

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 6/3/10 FILE: ZN10-237

SUBJECT: Martin Marietta MPUD Master
Planned Unit Development
DRC: 6/10/10, 1:30 p.m., DC
Recommendation: Continue to
6/24/10, 1:30 p.m., NPR

FROM: Debra M. Zampetti
Zoning/Code Compliance
Administrator

REFERENCES: Land Development Code,
Section 522, Master Planned
Unit Development District;
Comm. Dist. 1

It is recommended that the data herein presented be given formal consideration by the Development Review Committee (DRC).

Commission District:	The Honorable Theodore J. Schrader
Project Name:	Martin Marietta Materials
Applicant's Name:	Martin Marietta Materials
Location:	On the north side of Pasco-Hillsborough County Line Road, Crystal Springs, approximately 800 feet east of S.R. 39 and County Line Road South, Sections 31 and 36, Township 26 South, Ranges 21 and 22 East.
Parcel ID Nos.:	31-26-22-0010-00200-0000, 31-26-22-0020-00001-8020, 36-26-21-0020-00001-8110, 36-26-21-0020-49900-1030, 36-26-21-0020-49900-1040, 36-26-21-0020-49900-1050, and 36-26-21-0020-49900-1070
Acreage:	88 Acres, m.o.l.
Zoning District:	A-C Agricultural
Future Land Use Classification:	PD (Planned Development)
Water/Sewage:	Private Well/Septic
No. of Dwelling Units:	N/A
Type of Dwelling Unit:	N/A
Industrial Acreage:	31.11 Acres, m.o.l.
Use/Square Feet	Aggregate Transfer Facility, Asphalt Plant, Rail Spur, Aggregate Sorting and Conveyance System, Storage Yard, Sales and Operational Offices/ 5,000 Square Feet
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer/applicant is requesting to rezone approximately 88 acres from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow development of an aggregate transfer facility, asphalt plant, and ancillary industrial uses.

BACKGROUND:

1. The subject site retains its original zoning.
2. On April 14, 2010, the Board of County Commissioners (BCC) approved transmittal of the proposed amendment to the Future Land Use from RES-1 (Residential - 1 du/ga) to PD (Planned Development) with subarea policies on 88 acres of a 525-acre parcel.
3. On August 10, 2010, the BCC will roll-call vote to adopt the Comprehensive Plan Amendment (CPAL10-2[10]) concurrently with consideration of this MPUD Master Planned Unit Development Rezoning Petition No. 6911.

FINDINGS OF FACT:

1. Presently, the subject site is contains one home site and accessory structures relating to agricultural operations.
2. Access to the property is from County Line Road South, a Hillsborough County maintained roadway.
3. The subject property is located in Flood Zones "A" and "C." Development is subject to the requirements of the LDC, Article 700, Flood Damage Prevention.
4. The surrounding area is characterized by agricultural operations and grazing to the north and east, IH (Industrial - Heavy) to the south (CF Industries), and CSX Class 1 Rail Line and vacant IH (Industrial - Heavy) to the west (Misty Properties Rezoning Petition No. 6726).
5. Water and sewer are to be serviced by on-site private well and septic.
6. On June 27, 2006, the Board of County Commissioners adopted the Corridor Preservation Tables in the Transportation Element of the Comprehensive Plan necessitating the preservation of right-of-way along certain roadways.
7. The project site is located within the east market area.

RECOMMENDATION:

The Zoning and Site Development Department recommends that the Master Planned Unit Development be continued to the DRC meeting on June 24, 2010, at 1:30 p.m., in New Port Richey.

ATTACHMENTS:

1. Location Map
2. Master Plan

DMZ/DS/public/pgm/drc/martinzn10237/22

DEVELOPMENT REVIEW COMMITTEE ACTION: