

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 07/07/10 FILE: PGM10-197

SUBJECT: CPAS10 (04) Small Scale
Comprehensive Plan Amendment
Applicant: Anmar Real Estate
From: RES-3
To: COM
Location: Northwest Pasco
DRC: 07/15/10, 1:30 p.m., Dade City
Recommendation: Approval

FROM: Richard E. Gehring
Growth Management Administrator

REFERENCES: Comm. Dist. 4
Project Planner: Quanlin Hu,
AICP

DESCRIPTION AND CONDITIONS

Summary

Purposed is a Small Scale Comprehensive Plan Amendment CPAS10 (04) Anmar Real Estate to change the Future Land Use (FLU) classification from RES-3 (Residential-3 du/ga) to COM (Commercial) on 1.19 acres m.o.l. at the southwest corner of SR 52 and Silver Palm Blvd, approximately half mile west of the Suncoast Pkwy. (Parcel ID 12-25-17-0000-00200-0020)

Discussion

The subject site abuts to the northwest corner of the existing approved Suncoast Lakes MPUD. Parcels in the MPUD adjacent to the subject site are approved for commercial and office use. The parcel directly to the east of the subject site is owned by Racetrac Petroleum Inc. A site plan for a gas station on this site was approved on 5/14/10. Access from S.R. 52 to the future Racetrac gas station will be via an access easement on the north site of the subject site.

The frontage of the subject site also houses a 40' natural gas pipeline easement.

The applicant is proposing neighborhood commercial uses on the site to serve the residential uses to the north, south and east.

The Future Land Use designations, zoning categories and existing uses 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-3	A-R	Vacant
Adjacent /Abutting Properties	N	AT	A-R, A-C	Various
	E	RES-3, MU	MPUD	Vacant
	S	RES-3	A-C	Residential
	W	RES-3	A-R	Residential

This area is not located within a Coastal High Hazard Area.

There are no archaeological resources in close proximity to the subject property according to the Department of State's Master Site file.

The proposed amendment meets the criteria for a Small Scale Comprehensive Plan Amendment pursuant to Section 163.3187(1)(c), F.S.

The Administration Element of the Comprehensive Plan provides a framework by which proposed Comprehensive Plan Amendments shall be evaluated. Under Proposed Comprehensive Plan Amendments and Adoption Process, paragraph 4a, it states:

In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- (1) Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
- (2) Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.
- (3) An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.

After review of the proposed amendment for consistency with the above referenced review criteria, staff has determined that:

It is consistent with the Goals, Objectives, and Policies in the Comprehensive Plan; will not trigger any additional Comprehensive Plan Amendments as a result of its adoption; and will not cause any further capital cost or service requirements as a result of its adoption.

Staff recommends **approval** of the proposed amendment to the Comprehensive Plan excluding property within the corridor preservation width.

ALTERNATIVES AND ANALYSIS

1. Recommend approval of the proposed amendment to the Local Planning Agency.
2. Recommend denial of the proposed amendment to the Local Planning Agency.
3. Direct staff to pursue another course of action.

RECOMMENDATION

The Planning and Growth Management Department staff recommends Alternative No. 1.

ATTACHMENT(S):

1. Staff Report with context analysis map, existing and proposed future land use maps.

REG/CBC/QH/CPAS10(04)/DRC/pgm10-197