

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 2/4/10      FILE: ZN10-111

SUBJECT: Livingston MPUD Master Planned  
Unit Development  
DRC: 2/11/10, 1:30 p.m., NPR  
Recommendation: Approval  
with Conditions

FROM: Debra M, Zampetti  
Zoning/Code Compliance  
Administrator

REFERENCES: Land Development Code,  
Section 522, Master Planned  
Unit Development District;  
Comm. Dist. 2

PLANNER: Dianne Naeyaert  
Planner I

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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 Pat Mulieri Ed.D.
Project Name:	Livingston MPUD
Applicant's Name:	Robert F. & Frances F. Grimsley/Mercantile Bank
Location:	North of the Pasco County Line, approximately one quarter mile east of Meadow Pointe Boulevard and three-quarter mile south of future S.R. 56, Section(s) 35 and 36, Township 26 South, Range 20 East.
Parcel ID Nos.:	35-26-20-0000-00100-0000, 35-26-20-0000-00100-0020, 36-26-20-0010-02700-0010, 36-26-20-0030-06800-0000 and 36-26-20-0030-06900-0000
Acreage:	580 Acres, m.o.l.
Zoning District(s):	MPUD Master Planned Unit Development
Future Land Use Classifications:	RES-3 (Residential - 3 du/ga)
Water/Sewage:	Public (Pasco)
No. of Dwelling Units:	1,800
Type of Dwelling Units:	Single Family Attached Townhomes and Villas, Single Family Detached and Multi-Family

APPLICANT'S REQUEST:

The applicant is requesting to rezone 580 acres from A-R Agricultural-Residential District, R-MH Mobile Home District, R-3 Medium Density Residential District, MF-2 Multiple Family High Density District, C-1 Neighborhood Commercial District and C-3 Commercial/Light Manufacturing District to an MPUD Master Planned Unit Development District to develop 13 residential villages consisting of 1,260 single family attached and detached dwelling units, 540 multi-family units and a 22 acre school site. The applicant has also requested a two year extension to their proposed build-out date from 2017 to 2019.

BACKGROUND:

Portions of the proposed development retain its original zoning of A-R Agricultural-Residential Zoning and on May 19, 1987 the BCC approved a request from New River LTD for a change in zoning district from A-R Agricultural-Residential to R-MH Mobile Home District, R-3 Medium Density Residential District, MF-2 Multiple Family High Density District, C-2 Neighborhood Commercial District and C-2 Commercial/Light Manufacturing District for portions of the proposed development (Petition No. 3638).

FINDINGS OF FACT:

1. Presently, the subject site contains 430 acres (mol) which is undeveloped and a 150 acre parcel which contains a single family residence.

2. The subject property is located in Flood Zone "A and X," and development within this area is subject to the requirements of the Land Development Code, Article 700, and Flood Damage Prevention.
3. The surrounding area is characterized as follows: North, MPUD Master Planned Unit Development (Wyndfields MPUD); South, Hillsborough County; East, AR Agricultural-Residential District (New River Ranchettes); and West, MPUD Master Planned Unit Development/DRI Development of Regional Impact (Meadow Pointe III and IV/Wesley Chapel Lakes).
4. A Comprehensive Plan Amendment was adopted on September 8, 2008, from RES-1 (Residential - 1 du/ga) to RES-3 (Residential - 3 du/ga) via Comprehensive Plan Amendment No. CPAL08-2(1).
5. Water and sewer are to be serviced by Pasco County Utility Services Branch.
6. Access is proposed from the future Oldwoods Avenue, with a proposed 142 feet of right-of-way.
7. Access is also proposed from the future Wyndfields Boulevard extension, with a proposed 142 feet of right-of-way.
8. Access is also from Ranchette Road, a County-maintained road which has approximately 50 feet of right-of-way with 18 feet of pavement.
9. On June 27, 2006, the BCC adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
10. The applicant has requested an extension to the TIS buildout date from December, 31, 2017 to December 31, 2019. Revised buildout dates are inclusive of any and all extensions made available by the County through the date hereof.

RECOMMENDATION:

The Zoning and Site Development Department recommends approval of the MPUD Master Planned Unit Development and revised buildout date(s) subject to the attached rezoning conditions of approval, Petition No. 6904.

ATTACHMENTS:

1. Livingston MPUD Master Planned Unit Development, Conditions of Approval, Rezoning Petition No. 6904
2. Location Map
3. Master Plan
4. Concurrency

DMZ/dmn/zn/dr/livingston/52

DEVELOPMENT REVIEW COMMITTEE ACTION :