

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee

DATE: 06/03/10

FILE: PGM10-205

SUBJECT: Wiregrass Development of Regional
Impact
Comprehensive Plan Amendment
Proposed Phase – Transmittal
FLU change from MU, RES-3, and
CON to PD and CON
DRC: 6/10/10, 1:30 p.m., DC
Recommendation: Approval

FROM: Richard E. Gehring
Growth Management Administrator

REFERENCES: Comm. Dist. 1
Planner: Carol B. Clarke, AICP

DESCRIPTION AND CONDITIONS

Summary

Proposed is an amendment to the Comprehensive Plan regarding the Wiregrass DRI. The amendment is designed to provide the property owner flexibility to respond as the project moves through development.

There are two components to the amendment. These are designed to work hand-in-hand. First is amendment of the Future Land Use map to PD-Planned Development for the Wiregrass DRI. This designation will provide greater flexibility in location of uses, particularly as transit is anticipated for the area. The current FLU designations are Res-3 and MU-Mixed Use. (Those portions designated CON – Conservation will retain that designation).

Also proposed are amendments to the Wiregrass Ranch Sub-Area Policies. The Sub-Area Policies were established concurrently with approval of the Development of Regional Impact. The Sub-Area Policies set forth the maximum levels of development and the required form of development.

The following amendments are proposed to the Sub-Area Policies:

- DRI and MPUD Sub-Area Policies
 - Proposed is elimination of several sub-area policies addressing the use of specific parcels, trade-offs between uses, and land-use exchanges.
 - These policies are inappropriate for inclusion in the Comprehensive Plan, as they are more appropriately considered with review of the DRI or MPUD (or both).
 - Elimination of these policies will create a cleaner, more coherent set of Comprehensive Plan policies regarding the project.
- Transit
 - Proposed is an amendment which makes clear that Wiregrass may participate in any transit, transfer of development rights, or other county-wide density and intensity provisions and incentives.
- Minor Language Amendments
 - Minor amendments to the language of several sub-area policies are also proposed.

These amendments are generally for cleanup and clarification.

- Maximum Levels of Development.

- The following chart indicates the existing and proposed maximum development levels by land use:

	Existing	Proposed	Comment
Residential	8,500 SF* 4,000 MF * 2,500 age restricted	16,000 units	No Dwelling Type
Commercial	2,740,000 sf	3,500,000 sf	Change from Retail to Commercial
Office	1,200,000 sf	2,600,000 sf	
Hotel/Motel		600 rms	New Listing
Hospital	100 beds	600 beds	
Golf Course	18 holes	36 holes	
Community College		4,000 FTE	New Listing
Recreation/Attraction		24 Screens (Movie) 6,000 Seats (Serial Performance)	New Listing
Light Industrial		1,000,000	New Listing

- While the chart identifies increases in the maximum development permitted for most land use types, it is important to remember that these represent the maximum amount of each type of land use that can be permitted. Inclusion of these maximums allows for elimination of “trade-off” sub-area policies. The concept of trade-off is more appropriately dealt with in the DRI and MPUD.
- As development proceeds, the applicant will need to demonstrate compliance with other policies, most notably the limitation on service demands as discussed below.

- Maximum Service Demands

- The existing sub-area policies have some provision for trade-off between land uses; however the maximum service impact is not to be exceeded. The amendment proposes making explicit the number of trips, gallons, tons and students which were analyzed and approved with the original project. These represent the service demands which may not be exceeded without Comprehensive Plan amendment.

Discussion

The proposed Comprehensive Plan amendment is being prepared as an exception to the bi-annual limitation on amendments because Wiregrass is a Development of Regional Impact and the amendment is necessary to move forward with a pending Development Order amendment.

The Comprehensive Plan amendment is moving forward to allow the County and the applicant to receive the Objections, Recommendations, and Comments review from the Department of Community Affairs in time for an October 19, 2010 proposed adoption. To meet this aggressive schedule, the Local Planning Agency and Board of County Commissioners transmittal hearings will be held on June 22,

2010.

It is understood that as the proposed amendment moves forward, modifications in the sub-area policies may be necessary. Staff is working cooperatively with the applicant to develop Comprehensive Plan, Development Order, and MPUD language which is appropriate and will allow the project to move forward with appropriate conditions in appropriate regulations.

ALTERNATIVES AND ANALYSIS

1. Recommend approval of the proposed amendment to the Local Planning Agency.
2. Recommend denial of the proposed amendment to the Local Planning Agency.
3. Direct staff to pursue another course of action.

RECOMMENDATION

The Planning and Growth Management staff recommends Alternative 1.

ATTACHMENTS:

1. Proposed Sub-Area Policies (Strike-through/Underline)
2. General Location Map
3. Existing Future Land Use Map
4. Proposed Future Land Use Map
5. Legal Description and Parcel Identification Numbers

REG/CBC/DRC/pgm10-205