

PASCO COUNTY, FLORIDA  
INTEROFFICE MEMORANDUM

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TO: Development Review Committee

DATE: 6/17/10

FILE: ZN10-220

SUBJECT: River Landing MPUD Master Planned  
Unit Development, Petition No. 6924  
DRC: 6/24/10, 1:30 p.m., NPR  
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

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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:	River Landing MPUD
Applicant's Name:	Zephyr Egg Company
Location:	On the west side of Morris Bridge Road, approximately one-half mile south of Chancey Road, Section 25, Township 26 South, Range 20 East, and Section 30, Township 26 South, Range 21 East.
Parcel ID Nos.:	25-26-20-0000-00100-0000 and 30-26-21-0000- 00200-0000
Acreage:	825.47 Acres, m.o.l.
Zoning District:	A-C Agricultural
Future Land Use Classification:	RES-3 (Residential - 3 du/ga)
Water/Sewage:	Pasco/Pasco (Central)
No. of Dwelling Units:	1,999
Type of Dwelling Units:	Single-Family Detached/Single-Family Attached/ Multifamily
Certificate of Capacity:	Initial

DEVELOPER'S REQUEST:

The developer/applicant is requesting to rezone approximately 825.47 acres from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to allow 1,999 dwelling units (single-family detached/single-family attached/multifamily).

BACKGROUND:

1. On December 15, 1992, the Board of County Commissioners (BCC) approved a conditional use for a portion of the property for a Class I mine in an A-C Agricultural Zoning District (CU92-20).
2. The remainder of the property has an original zoning of A-C Agricultural.

FINDINGS OF FACT:

1. Presently, the subject site is unimproved.
2. Access to the property is from Morris Bridge Road, a County-maintained road, which has 60 feet of right-of-way with 24 feet of pavement, and has been designated a four-lane collector facility as shown per the Corridor Preservation Roadway Network, and Map 7-24, 2025 Future Roadway Functional Classification, of the Comprehensive Plan.
3. The subject property is located in Flood Zones "A," "AE," and "X." Development is subject to the requirements of the Land Development Code (LDC), Article 700, Flood Damage Prevention.

4. The surrounding area is characterized by residential and agricultural pursuits.
5. The subject property is located within the Pasco County Southern Market Area. This market area is considered an urban gateway opportunity area, where the bulk of urban development should occur.
6. Water and sewer are to be serviced by Pasco/Pasco.
7. 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.
8. 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.

**RECOMMENDATION:**

The Zoning/Code Compliance Department recommends approval of the Master Planned Unit Development, subject to the attached rezoning conditions of approval, Petition No. 6924.

**ATTACHMENTS:**

1. Conditions of Approval for Rezoning Petition No. 6924
2. Location Map
3. Master Plan
4. S.R. 56 Roadway Cross-Section

DMZ/CB/public/zn/drc/riverIndgzn10220/22

**DEVELOPMENT REVIEW COMMITTEE ACTION:**