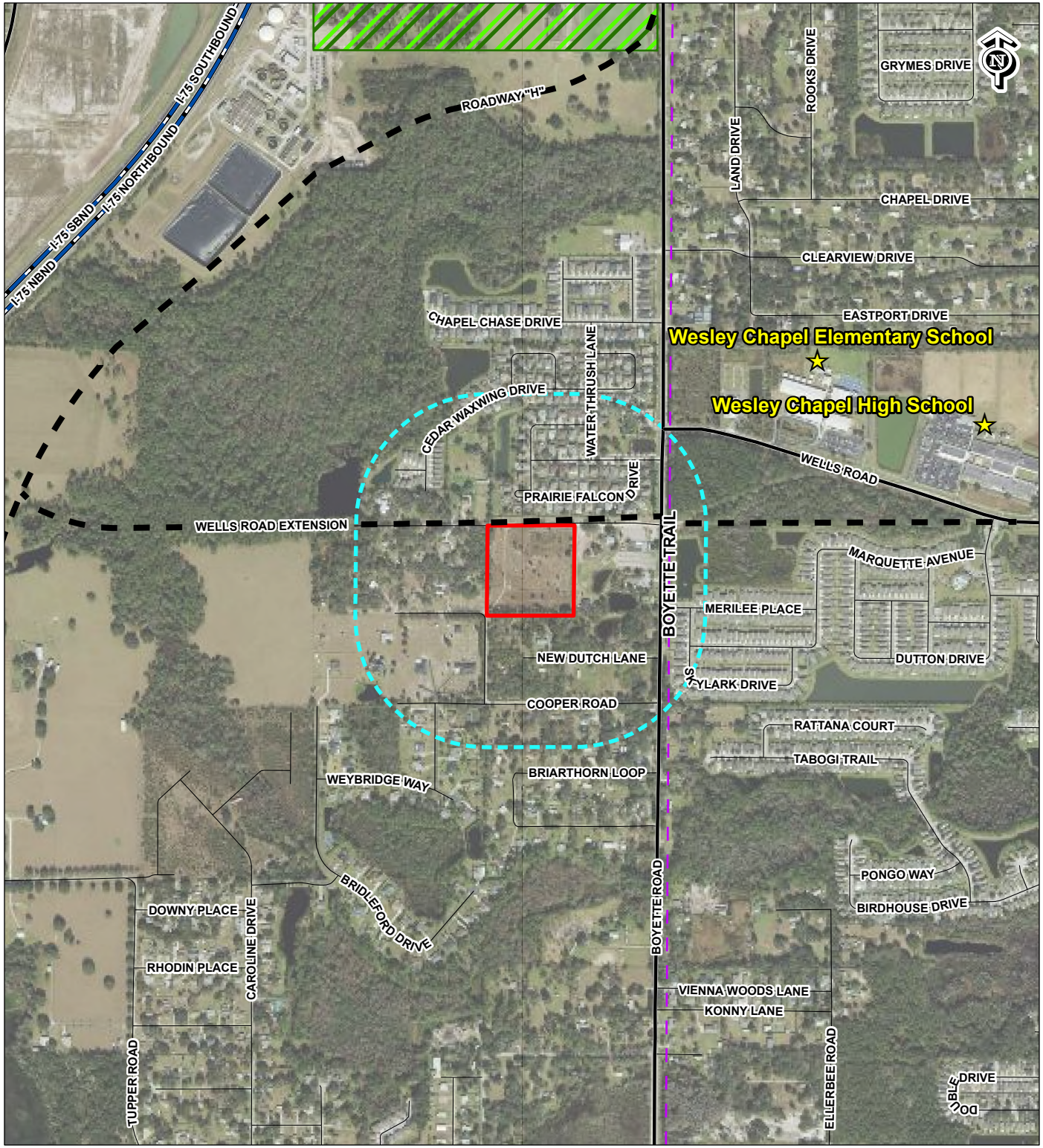


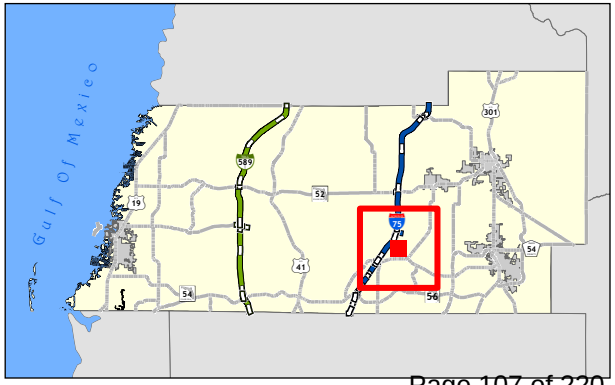
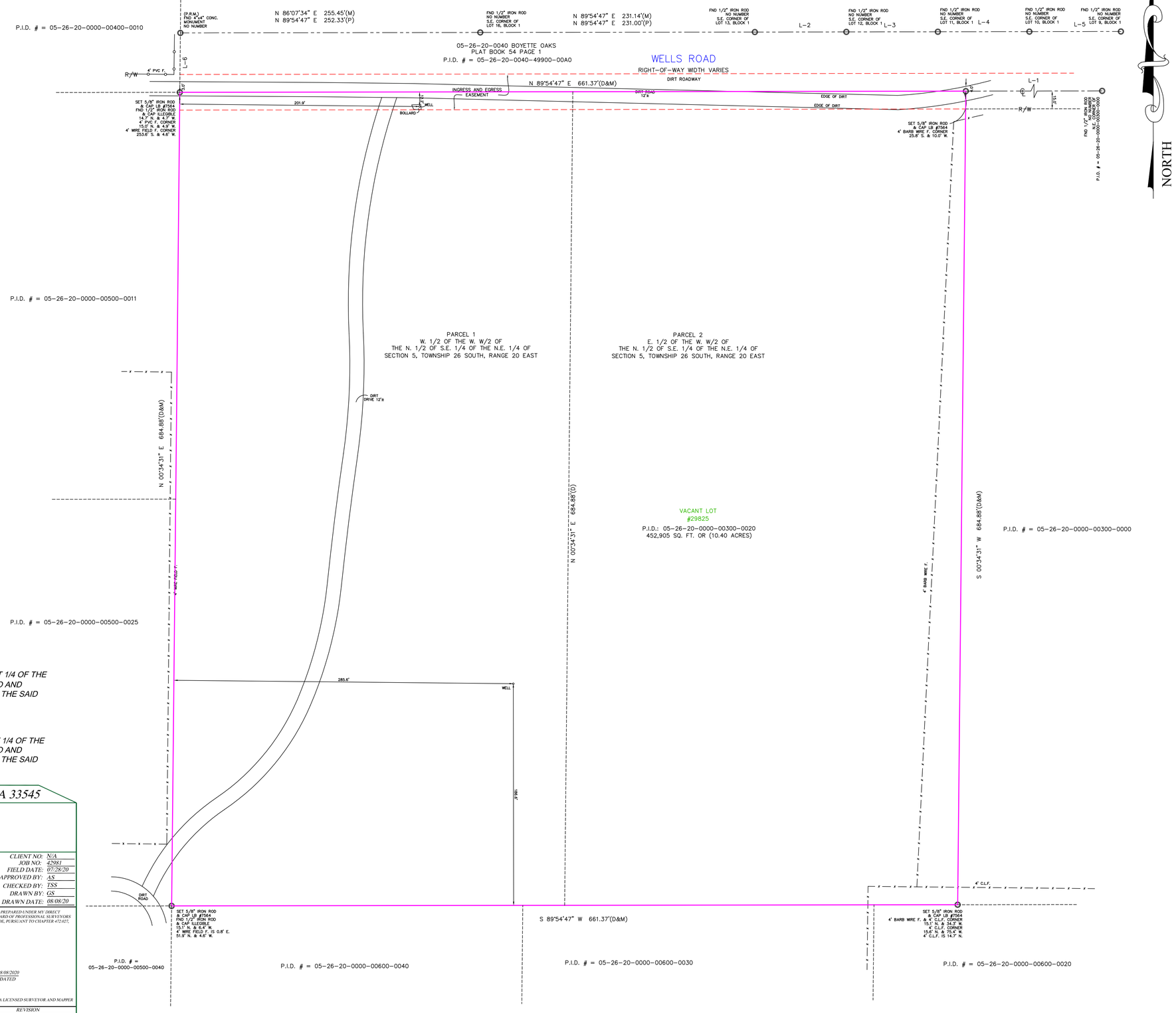


EXHIBIT A

LEGAL DESCRIPTION

BOUNDARY SURVEY

AERIAL VIEW



B.S.L. = BUILDING SETBACK LINE

P.I.D. # = PARCEL IDENTIFICATION NUMBER

= WOOD

= ASPHALT

= BRICK/PAVER/TILE

= CONCRETE

L-1
N 89°54'47" E 330.66'(D)
N 88°11'18" E 327.38'(M)

L-2
N 89°54'47" E 77.00'(P)
N 89°55'20" E 76.94'(M)

L-3
N 89°54'47" E 77.00'(P)
N 89°55'00" E 77.35'(M)

L-4
N 89°54'47" E 77.00'(P)
N 89°49'14" E 77.08'(M)

L-5
N 89°54'47" E 77.00'(P)
N 89°56'44" E 76.62'(M)

L-6
N 00°34'31" E 50.00'(P)
N 01°43'32" E 67.67'(M)

LEGAL DESCRIPTION :

THE WEST 1/2 OF THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND OVER AND ACROSS THE NORTH 15 FEET OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

AND

THE EAST 1/2 OF THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA. SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND OVER AND ACROSS THE NORTH 15 FEET OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 THEREOF.

PROPERTY ADDRESS: 29825 WELLS ROAD - WESLEY CHAPEL, FLORIDA 33545

LEGEND

P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
(P)	= PLAT
(M)	= MEASURE
P.I.	= POINT OF INTERSECTION
℄	= CENTER LINE
N&D	= NAIL AND DISK
R/W	= RIGHT OF WAY
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
P.C.P.	= PERMENANT CONTROL POINT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
(D)	= DESCRIPTION
R	= RADIUS
L	= ARC LENGTH
Δ	= CENTRAL ANGLE
C	= CHORD
C.B.	= CHORD BEARING
D.U.E.	= DRAINAGE/UTILITY EASEMENT
CONC.	= CONCRETE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
WM	= WATER METER
P.R.M.	= PERMANENT REFERENCE MONUMENT
OHU	= OVERHEAD UTILITY LINE
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
C/S	= CONCRETE SLAB
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PP	= POWER POLE
P/E	= POOL EQUIPMENT

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.I.R.M. MAP NUMBER 12101C0264F, DATED 09/26/2014

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

FIRST CHOICE SURVEYING, INC.

LIST OF POSSIBLE ENCROACHMENTS:
N/A

GRAPHIC SCALE: 1" = 40'

0' 20' 40' 80'

SURVEYOR'S NOTES

1. *THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. LEGAL DESCRIPTION PROVIDED BY OTHERS.*
2. *UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS/FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.*
3. *BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD, AS BEING N 89°54'47" E, PER PLAT. ASSUMED.*
4. *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE. THIS SURVEY MAY NOT BE SUFFICIENT OR TO BE USED FOR CONSTRUCTION PURPOSES.*
5. *FENCE OWNERSHIP NOT DETERMINED.*
6. *THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.*

LEGAL DESCRIPTION :

SEE ABOVE

CERTIFIED TO:
SAV PROPERTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
MILLENNIAL TITLE, LLC
RICHPORT ASSOCIATES, LLC

CLIENT NO:	N/A
JOB NO:	42981
FIELD DATE:	07/28/20
APPROVED BY:	AS
CHECKED BY:	TSS
DRAWN BY:	GS
DRAWN DATE:	08/08/20

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.050 THROUGH 53-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

FIRST CHOICE SURVEYING, INC. LB 7564 STATE OF FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LS 5144

08/08/2020
DATED

CERTIFIED BY: JON WHITCOMB PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. #29079, LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.320.5453 (FAX); LB 7564

NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

EXHIBIT B

CONDITIONS OF APPROVAL

NEW HORIZONS MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. RZ-7858

Master Development Plans

1. Development shall be in accordance with the plans and information submitted in December, 2025; the applicable portions of the Land Development Code (LDC); and the Comprehensive Plan, unless otherwise stipulated or modified herein.

2. Development shall substantially conform to the Binding Conceptual Plan attached as Exhibit "1" ("Binding Concept Plan"). Notwithstanding the foregoing, the Binding Concept Plan has not been through the permitting process, and as such, is subject to variations as may be required by the various permitting authorities having jurisdiction. Such variations shall not require a non-substantial and/or substantial modification to this MPUD. The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required. Increases in lot sizes and/or decreases in the number of lots depicted on the Binding Concept Plan shall be deemed to be in substantial conformance with this Binding Concept Plan.

Environmental

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

4. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit

must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing.

5. The upland buffer line shall be clearly field demarcated prior to any construction activities. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project.

6. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to issuance of site development placard.

Open Space/Buffering

7. Unless an alternative standard is approved prior to, or at the time of, preliminary development plan, landscape buffers shall be constructed as required by the Land Development Code.

8. The developer shall create a mandatory homeowners' association in the form of a nonprofit corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s) shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) if such special power, pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD.

9. Except for those neighborhood park attributes depicted on the Binding Concept Plan, specific review and approval of the Land Development Code (LDC), Section 905.1, Neighborhood Parks, will be conducted at PDPs submittal. At the time of the PDPs submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with LDC Section 905.1. and any approved alternative standards.

10. The developer/builder shall provide the appropriate number of trees per platted lot pursuant to Table 905.2-C located in the LDC, Section 905.2.D.1.a. If the developer/builder is unable to provide the appropriate number of trees on the platted lot due to easement(s) or other constraints as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established BCC Resolution 08-284, as amended, and Section 802.3.C. of the LDC, as amended.

11. Street Tree Planting and/or Front Yard Tree Planting:

    a) Each single-family detached lot shall have a minimum of two trees on or in front of the lot, one of which may be in the side or back yard and one of which must be in the front of the home but may be either a street tree (in front of the lot) or a lot tree (in the lot front yard).

Transportation/Circulation

12. The 31 single family homes ("Approved Land Use") have been determined to be exempt from Timing and Phasing Analysis since the Approved Land Use generates less than 50 peak hour trips. The lands within the New Horizons MPUD may be developed for the Approved Land Use without any requirements for an additional timing and phasing analysis through the expiration date of the MPUD as set forth in Condition 55. Any development of land use(s) that generate(s) greater traffic impacts than the Approved Land Use may require a Timing and Phasing Analysis utilizing a methodology approved by the County. The Planning Commission (PC), BCC, or County Administrator or designee, may impose additional conditions on the applicant or developer based on the County-approved Timing and Phasing Analysis. Compliance with the conditions of approval, payment of mobility fees and other generally applicable taxes and assessments, construction of site-access improvements and construction of the Wells Road Improvements, fully mitigate the external transportation impacts of the Approved Land Use through the expiration date of the MPUD as set forth in Condition 55.

Access Management

13. The access points shown on the master plan are conceptual only. Permanent placement of each access point shall be determined at the time of review with the corresponding PSP/PDP and shall meet established access-management criteria. Based on the corresponding PSP/PDP, County Administrator, or designee, may impose access management conditions on the applicant/developer.

14. At each PSP/PDP approval, the County Engineer, or designee, may also require site-specific intersection improvements. Intersection improvements shall be in accordance with

the LDC and Access Management Standards as amended.

15. Developer has provided a Substandard Road Application for Wells Road. There are substandard road impacts to Wells Road from the Approved Land Use that require mitigation by the Developer. Developer shall, prior to approval of the first record plat, construct, or post a performance guarantee acceptable to the County for, Wells Road from Boyette Road to the project access within the County's existing right-of-way (with the exception of roadway drainage facilities for this segment of Wells Road which will be constructed on Developer's property) pursuant to the cross-section depicted on the MPUD Master Plan ("Wells Road Improvement"). The Wells Road Improvement shall not be mobility fee creditable.

    The roadway drainage facilities, if not commingled or combined with drainage facilities for the Project, shall be owned, operated, and maintained by the County subsequent to the expiration of the three (3) year Defect Guarantee period. Developer may, however, request that Developer, Community Development District (CDD), or other legal entity as may be approved by the County, be allowed to maintain these facilities for the County roadways. If such request is granted, Developer or CDD, as applicable, shall provide appropriate easements to the County so that the County has the ability to maintain the facilities in the event Developer or CDD, as applicable, defaults on its obligations to maintain the facilities.

    If the Wells Road Improvement's drainage facilities are commingled or combined with drainage facilities of the Project, all such drainage facilities shall remain owned by the Developer, CDD or other legal entity as may be approved by the County, and operation and maintenance of the same shall be the responsibility of the Developer, CDD or other legal entity as may be approved by the County ("Maintenance Entity"). Appropriate easements to the County so the County has the ability to maintain the facilities associated with Wells Road Improvement in the event the Maintenance Entity defaults on its obligation to maintain the facilities.

Dedication of Right-of-Way

16. Road connections and rights-of-way to adjoining areas shall only be required as depicted on the MPUD Master Plan.

17. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, dedication and maintenance shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.

18. Pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality), no right-of-way is required to be conveyed by

the Developer for Wells Road (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

Design/Construction Specifications

19. Approval of the New Horizons MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).

20. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.

21. If the property to the west or east has an approved PDP/PSP or is built-out, then prior to PDP/PSP submittal for New Horizons MPUD development, the developer shall supply evidence that it has coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to identify and provide the location of the required interconnecting roadway [such interconnecting roadways do not include the collector/arterial/vision roadways as depicted on the approved master plan]. The following information shall be shown on all PDPs/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

22. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available or planned at the time of preliminary development plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDE for review and approval prior to or concurrent with the PDP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public

Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary development plan unless an alternative phasing of transit- accommodation-facilities construction is approved with the overall transit- accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

23. The developer(s) may submit an overall pedestrian/bike path plan to the PDE for approval prior to approval of the first PDP, which provides a path circulation in accordance with the Pasco County LDC, as amended, or an alternative method acceptable to the PDE, and in compliance with the handicapped provisions of Section 336.045, Florida Statutes, or other applicable law. In the absence of an approved pedestrian/bike path plan, compliance with the LDC is required.

24. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted by the County for maintenance), multi-use trails, and other non-vehicular pathways within the rights-of-way of any roadways within the MPUD shall not be the maintenance responsibility of the County.

25. Street lighting is required throughout the MPUD pursuant to LDC section 901.11.

26. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

    a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.

    b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

<u>Utilities/Water Service/Wastewater Disposal</u>

27. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first

construction plan. This utility plan shall show, at a minimum, the following:

a. Trunk sewer lines and lift stations.

b. Main potable water lines and non-potable water lines, if applicable.

c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

28. Prior to the first construction plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.

29. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

30. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:

a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/ owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.

b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Stormwater

31. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

32. At the time of the first site development placard, the applicant shall comply with applicable County floodplain management requirements.

33. Developer acknowledges that the HOA and/or CDD documents shall include language to prevent the residential lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA and/or CDD documents for residential lots shall be provided to Pasco County for review and approval at the time of plat review.

34. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

35. All pass-through drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not obligation, to access and maintain.

Land Use

36. Land uses are permitted in accordance with Table 1.

Table 1
Permitted Use and Development Limits

Development Category	Totals
Single Family Detached (du)	31

37. The Dimensional/Development standards shall be as set forth on the MPUD Master Plan.

38. The Architectural Design Standards are as follows:

a) Monotony Control:
Single-family detached houses shall be required to address the following requirements to avoid architectural monotony:
   i. A proposed home shall have three different architectural features (as defined below) from the two houses on either side of it that face the same street.
   ii. A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
   iii. The rear of a proposed home shall differ in appearance (as set forth in section (b) (ii) below) from the houses directly adjacent to it when facing another road.

b) Architecture Features:

To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of three (3) architectural features shall differ on all Single Family Detached houses.

i. These features shall include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.) porches, porticos, dormers, location of garage (left, right or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters etc., and color or material of rooftops (e.g., shingles, tiles etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.

ii. For the rear of homes that back-up to or face a street (i.e., local, collector, or arterial), the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

iii. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

c) The applicant/developer has committed to, and is hereby requiring, the foregoing architectural and monotony controls, notwithstanding any potential contrary requirements in Section 163.3202(5)(a), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer pursuant to Section 163.3202(5)(c), Florida Statutes, and not a requirement of the County, to the extent that Section 163.3202(5)(a), Florida Statutes, prevents the County from applying or enforcing architectural or monotony controls in this MPUD.

39. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.

40. The development standards for any recreation center(s) shall be in accordance with the C-1 Neighborhood Commercial District.

41. The maximum density set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.

42. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

43. The developer may utilize one model center per product type which can exceed the ten percent maximum allowed model center lots per the LDC.

44. Interim silvicultural and/or agricultural activities shall be permitted until the commencement of development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed with subsequent

approval, pursuant to the County's Miscellaneous Permit process for temporary events.

45. The total aggregate number of dwelling units for New Horizons MPUD shall not exceed 31.

Procedures

46. The applicant/developer agrees that the applicant/developer and any successors or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of the development authorized by this approval.

47. The applicant/developer shall ensure that the HOA or CDD required to be established under this MPUD incorporates the minimum tree and architectural requirements in conditions 10, 11, and 38 as applicable, into the HOA covenants, conditions, and restrictions and shall ensure that the HOA is the primary enforcement entity for the tree requirements in such single family residential phase(s), as applicable, after the MPUD entitlements have received a final inspection or Certificate of Occupancy, and the only enforcement entity for the architectural requirements. If the County becomes aware of violations of Conditions 10, 11, and 38 the County reserves the right to hold the developer (until the turnover to the HOA) and/or the HOA responsible for violations of the foregoing requirements. This condition shall not be construed as any attempt by the County to enforce architectural requirements in this MPUD; rather, the condition is intended to ensure that the developer and HOA honor their commitment to privately impose such requirements pursuant to Section 163.3202(5)(c), Florida Statutes.

48. The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or vehicles at any time, whether or not emergency services have been requested. This condition, and the applicable HOA or CDD regulations, do not preclude the County from also enforcing applicable LDC or Code of Ordinance provisions relating to on-street parking or obstruction of roadways. In addition to the other requirements of this condition, the HOA

or CDD required to be established under this MPUD shall include provisions which limit parking to one side of each street within the MPUD (in those areas where on-street parking is allowed at all pursuant to the LDC) so as to avoid the obstruction of on-site roadways.

49. A disclosure statement regarding the construction of all future roadways abutting and through the MPUD, to include local roadways, shall be included in all sales contracts for residential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.

50. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first CO where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions, unless otherwise agreed to by the County.

51. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.

52. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.

53. A PDP must be approved for an entire increment (bubble) prior to any phased construction plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease and the total maximum number of entitlements is not increased as approved for the MPUD.

54. PDP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, or total number of units which have received PDP approval, construction plan approval, and/or record plat approval.

55. If a PDP for the entire MPUD is not submitted within six (6) years of this original MPUD approval or within six (6) years of any substantial modification for any portion of the MPUD, whichever is later, (subject to any statutory or County-wide extensions issued subsequent to the approval), the conditions of approval for those portions of the MPUD that do not have (unexpired) PDP approval shall expire. A new MPUD must be applied for and approved by the BCC for any such portions of the MPUD for which the conditions

of approval have expired, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time, including an updated Timing and Phasing Analysis as required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.

56. An extension of the time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.

57. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the PDE after the BCC action.

58. All conditions of this MPUD approval are material to the BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification, or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

59. The entire project must be platted.

Attachments

Binding Concept Plan Exhibit 1

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

_____ _____
Date Signature

_____
Print Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

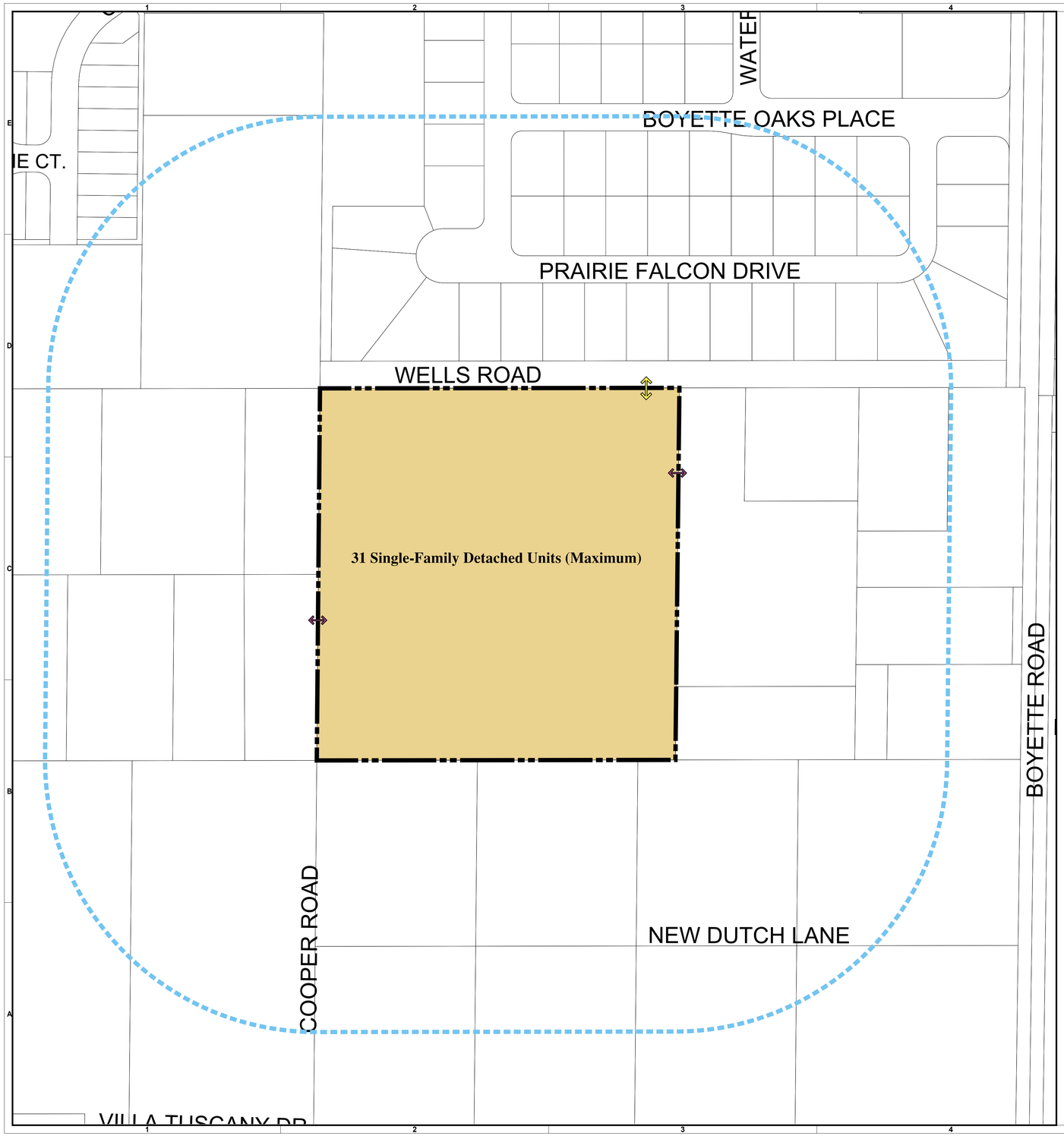
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date), by _____(name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____
NOTARY

EXHIBIT C

MASTER PLAN



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0 100 200

GRAPHIC SCALE: 1" = 100'

LEGEND

- Property Boundary
- 500' Property Boundary Offset
- Parcel Boundary
- Residential
- Access Point
- Stub-Out to Adjacent Property (Conceptual Location)

NOTES:

1. All access point locations are conceptual. Types of access points and spacing of access points shown on the master plan are approved concurrently. Any modifications to same that comply with Land Development Code (LDC) regulations shall be reviewed and approved by the County administrator or designee. Any modifications to the approved Access Management Plan that vary from LDC regulations shall be reviewed and approved in accordance with the LDC. Any modifications shall not require an amendment to the Master Plan.
2. One (1) access point to/from Wells Road (primary access), one (1) stub-out with parcel 05-26-20-0000-00300-0000, and one (1) stub-out with parcel 05-26-20-0000-00500-0025. Any proposed stub-out location(s) will be identified on the PDP/PSP and will be designed per Pasco County standards. A variation to the Cross Access Ordinance is being approved concurrent with this MPUD approval. The PDP plan shall comply with this variation, and all other LDC requirements not varied herein unless an alternative standard to requirements not varied herein is approved at time of PDP review.
3. Potable water, reclaimed water, sanitary sewer, and fire service to be provided by Pasco County Utilities. Electrical service to be provided by Withlacoochee River Electric Coop, Inc.
4. There are no proposed major facilities, including school sites and fire stations sites, within the project.
5. All common areas and facilities shall be maintained by a Property Owners Association, Community Development District, Management Company, or owner.
6. Unless an alternative standard is approved at time of preliminary site plan, landscape buffers will comply with LDC standards.
7. Except for those neighborhood park attributes depicted on the Binding Concept Plan, specific review and approval of the Land Development Code (LDC), Section 905.1, Neighborhood Parks, will be conducted at PDPs submittal. At the time of the PDPs submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with the compliance of current LDC 905.1 and any approved alternative standards.
8. Timing of development: The timing of development for any phase of the project will be established by the developer in response to market conditions.
9. Interim Uses: Agricultural uses shall be permitted until commencement of development for that portion of the proposed development.

Wetland Summary

Post-Development	AC.
Category I Wetlands	0.0
Category II Wetlands	0.0
Category III Wetlands	0.0
Total Proposed Wetlands	**0.0**

Note: If it is determined by Pasco County Natural Resources that wetlands exist on the site, the wetland categories and delineation will be finalized upon receipt of the SWFWMD approved jurisdictional lines.

Applicant:

SAV Property Holdings, LLC

630 Mola Blvd.
Elmwood Park, NJ. 07407
Attn: Faustino Vidro Jr.

Legal Counsel / Agent:

Barbara L. Wilhite, P.A.

6327 Grand Blvd.
New Port Richey, FL 34652
Phone: (727) 942-0733
Attn: Barbara Wilhite, Esq.

Transportation Consultant:

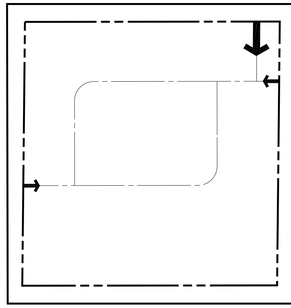
Traffic & Mobility Consultants, LLC

5023 W. Laurel St
Tampa, Florida 33607
Phone:(813) 289-0039
Attn: Steve Henry

Planner:

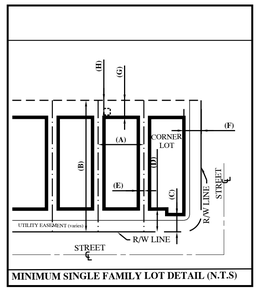
Heidt Design, LLC

5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Phone: (813) 253-5311
Attn: Christie Barreiro, AICP



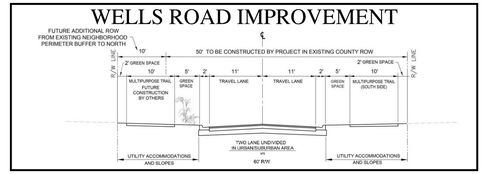
GENERALIZED MOBILITY PLAN

The GMP is based upon the binding Concept Plan and may vary in terms of internal roadway alignments and specific access point locations.
Pedestrian circulation will be in compliance with LDC sidewalk requirements or related alternative standard approvals.



