

Proposed Amendment #CPAL09-1(04b)
Harvey Madison/SR 54
Map Amendment

1. Local Government Name: **Pasco County**
2. Amendment Number: **CPAL09-1(04b)**
3. Is the RPC precluded from commenting on the proposed plan or element pursuant to s. 163.3184(5), F.S., or Rule 9J-11.0084, L.O.F., or commenting on the proposed amendment pursuant to s.163.32465(4)(b), F.S.? (YES) **(NO)**
4. Date DCA Notified RPC that Amendment Package was complete, if Applicable: **9/2/09**
5. Date Amendment Review must be Completed and Transmitted to DCA: **09/30/09**
6. Date the Amendment Review was transmitted to DCA:

7. Description of the Amendment:

“The proposed request is a Large Scale Comprehensive Plan Amendment to the Future Land Use (FLU) designation from RES-6 to RES-6, RES-12, RES-24, COM, IL, and CON, with 4.97 acres remaining RES-6 within the Comprehensive Plan Corridor Preservation Map area. The subject site is approximately 205.21 acres and is located adjacent to and south of S.R. 54 between Madison Street to the west and Celtic Drive to the east.”

“The proposed land use amendments are for Commercial and Industrial-Light uses adjacent to S.R. 54, with multi-family RES-12 and RES-24 land uses to the south. Category 1 wetlands along the Anclote River will be preserved through Conservation land use designation.”

“The applicant has proposed the use of a series of sub-area policies for this amendment which will include a requirement that any rezoning within the sub-area shall be to Master Plan Unit Development district(s) (MPUD) with the required accompanying master plan(s). The density and non-residential intensities utilized for analysis are based on voluntary development limitations that will be incorporated into the sub-area policy.”

Needs Analysis Summary

“Within the Inland West Market Area the proposed amendment will not result in a net change in potential residential dwelling units on the subject site and addresses 44% and 34% of the 20-year ULI report demand estimate of Commercial and Industrial square footage respectively. The proposed amendment will create 1,332 jobs using the ULI report methodology for job estimates or 725 jobs using the Comprehensive Plan’s estimates.”

“The applicant estimates that 30% of the project will be built-out within the next five years, with the remaining 70% of residential dwelling units and nonresidential use developed over the long-range planning horizon (2025). The Inland West Market Area can support an estimated 36,000 sq. ft. of industrial use annually, and 45,000 sq. ft. of average commercial annual demand. According to the applicant’s estimates, 73,200 sq. ft. of industrial use will be built on the site over the next five years, and the ULI Report capacity for industrial use in the area will be 180,000 sq. ft. during the same period of time. Additionally, 118,500 sq. ft. of commercial uses will be developed over the next five years, with an associated demand of 225,000 sq. ft. The need for the proposed amendment is supported by the data presented in the ULI report and the Comprehensive plan.”

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or (Decrease) in Maximum Density	Non-Residential Net Increase or (Decrease) in Potential Floor Area
RES-6	RES-6	6	6			0	N/A
	RES-12	N/A	12			6	N/A
	RES-24	N/A	24			18	N/A
	COM	N/A	N/A	N/A	1,038,906 sf	N/A	1,038,906 sf
	IL	N/A	N/A	N/A	531,432 sf	N/A	531,432 sf
	CON	N/A	N/A	N/A	N/A	N/A	N/A

Amendment Summary Table			
Future Land Use	Acres	Development Potential/ Proposed Amendment	Development Potential/ Proposed Sub-area Policies
Existing			
RES-6 ¹	200.24	1,043 dwelling units	n/a
Proposed			
RES-6	11.16	67 dwelling units	(shared)
RES-12	77.35	1,081 dwelling units	1,403 ² dwelling units
RES-24	6.90	257 dwelling units	(shared)
COM	39.75	1,038,906 sf	395,000 sf
IL	24.05	531,432 sf	244,000 sf
CON	46.0	n/a	n/a
TOTAL	200.24	1,338 dwelling units	1,043 dwelling units
		1,038,906 sf COM	395,000 sf COM
		531,432 sf IL	244,000 sf IL
NET CHANGE³	RES	295 dwelling units	No net change
	NON-RES	1,570,338 sf	639,000 sf.

