

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Debra M. Zampetti
Zoning/Code Compliance
Administrator

DATE: 12/30/09 FILE: ZN10-069

SUBJECT: Class III, Subdivision Development
Review - Columns at Bear Creek,
Phase II, Subdivision Construction
Plan and Stormwater Management
Plan and Report
(Project No. SDU08-021)

FROM: Beverly E. Trudell
Development Review
Technician II

REFERENCES: Land Development Code,
Section 306, Development
Review Procedures;
Comm. Dist. 4

It is recommended that the data herein presented be given formal consideration by the Zoning/Code Compliance Administrator.

Commission District:	The Honorable Michael Cox, CFP®
Subdivision Name:	Columns at Bear Creek, Phase II, Subdivision
Developer's Name:	52 Associates, LLC
Location:	On the south side of S.R. 52, approximately one-half mile east of Little Road, Section 07, Township 25 South, Range 17 East.
Parcel ID Nos.:	07-25-17-0000-00400-0070 and 07-25-17-0030-0000-OCA0
Land Use Classification:	RES-6 (Residential - 6 du/ga)
Zoning District:	MPUD Master Planned Unit Development
Transportation Corridor:	S.R. 52
Existing Right-of-Way:	77 Feet from Centerline of Transportation Corridor
Required Right-of-Way:	95 Feet from Centerline of Transportation Corridor
Flood Zone:	"X"
Hurricane Evacuation Zone:	E
Acreage:	58.41 Acres, m.o.l.
No. of Units:	48
Type of Units:	Single-Family Detached
Water/Sewage:	Public (Pasco)/Public (Pasco)
Transportation Impact Fee Zone:	1
Transportation Analysis Zone:	84
Present Land Use:	Undeveloped

DEVELOPER'S REQUEST:

The developer of Columns at Bear Creek, Phase II, Subdivision is requesting construction plan and Stormwater Management Plan and Report approval to subdivide 58.41 acres into 48 single-family lots.

BACKGROUND:

1. On June 27, 2006, the Board of County Commissioners (BCC) approved a rezoning from C-1 Neighborhood Commercial and R-MH Mobile Home Districts to an MPUD Master Planned Unit Development District (Petition No. 6586).
2. On February 20, 2007, the BCC amended the MPUD Master Planned Unit Development with a portion of the amendment to allow 48 single-family detached homes instead of 74 townhouses (ZN07-172).
3. On February 28, 2008, the Development Review Committee approved the subdivision preliminary plan, variance requests, and alternative standards request for Columns at Bear Creek, Phase II (DR08-788).

FINDINGS OF FACT:

1. The construction plan has been reviewed by the Zoning and Site Development Department, and it has determined that the proposed use is consistent with the above-referenced zoning district's permitted uses.
2. The construction plan and Stormwater Management Plan and Report for the above-subject project was prepared for 52 Associates, LLC, by Cumbey and Fair, Inc.; consists of 26 sheets dated February 28, 2008; and was last revised on September 9, 2009. The plan was originally received by the Development Review Division on September 16, 2008, and final revisions were received on October 16, 2008.
3. Access to the property is from S.R. 52.
4. Pursuant to DR08-788, the following variances were approved:
 - a. Section 306.17, Dedication, to allow private streets.
 - b. Section 602.7, Tree Plan, whereas the applicant shall make a monetary contribution of \$24,000.00 at \$500.00 per lot to the Tree Mitigation Fund.
5. Pursuant to DR08-788, the following alternative standards was approved:
Section 610.3.E, Block Length

CONCURRENCY ANALYSIS:

An Initial Certificate of Capacity for 48 single-family detached lots was issued with the preliminary plan approval. The certificate is due to expire on February 28, 2014, for roads and on February 28, 2010, for all other facilities (except drainage).

RECOMMENDATION:

The Zoning and Site Development Department staff recommends approval of the construction plan and Stormwater Management Plan and Report for Columns at Bear Creek, Phase II, Subdivision with the following conditions:

1. The owner/developer acknowledges that all previous conditions of approval of the preliminary plan (DR08-788) shall remain in full force and effect unless otherwise amended herein.
2. The developer acknowledges that any provisions of Pasco County ordinances and any rezoning conditions of approval not specifically waived shall be in full force and effect, including all impact fee ordinances.
3. The developer is hereby notified that the effective date of this development approval shall be the date of the final County action; however, no activity shall commence on site until such time as the acknowledgment portion of this document is completed (including notarization) and received by the Zoning and Site Development Department.

The Zoning/Code Compliance Administrator's approval of this construction plan and Stormwater Management Plan and Report constitutes a finding by the Zoning/Code Compliance Administrator that the construction plan and Stormwater Management Plan and Report, as conditioned, are consistent with those Goals, Objectives, and Policies of the Comprehensive Plan and those provisions of the Land Development Code that are applicable to construction plan and Stormwater Management Plan and Report approvals. This action is based on the office review of the plans, supporting documentation, and certifications of the Engineer of Record.

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that it has read, understood, and accepted the above-listed conditions of approval.

_____ Date

52 ASSOCIATES, LLC _____

STATE OF FLORIDA
COUNTY OF _____

_____ Title

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____ NOTARY

DMZ/BET/ecm/drc011410/columnsxn10069

ZONING AND SITE DEVELOPMENT ACTION:

Recommendation Approved _____/Disapproved _____