MINIMUM SINGLE FAMILY LOT DETAIL (N.T.S)

WELLS ROAD IMPROVEMENT



TYPICAL RESIDENTIAL LOT STANDARDS

Lot Type	Minimum Lot Dimensions: Lot Width (A)	Minimum Lot Dimensions: Lot Depth (B)	Minimum Setbacks: Front Primary (C)	Minimum Setbacks: Front Garage (D)	Minimum Setbacks: Side (E)	Minimum Setbacks: Side Corner (F)	Minimum Setbacks: Rear Primary (G)	Minimum Setbacks: Rear Accessory (H)	Minimum Building Separation	Maximum Height	Maximum Lot Coverage	Max Units
SF Detached Front Load	50'	110'	18'	23'	7.5'	15'	15'	5'	15'	45'	70%	31

Note: See Conditions of Approval for detailed information regarding entitlements and requirements.

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Civil Engineering • Planning & GIS
Transportation Engineering
Ecological Services • Landscape Architecture
Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26000405
5904-A Hampton Oaks Pkwy.
Tampa, Florida 33610
Office: 813-253-5311
Fax: 813-464-7629
www.HeidtDesign.com

NEW HORIZONS MPUD PLAN SET

PROPOSED CONDITIONS

PREPARED FOR: **SAV PROPERTY HOLDINGS, LLC**

DATE	DESCRIPTION
11/12/2025	MPUD Resubmittal
6/24/2024	MPUD Submittal

PROJECT NO:	SAV-NH-1002
FILE:	
DESIGN BY:	SM
DRAWN BY:	SM

R:\NEW HORIZONS\MASTER PLAN\COMMUNITY PLANNING\ZONING\CAD\NH-MPUD COVER SHEET.DWG-L-700 2023/10/02 3:58 PM MARK GEDA

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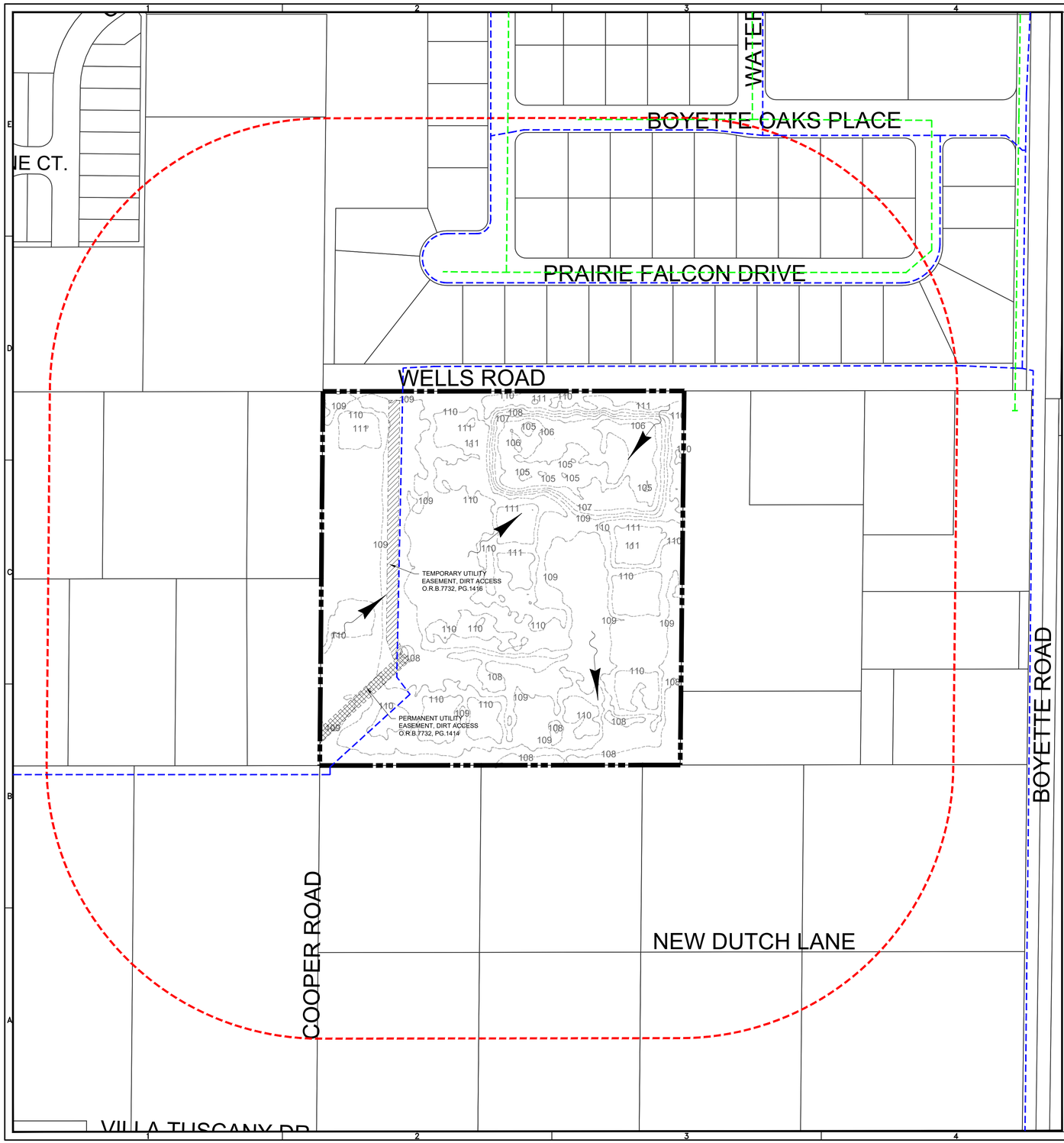


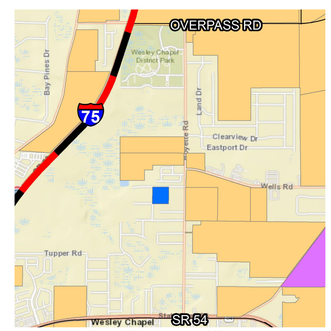
N

0 100 200

GRAPHIC SCALE: 1" = 100'

LEGEND

- Property Boundary
- 500' Property Boundary Offset
- Parcel Boundary
- Topographic Contours
- General Direction of Runoff
- Permanent Utility Easement
- Temporary Utility Easement
- Water Line
- Sewage Line



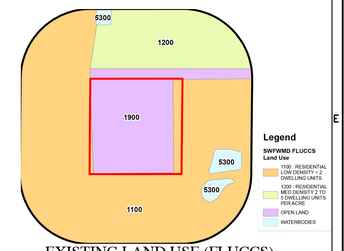
VICINITY MAP (N.T.S)

AERIAL (2023)

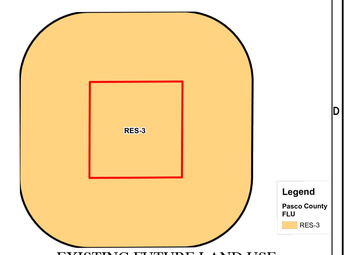
NOTES:

1. All existing easement(s) locations shown on boundary survey prepared by A&B Engineering Consultants, P.A.
2. The property is located within FEMA Flood Zone X.
3. There are no ecological corridors within the site.
4. There are no pre-development wetlands located within the property.
5. There are no Wellhead Protection Areas or Special Protection Areas located with the proposed development or within 1,000 feet of the proposed development.
6. Approximate distance to the nearest connection points for utilities:
   - Water: 0 LF
   - Reclaimed: 3,300 LF
   - Sewage: 600 LF

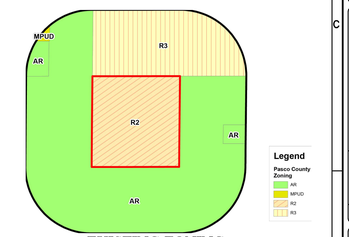
   (LF= Linear Feet)



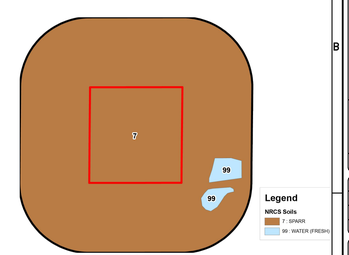
EXISTING LAND USE (FLUCCS)



EXISTING FUTURE LAND USE



EXISTING ZONING



EXISTING SOILS

Wetland Summary	
Pre-Development	**AC.**
Category I Wetlands	0.0
Category II Wetlands	0.0
Category III Wetlands	0.0
Total Existing Wetlands	**0.0**

Note: It is assumed that there are no wetlands within the property limits.

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NEW HORIZONS MPUD PLAN SET

EXISTING CONDITIONS

PREPARED FOR: **SAV PROPERTY HOLDINGS, LLC**

DATE	DESCRIPTION
11/12/2025	MPUD Resubmittal
6/24/2024	MPUD Submittal

PROJECT NO: SAV-NH-1002
FILE:
DESIGN BY: SM
DRAWN BY: SM

R:\NEW HORIZONS\MASTER PLAN\COMMUNITY PLANNING\ZONING\CAD\NH-MPUD SHEET 2.DWG-L-701 2025/11/12 10:33 AM MARK GEDA

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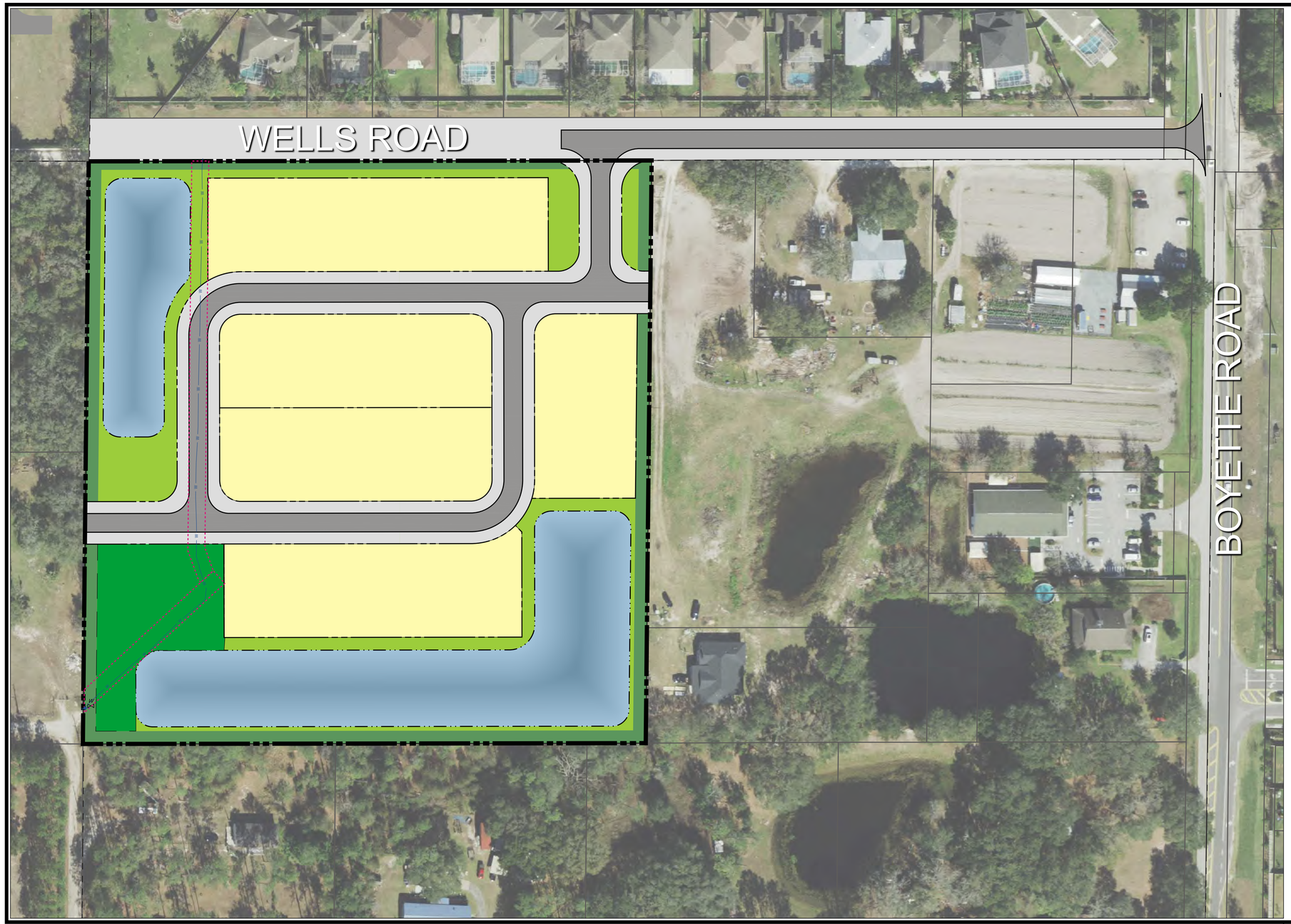

LEGEND

- PARCEL BOUNDARY - ±10.38 Ac.
- SINGLE FAMILY DETACHED UNITS
- PROPOSED ROADS
- STORMWATER POND
- NEIGHBORHOOD PARK
- OPEN SPACE
- LANDSCAPE BUFFER
- BURIED 24" WATER TRANSMISSION LINE
- 20' UTILITY EASEMENT
- SURROUNDING PARCELS

New Horizons

Binding Concept Plan

SAV Property Holdings, LLC.

Pasco County

DATE	DESCRIPTION	BY
10/14/25	Conceptual Site Plan 'L' - V.01a	SM

DATE: 10/14/2025 JOB #: SAV-NH-1001

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional drainage, floodplain and grand tree analysis is required and may affect final unit totals and layout.

SCALE: 1" = 60'

0 30 60 120

HALF SCALE 11" BY 17"

N

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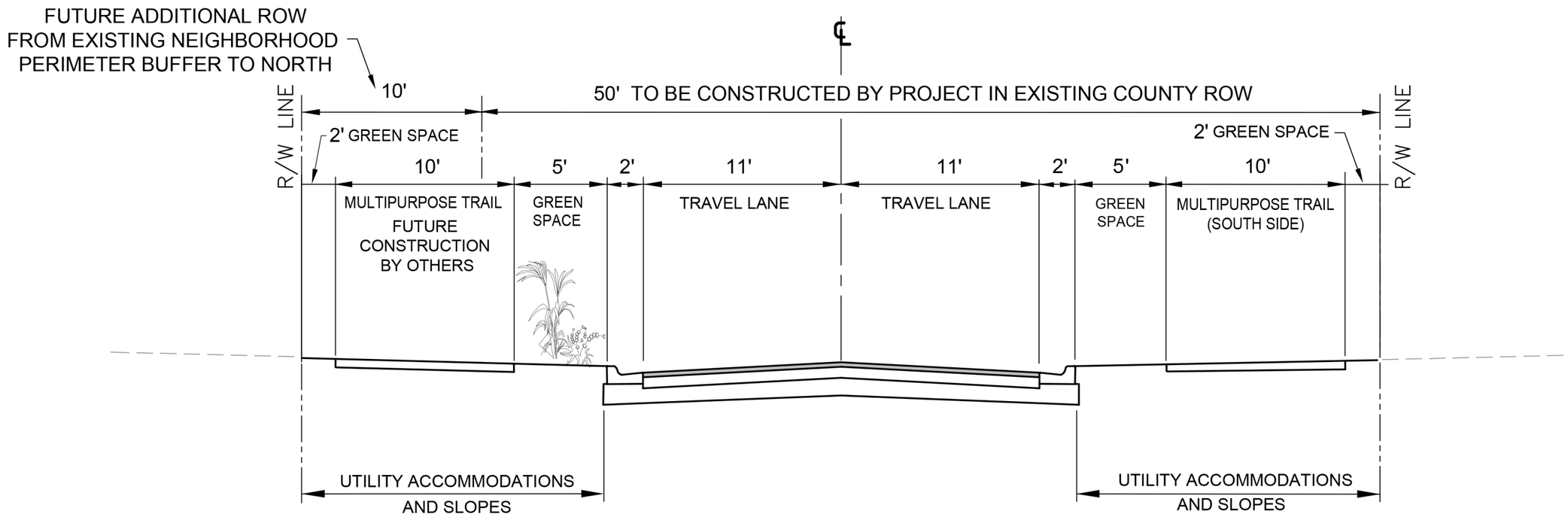
\\HDFILEHD_PROJECTS\NEW HORIZONS\MASTER PLAN\LAND PLANNING\CONCEPTUAL LAYOUT\PLANS\NH-CSP-LV.01A-BINDING.DWG-MCOLOR CONCEPT 2024/02/06-2:39 PM-SAM MIRZA



TWO LANE UNDIVIDED
IN URBAN/SUBURBAN AREA

NTS

60' R/W

Wells Road

Proposed Alternative to 80-ft Typical Section

Pasco County

Pasco County, FL

09/22/2025	Revised Road Cross Section	
03/20/2025	Revised Road Cross Section	
01/13/2025	Revised Road Cross Section	
11/12/2024	Revised Road Cross Section	By
Date: 08/09/2024	Job #:	

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals. Additional drainage, floodplain, and tree analysis is required and may affect final unit totals and layout.

NOT TO SCALE

HEIDT DESIGN

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): 05-26-20-0000-00300-0020

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: New Horizons

Project Number: (RZ-7858)

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 01/22/2026

X Photos showing the placement of the public hearing sign posted on the property on 01/22/2026

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 22 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 22, 2026

RE: New Horizons MPUD (RZ-7858)
Parcel I.D. No(s): 05-26-20-0000-00300-0020

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7858) has been filed in the name of the property owner, SAV Property Holdings LLC (New Horizons MPUD), to amend from the R-2 (Low Density Residential) zoning district to the Master Planned Unit Development (MPUD) zoning district to allow for development of a maximum of 31 platted, single family detached homes.

The MPUD is generally located 0.1 miles west of Boyette Road and 1 mile north of State Road 54 and contains approximately 10.38 acres m.o.l.

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

Planning Commission RZ-7858	**02/05/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**
Board of County Commissioners RZ-7858	**03/10/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**

The application and all supporting documentation on file regarding the Rezoning Application can be viewed by contacting, Kurt Siverson, Planner II – Planning 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.

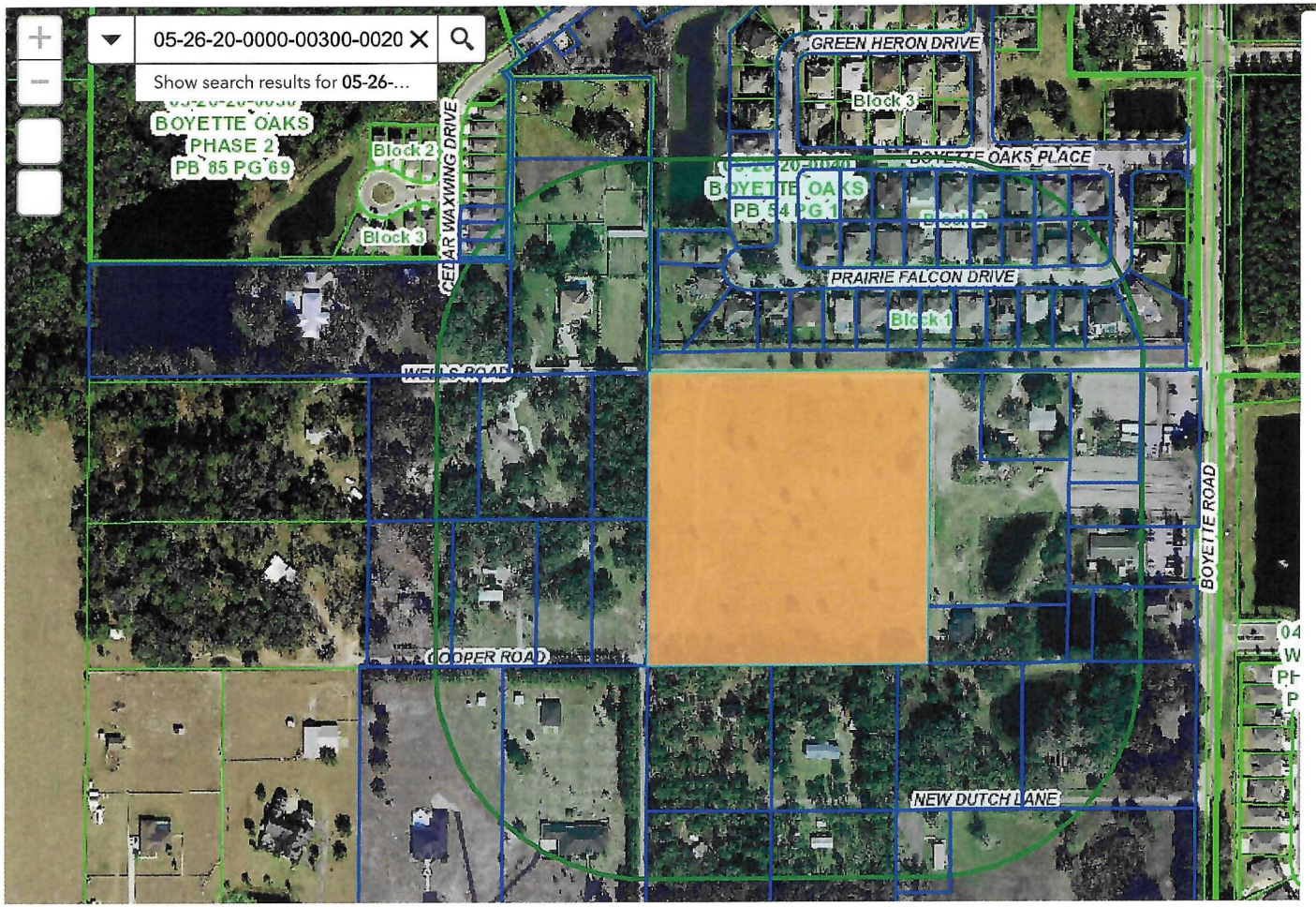
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

05-26-20-0000-00300-0020

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

71 addressees found; do you want to continue?

Review Download

0 150 300ft

28.256 -82.320 Degrees

RZ-7858

62 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
05-26-20-0050-00100-0020	AHI BORROWER LP		23975 PARK SORRENTO STE 300		CALABASAS, CA 91302
05-26-20-0000-00500-0000	ALFONSO KEVIN J & MICHELLE L		29628 VILLA TUSCANY DR		WESLEY CHAPEL, FL 33545-3809
05-26-20-0000-00500-0040	ANEL LIVING TRUST	ANEL RAYMOND L &	29704 VILLA TUSCANY DR		WESLEY CHAPEL, FL 33545-3820
05-26-20-0000-00500-0025	AVDD FLORIDA EAST LLC		29544 VILLA TUSCANY DR		WESLEY CHAPEL, FL 33545-3800
05-26-20-0000-00500-0021	BENSON JERRY GLEN		3533 RHAPSODY ST		SAINT CLOUD, FL 34772-8259
05-26-20-0040-00200-0110	BONNIE REAL ESTATE & PROPERTY MANAGEMENT LI		29823 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3899
05-26-20-0000-00300-0040	BOYETTE CALVIN CLEO & BOYETTE KAREN SUE		29908 WELLS RD		ZEPHYRHILLS, FL 33545-3834
05-26-20-0000-00700-0010	BOYETTE CALVIN CLEO & DEBRA GAIL		29908 WELLS RD		WESLEY CHAPEL, FL 33545-3834
05-26-20-0000-00300-0050	BOYETTE CARLEY WEGNER &	BROOKS CALVIN	6611 BOYETTE RD		WESLEY CHAPEL, FL 33545-3882
05-26-20-0040-0B200-0000	BOYETTE OAKS HOMEOWNER'S ASSOCIATION INC		5844 OLD PASCO RD STE 100		WESLEY CHAPEL, FL 33544-4010
05-26-20-0050-00D00-0000	BOYETTE OAKS PHASE II HOMEOWNERS ASSOCIATI(		280 PILOT RD		LAS VEGAS, NV 89119
05-26-20-0040-00100-0090	CALLOWAY SHAWN & DEIDRA		29850 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3898
05-26-20-0040-00200-0030	CINGORANELLI PATRICK & SANDRA		29906 BOYETTE OAKS PL		WESLEY CHAPEL, FL 33545-3891
05-26-20-0040-00200-0050	COX TAYLOR & HAVEN		29846 BOYETTE OAKS PL		WESLEY CHAPEL, FL 33545
05-26-20-0000-00600-0030	CURTIS RONALD D		29817 NEW DUTCH LN		WESLEY CHAPEL, FL 33545-3839
05-26-20-0040-00200-0070	DAILY DAVID & PAMELA		29830 BOYETTE OAKS PL		ZEPHYRHILLS, FL 33545-3889
05-26-20-0000-00500-0022	DEATHE MARY A		29643 COOPER RD		WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0140	DICKERSON STANLEY B &	ROSILYN R	29810 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3898
05-26-20-0040-00200-0150	EKECHI MATTHEW & ROSELINE		29855 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3899
05-26-20-0000-00300-0060	EXCELLENT PRESCHOOLS LLC		35394 PLATT RD		DADE CITY, FL 33523
05-26-20-0040-00200-0040	GANIE INTIKHAB SULIMAN & SHARMEELE		29854 BOYETTE OAKS PL		WESLEY CHAPEL, FL 33545-3889
05-26-20-0000-00500-0013	GRINER TIMMETHY C & CHERYL B		29628 WELLS RD		ZEPHYRHILLS, FL 33545-3828
05-26-20-0040-00100-0110	GUIDERA CASEY & ERIN		29834 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3898
05-26-20-0040-00100-0150	HILTON MICHAEL P		29802 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3898
05-26-20-0000-00600-0060	HOLBROOK LIVING TRUST	HOLBROOK BARBAI	29818 NEW DUTCH LN		WESLEY CHAPEL, FL 33545
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05-26-20-0000-00500-0011	KENNEDY TIMOTHY R & REGINA SUE		103 CATHY ST		ELIZABETHTOWN, KY 42701-2644
05-26-20-0000-00600-0040	LLANOS LUIS & ANNA		29801 NEW DUTCH LN		WESLEY CHAPEL, FL 33545-3839
05-26-20-0040-00100-0100	LOPEZ STEVEN & JEANETTE		29842 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3898
05-26-20-0000-00600-0020	LUCADO JOHN W		PO BOX 7357		WESLEY CHAPEL, FL 33545-0105
05-26-20-0000-00600-0010	LUCADO JOHN W &	LUCADO MILDRED (	6553 BOYETTE ROAD		WESLEY CHAPEL, FL 33545
05-26-20-0040-00200-0160	MARSHALL GILBERT LOGAN JR & THERESA E		29907 PRAIRIE FALCON DR		WESLEY CHAPEL, FL 33545-3924
05-26-20-0000-00400-0000	MELODINI LIVING TRUST	MELODINI G J & DEE	29629 WELLS RD		WESLEY CHAPEL, FL 33545-3829
05-26-20-0000-00500-0014	MODOLO JOACHIM & AROZENA MAITANE		29646 WELLS RD		WESLEY CHAPEL, FL 33545-3828
05-26-20-0000-00600-0050	MOORE JEFFREY S & DEBRA S		29800 NEW DUTCH LN		WESLEY CHAPEL, FL 33545-3838

36 pg 1

RZ-7858

05-26-20-0040-00100-0080	MOSS LEWIS C JR & SHARON P	29902 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3923
05-26-20-0040-00200-0060	MURIEL JONATHAN & BRIANNA DABREO	29838 BOYETTE OAKS PL	WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0210	NUNEZ MODESTO & DULCE	6823 GREEN HERON DR	WESLEY CHAPEL, FL 33545-3894
05-26-20-0000-00400-0010	OSPINA FERNANDO G LIV TR & L OSPINA FERNANDO	29711 WELLS RD	WESLEY CHAPEL, FL 33545
05-26-20-0040-49900-0000	PASCO COUNTY	FACILITIES MANAGEMENT DEPT 7220 OSTE	NEW PORT RICHEY, FL 34653-2359
05-26-20-0040-00200-0090	PATHIRANAGE SEEMANANDA I & MEDAGAMA JINALI	29812 BOYETTE OAKS PL	WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0070	PITTANO JOSEPH SCOTT & LYDIA	29910 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0130	REZABEK MICHAEL E & KAREN L	29818 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3898
05-26-20-0040-00200-0130	ROSSI BRUCE A	29839 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3899
05-26-20-0040-00100-0170	RUSSELL ERIC & KIMBERLY REV RUSSELL THOMAS &	29744 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545
05-26-20-0040-00200-0180	RYAN CHERYL L	29925 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3924
05-26-20-0040-00200-0010	SAMANIEGO GEORGE	29922 BOYETTE OAKS PL	WESLEY CHAPEL, FL 33545-3891
05-26-20-0040-00100-0050	SANGAR INDIRA K & DEVINDRA	29924 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3923
05-26-20-0000-00600-0080	SAV PROPERTY HOLDING LLC	29711 WELLS ROAD	WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0200	SHERMAN JASON & JOELISA	6815 GREEN HERON DR	WESLEY CHAPEL, FL 33545-3894
05-26-20-0040-00100-0040	SHIWBALAK KIRTCHAND & ANN E	29932 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3923
05-26-20-0040-00200-0170	SHULTZ MICHAEL SCOTT & MEGUMI	PSC 480 BOX 2295	APO, AE 09128
05-26-20-0040-00200-0080	SKARIAH MATHEW & MATHEW MARIAMMA	6934 GREEN HERON DR	WESLEY CHAPEL, FL 33545
05-26-20-0040-00100-0120	SLOAN-DAVIS JAKEA & DAVIS VINCENT	29826 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3898
05-26-20-0000-00300-0010	STOKES KYLE MICHAEL & LACI BOYETTE	29812 WELLS RD	WESLEY CHAPEL, FL 33545
05-26-20-0040-00200-0100	THIELECKE CONNIE SUE & HANSEN THOMAS ADAM	29815 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3899
05-26-20-0040-00100-0160	VOLK ANDREA LEA	1640 OAK FARM DR APT 2003	ALPHARETTA, GA 30005-1541
05-26-20-0040-00200-0120	WHITTAKER DAVID J & LINDA L	29831 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3899
05-26-20-0040-00100-0190	WHITTICK IDI N & SOPHIA G	6805 GREEN HERON DR	WESLEY CHAPEL, FL 33545-3894
05-26-20-0040-00100-0060	WILLIAMS JEVON A & ERMEAV-WILLIAMS	29918 PRAIRIE FALCON DR	WESLEY CHAPEL, FL 33545-3923
05-26-20-0040-00200-0020	WILSON JANE E	29914 BOYETTE OAKS PL	WESLEY CHAPEL, FL 33545-3891

26 pg 2

UNITED STATES POSTAL SERVICE
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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 22, 26
AMOUNT
$29.40
S2324N500717-4

UNITED STATES POSTAL SERVICE
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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 22, 26
AMOUNT
$14.00
S2324N500717-4

NEW PORT RICHEY, FL 34655 USPS
JAN 22 2026

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7858

Project Type: REZONING

This a request to rezone from R2 to Master Planned Unit Development (MPUD) for a maximum of 31 single family detached units.

