Mitras Property Euclidean Rezone

A. Introduction

Mitras Family Extended LLC, the applicant, is the owner of the real property commonly known as Pasco County Property Appraiser ID No. 05-25-18-0000-00100-0000. Located in northwest Pasco County, the project site is currently utilized for agricultural purposes. The site is located approximately one mile north of State Road 52, one mile west of US Highway 41, and 1.6 miles east of the Suncoast Parkway. Per the enclosed survey from GeoPoint Surveying, Inc., the Property contains approximately ± 40.96 gross acres.

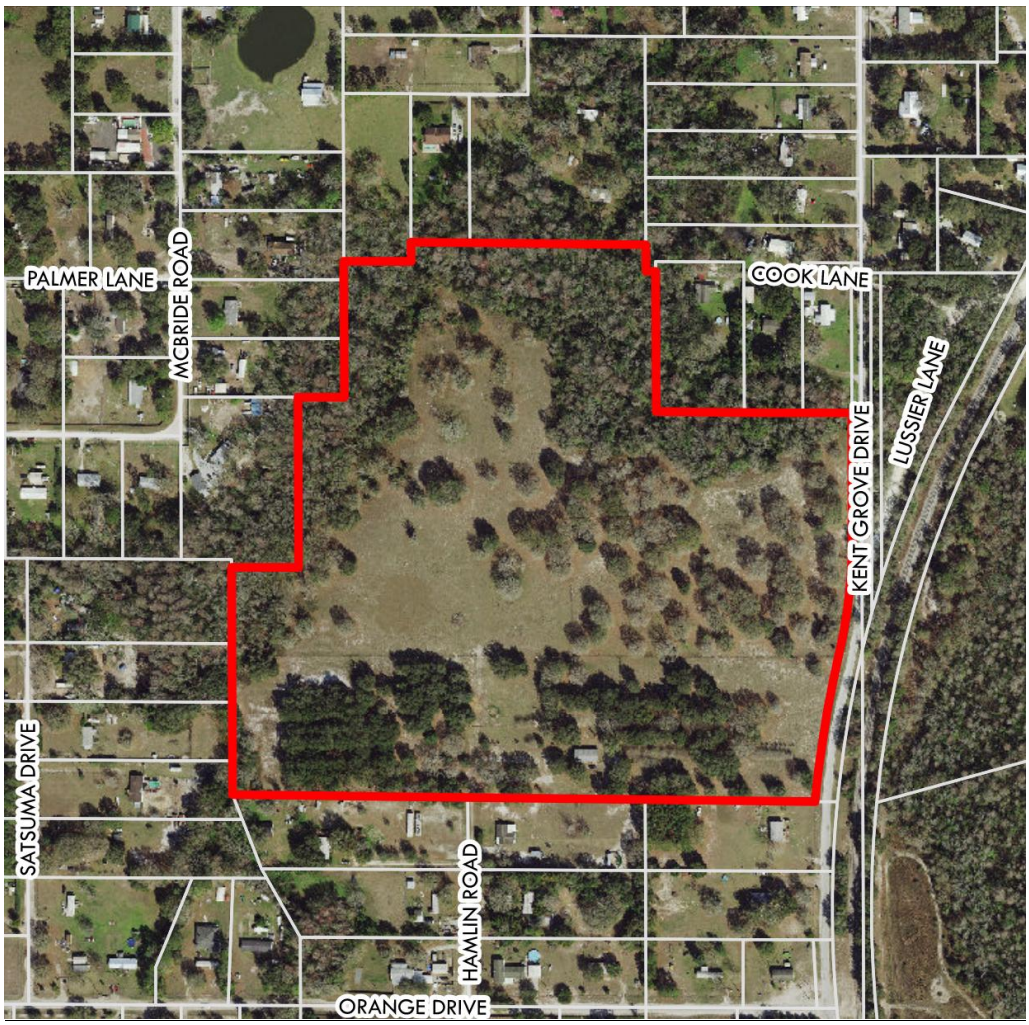


Figure 1: Project Aerial

B. Request

This rezoning request is to change the subject property's zoning district from Agricultural-Residential (AR) to High Density Residential (R-4). The subject property is proposed to be redeveloped with a maximum of 77 residential single family detached homes.

C. Project Description

The proposed residential development will consist of single-family homes that adhere to the following R-4 zoning development standards.

R-4 Development Standards	
Minimum Lot Area	6,000 sf
Minimum Lot Width	60 ft
Minimum Lot Depth	100 ft
Maximum Lot Coverage	65% of Total Lot Area
Front Setback	20 ft
Side Setback	7.5 ft each side
Rear Setback	15 ft
Maximum Height	45’
Neighborhood Parks	As required by LDC Section 905.1

The subject property’s Future Land Use (FLU) designation is Residential-3 (RES-3). Per Pasco County Comprehensive Plan Section FLU A-4, Calculation of Residential Densities, the maximum gross density of a site shall be the maximum density allowed by the land use classification multiplied by the proposed developable residential acreage of the project, plus density incentives for non-impacted wetlands.

