

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 6/11/10 FILE: ZN10-252

SUBJECT: Stony Brook Commerce Park
MPUD Master Planned Unit
Development
DRC: 6/24/10, 1:30 p.m., NPR
Cont. from 6/10/10
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. 1

PLANNER: Dianne M. Naeyaert
Planner I

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

Commission District:	The Honorable Ted Schrader
Project Name:	Stony Brook Commerce Park MPUD Master Planned Unit Development
Applicant's Name:	Gotthold E. Gerber Irrevocable Trust & Gerber Family LLLP, & Mathilda Berber Revocable Trust
Location:	The north side of S.R. 54, approximately one mile east of I-75 opposite Saddlebrook Way and abutting Tupper Road to the east Section 08, Township 26 South, Range 20 East.
Parcel ID No.:	08-26-20-0000-01900-0000; 08 26 20 0000 01900 0010; and 08 26 20 0000 01900 0000
Acreage:	39.88 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:	90,000 Square Feet
Professional Office Square Feet:	102,600 Square Feet (80,000 minimum)

DEVELOPER'S REQUEST:

The developers/applicants are requesting to rezone approximately 39.88 acres from an R-2 Low-Density Residential Zoning District and C-1 Neighborhood Commercial Zoning District to an MPUD Master Planned Unit Development District to allow up to a total of 192,600 square feet of office and commercial uses.

BACKGROUND:

On August 27, 1985, the Board of County Commissioners approved Petition No. 3018 rezoning the subject parcel from A-R Agricultural-Residential District, to R-2 Low Density Residential District, MF-1 Multiple Family Medium Density District, and C-2 General Commercial District.

On September 20, 1988, the Board of County Commissioners approved Petition No. 4001 rezoning a portion of the subject parcel from MF-1 Multiple Family Medium Density District to C-1 Neighborhood Commercial District.

FINDINGS OF FACT:

1. Presently, the subject site contains 39.88 acres (mol) which is undeveloped.

2. The subject property is located in Flood Zone "X" 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:

		FLU	ZONING	EXISTING USE
Subject Site		RES-6	R-2, C-1	Vacant
Adjacent /Abutting Properties	N	RES-6	PUD, R-1, R-2, A-C	Agricultural, Low Density Residential
	S	RES-6 & MU	MPUD, AR,C1	Single Family Residential, Commercial Uses, Vacant, Saddlebrook Resort
	E	RES-6	R-2, C-2	Single Family Residential, Vacant
	W	RES-6	R-4, C-2, R-3	Single Family Residential, Office, Self Storage

4. Water and sewer are to be serviced by Pasco County Utility Services Branch.
5. Access to the property is from S.R 54, located in a Florida Department of Transportation maintained district, which has 166 feet of right-of-way with 24 feet of pavement, and has been designated a six lane arterial 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 166 feet of right-of-way and six 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. Conveyance of stormwater will be accomplished through a combination of open swales and closed storm sewers through an engineered and permitted drainage system. Accepted methods for stormwater treatment include creation of wetland systems and use of existing isolated wetlands. In addition, by relocating the small wetland pond to the rear of the site, Tupper Road will be realigned to provide access at the existing Saddlebrook traffic signal, and a small wayside park will be created.

Buildings and Location on Site

As shown on the conceptual site plan, the MPUD will contain specialty retail, restaurants, and service establishments in a piazza setting that includes plazas and courtyards. Three office buildings will include sites for targeted business, professional offices, and medical offices. The buildings will be two story, clustered along the road frontage or overlooking the existing wetland feature. Garden parking courts, buffers, and bicycle/pedestrian trails will contribute to the overall design, resulting in a visually appealing and functional center for employment and commerce. Due to the location across from Saddlebrook Resort, the development must compliment the high quality architecture and landscaping already existing at Saddlebrook. Renderings will be submitted prior to the submittal of the first preliminary site plan. The

conceptual master site plan delineation illustrates the proposed development, but building square footage may be shifted between and among the various buildings to accommodate future users.

Transportation

The subject property falls within the area identified as the Transit Emphasis Corridor, depicted on proposed Map 2-23 of the Comprehensive Plan. This corridor will consist of high quality premium modes of transit, including but not limited to Light Rail and Bus Rapid Transit. The applicant supports the Transit Oriented Design concepts currently being proposed of S.R. 54 and makes reference to an express bus service station either on site or nearby in order to accommodate such transit capabilities.

The applicant is realigning Tupper Road to align with the Saddlebrook Resort Entrance, an existing traffic signal.

The applicant is willing to work with the County on design of the realignment for Bruce B. Downs along the westernmost portion of the parcel.

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.

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. 6913.

ATTACHMENTS:

1. Conditions of Approval for Rezoning Petition No. 6913
2. Location Map
3. Master Plan Exhibit A
4. Master Plan Exhibit B
5. Concurrency

DMZ/DMN/share/stonybrook

DEVELOPMENT REVIEW COMMITTEE ACTION: