

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 1/06/09 FILE: PGM10-94

SUBJECT: CPAL10-1(02) Staff Initiated
Comprehensive Plan Amendments –
Urban Service Area Designation
DRC: January 14, 2010, 1:30 p.m.,
Dade City (continued from December
17, 2009)
Recommendation: Approval

FROM: Richard E. Gehring
Growth Management Administrator

REFERENCES: All Comm. Dists.
Project Planner: Carol Clarke

DESCRIPTION AND CONDITIONS

Summary

Proposed are amendments to the Comprehensive Plan establishing an Urban Service Area. Adoption of this amendment and the subsequently required Land Development Code amendments is one of the Key Intended Results adopted by the Board of County Commissioners in the Strategic Plan.

The amendments proposed:

- Establish the Urban Service Area to include the West and South Market Areas;
- Incorporate as Objective FLU 9.1 the Future Development Patterns enunciated in the Strategic Plan; and
- Creates a series of policies to encourage urban development and multi-modal development within this critical location of the County.

Discussion

The adoption of an Urban Service Area is closely tied to the Market Areas strategy recommended by the ULI Study. As identified in the ULI Study and as presented in the Market Area plan amendment package, the West and Southern market areas are to be the focal point of future development in Pasco County. In particular, these market areas are poised to serve a significant regional role, particularly with the coalescence around the plans of TBARTA.

However, Pasco County is at somewhat of a competitive disadvantage regionally with the adoption of SB 360 in 2009. This bill gave Hillsborough and Pinellas County exemption from both the DRI and traffic concurrency provisions of growth management legislation. Adoption of the Urban Service Area would extend these benefits to the designated portions of Pasco County.

The exemption from transportation concurrency is not immediate, however. The proposed amendments require that Pasco County prepare and adopt a mobility plan by 2012. Additionally, the transportation concurrency exception area will not become effective until a mobility fee is prepared and adopted.

Modifications since December 17, 2009 DRC

As noted at the DRC meeting December 17, 2009, staff has continued review of the proposed amendments for internal plan consistency. The following additional amendments are proposed:

- Administration Element
 - Clarification to Policy ADM 1.2.5 noting that transportation concurrency will be superseded in the USA/TCEA upon adoption of a mobility fee.

- Future Land Use Element
 - Amend Policy FLU 1.7.6 to reflect expansion of the area for an urban infill and redevelopment plan to the entire West Market area. Eliminate Policy FLU 1.7.7 as the Urban Service Area designation will accomplish the same goals.
- Transportation Element
 - Modification of Policy TRA 1.2.3 to permit use of the US 19 Redevelopment/Concurrency fund for development and implementation of an urban infill and redevelopment plan for the West Market Area.
 - Modification of Policy TRA 1.2.4 to reflect that Pasco County has adopted Concurrency Management Regulations.
 - Amendment of Policy TRA 1.3.1 to change amendment of LDC for transit-oriented design from December 2008 to 2012. This is consistent with other amendments.

ALTERNATIVES AND ANALYSIS

1. Recommend approval of the amendments proposed by staff to the Local Planning Agency.
2. Recommend denial of the amendments proposed by staff to the Local Planning Agency.
3. Direct staff to pursue another course of action.

RECOMMENDATION

Planning and Growth Management staff recommends Alternative 1.

Attachments

1. Goal FLU 9 – Urban Service Area
2. Supporting Amendments
3. Urban Service Area Map

REG/CBC/CPAL10-1(02)/DRC/PGM10-94