

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 06/30/10 FILE: PGM10-225

SUBJECT: CPAS10 (06) Small Scale
Comprehensive Plan Amendment
From: ROR
To: IL
Location: North side of Denton
Avenue and approx 330 ft east of
Little Road
DRC: July 15, 2010, 1:30 p.m., Dade
City
Recommendation: Approval

FROM: Richard E. Gehring REFERENCES: Comm. Dist. 5
Growth Management Administrator PROJECT PLANNER:
Justyna Buszewski

DESCRIPTION AND CONDITIONS

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.

		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

Discussion

- 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.
- 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.

Findings of Fact

1. This area is not located within a Coastal High Hazard Area.
2. There are no archaeological resources in close proximity to the subject property according to the Department of State's Master Site file.
3. 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.

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).

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
2. Exhibit 1 - Existing Future Land Use
3. Exhibit 2 - Proposed Future Land Use
4. Context Analysis Map

REG/CBC/JB/CPAS10(06)/DRC/pgm10-225