Planning Commission

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

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Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO
App. No. RZ-7858
Project Type: REZONING
This a request to rezone from R2 to Master Planned Unit Development (MPUD) for a maximum of 31 single family detached units.
Planning Commission
02/05/26 1:30 p.m.
Board of County Commissioners
03/10/26 1:30 p.m.
PRIVATE PROPERTY
LAND FOR SALE
813-263-8602
ALCIDES MARTINEZ, REALTOR
FUTURE HOME REALTY

72880

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 PDE26-019 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

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

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 5, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 10, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. SAV Property Holdings LLC/New Horizon MPUD (RZ-7858) petition for a rezoning from an R-2 Low Density Residential District to an MPUD Master Planned Unit Development District for a parcel located south of Wells Road, approximately 640 feet west of Boyette Road (aka 05-26-20-0000-00300-0020).

2. Kenton Road Commercial LLC/Kenton Road Commercial CC MPUD (RZ-7872) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located on the northwest corner of Kenton Road and Elam Road (aka 28-25-20-0000-01000-0000).

3. Pasco County Mosquito Control District/41 Mosquito MPUD (RZ-7918) petition for a rezoning from an A-C Agricultural District, A-R Agricultural-Residential District and a C-2 General Commercial District to an MPUD Master Planned Unit Development District for a parcel located on the west side of US Highway 41, approximately one-quarter mile south of Greenfield Road (aka 33-24-18-0000-04000-0000).

4. Erin S & Benedicto Nieves/Nieves Property (RZ-7905) petition for a rezoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District for a parcel located on the west side of Hudson Lane, approximately 730 feet south of the intersection of St. Joe Road and Hudson Lane (aka 25—24-20-0000-01900-0000).

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
January 21, 2026 72880

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 5 **FILE NO.:** PDE26-7918 **DATE:** 2/5/2026

SUBJECT: Zoning Amendment (Consent) – Pasco County Mosquito Control District/41 Mosquito MPUD Master Planned Unit Development - A Rezoning Request From A-R Agricultural Residential District, A-C Agricultural District, and C-2 General Commercial Districts to an MPUD Master Planned Unit Development to Allow for the Development of 91 Single Family Detached Units and Associated Infrastructure - North West Pasco County - Abutting West of US Highway 41, Approximately 1.75 Miles North of the US Highway 41 & State Road 52 Intersection - Containing Approximately 41.85 Acres

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Recommend approval to the Board of County Commissioners (BCC) of the proposed Zoning Amendment request with conditions.

BACKGROUND:

PROJECT OVERVIEW

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

Proposed is a zoning amendment in the name of 41 Mosquito MPUD, a proposed rezoning from A-R, A-C, & C-2 zoning districts to MPUD Master Planned Unit Development district to allow for the maximum development of 91 single-family detached units on a currently vacant parcel. The MPUD Master Plan proposes a residential lot size of 6,000 square feet for each of the 91 proposed units.

There is a portion of the subject site that has C-2 original zoning and C-2 zoning from RZ18 (1976) along the frontage of US 41 that is roughly 16 acres. This subject site was purchased by the Pasco County Mosquito Control District in August of 2021; however, the site was never developed. The lack of development of this area, particularly commercially on the subject over the last 50 years, is highlighted by the purchase of the land by the Mosquito Control District.

The proposed density is consistent with the existing uses and land use patterns in the area, which is primarily characterized by residential communities (i.e. Talavera) and some commercial users located on the frontage of the US 41 corridor.

There is a companion Comprehensive Plan Amendment, CPAS(25)18 from AG/R (Agricultural/Rural) and ROR (Retail/Office/Residential) to RES-3 (Residential-3 du/ga), which allows the requested density of 91 units on 41.85 acres. The ROR FLU on site, which is roughly 6 acres, would have allowed a maximum of 24 du/ga or an estimated 144 multi-family dwelling units. This project proposes roughly 2.75 dwelling unit per acre of gross density. However, it should be noted that there is not a Southwest Florida Water Management District (SWFWMD) official delineation of the wetlands on site, meaning the net density could fluctuate (de minimis) from the estimated 2.75 dwelling units per acre of net developable density. There is an estimated +/- 8.76 acres of wetland total on site, leaving approximately +/- 33.09 acres of developable uplands on site. The proposed RES-3 Future Land Use

is consistent with the neighboring RES-3 to the south, encompassing the Talavera MPUD.

The 41 Mosquito MPUD contains one parcel. The permitted uses for the parcel are as follows:

Parcel 1: 91 Single-Family Detached Units

Variation Request:
LDC Section 901.6.D.11 — *Street Design and Dedication Requirements* — The applicant proposes not to provide a vehicular connection to the West.

Staff Variation Request Analysis:
LDC Section 901.6.D.11 — *Street Design and Dedication Requirements* — The western portion of the subject site and the adjacent parcel to the west of the subject site are encumbered by Category One wetlands, which prevent an interconnection to the west.

Given this, PDE is amenable to this request.

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

SITE DETAILS

The project is located within the Central Market Area, located east of US Highway 41, approximately 1.75 miles north of the US Highway 41 and State Road 52 intersection (Parcel ID No. 33 24 18 0000 04000 0000).

Commission District:	The Honorable Commissioner Jack Mariano
Project Name:	41 Mosquito MPUD
Applicants' Name(s):	Pasco County Mosquito Control District
Current Zoning District:	A-R Agricultural-Residential, A-C Agricultural, C-2 General Commercial District
Proposed Zoning District:	MPUD Master Planned Unit Development
Future Land Use (FLU) Classification:	AG/R (Agricultural-Rural) and ROR (Retail/Office/Residential); Proposed as RES-3 (Residential 3 DU/GA)
Water/Sewage	Pasco/Pasco
Flood Zone:	A, X
Requested Entitlements:	91 Single-Family Detached Units
Roads/Access:	US Highway 41 (FDOT, Arterial)

MPUD SURROUNDING CONDITIONS ANALYSIS

The 41 Mosquito MPUD proposes a residential community of 91 single-family detached units. The proposal is consistent with the surrounding area, which has a development pattern characterized by single-family detached units.

The following MPUD zones/projects are within a 1-mile radius of the 41 Mosquito MPUD.

1. Talavera (fka Edwards Grove) MPUD (South): approved for 840 single-family Detached units by Rezoning Petition 6256. The MPUD is built out.

SURROUNDING ZONING AND LAND USES

	Zoning District	Future Land Use (FLU)	Existing Use
North	AC Agricultural District	AG/R (Agricultural/Rural)	Undeveloped.
South	AC Agricultural District, C2 General Commercial District, Talavera MPUD Master Planned Unit Development District	RES-3 (Residential-3 du/ga), ROR (Retail/Office/Residential)	Neighborhood, Industrial users
East	C2 General Commercial District, AC Agricultural District	ROR (Retail/Office/Residential), RES-1 (Residential-1 du/ga)	Nonresidential users, Business users.
West	AC Agricultural District	AG/R (Agricultural/Rural)	Undeveloped.

PREVIOUS ZONING ACTION(S) AND BACKGROUND DETAILS

The western portion of the subject site retains the original AC Agricultural zoning classification (Parcel ID No. 33 24 18 0000 04000 0000).

In July 1976, the central and eastern portions of the site were rezoned from AC Agricultural to AR Agricultural Residential and C-2 General Commercial Districts by rezoning petition RZ18.

FINDINGS OF FACT

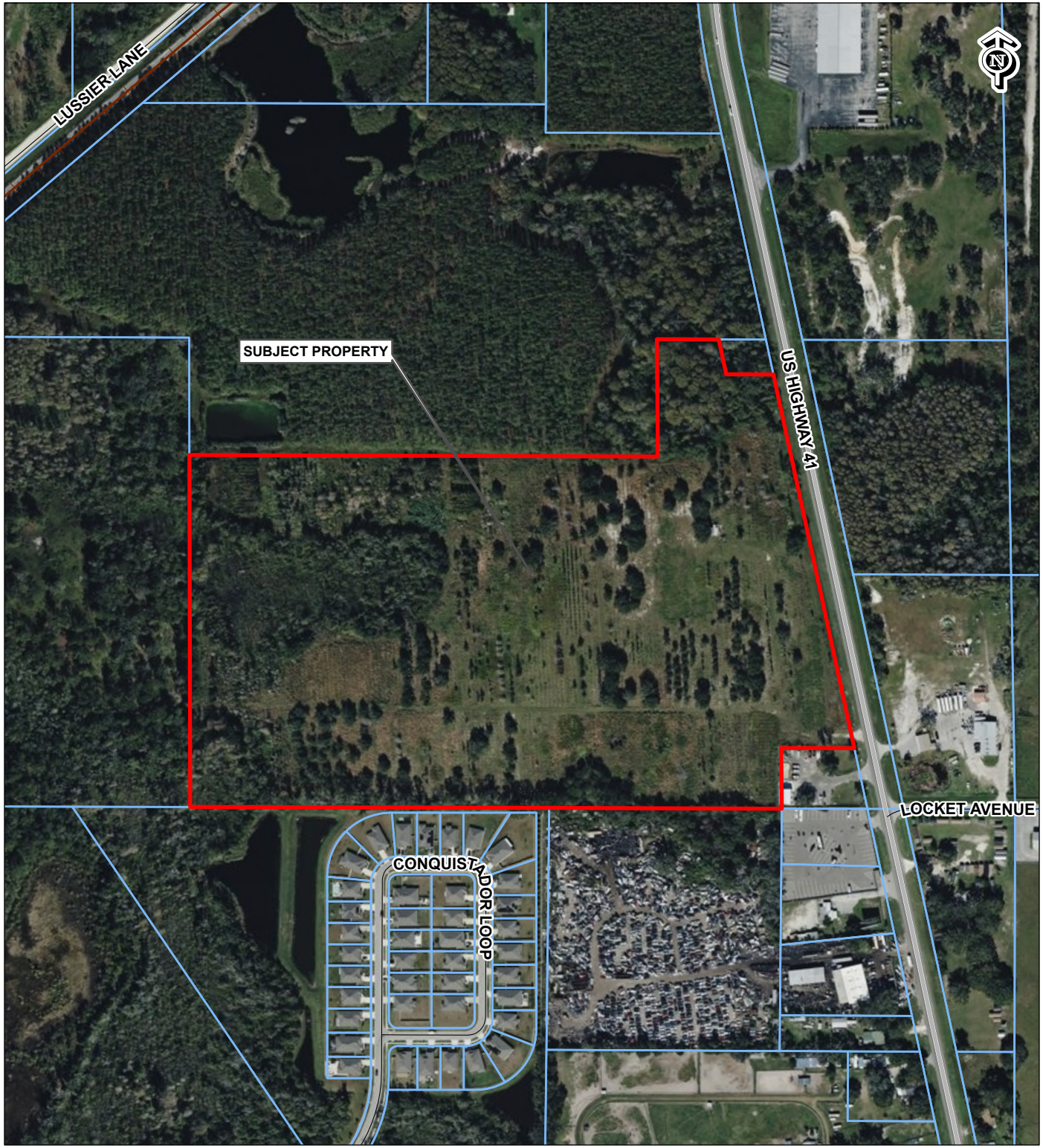
1. Proposed is a zoning amendment seeking the development of 91 single-family detached units on 60-foot-wide residential lots.
2. The 41 Mosquito MPUD is located within the Central Market Area and Commission District 5.
3. The subject site is currently undeveloped and is owned by the Pasco County Mosquito Control District.
4. Reviewed concurrently, CPAS(25)18 proposes to amend the Future Land Use of the subject site from AG/R (Agricultural-Rural) and ROR (Retail/Office/Residential) to RES-3 (Residential-3 du/ga).
5. LDC Section 402.2.C.8 specifies that variations from this Code may be reviewed and approved by the PC and BCC during the public hearing held on any application for an MPUD zoning amendment and the BCC finds, in the particular case, that the proposed variation meets or exceeds the intent of the Code. The Planning, Development, & Economic Growth Department (PDE) has reviewed the requested variation and finds it meets the intent of the LDC as noted.
6. The proposed request is consistent with the Pasco County LDC, Chapter 400, Subsection 402.2 Zoning Amendment - MPUD Master Planned Unit Development, and with the applicable provisions of the Pasco County Comprehensive Plan.

PRELIMINARY FEASIBILITY ANALYSIS

1. Timing and Phasing (T&P) and/or Substandard Road Analysis (SSRRA): PDE found application SSRRA-2025-00235 exempt, citing US Highway 41 is not a substandard roadway. Additionally, finding the Timing and Phasing Analysis T&P-2025-00074 exempt. PDE concludes the currently allowable land uses by the existing zoning would generate more AM/PM peak hour traffic than the proposed residential entitlements in this MPUD.
2. Pasco County Utilities (PCU): The Utilities Department had no objection to the proposal and agree with the conditions herein.
3. Pasco Sheriff's Office (PSO): The Sheriff's Office did not provide comments on the proposal.
4. Fire: The Fire Services Department had no objection to the proposal and agrees with the conditions herein.
5. Emergency Management: The Emergency Management Department had no objection to the proposal and agree with the conditions herein.
6. Parks, Recreation, and Natural Resources (PRNR): The Parks, Recreation, and Natural Resources Department agrees with the conditions herein.

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

ATTACHMENT(S):
1. PDE26-7918: Visuals
2. PDE26-7918: Exhibits A, B, C
3. PDE26-7918: Exhibit 1 Binding Concept Plan
4. PDE26-7918: Proof of Notification
5. PDE26-7918: Proof of Publication



RZ-7918
A-R, A-C, C-2 TO MPUD

33-24-18-0000-04000-0000

PASCO COUNTY MOSQUITO CONTROL DISTRICT/41 MOSQUITO MPUD
2308 MARATHON RD
ODESSA, FL 33556

PHYSICAL ADDRESS:
WEST SIDE OF US 41, APPROX. 1/4 MI SOUTH OF GREENFIELD RD

TAZ-39
COMMISSION DISTRICT: 5

SUBJECT PROPERTY

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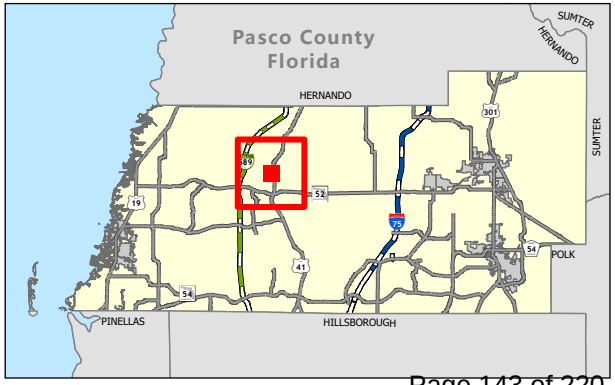

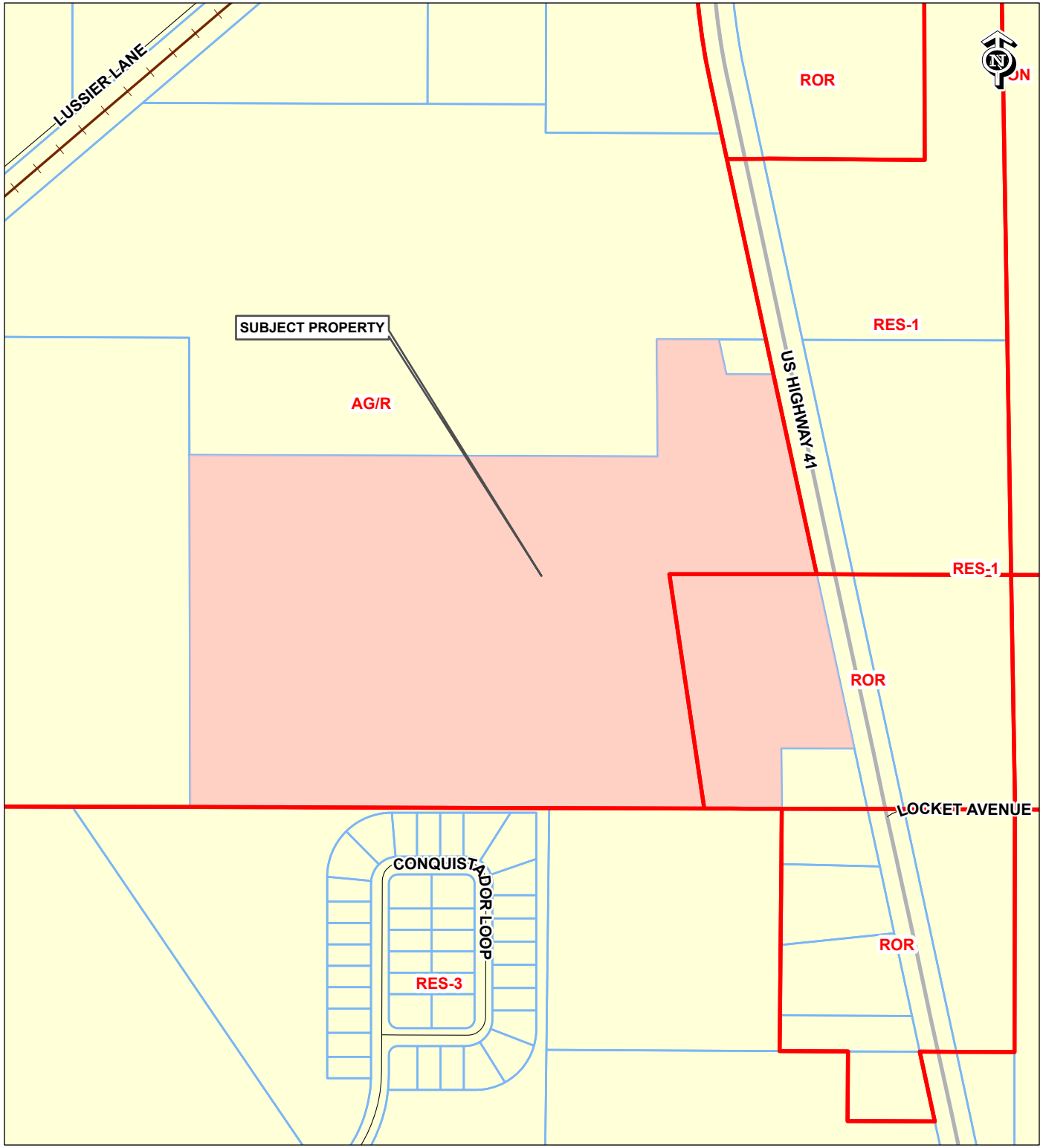

RZ-7918
A-R, A-C, C-2 TO MPUD

33-24-18-0000-04000-0000

PASCO COUNTY MOSQUITO CONTROL DISTRICT/41 MOSQUITO MPUD
2308 MARATHON RD
ODESSA, FL 33556

PHYSICAL ADDRESS:
WEST SIDE OF US 41, APPROX. 1/4 MI SOUTH OF GREENFIELD RD

TAZ-39
COMMISSION DISTRICT: 5

SUBJECT PROPERTY
FUTURE LAND USE 2025

0 400 800
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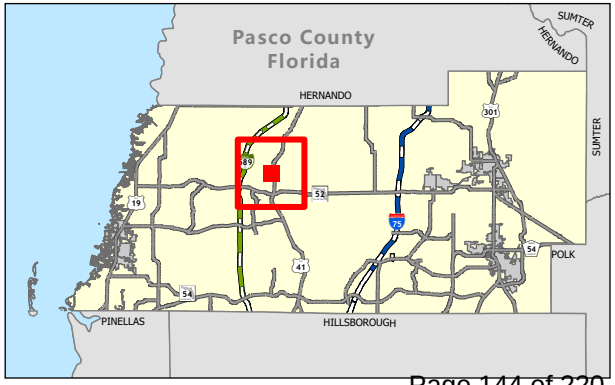

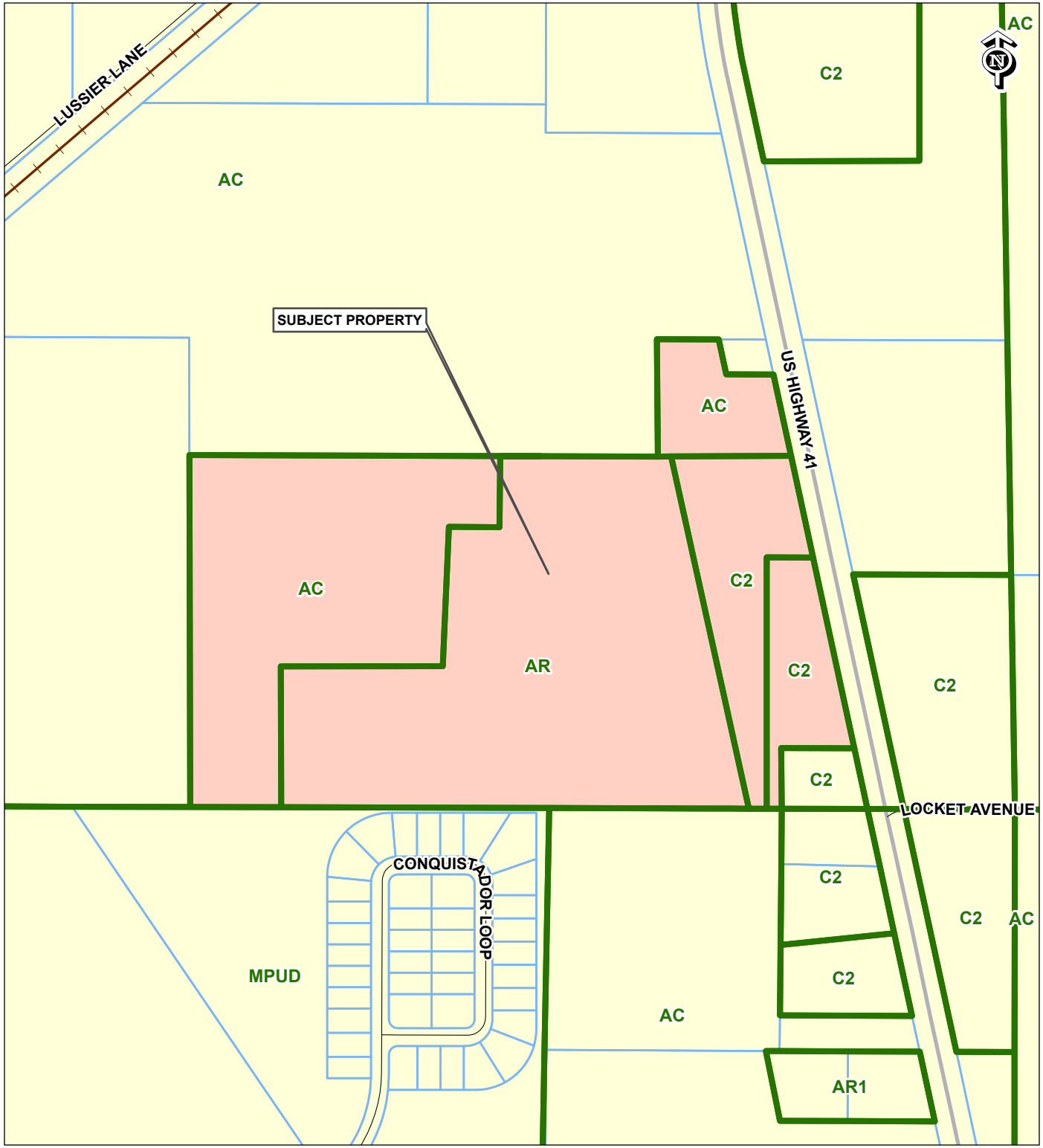

RZ-7918
A-R, A-C, C-2 TO MPUD

33-24-18-0000-04000-0000

PASCO COUNTY MOSQUITO CONTROL DISTRICT/41 MOSQUITO MPUD
2308 MARATHON RD
ODESSA, FL 33556

PHYSICAL ADDRESS:
WEST SIDE OF US 41, APPROX. 1/4 MI SOUTH OF GREENFIELD RD

TAZ-39
COMMISSION DISTRICT: 5

SUBJECT PROPERTY
EXISTING ZONING

0 400 800
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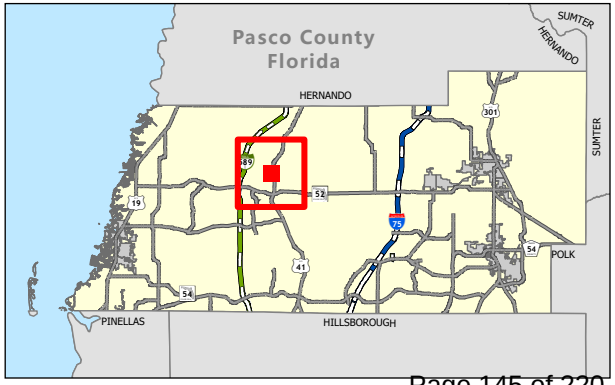

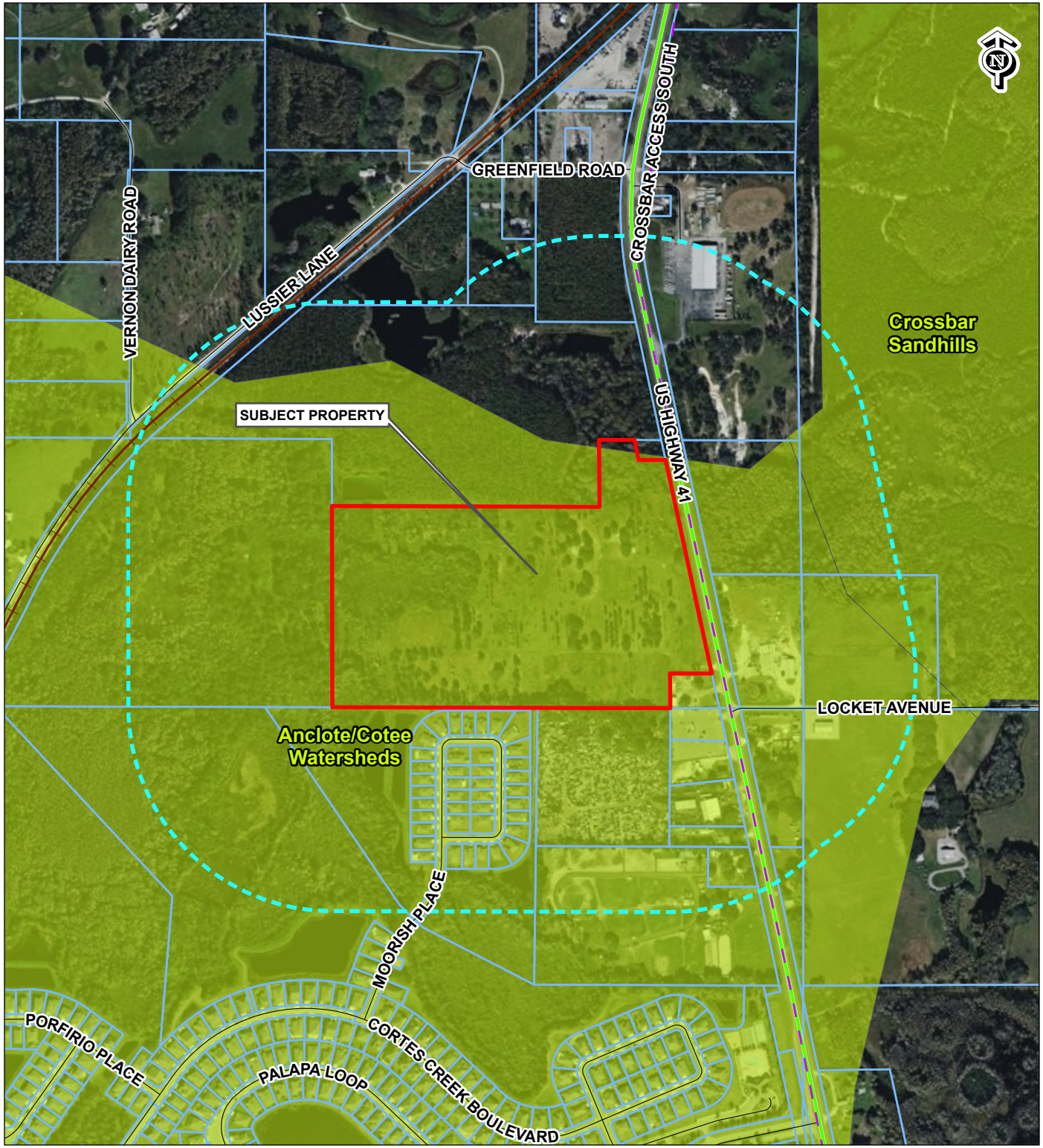

RZ-7918
A-R, A-C, C-2 TO MPUD

33-24-18-0000-04000-0000

PASCO COUNTY MOSQUITO CONTROL DISTRICT/41 MOSQUITO MPUD
2308 MARATHON RD
ODESSA, FL 33556

PHYSICAL ADDRESS:
WEST SIDE OF US 41, APPROX. 1/4 MI SOUTH OF GREENFIELD RD

TAZ-39
COMMISSION DISTRICT: 5

- Subject Property
- 1000ft Buffer
- Conceptual Trails / Planned
- Exisiting Arterial
- Ecological Planning Unit

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Feet

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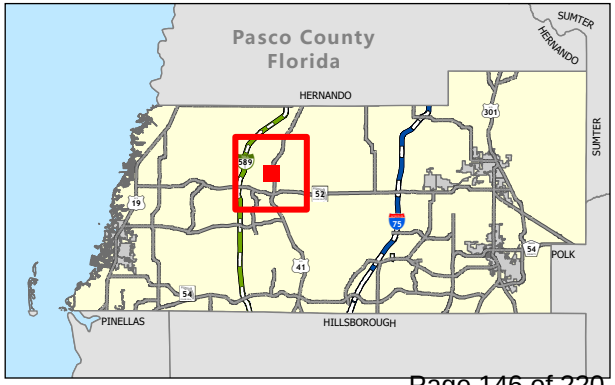

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION SKETCH

(NOT A SURVEY)

DESCRIPTION:

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:
A tract of land in the South 1/2 of the Southeast 1/4 of Section 33, Township 24 South, Range 18 East, Pasco County, Florida, described as follows:
(PARCEL 1)
The East 3/4 of the Southwest 1/4 of the Southeast 1/4, Less the North 328.66 feet thereof.
AND
(PARCEL 2)
The West 1/4 of the Southeast 1/4 of the Southeast 1/4, Less the North 328.66 feet thereof.
AND
(PARCEL 3)
The South 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4.
AND
(PARCEL 4)
The North 1/2 of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, Less the following described Parcel: Beginning at the intersection of the North line of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 and the West line of the right of way of State Road No. 45 (U.S. Highway No. 41); thence West 132.0 feet; thence in a Southerly direction parallel to the West line of the right of way of State Road No. 45 (U.S. Highway No. 41), a distance of 100.0 feet; thence Easterly parallel to the North line of said East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, a distance of 132.0 feet; thence in a Northerly direction along the West line of said right of way of State Road No. 45 (U.S. Highway No. 41), a distance of 100.0 feet to the Point of Beginning.
AND
(PARCEL 5)
That part of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, lying West of the Westerly right of way line of State Road No. 45 (U.S. Highway No. 41).
AND
(PARCEL 6)
That part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4, lying West of the Westerly right of way line of State Road No. 45 (U.S. Highway No. 41), Less the South 370.0 feet thereof.
AND
(PARCEL 7)
That part of the North 200.0 feet of the South 370.0 feet of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4, lying West of the Westerly right of way line of State Road No. 45 (U.S. Highway No. 41), said Westerly right of way line being 50.0 feet from the centerline of State Road No. 45 as measured at right angle.

