

**Large Scale Comprehensive Plan Amendment Staff Report
Mitchell Large-Scale Comprehensive Plan Amendment**

**FUTURE LAND USE AMENDMENT FROM AG/R and RES-1 TO RES-3, OFF, IL, and
CON**

APPLICANT	James & Dorothy Mitchell Investment LTD		
AGENT	King Helie and Clarke Hobby, Esq.		
PROPERTY OWNERS	James & Dorothy Mitchell Investment LTD		
PROPERTY SIZE¹	1,399 acres MOL		
HEARING DATES	DRC: 7/16/2009	LPA: 8/11/2009	BCC: 8/25/2009
PARCEL ID	29-24-18-0000-00100-0000 21-24-18-0000-00300-0000 21-24-18-0000-00100-0040 21-24-18-0000-00100-0030 28-24-18-0000-00100-0020 28-24-18-0000-00100-0010 27-24-18-0000-00200-0030 27-24-18-0000-00200-0000 33-24-18-0000-00100-0040		
LOCATION	Adjacent to U.S. 41, between U.S. 41 and Pithlachascotee River, approximately 2.6 miles north of S.R. 52 and 4.4 miles south of County Line Road		
CURRENT FUTURE LAND USE DESIGNATIONS	AG/R – 1,383.44 acres RES-1 – 26.04 acres		
PROPOSED FUTURE LAND USE DESIGNATIONS¹	RES-3 – 890.38 acres OFF – 10.00 acres IL – 88.05 acres CON – 413.33 acres (7.72 acres within the Comprehensive Plan Corridor Preservation Map area to remain AG/R)		
ZONING	Agricultural District (A-C)		
FILE NUMBER	CPAL09-1(03)		
COMMISSION DISTRICT	District 2		
RECOMMENDATION	Approval with Subarea Policies		
PROJECT PLANNER	Craig Bencz, AICP – IBI Group		

1. Proposed future land use designations were calculated using County GIS, and vary from surveyed property area slightly due to mapping constraints.

I. APPLICATION SUMMARY

The proposed request is a Large Scale Comprehensive Plan Amendment to the Future Land Use (FLU) designation from AG/R and RES-1 to RES-3, OFF, IL, and CON. The subject site is approximately 1,409.46 acres, and is located adjacent to U.S. 41 between U.S. 41 and the Pithlachascotee River, approximately midway between S.R. 52 and County Line Road.

The applicant has submitted a Conceptual Master Plan depicting a clustering concept for the residential uses on the site, and placing non-residential uses – including flex space, medical services, and an office park – nearest to U.S. 41. A transit center is proposed within the IL land use, and will eventually support bus rapid transit and future utilization of the CSX Railroad for passenger light rail use, pending availability of service. The applicant voluntarily proposes to conserve the identified Critical Linkage along the western site boundary and all delineated wetland areas (regardless of classification) through CON land use designation, and additional significant open areas are preserved through the use of residential clustering.

The applicant is proposing the use of a series of subarea policies for this amendment. The density and non-residential intensities utilized for analysis in this report are based on voluntary development limitations that will be incorporated into the subarea policy.

Amendment Summary Table			
Future Land Use	Acres	Development Potential -- Proposed Amendment	Development Potential - Proposed Subarea Policies
EXISTING			
AG/R ¹	1,375.72	557 dus	n/a
RES-1 ²	26.04	n/a	n/a
TOTAL	1,401.76	557 dus	n/a
PROPOSED			
RES-3	890.38	2,671 dus	1,438 dus
OF	10.00	152,460 sq. ft.	99,000 sq. ft.
IL	88.05	1,035,574 sq. ft.	880,000 sq. ft.
CON	413.33	n/a	n/a
TOTAL	1,401.76	2,671 dus, 1,188,034 sq. ft.	1,438 dus, 979,000 sq. ft.
NET CHANGE³	RES.	2,111 dus	881 dus
	NONRES.	1,188,034 sq. ft.	979,000 sq. ft.

1. Includes AG/R clustering density bonus (100%) and wetlands density bonus (25%) from RES-1 land use.
2. Existing RES-1 land use is wetland and within the Critical Linkage, and is undevelopable.
3. Net change in potential development density/intensity over that allowed by the current Future Land Use.

II. BACKGROUND AND HISTORY

The following is background text from the applicant:

The amendment property is one of several large undeveloped parcels located between U.S. 41 and the Suncoast Parkway corridor and between S.R. 52 and County Line Road. The vacant site has been improved as pastureland while retaining natural cypress and oak stands along the headwaters of the Pithlachascotee River and an oak ridge near Crews Lake. A large single family residence is located near the northeast corner of the site. There are some agricultural sheds on the site which is fenced for cattle grazing.

The western edge of the site is within an area identified as the North Pasco to Crossbar Critical Linkage in an Assessment of Measures to Protect Wildlife Habitat in Pasco County as of March 2002.

The 216.92 acre Critical Linkage area contains about 133.81 acres wetlands and 83.11 acres uplands. The Future Land Use designations, Zoning categories and existing land use patterns of the subject site and adjacent/abutting properties within one-quarter mile of the site are listed below:

Adjacent Land Use & Zoning Districts

		FLU	ZONING	EXISTING USE
Subject site		Agricultural/Rural (AG/R), Residential - 1 (RES-1)	Agricultural (A-C)	Open space / pasture, and one (1) single-family residence
Adjacent/ Abutting Properties	North	Residential - 1 (RES-1), Agricultural/Rural (AG/R)	Agricultural-Residential (A-R), Agricultural (A-C), Agricultural- Residential (AR-5)	Agriculture, conservation, single- family
	East	Residential - 1 (RES-1), Conservation Lands (CON)	Agricultural-Residential (A-R), Agricultural (A-C), Neighborhood Commercial (C- 1), General Commercial (C-2)	Agriculture, rural residential
	South	Agricultural/Rural (AG/R), Retail/Office/Residential (ROR)	Agricultural (A-C), Estate- Residential (ER-2), Neighborhood Commercial (C- 1), General Commercial (C-2), Agricultural-Residential (A-R)	Mobile homes, vacant
	West	Residential - 1 (RES-1), Major Recreation/Open Space (R/OS)	A-R, A-C	Crews Lake Wilderness Park, Pithlachascotee River

III. REVIEW AND EVALUATION OF COMPREHENSIVE PLAN AMENDMENTS

Preliminary Needs Analysis

At the request of staff and direction provided by the Comprehensive Plan, the applicant was required to submit a demand and supply analysis to document the need of additional residential, office, and light industrial uses in the area. The applicant submitted an analysis that references the *ULI Advisory Services Panel Report* (Exhibit 11) and the Comprehensive Plan, which is summarized with staff analysis below.

The *ULI Advisory Services Panel Report* was developed in April 2008 at the request of the Pasco County Board of County Commissioners and the Pasco Economic Development Council. The report is the culmination of extensive Urban Land Institute staff research and interviews, and is intended to provide objective advice to assist with planning and organizing for successful economic development, and to promote the responsible use of land to enhance the environment. The document presents recommendations related to economic development and land use for five key market areas throughout the County, and ties recommendations to demographic and land use demand projections. This report was accepted by the Pasco County Board of County Commissioners in October 2008.

The first recommendation of the *ULI Report* is:

- Incorporate the panel's land use and economic suggestions into the comprehensive plan.

While the County is working to implement the ULI's suggestions, this amendment to the Comprehensive Plan will be a forerunner, contributing to the success of the County's future growth.

According to the ULI report, the amendment property is located in the Central Market Area. The Conceptual Master Plan provides a representation of land uses consistent with the analysis presented by the ULI Panel for the Central Market Area. Various Goals, Objectives, and Policies of the County's Comprehensive Plan are discussed in this report.

The suggested ULI land use mission, vision, and strategies include:

- Maximize transportation opportunities

FLU 1.8.5 and TRA 3.2.2 Transit Oriented Design indicates that TOD standards will be included in the Comprehensive Plan. Although these standards have not yet been adopted, this amendment provides for a transit station with a related Subarea Policy.

- Attract a broad selection of small, medium, and large employers

This amendment will amend the FLU Map to IL and OFF future land uses that will provide a variety of job-generating opportunities.

- Encourage master planned communities that have the density and community services, i.e., libraries, schools, parks, and cultural activities, to support a strong mix of uses within the community

The amendment property will be developed as a master planned community subject to the MPUD zoning requirements.

- Promote higher density, more compact development to preserve additional open space and enhance existing ecological areas.

This amendment increases the allowable density in a cluster form of development. Large areas of open space including uplands and wetlands will be preserved.

- Development pattern and mix: The ULI panel stated that the low-density single family housing entitlements currently approved would result in an insufficient mix in the type, style, and pricing of future housing product.

The existing AG/R and RES-1 FLU with incentives provided by a Conservation Subdivision would allow about 557 single family dwellings. If the land use were amended to RES-1 with a Conservation Subdivision, additional units would be permitted, but RES-1 allows only single family detached residences which would lead to the inefficient use of land and urban sprawl. Thus, this amendment provides a cap of 1,438 residential units in the RES-3 FLU, which is slightly less that would be permitted if the future land use were amended to RES-1 with a Conservation Subdivision. RES-3 will allow a mix of residential products that will encourage innovative development of this large tract using a system of clustered housing to conserve large expanses of open spaces.

- The ULI vision for the Central Market Area is one that capitalizes on its distinct ecological role.

This amendment provides the incentive to preserve a Critical Linkage, the headwaters of the Pithlachascotee River, and the shoreline of Crews Lake while providing additional large areas of upland open space.

- Employment, residential, and retail development all should be concentrated in clusters, or nodes with a balance of mutually supported uses. Visual quality and ecological relationships are enhanced with less-intense commercial development in business park settings within these nodes.

The OFF Office use will allow employment-generating uses to serve the neighborhood. The IL Industrial Light uses will include Warehouse/Distribution Flex Space and a Research Corporate Park as well as a health related or higher education facility in a campus setting. The CON Conservation land within the Critical Linkage, other open space, and a neighborhood park will provide leisure opportunities enhancing the quality of life for residents.

- Due to the proximity of the Suncoast Parkway and U.S. 41, the corridor in between could be slated to higher density uses relative to the rest of the county.

The Mitchell U.S. 41 amendment property extends about 2 miles west from U.S. 41 to Crews Lake and is the largest single ownership in this corridor north of S.R. 52 between U.S. 41 and the Suncoast Parkway.

- The panel suggests studying the development and conservation uses between U.S. 41 and I-75, and the Ridge Road extension and the north county boundary....The panel suggests creating a study effort to elevate conservation as a priority...

In conjunction with the Mitchell U.S. 41 amendment, the applicant has also prepared a Corridor Study to assist the County in their vision from S.R. 52 north to the county line between U.S. 41 and the Suncoast Parkway. This corridor is the north part of Proposed Suburban Market Area III of the County's Strategic Vision, and includes an identified Critical Linkage for the transit of wildlife throughout the region.

- If projects do conform to the new vision and priorities, the county policies should incentivize developers to install infrastructure necessary to support its development and be reimbursed by the county when funds are available.

The owners of the amendment property have donated a 60' wide easement along the southern property for future utility lines, and a sewer line is currently planned for construction.

- *As the ULI report states:* These development nodes should be concentrated in development corridors that form a crown above, and are linked to, the emerging economic engine of the South Market area and the established economic hub of Tampa.

Residential Need

According to the ULI report, Pasco County will require 6,500 new residential units annually for the next 20 years to keep pace with demand. Of this demand, 83% are projected to be single-family, with the remaining units projected as multifamily housing product.

The applicant provided an analysis of projected housing demand utilizing Florida Statistical Abstract 2008 data published by the University of Florida, Bureau of Economic and Business Research (BEBR). The BEBR data projects low, medium, and high population estimates for five-year period beginning in 2010 through 2035. The applicant uses BEBR's 2030 high population estimates for housing projections, using a 2.00 person per household average. This analysis results in an increase in housing unit need from 2025 to 2030 of 115,666 residential dwelling units.

The applicant is projecting the start of construction by 2012, with build-out by 2030. With a maximum of 1,438 dwelling units resulting from this amendment, an average of 80 dwelling units would be constructed annually. During that same timeframe, BEBR projects that the County's population will increase from 454,200 persons in 2010 to 649,500 persons in 2030. These projections reflect BEBR's "Medium" projections, which are more conservative. BEBR's "High" projections estimate an increase from 486,000 persons in 2010 to 860,500 persons in 2030.

Using the above "Medium" projections and an average household size of 2.3 persons per the Comprehensive Plan, there will be a total increase in demand for homes of 84,913 dwelling units, or 4,246 dwelling units per year (linear). Accordingly, the proposed dwelling units will account for approximately 1.7% of the 2010-2030 BEBR medium population projection. Using BEBR's "High" projections yields a demand of approximately 8,141 dwelling units per year (linear), of which the proposed amendment would account for less than one percent of the 2010-2030 BEBR high population projection.

The ULI Market Study divided Pasco County into five market regions. The Mitchell U.S. 41 property is located in the Central Market Region. Figure 8 in the ULI Report shows a 20-year residential demand for the Central Market Region of 32,400 single family residential units. The feasibility of residential units that were part of previous DRIs and MPUDs in other areas of the County moving forward to construction is unknown. The ULI report finds that the area between the Suncoast Parkway and U.S. 41 is appropriate for higher density future development, subsequent to the development of infrastructure and a critical mass of adjacent uses, such as those proposed by the subject amendment.

Office Need

The ULI report projects that the 20-year demand for office use in the Central Market Area is 2.7 million square feet on approximately 300 acres of land, which will create an estimated 12,000 jobs. The proposed 10 acres of Office land use would provide approximately 400 jobs and account for 3.3% of the demand for office uses in the 20-year planning horizon. The report states that that the proposed amendment site is in an area that may be suitable for higher

density development:

“...due to the proximity of the Suncoast Parkway and U.S. 41, the corridor in between could be slated to higher density uses relative to the rest of the County.

The report is clear that higher density uses “may come in later phases as critical mass increases and land use economics improve”. The proposed subarea policies carefully address project timing/phasing and infrastructure requirements in order to develop the site responsibly and in compliance with the ULI report, the Comprehensive Plan and the Land Development Code.

Industrial Need

The 20-year demand for industrial use in the Central Market Area is projected to be 2,880,000 square feet of industrial floor area located on 320 acres of land. The proposed amendment would provide 88.05 acres of IL land use, or up to 880,000 square feet of light industrial use creating up to 1,761 jobs. As previously stated, the ULI report finds that the area between the Suncoast Parkway and U.S. 41 corridors is appropriate for higher density future development, subsequent to the development of infrastructure and a critical mass of adjacent uses.

Needs Analysis Conclusion

The proposed amendment will create the potential for 2,161 jobs with a residential component of 1,438 dwelling units, resulting in a ratio of 1.5 jobs to dwelling units. The ULI report identifies the area between the Suncoast Parkway and U.S. 41 as appropriate for higher density development, but consideration must be provided to infrastructure availability and timing of adjacent complementary development. The amendment site is 2.6 miles north of S.R. 52 between the Suncoast Parkway and U.S. 41 (with an existing CSX rail line adjacent), in an area that has been identified as appropriate for more intense development. The proposed subarea policy language carefully addresses project timing/phasing, and infrastructure requirements in order to develop the site responsibly and in compliance with the ULI report and the County's Comprehensive Plan and Land Development Code.

