

PLANNING COMMISSION AGENDA MEMORANDUM

COMMISSION DISTRICT: 5

FILE NO.: PDE26-7901

DATE: 6/11/2026

SUBJECT: Zoning Amendment (Consent) – Mitras Family Extended LLC/Mitras Project – Change in Zoning from an A-R Agricultural-Residential District to an R-4 High Density Residential District – West Central Pasco County – West side of Kent Grove Drive, approximately one mile north of State Road 52 – Containing Approximately 40.96 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 6/11/26 – BCC at DC 8/11/26.

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. RZ-7901 (REZONE-2025-00016), in the name of Mitras Family Extended LLC/Mitras Project has been filed for a change in zoning from an A-R Agricultural - Residential District to an R-4 High Density Residential District. The parcel of land is located on the west side of Kent Grove Drive, approximately one mile north of State Road 52 (Parcel I.D.: No 05-25-18-0000-00100-0000), containing approximately 40.96 acres.

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

The surrounding zoning districts and land uses are as follows:

	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
NORTH	A-R Agricultural-Residential District	RES-3 (Residential – 3du/ga)	Single-Family Residential
EAST	A-R Agricultural-Residential District, MPUD - Master Planned Unit Development	RES-3 (Residential – 3du/ga)	Talavera MPUD – Single-Family Residential and CSX Right-of-Way
SOUTH	A-R Agricultural-Residential District	RES-3 (Residential – 3du/ga)	Single-Family Residential
WEST	A-R Agricultural-Residential District	RES-3 (Residential – 3du/ga)	Single-Family Residential

-

FINDINGS OF FACT:

1. The subject property has a single-family mobile home and agricultural pursuits on approximately 40.96 acres. The applicant proposes to develop the property in conformance with Land Development Code (LDC) Section 517 - R-4 High Density Residential District standards for development.

2. The proposed rezoning from an A-R Agricultural-Residential District to an R-4 High-Density Residential District would not result in an isolated district as there are existing/related zoning districts in proximity to the proposed subject site. There are existing residential districts situated along the CSX railroad to the south and compatible density set forth in the Talavera MPUD Master Planned Unit Development District directly to the east.

3. The applicant has volunteered to record a deed restriction (Attachment 2) to the property providing the following use restrictions:

- A. The Property shall be developed for not more than seventy-seven (77) single-family detached units as part of the development contemplated by the Rezoning (the "Development").
- B. Not later than forty-five (45) days after Developer obtains final, non-appealable approval of the first preliminary site plans/construction plans for the Development from the County on terms and conditions that are acceptable to the County and Developer, Developer shall pay the sum of Three Hundred Seventy-Five Thousand and no/100 Dollars (\$375,000.00) (the "Fair Share Contribution") to the County as a fair-share payment towards the cost of re-constructing Kent Grove Drive. Developer agrees to file such preliminary site plan/construction plans with the County for the first phase of the Development within six (6) months after the date upon which Developer has obtained final, non-appealable approval of the Rezoning from the County.
- C. Voluntary Architectural Design Standards are as follows:

- i. Monotony Control:

- Single-family detached houses shall be required to address the following architectural requirements to avoid architectural monotony:

- a. A proposed home shall have three different architectural features from the two houses on either side of it that face the same street based on the following architectural standards (the "Architectural Standards"):

- 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.

- b. 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).

c. 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.

ii. 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 development.

D. The landscape buffer along the south and east sides of the Property shall be a Type “B” buffer and may be installed in phases with the adjacent development.

E. A disclosure statement regarding the existence of the railroad lying east of the Property shall be included in all sales contracts for residential sales within the Property. Such disclosure statements to the Developer’s homebuyers shall alert such homebuyers that (a) they are purchasing a residence that may receive noise, visual impacts or odors from the railroad, and these noises, visual impacts or odors may increase over time as volumes on the railroad increase over time, and (b) no sound-wall or other form of noise, visual or odor mitigation will be provided by the developer, the County or the owner/operator of the railroad to mitigate the effects of sounds, visual impacts or odors emanating from the railroad. The developer(s) shall provide a copy of the written disclosure to the County concurrent with the first record plat.

F. The timing and phasing analysis submitted by the applicant assumes the following land uses: 85 single family d.u. Any development of land use(s) that generate(s) greater traffic impacts than those assumed shall require an updated Timing and Phasing Analysis utilizing a methodology approved by the County. The PC, BCC, or County Administrator or designee, may impose additional conditions on the applicant or parcel developer based on the updated County-approved Timing and Phasing Analysis.

G. The entire project must be platted by, or if platting is not required, all building permits must be issued by December 31, 2028, or an updated timing and phasing analysis utilizing a methodology approved by Pasco County shall be required. Additional conditions based upon the updated timing and phasing analysis may be imposed by the County.

4. The applicant provided the following narrative (Attachment 3):

“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.”

“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.”

5. Access to the property is proposed to be from Kent Grove Drive, a County-maintained residential road. Pursuant to LDC 901.4.F.2.b, the applicant will be required to dedicate right-of-way along the subject property to meet county standards. Per the Table in 901.6 for a Type 3 street, and with an existing right-of-way width of 30 feet, the approximate dedication will be 20 feet of width.
6. The subject property has portions of property that are in Flood Zone A along the north portion of the property and Flood Zone X for the remainder of the property. Development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.
7. The surrounding area is characterized by single-family conventional and mobile home development.
8. The subject property is within the Central Market Area.
9. The subject property abuts CSX Railroad right-of-way to the east. These railroad tracks are active. In an effort to mitigate noise from the railroad, pursuant to the deed restrictions, a Type B buffer along the east side of the development will be provided. Additionally, a disclosure statement will be included in the developer’s sales contracts alerting prospective homebuyers of potential railroad noise, odor, and visual impacts.
10. The BCC has approved the following actions for the subject property:
 - a. On October 24, 1978, the Board of County Commissioners (BCC) approved Rezoning Petition No. 728, from A-R Agricultural - Residential District to an E-R Estate - Residential District.
 - b. On November 25, 1986, the Board of County Commissioners (BCC) approved Rezoning Petition No. 3505, from E-R Estate – Residential District to an A-R Agricultural – Residential District with conditions. These conditions were related to roadway improvements and prohibiting the use of a travel trailer park.
11. The subject application was submitted for review by the Pasco County Utilities department, and the following comments were received:
 - a. Construction of offsite water and wastewater facilities may be required. The nearest connection is located approximately 1 mile to the south of the subject site, on SR 52. A connection to US 41 would require going through the Talavera project for access. Offsite improvements may include creating a loop in the water transmission or distribution network if flows or pressures within the Talavera subdivision are insufficient to demonstrate a reliable supply of potable water. Offsite main extensions and connections points for water and wastewater will be assessed during Engineering Review and Construction Plan permitting. Offsite improvements must be constructed at the developer’s expense pursuant to Pasco County Code Chapter 110 – Utilities.
12. The subject application was submitted for review by the Natural Resources Division, and the following comments were received.

- a. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, 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. A preliminary wildlife survey was provided with the rezoning application. This survey shall be provided at the time of first site plan submittal. Natural Resources will verify the survey and condition the approval memo at that time.
- c. A SWFWMD approved wetland delineation survey shall be provided with site plan application submittal.

13. The subject property has a Future Land Use (FLU) classification of RES-3 (Residential – 3 du/ga) under the 2025 Pasco County Comprehensive Plan. Pursuant to Section FLU A-6, General Application, the proposed use is consistent with the 2025 Pasco County Comprehensive Plan.

14. On May 20, 2025, a Timing and Phasing Analysis was prepared by Lincks & Associates, LLC, attached hereto, with an anticipated build-out year of 2028. On June 11, 2025, the subject request was found to be not exempt from Timing and Phasing (T&P-2025-00032) as the highest and best use of the existing zoning district would result in a gross trip difference (Δ) of more than 50 peak trips, a.m. or p.m., whichever is higher. The applicant will be required to dedicate 20 feet of right-of-way. The Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.

15. Kent Grove Drive does not meet minimum County standards, so it is recognized as a sub-standard road and was determined to be not exempt from Substandard Roadway Analysis. (SSRRA-2025-00084). The following comment was received:

- a. Kent Grove Drive between SR 52 and Lussier Lane is in the Road Rehab Work Plan for FY26. The County is planning to perform a full depth reclamation (FDR) on the roadway and has started the preliminary geotechnical work as of July 11, 2025. Additionally, the applicant has agreed to make a \$375k contribution towards the cost of the improvement.

16. On June 9, 2026, the applicant entered into an agreement with Public Works to contribute \$375,000 as their proportional share toward the reconstruction of Kent Grove Drive to County standards. This agreement is hereby imposed upon the property pursuant to Article I, Section 1.1.2 of the attached Deed Restriction.

