

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Development Review Committee DATE: 06/30/10 FILE: PGM10-228

SUBJECT: CPAS10 (07) William & Pickens
Small Scale Comprehensive Plan
Amendment
From: RES-3
To: COM
Location: Southeast corner of US 301
and Townsend Road
DRC: July 15, 2010, 1:30 p.m., Dade
City
Recommendation: Approval

FROM: Richard E. Gehring
Growth Management Administrator REFERENCES: Comm. Dist. 1
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 RES-3 (Residential- 3 du/ga) to COM (Commercial) on approximately 3.21 acres of the 23.26 acres parcel. The remaining 20.05 acres will be left with the current RES-3 and RES-1 FLU designations.

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		RES-3	AC	Vacant
Adjacent /Abutting Properties	N	ROR	C2	Vacant
	E	RES-3 and RES-1	AR	Vacant
	S	COM	MPUD	Vacant
	W	ROR, COM and RES-3	RMH, AR	Mobile Home Park

Discussion

- The subject site is a vacant infill property located on the US Hwy 301, with abutting ROR (Retail/Office/ Residential) and COM (Commercial) to the north, south and west.
- The proposed COM FLU designation is consistent with the ROR and COM located to the north and south of the subject property and the COM designation located to the west.
- The applicant desires to develop the property for neighborhood retail uses and ultimately to seek a C-2 (General Commercial) zoning.

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 RES-3 to COM. (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(07)/DRC/pgm10-228