IV. CONSISTENCY ANALYSIS

Applicable Comprehensive Plan Policies

The following is a description of the proposed land uses:

FLU Appendix Residential – 3 DU/GA (RES-3) Land Use

The maximum density allowed in the RES-3 designation is 3.0 dwelling units per developable residential acre.

FLU Appendix Office (OFF) Land Use

Office land uses should be located along collector and arterial roadways to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher-intensity non-residential uses and a variety of residential uses, and is generally less than ten (10) acres in size.

FLU Appendix Industrial – Light (IL) Land Use

The Industrial – Light land use is intended for areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and other environmental impacts. The maximum Floor Area Ratio is .50, or .27 for retail uses.

Potential uses within IL include: office; light industry; research/corporate parks; warehouses/distribution; retail uses; and hotel/motels.

FLU Appendix Industrial – Conservation (CON) Land Use

Conservation land use recognizes public or private lands help for conservation, and generally includes: open space; passive nature parks; selected agricultural activities; and accessory structures. No residential or non-residential development is permitted in CON.

The following Comprehensive Plan policies are applicable to the proposed amendment application:

FUTURE LAND USE ELEMENT

Policy FLU 1.1.2 – Concentration of Urban Densities

“Pasco County shall optimize public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are necessary to support a Future Land Use Designation or Future Land Use Map amendment are available as established by Exhibit 2-1: Services and Facilities by Classification.”

Staff analysis: Utility infrastructure does not currently exist in the immediate vicinity of the proposed amendment site. Pasco County Utilities has provided a capacity statement for utility service to the site (Exhibit 9), which is summarized as follows:

- *Wastewater treatment: Wastewater treatment capacity will be made available to the site through the implementation of planned improvements to the Shady Hills Wastewater Treatment Facility. These improvements will expand facility capacity from 2.0 mgd to a maximum of 14 mgd, and will be completed by spring of 2010.*
- *Wastewater collection and transmission: The County is planning to construct a transmission force main from the Shady Hills Wastewater Treatment Facility easterly along the power line corridor adjacent to the proposed amendment site, and then north and south along U.S. 41. This project has not yet been scheduled due to funding constraints. These improvements, as well as other required on- and off-site facility improvements, will be addressed through a project specific Utilities Service Plan (USP). Wastewater concurrency for this project will be conditioned on the receipt of necessary permits and approvals for system improvements and expansions; execution and implementation of a Utility Service Agreement and a Utility Service Plan, and payment of applicable impact fees. Additionally, the owners of the proposed amendment site conveyed a 60 foot wide utility easement along the southern property boundary for installation and maintenance of water, reuse water, and sewer facilities, and developers between the subject site and S.R. 52 have already entered into binding agreements with Pasco County for the extension of wastewater collection and transmission facilities to that location.*
- *Water supply: Pasco County has a 35-year agreement with Tampa Bay Water (effective June 10, 1998) that provides for potable water capacity growth in the County. Pasco County Utilities also maintains limited water supply capacity from its own facilities. The County’s water system’s committed capacity is 6.1 mgd, with 28 mgd in existing use. The total permitted supply capacity is 45.2 mgd, leaving 11.1 mgd of potable water supply capacity. The proposed amendment will generate a demand for an additional 335,620 gallons per day of potable water capacity, or approximately three percent of the available potable water capacity.*
- *Water distribution and transmission: Significant system improvements will be required to provide potable water to the site, which will be required of the developer concurrent with site development by the subarea policies and the required Utilities Service Plan (USP). There are no existing water distribution/transmission facilities along U.S. 41. The nearest current point of connection for the proposed amendment site is at the intersection of U.S. 41 and S.R. 52, 2.6 miles from the site. The developer will be responsible for installation of improvements to connect to the existing potable water system in accordance with the provisions of a standard Utility Service Agreement, which must be executed between the County and the developer prior to construction approval of the project. Approval and implementation of a Master Utility Plan, required*

system improvements, and payment of applicable impact fees will be required prior to development of the site. Additionally, the owners of the proposed amendment site conveyed a 60 foot wide utility easement along the southern property boundary for installation and maintenance of water, reuse water, and sewer facilities, and developers between the subject site and S.R. 52 have already entered into binding agreements with Pasco County for the extension of water distribution and transmission facilities to that location.

Policy FLU 1.1.5 – Transportation Corridor Management:

“Ensure that all new development supports the appropriate development of roads needed for County growth by requiring all development to comply with the Right-of-Way Preservation Ordinance.”

Staff analysis: According to the Comprehensive Plan Corridor Preservation Table 7-2a, U.S. 41 is required to have a corridor width of 220 feet. Any property located within the corridor preservation width will remain the existing FLU designation.

Policy FLU 1.1.6 – Water and Sewer Service Expansion

“Pasco County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Subelements which:

- a. Ensure adequate service to residents within the established service area prior to expanding service areas;
- b. Restrict the use of package plants;
- c. Require mandatory hookup to the County utility system; and
- d. Require new development to fund the cost of utility line extension and the expansion of plant capacity.

Staff analysis: The proposed amendment site is not currently serviced by the County’s water and wastewater treatment utilities. Significant improvement to water and wastewater collection and distribution lines will be required to service the proposed amendment site, which will be the responsibility of the applicant to fund and ensure programming in the County’s Five-Year Capital Improvements Program. The owners of the proposed amendment site conveyed a 60 foot wide utility easement along the southern property boundary for installation and maintenance of water, reuse water, and sewer facilities.

Policy FLU 1.2.1 – Comprehensive Strategy for Conservation:

“Pasco County shall implement...regulations regulations that protect Critical Linkages and wetlands...”

Staff analysis: 216.92 acres of land on the amendment site are voluntarily proposed for Conservation land use to preserve Critical Linkage area. An additional 196.41 acres of wetlands (including Class II and III wetlands, which are not legally required to be preserved) across the site are proposed for Conservation land use, subject to formal wetlands delineation and adjustment, as necessary.

Policy FLU 1.2.3 – Category I Wetlands/Incompatible Uses:

“Industrial land uses...shall not be designated adjacent to Category I wetlands...”

Staff analysis: The proposed amendment locates IL land use away from Category I wetlands. IL land use are adjacent to Category II and Category III wetlands.

Policy FLU 1.4.3, 1.4.4, 1.6.3 – Transitional Land Uses and Buffer Standards:

“Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and non-residential land use designations...”

Staff analysis: The applicant is proposing IL and OFF land use adjacent to RES-3 land use on their Conceptual Master Plan. According to Exhibit 2-2 in the Future Land Use Element of the Comprehensive Plan, the proposed uses can be compatible with

sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, and limiting adjacent uses to passive, unobtrusive uses. The subarea policy language being proposed with this amendment application requires MPUD zoning to address these issues in compliance with the Comprehensive Plan.

Policy FLU 1.8.5 – Transit-Oriented Design (Cross Referenced in Policy TRA 3.2.2 – Transit Oriented Design):

“...Include transit oriented design standards to reinforce the use of public transportation by locating high-density, mixed-use development, including employment-oriented businesses and higher-density residential uses, adjacent to transit stops...”

Staff analysis: The Conceptual Master Plan includes a Transit Center node within a proposed Research Corporate Park (IL land use). Per discussions with the applicant, this Transit Center may initially function as a park-and-ride facility if bus mass transit becomes available to the site, with the future possibility of redevelopment into a true Transit Oriented Design if passenger light rail becomes available along the CSX Railroad corridor. While bus and light-rail transit are planned by TBARTA in their long-range planning efforts, no specific implementation timeline has been released as of June 2009. Therefore, the development of transit supportive facilities on the site should be contingent upon service availability.

CONSERVATION ELEMENT

Objective CON 1.1 – Natural Resources Protection:

“Protect natural communities, including uplands and wetlands; connect natural linkages, conserve viable populations of native plants and animals; protect habitat for listed species; protect water resources and wetland systems; protect unique natural resources; enhance resource-based recreational opportunities, and expand environmental education opportunities.”

Staff analysis: The applicant is proposing the voluntary designation of the Critical Linkage and associated wetlands, as well as all delineated wetlands across the site, as Conservation land use.

Policy CON 1.1.2 – Impacts to Listed Species:

“Pasco County shall require the evaluation and management and/or mitigation of impact to animals listed as endangered, threatened, or species of special concern by requiring that proposed development sites be examined for the presence of plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.”

Staff analysis: County GIS has identified at least nine areas across the site as species overlap. Rezoning and Master/Site Planning of the site will consider these Habitat areas for preservation, and a study of the listed plants and animal species will be required as part of MPUD rezoning.

Objective CON 1.2 and Policy 1.2.1 – Critical Linkages:

“To identify and protect corridors or linkages that maintain a contiguous network of wildlife habitat between existing public lands as identified in the 2002 Habitat Study, Assessment of Measures to Protect Wildlife Habitat in Pasco County...”

Staff analysis: The applicant proposes the preservation of the identified Critical Linkage through designation of same as Conservation land use. The applicant is also voluntarily proposing an additional 196.41 acres of scattered Class 1, 2, and 3 wetlands across the site for Conservation land use. Additionally, the amendment property is bounded on the north by the 598.44-acre Morsani tract. Pasco County has acquired 214.41 acres of the Morsani tract along Crews Lake as part of the Critical Linkage (wildlife corridor) and a conservation easement over the remaining 384.03 acres. The preservation of the identified Critical Linkage on the subject property, together with the Morsani tract, is a major component of the creation of the regionally-significant wildlife corridor, helps fulfill a major goal of the 2006 EAR-based amendments to the County’s Comprehensive Plan,

and significantly enhances the ecological character of the Central Market Area, consistent with the ULI vision.

Policy CON 1.2.2 – Permitted Uses/Development Standards (within Critical Linkage):

- “...f. Require developments to meet the Outstanding Florida Water standard for stormwater prior to discharge into the Critical Linkage, where the Critical Linkage connects to an Outstanding Florida Water standard.
- ...h. The width of Critical Linkage for purpose of application to the use limitations and development standards may be reduced by Pasco County where a significant portion of the Critical Linkage is dedicated to and accepted by Pasco County for conservation.
- i. Development...adjacent to Critical Linkages must demonstrate site planning and orientation which maximizes the preservation and function of the Critical Linkage.”

Staff analysis: The site does not have any immediate connections to bodies of water meeting the Outstanding Florida Water standard.

If the Board of County Commissioners approve the proposed amendment, subsequent rezoning and site planning efforts should adequately buffer and minimize impacts to the Critical Linkage.

Policy CON 1.3.2 – Wetland Delineation:

“The wetlands designation on the land cover and classification maps published by the Southwest Florida Water Management District and the wetland/lake overlay on the Future Land Use Map...shall serve as a conceptual indicator of rivers, bays, lakes, wetlands, and estuarine marshes. The precise delineation of these areas shall be determined through site-specific studies and field determinations during the development review process... The delineation of wetlands on any proposed development shall be determined prior to the issuance of development orders which permit site alteration.”

Staff analysis: The applicant is proposing the preservation of 196.41 acres of wetlands outside the Critical Linkage through designation to Conservation land use. Precise delineation of these areas will be required at time of MPUD rezoning application submittal, and designation of Conservation land uses are subject to agency-approved jurisdictional delineation. Wetland locations according to County GIS data have been shown on Exhibit 7.

Policy CON 1.3.6 – Wetland Impacts:

“Pasco County shall limit the removal, alteration, encroachment, dredging, filling or changes to the natural hydro period or water quality...within Category I wetlands...”

Staff analysis: All Category I wetlands on the amendment site will be preserved through Conservation land use designation.

Policy CON 1.3.12 – Incompatible Uses:

“Industrial land uses shall not be designated directly adjacent to Category I wetlands...”

Staff analysis: Proposed IL land use is not located adjacent to Category I wetlands on the applicant’s Conceptual Master Plan.

Policy CON 1.6.1 – Mandatory River Setback Requirements

“Pasco County shall continue to require mandatory setbacks around the...Pithlachascotee...River...”

Staff analysis: The required 50 foot setback from the Pithlachascotee River will be included within the lands designated as CON, as delineated by appropriate agencies.

HOUSING ELEMENT

Policy HSG 1.1.1 – Future Land Use:

“Pasco County shall ensure the Future Land Use Element addresses the following conditions that impact housing:

- ...Designation of sufficient densities to achieve a variety of housing types.”

Staff analysis: The applicant proposes designation of 890.38 acres of the site for RES-3 land use, which will support a variety of residential housing types.

Policy HSG 1.1.2 – Comprehensive Plan Amendments:

“Comprehensive Plan Amendment requests for additional residential acreage and/or density increases must be supported by residential growth trends and the Goals, Objectives, and Policies of the Future Land Use Element.”

Staff analysis: Residential growth estimates are provided in the Need analysis, above. The increase in potential residential dwelling units resulting from the proposed amendment is supported by the Goals, Objectives and Policies of the Future Land Use Element.

PUBLIC FACILITIES ELEMENT

Policy WAT 1.1.5 – Installation of Public Water System

“Pasco County shall require the installation of a public water system for domestic supply and fire protection where connection to an existing public water system is not available and the development is located in an area designated by the Future Land Use Map as RES-3...or higher and:

- a. The development consists of more than twenty-five (25) residential units...”

Staff analysis: The proposed amendment site is not currently serviced by the County’s water utility. Significant improvement to collection and distribution lines will be required to service the proposed amendment site, which will be the responsibility of the applicant for funding.

CONSISTENCY WITH ULI ADVISORY SERVICES PANEL REPORT

The proposed amendment site is located within the area defined by the ULI as the Central Market Area. This Area is a “vast, undeveloped area that is the heart of the county.” The report defines the Area as “characterized by ecological areas, agricultural lands, and a pastoral feel.” Moreover, the Area has large tracts of entitled land, including several DRIs and MPUDs, and is “over-entitled, especially with low-density single family housing.”

The proposed amendment responds to many of the positive recommendations for the Central Market Area within the ULI report. The Conceptual Master Plan (Exhibit 10) incorporates cluster development, creates an employment center, and provides for significant conservation areas. Staff finds the proposed amendment consistent with the ULI Advisory Services Panel Report, based on the project phasing and infrastructure requirements contained in the associated subarea policies.

V. CONSISTENCY WITH FUTURE LAND USE ELEMENT APPENDIX FLU A-1

Pursuant to the Comprehensive Plan's Plan Amendment Standards of Review, this amendment will be evaluated using the following criteria: General Public Facilities/Services; Natural Resources/Natural Features; Comprehensive Plan Policy Review; and Transportation.

General Public Facilities/Services

Rule 9J-5.0055(3) Florida Administrative Code requires that adequate public facilities and services be available concurrent with the impacts of development. The Pasco County Comprehensive Plan implements this requirement through Policy CIE 1.2.2 and CIE 1.2.3. The applicant will be required to undergo concurrency review prior to finalization of any rezoning.

Public Facilities Demand								
Acres	FLU Amendment		Change In			Demand Change in		
	From	To	DU ¹	Population ²	Non-Res Sq Ft ¹	Potable Water (GPD) ³	Wastewater (GPD) ⁴	Solid Waste (LBS/D) ⁵
26.04	RES-1	CON	0	0	0	0	0	0
890.38	AG/R	RES-3	881	2,026	0	189,415	176,200	14,184
10	AG/R	OFF	0	0	99,000	14,850	14,850	990
88.05	AG/R	IL	0	0	880,000	132,000	132,000	8,800
413.33	AG/R	CON	0	0	0	0	0	0
Totals =			881	2,033	979,000	336,265	323,050	23,974

1. Refer to Amendment Summary Table for change in dwelling units and residential square footage.
2. Calculations based on 2.3 average household size from Table 2-10 of the FLU Technical Support Document.
3. Calculations based on 215 gpd/du and 0.15 gpd/sf for non-residential uses.
4. Calculations based on 200 gpd/du and 0.15 gpd for non-residential uses.
5. Calculations based on 4.5 lbs/day/capita and 1.0 lb/100 sf.

