

January 30, 2023

SENT ELECTRONICALLY

Mr. Adam M. Harden
Dayflower JV, LLC
701 S Howard Ave. Suite 106-322
Tampa, Florida, 33606
adam@soho-capital.com

Mr. Harden,

Pursuant to Section 303.7.B of the Pasco County Land Development Code (LDC), the Pasco County Planning and Development Department (PDD) hereby notifies you as the applicant/owner for REZONE-2019-00071 (RZ-7467 Dayflower MPUD) that this application has deficiencies under the LDC, including, but not limited to, the following LDC sections:

1. Section 402.1.E.6
2. Section 402.1.E.15
3. Section 402.2.F.2
4. Section 901.4
5. Section 902

PDD and other applicable County departments have previously requested, both verbally and in writing, additional information to continue or conclude the County's review relating to the foregoing LDC sections. Because REZONE-2019-00071 (RZ-7467 Dayflower MPUD) has not progressed since the continuance to a date uncertain at the August 5, 2021 Planning Commission meeting, the application will be deemed withdrawn at 5:00 p.m. on Friday, February 3, 2023 if these sections are not addressed through a submittal of the requested information.

As the County Administrator's designee, I will not grant any extension of time pursuant to LDC Section 303.7.B.3. given the amount of time that has already transpired since the August 5, 2021 Planning Commission meeting and the two prior notifications and/or commitments to submit the requested information that were missed by the applicant/owner in July 2022 and October 2022, and the County Administrator's subsequent request to submit the requested information by January 16, 2023, which was also missed by the applicant/owner.

PLANNING AND DEVELOPMENT – BUSINESS MANAGEMENT

This is a final determination that is appealable to the Planning Commission in accordance with LDC Section 407.1.A.2

Sincerely,

Nectarios Pittos, AICP, CPM
Planning and Development Director

cc: Mike Carballa, County Administrator
Sally Sherman, Assistant County Administrator, Development Services
David Goldstein, Chief Assistant County Attorney
Brad Tippin, Development Review Manager
Tammy Snyder, Senior Planner
Paras Hatzileris, Lead Planning Assistant
Barbara Wilhite, Esq.