

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 5/14/10      FILE: ZN10-222

SUBJECT: Villages of Pasadena Hills, Village F,  
Parcel F-1 MPUD Master Planned  
Unit Development  
DRC: 5/27/10, 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. 1

PLANNER: Dianne M. 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 Ted Schrader
Project Name:	Village F, Parcel F-1
Special Area Plan:	Pasadena Hills
Applicant's Name:	Evans Properties, Inc.
Location:	On the south side of Prospect Road, approximately 3/4 mile west of the intersection of Handcart Road and Prospect Road, Section 13, Township 25 South, Range 20 East.
Parcel ID Nos.:	13-25-20-0000-00600-0000
Acreage:	219.1 Acres, m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classifications:	AG (Agricultural - 1 du/10 acres)
Water/Sewage:	Public (Pasco)
No. of Dwelling Units:	1,064
Type of Dwelling Units:	Single Family and Multi-Family
Commercial Acres/Square Feet:	24.9/70,000 s.f. commercial and office

APPLICANT'S REQUEST:

The applicant is requesting to rezone 219.1 acres from A-C Agricultural District to an MPUD Master Planned Unit Development District to develop a Mixed Use project located within the Pasadena Hills Special Area Plan, which will include 70,000 square feet of commercial and office, and 1,064 single-family and multi-family units.

BACKGROUND:

The parcel retains its original zoning of A-C Agricultural.

On January 8, 2008, the BCC adopted the Villages of Pasadena Hills 2050 Comprehensive Plan Amendment No. 08-1 (VOPH Area Plan).

On February 10, 2009, the BCC adopted the Villages of Pasadena Hills Financial Plan (VOPH Financial Plan).

The VOPH Property Owners Group submitted an amendment to the Comprehensive Plan CPAL10-1(9). The initial purpose of the amendment was to correct a scrivener's error however; additional revisions were proposed to more effectively allocate potential development entitlements and reduce foreseeable hardships on development which include modifying boundary lines, amending village types, allowing the use of an equivalency matrix, modifying the proposed roadway alignment, redistributing densities, and allowing the co-location of parks to create a "super park". It is anticipated that the amendment will become effective in August, 2010.

## FINDINGS OF FACT:

1. Presently, the subject site contains a 219.1 acres (mol) parcel which is being utilized for agricultural purposes.
2. The subject parcel is a portion of Village F, and is currently a Type 2 village within the VOPH Area Plan. Village F will become a Type 2B village when the Comprehensive Plan becomes effective.
3. The VOPH Area Plan is an overlay to the Pasco County Future Land Use Map. The purpose of the Pasadena Hills Planning Principles and these policies are to:
  - Plan for the logical extension of urban development in a more sustainable form.
  - Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes, including housing that is affordable to residents of Pasco County.
  - Reduce automobile trips and trip lengths.
  - Create efficiency in planning and provision of infrastructure.
  - Allocate development costs appropriately.
  - Preserve and protect existing rural enclaves.
  - Preserve and protect areas that exhibit existing patterns of rural development along Fort King Highway.
  - Preserve environmental systems and functional open spaces.
4. The subject property is located in Flood Zone "X," and the Upper East Cypress Creek drainage basin. Development within this area is subject to the requirements of the Land Development Code, Article 700, Flood Damage Prevention.
5. The surrounding area is characterized by residential and rural pursuits.
6. Water and sewer are to be serviced by Pasco County Utility Services Branch.
7. Access is currently from Prospect Road (CR 579-A, a County-maintained road which has approximately 66 feet of right-of-way with 22 feet of pavement and has been designated a 2-lane, 73-foot wide Urban Collector Facility as shown in the Comprehensive Plan VOPH Area Plan, Figure PH-10a2.
8. Access will also be from North-South Avenue B, a 2-lane, intermediate roadway with 60 feet of right-of-way; New River Boulevard, a 2-lane, intermediate roadway with 73 feet of right-of-way; East-West Street A, (Tyndall Road), a 2-lane, intermediate roadway with 60 feet of right-of-way as shown in the Comprehensive Plan VOPH Area Plan, Figure PH-10a2.
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. In accordance with the VOPH Financial Plan, development shall also comply with the transportation corridor management requirements as identified and defined in the Comprehensive Plan, VOPH Area Plan, Table PH-1. However, should a County approved PD&E Study already exist for a specific corridor within VOPH then the requirements of the PD&E Study shall be used unless otherwise determined by the County.

## ANALYSIS:

Staff has reviewed the application and has included conditions to ensure that development is consistent with the Villages of Pasadena Hills Planning Principles & Policies adopted in the Comprehensive Plan including but not limited to:

- Conditions that address the provision of workforce/affordable housing
- Development standards consistent with the County's Traditional Neighborhood Design standards
- Conditions that reflect implementation of the approved VOPH Financial Plan through the creation of a special dependent district and conditional provisions for the scenario that development may commence prior to the creation of such district.
- Conditions that defer transportation mitigation to a Development Agreement which must be approved prior to the first preliminary plan/preliminary site plan for the project.

## RECOMMENDATION:

The Planning and Growth Management Department recommends approval of the MPUD Master Planned Unit Development subject to the attached rezoning conditions of approval, Petition No. 6926.

ATTACHMENTS:

1. Villages of Pasadena Hills, Village F, Parcel F-1 MPUD Master Planned Unit Development, Conditions of Approval, Rezoning Petition No. 6926
2. Location Map
3. Master Plan

REG/DMN/gm/dr/F-1/52

DEVELOPMENT REVIEW COMMITTEE ACTION :