

Sample Realty

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Parcel Screening Report

Preliminary Findings -- Screening-Level Desktop Review

Parcel ID	34-26-17-0000-49900-1120
County	12101 (Pasco, FL)
Jurisdiction	UNINCORPORATED PASCO COUNTY
Parcel Size	10 acres
Zoning	AC-100
Land Use	Cty Inc Nonmuni (08600)

Owner / Contact

Owner: PASCO COUNTY

Mailing address: FACILITIES MANAGEMENT DEPT, NEW PORT RICHEY, FL, 34653-2359



Aerial imagery (USGS NAIP, 0.6m resolution) with parcel boundary (yellow) and, where computed: purple = zoning setback margin, green = buildable area, red = excluded (wetland or flood). See Buildable Envelope below for the acreage breakdown.

Septic Feasibility

Screening signal: likely needs a mound/fill system (added cost).

Basis: Florida Administrative Code 64E-6.006(2). The signal reflects the most restrictive soil found on the parcel.

Native Species by Soil Zone



Each color below is one real SSURGO soil map-unit zone actually present on this parcel (not a uniform subdivision) -- see the table below for what grows well in each.

Zone (soil symbol)	Soil map unit / pH	Acres (% of parcel)	Matching native species
■ 8	Sellers mucky loamy fine sand (pH 4.6)	3.48 (34.8%)	12 species: 'East Palatka' Holly, Bluff Oak, Chickasaw Plum, Devilwood, Florida Sugar Maple, Fringetree, High Plateau Coconut Palm, Red Buckeye, Red Maple, Turkey Oak, White Ash, Willow Oak

■ 5	Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes (pH 5.1)	3.21 (32.1%)	13 species: 'East Palatka' Holly, American Hophornbeam, Bluff Oak, Chickasaw Plum, Devilwood, Florida Sugar Maple, Fringetree, High Plateau Coconut Palm, Red Buckeye, Red Maple, Turkey Oak, White Ash, Willow Oak
■ 11	Adamsville fine sand, 0 to 2 percent slopes (pH 5.7)	2.35 (23.5%)	36 species: 'East Palatka' Holly, 'Nellie R. Stevens' Holly, American Holly, American Hophornbeam, American Hornbeam, Baldcypress, Bluejack Oak, Bluff Oak, Broadleaf Podocarpus, Bungalo/picabeen/king Palm, Chickasaw Plum, Devilwood, Flatwoods Plum, Florida Sugar Maple, Flowering Dogwood, Fringetree, Green Ash, High Plateau Coconut Palm, Paurotis Palm, Pignut Hickory, Pindo Palm, Pondcypress, Red Buckeye, Red Maple, Scrambled Eggs Cassia, Senegal Date Palm, Southern Magnolia, Swamp Bay, Swamp Chestnut Oak, Sweet Osmanthus, Sweetgum, Turkey Oak, Water Tupelo, White Ash, Willow Oak, Witch-Hazel

■ 22	Basinger fine sand, 0 to 2 percent slopes (pH 5.3)	0.83 (8.3%)	13 species: 'East Palatka' Holly, American Hophornbeam, Bluff Oak, Chickasaw Plum, Devilwood, Florida Sugar Maple, Fringetree, High Plateau Coconut Palm, Red Buckeye, Red Maple, Turkey Oak, White Ash, Willow Oak
■ 6	Tavares sand, 0 to 5 percent slopes (pH 5.0)	0.11 (1.1%)	13 species: 'East Palatka' Holly, American Hophornbeam, Bluff Oak, Chickasaw Plum, Devilwood, Florida Sugar Maple, Fringetree, High Plateau Coconut Palm, Red Buckeye, Red Maple, Turkey Oak, White Ash, Willow Oak

Site Access

Touches a mapped road: INTERLAKEN ROAD (publicly maintained (county/city/state/CDD)).

Wetlands & Flood Zone

Wetland (Freshwater Forested/Shrub Wetland): 3.6226 acres (36.3% of parcel)

Wetland (Freshwater Pond): 0.0793 acres (0.8% of parcel)

Flood Zone X (minimal hazard): 60.0% of parcel

Flood Zone A (Special Flood Hazard Area): 40.0% of parcel

Construction or other land-disturbing activity affecting wetlands, surface water, or the floodplain generally requires an Environmental Resource Permit (ERP) from SWFWMD before work begins -- confirm requirements before any site work is planned. Contact: SWFWMD (Southwest Florida Water Management District) -- Tampa Service Office: (813) 985-7481.

Buildable Envelope

Total parcel: 9.9706 acres.

- Zoning setback (real front/side/rear setbacks for A-C (Agricultural) applied per boundary edge, based on which edge(s) face a mapped road): -3.8809 acres (38.9%)
- Mapped wetlands: -2.5671 acres (25.7%)
- FEMA Special Flood Hazard Area, not already counted as wetland: -0.27 acres (2.7%)
- = Buildable envelope: 3.2526 acres (32.6% of parcel).

Zoning basis: Pasco County Land Development Code, Chapter 500 (Zoning Standards), Section 503.

This is an UPPER BOUND on buildable area, never a confirmed building envelope -- an on-site survey and zoning review are still required before any site planning decision. See aerial photo below for the shaded area (purple = setback margin, green = buildable, red = wetland/flood exclusion).

Wildlife Habitat

USFWS Final Critical Habitat (binding): none.

USFWS Proposed Critical Habitat (not yet binding): none.

FWC/FNAI Priority Tier: none flagged.

