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February 8, 2024

RE: Beacon Woods East MPUD Amendment RZ-7742
Notice of Additional Public Hearings
Parcel I.D. Nos. 26-24-16-0000-00100-0030; 26-24-16-0000-00100-0040; 35-24-16-0000-01100-0000; 35-24-16-0000-01100-0070; 26-24-16-0000-00300-0000; 25-24-16-0020-04900-0020; and, 25-24-16-0020-04900-0030

Dear Property Owner:

This letter is to notify you that a Rezoning Application (RZ-7742) in the name of the property owner, Lowman Links, Inc., ("Lowman") has been filed to amend the existing Beacon Woods East MPUD. The Beacon Woods East MPUD is located north of Fivay Road and west and east of Little Road, and contains approximately 1,261 acres.

No increase in density, intensity, or revisions to the approved entitlements are proposed. The amendment seeks to specifically set forth the uses that may occur in the area of the MPUD Master Plan/Map H currently labeled Golf Course as follows: "golf course; neighborhood park; entrance road; utilities; floodplain compensation; drainage; and controlled plants, gardens, trees, palms, or silviculture that constitute bona fide agricultural uses." Neighborhood park uses are proposed to be limited to the following: walking trails; un-lit open play areas, tot lots, playgrounds and recreational courts; picnic tables; and fences.

The proposed MPUD Amendment is in connection with a purchase contract between Lowman and NVR, a national homebuilder. NVR proposes to build 218 single-family homes on 60' wide lots. The homes would be constructed by NVR on land (currently owned by Lowman) already zoned R-4 adjacent to the Beacon Woods East MPUD, with a neighborhood park, drainage, floodplain compensation and an entrance road/utilities constructed on a portion of the Golf Course being purchased by NVR from Lowman. NVR also has the ability under its contract with Lowman to convey (at its closing with Lowman) the "Blue" tracts depicted on the attached Ownership Exhibit to the Estates and the "Yellow" tracts to the Fairways, at no cost to either association. At the request of the associations, NVR paid for a Phase 1 Environmental Report on the golf course which is available upon request for review. The associations should also have a copy.

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

Planning Commission RZ-7742	02/22/2024	West Pasco Government Center 1st Floor, Board Room 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
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Board of County Commissioners RZ-7742	03/26/2024	West Pasco Government Center 1st Floor, Board Room 8731 Citizens Drive New Port Richey, FL 34654	1:30 p.m.
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The application and all supporting documentation on file regarding the Rezoning (RZ-7742) can be viewed by contacting Tammy Snyder, M.B.A., Senior Planner, Current Planning, Planning and Development Department, 8731 Citizens Drive, Suite 210, New Port Richey, FL 34654; 727-847-8142; extension 7899; tsnyder@pascocountyfl.net.

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, 14326 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.maypascon.net. To view the Planning Commission/Local Planning Agency or Board of County Commissioners Agendas, please visit <https://www.pascocountyfl.net/760/Meeting-Agendas-Minutes>.

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 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

- Property Line
- Project Area (Existing Besten Woods East MAPI)
- Estate Tracts (24.97 AC)
- Cart Shop / Clubhouse Tract (1.98 AC)
- Fairway Tracts (20.53 AC)
- Project Area (Existing R-4 Zoning)

