

Proposed Wiregrass Ranch FLU SubArea Policies Amendment

WIREGRASS RANCH SUBAREA POLICIES

POLICY FLU 7.1.8: WIREGRASS RANCH

4. Wiregrass Ranch Maximum Levels of Development

The Wiregrass Ranch Development of Regional Impact Subarea shall be identified on the Future Land Use Subarea Map 2-9. This subarea shall be zoned in a single MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Wiregrass Ranch Development of Regional Impact Development Order, Development Agreement, and MPUD Master Planned Unit Development zoning. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.8, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate such increased density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Wiregrass Ranch Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions, are supported by adequate public facilities, services, and infrastructure.

Land Use	Square Feet/Dwelling Units/Beds/Holes
Office	1,200,000 Square Feet
Retail	2,740,000 Square Feet
Multifamily	4,000 Dwelling Units
Single Family	8,500 Dwelling Units (Includes 1,000 Single Family Detached, Age Restricted Units; and 1,500 Single Family Attached, Age Restricted Units)
Hospital	100 Beds
Golf Course	18 Holes

The following are the maximum levels of development within the Wiregrass Ranch Future Land Use category.

<u>Land Use</u>	
<u>Residential (units)</u>	<u>16,000</u>
<u>Commercial (s.f.)</u>	<u>3,500,000</u>
<u>Hotel/Motel (rooms)</u>	<u>600</u>
<u>Office (s.f.)</u>	<u>2,600,000</u>
<u>Hospital (beds)</u>	<u>600</u>
<u>Community College (f.t.e. students)</u>	<u>4,000</u>
<u>Light Industrial (s.f.)</u>	<u>1,000,000</u>
<u>Recreation/Attraction</u>	
<u> Movie Theaters (screens)</u>	<u>24</u>
<u> Serial Performance Facility (seats)</u>	<u>6,000</u>
<u>Golf Course (holes)</u>	<u>36</u>

Construction of the ~~entitlements identified~~ above (Development of Regional Impact specific approval, Phases 1-3) shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact development order and any related Development Agreement:

2. The Wiregrass Ranch Sub-Area Future Land Use category shall provide a minimum of three of the approved uses.

~~Some trade off of the above uses is allowed pursuant to the adopted Development of Regional Impact development order except for the following limitations:~~

- ~~a. Office entitlements within Wiregrass Ranch Development of Regional Impact shall not be reduced, exchanged, utilized, or traded off for any other approved uses in the project, unless otherwise approved by a 4:5 majority vote by the Pasco County Board of County Commissioners.~~
- ~~b. Hospital beds may be exchanged for office use only.~~

3. The Wiregrass Ranch Sub-Area shall be zoned Master Planned Unit Development (MPUD) and shall be further governed by the terms and conditions of the Wiregrass Ranch Development of Regional Impact Development Order and, if applicable, the Development Agreement. Any development that would generate public facility impacts in excess of the levels of service identified in the table below shall require an amendment to the Wiregrass Future Land Use category, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to demonstrate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

<u>Public Facility</u>	<u>Maximum Service Demand</u>
<u>Water</u>	<u>4.14 mgd</u>
<u>Sewer</u>	<u>3.83 mgd</u>
<u>Solid Waste</u>	<u>538.11 tons/day</u>
<u>Public Schools K - 12</u>	<u>2,384 students or the students generated from 4,000 MF units and 6,000 SF Detached units</u>
<u>Transportation</u>	<u>15,604 net PM peak hour trips</u>

2.4 Wiregrass Ranch Guiding Principles

The Wiregrass Ranch Development of Regional Impact shall be developed in conformance with the following guiding principles where practical and appropriate:

- a. A unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development, which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open-space areas.
- b. The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community, and providing walkability between uses/parcels.
- c. Development of the project shall maintain a balance of jobs to housing at build-out of the project, ensuring that there is adequate land set aside within the project to maintain a balance of job opportunities, to live and work within the project, and to comply with the intent of the Pasco County Comprehensive Plan.
- d. The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle-trip lengths and to support pedestrian, bicycle, low speed vehicles and mass-transit opportunities.

- e. Development of the project shall support and actively promote multimodal transportation containing interconnected street networks and pedestrian-friendly streets.
- f. The project shall provide opportunities for multi –modal transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity.
- g. A diversity of housing to enable citizens from various economic levels and age groups to live within the site.
- h. An affordable housing mitigation program shall be implemented to mitigate the project's impacts on affordable housing.