ALL also being described as follows:

A portion of the South 1/2 of the Southeast 1/4 of Section 33, Township 24 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 33; thence N.89°53'15"W., 661.10 feet along the Southerly boundary line of said Southeast 1/4 of Section 33 to the POINT OF BEGINNING; thence N.89°49'01"W., 1651.65 feet along said Southerly boundary line to the Westerly boundary line of the East 3/4 of the Southwest 1/4 of said Southeast 1/4 of Section 33; thence N.00°01'34"E., 986.42 feet along said Westerly boundary line to the Southerly boundary line of the North 328.66 feet of said South 1/2 of the Southeast 1/4 of Section 33; thence S.89°49'03"E., 1323.25 feet along said Southerly boundary line to the Easterly boundary line of the West 1/4 of the Southeast 1/4 of said Southeast 1/4 of Section 33; thence N.00°05'31"E., 329.07 feet along said Easterly boundary line to the Northerly boundary line of said South 1/2 of the Southeast 1/4 of Section 33; thence S.89°34'06"E., 158.10 feet along said Northerly boundary line; thence S.12°12'30"E., 100.00 feet; thence S.89°45'41"E., 131.96 feet to the Westerly right-of-way line of US HIGHWAY 41 (STATE ROAD NO. 45); thence S.12°12'30"E., 1071.43 feet along said Westerly right-of-way line to the Northerly boundary line of the property described in Official Records Book 9504, Page 969, of the Public Records of Pasco County, Florida; thence N.89°58'07"W., 209.91 feet along said Northerly boundary line to the Northwest corner thereof; thence S.00°09'00"W., 169.99 feet along the Westerly boundary line of said property to the POINT OF BEGINNING.

Containing 1,822,818.92 square feet (41.85 acres), more or less.

NOTE:
SEE SHEET 2 FOR SKETCH, NOTES AND LEGEND.

SHEET 1 OF 2

REVISIONS

Description	Date	Dwn.	Ck'd	Order No.

Drawn: DS	10-10-25	*Client No:* 50682	
		Checked: JWH	
Original No.: 2250061		*Current No.:* 2250061	

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Drawing Date shown.

JAKE W. HARRIS — DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7541

Drawing Date: 10-10-25

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road
(813) 621-7841
www.lesc.com
Tampa, Florida 33619
(813) 664-1832 (fax)
L.B. # 3913

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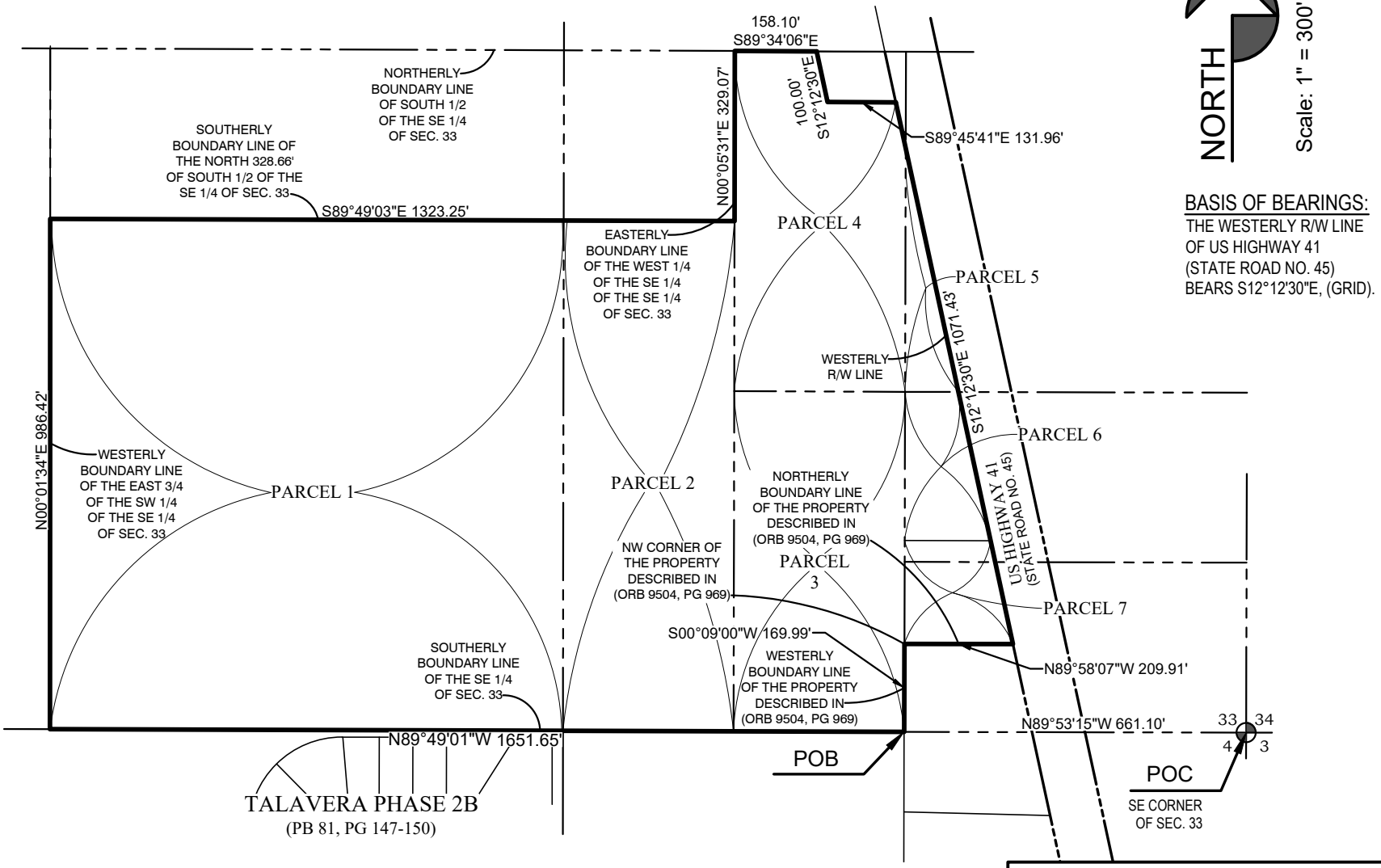
DESCRIPTION SKETCH

(NOT A SURVEY)



BASIS OF BEARINGS:
THE WESTERLY R/W LINE OF US HIGHWAY 41 (STATE ROAD NO. 45) BEARS S12°12'30"E, (GRID).

NOTE:
SEE SHEET 1 FOR DESCRIPTION.

SHEET 2 OF 2

Job No.: 2250061

NOTES:
1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
3. This drawing not valid without the original signature and seal of a Florida Registered Surveyor & Mapper.

LEGEND:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
(P) = PLAT R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORDS BOOK

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EXHIBIT B

CONDITIONS OF APPROVAL

41 MOSQUITO MPUD
MASTER PLANNED UNIT DEVELOPMENT
CONDITIONS OF APPROVAL
REZONING PETITION NO. RZ-7918

Master Development Plans

1. Development shall be in accordance with the plans and information submitted in December, 2025; the applicable portions of the Land Development Code (LDC); and the Comprehensive Plan, unless otherwise stipulated or modified herein.

2. Development shall substantially conform to the conceptual plan attached as Exhibit "1" ("Binding Concept Plan"). Notwithstanding the foregoing, the Binding Concept Plan has not been through the permitting process, and as such, is subject to variations as may be required by the various permitting authorities having jurisdiction. Such variations shall not require a non-substantial and/or substantial modification to this MPUD. The County Administrator or designee is hereby delegated authority to interpret and apply the Binding Concept Plan to the PDP/Construction Plans for each phase or parcel, provided the substantive intent and purpose of the Binding Concept Plan is achieved. So long as the PDP/Construction Plans are deemed in substantial conformance with the Binding Concept Plan, a non-substantial or a substantial modification is not required. However, if the PDP/Construction Plans materially deviate from the Binding Concept Plan, as determined by the County Administrator or designee, a substantial modification to this MPUD shall be required. Increases in lot sizes and/or decreases in the number of lots depicted on the Binding Concept Plan shall be deemed to be in substantial conformance with this Binding Concept Plan.

Environmental

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

4. The applicant shall provide a 100% gopher tortoise burrow survey conducted according to FFWCC guidelines, the FFWCC gopher tortoise relocation permit and FFWCC accepted after action report prior to issuance of site development placard. If additional gopher tortoise burrows are discovered after submittal of the documents required by this condition, then an additional survey, relocation permit, and accepted after action report will be required prior to issuance of the site development placard, unless the applicant

can demonstrate that the additional gopher tortoise burrows will be excluded in accordance with the FFWCC guidelines. If site construction does not commence within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new gopher tortoise burrow survey must be completed to ensure gopher tortoises have not moved in and, if found, a valid permit must be obtained, amended, or acted on to capture and relocate all tortoises prior to commencing any site clearing. A copy of the relocation permit and accepted after action report shall be provided.

5. If construction activities are to occur between January 1 to July 1, the applicant/applicable developer or parcel developer shall submit a breeding season survey for the Florida Sandhill Crane conducted in accordance with FFWCC survey guidelines. A report shall be provided to FFWCC and Pasco County for review and consideration of approval prior to issuance of site development placard. If nests are found, appropriate avoidance and/or mitigation measures shall be completed in cooperation with the FFWCC and the County.

6. The upland buffer line shall be clearly field demarcated prior to any construction activities. No construction activities, including clearing, grading, or grubbing, shall occur within the Wetland Upland Buffer unless otherwise approved by the County and as depicted on the County-approved construction plans for the project.

7. The SWFWMD-approved wetland boundary survey shall be submitted with the Preliminary Site Plan or Preliminary Development Plan, whichever is submitted first. Any proposed wetland impacts depicted on the MPUD Plan are conceptual.

8. A copy of the SWFWMD Environmental Resource Permit (ERP) shall be submitted to the Pasco County project record prior to issuance of site development placard.

Open Space/Buffering

9. Landscape buffers shall be constructed as depicted on the Binding Concept Plan.

10. The developer shall create a mandatory homeowners' association in the form of a nonprofit `corporation registered with the State of Florida, Secretary of State, and/or, if approved, by the BCC or State of Florida, a Community Development District (CDD). The association(s) or District(s) shall encompass the entire boundaries of the MPUD except for any real property to be conveyed to the County or the District School Board of Pasco County (School Board). The developer(s) shall convey in fee simple to the association(s) or the CDD(s), for ownership and maintenance, open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conservation areas, and other special purpose areas unless the said area(s) is/are required to be dedicated to another governmental entity. Recreation areas and neighborhood parks shall be conveyed to the association(s) as well, but only to the CDD(s) if such special power, pursuant to Section 190.012(2), Florida Statutes, is consented to by the County. All such conveyances shall be for a value that does not exceed the fair market value of the land. Prior to platting the first unit or phase, homeowners'/property owners'/condominium

owners'/merchants' association(s) or CDD documents, including Articles of Incorporation with proof of being filed with the State of Florida, Secretary of State, restrictive covenants, and all exhibits shall be submitted to the Survey Department for review along with copies of instruments to be used to convey in fee simple the above-mentioned areas to the said association or the CDD.

11. Except for those neighborhood park attributes depicted on the Binding Concept Plan, specific review and approval of the Land Development Code (LDC), Section 905.1, Neighborhood Parks, will be conducted at PDPs submittal. At the time of the PDPs submittal, a park plan shall be provided, which shall depict the location, acreage, dimension, type (mini park, neighborhood park, linear park, trails, etc.), and planned amenities of each neighborhood park area in accordance with the compliance of current LDC 905.1.

12. The developer/builder shall provide the appropriate number of trees per platted lot pursuant to Table 905.2-C located in the LDC, Section 905.2.D.1.a. If the developer/builder is unable to provide the appropriate number of trees on the platted lot due to easement(s) or other constraints as determined by the County Administrator or designee, then the developer/builder may plant the tree(s) in common area(s). If trees are proposed to be moved to a location within any County rights-of-way, a Street Tree Plan submittal and review per LDC requirements will be necessary. If common area is not available, then the developer/builder shall pay into the tree mitigation fund at the rate established BCC Resolution 08-284, as amended, and Section 802.3.C. of the LDC, as amended.

13. Street Tree Planting and/or Front Yard Tree Planting:

    a) Each single-family detached lot shall have a minimum of two trees on or in front of the lot, one of which may be in the side or back yard and one of which must be in the front of the home but may be either a street tree (in front of the lot) or a lot tree (in the lot front yard).

Transportation/Circulation

14. The 91 single family homes (“Approved Land Use”) have been determined to be exempt from Timing and Phasing Analysis since the trip generation for the prior zoning districts exceed the trip generation for the Approved Land Use. The lands within the 41 Mosquito MPUD may be developed for the Approved Land Use without any requirements for an additional timing and phasing analysis through the expiration date of the MPUD as set forth in Condition 60. Any development of land use(s) that generate(s) greater traffic impacts than the Approved Land Use may require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The Planning Commission (PC), BCC, or County Administrator or designee, may impose additional conditions on the applicant or developer based on the updated County-approved Timing and Phasing Analysis. Compliance with

the conditions of approval, and payment of mobility fees and other generally applicable taxes and assessments, fully mitigates the external transportation impacts of the Approved Land Use through the expiration date of the MPUD as set forth in Condition 60.

Access Management

15. All external access point locations, types of external access points, and spacing of external access points shown on the MPUD master plan are approved concurrently with the 41 Mosquito MPUD. Any modifications to the approved access management plan that comply with LDC requirements shall be reviewed and approved by the County Administrator or designee. Any modifications to the approved access management plan that vary from the LDC requirements shall require the appropriate alternative standards or variance request and be reviewed in accordance with the LDC.

16. At each PDP approval, the County Engineer, or designee, may also require site- specific internal intersection improvements. Internal intersection improvements shall be in accordance with the LDC and Access Management Standards as amended.

17. Developer has provided a Substandard Road Application for US Hwy 41. There are no substandard road impacts to US Hwy 41 from the Approved Land Use that require mitigation by the Developer. The Developer shall not be responsible for any improvements to US Hwy 41, or any proportionate share payment for any improvements to US Hwy 41, other than any access-related improvements, the sidewalk required by LDC section 901.8, and payment of mobility fees, which shall be the Developer's obligations.

18. Developer shall, prior to approval of the first record plat, construct to the latest County standards, or post a performance guarantee acceptable to the County for, the following access improvements, unless determined otherwise at the time of PDP review based on a subsequent access management analysis. Driveways shall meet minimum spacing requirements per LDC section 901.3.

    a. Construct a 505 ft northbound left turn lane on US Hwy 41 at the Project Access.

Dedication of Right-of-Way

19. Road connections and rights-of-way to adjoining areas shall only be required as depicted on the MPUD Master Plan.

20. In the case of private streets, and any amenities within those rights-of-way such as paths, trails, sidewalks, and any other non-vehicular accessways, dedication and maintenance

shall be the responsibility of the mandatory homeowners'/property owners'/condominium owners'/merchants' association(s) or an appropriate entity other than the County. Pasco County will not be responsible for the maintenance of any private streets or private access amenities.

21. Pursuant to the provisions of the LDC, Section 901.2.I. (Transportation-Corridor Management; Dedication-Rough Proportionality), the developer(s) shall convey the required amount of right-of-way for US Hwy 41 as depicted on the MPUD Master Plan (Pasco County Corridor Preservation Table as amended, located in the Comprehensive Plan, Transportation Element, for arterial/collector and major intersection right-of-way requirements).

    In addition, the developer shall, at no cost to Pasco County, design, construct, provide, and obtain any and all permits required by any local, State, or Federal agency for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities on the developer's property or at another site acceptable to the County to mitigate all drainage/retention impacts associated with the initial and future planned roadway; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of US Hwy 41 within or adjacent to the boundaries of the developer's property including, but not limited to, drainage/retention mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, permanent slope easements (once grade of roadway is set) and other roadway appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined at the time of stormwater-management plan review for the portion(s) of the project adjacent to US Hwy 41, and this paragraph of this condition shall expire after such stormwater-management plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the LDC, Section 406.3. All stormwater-management plans, reports, or calculations for the developer's project shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

22. Developer shall receive credits against the right-of-way share of the mobility fees for the right of way for US Hwy 41 in the amount of $300,000 (1.64 acres, $182,926.83/acre).

23. To the extent that any of the conditions of this approval constitute monetary or property exactions that are subject to *Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987), and *Dolan v. City of Tigard*, 512 U.S 374 (1994), the applicant/owner, and successors and assigns (a), agrees that there is a nexus and rough proportionality between such conditions and the impacts of this project/development, and that such conditions are necessary to ensure compliance with the criteria of the LDC and Comprehensive Plan that are applicable to this approval, and (b) waives any claims based on such conditions. This agreement/waiver was entered into voluntarily, in good faith, for valuable consideration, and with an opportunity to consult legal counsel, but does not affect the applicant/owner's ability to seek variances, administrative remedies, or modifications of the conditions of this approval through applicable processes in the LDC, and does not

affect the applicant/owner's ability to bring an action pursuant to Section 70.45, Florida Statutes.

Design/Construction Specifications

24. Approval of the 41 Mosquito MPUD satisfies the County's collector and arterial design and spacing standards of the LDC, Section 901.1 (as to Transportation Corridor Spacing).

25. If, during construction activities, any evidence of historic resources including, but not limited to, human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts, original or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation, are discovered, work shall come to an immediate stop, and the Florida Department of Historic Resources (State Historic Preservation Officer) and Pasco County shall be notified within two working days of the resources found on the site. Additionally, should any human burial sites such as Indian mounds, lost historic and aboriginal cemeteries, or other unmarked burials or associated artifacts be found, then the provisions and guidelines set forth in Chapter 872.05, FS (Florida's Unmarked Burial Law) are to be followed.

26. If the property to the north or south has an approved PDP/PSP or is built-out, then prior to PDP/PSP submittal for the 41 Mosquito MPUD development, the developer shall supply evidence that it has coordinated with the developer(s) and engineer(s)/surveyor(s) of the adjoining parcels to identify and provide the location of the required interconnecting roadway [such interconnecting roadways do not include the collector/arterial/vision roadways as depicted on the approved master plan]. The following information shall be shown on all PDPs/PSPs and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

27. The developers shall comply with the County and Pasco County Public Transportation requirements to accommodate mass transit service to and within the project if service is available or planned at the time of preliminary development plan approval. A detailed description of the overall transit accommodations plan shall include, but is not limited to, a proposed ingress and egress route for buses and bus stops proposed to service the project including, but not limited to, benches, shelters, lighting, pedestrian walkways, landscaping, and placement as required by the County or Pasco County Public Transportation. The developers shall submit the detailed description of the overall transit accommodations plan to PDE for review and approval prior to or concurrent with the PDP of the first unit or phase within the development. Approval of the detailed description of the overall transit-accommodations plan is subject to Pasco County Public Transportation review and approval in accordance with the Pasco County Public Transportation *Transit Infrastructure Guidelines* (June 2005), as may be amended from

time to time, or any subsequent ordinance adopted by Pasco County. The developers shall include and show on any PDP submittal the approved transit-accommodation facilities, which shall be constructed with the infrastructure improvements of each affected preliminary development plan unless an alternative phasing of transit- accommodation-facilities construction is approved with the overall transit- accommodations plan. The applicant/developers and their successors shall not refuse the Pasco County Public Transportation, or any other transit authority, or any of its users/patrons access to such facilities.

28. All sidewalks, bike paths (not including bike lanes within the pavement of any roadway accepted by the County for maintenance), multi-use trails, and other non-vehicular pathways within the rights-of-way of any roadways within the MPUD shall not be the maintenance responsibility of the County.

29. Street lighting is required throughout the MPUD pursuant to LDC section 901.11.

30. As provided in Chapter 190, Florida Statutes, and subject to the BCC's separate approval, the CDD(s) is hereby authorized to undertake the funding and construction of any of the projects, whether within or outside the boundaries of the CDD(s) that are identified within this rezoning approval. Further, any obligations of the developer contained in this approval may be assigned to a CDD, homeowners'/property owners' association, or other entity approved by the County. However, such CDD shall not be authorized to levy assessments on any property either owned or to be owned by the County or School Board (Public Properties) that are located within the boundary of the CDD. All applicable documents pertaining to the undertaking of funding and construction by the CDD shall reflect the following:

    a. Public Properties shall not be considered benefited properties and shall not be assessed by the CDD.

    b. No debt or obligation of such CDD shall constitute a burden on any Public Property.

Utilities/Water Service/Wastewater Disposal

31. A Master Utility Plan for the entire development shall be submitted to the Utilities Services Branch for review and approval prior to or concurrent with submittal of the first construction plan. This utility plan shall show, at a minimum, the following:

    a. Trunk sewer lines and lift stations.

    b. Main potable water lines and non-potable water lines, if applicable.

    c. Sewage treatment facility locations, including discussion of the proposed method of treatment and the feasibility of a non-potable water system for irrigation.

d. Method of lighting for all nonlocal roads shall be submitted at the time of record plat submittal for each unit or phase.

e. A Master Utility Plan shall include *AutoCAD* and PDF electronic files and hydraulic analysis for the water, wastewater, and reclaimed water systems and shall be in conformance with the Utilities Services Plan guidelines implemented by the Utilities Services Branch.

32. Prior to the first construction plan approval, the developer(s) and the County shall enter into a Utilities Service Agreement.

33. The developer(s) shall construct all water and wastewater facilities within the development to current County standards. A complete set of instructions may be obtained from the Utilities Services Branch.

34. In consideration of Pasco County's agreement to provide potable water and/or reclaimed water to the subject property, the developer(s)/owner(s) and its successors and assigns, agree to the following:

a. In the event of production failure or shortfall by Tampa Bay Water (TBW), as set forth in Section 3.19 of the Interlocal Agreement creating TBW, and then only for so long as such a production failure or shortfall exists, the developer(s)/ owner(s) shall transfer to the County any and all Water Use Permits or water-use rights the developer(s)/owner(s) may have to use or consume surface or ground water within the subject property, provided that the same are not needed to continue any existing agricultural uses on the subject property, in which case, such transfer shall not be required as long as such agricultural uses are active.

b. Prior to the developer(s)/owner(s) selling water, Water Use Permits, or water-use rights, the developer(s)/owner(s) shall notify Pasco County, and Pasco County shall have a right of first refusal to purchase such water, Water Use Permits, or water-use rights.

Stormwater

35. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.

36. At the time of the first site development placard, the applicant shall comply with applicable County floodplain management requirements.

37. Developer acknowledges that the HOA and/or CDD documents shall include language to prevent the residential lots from filling below the 100-year floodplain and/or altering drainage patterns on residential lots without permitted approval from Pasco County and/or SWFWMD as applicable. The HOA and/or CDD documents for residential lots shall be provided to Pasco County for review and approval at the time of plat review.

38. The applicant shall verify if the proposed project is within a Basin of Special Concern. If the project lies in or partially within a Basin of Special Concern, the applicant shall comply with Basin of Special Concern criteria requirements.

39. All pass-through drainage shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the County the right, but not obligation, to access and maintain.

Land Use

40. Land uses are permitted in accordance with Table 1.

Table 1
Permitted Use and Development Limits

Development Category	Totals
Single Family Detached (du)	91

41. The Dimensional/Development standards shall be as set forth on the MPUD Master Plan.

42. The Architectural Design Standards are as follows:

a) Monotony Control:
Single-family detached houses shall be required to address the following requirements to avoid architectural monotony:
   i. A proposed home shall have three different architectural features (as defined below) from the two houses on either side of it that face the same street.
   ii. A proposed home shall differ in architectural features (as defined below) from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street).
   iii. The rear of a proposed home shall differ in appearance (as set forth in section (b) (ii) below) from the houses directly adjacent to it when facing another road.

b) Architecture Features:
To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of three (3) architectural features shall differ on all Single Family Detached houses.
   i. These features shall include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.) porches, porticos, dormers, location of garage (left, right or rear), ornamental or decorative garage doors, ornaments such as medallions,

shutters etc., and color or material of rooftops (e.g., shingles, tiles etc.). If different models of homes are adjacent to or across from each other, monotony is avoided.

ii. For the rear of homes that back-up to or face a street (i.e., local, collector, or arterial), the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.

iii. No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

c) The applicant/developer has committed to, and is hereby requiring, the foregoing architectural and monotony controls, notwithstanding any potential contrary requirements in Section 163.3202(5)(a), Florida Statutes. This condition shall be construed as a requirement imposed by the applicant/developer pursuant to Section 163.3202(5)(c), Florida Statutes, and not a requirement of the County, to the extent that Section 163.3202(5)(a), Florida Statutes, prevents the County from applying or enforcing architectural or monotony controls in this MPUD.

43. Architectural standards shall be in substantial compliance or a superior alternative to those identified herein.

44. The development standards for any recreation center(s) shall be in accordance with the C-1 Neighborhood Commercial District.

45. The maximum density set forth above is not a vested right and is subject to reduction based on, or as a result of, applicable County ordinances and resolutions.

46. Parcels may be developed out of numerical sequence and in multiples as long as the parcels being developed do not rely upon infrastructure construction of future parcels.

47. The developer may utilize one model center per product type which can exceed the ten percent maximum allowed model center lots per the LDC.

48. Interim silvicultural and/or agricultural activities shall be permitted until the commencement of development for that portion of the proposed development. Seasonal temporary uses pursuant to Section 530.9 LDC may be allowed with subsequent approval, pursuant to the County's Miscellaneous Permit process for temporary events.

49. The total aggregate number of dwelling units for 41 Mosquito MPUD shall not exceed 91.

Procedures

50. The applicant/developer agrees that the applicant/developer and any successors

or assigns, are not eligible for the ad valorem tax exemption in Section 196.1978, Florida Statutes, and further agrees the applicant/developer and any successors or assigns will not apply for such an exemption for any portion of the development authorized by this approval.

51. The applicant/developer shall ensure that the HOA or CDD required to be established under this MPUD incorporates the minimum tree and architectural requirements in conditions 12, 13, and 42.b as applicable, into the HOA covenants, conditions, and restrictions and shall ensure that the HOA is the primary enforcement entity for the tree requirements in such single family residential phase(s), as applicable, after the MPUD entitlements have received a final inspection or Certificate of Occupancy, and the only enforcement entity for the architectural requirements. If the County becomes aware of violations of Conditions 12, 13, and 42.b the County reserves the right to hold the developer (until the turnover to the HOA) and/or the HOA responsible for violations of the foregoing requirements. This condition shall not be construed as any attempt by the County to enforce architectural requirements in this MPUD; rather, the condition is intended to ensure that the developer and HOA honor their commitment to privately impose such requirements pursuant to Section 163.3202(5)(c), Florida Statutes.

52. The HOA or CDD required to be established under this MPUD shall include provisions for the management of on-street parking and obstruction of roadways, including without limitation covenants, conditions, and restrictions which require the HOA or CDD, as applicable, to be the primary enforcement entity for all current or future LDC or Code of Ordinance provisions related to on-street parking and obstruction of roadways, and which require the HOA or CDD, as applicable, to adopt and enforce specific regulations which empower the HOA or CDD Board, as applicable, to adopt, enforce, and otherwise regulate on-street parking and obstruction of roadways within the subdivision, which regulations may be more restrictive than applicable LDC or Code of Ordinance provisions. Such regulations shall specifically include the authority for the HOA or CDD to tow vehicles that violate such regulations. Such HOA or CDD enforcement shall include, at a minimum, any obstruction of any roadway in the subdivision that causes interference with the efficient delivery of emergency or law enforcement services and/or vehicles at any time, whether or not emergency services have been requested. This condition, and the applicable HOA or CDD regulations, do not preclude the County from also enforcing applicable LDC or Code of Ordinance provisions relating to on-street parking or obstruction of roadways. In addition to the other requirements of this condition, the HOA or CDD required to be established under this MPUD shall include provisions which limit parking to one side of each street within the MPUD (in those areas where on-street parking is allowed at all pursuant to the LDC) so as to avoid the obstruction of on-site roadways.

53. A written disclosure statement regarding the construction of all future roadways abutting and through the MPUD shall be included in all sales contracts for residential sales with the MPUD. This written disclosure shall include the future roadway's number of lanes and construction timing, if applicable. For all lots within 100 feet of US 41, this disclosure shall also include the following language: (a) they are purchasing a residence that may

receive noise, visual or olfactory impacts from vehicles or construction equipment on US 41, and this noise, visual or olfactory impact may increase over time as traffic volumes on US 41 increase, or as US 41 may be widened, expanded or elevated and (b) other than the buffer required by condition 9, no sound-wall or other form of noise, visual or olfactory impact mitigation will be provided by the Developer, the County or FDOT. The Developer shall provide a copy of the written disclosure to the County concurrent with the associated record plat.

54. A disclosure statement regarding the potential future construction of US Hwy 41 shall be included in all sales contracts for residential sales with the MPUD. This disclosure shall include the future roadway's number of lanes and construction timing, if applicable.

55. Unless required elsewhere within the conditions of approval, all conveyances shall occur at record plat or the issuance of the first CO where a record plat is not required or within 90 days of the County's request, whichever occurs first. All conveyances shall include access easements, be in a form acceptable to the Real Estate Division and be free and clear of all liens and encumbrances, including exemption from all covenants and deed restrictions, unless otherwise agreed to by the County.

56. The developer(s) shall submit and obtain approval of a Substantial Modification to add uses not previously approved or to reduce open-space or preservation/conservation areas. A Substantial Modification is also required if there is a cumulative increase in density or intensity of ten percent or more in the number of average daily trips as defined by the Institute of Traffic Engineers and the Pasco County Access Management Team.

57. Unless otherwise approved by the Fire Marshal, or designee, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer(s) shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshal, or designee has received such a petition.

58. A PDP must be approved for an entire increment (bubble) prior to any phased construction plan approval. An increase in dwelling units within increments is allowed without modification to the master plan as long as there is a corresponding decrease and the total maximum number of entitlements is not increased as approved for the MPUD.

59. PDP submittals shall include a detailed breakdown of the individual plan approvals, including the plan name and increment or phase designation as it relates to the Master Development Plan, acreage of the site, or total number of units which have received PDP approval, construction plan approval, and/or record plat approval.

60. If a PDP for the entire MPUD is not submitted by December 31, 2032 or within six (6) years of any substantial modification for any portion of the MPUD, whichever is later, (subject to any statutory or County-wide extensions issued subsequent to the approval), the conditions of approval for those portions of the MPUD that do not have (unexpired)

PDP approval shall expire. A new MPUD must be applied for and approved by the BCC for any such portions of the MPUD for which the conditions of approval have expired, and the conditions of approval shall be in accordance with the Comprehensive Plan and LDC in effect at that time, including an updated Timing and Phasing Analysis as required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.

61. An extension of the time limit for approval as identified above shall be processed as a substantial modification approved by the BCC.

62. In addition to complying with the above conditions, no further plan approvals will be granted until such time as the acknowledgment portion of the **BCC approved document** is completed (including notarization) and received by the PDE after the BCC action.

63. All conditions of this MPUD approval are material to BCC approval. Accordingly, the conditions are not severable. In the event any section, subsection, sentence, clause, or provision of these conditions or the rezoning resolution is challenged and declared illegal, invalid, or in violation of any statutory or constitutional requirement by a body with jurisdiction to make such determination, the remainder of the conditions and MPUD approval shall be suspended until such time that the BCC modifies the MPUD conditions of approval to address the illegal or invalid provision, provided that such suspension shall not exceed nine months in duration. However, such determination shall not affect the validity of 1) MPUD entitlements that have received plat, Building Permit, or CO approval; or 2) any MPUD mitigation committed to or performed as of the date the determination is made, unless such approvals or mitigation are specifically declared to be illegal, invalid, or unenforceable. Requests for BCC-approved modifications to the MPUD or the MPUD conditions of approval shall not be considered challenges and decisions by the BCC regarding any modification, or the like shall not have the effect of suspending the conditions and the MPUD approval under any circumstances.