Statewide Conservation Priority (FNAI CLIP)

FNAI CLIP Aggregated Priority: Priority 3 (55.8% of parcel); Priority 4 (7.2% of parcel); Priority 5 (Lowest conservation priority) (36.8% of parcel).

FNAI Vertebrate Potential Habitat Richness: 1 of 13 focal species (potential habitat overlap) (32.9% of parcel); 2 of 13 focal species (potential habitat overlap) (11.2% of parcel); 3 of 13 focal species (potential habitat overlap) (49.1% of parcel).

FNAI Rare Species Habitat Conservation Priorities (FNAIHAB): none flagged.

FNAI disclaimer: this data was created using input data ranging from 1:5,000 to 1:64,000 map scale resolution and is not appropriate for use in high accuracy mapping applications such as property parcel boundaries or agency permitting decisions. Do not share this data with a third party without this disclaimer attached -- direct others to fnai.org/services/clip to obtain it themselves.

Land Cover / Vegetation

46.9% -- Urban Open Land (Low Intensity Urban)

40.0% -- Mixed Wetland Hardwoods (Freshwater Forested Wetlands)

12.8% -- High Intensity Urban (High Intensity Urban)

0.2% -- Commercial and Services (High Intensity Urban)

Tree Ordinance Exposure

Jurisdiction: UNINCORPORATED PASCO COUNTY -- Pasco County Land Development Code, Chapter 800 (Natural and Cultural Resources Protection), Section 802 (Tree Preservation and Replacement) (Ord. No. 26-08, effective 2026-03-25) applies.

Permit threshold: trees 5" DBH and greater generally require a Tree Removal Permit (802.3).

Development sites must also preserve at least 20% of the total inches of upland trees 10" DBH and larger (802.4.A).

Applies to development sites (site plan submittal), not existing/unimproved parcels generally -- exemptions exist for minor rural subdivisions, redevelopment projects, commercial sites 5 acres and smaller, industrial sites, and land exempt as Bona Fide Agricultural Land.

Agricultural exemption: the parcel does not currently meet the conditions for the Bona Fide Agricultural Land exemption.

Cattle Dip Vat Contamination

Actively FDEP-tracked: 0. Historically documented (county-wide list, name-matched to this parcel): 0 possible match(es).

General Contamination Exposure

0 FDEP-tracked cleanup site(s) within a quarter mile.

Terrain / Slope

Elevation 40.4–50.5 ft (10.1 ft relief). Mean slope 0.86°, max 4.63° -- 0.0% of the parcel is over 5.0°, the rough point where standard equipment/erosion-control practices start needing real attention on cleared land.

SWFWMD Water Management

Sensitive Karst: none mapped. Water Use Caution Area: NORTHERN TAMPA BAY. Public Supply: served. ERP permits on file: 11 (6 approved, 4 deleted, 1 incomplete). Dredge/fill permits on file: 0.

Current Financial Values

Just Value: \$6,649 (tax year 2026). Agriculturally classified for tax purposes: no.

Mobility Fee Reference

Mobility fee area: URBAN STANDARD. Reference rates below are for common residential land uses -- a ONE-TIME charge due prior to Certificate of Occupancy, sized by what actually gets built, not the land itself. A flat \$277 administration fee applies in addition, for every land use.

Land Use	Unit	Mobility Fee
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Accessory Dwelling Unit	du	\$2,684
Affordable Single Family	du	\$0
Single-Family Detached, 0 to 1,500 s.f.	du	\$6,109
Single-Family Detached, 1,501 to 2,499 s.f.	du	\$7,983
Single-Family Detached, 2,500 s.f. and greater	du	\$9,098
Affordable Multi-Family	du	\$0
Multi-Family Apartments	du	\$6,550
Low-Rise Condo/Townhome (1-2 stories)	du	\$5,281
High-Rise Condominium (3+ stories)	du	\$3,381
Mobile Home Park	du	\$2,965
Age Restricted Single Family	du	\$3,118
Age Restricted Apartments	du	\$1,237
Congregate Care Facility (Attached)	du	\$935

Interpretation

This is a 10-acre parcel in unincorporated Pasco County, zoned Agricultural (AC) and owned by the county. The key finding is how much of it can actually be built on. About 40% of the parcel is in a FEMA Special Flood Hazard Area (Zone A), and mapped wetlands cover more than a third of it, so after those exclusions and the zoning setbacks, about 3.3 acres (33%) remain as an upper-bound buildable envelope. Three other items matter for planning. (1) Septic: the soils are very poorly drained with a water table at or near the surface, so a mound or fill system would likely be needed and would add cost. (2) Access: the parcel fronts Interlaken Road, a county-maintained collector, which is a favorable access signal. (3) Permits: construction affecting wetlands or the floodplain generally requires an Environmental Resource Permit from SWFWMD before work begins. The county tree ordinance (5-inch DBH permit threshold) applies to development sites, and an individual tree inventory requires on-site appraisal. No federally designated critical habitat and no FDEP-tracked contamination sites were found. SWFWMD records show no mapped sensitive karst and 3 approved Environmental Resource Permit(s) covering most of the parcel; the parcel lies within the Northern Tampa Bay Water Use Caution Area. These are screening-level findings from public data; a survey and on-site review are still required.

Disclaimer

This report is a screening-level desktop review. It is not a survey, not a Phase I Environmental Site Assessment, and not legal or

environmental advice. Findings are based on publicly available government GIS data and are provided for informational purposes only. On-site verification by a licensed surveyor, environmental professional, or attorney is required before making any acquisition, clearing, or development decision.