Note: Development potential is capped through voluntary application of Sub-Area Policy.

Potable Water

Assuming maximum residential and non-residential usage, the proposed amendment will create demand for an additional 336,265 gallons per day of potable water capacity in excess of the development potential of the current Future Land Use designations.

The applicant has received correspondence from Pasco County Utilities (Exhibit 9) confirming available potable water capacity sufficient to provide service to the proposed amendment site. The proposed amendment will generate a demand for an additional 335,620 gallons per day of potable water capacity, or approximately three percent of the available potable water capacity.

Significant system improvements will be required to provide potable water to the site, which will be required of the developer concurrent with site development by the subarea policies and the required Utilities Service Plan (USP). There are no existing water distribution/transmission facilities along U.S. 41. The nearest current point of connection for the proposed amendment site is at the intersection of U.S. 41 and S.R. 52, 2.6 miles from the site. The developer will be responsible for installation of improvements to connect to the existing potable water system in accordance with the provisions of a standard Utility Service Agreement, which must be executed between the County and the developer prior to construction approval of the project. Approval and implementation of a Master Utility Plan, required system improvements, and payment of applicable impact fees will be required prior to development of the site.

The owners of the proposed amendment site conveyed a 60 foot wide utility easement along the southern property boundary for installation and maintenance of water, reuse water, and sewer facilities, and developers between the subject site and S.R. 52 have already entered into binding agreements with Pasco County for the extension of water distribution and transmission facilities to that location.

Sanitary Sewer

Assuming maximum residential and non-residential usage, the proposed amendment will create demand for an additional 323,050 gallons per day of sanitary sewer capacity in excess of the development potential of the current Future Land Use designations.

The applicant has received correspondence from Pasco County Utilities (Exhibit 9) confirming sanitary sewer capacity. The County is planning to construct a transmission force main from the Shady Hills Wastewater Treatment Facility easterly along the power line corridor adjacent to the proposed amendment site, and then north and south along U.S. 41. This project has not yet been scheduled due to funding constraints. These improvements, as well as other required on- and off-site facility improvements, will be addressed through a project specific Utilities Service Plan (USP). Wastewater concurrency for this project will be conditioned on the receipt of necessary permits and approvals for system improvements and expansions; execution and implementation of a Utility Service Agreement and a Utility Service Plan, and payment of applicable impact fees.

The owners of the proposed amendment site conveyed a 60 foot wide utility easement along the southern property boundary for installation and maintenance of water, reuse water, and sewer facilities, and developers between the subject site and S.R. 52 have already entered into binding agreements with Pasco County for the extension of wastewater collection and transmission facilities to that location.

Solid Waste

The proposed amendment will generate 23,974 pounds per day of solid waste in excess of the development potential of the current Future Land Use designations. The applicant has received correspondence from the County's Utilities Department confirming service availability, subject to fulfillment of Concurrency requirements.

Drainage

The subject property is generally located within the Pithlachascotee drainage basin. Pasco County has adopted the FDOT drainage standards for the County's roadway system, and all new development is limited to rates of discharge that existed prior to development in accordance with Chapters 40D-4 and 40D-40 of the Florida Administrative Code, as administered by the Southwest Florida Water Management District. Conveyance of stormwater will be accomplished through a permitted drainage system.

Stormwater detention/retention will be accomplished through acceptable methods and specified during the permitting process. The 24-hour, 25-year peak discharge rate from the system will be the design standard for post-development discharge off-site.

Stormwater will be treated in accordance with Chapter 17-25 FAC. Accepted methods for stormwater treatment include: littoral shelves, creation of wetland systems and use of existing isolated wetlands for biological treatment.

Parks and Recreation

Policy REC 1.1.4 establishes level of service standards for recreation and open space in Pasco County, which are further defined by the Comprehensive Plan.

Recreation and Open Space Demand				
Park Type	Adopted LOS	Existing Demand (ac.)	Proposed Demand with Amendment (ac.)	Net Change in Demand (ac.)
Community (20-40 ac.)	1 park per 25,000 pop.	1.02	2.65	1.62
District (80 ac.)	1 park per 50,000 pop.	2.05	5.29	3.24
Regional (100+ ac.)	1 park per 100,000 pop.	1.28	3.31	2.03
Total		4.36	11.25	6.89

1. Refer to Amendment Summary Table for change in dwelling units and residential square footage.
2. Calculations based on 2.3 average household size from Table 2-10 of the FLU Technical Support Document.

The proposed amendment increases the development potential of the site by 881 dwelling units, or 2,026 persons (at 2.3 persons/du). Based on the net increase in development potential, the proposed amendment generates a demand for an additional 6.89 acres of community, district, and regional parkland.

The Neighborhood Parks Ordinance (Sec. 610) requires provision of on-site neighborhood parks at a rate of one acre up to 100 dwelling units, with an additional .01 acre of land for each dwelling unit over 100. The net change in demand for neighborhood parkland resulting from the proposed amendment is 8.81 acres. The applicant's conceptual master plan (Exhibit 10) includes 14.4 acres of neighborhood parkland to address the 14.38 acre requirement resulting from the total dwelling unit count (1,438 dwelling units). Specific neighborhood parkland requirements will be addressed as part of the MPUD rezoning process.

Non-residential uses do not generate park demand, and are not included in this analysis.

Public Transportation

Public transportation is a key component of the proposed amendment, as the applicant is proposing a future Transit Center use integrated within a Research Corporate Park as part of the Conceptual Master Plan. The long-term vision for the Transit Center is for eventual use as Transit Oriented Development, which focuses multi-modal transit options and mixed-uses around the one-quarter mile (5 minute) walk.

There is no existing public transit service to the subject site. According to Map 7-32 of the Comprehensive Plan, an intermodal access route is envisioned along U.S. 41 adjacent to the proposed amendment site, as well as future railroad intermodal use. Map 7-27 shows a future Express Route is planned along U.S. 41. This route is also shown on the Tampa Bay Area Regional Transportation Authority (TBARTA) master plan for the region. The TBARTA plan also envisions the use of the CSX Railroad adjacent to the site for long-distance commuter rail, providing north-south connections throughout the region. While bus and light-rail transit are being considered by TBARTA in their long-range planning efforts, no specific implementation timeline has been released as of June 2009.

Transportation Network

According to the Comprehensive Plan Corridor Preservation Map 7-35, U.S. 41 is required to have a corridor width of 220 feet. Any property located within the corridor preservation width will remain the existing FLU designation. The applicant intends to dedicate 60 feet of road right-of-way on the west side of U.S. 41 in compliance with corridor preservation requirements.

U.S. 41 is currently a two-lane arterial roadway with a level of service "D" operating conditions. According to the County Five Year Roadway Plan (FY09-13), this segment of U.S. 41 will remain two lanes with operating Level of Service "D" in 2013. U.S. 41 is designated as a truck route and a hurricane evacuation route.

Per the traffic analysis in Exhibit 8, the proposed amendment would result in the generation of 9,525 net new daily trips at project buildout. Roadways in the study area will remain within

acceptable operating Level of Service in Years 2013 and 2025 as a result of the proposed amendment.

Public Schools

The amendment site is currently served by Mary Giella Elementary School, Pine View Middle School, and Land O'Lakes High School. According to Pasco County School District's Five-Year District Facilities Work Program, capacity and utilization of each of the schools servicing the amendment site is as follows:

Public School Capacity					
School	Actual 2008-09 FISH Capacity	Projected Enrollment	School Utilization	Net Increase in Enrollment with Proposed Amendment	School Utilization with Proposed Amendment
Mary Giella Elementary	634 students	634 students	100%	75 students	112%
Crews Lake Middle	1,306 students	700 students	54%	34 students	56%
Land O'Lakes High	1,375 students	1,600 students	116%	41 students	119%

Note: Projected capacity accounts for capital improvements.

Student Generation						
	Single-Family Student Generation Rate (per unit)	Multi-Family Student Generation Rate (per unit)	Current FLU (students)	Proposed FLU Subarea Policy		Net Change (students)
				Single Family (students)	Multi-Family (students)	
Elementary School	0.17	0.09	94.69	85.34	84.24	74.89
Middle School	0.08	0.04	44.56	40.16	37.44	33.04
High School	0.11	0.05	61.27	55.22	46.8	40.75
Total			200.52	180.72	168.48	148.68

Source: Student generation rates provided by District School Board of Pasco County, 2009.

Objective PSF 1.2 requires County review of proposed residential development to ensure provision of adequate school facilities at the adopted level of service. The applicant has requested a determination from the Pasco County School Board regarding mitigation for the proposed amendment; the School Board's response is included in Exhibit 9. The proposed amendment would result in an increase in potential elementary, middle, and high-school students of 149 students

In addition to required impact fee payments, the School Board has requested that 18-22 acres of the site be set aside for construction of an elementary school to service the area, subject to siting criteria (as applicable) in the County's Comprehensive Plan and Land Development Code. This dedication request will be addressed through the MPUD rezoning process.

VI. NATURAL RESOURCES/NATURAL FEATURES

Wetland

According to County GIS data, there are 155.93 acres of Class I wetland, 137.99 acres of Class II wetland, and 38.67 acres of Class III wetland within the proposed amendment site, for a total of 332.59 acres.

According to Policy CON 1.3.13 Wetland Buffers, Pasco County shall require a minimum 25 foot buffer, not inclusive of any lots, around all post-development Category I wetlands. Wetland buffers around Category II and Category III wetlands shall be as required by SWFWMD or regulatory agencies and shall not be inclusive of any lots.

The applicant is proposing a number of small wetland areas for Conservation land use. Staff recommends that the applicant designate a Homeowners Association, Property Owners Association, or independent non-profit land trust to accept a conservation easement over the Class II and Class III wetland areas.

Significant Animal Habitat

Pasco County GIS data shows significant animal habitat areas throughout the central and eastern site area, as well as 216.93 acres of Critical Linkage area on the western part of the site adjacent to Crews Lake. The applicant is voluntarily proposing preserving the area within the Critical Linkage through Conservation land use designation, which includes approximately 133.81 areas of wetlands and 83.11 acres of upland.

The Critical Linkage provides the regulatory and jurisdictional framework to designate a continuous corridor for plants and animals to be renewed within the native communities and faunal populations, thereby reducing the fragmentation that occurs from development and transportation corridors.

Wellfield

Staff review of County GIS data shows that no wellheads or associated protection areas exist on the proposed amendment site.

Historic/Archeological Sites

According to Pasco GIS data, there are no known historic or archaeological sites located on the subject property.

If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation are discovered, work shall come to an immediate stop and Pasco County and the State Historic Preservation Officer (SHPO) shall be notified within two working days. This language will become a condition of the MPUD rezoning application.

Flood Plain

The amendment property is shown on Federal Emergency Management Agency FIRM panels 120230 0050C, 0225D, and 0250E. Much of the central part of the site is identified as outside the 100-year flood zone. Areas adjacent to the river and on the eastern part of the site are designated AE (no base flood elevations determined) and A (base flood elevations determined), respectively.

Soil and Topography

The subject site is located on Tavares, Narcoosee, and Adamsville sand, Pompano sand, and Newnan fine sand on the upland portions of the site. Soils in the vicinity of water bodies and wetlands throughout the site are generally hydric in nature, and include Sellers mucky loamy soil and Basinger fine sand (depressional). The soils along the Pithlachascotee River are composed of Palmetto-Zephyr-Sellers complex.

The topography of the site slopes from U.S. 41 westerly, and elevations range from 55 feet at the southwestern corner to 65 to 70 feet near U.S. 41.

VII. STAFF RECOMMENDATION

Staff recommendation is for approval of the proposed amendment with accompanying Subarea Policies.

Exhibit 1
Subarea Policies

Mitchell – U.S. 41 SUBAREA POLICIES

Policy FLU 7.1.15.1 – Maximum Development Potential

- a. Identify the Mitchell – U.S. 41 (“Mitchell”) Subarea on Future Land Use Subarea Map 2-9(15). The purpose of these policies is to acknowledge the unique size, location and characteristics of the Mitchell Subarea and to define the guiding principles and specific conditions for development.
- b. The Subarea shall be zoned in not more than three (3) Master Planned Unit Developments (MPUDs) and shall be governed by the terms of this policy. Any development that would exceed the impacts of the level of development allowed under this Subarea policy shall require an amendment to this Policy, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.
- c. The following levels of development within the Mitchell Subarea are approved as the maximum authorized densities and intensities for combined development within all approved MPUDs for the subject site.

Type of Development	Square Footage / Dwelling Units
Industrial-Light (IL) *	880,000 square feet
Office	99,000 square feet
Residential	1,438 dwelling units 35% may be Single Family 25% Multi Family 40% Villas, Patio Homes, and/or Townhomes

* Post-secondary schools shall be permitted in the areas designated for the IL Future Land Use Classification in the Mitchell Subarea, but shall be designed as part of the MPUD process to ensure that post-secondary schools are compatible with and likely to be interrelated to the surrounding land uses.

Policy FLU 7.1.15.2 – Mitchell - U.S. 41 Guiding Principles

The Mitchell - U.S. 41 Subarea shall be developed in conformance with the following guiding principles where practical and appropriate. Specific design criteria shall be established by site plan(s) accompanying MPUD zoning(s).

- a. A pedestrian-scale, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which integrates office and light industrial development with residential uses, recreation and conservation areas.

- b. The overall design of each MPUD shall establish a framework that creates pedestrian connectivity in a human-scale environment, building a sense of place and community and providing for walkability between complementary uses, and providing connectivity to existing and planned multipurpose trails. Development shall be clustered to maximum extent reasonably practical to preserve a connected system of open space, and to focus the design of the development as compact, economically feasible and environmentally sustainable.
- c. Development of the project shall be designed to contribute to a balanced and synergistic mix of uses (that will achieve a desirable jobs-to-housing ratio of 1.5:1 at buildout) and to create the pedestrian-friendly development noted above. To ensure, to the extent reasonably practical, that development proceeds with the desired mix of uses, these subarea policies contain various phasing and infrastructure requirements, such as phasing requirements for the provision of on-site and off-site infrastructure to support employment-generating uses, utility and transportation infrastructure phasing to ensure that site-ready land is available to respond to market opportunities, and provisions that ensure that development is timed, and improvements constructed, to maintain adopted Levels of Service (LOS) standards at buildout of each of the three land use classifications.
- d. The project as a whole – and each MPUD – shall be composed of interconnected uses/parcels, and shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle trip lengths and to support pedestrian, bicycle, and mass transit opportunities.
- e. Development of the project shall support the future implementation of mass transit opportunities as they become available to the site, and shall provide pedestrian-oriented design features, on-street parking where appropriate, and internal connectivity where appropriate and practical. A transit station site, not to exceed five (5) acres shall be provided to maximize access to public transportation. Transit Oriented Design (TOD) standards will reinforce the use of public transportation by locating higher-density residential uses adjacent to employment-oriented businesses in proximity to the transit station site. Development will recognize the transit core area, transit neighborhood, and transit support area. As part of the MPUD, the guidelines for the transit station will be related to the evolution of the mass transit system incorporating, as they become feasible, park & ride, express & local bus hub, and commuter & light rail.
- f. All development within the Mitchell Subarea shall be consistent with the established Subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and pedestrian connectivity between land uses where practical. Local and collector streets, pedestrian paths, and bicycle paths shall contribute to a system of connected routes between employment generating uses, residential, schools, parks, and conservation and open-space areas. The design details shall be established by a site plan controlled by no more than three MPUD zoning districts and implemented through accompanying preliminary site plans. The preservation of the Critical Linkage must be done prior to or concurrent with the first MPUD.
- g. All references in these Subarea policies to comprehensive plan, land development regulations or other documents are to the provisions in effect on the date of adoption of

this Policy. The applicability of comprehensive plan or land development regulation changes to this Policy and this Subarea shall be governed by applicable law.