64. The entire project must be platted.

65. This MPUD shall not be effective until the corresponding Residential-3 Comprehensive Plan Land Use Amendment is effective.

OWNER/DEVELOPER ACKNOWLEDGMENT:

The owner/developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval. **Do not sign this document until a final disposition from the BCC regarding this Petition has been received.**

_____ _____
Date Signature

_____
Print Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date), by _____(name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____
NOTARY

EXHIBIT C

MASTER PLAN

NORTH

SCALE: 1"=180'

0' 90' 180' 360'

GRAPHIC SCALE (IN FEET)

APPLICANT:
41 MOSQUITO, LLC
18 N RING AVE
TARPON SPRINGS, FL 34689
(727) 940-9198

CIVIL ENGINEER:
TAMPA CIVIL DESIGN
17937 HUNTING BOW CIRCLE UNIT 102
LUTZ, FL 33558
PHONE: (813) 920-2005
EMAIL: JCOUCH@TAMPACIVIL.COM
KAYLA@TAMPACIVIL.COM

TRANSPORTATION ENGINEER:
LINCKS & ASSOCIATES, INC
5023 W LAUREL STREET
TAMPA, FL 33607
PHONE: 813-289-0039
EMAIL: SHENRY@LINCKS.COM

ATTORNEY:
BARBARA L WILHITE
6327 GRAND BLVD
NEW PORT RICHEY, FL 34652
PHONE: (727) 942-0733
EMAIL: BARABARA@WILHITELAW.NET

LEGAL DESCRIPTION:

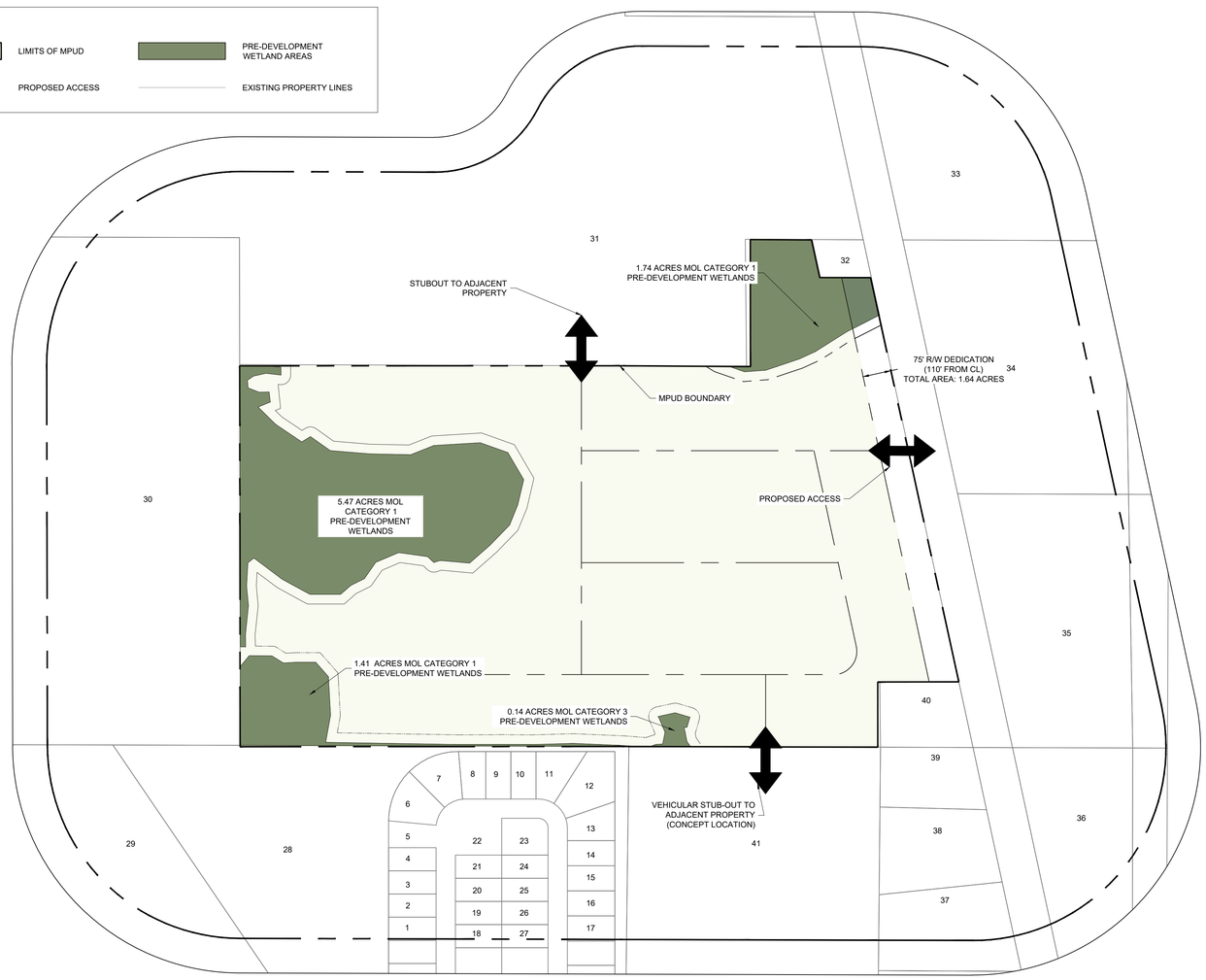
33-24-18-0000-04000-0000
Assessed in Section 33, Township 24 South, Range 18 East
of Pasco County, Florida
EAST 3/4 OF SW1/4 OF SE1/4 EXC NORTH 328.66 FT & WEST 1/4 OF SE1/4 OF SE1/4 EXC NORTH 328.66 FT & EAST 1/2 OF WEST 1/2 OF SE1/4 OF SE1/4 WEST OF US 41 EXC NORTH 100 FT OF EAST 132 FT WEST OF & PARALLEL TO US 41 & WEST 1/2 OF EAST 1/2 OF SE1/4 OF SE1/4 WEST OF US 41 EXC SOUTH 170 FT OF THAT PART OF SE1/4 OF SE1/4 OF SE1/4 LYING WEST OF US 41 OR 3763 PG 110

GENERAL NOTES:

1. THERE ARE NO WELLHEADS OR WELLHEAD AREAS WITHIN THE PROJECT OR WITHIN 1000 FEET OF THE PROPERTY.
2. THERE ARE NO ECOLOGICAL CORRIDORS/CRITICAL LINKAGES WITHIN THE SITE.
3. THERE ARE NO PROPOSED MAJOR FACILITIES, INCLUDING SCHOOL SITES AND FIRE STATION SITES, WITHIN THE PROJECT.
4. PORTIONS OF THE PROPERTY ARE WITHIN FEMA FLOOD ZONES A, AS DEMONSTRATED ON THE FEMA FLOOD ZONE EXHIBIT.
5. TIMING OF DEVELOPMENT: THE TIMING OF DEVELOPMENT FOR ANY PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS.
6. POTABLE WATER AND SANITARY SEWER TO BE PROVIDED BY PASCO COUNTY UTILITIES. FIRE SERVICE TO BE PROVIDED BY PASCO COUNTY. ELECTRICAL SERVICE TO BE PROVIDED BY WITHLACOOCHEE RIVER ELECTRIC COOP., INC.
7. UNLESS AN ALTERNATIVE STANDARD IS APPROVED AT TIME OF PRELIMINARY SITE PLAN/DEVELOPMENT PLAN, LANDSCAPE BUFFERS SHALL COMPLY WITH THE BINDING MPUD CONCEPT - EXHIBIT 1.
8. UNLESS AN ALTERNATIVE STANDARD IS APPROVED AT TIME OF PRELIMINARY SITE PLAN/DEVELOPMENT PLAN, OPEN SPACE AND PARKS WITHIN THE DEVELOPMENT WILL COMPLY WITH LDC STANDARDS. OPEN SPACE AND PARK LOCATIONS AND SIZES SHALL BE DETERMINED DURING PDP.
9. ALL COMMON AREAS AND FACILITIES SHALL BE MAINTAINED BY A PROPERTY/HOME OWNER'S ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, MANAGEMENT COMPANY, OR OWNER.
10. ALL EXTERNAL ACCESS POINT LOCATIONS, TYPES OF EXTERNAL ACCESS POINTS, AND SPACING OF EXTERNAL ACCESS POINTS SHOWN ON THE MPUD MASTER PLAN ARE APPROVED CONCURRENTLY. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT COMPLY WITH LDC REQUIREMENTS SHALL BE REVIEWED AND APPROVED BY THE COUNTY ADMINISTRATOR OR DESIGNEE. ANY MODIFICATIONS TO THE APPROVED ACCESS MANAGEMENT PLAN THAT VARY FROM THE LDC REQUIREMENTS SHALL REQUIRE THE APPROPRIATE ALTERNATIVE STANDARDS OR VARIANCE REQUEST AND BE REVIEWED AND APPROVED IN ACCORDANCE WITH THE LDC.
11. TRANSPORTATION NETWORK AND ACCESS POINTS: ONE (1) PRIMARY ACCESS POINT TO US HIGHWAY 41.
12. THERE ARE APPROXIMATELY ±8.76 ACRES OF CONCEPTUAL CATEGORY I WETLANDS WITHIN THE PROJECT BOUNDARY. THE WETLAND LINES SHOWN HAVE NOT BEEN REVIEWED AND/OR APPROVED BY SWFWMD AND ARE THEREFORE SUBJECT TO CHANGE.

LEGEND

- LIMITS OF MPUD
- PRE-DEVELOPMENT WETLAND AREAS
- PROPOSED ACCESS
- EXISTING PROPERTY LINES



PROJECT INFORMATION: 41 MOSQUITO

PROPERTY OWNER:

PASCO COUNTY MOSQUITO CONTROL DISTRICT
2308 MARATHON RD
ODESSA, FL 33556-3421

LOCATION:

ALONG US HIGHWAY 41 AND SLIGHLTY EAST OF LUSSIER LANE; APPROXIMATELY 1.75 MILES NORTH OF STATE ROAD 52

EXISTING PARCEL DATA:

PID:	33-24-18-0000-04000-0000
EXISTING FLU:	AG/R = 36.15 ACRES MOL ROR = 5.69 ACRES MOL
EXISTING ZONING:	AC = 14.87 ACRES MOL AR = 20.26 ACRES MOL C2 = 6.71 ACRES MOL,
TOTAL PROPERTY AREA:	41.84 AC MOL
CAT I WETLAND AREA IN AG/R:	8.76 AC MOL
UPLAND AREA IN AG/R:	25.1 ACRES MOL
UPLAND AREA IN ROR:	5.68 AC MOL
TOTAL UPLAND AREA:	33.08 AC MOL

WETLANDS

TOTAL CATEGORY I WETLAND AREA: 8.76 AC MOL

PROPOSED PARCEL DATA:

PROPOSED ZONING:	MPUD
PROPOSED FUTURE LAND USE:	RES:3

ALLOWABLE USES:

RESIDENTIAL: SINGLE FAMILY DETACHED LOTS

DENSITY/INTENSITY CALCULATIONS

1. EXISTING FLU: AG/R
   ROR
2. PROPOSED FLU: RES-3
   A. TOTAL RESIDENTIAL ACREAGE - WETLAND AREA = DEVELOPABLE RESIDENTIAL ACREAGE

      41.84 - 8.76 = 33.08 AC DEVELOPABLE ACREAGE

   B. CATEGORY 1 WETLAND INCENTIVE = 0.25 MULTIPLIER

      (8.76)*0.25=2.19 AC DENSITY INCENTIVE

   C. ALLOWABLE UNITS WITH 3 DU/GA DENISTY REQUIREMENT

      (33.08 * 3 DU/GA) + (2.19 * 3 DU/GA) = 105 UNITS ALLOWED WITH 3 DU/GA

   D. PROPOSED 91 UNITS ≤ 105 UNITS ALLOWED

      PROPOSED DENSITY : 91 DU /33.08 GA = 2.75 DU/GA

TAMPA CIVIL DESIGN
17937 HUNTING BOW CIR. S-102
LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM

PROJECT: L.1190

41 MOSQUITO
MPUD
33-24-18-0000-04000-0000
SPRING HILL, FL

CLIENT:

41 MOSQUITO, LLC

REVISION	DATE
MPUD PLAN	2025-10-17
MPUD PLAN REVISION	2025-12-22

DES: J.C. DRFT. J.B.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658

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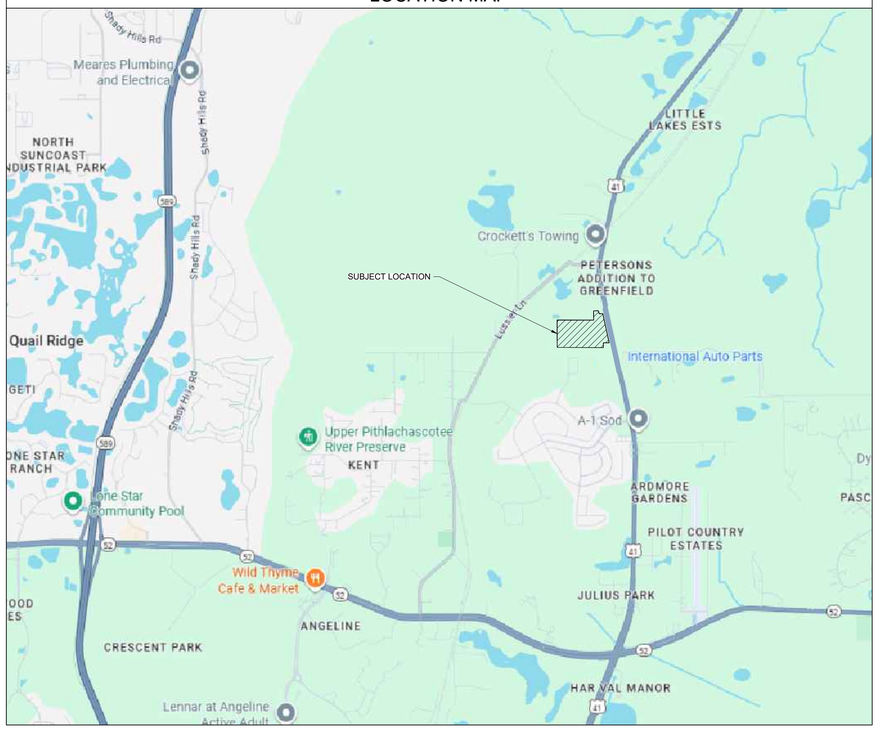
MPUD PLAN

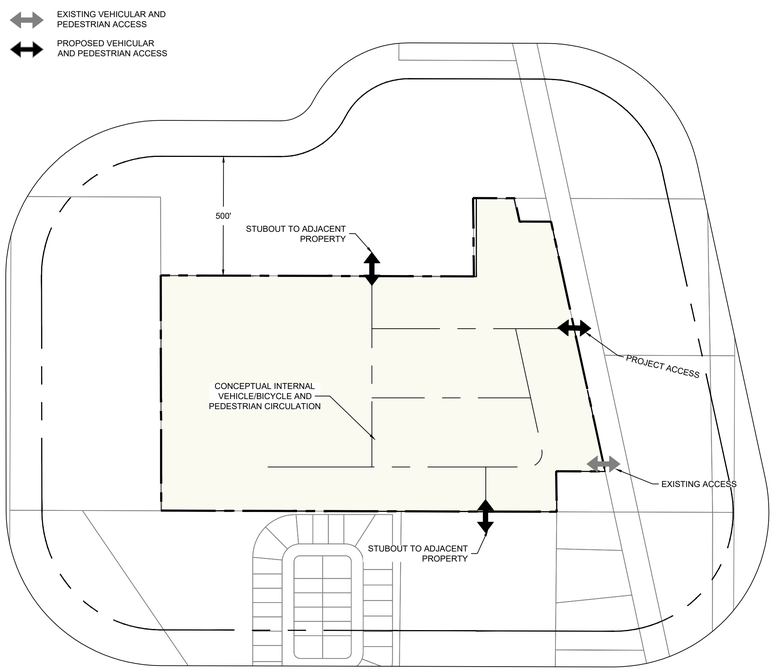
SHEET NO:
MPUD 1

PARCEL IDENTIFICATION TABLE					
KEY #	PARCEL #	OWNER	KEY #	PARCEL #	OWNER
1	04 25 18 0080 02300 0240	DIAZ JOSE CARLO DOPICO	22	04 25 18 0080 02400 0060	SERRANO KARA LYNN & CARLOS A
2	04 25 18 0080 02300 0230	DIOTAIUTI STEFANO & ELLEN	23	04 25 18 0080 02400 0070	OLSON LINDSAY
3	04 25 18 0080 02300 0220	TILLMAN JERINIECE	24	04 25 18 0080 02400 0080	DOWD NOEMY
4	04 25 18 0080 02300 0210	SATZ LORI	25	04 25 18 0080 02400 0090	HAWTHORNE NATASHA FELICE
5	04 25 18 0080 02300 0200	AYALA RENE	26	04 25 18 0080 02400 0100	ROSE ALYSSA DONN
6	04 25 18 0080 02300 0190	ROBERTSON KORIE & WOLLMAN JOSHUA DAVID	27	04 25 18 0080 02400 0110	WATTS NICO A & SHEEHAN-SHEPHERD DANIELLE
7	04 25 18 0080 02300 0180	JEFFERY JANET LYNN	28	04 25 18 0080 00100 0000	TALAVERA COMMUNITY DEVELOPMENT DISTRICT
8	04 25 18 0080 02300 0170	GUERRA STEVEN & LYGIA WANDICK	29	04 25 18 0010 00B00 0000	TALAVERA COMMUNITY DEVELOPMENT
9	04 25 18 0080 02300 0160	MISAY OUTH & ALYSSA	30	33 24 18 0000 01000 0000	SCHWARZENBACH CODY & SAISHA
10	04 25 18 0080 02300 0150	KOSCHEEV SERGEY & KOSCHEEVA NATALIE	31	33 24 18 0000 03400 0000	PARK KWANG YUN
11	04 25 18 0080 02300 0140	BONANO RAFAEL JOSUE ACOSTA & IRAOLA RAFAEL ACOSTA	32	33 24 18 0000 04200 0000	PASCO COUNTY
12	04 25 18 0080 02300 0130	CORREA-GOMEZ MARIA A & CASTRO JEISEL JOEL F	33	33 24 18 0010 00C00 0010	KARLI PROPERTIES LLC
13	04 25 18 0080 02300 0120	COROMINAS ENRIQUE R & OLIVARES ERIKA	34	33 24 18 0000 04400 0000	PINELLAS COUNTY
14	04 25 18 0080 02300 0110	DELLANINI KELSYN	35	33 24 18 0000 01100 0000	SSD PROPERTY HOLDINGS LLC
15	04 25 18 0080 02300 0100	LESPIER BURGOS JOANN	36	04 25 18 0000 00200 0000	JOYNER PHILLIP LYNN & SANDRA TERESA
16	04 25 18 0080 02300 0090	BYER KURT	37	33 24 18 0000 01200 0020	POLANIS DONALD & SANDRA
17	04 25 18 0080 02300 0080	VORBURGER STEPHEN	38	04 25 18 0000 00100 0010	WRI COMMERCIAL PROPERTIES LLC
18	04 25 18 0080 02400 0020	RENTON MEREDITH LEIGH & BAEZ JONATHAN	39	04 25 18 0000 00100 0000	WRI COMMERCIAL PROPERTIES LLC
19	04 25 18 0080 02400 0030	TRANBERG CHRISTOPHER	40	04 25 18 0000 00100 0020	DB&T LLC
20	04 25 18 0080 02400 0040	SAHOTA SHAZLA BAKSHI & SANTOS PATRICK JESSE	41	04 25 18 0000 00700 0000	DB&T LLC
21	04 25 18 0080 02400 0050	PERMUY LILLIE S & MAJERICK MARK E			

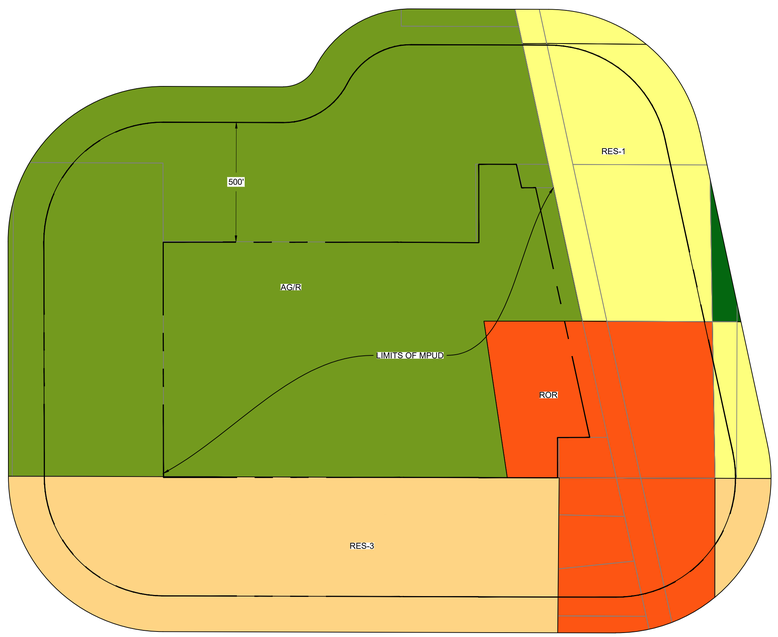
LOCATION MAP



GENERAL MOBILITY PLAN



500' EXISTING FLU MAP



TAMPA CIVIL DESIGN
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LUTZ, FL 33558
(813) 920-2005 PHONE
(813) 482-9128 FAX
WWW.TAMPACIVIL.COM

PROJECT: L.1190

41 MOSQUITO
MPUD
33-24-18-0000-04000-0000
SPRING HILL, FL

CLIENT:

41 MOSQUITO, LLC

REVISION	DATE
MPUD PLAN	2025-10-17
MPUD PLAN REVISION	2025-12-22

DES: J.C. DRFT. J.B.

JEREMY COUCH LICENSE No 70658 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658

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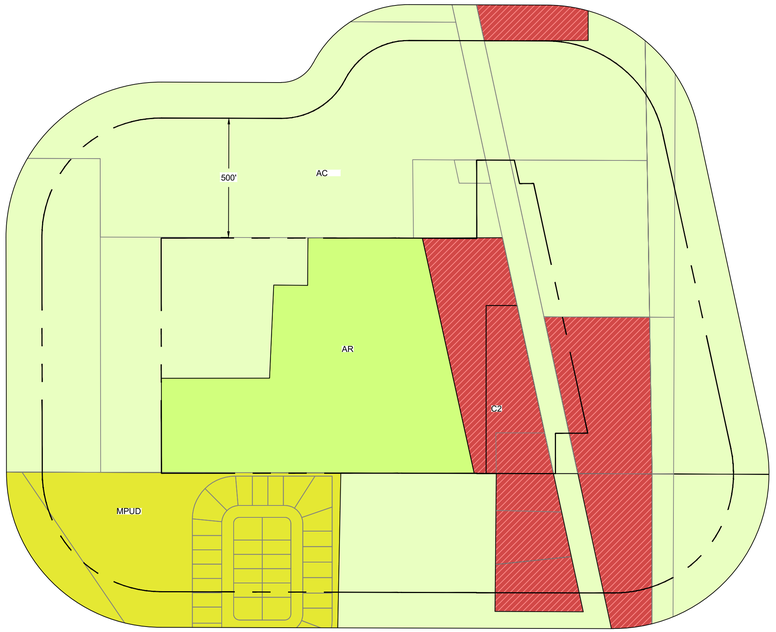
MPUD PLAN

SHEET NO:
MPUD 2

500' EXISTING ZONING MAP



TOPO / EXISTING DRAINAGE / AERIAL EXHIBIT

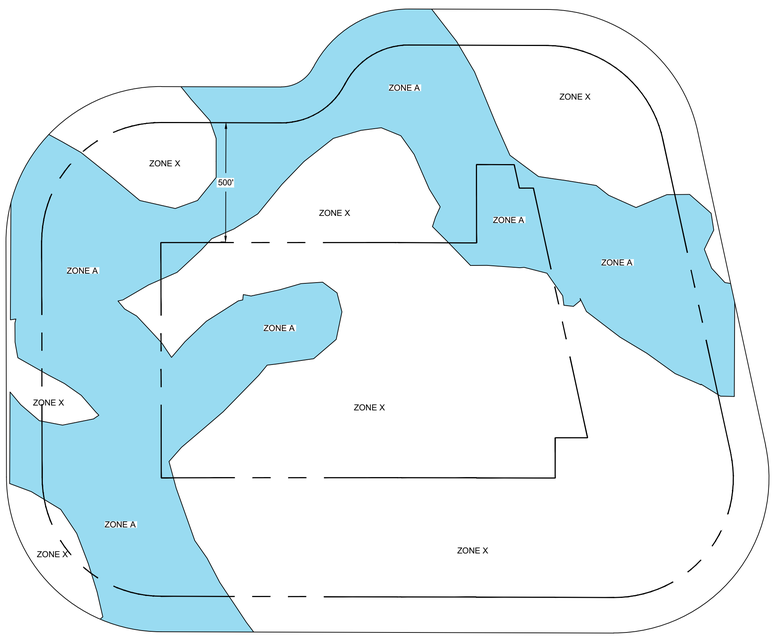
NORTH

SCALE: 1"=300'

0' 150' 300' 600'

GRAPHIC SCALE (IN FEET)

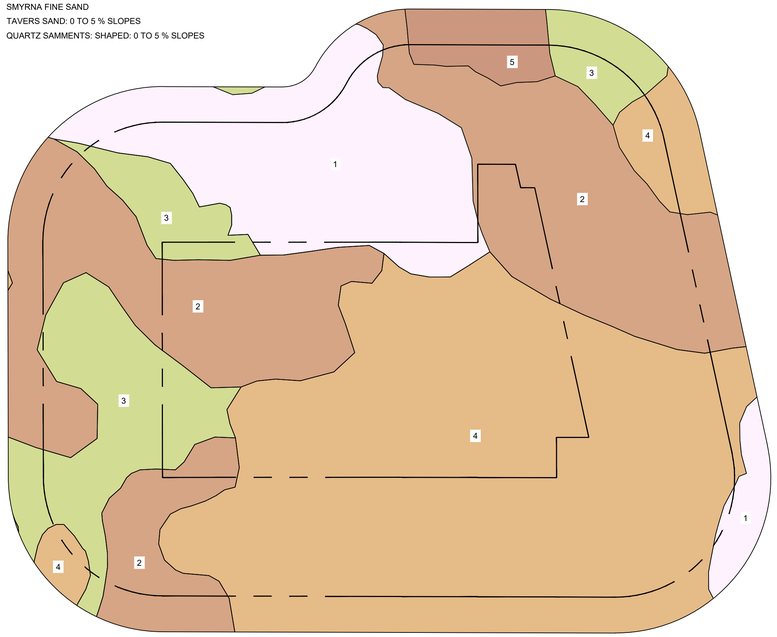
FEMA FLOOD ZONE EXHIBIT



SOILS EXHIBIT

SOILS EXHIBIT KEY:

1 ADAMSVILLE FINE SAND
2 SELLERS MUCKY LOAMY FINE SAND
3 SMYRNA FINE SAND
4 TAVERS SAND: 0 TO 5 % SLOPES
5 QUARTZ SAMMENTS: SHAPED: 0 TO 5 % SLOPES



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Jeremy Couch, P.E
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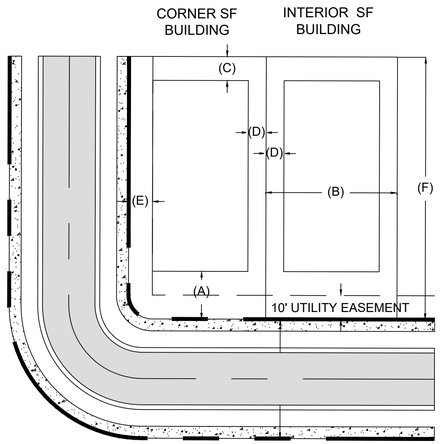
MPUD PLAN

SHEET NO:
MPUD 3

TYPICAL FRONT LOADED SINGLE FAMILY HOME LAYOUTS



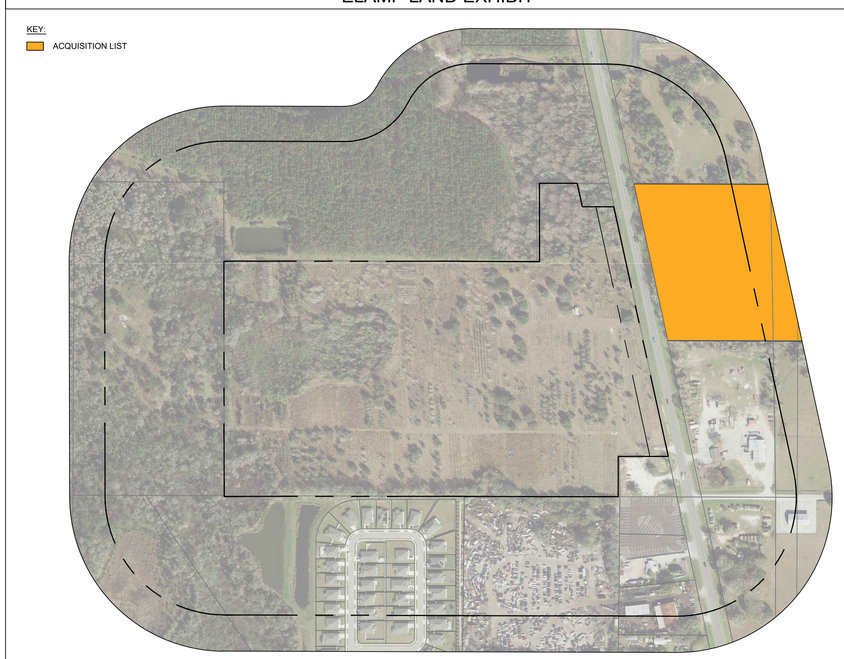
MINIMUM FRONT LOADED SF HOME LOT STANDARDS AND SETBACKS

(A)	(B)	(C)	(D)	(E)	(F)	MAX HEIGHT	MIN LOT AREA	LOT COVERAGE (MAX.)	
								PRINCIPAL	ACCESSORY
23'	60'	10'	5'	10'	100'	2 STORIES/ 35'	6,000 SF	65%	20%

NOTE:

SIDE SETBACKS MAY BE REDUCED TO NO LESS THAN 5' IN COMPLIANCE WITH THE PASCO COUNTY LDC. FENCES MAY BE PERMITTED BUT MAY NOT IMPEDE POSITIVE DRAINAGE FLOW AND ACCESS TO DRAINAGE FACILITY WITHIN THE STBACK AND/OR DRAINAGE EASEMENT.

ELAMP LAND EXHIBIT



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CLIENT:

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REVISION	DATE
MPUD PLAN	2025-10-17
MPUD PLAN REVISION	2025-12-22

DES: J.C. DRFT: J.B.