Maximum Allowable Density			
	Acres ±	Density	Units
Total Acres	40.96		
Upland	31.96	3	95.88
Wetland (Category I)	9.0	.25 density incentive x 3 du/ga	6.75
Estimated Maximum Density			102

As a part of the applicant’s rezoning request, a deed restriction that would limit the development potential of the property to 77 units has been agreed upon, bringing the proposed gross density for the site to 2.4 dwelling units per acre.

D. Timing and Phasing

A Timing & Phasing (Accela Record No. T&P-2025-00032) for this project was approved on 6/11/2025. A Substandard Road Analysis (Accela Record No. SSRRA-2025-00084) was also submitted and was approved with conditions on 7/11/2025. The applicant will be working with Pasco County to make the necessary roadway improvements.

E. LDC Section 402.1.E – Euclidean Zoning Amendments

Pursuant to LDC Section 402.1.E, the following *criteria* shall be used in reviewing this application. The explanation below satisfies each of the criteria listed.

1. The Existing Land Use Pattern.

	Future Land Use	Zoning District	Existing Use	Planned Use
Subject Property	RES-3	AR	Agricultural	Residential
North	RES-3	AR	Residential	Residential
South	RES-3	AR	Residential	Residential
East	RES-3	MPUD	Talavera MPUD	Talavera MPUD
West	RES-3	AR	Residential	Residential

As illustrated below, the proposed development would be an appropriate continuation of the existing development pattern with several residential Master Planned Unit Developments (MPUDs) in the area such as Quail Ridge, Spanish Oaks, Greenfield, Talavera, SR 52 Groves and the pending Mitchell 41 MPUD to the north.

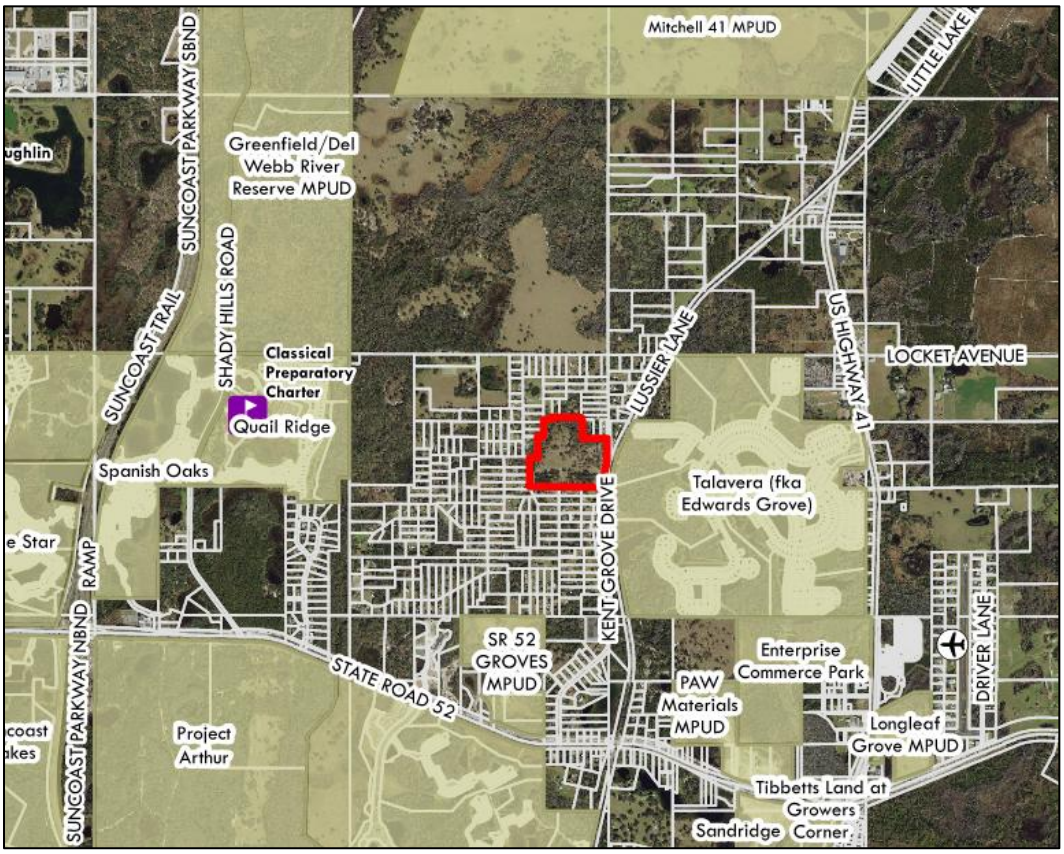


Figure 2: Project Vicinity

2. *Whether the approval of the request would result in the creation of an isolated district, unrelated to adjacent and nearby districts.*

As shown in the table above, the property is surrounded by residential development in all directions.

3. *Whether the existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for the change.*

The line is logically drawn in an area that is no longer suited or planned for low density residential uses. As previously stated, the property's FLU is RES-3, which contemplates medium density residential development.