Policy FLU 7.1.15.3 – Mitchell – U.S. 41 Development Standards

- a. All parks will be located within the Residential areas (RES-3) of the Mitchell Subarea.
- b. The Mitchell Subarea shall include a variety of housing types to provide housing options for residents of diverse ages, incomes and family sizes working within and around the area.
- c. Development of the Mitchell Subarea shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between residential and nonresidential uses, and provide adequate opportunities for pedestrian and bicycle connectivity where practical and appropriate.
- d. The Mitchell Subarea shall minimize access points along U.S. 41 to facilitate traffic flow.
- e. The County shall require, where feasible, that new residential development within the Mitchell Subarea collocate neighborhood parks with public schools.

Policy FLU 7.1.15.4 – Mitchell – U.S. 41 Natural Resource Protection Requirements

- a. The Subarea shall have Future Land Use Map designations of Conservation (CON) for Critical Linkage areas, and delineated wetlands areas. CON FLU includes approximately 216.92 acres of Critical Linkage and approximately an additional 196.41 acres of Category I, II, and III wetlands outside the Critical Linkage.
- b. With the exception of the Critical Linkage, areas designated as CON land use within the Mitchell Subarea are based upon Pasco County GIS and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies during the MPUD zoning process. Pasco County shall update the FLU Map to reflect the foregoing adjustments.
- c. The areas designated in the FLUM as CON (Conservation Lands) land use within the Mitchell Subarea shall be limited to passive recreational and conservation land uses including picnic shelters, boardwalks, and pedestrian trail systems; e.g. walking/jogging, nonmotorized cycling, and rollerblading.
- d. The CON (Conservation Lands) FLU classification shall allow for road crossings only where necessary for roadways required by the Mitchell MPUD approval(s) and/or the Pasco County Land Development Code. Road crossings within any CON lands shall be designed to be consistent with wildlife corridors or roadway undercrossing systems. Pedestrian and bicycle connections shall be allowed within CON lands where necessary to create an interconnected greenways and trails system.

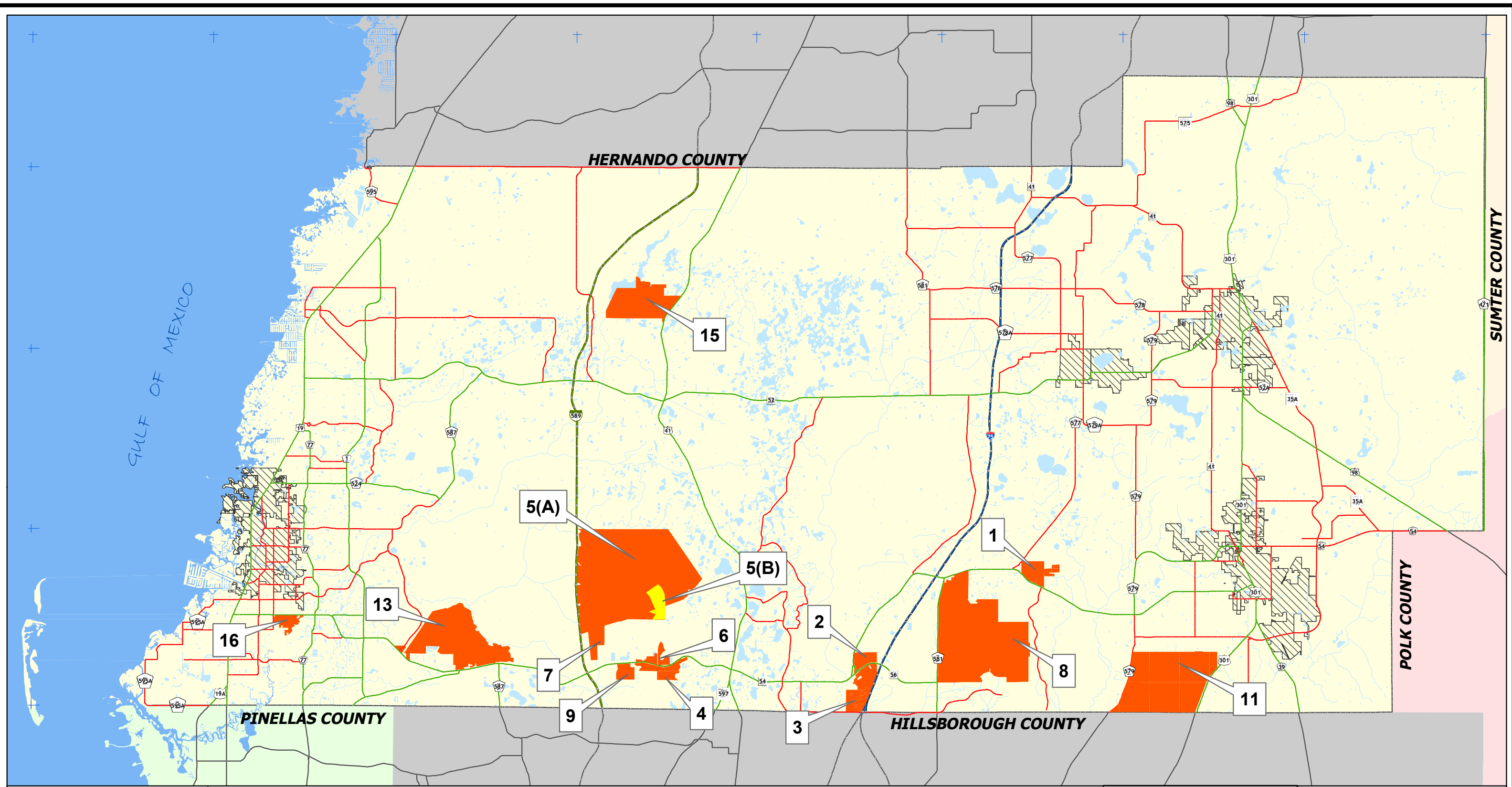
- e. Development of the Mitchell Subarea shall be specifically designed to reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources, including CON land use on site.
- f. Preservation of the Critical Linkage may be accomplished in several ways: 1) The conveyance of fee simple title to the County of the lands within the Critical Linkage; 2) Conveyance of a Conservation Easement to the County of the lands within the Critical Linkage on terms and conditions acceptable to developer, the County Attorney and the Environmental Lands Acquisition and Management Program (ELAMP); or 3) a combination of the above options. The preservation of the Critical Linkage must be done prior to or concurrent with the first MPUD.
- g. Development of the RES-3 area shall be designed to provide a transitional area of varying densities between the low density residential uses on the west portion of the site to higher residential densities on the eastern portion of the site with enhanced environmental protection, including: preservation of open space areas located at various locations throughout the site; the use of clustering on the most suitable portions of the RES-3 area for development; and the use of appropriate residential building setbacks from the Pithlachascotee River, the Critical Linkage and Category I wetlands.
- h. The Mitchell Subarea shall only locate low density residential development, open space and roadway and stormwater infrastructure immediately adjacent to the Critical Linkage.
- i. The Mitchell Subarea shall comply with the Pasco County Groundwater Protection Ordinance.
- j. Septic tanks are prohibited within the Mitchell Subarea except to service any improvements to the subject property that exist as of the date of adoption of these subarea policies.
- k. Wetlands that have CON designation shall be protected consistent with the goals, objectives and policies of the Pasco County Comprehensive Plan and applicable Land Development Regulations.

Policy FLU 7.1.15.5 – Mitchell – U.S. 41 Public Facility Requirements

- a. The phasing of development within the Mitchell Subarea is expressly related to the provision of the necessary infrastructure to serve such development, and all development approvals shall be timed to ensure that the improvements that are necessary to maintain adopted Levels of Service (LOS) standards are programmed into the Pasco County Five-Year CIP prior to the approval of development activity or to ensure that impacts to public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.
- b. Within 90 days of the County's request, the Mitchell Subarea developer shall either deed or dedicate required right-of-way for U.S. 41 in compliance with the Right of Way Preservation Ordinance.
- c. The Mitchell Subarea MPUD(s) shall include phasing requirements that provide for the early provision of on-site and off-site infrastructure to support allowable uses. Developer

shall be responsible for the construction of utilities and transportation infrastructure, which shall be phased to ensure site-ready land is available to respond to market opportunities and contribute to a balanced mix of uses to achieve desirable jobs to housing ratio of 1.5:1. Nothing in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development.

- d. Should the conditions of the Subarea policies and MPUD(s) not be satisfied, the County reserves the right to initiate a Comprehensive Plan Amendment to revert all or any part of the Mitchell Subarea to the Future Land use designated prior to the Comprehensive Plan Amendment establishing the Mitchell Subarea.
- e. Prior to or concurrent with the approval of the first MPUD for the residential part of the Mitchell Subarea, preservation of capacity for Office and Industrial entitlements shall be considered by means of (i) a traffic study approved by Pasco County as part of the MPUD process or otherwise or (ii) an alternative mechanism otherwise approved by the Board of County Commissioners to ensure that adequate land and transportation capacity is available for employment generating uses consistent with Policy FLU 1.8.10.



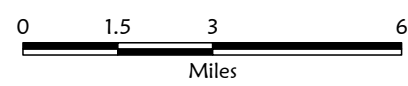
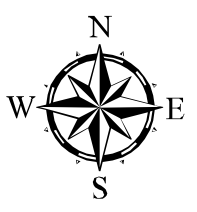
Legend

- 1. Curley Road/S.R. 54 Subarea BCPA05-2 (09 & 10) and CPAL08-1(03)
- 2. Cypress Creek Town Center DRI (#252)
- 3. King Ranch Subarea BCPA05-2 (12)
- 4. Long Lake Ranch DRI (#247)

- 5(A). Bexley Ranch DRI (#255)
- 5(B). Bexley Ranch DRI (#255)
- 6. Sunlake Centre DRI (#248)
- 7. Ashley Glen DRI (#261)
- 8. Wiregrass DRI (#260)

- 9. Smith 54 Subarea CPAL08-1(02)
- 11. Two Rivers CPAL08-2(04)
- 13. Starkey Ranch DRI (#264)
- 15. Mitchell
- 16. Harvey

SUBAREAS INCORPORATED CITY LIMITS



REVISIONS :

DATE	ORDINANCE #	DATE	ORDINANCE #
02/24/04	// 04-06		
11/23/04	// 04-52		
12/20/05	// 05-44		
12/20/05	// 05-45		
12/20/05	// 05-46		
03/28/06	// 06-09		
03/28/06	// 06-10		
09/25/07	// 07-22		
09/08/08	// 08-32		
09/23/08	// 08-42		
11/25/08	// 08-48		

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY

MAP 2 - 9
SUBAREA

Pasco GIS | 06.22.09 | JMH



THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2-9 (15)
FLU Subareas
Mitchell

SUBAREA DETAILS

- Mitchell
- Wetlands - Class I
- Rivers
- ROR_overlay
- Flexible Plan Boundry
- City Limits

Future Land Use Categories

- AGRICULTURAL
- AGRICULTURAL/RURAL
- COASTAL LAND
- COMMERCIAL
- CONSERVATION LANDS
- EMPLOYMENT CENTER
- INDUSTRIAL-HEAVY
- INDUSTRIAL-LIGHT
- MAJOR ATTRACTORS
- PUBLIC/SEMI-PUBLIC
- RECREATION/OPEN SPACE
- MIXED USES
- NEWTOWN
- OFFICE
- PLANNED DEVELOPMENT
- RESIDENTIAL-1
- RESIDENTIAL-3
- RESIDENTIAL-6
- RESIDENTIAL-9
- RESIDENTIAL-12
- RESIDENTIAL-24 du/ga*
- RETAIL/OFFICE/RESIDENTIAL
- TOWN CENTER

