

## 3015 & 2953 WILSON ROAD, LAND O' LAKES, FL 34638

### PROPERTY DESCRIPTION:

The property previously consists of two parcels, but is now a unified parcel with total land of 8.97 +/- acres (**Pasco County Property Appraisal shown 9.16 acres**):

- Parcel Address: 3015 Wilson Road, Land O' Lakes, Florida 34638 – North Parcel  
2953 Wilson Road, Land O'Lakes, Florida 34638 – South Parcel
- Parcel ID#: 23-26-18-0000-00500-0000.
- Parcel land area: 8.97 acres (9.16 acres Pasco PA) with 2.428+/- acres surface water (Class 3 wetland).
- Current Zoning: AR-1 (agricultural- residential district) and R-1MH (Residential Mobile Home)
  - *3015 Wilson Road: Granted Special Exception #1473 approved use: Child Care Center – approved 01/14/1981*
  - *2952 Wilson Road: Granted Special Exception #2721 approved use: Convalescent Home – approved 12/19/1984.*
- Future Land Use: RES-6 (6 dwelling units per acre) designation.
- Previously Used: Central Pasco Girl Academy operated by the Florida Department of Juvenile Justice.
- Property has three existing buildings with a total of **10,369 SF**:
  - a) **Building # 1 is 5,703 SF** single story concrete block building used as offices, nurse station, 8 dormitories with restrooms/laundry rooms, commercial kitchen, dining room and counselor/classroom. This main building is located at the northeast corner of the project site.
  - b) **Building # 2 is 1,846 SF** single story concrete block building used as Medical Clinic and Library. This building is located in the northeast corner of the project site.
  - c) **Building #3 is a 2,820 SF** modular building consisting of nine (9) rooms, large open community room, office, break room, men & women's restrooms. This building is located in the southeast corner of the subject site.
- The buildings are fully air conditioned. There is also a 1,278 SF wood framed horse stable and equipment storage shed. The property was previously used as the Central Pasco Girls Academy operated by the State Department of Juvenile.
- Water supply by onsite water well and treatment system.
- Sanitary service is onsite septic-drain field disposal system.
- Fire protection system is provided by onsite above ground water storage tank.

- There is an existing 10,700 sf asphalt-paved parking lot (26 parking spaces with 2 disabled spaces).
- Two (2) existing asphalt driveways and one (1) gravel driveway on Wilson Road.
- Pasco PUD Water and Sanitary sewer are available a few hundred feet to the north of this parcel on Falling Rock Drive of Stonegate Subdivision Phase 2.
- The previous north parcel was granted Special Exception #1473 approved use: Child Care Center – approved 01/14/1981 by BCC.
- **The previous south parcel was granted Special Exception #2721 approved use: Convalescent Home – approved 12/19/1984 by BCC.**

**PROPOSED CONDITIONAL USE - PENDING:**

The owner/applicant is proposing a Congregate Care Facility developed in two (2) phases:

- **PHASE 1 (45 beds) 2026-2032:** Renovate 10,369 SF existing building, add 6,000 SF of new building and 5,710 SF Entertainment Hall for a total of 22,079 SF with an anticipated construction begin in 2026 with completion in 2027 and operating in 2032.
- **PHASE 2 (80 beds) 2033-2035:** An addition of 25,000 SF new building, demolition of existing 2,820 SF building with anticipated construction to begin in 2033 and build out in 2035.

**PHASE 1 and 2 (125 beds)** will consist of 44,260 SF total building square footage at build-out with FAR = 0.11.

The applicant is proposing to connect both water and sewer into Pasco County public utilities system for future use.