

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 5/14/10 FILE: ZN10-223

SUBJECT: Villages of Pasadena Hills, Village G,
Parcel G-1 MPUD Master Planned
Unit Development
DRC: 5/27/10, 1:30 p.m., NPR
Recommendation: Approval
with Conditions

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

PLANNER: Dianne M. Naeyaert
Planner I

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 G, Parcel G-1
Special Area Plan:	Pasadena Hills
Applicant's Name:	Evans Properties, Inc.
Location:	On the east side of Handcart Road, approximately one mile south of the intersection of Handcart Road and Prospect Road, Section 19 and 30, Township 25 South, Range 21 East.
Parcel ID Nos.:	19-25-21-0000-00100-0000 and 30-25-21-0000-00200-0000
Acreage:	257.2 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:	1,407
Type of Dwelling Units:	Single Family and Multi-Family
Commercial Acres/Square Feet:	25.9/225,000 s.f. commercial and 100,000 s.f. office

APPLICANT'S REQUEST:

The applicant is requesting to rezone 257.2 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 225,000 square feet of commercial, 100,000 square feet of office, and 1,407 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 257.2 acres (mol) parcel which is being utilized for agricultural purposes.
2. The subject parcel is a portion of Village G, and is currently a Type 2 village within the VOPH Area Plan. Village G will become a Type 1 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 development within this area is subject to the requirements of the Land Development Code, Article 700, Flood Damage Prevention. The eastern portion (approximately one-half) of the subject property is in the East Zephyrhills closed drainage basin.
5. The surrounding area is characterized by residential and rural pursuits and the East Pasco Recycling Center and Solid Waste Transfer Station to the north and west of the subject parcel.
6. Water and sewer are to be serviced by Pasco County Utility Services Branch.
7. Access is from Handcart Road, a County-maintained road which has approximately 50 feet of right-of-way with 24 feet of pavement and has been designated a 4-lane, 106-foot wide Urban Collector Facility as shown in the Comprehensive Plan VOPH Area Plan, Figure PH-10a1.
8. 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.
9. 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.
10. The VOPH Financial Plan establishes criteria for locating a suitable site for the Pasadena Hills Super Park. Using these criteria, sixteen "Super Park" locations are currently being evaluated. A portion of Parcel G-1 is under consideration as a potential Super Park site.

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 Zoning and Site Development Department recommends approval of the MPUD Master Planned Unit Development subject to the attached rezoning conditions of approval, Petition No. 6927.

ATTACHMENTS:

1. Villages of Pasadena Hills, Village G, Parcel G-1 MPUD Master Planned Unit Development, Conditions of Approval, Rezoning Petition No. 6927
2. Location Map
3. Master Plan

DMZ/DMN/share/G-1/52

DEVELOPMENT REVIEW COMMITTEE ACTION :