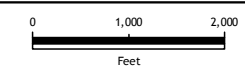
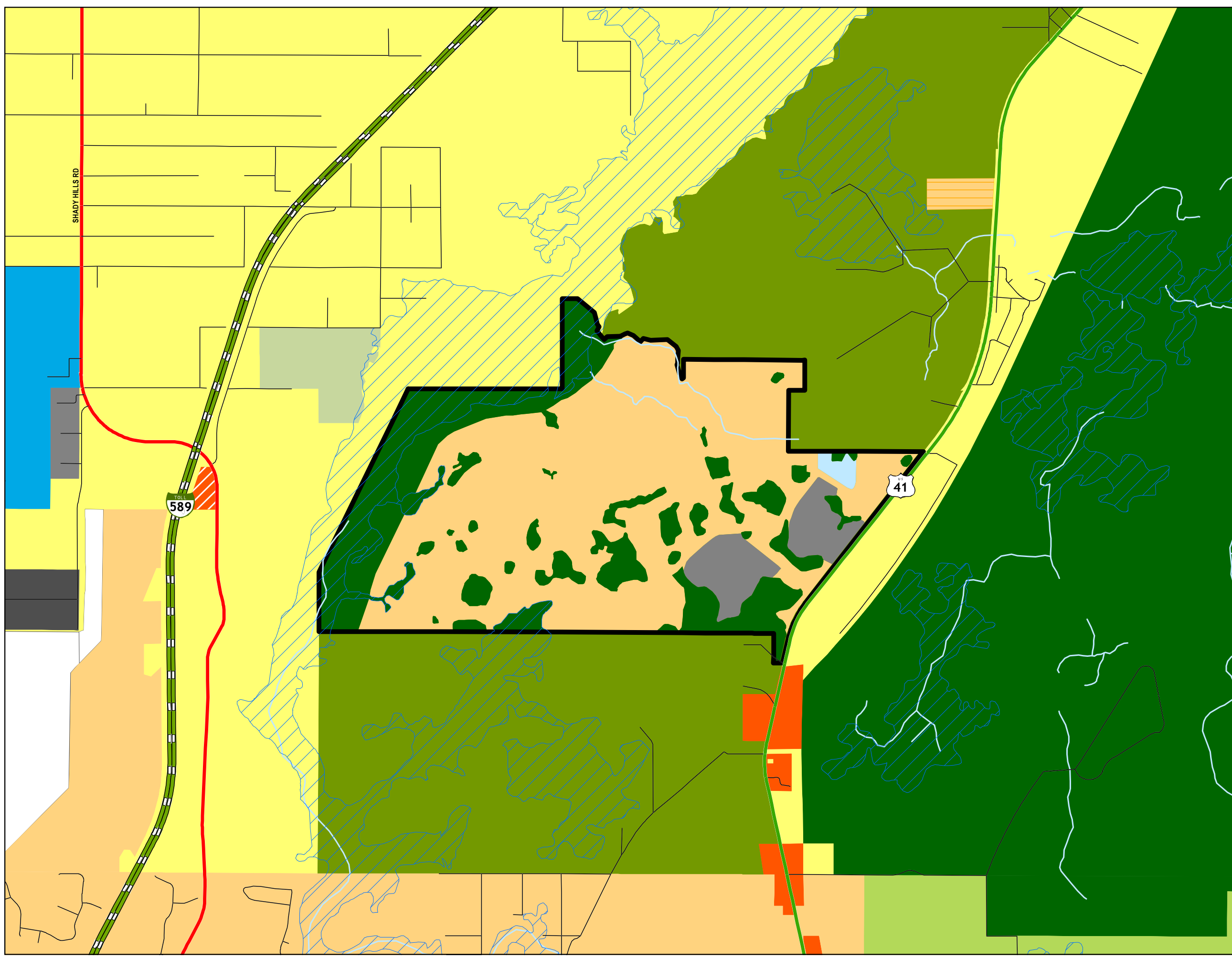
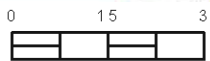
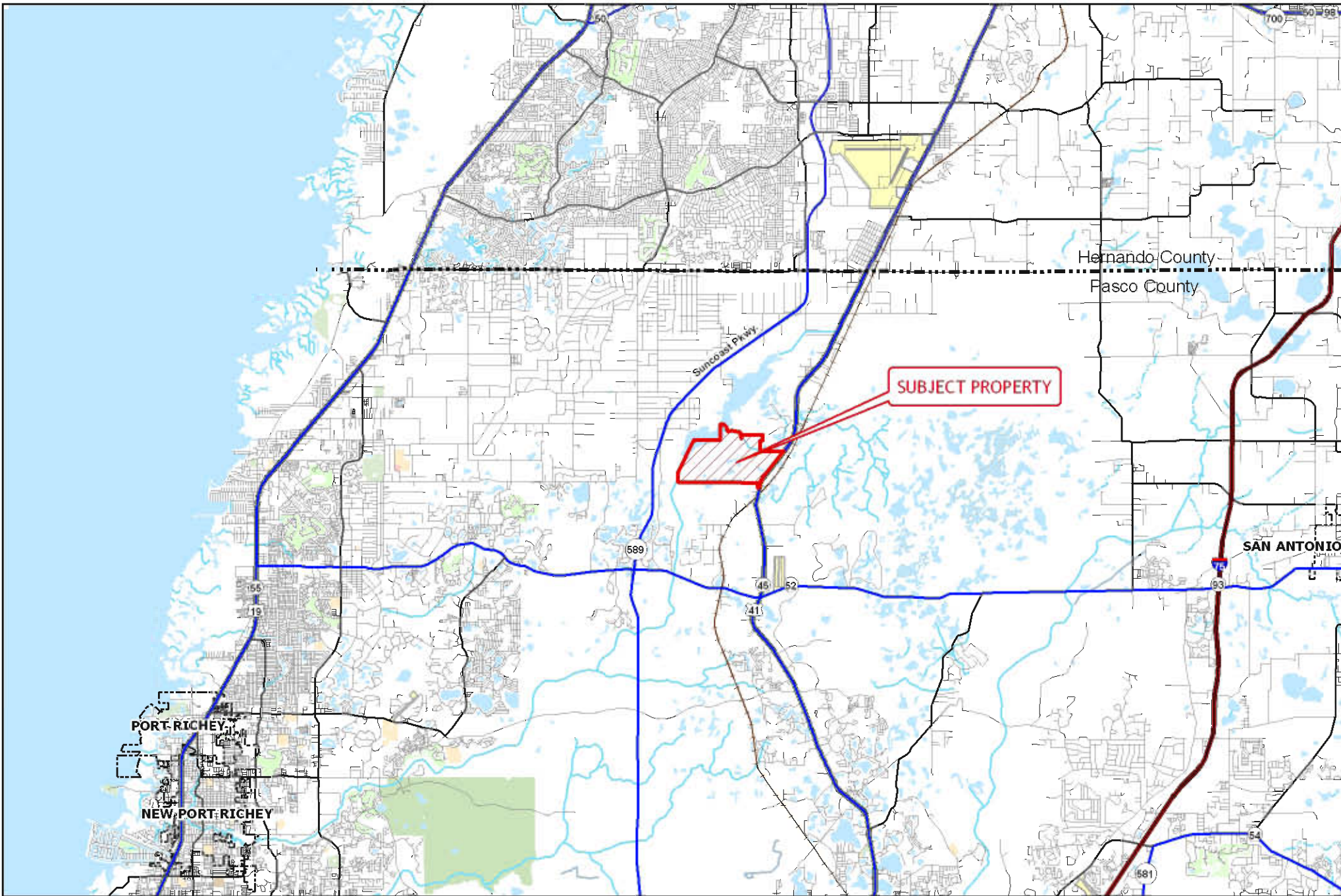


Exhibit 2
Amendment Site Location Map



MITCHELL PROPERTY
LOCATION MAP
ACREAGE: 1,409.48 AC.
FLU: AG/R, RES-1
ZONING: AC

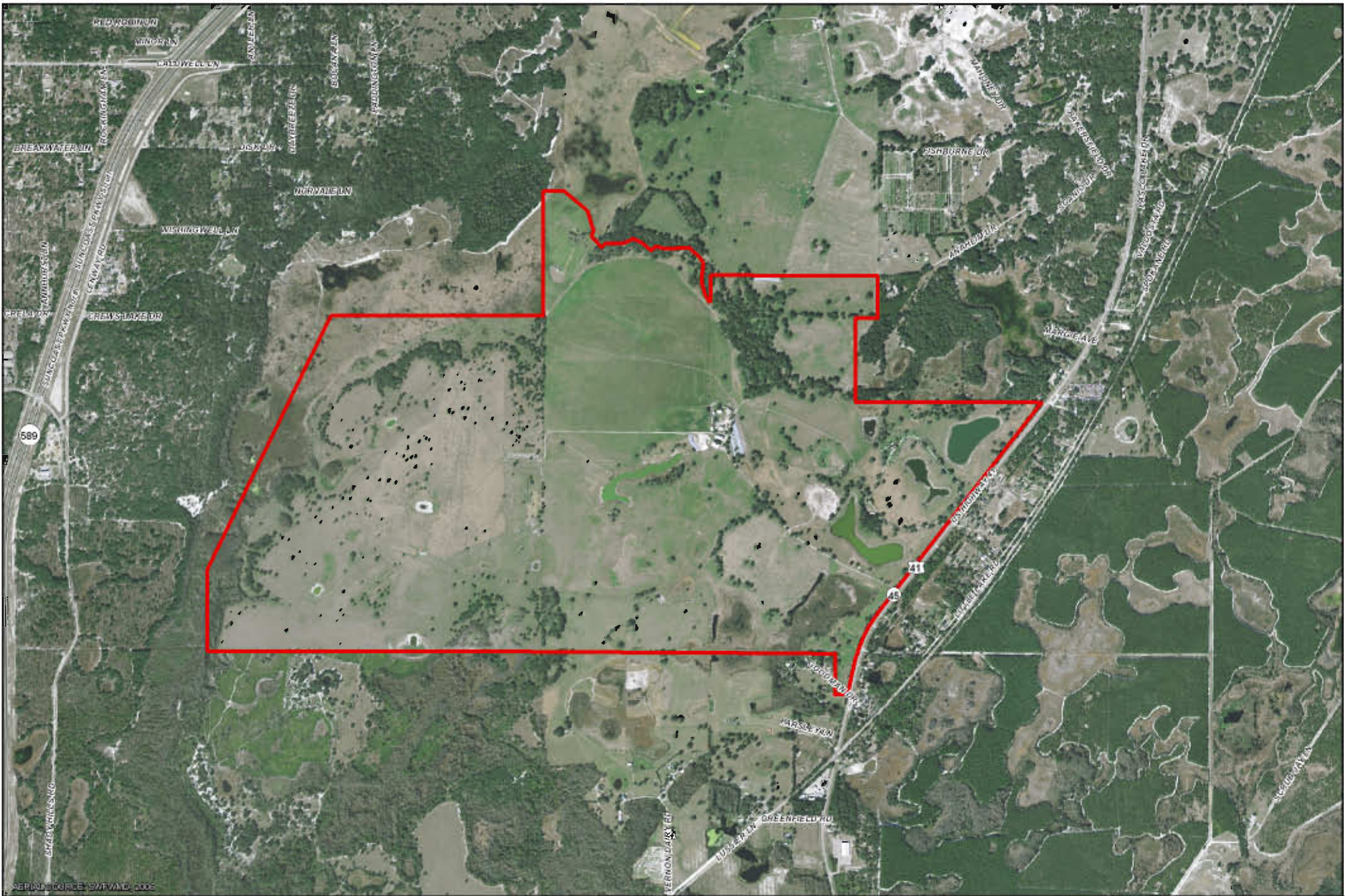


Legend
 Property Boundary



Exhibit 3

Amendment Site Aerial Photograph



0 1,000 2,000



Feet



MITCHELL PROPERTY

AERIAL MAP

ACREAGE: 1,409.48 AC.

FLU: AG/R, RES-1

ZONING: AC

Legend

 Property Boundary

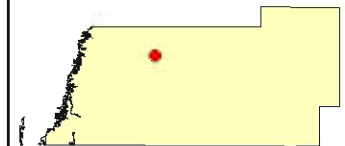
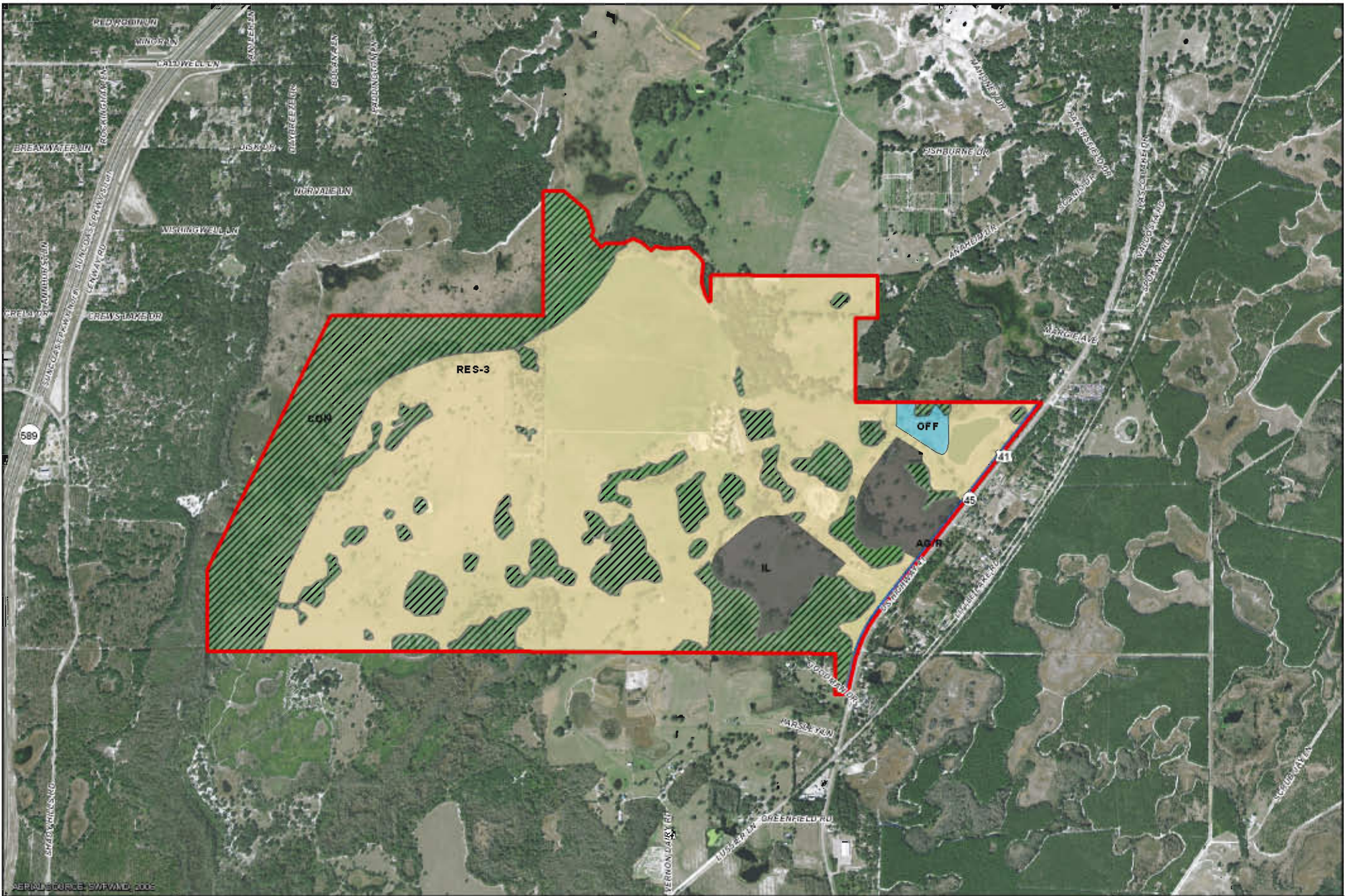


Exhibit 4

**Pasco County Comprehensive Plan
Existing Future Land Use Map**

Exhibit 5

**Pasco County Comprehensive Plan
Proposed Future Land Use Map**



0 1,000 2,000



Feet



MITCHELL PROPERTY
PROPOSED FUTURE LAND USE MAP
ACREAGE: 1,409.48 AC.
FLU: AG/R, RES-1
ZONING: AC

Legend

- Property Boundary
- AG/R - 7.72 AC.
- OFF - 10.00 AC.
- CON - 413.33 AC.
- RES-3 - 890.38 AC.
- IL - 88.05 AC.

