

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 1/7/10      FILE: ZN10-098

SUBJECT: Pasco Commerce Center  
MPUD Master Planned Unit  
Development  
DRC: 1/14/10, 1:30 p.m., DC  
(Cont. from 9/24/09, 10/22/09, and  
12/17/09)  
Recommendation: Continuance

FROM: Debra M. Zampetti      REFERENCES: Land Development Code,  
Zoning/Code Compliance      Section 522, Master Planned  
Administrator      Unit Development District;  
Comm. Dist. 1

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It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Theodore J. Schrader
Project Name:	Pasco Commerce Center MPUD
Applicant's Name:	Pasco Industrial, Inc.
Location:	On the east and west sides of Pasco Road, east of I-75, and approximately one-quarter mile north of S.R. 52, Sections 04, 05, 08, and 09, Township 25 South, Range 20 East.
Parcel ID Nos.:	04-25-20-0000-00600-0100, 05-25-20-0000-00200-0020, 08-25-20-0000-00100-0010, and 09-25-20-0000-00800-0000.
Acreage:	168.4 Acres, m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	IL (Industrial - Light)
Water/Sewage:	Pasco/Pasco (Central)
Industrial (and/or Corporate Business Park/Targeted Primary Business) and Support Commercial/Office Uses	
Square Feet:	1,200,000 Square Feet

DEVELOPER'S REQUEST:

1. The developer/applicant is requesting to rezone approximately 168.4 acres from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow 1,200,000 square feet of corporate business park/targeted primary business/industrial and support commercial/office uses.
2. The developer/applicant is also requesting variances and an alternative standards request from the Land Development Code (LDC) at this time as provided for in Sections 316 and 522.4.B, Variances.

BACKGROUND:

The property is currently zoned A-C Agricultural, which is the original zoning designation.

FINDINGS OF FACT:

1. Presently, the subject site is undeveloped.
2. Access to the property is from Pasco Road, a County-maintained road which has 50 feet of right-of-way with varying pavement width from 16 to 22 feet, and has been designated a two-lane collector facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan. In addition, Pasco Road is a corridor preservation network that requires two lanes built out with a total right-of-way width of 135 feet.

3. The subject property is located in Flood Zone "C." Development is subject to the requirements of Article 700, Flood Damage Prevention, of the LDC.
4. The surrounding area is characterized as follows: North, A-C Agricultural Zoning District; South, C-2 General Commercial, R-1MH Single-Family/Mobile Home, I-2 General Industrial Park, MPUD Master Planned Unit Development (Industrial Park), and I-1 Light Industrial Park Districts; West, I-75; and East, A-C Agricultural District.
5. Water and sewer are to be serviced by the Utilities Services Branch.
6. On June 27, 2006, the Board of County Commissioners adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
7. A Comprehensive Plan Amendment was approved on April 27, 2004, from RES-3 (Residential - 3 du/ga) to IL (Industrial - Light) via Comprehensive Plan Amendment No. 04-01(6).
8. This development has been reviewed with the Development of Regional Impact (DRI) threshold amounts and it has been determined that it does not constitute a DRI. This determination is based on the following facts:
  - a. The DRI threshold for industrial is 320 acres.
  - b. The DRI threshold for commercial is 300,000 square feet.
  - c. The Pasco Commerce Center proposes 143.4 acres for industrial uses.
  - d. The Pasco Commerce Center proposes 135,000 square feet for commercial uses.

The DRI threshold for two or more land uses is calculated to a rate of 145 percent of the proposed uses. In determining the DRI threshold for this project, the proposed land uses total 90 percent ( $143.4/320 = 45$  and  $135,000/300,000 = 45$ ).
9. The applicant/developer has received approval for a limited exemption pursuant to the LDC, Section 402.7, for the development of an EC (Employment Center)-like product as it relates to corporate business parks, targeted businesses, and industrial businesses. Certain conditions apply.
10. The proposed request is consistent with the LDC, Article 300, Subsection 303.2.E.1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.
11. On September 24, 2009, the DRC continued the item to the October 22, 2009, DRC meeting.
12. On October 22, 2009, the DRC continued the item to the December 17, 2009, DRC meeting.
13. On December 17, 2009, the DRC continued the item to the January 14, 2010, DRC meeting.

RECOMMENDATION:

The Zoning and Site Development Department recommends a continuance of the MPUD Master Planned Unit Development, variance, and alternative standards request to the January 28, 2010, 1:30 p.m., DRC meeting in New Port Richey, due to the incompleteness of the traffic study.

ATTACHMENTS:

1. Location Map
2. Master Plan

DMZ/CB/ecm/drc011410/pascocomctrzn10098

DEVELOPMENT REVIEW COMMITTEE ACTION: