

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 3/8/10      FILE: ZN10-005

SUBJECT: FCI MPUD Master Planned Unit  
Development  
DRC: 3/18/10, 1:30 p.m., DC  
Recommendation: Denial

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:	FCI MPUD
Applicant's Name:	Florida Citrus Investors, Inc.
Location:	The west side of U.S. 41, at the terminus of Keene Road which is approximately one-half mile south of the intersection of U.S. 41 and S.R. 52, Section(s) 8, 16, and 17, Township 25 South, Range 18 East.
Parcel ID Nos.:	16-25-18-0000-02000-0000, 16-25-18-0000-02200-0000, 17-25-18-0000-00200-0000, 08-25-18-0000-00300-0010
Acreage:	159.5 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:	317
Type of Dwelling Units:	Single Family Detached, Townhomes

APPLICANT'S REQUEST:

The applicant is requesting to rezone 159.5 acres from an A-C Agricultural District to an MPUD Master Planned Unit Development District to develop 4 residential parcels consisting of 317 single family detached dwelling units and townhomes.

BACKGROUND:

The property retains its original zoning of A-C Agricultural Zoning District.

FINDINGS OF FACT:

1. Presently, the subject site contains 159.5 acres (mol) which is undeveloped.
2. The subject property is located in Flood Zone "C," 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, A-C Agricultural District and R-MH Mobile Home District; South, A-C Agricultural District; East, A-R Agricultural-Residential District, R-1MH Single-family and Mobile Home District and R-1 Rural Density Residential District; and West, A-C Agricultural District.
4. Water and sewer are to be serviced by Pasco County Utility Services Branch.
5. 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.

6. Access is proposed from Keene Road, a substandard, County-maintained road which has approximately 30 feet of right-of-way with 12 feet of pavement.
7. The applicant submitted a Traffic Impact Study (TIS) and Substandard Road Review which was reviewed and finalized by the County's consultant January 14, 2009. A condition of the Substandard Road Review required the applicant to reconstruct Keene Road to County standards from the project site access connection to U.S. 41. Staff requested that the applicant demonstrate their ability to obtain adequate access to U.S. 41. The applicant has been unable to demonstrate a method by which Keene Road could be brought to County standards.
8. The applicant submitted their request to develop 364 units. Based on information provided by the Pasco County Geodetic Mapping Section the site contains 161.99 acres which are designated as RES-3 (Residential - 3 du/ga). Approximately 62.13 acres are jurisdictional. Therefore, the maximum number of units allowed on the site, based on a ten percent density credit for upland acreage, is 317 units (total acreage minus lakes and jurisdictional acreage, multiplied by 1.10 and multiplied by land use).

Due to the discrepancies between the County's GIS and the applicant's survey, staff requested that the applicant submit a survey which included jurisdictional boundaries approved by the Southwest Florida Water Management District (SWFWMD). This survey would enable staff to recalculate density and determine if the applicant's request for additional density would be allowable. The applicant declined to submit a SWFWMD approved survey.

RECOMMENDATION:

The Zoning and Site Development Department recommends denial of the MPUD Master Planned Unit Development based on the failure to meet the minimum requirements for a rezoning application as required by the Pasco County LDC.

Pursuant to LDC Section 303.2.E.1.g, *Criteria and standards to be considered in review of application for zoning amendments*

1. The zoning staff, the planning commission, and the board of county commissioners may review and consider any of the following criteria and standards in regard to the advisability of adopting a zoning amendment:
  - g. Whether there is adequate access to the site and whether the proposed change will create or excessively increase traffic congestion or otherwise affect traffic safety.

A condition of the Substandard Road Review which was reviewed and finalized by the County's consultant January 14, 2009, required the applicant to reconstruct Keene Road to County standards from the project site access connection to U.S. 41. The applicant has been unable to demonstrate a method by which Keene Road could be brought to County standards.

- r. Whether the proposed zoning change would be consistent with the goals, objectives, and policies set forth in adopted comprehensive plans or elements.

The proposed zoning change is inconsistent with the Goals, Objectives, and Policies of the Comprehensive Plan, 2025, Section FLU A-4, *Calculation of Residential Densities*. In accordance with FLU A-4, the residential density of the subject site was calculated utilizing information provided by the Pasco County Geodetic Mapping Section. Due to discrepancies between the County's GIS (317 units) and the applicant's survey (385 units), staff requested that the applicant submit a survey which included jurisdictional boundaries approved by the Southwest Florida Water Management District (SWFWMD). This survey would enable staff to recalculate density and determine if the applicant's request for additional density would be allowable. The applicant has declined to submit a SWFWMD approved survey.

ATTACHMENTS:

1. Visuals (6)

DMZ/dmn/zn/dr/fci/52

DEVELOPMENT REVIEW COMMITTEE ACTION :