

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee      DATE: 5/13/10      FILE: ZN10-217

SUBJECT: Gateway Commerce Park  
MPUD Master Planned Unit  
Development  
DRC: 6/10/19, 1:30 p.m., DC  
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. 2

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.

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Gateway Commerce Park MPUD Master Planned Unit Development
Applicant's Name:	James & Justina Cracchiolo
Location:	On the east side of Eiland Boulevard approximately one-quarter mile north of State Road 54, Section 18, Township 26 South, Range 21 East.
Parcel ID No.:	18-26-21-0000-00200-0000
Acreage:	18.93 Acres, m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	Proposed PD (Planned Development)
Water/Sewage:	Pasco County
Commercial Square Feet:	92,000 Square Feet
Professional Office Square Feet:	80,000 Square Feet (min. 50,000 Square Feet)

DEVELOPER'S REQUEST:

The developers/applicants are requesting to rezone approximately 18.93 acres from an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to allow up to a total of 172,000 square feet of office and commercial uses.

BACKGROUND:

On October 13, 1982, the Board of County Commissioners approved petition No. 2056 rezoning the subject parcel from A-C Agricultural District, to A-R Agricultural-Residential District.

FINDINGS OF FACT:

1. Presently, the subject site contains 18.93 acres (mol) which is undeveloped.
2. The subject property is located in Flood Zone "X" and "A" and development within this area is subject to the requirements of the Land Development Code, Article 700, and Flood Damage Prevention.

3. The Future Land Use designations, zoning categories and existing land use patterns of the subject site and adjacent/abutting properties within one-quarter mile of the site are listed below:

		<b>FLU</b>	<b>ZONING</b>	<b>EXISTING USE</b>
<b>Subject Site</b>		RES-6	AR	Vacant
<b>Adjacent /Abutting Properties</b>	<b>N</b>	RES-6	RMH	Mobile Home Park, Single Family Residential
	<b>S</b>	RES-6 & ROR	RMH, AC, C1, C2	Mobile Home Park, Agricultural Uses, Commercial Uses
	<b>E</b>	RES-6	RMH & AC	Mobile Home Park, Agricultural Uses
	<b>W</b>	RES-6	AC & MF1	Agricultural Uses, Manufacturing Uses

4. Water and sewer are to be serviced by Pasco County Utility Services Branch.
5. Access to the property is from Eiland Boulevard, a County-maintained road, which has 220 feet of right-of-way with 24 feet of pavement, and has been designated a two lane collector facility on Map 7-22, 2025 Future Number of Lanes, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
6. On June 27, 2006, the Board of County Commissioners (BCC) adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways. The Corridor Preservation Table requires 220 feet of right-of-way and four lanes at buildout for this segment of roadway
7. The applicants/developers are proposing a Future Land Use amendment to PD (Planned Development). The current Future Land Use Classification of the property is RES-6 (Residential - 6 du/ga).
8. The proposed amendment is intended to recognize the subject property's location and emerging development trends toward employment center projects, to facilitate a Planned Development. This project is proposed to include a mixture of predominantly neighborhood commercial and office uses, to support and create a sense of place for the employment complex. The proposed Future Land Use amendment [CPAL10-(09)] is scheduled for final adoption by the BCC on August 8, 2010.
9. The MPUD submittal includes a conceptual plan, which contains the following design features. Issues of site design and layout will be addressed and finalized in the required renderings.

*Site Design*

The proposal integrates the built and natural environment including the storm water management system and landscape open spaces. In general, the proposed site design locates the storm water retention areas along the eastern and southern property lines serving to buffer the adjacent properties. In addition, the applicant is proposing a 20-foot wide buffer along the eastern property line screened with a double row of trees. Class II Wetlands cover approximately a half-acre and are proposed to be integrated in the storm water management system. The Applicant declares that a 100-foot wide, Florida Power Corp easement occupies the southern portion of the property where part of the storm water retention pond is proposed. Two outparcels are designated, one on the northwest corner of the property and another on the southwest corner.

*Buildings and Location on Site*

Two pods of 2-story buildings containing office retail and service uses are proposed to be clustered around two courtyards in the middle of the site. A grand entrance feature leads from Eiland Boulevard to the commercial courtyard buildings and serves to connect the pods. Two additional freestanding buildings are proposed flanking the commercial courtyard building to the north and south and just east of the proposed outparcels. Renderings will illustrate a retail and office village with plazas, alcoves, walkways, variations in height, building offsets, a garden parking court, intense landscaping and streetscapes.

*Amenities*

A series of courtyards are created by the clustering of the commercial courtyard buildings

providing the opportunity for the creation of gathering spaces. A multi-purpose trail meanders along the edges of the property and connects to internal sidewalks. To promote pedestrian circulation, significant amenities, including “gathering spaces” for visitors and the project’s workforce shall be created on site along with an internal network of trails and sidewalks connecting the various elements on the property. Pedestrian linkages connecting the multi-purpose trail to the residential on the east shall be provided.

*Parking*

The majority of the parking is generally relegated to the east of the commercial courtyard buildings with a double row of parking between the western property line and the commercial courtyard buildings.

10. The proposed request is consistent with the Pasco County LDC, Article 300, Subsection 303.2.E.1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.

VARIANCE REQUEST:

The applicants/developers have requested specific variances from the following provisions of the LDC to be considered as a part of the rezoning:

Section 522.4, Development Standards; and Section 610.3.O, Continuation of Existing Street Pattern and Street Access to Adjoining Property.

Subsection A.3.a, Streets, and Subsection 3.O, which, if approved, would relieve the applicants/developers of providing interconnections to adjoining properties, existing streets, and/or rights-of-way.

Currently, the subject parcel fronts Eiland Boulevard and is surrounded on three sides by single family homes and a mobile home park which does not provide an appropriate place for the applicant to interconnect with adjoining property. Accordingly, based on the existing issues, staff recommends approval with the following condition:

Prior to or concurrent with preliminary plan/preliminary site plan approval, if it is determined that a change of use has occurred on any parcels adjoining the subject site, the developers shall supply evidence that it has coordinated with the developers and engineer(s)/surveyor(s) of the adjoining parcels to identify and provide the location of the required reverse frontage/frontage road and/or interconnecting roadway unless otherwise approved by the DRC. The following information shall be shown on all preliminary plans/preliminary site plans and construction plans/construction site plans that include or abut the interconnecting roadway: location (by State plane coordinates), centerline, right-of-way width, cross section, elevation of centerline, grade, and centerline geometry (tangent bearing/curve geometry) to provide a seamless continuation of this road at property lines.

RECOMMENDATION:

The Zoning/Code Compliance Department recommends approval of the MPUD Master Planned Unit Development, subject to the attached rezoning conditions of approval, Petition No. 6912.

ATTACHMENTS:

1. Conditions of Approval for Rezoning Petition No. 6912
2. Location Map
3. Master Plan
4. Concurrency

DMZ/DMN/share/gateway

DEVELOPMENT REVIEW COMMITTEE ACTION :