4. *Whether changed or changing conditions make passage of the proposed amendment necessary*.

The population of Pasco County continues to grow as there is net positive migration into Florida, with Pasco County's population alone increasing by 12.7% since 2020 (source: Bureau of Economic and Business Research).

5. *Whether the proposed change will adversely affect living conditions in the immediate and surrounding neighborhoods*.

The proposed change is not expected to adversely affect the surrounding area, as there are many similar developments in close proximity and the subject property is surrounded by residential development in every direction.

6. *Whether there is adequate access from a standard roadway to the site and whether the proposed change will create or excessively increase traffic congestion or otherwise affect traffic safety*.

Access to the subject property will be from Kent Grove Drive, which is currently considered a substandard roadway. As a part of this application, the applicant is committing to paying $375,000 as their proportionate share payment for improvements of Kent Grove Drive to Pasco County. The County will contribute additional funds to ensure that Kent Grove Drive meets County standards going forward. It is anticipated that the improvements will be made prior to the first plat approval.

7. *Whether the proposed change might result in the reduction of light or air to adjacent properties or areas*.

Additional residential units in the area will not reduce light or air to adjacent properties or areas.

8. *Whether the proposed change might result in lower property values in adjacent areas*.

The proposed change is not expected to lower property values in adjacent areas.

9. *Whether the property, as rezoned, could be developed in a manner which would comply with other existing County and State regulations governing development*.

All County and State regulations governing development shall apply. Initial due diligence and concept plans for the property indicate the owners can adequately meet applicable regulations for development.

10. *Whether the proposed change would result in, or act as a deterrent to, the improvement or development of adjacent property in accordance with the existing regulations*.

The proposed change will not result in a deterrent to the improvement of development of adjacent

property in accordance with existing regulations.

11. *Whether the property which is the subject of the proposed change is a suitable site or location for the uses available under a proposed zoning district.*

The property is a suitable location for residential redevelopment as it is surrounded by other residential properties that all have RES-3 FLU designation as well and may be redeveloped at higher densities in the future.

12. *Whether certain portions of the property are not suitable for development under the proposed zoning classification.*

It is anticipated that the entire upland portion of the site is suitable for development. Final site plan engineering may indicate minor wetland impacts that will require permitting and mitigation, but it is not anticipated at this time.

13. *Whether adequate public facilities are available to the site including, but not limited to, water and sewer facilities.*

The site will be served with Pasco County Water & Sewer facilities located immediately east of the property.

14. *Whether the property is developable under the proposed zoning classification without appropriate public facilities including, but not limited to, water and sewer facilities.*

As required by the Pasco County Comprehensive Plan, any residential development with a FLU of RES-3 or higher mandates the provision of public water and sewer services.

15. *Whether the site proposed for zoning change would be subject to flooding and the effect of such flooding on the proposed or possible improvements on the site.*

The property lies within the Upper Pithlachascotee Watershed and consists primarily of uplands, with a localized high point near the southeast corner. Most of the site is within FEMA Zone X (minimal flood risk), while perimeter wetlands fall within FEMA Zone A.

All proposed site improvements will be designed to meet or exceed Pasco County and SWFWMD flood elevation standards, ensuring that streets and homes remain above the regulatory base flood elevation. In addition, the project will undergo comprehensive stormwater and construction plan reviews by both Pasco County and SWFWMD to ensure no on-site flooding and no adverse stormwater impacts to adjacent properties

16. *The physical characteristics of the site and the degree of site alteration which would be required to make the site usable for any of the range of potential uses under the proposed zoning classification.*

The subject property is currently utilized for agricultural purposes and has one mobile home dwelling on site. The northern portion of the property is bordered by a wetland and there are a number of other

trees scattered throughout the site. It is not anticipated that there will be any impacts to onsite wetlands and the applicant will adhere to applicable LDC requirements for development of the site.

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.*

Kent Grove Drive has been deemed a Substandard Roadway. As such, improvements will be made pursuant to the innovative agreement with the County to ensure that Kent Grove Drive meets the County's road construction specifications when re-built.

18. *Whether the proposed zoning change is consistent with the Goals, Policies, and Objectives set forth in the Comprehensive Plan.*

The proposed zoning amendment is consistent with the county's Comprehensive Plan. The subject property is located within the county's Central Market Area—an area envisioned as a suburban area with concentrated development in "activity nodes". Policy FLU 8.1.3.g. in the Pasco County Comprehensive Plan specifically identifies the area north of S.R. 52 between U.S. 41 and the Suncoast Parkway as targeted for development that promotes higher residential density.

19. *Whether maintaining the existing zoning classification accomplishes 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.*

Maintaining the existing zoning classification would be in conflict with Goals, Objectives, and Policies of the Comprehensive Plan. Currently, under the property's AR zoning district, there can only be a maximum of one dwelling unit per developable acre. The RES-3 FLU designation and the location of this property within an identified development corridor exemplify the county's desire for higher density in this area.