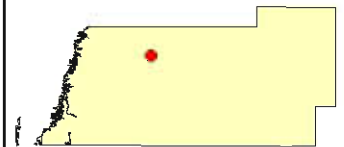
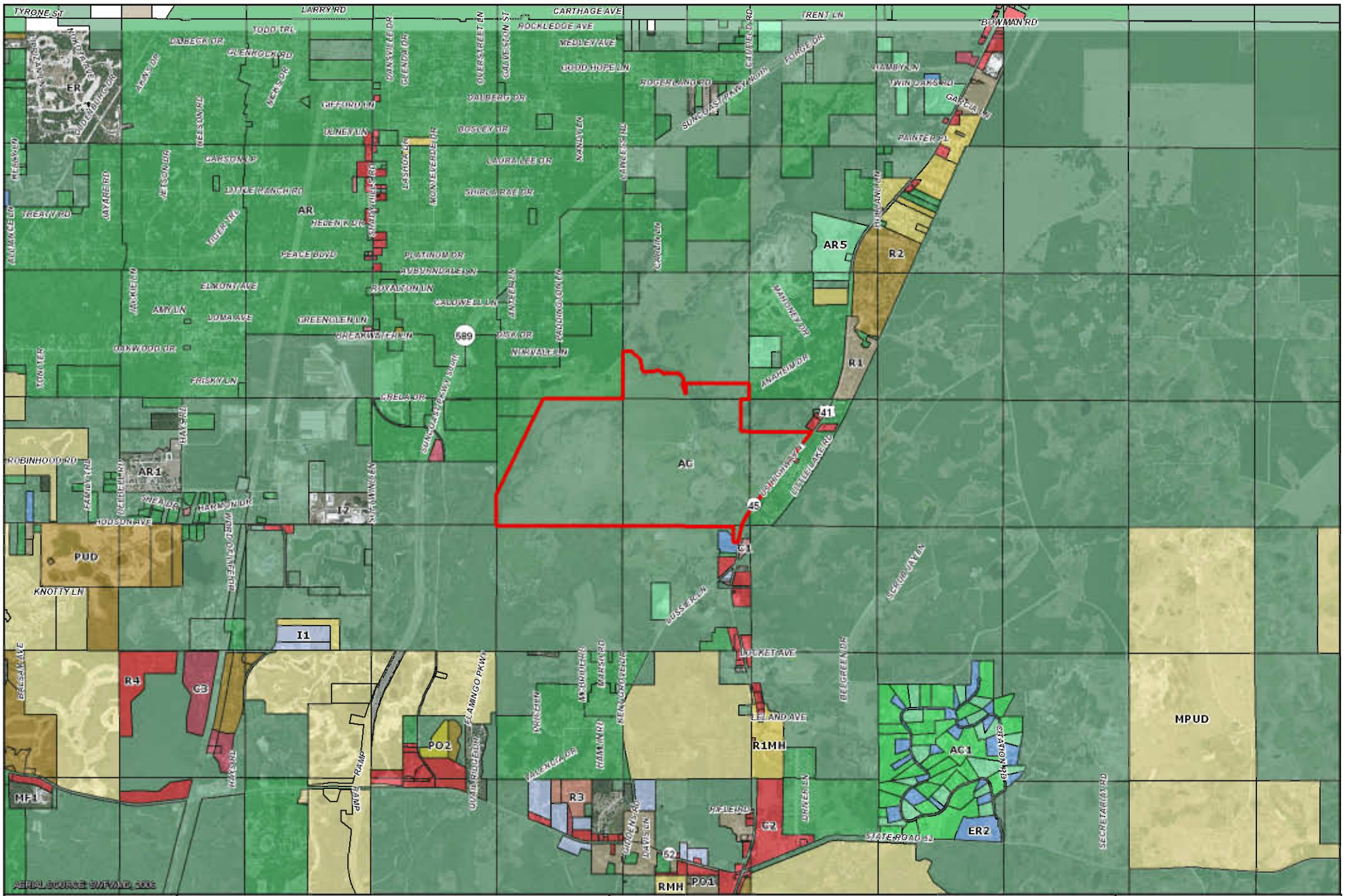
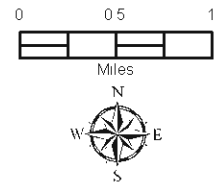


Exhibit 6
Pasco County Zoning Map



AERIAL SOURCE SWFWMD, 2003



MITCHELL PROPERTY
ZONING MAP
ACREAGE: 1,409.48 AC.
FLU: AG/R, RES-1
ZONING: AC

Legend

- | | | | | |
|-----|-----|------|------|-----|
| AC | C1 | I1 | R1 | R4 |
| AC1 | C2 | MPUD | R1MH | RMH |
| AR | C3 | PO2 | R2 | |
| AR5 | ER2 | PUD | R3 | |

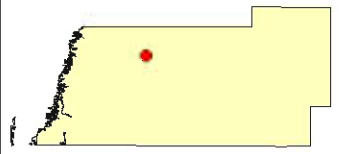
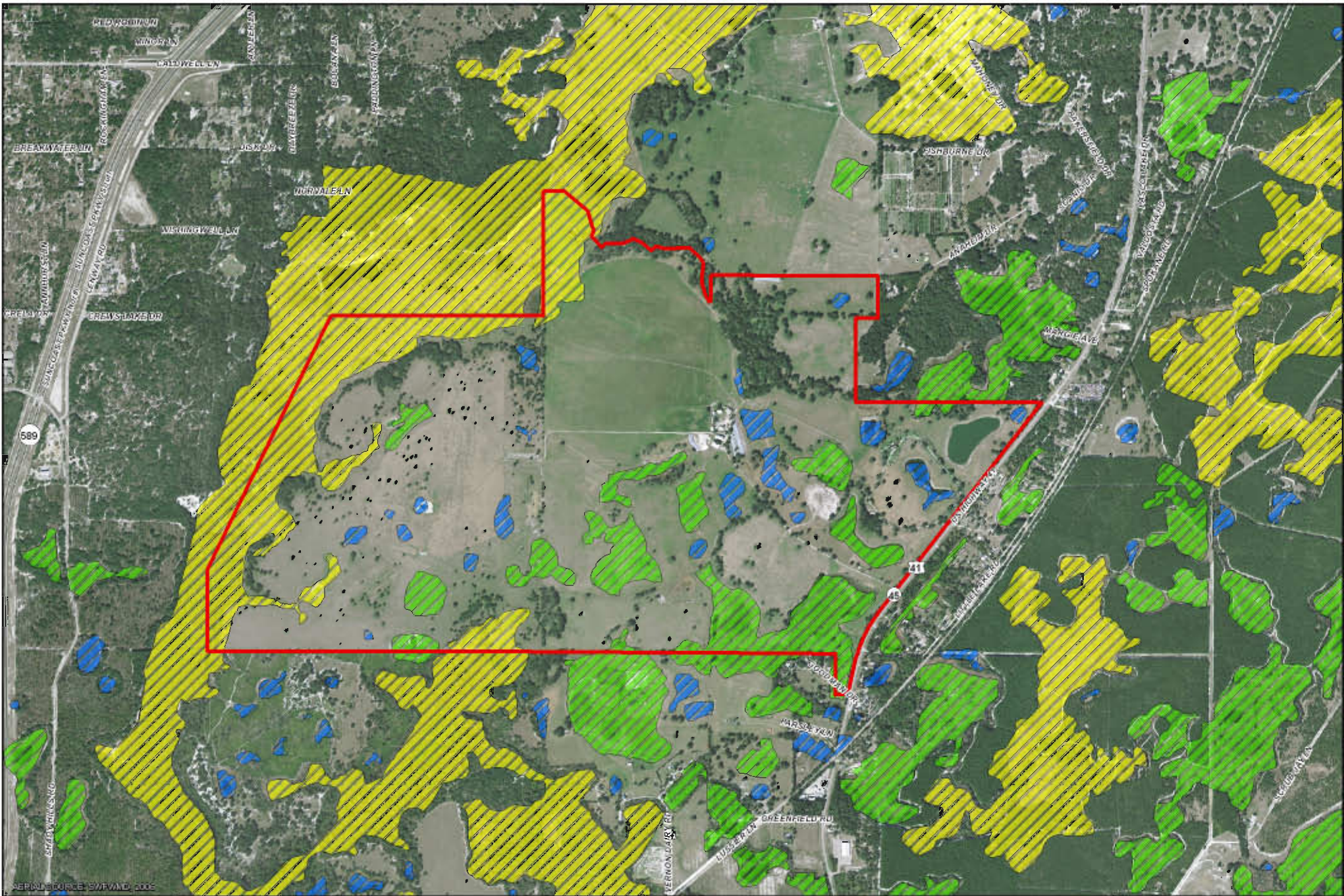


Exhibit 7

**Pasco County GIS
Existing Wetlands Map**



0 1,000 2,000



Feet



**MITCHELL PROPERTY
WETLANDS MAP**

ACREAGE: 1,409.48 AC.
FLU: AG/R, RES-1
ZONING: AC

Legend

- Class 1 Wetlands - 155.93 AC.
- Class 2 Wetlands - 137.99 AC.
- Class 3 Wetlands - 38.67 AC.

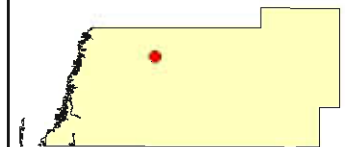


Exhibit 8
Traffic Analysis



IBI Group
12500 West Atlantic Boulevard
Coral Springs Florida 33071

tel 954 344 9855
fax 954 752 2972

July 1, 2009

West Pasco Government Center
7530 Little Road, Suite 320
New Port Richey, Florida 34654

Attn: Ms. Michelle Masumian, M.S.

Re: **Mitchell Property CPAL**
Pasco County, Florida
IBI Project Number 26034

Dear Ms. Masumian:

IBI Group has completed an assessment of the above referenced CPAL along US 41 in Pasco County, Florida. Figure 1, attached, shows the location of the property along US 41 north of State Road 52 and south of Hernando County.

Data used in the assessment were furnished by Tindale Oliver & Associates, Inc. (TOA) at your request. In addition, recently acquired information relative to 2008 traffic volumes on State highways (i.e. U.S. 41) was utilized. The analysis was limited to daily conditions only per the standards of Pasco County. Base data (2008), short term (Year 2013) and long term (Year 2025) analyses were examined. The TOA spreadsheet data provided for a Year 2025 daily projection as well as a base year 2003 assessment. Year 2008 U.S. 41 traffic volumes were retrieved from the Florida Department of Transportation's "2008 Florida Traffic Information & Highway Data" DVD. A straight line interpolation between Year 2008 and Year 2025 was used to calculate the Year 2013 base data for the Mitchell Property CPAL.

The existing future land use for the property consists of 557 single family dwelling units. The proposed future land use will provide for 502 single family dwelling units, 936 multi family dwelling units, 880,000 square feet of light industrial and 99,000 square feet of office area.

As noted only daily conditions were to be examined. Daily trip generation characteristics for the existing and proposed analyses were quantified through the application of formulae from the Institute of Transportation Engineers (ITE) Trip Generation report, 8th Edition. Table 1, attached, shows the daily trip generation for the existing future land use. AM and PM peak activity is also shown for informational purposes. As noted from Table 1, 5,048 daily trips are expected. Table 1A shows the daily, AM and PM peak data for the proposed future land use consisting of the single and multi family residential, light industrial and office. Further, these land use mixes allow reductions for internalization of trips and as such, standard reductions are applied as noted on Table 1A. Furthermore, the Pasco County "Transportation Impact Fee Schedule" also accounts for a pass-by capture reduction of 8% for both Office and Industrial uses. This factor was also applied to the total traffic generated by the proposed land use. These reductions result in 14,573 net new daily trips. Table 1B shows the difference in trips associated with the existing and proposed amendment. As noted, 9,525 net new daily trips are expected to be generated as a result of the amendment.

Once the trip generation characteristics were established, an analysis of daily conditions on the adjacent roadway system was examined to assess the operating Level of Service (LOS). In Pasco County LOS D is deemed acceptable. Base Year 2008, short term Year 2013 and long term Year 2025 were examined from the methodology as previously noted. As this property is located in a currently undeveloped section of Pasco County, only the section of US 41 north of State Road 52 and south of the Hernando County Line was

Mitchell Property CPAL

July 1, 2009

Page 2

examined. Data for the roadway lanes was taken from the TOA spreadsheet. Roadway lanes were then field verified. The capacity of U.S. 41 was based on the FDOT "2002 Quality/Level of Service Handbook". In this instance the roadway was characterized as exhibiting uninterrupted flow conditions for a two lane undivided road in a transition area. This capacity is 21,100 vehicles per day.

Table 2 shows the 2008 daily conditions and as noted acceptable LOS standards are met. Table 2A shows the distribution percentages and project related traffic (based on 9,525 net new trips) from the amendment along these roadway segments. Distribution of project traffic was split 50/50 to the north and south.

From this data, Table 2B was formulated showing the 2013 analysis. Project traffic from Table 2A was added to the base data from Table 2, factored up as described above to estimate 2013 conditions, to establish conditions in 2013 with the CPAL. The column on Table 2B labeled "2013 CPAL LOS" is the resultant LOS from the amendment. As noted, acceptable LOS conditions are achieved both with and without the proposed amendment.

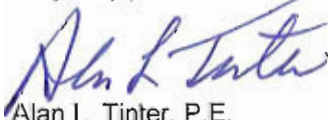
Lastly, Table 2C shows the projected conditions in Year 2025 with and without the amendment. As noted all the same results as Year 2013 are realized.

The draft report for this amendment was submitted to Pasco County on June 8, 2009. Subsequently (on June 18, 2009), this office received comments from a traffic consultant retained by the applicant to provide comments on our analysis. Areas where we agreed with the applicant's consultant have been incorporated into this analysis. It should be noted that numerous conversations took place to discuss the classification of U.S. 41. As a result, the roadway was considered as described above, consistent with the applicant's traffic consultant's comments.

In conclusion, the CPAL analysis indicates that roadways within the area will maintain acceptable operating LOS in Year 2013 and 2025 as a result of this amendment.

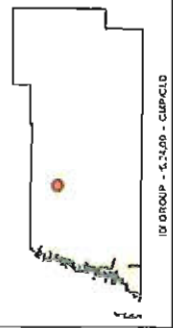
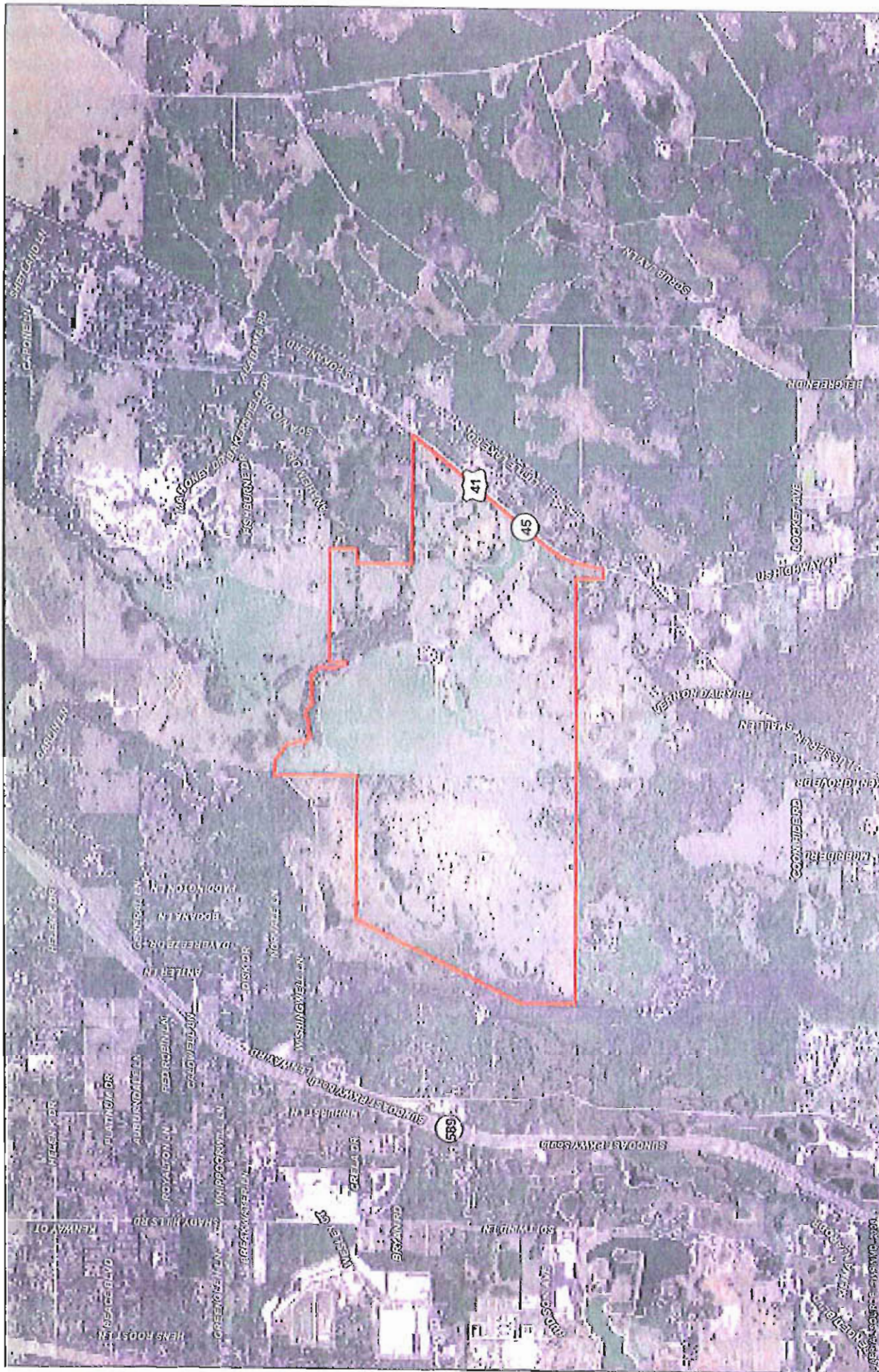
Should you have any questions regarding this matter or need additional information please feel free to contact me directly.