JEREMY COUCH
LICENSE
No 70658
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Jeremy Couch, P.E
State of Florida, Professional Engineer,
License No: 70658

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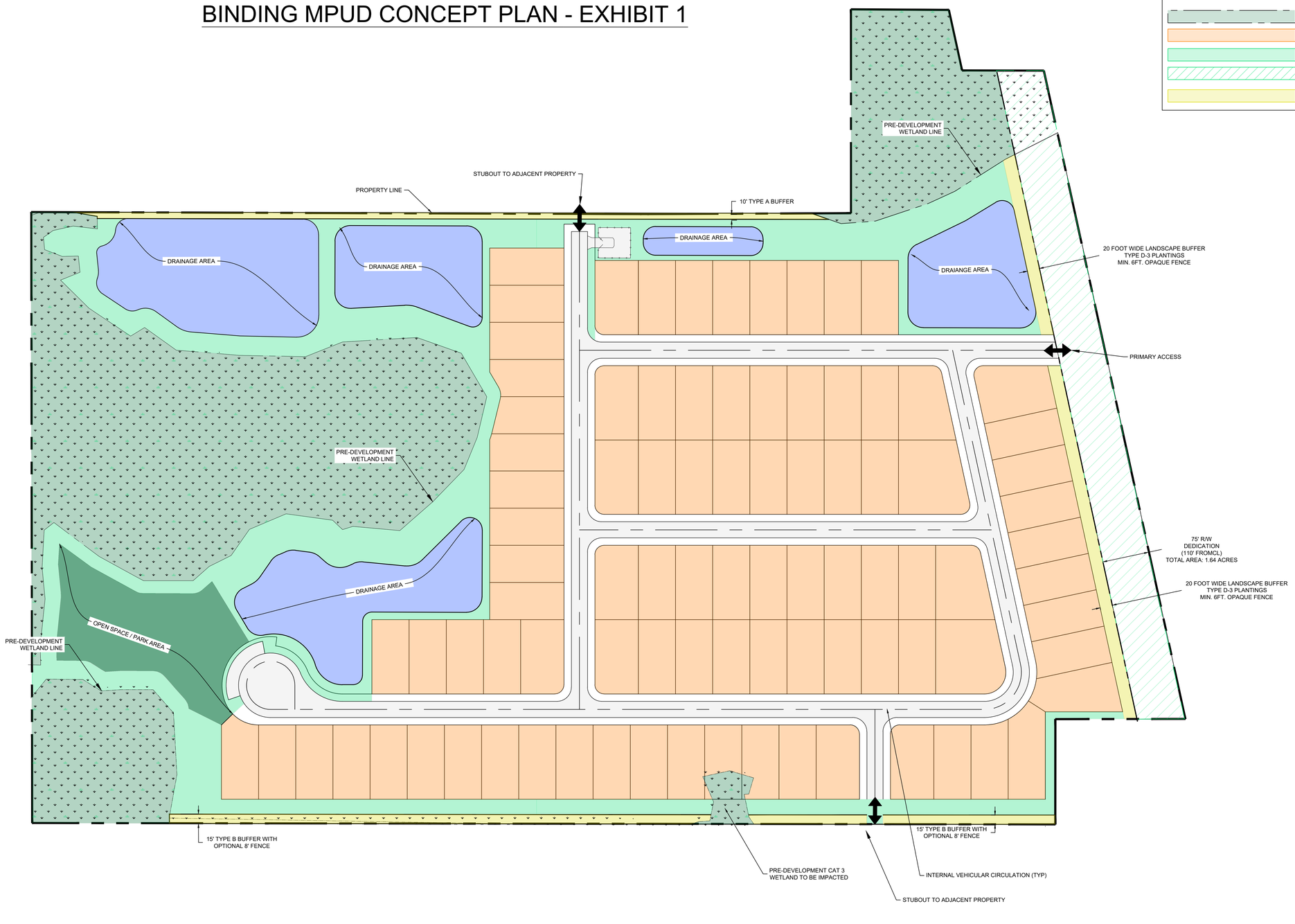
MPUD PLAN

SHEET NO:
MPUD 4

BINDING MPUD CONCEPT PLAN - EXHIBIT 1



NORTH

SCALE: 1"=80'

0' 40' 80' 160'

GRAPHIC SCALE (IN FEET)

LEGEND

- MPUD AREA
- LIMITS OF R/W DEDICATION
- POST DEVELOPMENT WETLAND AREA
- PLATTED FRONT LOADED SINGLE FAMILY HOMES
- OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- BUFFER AREA

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DES: J.C. DRFT. J.B.

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Jeremy Couch, P.E
State of Florida, Professional Engineer, License No: 70658

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SHEET NO:

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): 33-24-18-0000-04000-0000

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: 41 Mosquito

Project Number: (CPAS25-17) and (RZ-7918)

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 01/22/2026

X Photos showing the placement of the public hearing sign posted on the property on 01/22/2026

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 22 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 22, 2026

RE: 41 Mosquito CPAS (CPAS25-17) and MPUD (RZ-7918)
Parcel I.D. No(s): 33-24-18-0000-04000-0000

Dear Property Owner:

This letter is to notify you that a small-scale Comprehensive Plan land use amendment (CPAS25-17) from the AG/R (Agricultural/Rural) / ROR (Retail/Office/Residential) land use designation to RES-3 (Residential-3) land use designation has been submitted.

A Rezoning Application (RZ-7918) has also been filed in the name of the property owner, Pasco County Mosquito Control District (41 Mosquito MPUD), to amend the existing AR (Agricultural-Residential), AC (Agricultural) and C-2 (General Commercial) zoning districts on the property to the Master Planned Unit Development (MPUD) zoning district to allow for the development of a maximum of 91 platted, single-family homes. The minimum lot width will be 60 feet.

The MPUD is generally located on the west side of US 41, north of SR 52 and contains approximately 41.84 acres m.o.l.

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

Planning Commission CPAS25-17 RZ-7918	**02/05/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**
Board of County Commissioners CPAS25-17 RZ-7918	**03/10/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**

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

CPAS25-17

Joseph Reinbold, CNU-A, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2899; jreinbold@pascocountyfl.net.

RZ-7918

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.

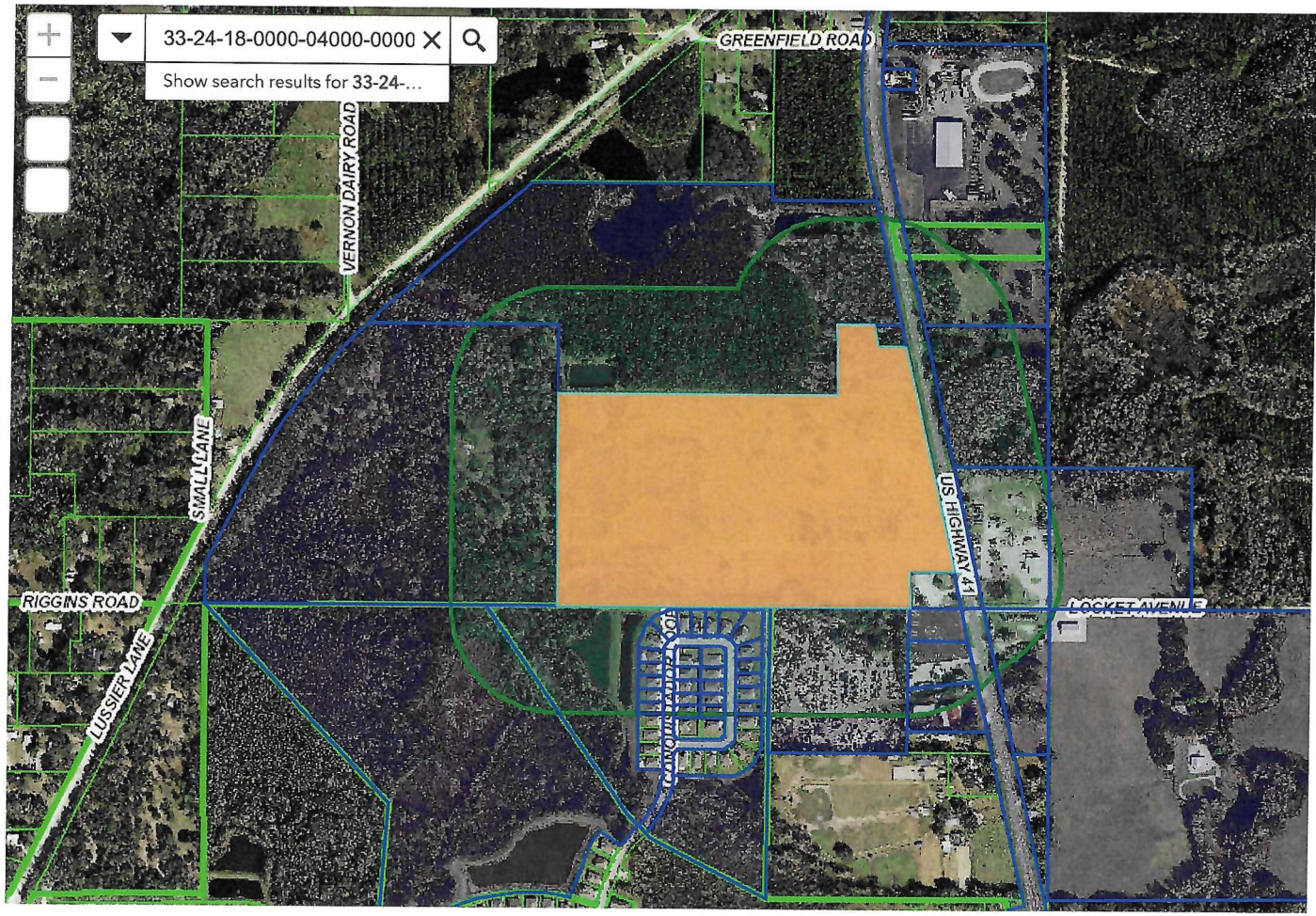
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

33-24-18-0000-04000-0000

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

47 addressees found; do you want to continue?

Review Download

RZ-7918 / CPAS25-17

42 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
04-25-18-0080-02300-0200	AYALA RENE		12979 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0140	BONANO RAFAEL JOSUE ACOSTA & IRAOLA RAFAEL AC		13037 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0090	BYER KURT		1637 WHITE HAWK LN		CARSON CITY, NV 89703
04-25-18-0080-02300-0120	COROMINAS ENRIQUE R & OLIVARES ERIKA		13051 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0130	CORREA-GOMEZ MARIA A & CASTRO JEISEL JOEL F		13043 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0000-00700-0000	DB&T LLC		12905 US HIGHWAY 41		SPRING HILL, FL 34610-2919
04-25-18-0080-02300-0110	DELLANINI KELSYN		13065 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0240	DIAZ JOSE CARLO DOPICO		12931 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0230	DIOTAIUTI STEFANO & ELLEN		12943 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
04-25-18-0080-02400-0080	DOWD NOEMY		13070 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6546
33-24-18-0000-29900-0010	FL DEPT OF TRANSPORTATION	BUREAU OF RIGHT	11201 MCKINLEY DR		TAMPA, FL 33612-6456
04-25-18-0080-02300-0170	GUERRA STEVEN & LYGIA WANDICK		13007 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02400-0090	HAWTHORNE NATASHA FELICE		13082 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6546
04-25-18-0080-02300-0180	JEFFERY JANET LYNN		12995 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
04-25-18-0000-00200-0000	JOYNER PHILLIP LYNN &	SANDRA TERESA	1307 S OTTO PT		INVERNESS, FL 34450
33-24-18-0010-00C00-0010	KARLI PROPERTIES LLC		9621 LAND O LAKES BLVD		LAND O LAKES, FL 34638-5906
04-25-18-0080-02300-0150	KOSCHEEV SERGEY & KOSCHEEVA NATALIE		13025 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0100	LESPIER BURGOS JOANN		13077 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0160	MISAY OUTH & ALYSSA		13013 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02400-0070	OLSON LINDSAY		13054 CONQUISTADOR LOOP		SPRING HILL, FL 34610
33-24-18-0000-03400-0000	PARK KWANG YUN		2606 TWIN RIVERS TRL		PARRISH, FL 34219-1868
33-24-18-0000-04200-0000	PASCO COUNTY	C/O FACILITIES M/	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-2359
33-24-18-0000-04000-0000	PASCO COUNTY MOSQUITO CONTROL DISTRICT		2308 MARATHON RD		ODESSA, FL 33556-3421
04-25-18-0080-02400-0050	PERMUY LILLIE S & MAJERICK MARK E		12960 CONQUISTADOR LOOP		SPRING HILL, FL 34610
33-24-18-0000-04400-0000	PINELLAS COUNTY		14 S FORT HARRISON AVE		CLEARWATER, FL 33756-5105
33-24-18-0000-01200-0020	POLANIS DONALD & SANDRA		27915 JOHNSTON RD		DADE CITY, FL 33523-6139
04-25-18-0080-02400-0020	RENTON MEREDITH LEIGH & BAEZ JONATHAN		12924 CONQUISTADOR LP		SPRING HILL, FL 34610
04-25-18-0080-02300-0190	ROBERTSON KORIE & WOLLMAN JOSHUA DAVID		12991 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
34-24-18-0000-00200-0000	RONDON VICTOR JR		7421 WILD OAK LN		LAND O LAKES, FL 34637-7842
04-25-18-0080-02400-0100	ROSE ALYSSA DONN		13096 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02400-0040	SAHOTA SHAZLA BAKSHI & SANTOS PATRICK JESSE		12948 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0210	SATZ LORI		12967 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
33-24-18-0000-01000-0000	SCHWARZENBACH CODY & SAISHA		18105 PORFIRIO PL		SPRING HILL, FL 34610
04-25-18-0080-02400-0060	SERRANO KARA LYNN & CARLOS A		12974 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6547
03-25-18-0000-00100-0030	SIMMONS HUBERT L & BEVERLY J		19100 LOCKET AVE		BROOKSVILLE, FL 34610-2931
33-24-18-0000-01100-0000	SSD PROPERTY HOLDINGS LLC		13018 US HWY 41		SPRING HILL, FL 34610
04-25-18-0010-00B00-0000	TALAVERA COMMUNITY DEVELOPMENT		3434 COLWELL AVE STE 200		TAMPA, FL 33614

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RZ-7918/CPAS25-17

04-25-18-0080-02300-0220	TILLMAN JERINIECE	12955 CONQUISTADOR LP	SPRING HILL, FL 34610
04-25-18-0080-02400-0030	TRANBERG CHRISTOPHER	12936 CONQUISTADOR LOOP	SPRING HILL, FL 34610-6547
04-25-18-0080-02300-0080	VORBURGER STEPHEN	13105 CONQUISTADOR LOOP	SPRING HILL, FL 34610-6545
04-25-18-0080-02400-0110	WATTS NICO A & SHEEHAN-SHEPHERD DANIELLE	13108 CONQUISTADOR LP	SPRING HILL, FL 34610
04-25-18-0000-00100-0000	WRI COMMERCIAL PROPERTIES LLC	17728 US HWY 41	SPRING HILL, FL 34610

5 pg 2

NEW PORT RICHEY, FL
JAN 2 2026
USPS-34653

UNITED STATES POSTAL SERVICE

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U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 22, 26
AMOUNT
$29.40
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NEW PORT RICHEY, FL
JAN 2 2026
USPS-34653

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7918

Project Type: REZONING

This is a rezoning amendment from AR, AC and C-2 to MPUD to allow for the development of a maximum of 91 platted, single-family homes

Planning Commission

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPAS25-17

COMPREHENSIVE PLAN AMENDMENT

FROM: AGRICULTURAL/RURAL

TO: RESIDENTIAL-3 DU/GA

Local Planning Agency

02/05/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

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PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CPAS25-17
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FROM: AGRICULTURAL/RURAL
TO: RESIDENTIAL-3 DU/GA
Local Planning Agency
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
MyPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 7-1-1
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7918

Project Type: REZONING

This is a rezoning amendment from AR, AC and C-2 to MPUD to allow for the development of a maximum of 91 platted, single-family homes

Planning Commission

02/05/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
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Local Planning Agency
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Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26 1:30 p.m.

72880

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 PDE26-019 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

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

PUBLIC NOTICE is hereby given that the Pasco County Planning Commission will hold a public hearing on **Thursday, February 5, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida, at 1:30 p.m.**, and that the Pasco County Board of County Commissioners will hold a public hearing on **Tuesday, March 10, 2026, at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, at 1:30 p.m.**, to consider applications for rezoning and/or conditional use pursuant to the provisions of the Pasco County Land Development Code, Chapter 400. All hearings will be conducted at the stated time or as soon thereafter as is practical on the following application(s):

1. SAV Property Holdings LLC/New Horizon MPUD (RZ-7858) petition for a rezoning from an R-2 Low Density Residential District to an MPUD Master Planned Unit Development District for a parcel located south of Wells Road, approximately 640 feet west of Boyette Road (aka 05-26-20-0000-00300-0020).

2. Kenton Road Commercial LLC/Kenton Road Commercial CC MPUD (RZ-7872) petition for a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development District for a parcel located on the northwest corner of Kenton Road and Elam Road (aka 28-25-20-0000-01000-0000).

3. Pasco County Mosquito Control District/41 Mosquito MPUD (RZ-7918) petition for a rezoning from an A-C Agricultural District, A-R Agricultural-Residential District and a C-2 General Commercial District to an MPUD Master Planned Unit Development District for a parcel located on the west side of US Highway 41, approximately one-quarter mile south of Greenfield Road (aka 33-24-18-0000-04000-0000).

4. Erin S & Benedicto Nieves/Nieves Property (RZ-7905) petition for a rezoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District for a parcel located on the west side of Hudson Lane, approximately 730 feet south of the intersection of St. Joe Road and Hudson Lane (aka 25—24-20-0000-01900-0000).

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
January 21, 2026 72880

PLANNING COMMISSION
AGENDA MEMORANDUM

COMMISSION DISTRICT: 5 **FILE NO.:** PDE26-0272 **DATE:** 2/5/2026

SUBJECT: Comprehensive Plan Amendment (Consent) - CPA25(17) 41 Mosquito – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 05 and Sheet 12) from AG/R (Agricultural/Rural) and ROR (Retail/Office/Residential) to RES-3 (Residential-3 du/ga) on Approximately 41.85 Acres of Real Property Located West of US Highway 41, Approximately 1.75 Miles North of the Intersection of State Road 52 and US Highway 41.

REFERENCES: All Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings at 1:30 p.m. in New Port Richey (NPR) or Dade City (DC): LPA at DC 2/5/2026 – BCC at DC 3/10/2026

THRU: David Allen, Assistant County Administrator

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

RECOMMENDED COMMITTEE ACTION:

Find the proposed amendment consistent with the Comprehensive Plan and recommend approval to the Board of County Commissioners (BCC).

BACKGROUND:

Project Overview

The petitioner is requesting a Comprehensive Plan Map Amendment to change the Future Land Use (FLU) designation from AG/R (Agricultural/Rural) and ROR (Retail/Office/Residential) to RES-3 (Residential - 3 du/ga) on approximately 41.85 acres to allow for the development of a maximum of 91 single-family units, which equates to a gross density of approximately 2.75 dwelling units per gross acreage (du/ga). At 41.85 acres, the maximum allowable density under the RES-3 FLU is approximately 125 units.

The subject property is currently vacant land, located on the west side of US Highway 41 approximately 1.75 miles from the intersection of State Road 52 and US Highway 41. There is existing public infrastructure in place to serve the proposed development.

This agenda memo was prepared by: Joseph Reinbold, Planner II.

GENERAL INFORMATION	
Agent of Record (AOR)	Barbara L. Wilhite, P.A.
Applicant	Pasco County Mosquito Control District
Project Address	West of US Highway 41, approximately 1,422 feet south of Greenfield Road.

SITE DETAILS

Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Use(s)	Proposed Use(s)
33-24-18-0000-04000-0000	41.85	AG/R; ROR	A-R Agricultural-Residential District; A-C Agricultural District; C-2 General Commercial District	RES-3	Vacant, undeveloped land	91 single-family homes

SURROUNDING ZONING AND LAND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	A-C Agricultural District	AG/R	Agricultural, Timber
South	MPUD Master Planned Unit Development District; A-C Agricultural District	RES-3	Talavera MPUD, Auto parts yard
East	A-C Agricultural District; C-2 General Commercial District	RES-1 (Residential-1 du/ga); ROR	Commercial, Wetlands
West	A-C Agricultural District	AG/R	Agricultural, Pasture

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

FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning, Development and Economic Growth Department's findings of fact pursuant to each evaluation criterion.

1. **Consistency of Proposed Change with the Goals, Objectives, and Policies.** The Planning, Development and Economic Growth Department (PDE) determined the proposed CPA to be consistent with the Comprehensive Plan; as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** No further amendments are necessary in conjunction with the proposed amendment. There is an accompanying rezoning petition in the name of Rezoning Petition No. 7918 submitted concurrently.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to mobility, school, fire, library, parks and recreation, water, and sewer. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact

fees, increased ad valorem taxes, special assessments, or other
revenue sources designed to recapture the costs of providing public facilities and services to new growth.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the Comprehensive Plan Policies that support the recommendation to approve the proposed amendment.

Pursuant to Section 203, Local Planning Agency, of the LDC, the Planning Commission is designated by the Board of County Commissioners as the Local Planning Agency (LPA) and shall have all the functions, powers, and duties as set forth in Section 163.3174, Florida Statutes. For the purposes of comprehensive plan amendments, the LPA shall review proposed amendments as to their consistency with the adopted Pasco County Comprehensive Plan.

RES-3 (RESIDENTIAL - 3 DU/GA)

Pursuant to the Comprehensive Plan, the intent of the RES-3 FLU is to recognize those areas suited for single-family detached residential development at a maximum of 3.0 dwelling units/developable residential acre.

The subject property consists of approximately 41.85 acres, of which about 36 acres are designated as AG/R FLU and approximately 5.5 acres are designated ROR FLU. The applicant is seeking to amend the FLU from AG/R and ROR to RES-3 to allow for the development of a maximum 91 single-family detached units. The subject property is located to the west side of U.S. Highway 41, approximately 1.75 miles north of State Road 52. Given its proximity to these arterial roadways and its adjacency to the Talavera residential community to the south, development of the property would represent a continuation of single-family residential development in the area. The proposed amendment is consistent with the surrounding development pattern and character of the area and aligns with the intent of the RES-3 FLU classification.

POLICY FLU 8.1.3. – CENTRAL MARKET AREA ESTABLISHMENT

The Central Market Area is envisioned as a suburban area with concentrated development in activity nodes with emphasis on employment centers and town centers. Its mission is the creation of a compact and mixed-use location to preserve open space, enhance existing ecological areas, and attract a broad selection of employers to designated employment centers and nodes.

The subject property is located north of State Road 52 between U.S. 41 and the Suncoast Parkway, within the Central Market Area. Pursuant to Policy FLU 8.1.3, development in this area is encouraged to be concentrated around nodes with a balance of residential and commercial uses. The proposed amendment to RES-3 FLU is consistent with this policy since it allows for the development of a suburban-scale community that will provide additional housing and contribute to the overall mix of land uses in the area. The additional density will also help support nearby commercial uses at the intersection of State Road 52 and U.S. 41. At the same time, the proposed amendment preserves open space by providing adequate protection of the on-site Category I wetlands.

POLICY FLU 1.8.7: - ECONOMIC DEVELOPMENT

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

Policy FLU 1.8.7 encourages development that provides a positive fiscal impact to the County by generating more in revenue than it consumes in services. The subject property is approximately 41.85 acres with AG/R FLU comprising most of the property and approximately 5.7 acres designated as ROR FLU. The ROR FLU is an inactive mixed-use FLU allowing for up to 75% of at least two of uses of retail, office or residential. Since the existing ROR FLU already allows for residential uses for up to 24 dwelling units per gross acre, a change to RES-3 FLU would decrease the development potential to 3 dwelling unit per acre thereby reducing the consumption of services. Any loss of potential revenue-generating from office or retail land uses under ROR FLU is offset by the large amount of the approved square footage of commercial, office, and industrial lands only 1.75 miles south of the subject property at the intersection of State Road 52 and US Highway 41. Residential uses in this area will provide a consumer base, potential employees for the nearby commercial uses, and a consistent ad valorem and non-ad valorem revenue stream for the County, which exceeds what the property is currently generating.

POLICY HSG 1.1.2 COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Amendment requests for additional residential acreage and/or density increases must be supported by residential growth trends and the Goals, Objectives, and Policies of the Future Land Use Element.

The applicant has provided a residential market trends analysis that shows increasing trends of population and housing demands and demonstrates the need for the proposed increase in density. This analysis, attached hereto, has been reviewed and the provided data was found to be sufficient in meeting the intent of Policy HSG 1.1.2.

POLICY DGR 5.3.1 - REQUIREMENTS TO MINIMIZE ADVERSE IMPACTS TO WETLANDS

Pasco County shall require development in any area adjacent to environmentally significant wetlands to be situated, designed, and constructed so as to minimize the adverse impacts on the beneficial characteristics and functions of wetlands and critical linkages.

The subject property contains approximately 8.76 acres of wetlands, including 8.62 acres of Category I wetlands and 0.14 acres of Category III wetlands. Any development that occurs on site must take into consideration the surrounding wetlands and demonstrate that there will be no significant adverse impacts on the beneficial characteristics and functions of these wetlands through adequate protection, mitigation, and compensation in accordance with Policy DGR 5.3.1, and further addressed in the accompanying MPUD Master Planned Unit Development's Conditions of Approval (COAs).

POLICY FLU 1.4.3 - TRANSITIONAL LAND USES

Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential land use designations, between varying densities of residential land use designations, and in managing redevelopment of areas no longer appropriate as viable residential areas. Exhibit 2-2, Appropriate Transitional Land Uses, is to be used as a guideline in evaluating appropriate transitional uses, except for properties located within the Northeast Pasco County Rural Area Plan or the Rural Transition Area.

The subject property abuts RES-3 and ROR FLUs to the south, AG/R FLU to the west and north, and RES-1 FLU to the east. Exhibit 2-2 depicts the proposed RES-3 FLU as a compatible transitional land use to the surrounding RES-3 and RES-1 FLUs, and can be a compatible transitional use to ROR FLU through sensitive site design. Moreover, the preservation of the on-site Category I wetlands will provide a natural buffer and transition to any agricultural or residential uses that may be permissible in the AG/R FLU to the north and west of the subject site. Additional site design criteria

will be addressed in accompanying MPUD COA's.

PLANNING DISCUSSION

The following is a discussion of site-specific details related to the project.

1. Site Characteristics. The subject property is located within the Central Market area in FEMA Flood Zones "X" and "A". There are Category I and III wetlands on-site totaling 8.76 acres. There is one identified archeological site on the property, 8PA3306, which does not meet the criteria for eligibility to the National Register, per the submitted Cultural Resources Assessment Survey. The property is not located within an Ecological Corridor or Ecological Planning Unit.

2. Right-of-Way (ROW). The subject property is located on US Highway 41, approximately 1.75 miles from the intersection of State Road 52 and US Highway 41. US Highway 41 is a 2-lane, 100 foot wide, Florida Department of Transportation (FDOT) owned and maintained arterial roadway.
3. Trails. US Highway 41 was identified as a conceptual trail corridor from State Road 52 to Spokane Road on the Greenways, Trails, and Blueways Map. However, there are currently no plans to design or construct the conceptual trail.
4. Transit/Bus Stops. There are currently no transit services in the area.

PRELIMINARY FEASIBILITY ANALYSIS

A preliminary feasibility analysis was conducted by the PDE. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment. On 10/16/2025, the PDE Transportation Planner reviewed the amendment and concluded that U.S. Hwy 41 is exempt from a Transportation Needs Assessment as the proposed amendment to RES-3 FLU would result in a gross trip difference of less than 50 peak trips.

2. Active Transportation Planning. On 12/09/2025, the Active Transportation Planner stated that there are currently no sidewalks on either side of US Highway 41.

3. Pasco County Utilities (PCU). On 11/18/2025, PCU submitted the following comment:

- Potable Water: Development within this property will be required to connect to Pasco County Utilities Water system. There is currently potable water capacity to support the proposed development. The nearest watermain to the subject property is located at: Closest water line is 12-inch PVC capped approximately 1,500 LF south on US Hwy 41.
- Wastewater: Development within this property will be required to connect to Pasco County Utilities wastewater system. There is currently capacity at the Shady Hills WWTP to support the proposed development. The nearest sewer main to the subject property is at: Existing 16"FM along US41 at site. Reclaimed water: The subject property is located within the Weeki Wachee Basin Management Action Plan (BMAP) and will not connect to Pasco County Utilities reclaimed water system.
- Comprehensive Plan approval does not reserve water, wastewater, or reclaimed water capacity. Offsite main extensions and connection points for water, wastewater, and reclaimed water will be assessed during Engineering Review and Construction Plan permitting.

Construction of offsite water, wastewater, and reclaimed facilities may be required. Offsite improvements must be constructed at the developer's expense per Pasco County Code Chapter 110 – Utilities.

4. Fire. On 11/19/2025, Fire Services stated: "No comments."

5. School District. On 10/20/2025, the Pasco County School District stated that the "School Board does not request a school site within the proposed project" and that "[t]his development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development." The School Impact Analysis, attached hereto, shows that the proposed development will only marginally affect elementary and high school capacity, with no impact to middle school capacity.

6. Public Transportation. On 11/13/25, the Public Transportation Planner stated: "No comments."

7. Parks and Recreation. On 11/20/2025, Parks and Recreation stated: "No comments."

8. Natural Resources (PRNR). On 11/06/2025, PRNR stated:

   - "The project is not located within an Ecological Corridor or Ecological Planning Unit. [Chapter 3 Conservation Element, Objective Con 1.2 - Critical Linkages (aka Ecological Corridors)]"
   - "Natural Resources will address the on-site wetlands at the time of zoning and/or site development submittal. A state-approved wetland boundary survey will be required."
   - "Natural Resources will address any potential listed species on site at the time of MPUD zoning and/or site development submittal. A preliminary wildlife survey will be required."

9. Stormwater. On 12/02/2025, Stormwater review stated:

   - "The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design."
   - "At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements."
   - "All passthrough/flowthrough drainage and the finalized 100-year floodplain shall have an access and maintenance easement over it. This easement shall be to Pasco County granting the county the right, but not the obligation to access and maintain."

