

**Small Scale Comprehensive Plan Amendment Staff Report
CPAS10(06) Denton
FUTURE LAND USE AMENDMENT FROM ROR TO IL**

PROPERTY OWNERS	Glasgow, Harris Loyd		
AGENT	A.G. Burton		
PROPERTY SIZE	2.5 acres		
HEARING DATES	DRC: July 15	LPA: August 25	BCC: September 21
PARCEL ID	13-24-16-0030-00500-0020		
LOCATION	North side of Denton Avenue and approximately 330 feet east of Little Road		
FUTURE LAND USE	ROR (Retail/ Office/ Residential)		
PROPOSED FUTURE LAND USE	IL (Industrial Light)		
ZONING	C3		
PROPOSED PASCO COUNTY MARKET AREA	West Market Area		
COMMISSION DISTRICT	5		
RECOMMENDATION	Approval		
PROJECT PLANNER	Justyna Buszewski		

I. APPLICATION SUMMARY

The proposed request is a Small Scale Comprehensive Plan Amendment to the Future Land Use (FLU) designation from ROR (Retail/ Office/ Residential) to IL (Industrial - Light) on approximately 2.5 acres.

The Future Land Use designations, zoning categories and existing land 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		ROR	C3	Boat Manufacturing
Adjacent /Abutting Properties	N	RES-6	C3	Residential
	E	ROR	C3	Vacant
	S	RES-6	MF1, R4	Apartments
	W	ROR	C3 and I2	Pasco County Facilities Management, Denton Industrial LLC, BETER Mix Acquisition Corp

II. REVIEW AND EVALUATION OF COMPREHENSIVE PLAN AMENDMENTS

Key Findings of Fact

- The subject site is currently operating as a boating repair/manufacturing. Light manufacturing is a use that is permitted under the existing C-3 zoning, however it is not permitted and in conflict under the existing ROR Future Land Use category. An amendment from ROR to IL (Industrial Light) Future Land Use is recommended to resolve the conflict and keep the business in operation.
- According to Pasco County's ULI report, there is a lack of employment centers and industrial land in the West Market area. One of the key strategies is to channel industrial uses to this area.

- The Growth Management staff has determined that changing the FLU designation to IL is consistent with the existing industrial character and the development pattern of the surrounding area. There is a mix of uses in the surrounding area, including heavy industrial manufacturing located to the west of Little Road.
- Adequate buffers and additional landscaping will be required to buffer the subject property from the RES-6 properties located to the north and south.

III. CONSISTENCY ANALYSIS

A. Applicable Comprehensive Plan Policies

Consistency with Future Land Use Element Appendix Section FLU A-1

Plan Amendment Standards of Review, this amendment will be evaluated using the following criteria: General Public Facilities/Services, Natural Resources/Natural Features, Comprehensive Plan Policy Review, and Transportation.

FLU Appendix A-6 Industrial-Light (IL)

The proposed use will be consistent with the general range of potential uses for Industrial - Light (IL) Land Use designation listed in the Pasco County Comprehensive Plan. The project shall not exceed .50 maximum Floor Area Ratio.

B. General Public Facilities/Services

Rule 9J-5.0055(3) Florida Administrative Code requires that adequate public facilities and services be available concurrent with the impacts of development. The Pasco County Comprehensive Plan implements this requirement through Policy CIE 1.2.2 and CIE 1.2.3. The applicant will be required to undergo concurrency review prior to finalization of any rezoning.

Utilities

The subject site is currently developed and is being served by the Counties water and sewer lines. A utilities capacity statement is pending.

Drainage

The subject property is located in the Hammock Creek drainage basin. Pasco County has adopted the FDOT drainage standards for the County's roadway system, and all new development is limited to rates of discharge that existed prior to development in accordance with Chapters 40D-4 and 40D-40 of the Florida Administrative Code, as administered by the Southwest Florida Water Management District. Conveyance of stormwater will be accomplished through a permitted drainage system.

Stormwater detention/retention will be accomplished through acceptable methods and specified during the permitting process. The 24-hour, 25-year peak discharge rate from the system will be the design standard for post-development discharge off-site.

Stormwater will be treated in accordance with Chapter 17-25 FAC. Accepted methods for stormwater treatment include: littoral shelves, creation of wetland systems and use of existing isolated wetlands for biological treatment.

Schools and Park/Recreation

The proposed amendment will not create a larger demand for schools or parks.

C. Transportation

Public Transportation

According to Map 7-3 of the Comprehensive Plan, there is no existing public transit service to the subject area.

Transportation Network

According to the Comprehensive Plan Corridor Preservation Table 7-4a, Little Road is a median divided major arterial and has a right-of-way (ROW) corridor width of 220 feet for 6 lanes from Denton Ave to US Hwy 19. Any property located within the corridor preservation width will remain the existing FLU designation.

According to the Transportation Capital Improvement Projects 2010- 2014, Little Road expansion from Fivay to US 19 is a long range project plan with construction outside of the 5 year CIP.

D. Natural Resources/Natural Features

Wetland

According to Pasco County GIS data, there are no wetlands located on the subject property.

Habitat

According to Pasco County GIS data, the site is not located in a significant habitat overlay.

Wellfield

According to Pasco County GIS data, the subject property is not located in a well head protection area.

Historic/Archeological Sites

According to Pasco GIS data, there are no known historic or archaeological sites located on the subject property.

If during construction activities any evidence of historic resources, including but not limited to aboriginal or historic pottery, prehistoric stone tools, bone or shell tools, historic trash pits, or historic building foundation are discovered, work shall come to an immediate stop and Pasco County and the State Historic Preservation Officer (SHPO) shall be notified within two working days.

Flood Plain

The subject property is located in Federal Emergency Management Agency (FEMA) flood zone "D" which is an area that is determined to be outside the 100 year and 500-year floodplains. No Base Flood Elevations or depths are shown within this zone.

The subject site is located in an observed flooding area.

Soil and Topography

The subject site is located on Sparr fine sand and Candler fine sand with 0 to 5 percent slopes. The subject sites topography is at approximately 20 feet.

VI. STAFF RECOMMENDATION

Based on the staff analysis, findings and conclusions of this report, staff recommends **approval** of this FLU amendment from ROR to IL. (Any property located within the corridor preservation width will remain the existing FLU designation).

Exhibit 1

**Pasco County Comprehensive Plan
Context Analysis**

Exhibit 2

**Pasco County Comprehensive Plan
Existing Future Land Use Map**

Exhibit 3

**Pasco County Comprehensive Plan
Proposed Future Land Use Map**