17. An Alternative Standard, ALTSTD-2026-00044, has been filed by the applicant requesting to allow for a Substandard Roadway Fair Share Payment of \$375,000 in lieu of bringing Kent Grove Drive up to County standards. If this Alternative Standard is approved, the effective date of the Alternative Standard will be the approval date of RZ-7901 by the Board of County Commissioners, as shown on Resolution 26-12RZ.

18. On June 11 ,2025, the following comments were received from the Public Works Stormwater section:

- a. The applicant shall contact the SWFWMD Engineering & Watershed Management Section for the latest floodplain study information available for design.
- b. At time of the first site development permit, the applicant shall comply with applicable County floodplain management requirements.
- c. All passthrough/flowthrough drainage 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.18. The subject rezoning shall not take effect until the deed restrictions referenced in Finding of Fact #3 is recorded and delivered to the County.

19. On November 13, 2025, the applicant held a voluntary Neighborhood Meeting to discuss the proposed rezoning. Pursuant to LDC, Section 305 – Neighborhood Meeting, a Neighborhood Meeting is not required for this property.

20. The LDC, Section 403 – Site Development, 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.

21. 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

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this action.

REQUEST:

Not Applicable.

ATTACHMENT(S):

1. PDE26-7901 Zoning Visuals
2. PDE26-7901 Deed Restriction
3. PDE26-7901 Narrative
4. PDE26-7901 Resolution 26-12RZ
5. PDE26-7901 Exhibit A - Legal Description
6. PDE26-7901 Timing & Phasing Analysis
7. PDE26-7901 Neighborhood Meeting Package
8. PDE26-7901 Signature Sheet
9. PDE26-7901 Proof of Publication

cc: DA/DE/NP/AT/JR/PDE26-7901 PC



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-2025-00032

Applicant: Mitras Property

Consultant Name: Lincks & Associates

Parcel ID(s): 05 25 18 0000 00100 0000

Application Status

Application Status: **Accepted**

Date: June 11, 2025

Rejection Reason: N/A

Contact Person: S. Hamed Haghshenas

Email: hamedhagh@pascocountyfl.net

Timing and Phasing Analysis

Existing Zoning: AR

Existing Development Size: Not Identified

Proposed Zoning: R-4

Proposed Development Size: 85 Single Family Homes (Deed Restriction)

Land Area: 40.96 Acres

Condition	Zoning	Max Coverage	Best Use (Code)	Average Size	Peak Hr. Trip Rate
Existing	AR	25%	Residential (210)	1 DU/Acre	1 Trip per DU
No. Trips (A)	$40.96 \times 1 \times 1 \sim 41 \text{ Trips}$				
Proposed	R-4	45%	Residential (210)	7.3 DU/Acres	1 Trip per DU
No. Trips (B)	$40.96 \times 7.3 \times 0.45 \times 1 \sim 135 \text{ Trips}$				
Trip Delta $\Delta = (B - A)$	$\Delta = 135 - 41 = 94 \text{ Trips}$				

Comment: On June 11, 2025, the subject request was found to be **Not Exempt** from a Timing and Phasing analysis as the highest and best use of the existing zoning district would result in a gross trip difference (Δ) of more than 50 peak trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of the Preliminary Site Plan, or Preliminary Development Plan, if applicable.

Substandard Roadway Analysis

Adjacent Roadway(s) Name: Kent Grove Dr. - Residential County.

Hamlin Rd. - Residential Private.

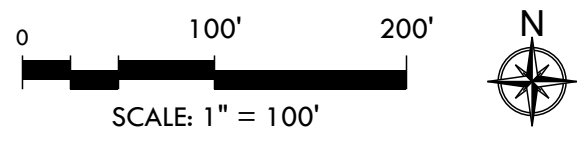
Adjacent Roadway(s) Condition: Kent Grove Dr. - Substandard.

Hamlin Rd. - Substandard.

Number of Daily Trips: $85 \text{ DU} \times 9.43 \text{ ITE Rate} \sim 802 \text{ Avg. daily trips}$

