

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 01/04/10 FILE: PGM10-65

SUBJECT: CPAL10-1(07) – Large Scale
Comprehensive Plan Map
Amendment, Mitchell U.S. 41/S.R. 52
(f.k.a. CPAL09-1(03))
Location: West side of U.S. 41
approx. midway between S.R. 52 and
County Line Road
From: AG/R and RES-1
To: RES-3, OFF, IL, CON
DRC: January 14, 2010, 1:30 p.m.,
Dade City
Recommendation: Approval

FROM: Richard E. Gehring
Growth Management Administrator REFERENCES: Comm. Dist. 2
PGM10-39, 12/15/2009
Planner: Michelle Masumian

DESCRIPTION AND CONDITIONS

Summary

Proposed is a Large Scale Comprehensive Plan Map Amendment (CPAL) and associated Subarea Policies amending the Future Land Use of the approximately 1,399 acre subject site from AG/R and RES-1 to multiple designations, including RES-3, OFF, IL, and CON. Approximately 7.72 acres of the subject site are to remain AG/R in compliance with the Comprehensive Plan Corridor Preservation Map.

This amendment was initially brought forward as part of the CPAL09-1 Cycle. It was approved for transmittal by the Board of County Commissioners on August 25, 2009 (GM09-306). Pasco County received the Objections, Recommendations, and Comments (ORC) Report from the Florida Department of Community Affairs (FDCA) on October 30, 2009. After review of the ORC, staff and the applicant concurred to withdraw the amendment from the 09-1 cycle, and have it re-presented as part of the 10-1 cycle of Comprehensive Plan Amendments (PGM10-39).

Staff recommends consideration of the application as presented to the Board of County Commissioners at transmittal, with discussion of the ORC Report to continue throughout the public hearing process.

Staff recommends approval of the proposed amendment.

Proposed Amendment

CPAL09-01(03) is proposing a Large Scale Comprehensive Plan Map Amendment (CPAL) from AG/R (Agricultural/Rural) and RES-1 (Residential – 1 du/ga) to the following designations:

- RES-3 (Residential – 3 du/ga): 890.38 acres;
- OFF (Office): 10.00 acres;
- IL (Industrial – Light): 88.05 acres; and
- CON (Conservation Lands): 413.33 acres.

The site consists of approximately 1,399 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 OFF and IL land uses are proposed near U.S. 41, and the RES-3 will result in clustered dwelling units across the site. The applicant is voluntarily proposing CON land use within the Critical Linkage adjacent to the Pithlachascotee River, and has proposed CON designation for all Category 1, 2 and 3 wetlands on the site.

Discussion

The Administration Element of the Comprehensive Plan provides a framework by which proposed Comprehensive Plan Amendments shall be evaluated. Under Proposed Comprehensive Plan Amendments and Adoption Process, paragraph 4a, it states:

In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- (1) Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
- (2) Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.
- (3) An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.

After review of the proposed amendment for consistency with the above referenced review criteria, staff has determined that, subject to subarea policies, it is consistent with the Goals, Objectives, and Policies in the Comprehensive Plan, that will not trigger any additional Comprehensive Plan Amendments as a result of its adoption, and that the proposed amendment will not cause any further capital cost or service requirements as a result of its adoption.

Staff recommends **approval** of the proposed amendment to the Comprehensive Plan.

ALTERNATIVES AND ANALYSIS

1. Recommend approval of the proposed amendment to the Local Planning Agency and the Board of County Commissioners.
2. Do not recommend approval of the proposed amendment to the Local Planning Agency and the Board of County Commissioners.
3. Direct staff to another course of action.

RECOMMENDATION AND FUNDING

The Planning and Growth Management Department recommends approval of Alternative No. 1.

No funding is required for this action, as the applicant is responsible for any necessarily infrastructure improvements.

ATTACHMENT(s):

1. Staff report, including GIS maps, data and analysis, traffic analysis, and proposed subarea policies.

REG/MLM/CPAL10-1(07)/DRC/pgm1065