CASE HISTORY		
	Date	**Vote: Approve / Deny**
Local Planning Agency (LPA)	2/5/2026	Pending
Board of County Commissioners – Adoption	3/10/2026	Pending

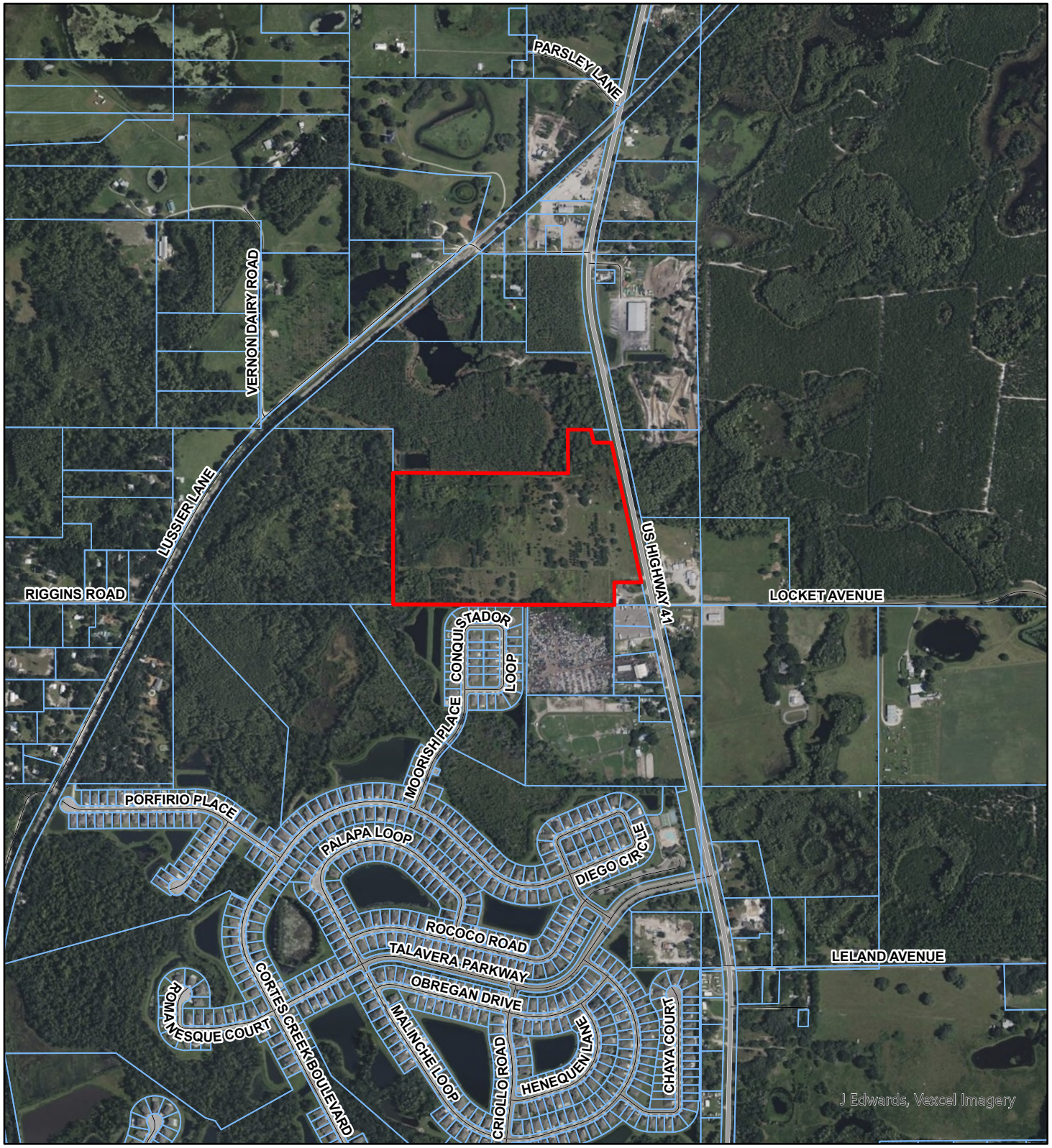
APPENDIX
FUTURE LAND USE

Term	Reference
AG/R (AGRICULTURAL/RURAL)	Chapter Two – Future Land Use Element Section FLU A-6
RES-1 (RESIDENTIAL 1 DU/GA)	
RES-3 (RESIDENTIAL 2 DU/GA)	
ROR (RETAIL/OFFICE/RESIDENTIAL)	
ZONING	
Term	**Reference**
C-2 GENERAL COMMERCIAL DISTRICT	Section 526, Land Development Code
A-R AGRICULTURAL RESIDENTIAL	Section 505, Land Development Code
A-C AGRICULTURAL DISTRICT	Section 503, Land Development Code
MPUD MASTER PLANNED UNIT DEVELOPMENT DISTRICT	Section 522, Land Development Code

FISCAL IMPACT/COST/REVENUE STATEMENT:
Funding is not required for this action. Pursuant to Section 125.66(3)(c)7.b., Florida Statutes the proposed amendment is exempt from the requirement to complete a Business Impact Estimate (BIE).

ATTACHMENT(S):
1. PDE26-0272 Maps
2. PDE26-0272 RES-3 FLU Comprehensive Plan
3. PDE26-0272 Residential Market Trend Analysis
4. PDE26-0272 School Impact Analysis
5. PDE26-0272 Proposed Ordinance
6. PDE26-0272 Proof of Publication
7. PDE26-0272 Applicant Affidavit of Publication

cc: DA/DE/NP/JR/PDE26-0272 41 Mosquito LPA



CPAS25(17)

41 MOSQUITO

33-24-18-0000-04000-0000

SUBJECT PROPERTY

COMMISSION DISTRICT: 5

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Feet

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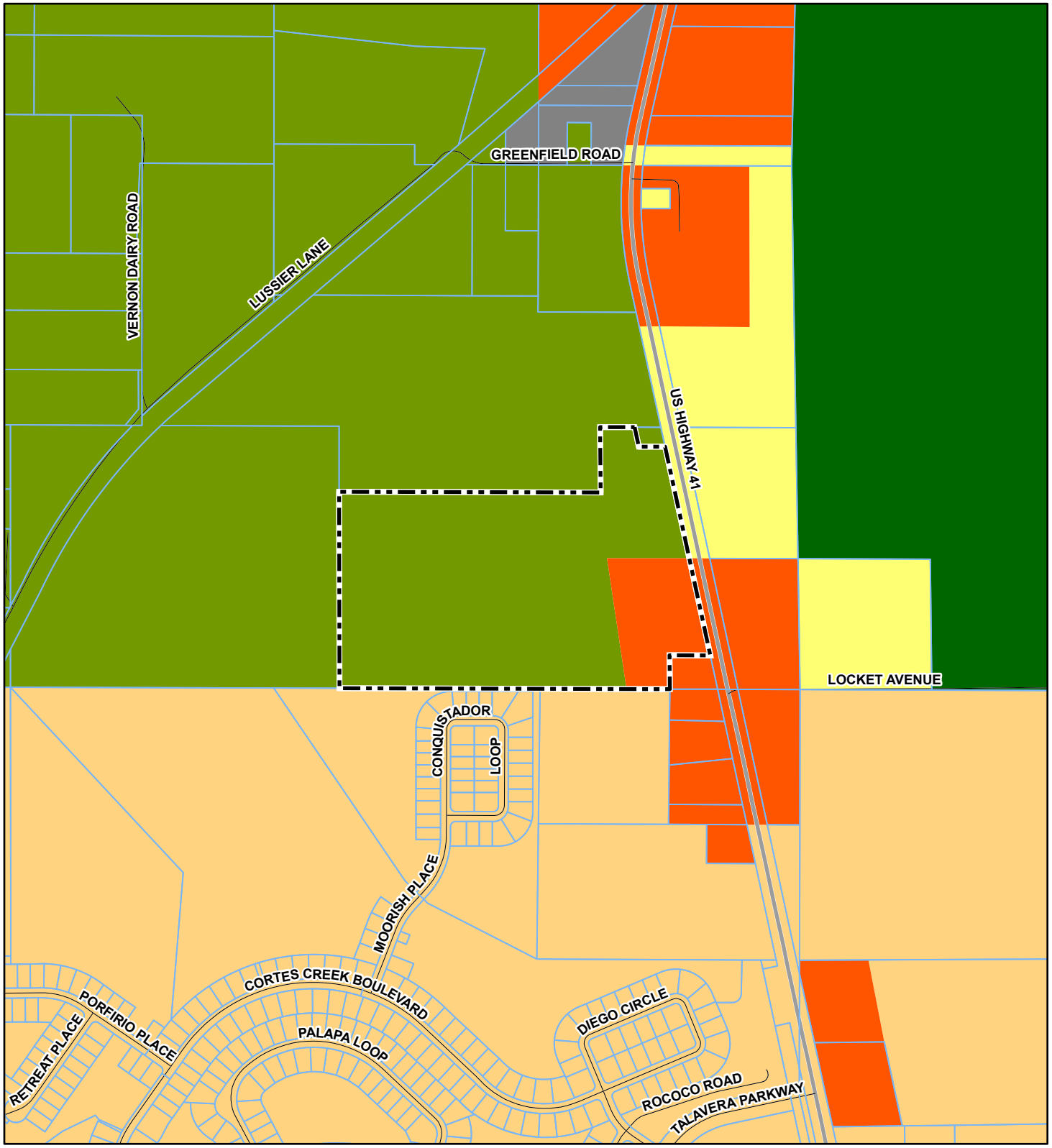
jhelmrich 12/22/2025



CPAS25(17)

41 MOSQUITO

33-24-18-0000-04000-0000

SUBJECT PROPERTY

FLU CODE

AG/R	RES-1
CON	RES-3
IL	ROR

COMMISSION DISTRICT: 5

0 750 1,500
Feet

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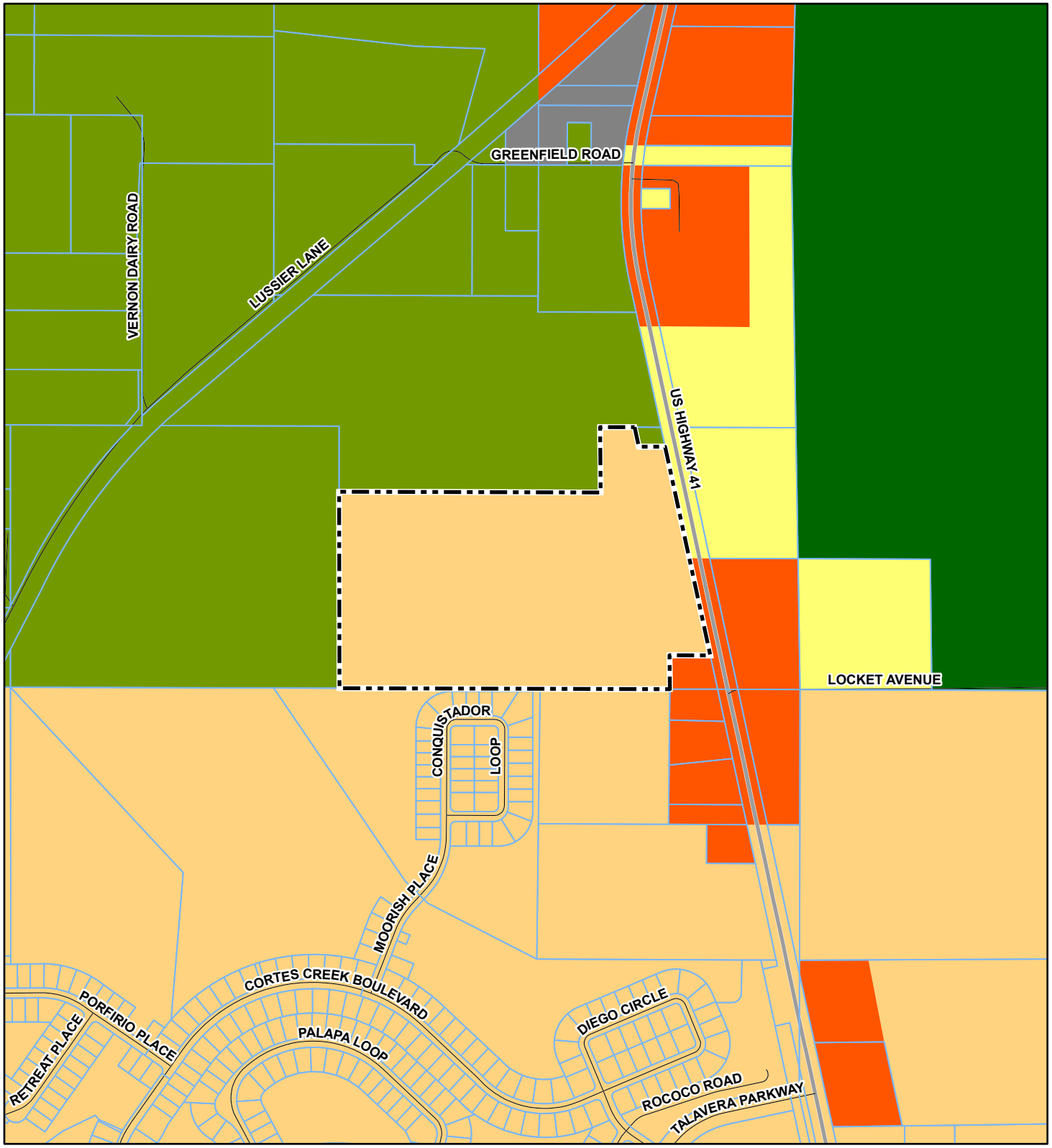
jhelmrich 12/22/2025



CPAS25(17)

41 MOSQUITO

33-24-18-0000-04000-0000

SUBJECT PROPERTY

FLU CODE

AG/R	RES-1
CON	RES-3
IL	ROR

COMMISSION DISTRICT: 5

0 750 1,500
Feet

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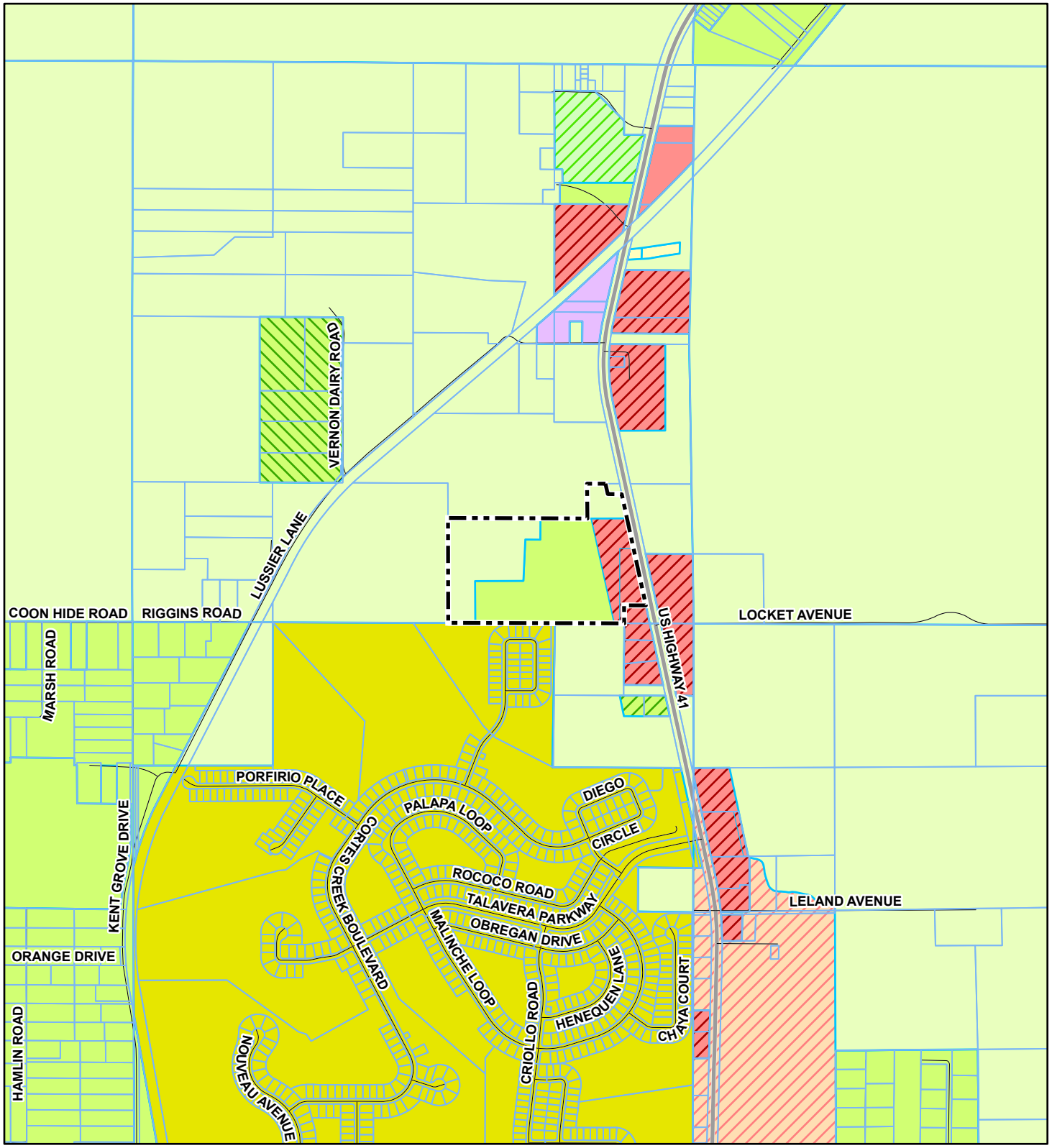
jhelmrich 12/22/2025



CPAS25(17)

41 MOSQUITO

33-24-18-0000-04000-0000

SUBJECT PROPERTY

ZONE

AC	AR5	I1	R1MH
AR	C2	MPUD	
AR1	C1	R1	

COMMISSION DISTRICT: 5

0 1,200 2,400
Feet

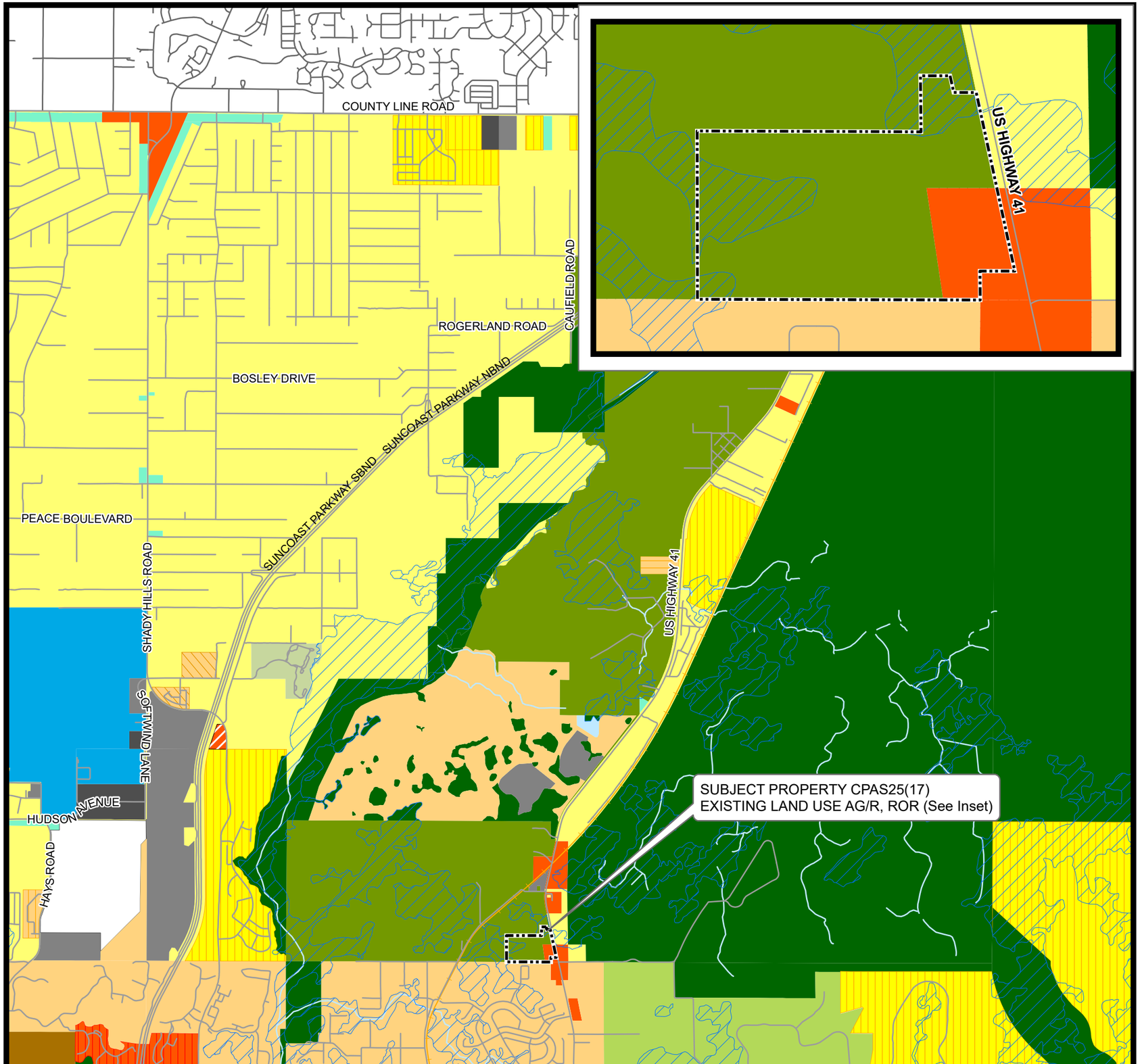
GISFlat02\FLU\CPAS25(18)
jhelmrich 12/22/2025

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS25(17) EXISTING LAND USE

T 2 4 S R I 8 E

DATE ADOPTED: 06/15/1989 | **SHEET 5 OF 24** | ORDINANCE # 89-13

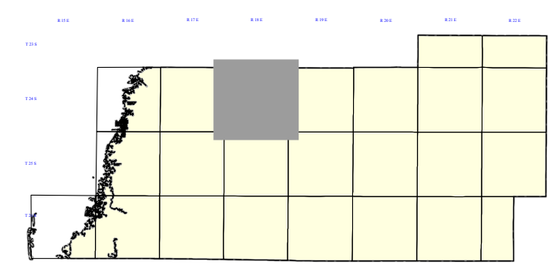


FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



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Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Information Technology

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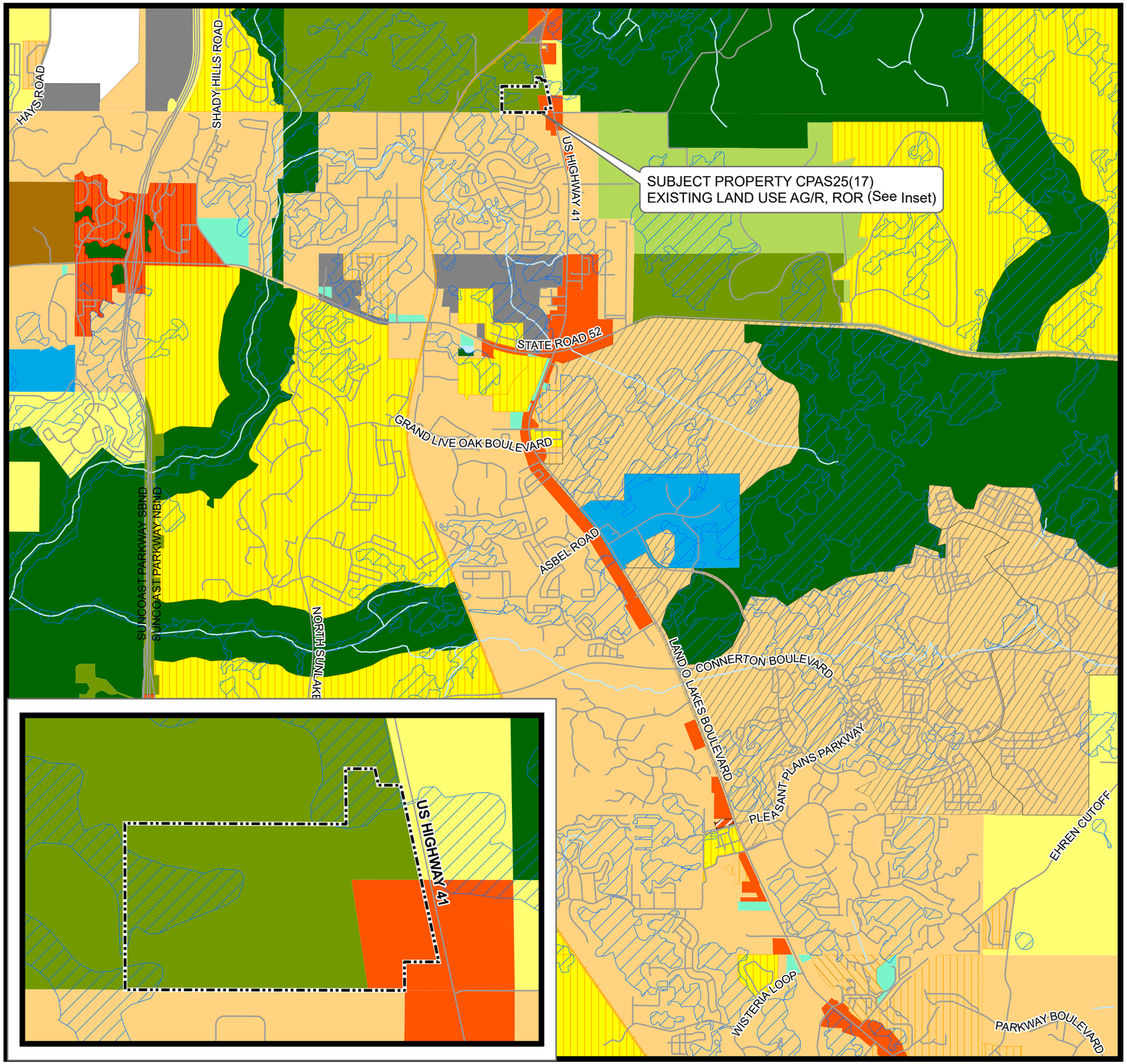
THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS25(17) EXISTING LAND USE

T 2 5 S R I 8 E

DATE ADOPTED: 06/15/1989 | **SHEET 12 OF 24** | ORDINANCE # 89-13

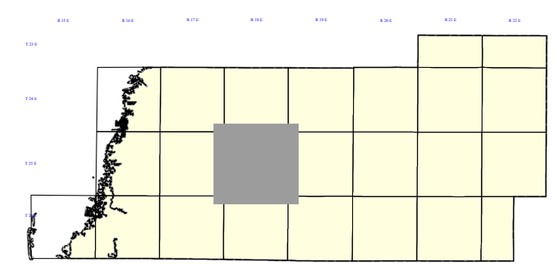


FUTURE LAND USE 2025 CLASSIFICATIONS

- AG — Agricultural
- AG/R — Agricultural / Rural
- AT — Major Attractors
- C/L — Coastal Land
- COM — Commercial
- CON — Conservation Land
- EC — Employment Center
- GH — Gateway Hub
- IH — Industrial - Heavy
- IL — Industrial - Light
- MU — Mixed Uses
- NPC — New Port Corners
- NT — New Town
- OFF — Office
- P/SP — Major Public / Semi - Public
- PD — Planned Development
- R/OS — Major Recreation / Open Space
- RES-1 — Residential
- RES-12 — Residential
- RES-24 — Residential
- RES-3 — Residential
- RES-6 — Residential
- RES-9 — Residential
- ROR — Retail / Office / Residential
- TC — Town Center
- VMU1 — Village Mixed Use - Type I
- VMU2A — Village Mixed Use - Type 2A
- VMU2B — Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



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RES-3 (RESIDENTIAL - 3 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum of 3.0 dwelling units/developable residential acre. Attached residential development at a maximum of 3.0 dwelling units/developable residential acre may be permitted within an MPUD Master Planned Unit Development.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 4.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions: Dwelling Units/Developable Residential Acre

3.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

41 Mosquito
Comprehensive Plan Land Use Amendment
Justification Statement
Comprehensive Plan Review

1. Overview

This is a request for a Comprehensive Plan land use amendment from AG/R (Agricultural/Rural) to RES-3 (Residential-3) on approximately 41.84 acres located on the west side of US 41, north of SR 52. A companion rezoning amendment from AR, AC and C-2 to MPUD has been submitted to allow for the development of a maximum of 91 platted, single-family homes.

2. Comprehensive Plan Review

This project is well positioned on US 41, just north of the Talavera community which consists of 760 single-family homes. The 60 foot minimum lots proposed for the 41 Mosquito project will complement the existing homes in the Talavera community. There is approved, planned commercial development at the intersection of US 41 and SR 52 approximately 2 miles to the south. The Moffit/Angeline project is a short drive on SR 52 to the west. There is currently a MPUD pending for the Mitchell-US 41 project less than a mile north of this project which would allow for a maximum of 80,000 SF of Commercial/Retail:

LAND USE DATA TABLE	
LAND USE	**MAXIMUM**
Light Industrial (1)	880,000 sq. ft.
Office	99,000 sq. ft.
Residential	2,100 d.u.
MPUD PARCEL	**ALLOWABLE USES**
Parcel A	Single Family Attached, Multifamily, School, Commercial
Parcel B	Single Family Detached, Single Family Attached, Multifamily
Parcel C	
Parcel D	Single Family Detached, Single Family Attached
Parcel E	
Parcel F	Light Industrial, Office, Commercial, School
(1) 80,000 square feet of Light Industrial entitlements may be set aside for commercial use.	

In April 20-25, 2008, the Urban Land Institute (ULI) conducted an Advisory Service Panel Report for planning and organizing successful economic development for Pasco County. The panel identified five distinct market areas of the county and articulated a specific vision, mission, and strategy statements for each. The County used the recommendations in this report as a generalized framework for an amendment to the Comprehensive Plan. In 2010, the County amended the Plan to establish Market Areas and included a Goal and a set of Objectives and Policies that provide a vision, a mission, and a series of policies that encourage certain forms of development for each area. The amendment did not amend the Future Land Use classifications on any specific properties to

implement the Market Areas. This comprehensive plan amendment implements the Central Market Area vision for this property.

Goal FLU 8: Market Area Planning

Objective FLU 8.1 Establish Market Areas

Establish five market areas each with a specific vision, mission and associated policies that will serve as the basis for land use, transportation and economic development planning.

Policy FLU 8.1.3 Central Market Area Establishment

The Central Market Area is hereby established as shown on Map 2-19.

a. Central Market Area Vision

   The Central Market Area as established on Map 2-19 is envisioned as a suburban area with concentrated development in activity nodes with emphasis on employment centers and town centers. Development is in an ecological form consistent with the conservation land in the market area.

b. Central Market Area Mission

   The mission for the Central Market Area is creation of a compact and mixed-use location to preserve open space, enhance existing ecological areas, and attract a broad selection of employers to designated employment centers and nodes Compact and clustered development and Traditional Neighborhood Development shall be encouraged in the Central Market Area.

c. Infrastructure Control

   Pasco County shall control utility expansion, maximize the use of land that already has services and roads, and prioritize projects with job potential with essential public services.

d. Clustered and Compact Development

   Pasco County shall encourage development to be concentrated in clusters or nodes with a balance of mutually supportive uses and maximized transportation opportunities.

Justification: The property is located in the Central Market Area and the project is consistent with this Market Area's vision as a suburban area. The rezoning is also

consistent with the Central Market Area's mission of promoting compact development and of maximizing the use of land that has available services and roads, as is the case with this site. There are existing County water and sewer lines in the US 41 right-of-way that will provide central utility services for the development. With regard to roads, the FDOT has recently expanded State Road 52 to a six-lane facility from the Suncoast Parkway to east of US 41 and expanded US 41 to a four-lane facility south of SR 52.

Policy FLU 1.10.1: COMPATIBILITY REVIEW

Review all plan amendments, rezoning, special exception, and conditional use applications as necessary for compatibility and appropriate timing.

Justification: Platted single-family homes are a compatible residential land use in this area. Commercial uses are more appropriately located at the intersection of US 41 and SR 52 where they have already been approved. As for appropriate timing, this project is in an area where there is substantial existing infrastructure.

POLICY HSG 1.1.2: COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan Amendment requests for additional residential acreage and/or density increases must be supported by residential growth trends and the Goals, Objectives, and Policies of the Future Land Use Element.

DEMONSTRATION OF NEED BASED ON POPULATION/MARKET DEMAND

The proposed Comprehensive Plan Amendment to increase density will allow added residential development in an area that is served by public utilities and services. Pasco County population trends are projected to continue to increase which indicates this amendment is justified to accommodate the incoming population growth. The population and market demands continue to demonstrate a need for additional residential housing.