Very truly yours,



Alan L. Tinter, P.E.
Managing Principal
Traffic Engineering

J:\26034\5.0Analysis\TTL-CPALanalysis20090623.doc



IBI GROUP - 5,500 - CUPC10

Legend

Property Boundary

MITCHELL PROPERTY

LOCATION MAP

FIGURE 1

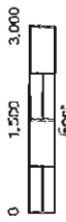


TABLE 1

MITCHELL PROPERTY

FUTURE LAND USE - EXISTING

Traffic Generation

DAILY						
CATEGORY	DEVELOPMENT SIZE	Variable	DAILY GENERATION RATE	SITE TRAFFIC (tpd)	SITE TRAFFIC IN (tpd)	SITE TRAFFIC OUT (tpd)
Single Family (LUC 210)	557	du	$\ln(T) = 0.92 \ln(X) + 2.71$	5,048	2,524	2,524
Total Gross Trips				5,048	2,524	2,524

AM PEAK HOUR						
CATEGORY	DEVELOPMENT SIZE	Variable	PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (tph)	SITE TRAFFIC IN (tph)	SITE TRAFFIC OUT (tph)
Single Family (LUC 210)	557	du	$T = 0.70(X) + 9.74$	400	100	300
Total Gross Trips				400	100	300

PM PEAK HOUR						
CATEGORY	DEVELOPMENT SIZE	Variable	PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (tph)	SITE TRAFFIC IN (tph)	SITE TRAFFIC OUT (tph)
Single Family (LUC 210)	557	du	$\ln(T) = 0.90 \ln(X) + 0.51$	493	311	182
Total Gross Trips				493	311	182

Source: ITE Trip Generation Manual, 8th Edition

TABLE 1A

MITCHELL PROPERTY

FUTURE LAND USE - PROPOSED
Traffic Generation

DAILY						
CATEGORY	DEVELOPMENT SIZE	Variable	DAILY TRIP GENERATION RATE	SITE TRAFFIC (tpd)	SITE TRAFFIC IN (tpd)	SITE TRAFFIC OUT (tpd)
Multi-Family (See Note Below)	936	du	$\text{Ln}(T) = 0.87\text{Ln}(X) + 2.46$	4,502	2,251	2,251
Single Family (LUC 210)	502	du	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	4,588	2,294	2,294
Light Industrial (LUC 110)	880.0	ksf	$T = 7.47(X) - 101.92$	6,472	3,236	3,236
Office (LUC 710)	99.0	ksf	$\text{Ln}(T) = 0.77\text{Ln}(X) + 3.65$	1,324	662	662
Total Gross Trips				16,886	8,443	8,443
Internalization (10%)				1,689	845	844
Pass-by (8% Industrial & Office)				624	312	312
Total Trips After Internalization (10%) & Pass-by (8% Ind. & Office)				14,573	7,286	7,287

AM PEAK HOUR						
CATEGORY	DEVELOPMENT SIZE	Variable	PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (tph)	SITE TRAFFIC IN (tph)	SITE TRAFFIC OUT (tph)
Multi-Family (See Note Below)	936	du	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.26$	309	61	248
Single Family (LUC 210)	502	du	$T = 0.70(X) + 9.74$	361	90	271
Light Industrial (LUC 110)	880.0	ksf	$T = 1.18(X) - 89.28$	949	835	114
Office (LUC 710)	99.0	ksf	$\text{Ln}(T) = 0.80\text{Ln}(X) + 1.55$	186	164	22
Total Gross Trips				1,804	1,150	655
Internalization (10%)				180	115	65
Pass-by (8% Industrial & Office)				91	80	11
Total Trips After Internalization (10%) & Pass-by (8% Ind. & Office)				1,533	955	579

PM PEAK HOUR						
CATEGORY	DEVELOPMENT SIZE	Variable	PEAK HOUR TRIP GENERATION RATE	SITE TRAFFIC (tph)	SITE TRAFFIC IN (tph)	SITE TRAFFIC OUT (tph)
Multi-Family (See Note Below)	936	du	$\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32$	376	252	124
Single Family (LUC 210)	502	du	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51$	449	283	166
Light Industrial (LUC 110)	880.0	ksf	$T = 1.43(X) - 157.36$	1,101	132	969
Office (LUC 710)	99.0	ksf	$T = 1.12(X) + 78.81$	190	32	158
Total Gross Trips				2,115	699	1,417
Internalization (10%)				212	70	142
Pass-by (8% Industrial & Office)				103	13	90
Total Trips After Internalization (10%) & Pass-by (8% Ind. & Office)				1,800	616	1,185

Sources: ITE Trip Generation Manual, 8th Edition

Multi-Family = 360 multi-family, 144 villas, 216 townhomes, 216 patio homes and uses the ITE LUC 230 Townhouse rates

Pass-by for Industrial & Office uses from Pasco County Transportation Impact Fee Schedule

TABLE 1B

MITCHELL PROPERTY

Trip Generation Comparison

	DAILY	AM PEAK	PM PEAK
FUTURE LAND USE - PROPOSED	14,573	1,533	1,800
FUTURE LAND USE - EXISTING	5,048	400	493
INCREASE/DECREASE FROM CPAL	9,525	1,133	1,307

TABLE 2

MITCHELL CPAL

2008 DAILY CONDITIONS

	Lanes	2003 ADT Volume	2008 ADT Volume	2008 ADT Capacity	2008 LOS
US 41					
N/O SR 52 to Project	2LU	10900	10,800	21,100	C
Project to County Line Road	2LU	10900	10,800	21,100	C

TABLE 2A

MITCHELL CPAL

PROJECT DISTRIBUTION

	Lanes	Project Distribution	Daily Project Trips
US 41			
N/O SR 52 to Project	2LU	50.00%	4763
Project to County Line Road	2LU	50.00%	4763

TABLE 2B

MITCHELL CPAL

2013 DAILY CONDITIONS

	2013 Lanes	2013 ADT VOLUME	2013 ADT CPAL	2013 Capacity	2013 LOS	2013 LUPA LOS
US 41						
N/O SR 52 to Project	2LU	12,430	17,193	21,100	C	D
Project to County Line Road	2LU	12,430	17,193	21,100	C	D

TABLE 2C

MITCHELL CPAL

2025 DAILY CONDITIONS

	2025 Lanes	2025 ADT Volume	2025 ADT CPAL	2025 ADT Capacity	2025 LOS	2025 LOS CPAL
US 41						
N/O SR 52 to Project	2LU	16,334	21,097	21,100	D	D
Project to County Line Road	2LU	16,334	21,097	21,100	D	D

Exhibit 9

**Utility and Service
Provider Correspondence**

**Mitchell Large Scale Comprehensive Plan Amendment
Application –CPAL09-1(03)
Pasco County Utilities Capacity Statement**

Wastewater:

There are two primary components of wastewater service: (1) treatment plants and (2) the collection and transmission system.

Treatment Plant Capacity:

The proposed Mitchell project is located on the west side of U.S. Highway 41, approximately midway between the Pasco-Hernando County Line Road and S.R. 52 that is served by the County's Shady Hills Wastewater Treatment Facility (WWTF). Currently the Shady Hills WWTF is rated to treat up to 2.0 million gallons per day (mgd).

The expansion of the County's Shady Hills WWTF to provide treatment for up to 14 mgd will be complete during the spring of 2010.

Pasco County Utilities includes proposed developments in the calculation of committed capacity for a particular WWTF. A particular development is included in the calculation and the County reserves capacity at the time the developer makes a commitment to the County which is at or concurrent with the permitting and construction of the new wastewater system components, i.e., service lines, needed to serve the development. To account for those developments that are completed over time, adjustments are made to the committed capacity in recognition of the fact that flow from completed development is reflected in the actual flow received at the treatment facility.

The actual current flow to the Shady Hills WWTF is approximately 1.38 mgd and the current total outstanding commitment for future service at this WWTF is approximately 2.44 mgd. Over the past several years these outstanding developments have been completed at a rate that generates an additional wastewater flow to the Shady Hills WWTF of approximately 0.05 mgd each year.

This same rate of increased flow has been projected by the County for planning and permitting purposes for future expansions of wastewater facilities. By adding this continuing rate of flow increase to the projected flow for the Mitchell development, Pasco County Utilities has estimated when planned improvements must occur to ensure adequate treatment capacity is available to serve currently developing projects in conjunction with the Mitchell development. This estimated schedule for WWTF improvements is considered conservative in that we feel it represents the scenario that impacts the existing WWTF in the earliest possible timeframe.

This schedule of planned improvements is consistent with the existing Capital Improvement Plan (CIP) for Pasco County Utilities which addresses this expansion through 2010. The CIP will be updated annually in an effort to closely monitor actual wastewater system growth and compare it to the rate of growth that has been projected. Generally, if the rate of growth within a particular WWTF service area does not match current expectations, it may become necessary to modify the CIP and construct the

expansion at this WWTF earlier or later than presently planned. Pasco County Utilities will be able to provide adequate wastewater treatment services for the Mitchell project through the implementation of this planned improvement.

Collection and Transmission System Capacity:

The County is planning to construct a transmission forcemain from the shady Hills WWTF easterly along the power line corridor adjacent to the Mitchell Project then north and south along U.S. 41 to serve development in the area. Completion of this project is unknown at this point due to funding.

The wastewater collection and transmission system required to service the Mitchell project area may require construction by the project developer at such time as construction is initiated. There are no facilities along U.S. 41 to serve this development, and any off-site and on-site facilities will be addressed through the development approval process and approval of a project specific Utilities Service Plan (USP). Furthermore, the County, as a matter of standard utility policy, will require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement (USA). This USA will require directing wastewater flow to the above-named wastewater treatment facility and must be executed between the County and Developer prior to construction approval of the project.

Pasco County Utilities' wastewater concurrency statement is contingent upon the County receiving the following:

- All the necessary permits and approvals to implement and construct the County's planned system improvements and plant expansions needed to serve the development and the Developer's, and its successors or assigns and in compliance with the conditions of Pasco County Code of Ordinances Chapters 46, 90 and 110.
- Execution and implementation of a Utility Services Agreement and a Utilities Service Plan, both acceptable to the County.
- Payment of water and/or wastewater impact fees.

Water:

There are two primary components of water service: (1) supply and treatment plants and (2) the distribution and transmission system.

Supply Capacity:

Pasco County's existing 35-year agreement with Tampa Bay Water (TBW), which became effective on June 10, 1998, provides a guaranteed water supply capacity necessary for future water demand created by growth within Pasco County. In addition, Pasco County Utilities also maintains a limited water supply capacity from its own existing facilities. The County water system currently has an existing permitted supply

capacity of approximately 45.2 million gallons per day (mgd) serving existing customers at a current rate of approximately 28 mgd annual average flow.

Pasco County Utilities regularly works with TBW to ensure that supply and interconnection capacity is increased to handle increases in demand. At the present time Pasco County Utilities is working with TBW to increase the quantity of water that we anticipate receiving from TBW to address the increased supply needed for bulk water to be supplied to Aloha Utilities. TBW has recently expanded the US Hwy 41, Lakebridge and S.R. 54 intertie facilities. These points of connection are where the County receives water from TBW's regional system and as a result additional water supply will be available for use to address the water needs of future growth within the County's water system.

The current total outstanding commitments for future water service from the County's water system is approximately 6.1 mgd annual average, which includes 3.1 mgd for the County's outstanding agreement with Aloha Utilities for Bulk Water Service. Subtracting the annual average existing use by potable customers (28 mgd) and the current total outstanding commitments (6.1 mgd) from the permitted supply capacity (45.2 mgd) provides an estimate of available uncommitted capacity of 11.1 mgd. This is sufficient to provide potable water service for the planned Mitchell Development.

Distribution and Transmission System Capacity:

The water distribution/transmission system required to service the Mitchell project area will require expansion by the project developer at such time as construction is initiated. Currently, there are no water facilities along U.S. 41 to serve this development. However, this project's point of connection would be south at the intersection of U.S. 41 and S.R. 52. Any off-site and on-site facilities will be addressed through the development approval process and approval of a project specific Utilities Service Plan (USP). Furthermore, the County, as a matter of standard utility policy, will require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement (USA). This USA must be executed between the County and Developer prior to construction approval of the project.

The County is planning to construct the Northwest Water Treatment Plant in the area of Shady Hills Road and Peace Boulevard which will aid the water distribution system in the vicinity of this project. Completion of this project is anticipated in 2015.

Pasco County Utilities' water concurrency statement is contingent upon the County receiving the following:

- All the necessary permits and approvals to implement and construct the County's planned system improvements and plant expansions needed to serve the development and the Developer's, and its successors or assigns and in compliance with the conditions of Pasco County Code of Ordinances Chapters 46, 90 and 110.
- Execution and implementation of a Utility Services Agreement and a Master Utility Plan, both acceptable to the County.

- Payment of water and/or wastewater impact fees.

Solid Waste:

Pasco County Utilities solid waste concurrency statement is contingent upon the County receiving the following:

- All necessary permits and approvals to implement and construct the County's planned disposal system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46, 90, 110 and other applicable regulatory requirements.
- Execution and implementation of a Utility Services Agreement and a Master Utility Plan, both acceptable to the County.
- Payment of water and/or wastewater impact fees.



District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Department of Planning
Richard Tonello, Supervisor
11815 Tree Breeze Dr.
New Port Richey, FL 34654
813/794-7970 Fax: 727/774-7993
727/774-7970 TDD: 813/794-2484
352/524-7970 e-mail: rtonello@pasco.k12.fl.us

LETTER
PL-074-08/09

June 8, 2009

Pasco County Growth Management Department
7530 Little Road S-320
New Port Richey FL 34654

RE: Mitchell Large-Scale Comprehensive Plan Amendment

The School District Planning Department projects that the proposed 1,438 single family units will generate 245 elementary school students, 116 middle school students and 159 high school students for a total of 520 students.

This development is located in the Mary Giella Elementary School, Crews Lake Middle School, and Land O' Lakes High School attendance boundaries. The attached School Capacity Analysis shows that the elementary and high schools will not have capacity to serve the students that will be generated by this development. Although the student generation rates above are accurate, projecting future school/student impacts is futile due to economic growth projections and the abundance of developments and comprehensive plan amendments previously approved by the County.