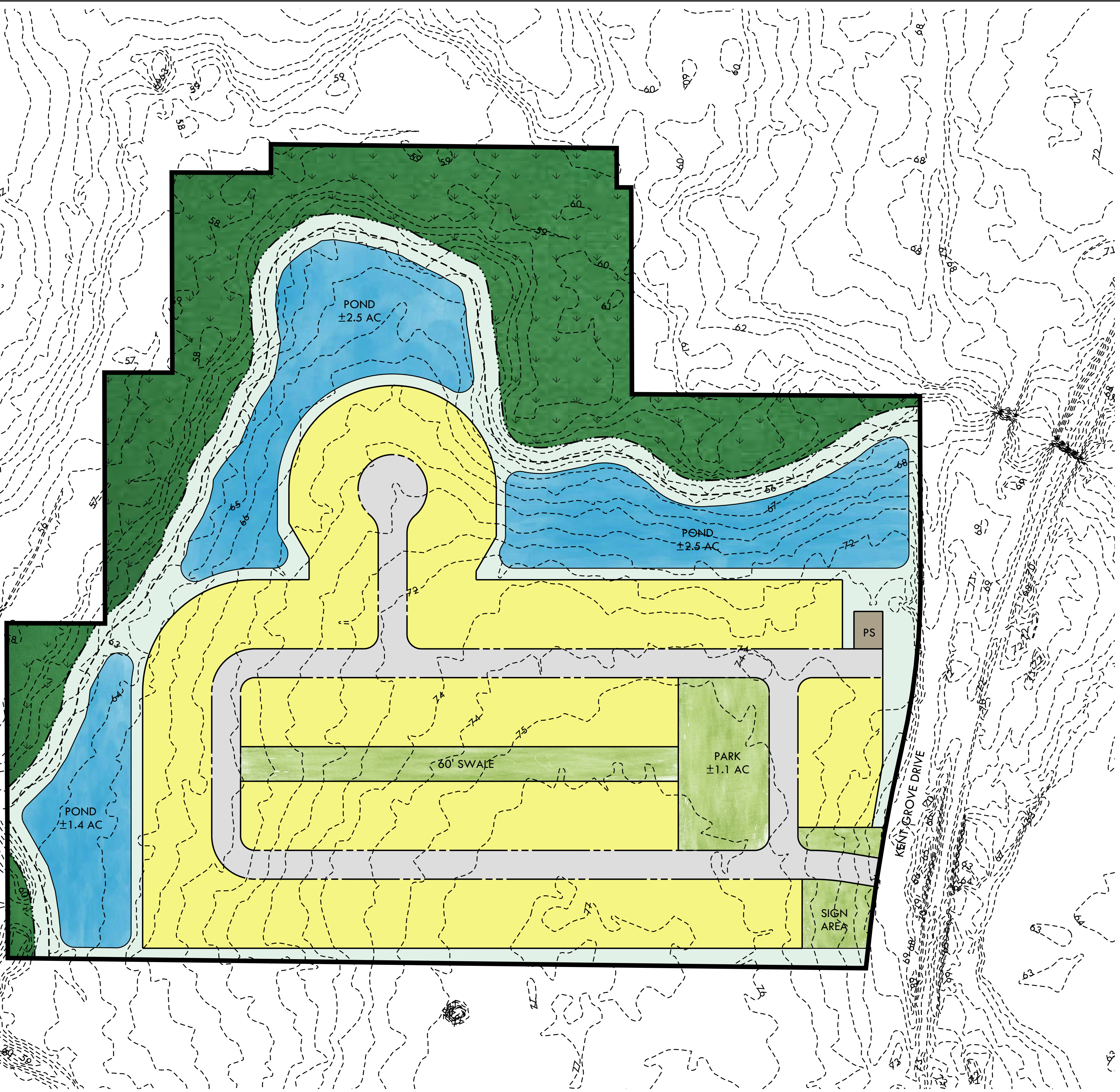
Comments: SSRRA-2025-00084: **Not Exempt**. Kent Grove Dr. is substandard, i.e., poor pavement condition. Additionally, per LDC.901.4; “Any project having an impact of more than 100 daily trips to a County-maintained local or subdivision collector roadway is NOT EXEMPT from mitigation and analysis for that roadway segment.”

Findings of Fact: Per LDC.901.4.F.2.b the following mitigation requirement shall apply to **Kent Grove Dr.**; “The required mitigation for substandard County-maintained roads, where the proposed development has an impact of more than 100 daily trips and exceeds the maximum entitlements of the existing zoning or land use (whichever is more restrictive), shall be the design, construction, and right-of-way donation/acquisition for all the improvements needed to achieve the applicable minimum roadway design and maintenance standards.”

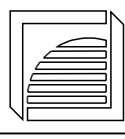


This is a conceptual site plan and is subject to rezoning, final design, survey, environmental analysis, engineering, permitting and governmental approval. Site layout, product type and density are subject to change.

04/24/2025	Initial Submittal
Date	Revision



MITRAS PROPERTY



CLEARVIEW
LAND DESIGN, P.L.

Registered Business Number: RY28858
3010 W Azeele Street, Suite 150, Tampa, Florida 33609
Office: 813-223-3919