2. 5. Wiregrass Ranch Development Standards

~~Parcels O 1 and O 3 on the Wiregrass Ranch Development of Regional Impact Map H dated August 30, 2006, shall generally be developed in accordance with the Corporate Business Park or Targeted Primary Businesses or Industrial General Use categories of the EC (Employment Center) Future Land Use classification as defined by the Pasco County Comprehensive Plan and be generally consistent with the "Corporate Office/Industrial/Target Business" portion of the EC (Employment Center) requirements of the Pasco County Land Development Code (once adopted).~~

~~a. Wiregrass Ranch Development of Regional Impact shall set aside adequate land approved for an integrated, mixed use town center containing office, retail, and residential (excluding single family detached units) uses, generally depicted as Parcel M 7 on Map H of the Wiregrass Ranch Development of Regional Impact dated August 30, 2006. The town center is to be developed consistent with the TND (Traditional Neighborhood Design) town center standards in the Pasco County TND (Traditional Neighborhood Design) Ordinance. In an effort to maintain flexibility in the design of this type of mixed use project, the town center may use alternative standards and variances permitted by the ordinance and/or the Pasco County Land Development Code, or otherwise as approved by the Pasco County Development Review Committee.~~

a. The areas designated in the Future Land Use Map as CON (Conservation Lands) Land Use within the Wiregrass Ranch Development of Regional Impact Subarea shall be limited to passive recreational and conservation land uses including picnic shelters, boardwalks, and pedestrian trail systems; e.g., walking/jogging, nonmotorized cycling, and rollerblading. The CON (Conservation Lands) Future Land Use Classification shall allow for road crossings only where necessary for major arterials or internal, interconnected street networks including those roadways required by any approved Master Roadway Phasing Plan, the MPUD Master Planned Unit Development approval(s), and/or the Pasco County Land Development Code. Road crossings shall be designed to comply with the conditions of the development order and should be consistent with wildlife corridors or roadway undercrossing systems. Pedestrian and bicycle connections shall be allowed where necessary to create an interconnected greenways and trails system.

b. The project shall be designed to provide interconnected streets between ~~the retail, residential, office/research park and employment center~~ uses and provide adequate opportunities for pedestrian/ bicycle connectivity where practical and appropriate.

- c. All commercial development within the Wiregrass Ranch Development of Regional Impact shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses where practical. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of connected routes between residential uses, the town center, office, and commercial areas; and schools, parks, civic uses, and conservation and open-space areas. The design details shall be established by a site plan controlled by the MPUD Master Planned Unit Development zoning and implemented through the preliminary site plans for each development area.
- d. In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may, upon approval of the Board of County Commissioners, waive or delay any subarea policy, Development of Regional Impact, or MPUD Master Planned Unit Development condition for a primary target industry as defined by the "Target Industry Study for Pasco County."
- e. Wiregrass DRI Phase IV entitlements shall require a Comprehensive Plan Amendment and additional transportation, public facilities, and air-quality analysis in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code, prior to the specific approval.
- f. The developers of Wiregrass Ranch Development of Regional Impact shall coordinate with the Pasco County Planning and Growth Management Department, Metropolitan Planning Organization, and the Florida Department of Transportation to plan for potential bicycle/pedestrian bridges over S.R. 56 and/or Porter Boulevard. Consideration shall be given to potential inclusion of such bridges in the Bicycle Pedestrian Plan at the time of zoning or preliminary plan approval for affected parcels.
- g.. Notwithstanding anything in the foregoing Wiregrass Special Provisions, Development Standards, or Guiding Principles, the Wiregrass FLU and Wiregrass Ranch DRI shall not be prohibited from receiving any benefits that are otherwise allowed within the Pasco County Comprehensive Plan, Land Development Code or applicable law related to transit, transfer of development rights or other use, density or intensity provisions and incentives.
- i. Temporary industrial uses necessary to support the development activities are permitted.
- j. Portions of the property may continue to be used for agricultural activities (such as but not limited to citrus production, cattle ranching, crop production, rangeland, timber harvesting or other similar uses) until the property has been fully developed.
- k. Nonresidential-Use Locations: Commercial and other nonresidential uses within the planned development are encouraged to be placed in locations that will provide convenient multimodal access for residents of the planned development community, locations maximizing potential for transit oriented design concepts, and will minimize the impact of these uses on external adjacent communities. Light Industrial uses shall be developed along collector or arterial roadways and with an adequate buffer to residential uses adjacent to the Wiregrass FLU and not immediately adjacent to Category 1 wetlands.