Elementary School Impacts

Projected enrollment for Mary Giella Elementary School is 100% of capacity and with an additional 245 students being generated by this development it would be at 139% of capacity. Looking at a 10 - 15 year planning horizon, the School District Planning Department will require an elementary school in this area. For this reason we are requesting this development be required to set aside 18-22 acres for use as an elementary school subject to the applicable Goals, Objectives and Policies of the Pasco County Comprehensive Plan and Land Development Code with regard to siting of schools.

Middle School Impacts

Projected enrollment for Crews Lake Middle School is 54% of capacity, and with an additional 116 students being generated by this development it would be at 62% of capacity. Looking at a 10 - 15 year planning horizon, the School District Planning Department's needs for a middle school site in this area have been met.

High School Impacts

Projected enrollment for Land O' Lakes High School is 116% of capacity, and with an additional 159 students being generated by this development it would grow to 128% of capacity. In the short term, the additional students will exacerbate the overcrowding problem. However, looking at a 10 - 15 year planning horizon, the School District Planning Department's needs for a high school site in this area have been met.

School Concurrency is currently effective and at the applicable phase of development a School Impact Analysis will be required for this project. Any project that exceeds the adopted Level of Service will be required to mitigate the impacts that are created by the development.

Should you need any additional information please contact me at the number and/or email listed above.

Sincerely,



Richard Tonello
Supervisor of Planning
District School Board of Pasco County

RT/sll

Attachment: School Capacity Analysis

cc: Ray Gadd, Asst. Superintendent for Support Services
Chris Williams, Director of Planning
Richard Gehring, Growth Management Administrator
Debra Zampetti, Zoning/Code Compliance Administrator
File



District School Board of Pasco County
 7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • 813/ 794-2000
 Heather Fiorentino, Superintendent www.pasco.k12.fl.us

School Capacity Analysis

Date: 8-Jun-09

Project Name:	Mitchell US 41 CPAL										
Project Location:	West side of US 41, north of SR 52										
Parcel ID Numbers:	29-24-18-0000-00100-0000	21-24-18-0000-00300-0000	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040	21-24-18-0000-00100-0040
	28-24-18-0000-00100-0020	28-24-18-0000-00100-0010	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030	27-24-18-0000-00200-0030
	33-24-18-0000-00100-0040										
Property Owner/Developer:	James & Dorothy Mitchell Investment LTD										
Applicant:	King Helie and Clark Hobby, Esq.										
Student Impacts											
Housing Unit Type	# Units	Elementary School	Middle School	High School	Elementary School	Middle School	High School	Elementary School	Middle School	High School	Totals
Single Family	1438	0.17	0.08	0.11	245	116	159	245	116	159	520
Multi-Family	0	0.09	0.04	0.05	0	0	0	0	0	0	0
Mobile Home	0	0.09	0.04	0.06	0	0	0	0	0	0	0
Totals	1438				245	116	159	245	116	159	520

School Impacts	School Capacity	Projected Enrollment	Percent of Capacity	Enrollment with Proposed Development	Percent of Capacity with Proposed Development
School	634	634	100%	879	139%
Mary Giella Elementary	1,306	700	54%	816	62%
Crews Lake Middle	1,375	1,600	116%	1,759	128%
Land O' Lakes High					



OFFICE OF THE SHERIFF

8700 CITIZEN DRIVE • NEW PORT RICHEY, FLORIDA 34654 • (727) 844-7700

March 30, 2009

Ms. Beverly Helie
The King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, Florida 34674

Dear Ms. Helie:

Ref: Mitchell – U.S. 41 Large Scale Comprehensive Plan Amendment
Parcel Nos. 29-24-18-0000-00100-0000, 21-24-18-0000-00300-0000, 21-24-18-0000-00100-0040, 21-24-18-0000-00100-0030, 28-24-18-0000-00100-0020, 28-24-18-0000-00100-0010, 27-24-18-0000-00200-0030, 27-24-18-0000-00200-0000, 33-24-18-0000-00100-0040

Sheriff White received your letter regarding the large scale Comprehensive Plan Amendment for the above-referenced property. The Pasco Sheriff's Office provides law enforcement service and protection to the area shown in your supplied Project Location Map.

Projecting law enforcement needs for a particular development is a very dynamic process with many variables. These variables include demographics and environmental design.

The area in question currently has a very low population density and consequently a low number of law enforcement calls for service. A project such as this will have an increase in population during both the day and evening hours.

A very conservative estimate of the number of deputies needed as a direct result of this project, considering the necessity for 24 hour a day coverage, calculates to 1.7 deputies. Since the cost to pay, equip and provide support to a deputy is approximately \$102,659.33, the yearly cost in 2009 dollars will be at least \$174,520.86 when the project is complete. Currently, funding for these deputies and their associated equipment would come from the County's General Fund. Alternative funding sources would have to be approved by the Board of County Commissioners and could include, but would not be limited to, a law enforcement impact fee or a Municipal Service Taxing Unit.

It is hoped that this provides you with the information you require. The Pasco Sheriff's Office also has many individuals on staff who are experts in environmental design concepts that have been proven to reduce crime. If you feel as though you would like to take advantage of their services, feel free to contact this office for more information.

Sincerely,

Col. Al Nienhuis
Undersheriff

RECEIVED
APR 02 2009

BY:.....

AN/cc
cc: Sheriff R. L. White
Major M. Radford

Project Name:	Sample Project	Mitchell-U.S. 41			
Date:	May 5, 2004	March 26, 2009			
Cost per Deputy	\$100,000.00	\$102,659.00	\$102,659.33		
Commercial Acres	37	9.9	0		
Multi-Family Dwelling Units or Hotel/Motel Rooms	522				
Mobile Homes	693				
Office/Industrial Acres	324				
Single Family Dwelling Units	967		1604		
High/Middle Schools	1				
Elementary Schools	5				
Recreational Area (Park, etc.) or Mail	1				
Number of Deputies Needed:	8	#VALUE!	1.7	0.0	0.0
Total Cost in Current Dollars	\$800,000.00	#VALUE!	\$174,520.86	\$0.00	\$0.00

Project Name:					
Date:					
Cost per Deputy					
Commercial Acres					
Multi-Family Dwelling Units or Hotel/Motel Rooms					
Mobile Homes					
Office/Industrial Acres					
Single Family Dwelling Units					
High/Middle Schools					
Elementary Schools					
Recreational Area (Park, etc.) or Mail					
Number of Deputies Needed:	0.0	0.0	0.0	0.0	0.0
Total Cost in Current Dollars	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



PASCO COUNTY, FLORIDA

FAX (813) 929-1258
LAND O' LAKES (813) 929-1260
NEW PORT RICHEY (727) 834-3278
DADE CITY (352) 521-4182

PARKS AND RECREATION DEPARTMENT
DAVID "HAP" CLARK, JR., BUILDING
4111 LAND O' LAKES BLVD., SUITE 202
LAND O' LAKES, FL 34639-4402

March 17, 2009

Ms. Beverly Helie
The King Helie
Planning Group, Inc.
6937 Hudson Avenue
Hudson, FL 34667

RE: Mitchell-U.S. 41 Large-Scale
Comprehensive Plan Amendment

Dear Ms. Helie:

This letter acknowledges receipt of your electronic letter dated March 13, 2009. Please refer to the Pasco County Parks and Recreation Master Plan regarding current requirements. The plan encourages private development to provide neighborhood parks to be maintained by the homeowners' association or Community Development District. The County will not build neighborhood parks, but rather concentrates on facilities in district parks, which will serve a ten-mile service area.

The Parks and Recreation Impact Fee Ordinance outlines the requirements for impact fees for single and multifamily residential units. Commercial development is not subject to the impact fees.

Please contact me if I can be of further assistance.

Sincerely,

Frederick J. Buckman, CPRP
Parks and Recreation Director

FJB/MSC/ltr/ppr1090405
PRL09-0405

cc: Daniel R. Johnson, Assistant County Administrator (Public Services)
Martha S. Campbell, Administrative Services Manager
Subdivision File

RECEIVED
MAR 23 2009

BY:.....



PASCO COUNTY, FLORIDA

Fax (813) 929-2756
Land O' Lakes (813) 929-2750
New Port Richey (727) 847-2411, Ext. 2750
Dade City (352) 521-4274, Ext. 2750

Emergency Services Department
David "Hap" Clark, Jr., Building
4111 Land O' Lakes Blvd., S-208
Land O' Lakes, FL 34639-4402

VIA FAX: 727-868-7406

March 20, 2009

Ms. Beverly Helie
The King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, FL 34674

Re: The Mitchell - U.S. 41;
Parcel Nos. 29-24-18-0000-00100-0000; 21-24-18-0000-00300-0000;
21-24-18-0000-00100-0040; 21-24-18-0000-00100-0030; 28-24-18-0000-00100-0020;
28-24-18-0000-00100-0010; 27-24-18-0000-00200-0030; 27-24-18-0000-00200-0000;
33-24-18-0000-00100-0040

Dear Ms. Helie:


The Pasco County Fire Rescue Station No. 22, located at 9930 Land O' Lakes Blvd., Land O' Lakes, FL 34639, services to this area.

As with any development of this size, the demand for emergency services increases. This project will require fire protection by fire hydrant installations.

The ability of our agency to serve a community of this size, as described in your correspondence, may very likely require additional fire and rescue resources to enable us to provide adequate public safety services to the new residents of your development, as well as the existing citizens being served in that area today. These resources may include, yet not be limited to, the acquisition of land suitable for the construction of an additional fire rescue station. You will also be subject to fire and rescue impact fees. Additional information and research would be required to identify what our specific needs would be.

If I can be of any further assistance, please do not hesitate to contact me.

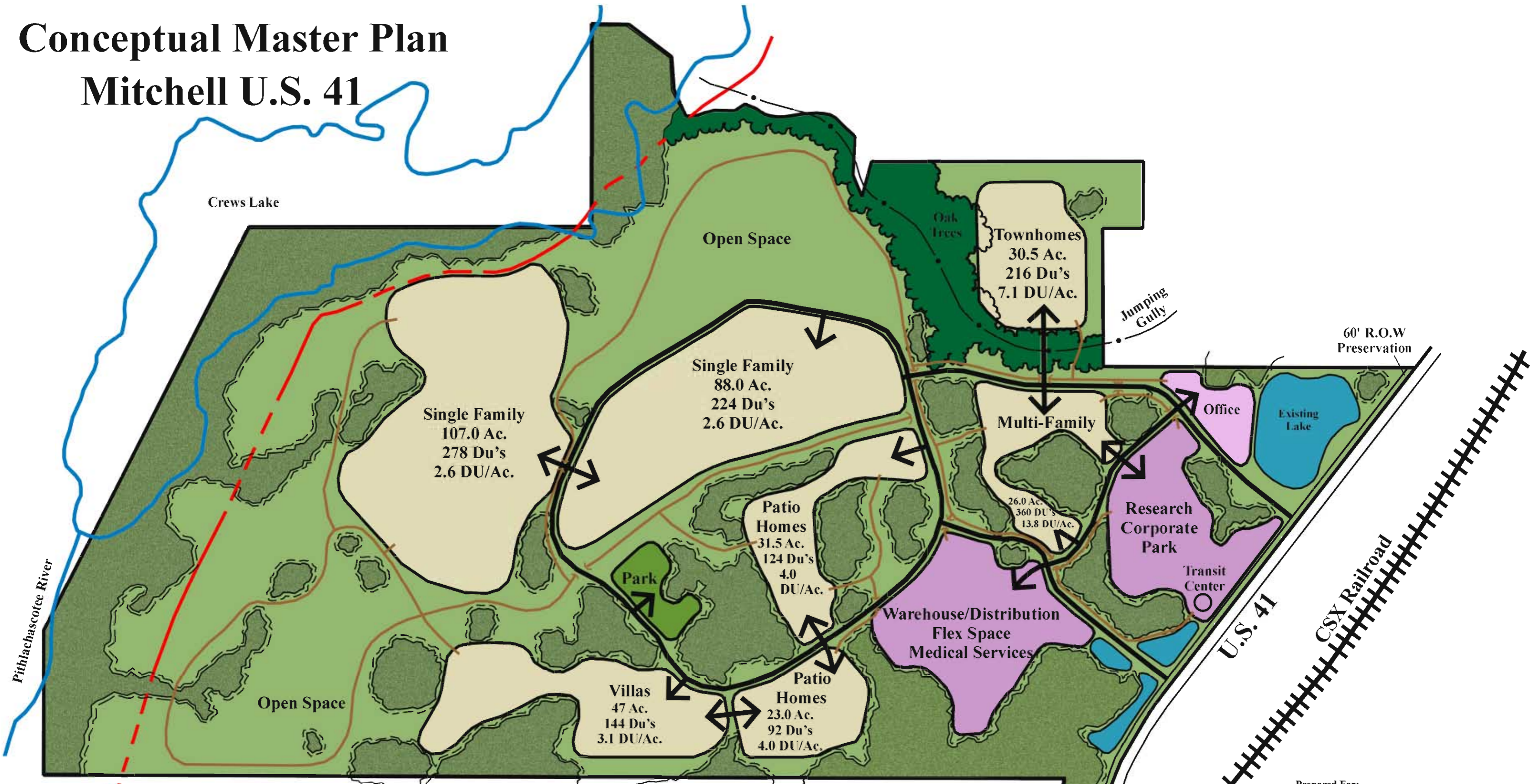
Sincerely,


Lawrence M. Whitten
Fire Marshal

LMW/jlh

Exhibit 10
Conceptual Master Plan

Conceptual Master Plan Mitchell U.S. 41



LAND USE SCHEDULE	
LAND USE	SIZE
Research Corporate Park & Warehouse/Distribution	88.0 acres
Office	10.0 acres
Residential	353.0 acres
Multi-family	26.0 acres
Villas	47.0 acres
Townhomes	30.5 acres
Patio homes	54.5 acres
Single family	195.0 acres
	353.0 acres
Roads	23.2 acres
Open Space - 66%	917.0 acres
TOTAL	1,391.2 acres

OPEN SPACE ANALYSIS	
Total Wetlands	354.0 acres
Critical Linkage Upland	48.9 acres
Neighborhood Park	14.4 acres
Open Upland Areas	499.7 acres
TOTAL	917.0 acres

RESIDENTIAL MIX		
Land Use	Units	Percentage (%)
Multi-family	360	25%
Villas	144	10%
Townhomes	216	15%
Patio homes	216	15%
Single family	502	35%
TOTAL	1,438	100%

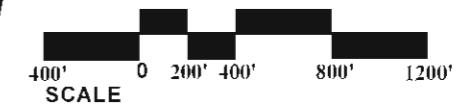
Multi-Purpose Trail System

Prepared For:
James and Dorothy Mitchell Investments LTD &
8324 S.R. 54
New Port Richey FL 34665

PREPARED BY:



KING HELIE PLANNING GROUP, INC.
CITY PLANNERS & LAND DEVELOPMENT CONSULTANTS
P.O. BOX 5082 HUDSON, FLORIDA 34674
TELEPHONE: (727) 863-7006 FAX: (727) 868-7408



In Conjunction with:
Hobby and Hobby, P.A.
109 N. Brush St., Suite 250
Tampa, FL 33602