



March 4, 2022

Sunset Phase 4, LLC
8116 Greenside Lane
Hudson, Florida 34667

Re: Zoning Verification
Parcel ID No. 32-24-16-0000-00400-0020
ZNVERL-2022-00053

Dear Property Owner:

This letter will confirm that the information in the Zoning and Site Conformance Letter, dated February 20, 2018, from Denise Hernandez, Pasco County Zoning Administrator, enclosed herein, is still valid for the above-referenced parcel.

If you require additional information, you may contact this office at the below-listed phone number.

Thank you,

Nectarios Pittos, AICP
Planning and Development Director

Attachment:

1. Zoning Site Conformance Letter, dated February 20, 2018

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February 20, 2018

sent via email to Barbara@wilhitelaw.net

Barbara L. Wilhite, P.A.
Attorney at Law
2523 Permit Place
New Port Richey, FL 34655

RE: Zoning and Site Conformance Letter
Parcel ID No. 32-24-16-0000-00400-0020

Dear Barbara:

Please accept this letter in response to your request for a Zoning and Site Conformance Letter for the above-listed parcel.

The Future Land Use Classification on the parcel is RES-12 (12 du/ga). The current zoning district is MF-1 Multiple Family Medium Density District which allows a maximum of 12 dwelling units per acre subject to compliance with the Comprehensive Future Land Use classification. The maximum possible density on the subject parcel is 88 units, calculated as follows:

Future Land Use Classification: RES-12 (12 du/ga) – per Future Land Use Element Appendix: projects which were developed or rezoned prior to the original adoption of the Comprehensive Plan may exceed density limits of the classification provided the maximum gross density does not exceed 18 dwelling units/gross acre.

8.37 total acres (per Pasco view) – 3.89 wetland acres (per information provided by applicant) = 4.48 upland acres

4.48 upland acres x 18 (dwelling units/gross acre) = 81 Units

3.89 acres (wetlands) x .10 density incentive (per Section FLU A-4 where proposed residential acreage contains lands classified as Category II or Category III wetlands a 10 percent density incentive will be allowed) = .389 density incentive acre

.389 density incentive acre x 18 (dwelling units/gross acre) = 7 dwelling units

81 units (see above upland acres) + 7 units (density incentive dwelling units) = 88 dwelling units

Additionally, this letter confirms that the MF-1 Multiple Family Medium Density District principal permitted uses include multiple family dwelling units, which the Land Development Code defines as a building containing two (2) or more dwelling units. This definition includes duplex, multifamily, and townhome units. Public hearings would not be required for development in

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accordance with the MF-1 Multiple Family Medium Density District principal permitted uses, unless variances or alternative standards that would otherwise require a public hearing are requested. Finally, as the project is located in an Urban Service Area, in accordance with the Land Development Code 518.8 there is no maximum building height in an Urban Service Area.

Please do not hesitate to contact me if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Denise Hernandez", with a long horizontal flourish extending to the right.

Denise Hernandez
Zoning Administrator/Special Projects Manager
Planning and Development

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