The Bureau of Economic and Business Research (BEBR) information states population counts from the 2020 Census show that Florida's population grew by more than 2.7 million during the past decade. This increase was the second largest among the 50 states. According to the Pasco 2050 Plan Diagnostic Report, the growth rate of Pasco County exceeds the growth rate of the State of Florida.

The region's population continues to outpace projections creating the need to develop additional residential areas. According to the Emerging Trends in Real Estate 2023, the Tampa Bay region ranks in the top 3 in the United States for overall homebuilding prospects powered by "strong growth, homebuilding

outlook, and affordability and job prospects." The Tampa Region is identified as a Super Sun Belt Magnet region, grouped with Atlanta, Dallas, Houston, Miami, Phoenix, and San Antonio. Population and gross metro product (GMP) are both expected to grow far faster in the Magnet markets than just about anywhere else in the nation.

According to US Department of Housing and Development, the Northern Suburbs submarket (Pasco and Hernando County) of the Tampa Region housing market has had the fastest rate of population growth since 2000, due in part to an average home sales price that is approximately 24 to 29 percent lower, respectively than the Central and Western submarkets. Recent BEBR estimates continue to reflect recent strong population growth in Pasco County with 2023 projections of 35,831 more than the April 2022 census estimate.

BEBR 2025 Population Projections

County	April 1, 2020 Census	April 2022 Estimate	April 2023 Projection (Medium)	Total Change
Pasco County	561,891	592,669	628,500	35,831

Sources:

Bureau of Economic and Business Research (BEBER) Projections of Florida Population by County, Volume56, February 2023
2023 Urban Land Institute Emerging Trends in Real Estate Report (October 27, 2022)
HUD Comprehensive Housing Market Analysis Tampa-St. Pete-Clearwater, FL (December 2, 2021)
10/14/2022 Florida Estimates of Population 2022 (Table 1 Only) – BEBR (ufl.edu)

Pasco County Schools

Dr. John Legg, Superintendent of Schools
7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

School Impact Analysis

Project Name	41 Mosquito	20-Oct-25
Project Location	West side of US HWY 41, approximately 0.5 miles north of Talavera Parkway	
Parcel ID Numbers	33-24-18-0000-04000-0000 (41.84 acres)	
Property Owner/Developer	Eastern Meridian	
Applicant	Barbara Wilhite	

This development will be subject to school impact fees and a school concurrency review. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.

Proposed Entitlements

Student Impacts		Student Generation Rates			Students Generated			
Housing Unit Type	# Units	Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Single Family	91	0.184	0.079	0.122	17	8	12	37
Multi-Family	0	0.093	0.04	0.05	0	0	0	0
Mobile Home	0	0.094	0.04	0.04	0	0	0	0
Totals	91				17	8	12	37

School Impacts* School	School Capacity	2025-26 Projected Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
Mary Giella Elementary	644	507	79%	524	81%
Crews Lake Middle	1,386	650	47%	658	47%
Land O' Lakes High	1,978	2,203	111%	2,215	112%

*School attendance boundaries are subject to change and could affect schools listed above.

THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 05 AND SHEET 12) FROM AG/R (AGRICULTURAL/RURAL) AND ROR (RETAIL/OFFICE/RESIDENTIAL) TO RES-3 (RESIDENTIAL-3 DU/GA) ON APPROXIMATELY 41.85 ACRES OF REAL PROPERTY LOCATED WEST OF US HIGHWAY 41 APPROXIMATELY 1.75 MILES NORTH OF THE INTERSECTION OF STATE ROAD 52 AND US HIGHWAY 41; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on February 5, 2026, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and found the proposed amendment consistent with the adopted Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, on March 10, 2026, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15, Map Sheet No. 5 and Map Sheet No. 12 is hereby amended to change the Future Land Use classification from AG/R (AGRICULTURAL/RURAL) and ROR (RETAIL/OFFICE/RESIDENTIAL) to RES-3 (RESIDENTIAL – 3 DU/GA) on approximately 41.85 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY.

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

SECTION 5. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 10th day of March 2026.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

_____
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

_____
JACK MARIANO, CHAIRMAN

Exhibit A

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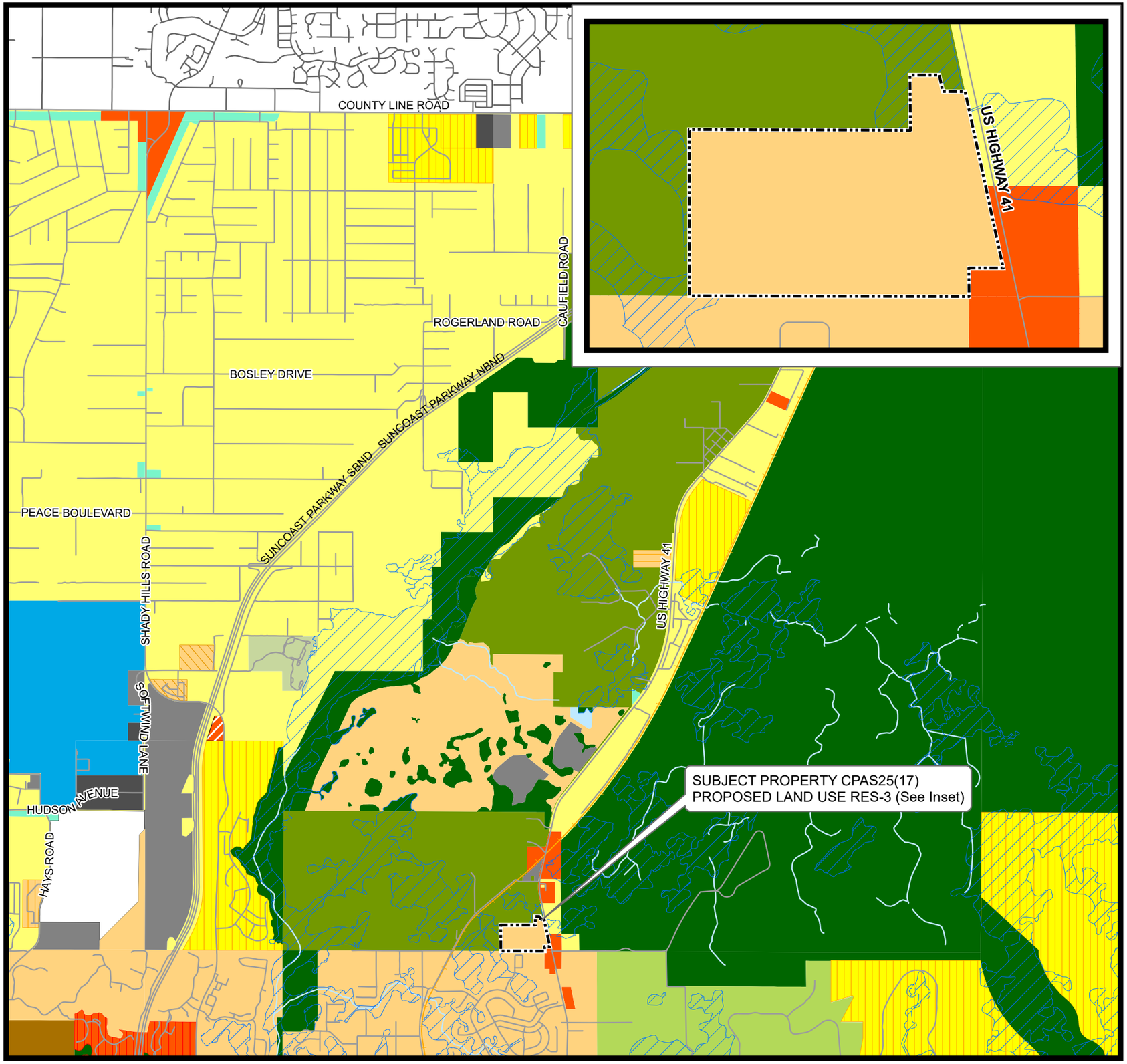
THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS25(17) PROPOSED LAND USE

T 2 4 S R I 8 E

DATE ADOPTED: 06/15/1989 **SHEET 5 OF 24** ORDINANCE # 89-13

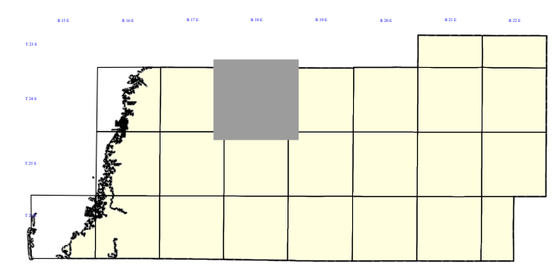


FUTURE LAND USE 2025 CLASSIFICATIONS

- AG Agricultural
- AG/R Agricultural / Rural
- AT Major Attractors
- C/L Coastal Land
- COM Commercial
- CON Conservation Land
- EC Employment Center
- GH Gateway Hub
- IH Industrial - Heavy
- IL Industrial - Light
- MU Mixed Uses
- NPC New Port Corners
- NT New Town
- OFF Office
- P/SP Major Public / Semi - Public
- PD Planned Development
- R/OS Major Recreation / Open Space
- RES-1 Residential
- RES-12 Residential
- RES-24 Residential
- RES-3 Residential
- RES-6 Residential
- RES-9 Residential
- ROR Retail / Office / Residential
- TC Town Center
- VMU1 Village Mixed Use - Type I
- VMU2A Village Mixed Use - Type 2A
- VMU2B Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



N

0 0.5 1 2
Miles

Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Information Technology

Modified By:	Date Saved:
jhelmrich	12/22/2025 1:49 PM

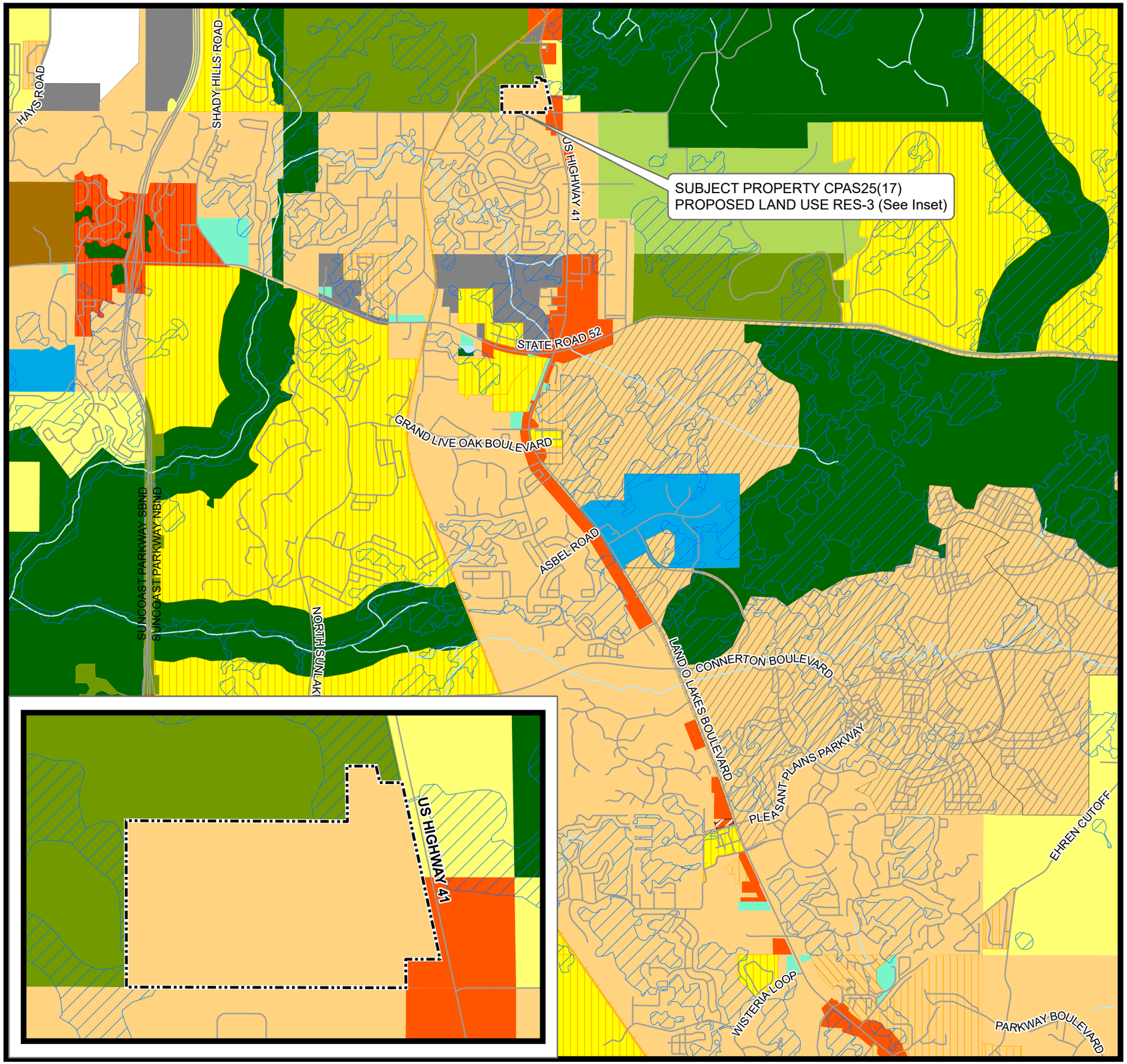
GISFlat02\FLU\CPASXX(XX)

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS25(17) PROPOSED LAND USE

T 2 5 S R I 8 E

DATE ADOPTED: 06/15/1989 | **SHEET 12 OF 24** | ORDINANCE # 89-13



FUTURE LAND USE 2025 CLASSIFICATIONS

- AG — Agricultural
- AG/R — Agricultural / Rural
- AT — Major Attractors
- C/L — Coastal Land
- COM — Commercial
- CON — Conservation Land
- EC — Employment Center
- GH — Gateway Hub
- IH — Industrial - Heavy
- IL — Industrial - Light
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- NPC — New Port Corners
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- OFF — Office
- P/SP — Major Public / Semi - Public
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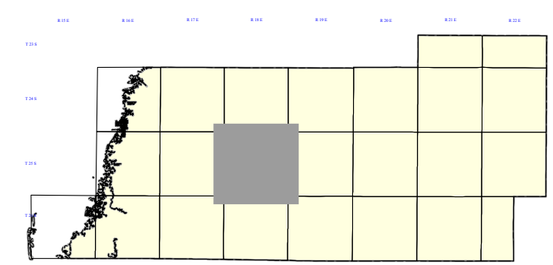
- R/OS — Major Recreation / Open Space
- RES-1 — Residential
- RES-12 — Residential
- RES-24 — Residential
- RES-3 — Residential
- RES-6 — Residential
- RES-9 — Residential
- ROR — Retail / Office / Residential
- TC — Town Center
- VMU1 — Village Mixed Use - Type I
- VMU2A — Village Mixed Use - Type 2A
- VMU2B — Village Mixed Use - Type 2B

OVERLAYS

- CLASS I WETLANDS / LAKES
- CITY LIMITS
- FLEXIBLE PLAN BOUNDARY
- ROR OVERLAY
- PASADENA HILLS OVERLAY
- TRANSIT CENTER OVERLAY



N

0 0.5 1 2
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Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Information Technology

Modified By:	Date Saved:
jhelmrich	1/6/2026 10:56 AM

GISFlat02\FLU\CPASXX(XX)

72887

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter PDE26-018 was published in said newspaper by print in the issues of 01/21/26 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 **01/21/2026**

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

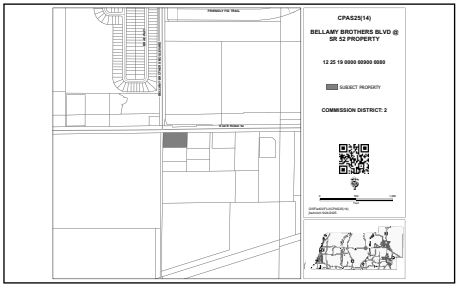
Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN FOR PASCO COUNTY

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

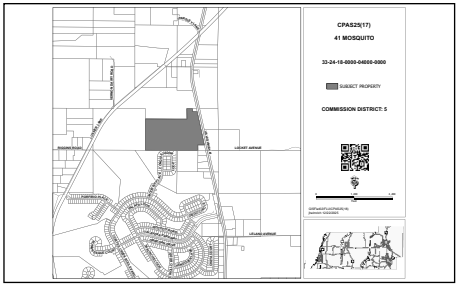
1. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 13) FROM IL (INDUSTRIAL-LIGHT) TO COM (COMMERCIAL) ON APPROXIMATELY 1.51 ACRES OF REAL PROPERTY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROAD 52 AND BELLAMY BROTHERS BOULEVARD; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS 25(14) Bellamy Brothers Blvd at SR 52 Property]



2. **AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAPS (2-15 AND SHEET 05 AND SHEET 12) FROM AG/R (AGRICULTURAL/RURAL) AND ROR (RETAIL/ OFFICE/RESIDENTIAL) TO RES-3 (RESIDENTIAL-3 DU/GA) ON APPROXIMATELY 41.85 ACRES OF REAL PROPERTY LOCATED WEST OF US HIGHWAY 41 APPROXIMATELY 1.75 MILES NORTH OF THE INTERSECTION OF STATE ROAD 52 AND US HIGHWAY 41; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

[CPAS25(17) 41 Mosquito]



On Thursday, February 5, 2026, at 1:30 p.m. the Pasco County Planning Commission, convened as the Local Planning Agency, will hold a public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan.

On Tuesday, March 10, 2026, at 1:30 P.M. the Pasco County Board of County Commissioners will hold an adoption public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

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 these hearings 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.

PASCO COUNTY LOCAL PLANNING AGENCY
PASCO COUNTY BOARD OF COUNTY COMMISSIONERS
PDE26-018

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): 33-24-18-0000-04000-0000

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: 41 Mosquito

Project Number: (CPAS25-17) and (RZ-7918)

That attached is the following:

X Certificate of Mailing for which public hearing notices were mailed on 01/22/2026

X Photos showing the placement of the public hearing sign posted on the property on 01/22/2026

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 22 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 22, 2026

RE: 41 Mosquito CPAS (CPAS25-17) and MPUD (RZ-7918)
Parcel I.D. No(s): 33-24-18-0000-04000-0000

Dear Property Owner:

This letter is to notify you that a small-scale Comprehensive Plan land use amendment (CPAS25-17) from the AG/R (Agricultural/Rural) / ROR (Retail/Office/Residential) land use designation to RES-3 (Residential-3) land use designation has been submitted.

A Rezoning Application (RZ-7918) has also been filed in the name of the property owner, Pasco County Mosquito Control District (41 Mosquito MPUD), to amend the existing AR (Agricultural-Residential), AC (Agricultural) and C-2 (General Commercial) zoning districts on the property to the Master Planned Unit Development (MPUD) zoning district to allow for the development of a maximum of 91 platted, single-family homes. The minimum lot width will be 60 feet.

The MPUD is generally located on the west side of US 41, north of SR 52 and contains approximately 41.84 acres m.o.l.

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

Planning Commission CPAS25-17 RZ-7918	**02/05/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**
Board of County Commissioners CPAS25-17 RZ-7918	**03/10/2026**	**Historic Courthouse 37918 Meridian Avenue Dade City, FL 33525**	**1:30 p.m.**

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

CPAS25-17

Joseph Reinbold, CNU-A, Planner II, Planning, Development, and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, FL 34644; 727-380-2899; jreinbold@pascocountyfl.net.

RZ-7918

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.

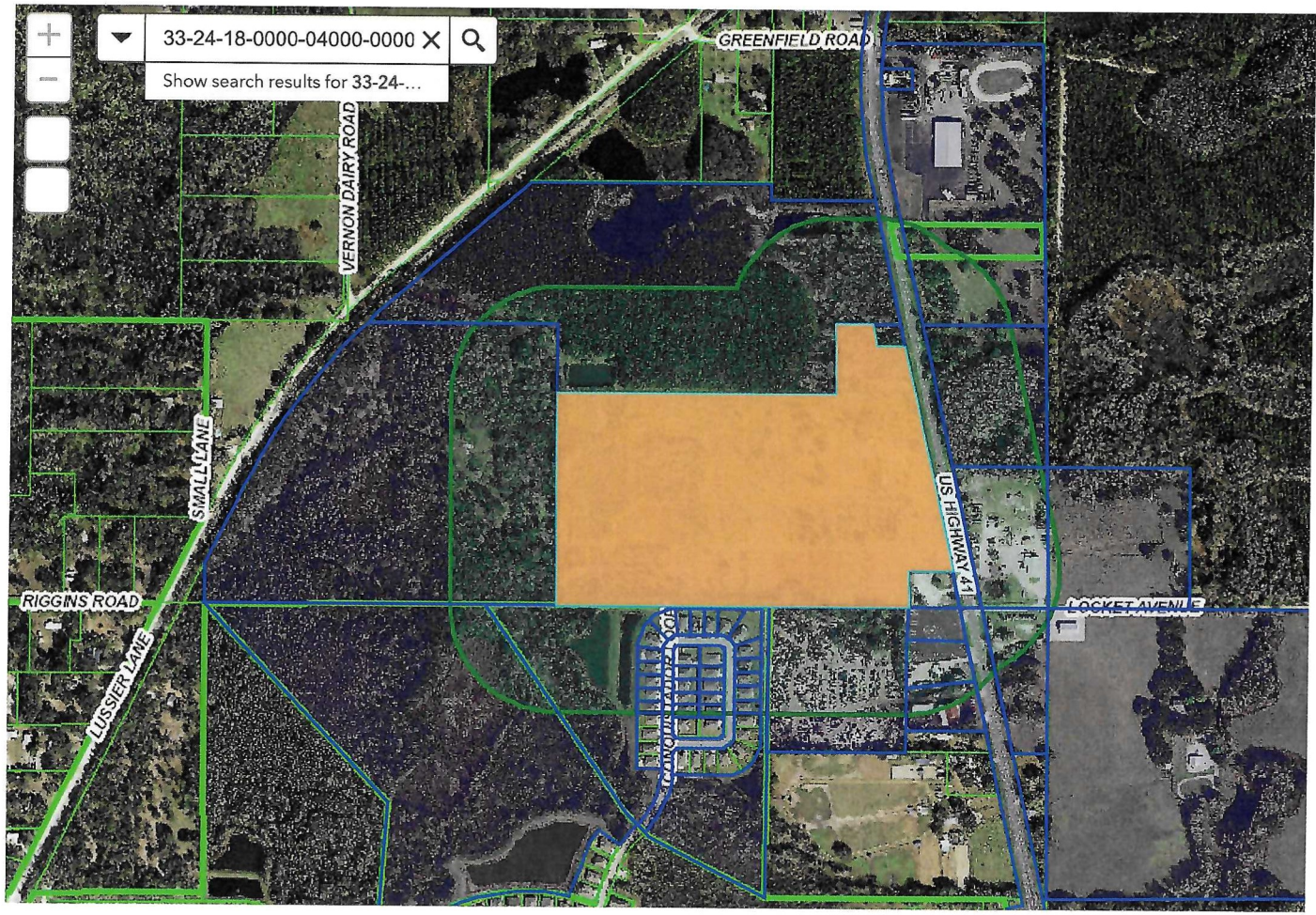
On occasion, applications may be continued. It is your responsibility to contact this office or the above-contact at the County to confirm the above-scheduled public hearing dates.

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,

Barbara L. Wilhite

Mike Wells Pasco County Property Appraiser



Public Notification

Select or search for a feature in the map

33-24-18-0000-04000-0000

Apply a search distance

500 Feet

Addressee Layer

Address

Format

Comma-separated values (CSV)

47 addressees found; do you want to continue?

Review Download

0 300 600ft

28.350 -82.497 Degrees

RZ-7918 / CPAS25-17

42 Total

Parcel	Name 1	Name 2	Address 1	Address 2	City
04-25-18-0080-02300-0200	AYALA RENE		12979 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0140	BONANO RAFAEL JOSUE ACOSTA & IRAOLA RAFAEL AC		13037 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0090	BYER KURT		1637 WHITE HAWK LN		CARSON CITY, NV 89703
04-25-18-0080-02300-0120	COROMINAS ENRIQUE R & OLIVARES ERIKA		13051 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0130	CORREA-GOMEZ MARIA A & CASTRO JEISEL JOEL F		13043 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0000-00700-0000	DB&T LLC		12905 US HIGHWAY 41		SPRING HILL, FL 34610-2919
04-25-18-0080-02300-0110	DELLANINI KELSYN		13065 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0240	DIAZ JOSE CARLO DOPICO		12931 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0230	DIOTAIUTI STEFANO & ELLEN		12943 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
04-25-18-0080-02400-0080	DOWD NOEMY		13070 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6546
33-24-18-0000-29900-0010	FL DEPT OF TRANSPORTATION	BUREAU OF RIGHT	11201 MCKINLEY DR		TAMPA, FL 33612-6456
04-25-18-0080-02300-0170	GUERRA STEVEN & LYGIA WANDICK		13007 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02400-0090	HAWTHORNE NATASHA FELICE		13082 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6546
04-25-18-0080-02300-0180	JEFFERY JANET LYNN		12995 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
04-25-18-0000-00200-0000	JOYNER PHILLIP LYNN &	SANDRA TERESA	1307 S OTTO PT		INVERNESS, FL 34450
33-24-18-0010-00C00-0010	KARLI PROPERTIES LLC		9621 LAND O LAKES BLVD		LAND O LAKES, FL 34638-5906
04-25-18-0080-02300-0150	KOSCHEEV SERGEY & KOSCHEEVA NATALIE		13025 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0100	LESPIER BURGOS JOANN		13077 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02300-0160	MISAY OUTH & ALYSSA		13013 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6543
04-25-18-0080-02400-0070	OLSON LINDSAY		13054 CONQUISTADOR LOOP		SPRING HILL, FL 34610
33-24-18-0000-03400-0000	PARK KWANG YUN		2606 TWIN RIVERS TRL		PARRISH, FL 34219-1868
33-24-18-0000-04200-0000	PASCO COUNTY	C/O FACILITIES M/	7220 OSTEEN RD		NEW PORT RICHEY, FL 34653-2359
33-24-18-0000-04000-0000	PASCO COUNTY MOSQUITO CONTROL DISTRICT		2308 MARATHON RD		ODESSA, FL 33556-3421
04-25-18-0080-02400-0050	PERMUY LILLIE S & MAJERICK MARK E		12960 CONQUISTADOR LOOP		SPRING HILL, FL 34610
33-24-18-0000-04400-0000	PINELLAS COUNTY		14 S FORT HARRISON AVE		CLEARWATER, FL 33756-5105
33-24-18-0000-01200-0020	POLANIS DONALD & SANDRA		27915 JOHNSTON RD		DADE CITY, FL 33523-6139
04-25-18-0080-02400-0020	RENTON MEREDITH LEIGH & BAEZ JONATHAN		12924 CONQUISTADOR LP		SPRING HILL, FL 34610
04-25-18-0080-02300-0190	ROBERTSON KORIE & WOLLMAN JOSHUA DAVID		12991 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
34-24-18-0000-00200-0000	RONDON VICTOR JR		7421 WILD OAK LN		LAND O LAKES, FL 34637-7842
04-25-18-0080-02400-0100	ROSE ALYSSA DONN		13096 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02400-0040	SAHOTA SHAZLA BAKSHI & SANTOS PATRICK JESSE		12948 CONQUISTADOR LOOP		SPRING HILL, FL 34610
04-25-18-0080-02300-0210	SATZ LORI		12967 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6542
33-24-18-0000-01000-0000	SCHWARZENBACH CODY & SAISHA		18105 PORFIRIO PL		SPRING HILL, FL 34610
04-25-18-0080-02400-0060	SERRANO KARA LYNN & CARLOS A		12974 CONQUISTADOR LOOP		SPRING HILL, FL 34610-6547
03-25-18-0000-00100-0030	SIMMONS HUBERT L & BEVERLY J		19100 LOCKET AVE		BROOKSVILLE, FL 34610-2931
33-24-18-0000-01100-0000	SSD PROPERTY HOLDINGS LLC		13018 US HWY 41		SPRING HILL, FL 34610
04-25-18-0010-00B00-0000	TALAVERA COMMUNITY DEVELOPMENT		3434 COLWELL AVE STE 200		TAMPA, FL 33614

31 pg 1

RZ-7918/CPAS25-17

04-25-18-0080-02300-0220	TILLMAN JERINIECE	12955 CONQUISTADOR LP	SPRING HILL, FL 34610
04-25-18-0080-02400-0030	TRANBERG CHRISTOPHER	12936 CONQUISTADOR LOOP	SPRING HILL, FL 34610-6547
04-25-18-0080-02300-0080	VORBURGER STEPHEN	13105 CONQUISTADOR LOOP	SPRING HILL, FL 34610-6545
04-25-18-0080-02400-0110	WATTS NICO A & SHEEHAN-SHEPHERD DANIELLE	13108 CONQUISTADOR LP	SPRING HILL, FL 34610
04-25-18-0000-00100-0000	WRI COMMERCIAL PROPERTIES LLC	17728 US HWY 41	SPRING HILL, FL 34610

5 pg 2

NEW PORT RICHEY, FL
JAN 2 2026
USPS-34653

UNITED STATES POSTAL SERVICE

0000

U.S. POSTAGE PAID
NEW PORT RICHEY, FL
34653
JAN 22, 26
AMOUNT
$29.40
S2324N500717-4

NEW PORT RICHEY, FL
JAN 2 2026
USPS-34653

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. RZ-7918

Project Type: REZONING

This is a rezoning amendment from AR, AC and C-2 to MPUD to allow for the development of a maximum of 91 platted, single-family homes

Planning Commission

02/05/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 1:30 p.m.

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

App. No. CPAS25-17

COMPREHENSIVE PLAN AMENDMENT

FROM: AGRICULTURAL/RURAL

TO: RESIDENTIAL-3 DU/GA

Local Planning Agency

02/05/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

PlanPasco@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.
App. No. CPAS25-17
COMPREHENSIVE PLAN AMENDMENT
FROM: AGRICULTURAL/RURAL
TO: RESIDENTIAL-3 DU/GA
Local Planning Agency
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
MyPasco@MyPasco.net / 727-847-8140
Hearing/Voice Impaired Call 7-1-1
MyPasco.net/MeetingAgendas

PUBLIC HEARINGS

PASCO COUNTY FLORIDA
OPEN SPACES. VIBRANT PLACES.

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Historic Courthouse, 37918 Meridian Avenue, Dade City

Board of County Commissioners

03/10/26 **1:30 p.m.**

Historic Courthouse, 37918 Meridian Avenue, Dade City

Planning@MyPasco.net / 727-847-8140

Hearing/Voice Impaired Call 711

MyPasco.net/MeetingAgendas

PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. RZ-7918
Project Type: REZONING
This is a rezoning amendment from AR, AC and C-2 to MPUD to allow for the development of a maximum of 91 platted, single-family homes
Planning Commission
02/05/26 1:30 p.m.
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Board of County Commissioners
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Hearing/Voice Impaired Call 711
MyPasco.net/NewHearingAgendas
PUBLIC HEARINGS
PASCO COUNTY FLORIDA
App. No. CPAS25-17
COMPREHENSIVE PLAN AMENDMENT
FROM: AGRICULTURAL/RURAL
TO: RESIDENTIAL-3 DU/GA
Local Planning Agency
02/05/26 1:30 p.m.
Historic Courthouse, 37918 Meridian Avenue, Dade City
Board of County Commissioners
03/10/26 1:30 p.m.