1. Includes wetlands density incentive (25%)
2. Dwelling units shared between RES-6, RES-12, and RES-24 land uses.
3. Net change in potential development density/intensity

Adjacent Land Use & Zoning Districts			
	FLU	Zoning	Existing Use
Subject Site	Residential-6 (RES-6)	Agriculture (A-C)	Vacant agricultural and planted pines
Adjacent/ Abutting Properties	North	Retail/Office/Residential (ROR)	Neighborhood Commercial (C-1), General Commercial (C-2)
	East	Residential-6 (RES-6), Retail- Office-Residential (ROR)	Single-family and mobile home Park (R-1MH)
	South	RES-6, RES-3	High Density Residential (R-4)
	West	RES-6	General Commercial (C-2), High Density Residential (R-4)
			Strip commercial, gas station, bank, restaurants, medical office, daycare
			Single-family residential
			Single-family residential
			Anclote Elementary School, single-family residential

Sub-area Policies:

The proposed amendment will be developed to conform with the following guiding principles where practical and appropriate:

- The project’s overall design shall establish a framework that provides for connectivity and walkability between uses/parcels, efficient traffic circulation and maximum internal capture and creates a pedestrian friendly, human scale environment, building a sense of place and community. This may be accomplished by more than one MPUD provided that a conceptual master roadway and pedestrian plan for the entire sub-area is included and approved with the first MPUD. This plan may be amended in connection with subsequent rezonings as appropriate. Commercial buildings shall be sited so that the character of existing land forms and site features are enhanced, the relationships between commercial buildings are strengthened and pedestrian and vehicular circulation is facilitated. Orienting some commercial buildings closer to the street to screen parking in the interior of the site and provide strong pedestrian connections to buildings is encouraged. Surrounding commercial buildings or wrapping the project perimeter with parking lots, especially along the street front is discouraged. Varying commercial building setbacks to enhance visual interest along the streetscape is encouraged.

- In order to promote integrated site design, subject to approval of a MPUD that includes all of the IL and COM land uses within the sub-area, COM and/or IL uses may be allowed within 100 feet on either side of the COM/IL boundary.
- Within the RES-12 and RES-24 land uses the general range of residential uses shall be single-family and multi-family residential uses (duplexes, multi-family units, condominiums, townhomes). Single-family detached uses shall be limited to a maximum of 50 dwelling units.
- Within the IL land use the general range of permitted uses shall, where compatible, be office, including medical and professional office, light industry, research/corporate parks, warehouses/distribution, retail uses, and hotels/motels, subject to the limitations in the IL land use classification.
- A transit site shall be provided for within the sub-area at a mutually acceptable location not to exceed 2.5 acres to maximize access to public transportation. The proposed location shall be indicated on a conceptual master roadway and pedestrian plan with the first MPUD, or on the master plan if there is one MPUD for the sub-area. The proposed location may be changed to another mutually acceptable location in connection with subsequent rezonings or an amendment to the conceptual master roadway and pedestrian plan approved by the BOCC.
- Prior to, or concurrent, with the approval of the first MPUD for the residential part of the Harvey Sub-area, preservation of capacity for industrial entitlements shall be considered by means of; (i) a traffic study approved by Pasco County as part of the MPUD process or of; (ii) an alternative mechanism otherwise approved by the Board of county Commissioners to ensure that adequate transportation capacity is available for employment generating uses consistent with Policy FLU 1.8.10.
- Prior to, or concurrent with, the approval of the first MPUD for the Harvey Sub-area, a conceptual drainage plan shall be submitted to the County for review and approval by the County.
- Areas designated as CON land use within the Harvey Sub-areas are based on Pasco County GIS and shall be adjusted as determined by the approval of the floodway limits and wetland jurisdictional limits by the legislated regulatory agencies during the development review process. Pasco County shall update the FLU map to reflect the foregoing adjustments.

8. Is the Amendment consistent with the Strategic Regional Policy Plan?

Consistent if the applicant agrees to TBRPC recommendations by providing a buffer adjacent to the floodplain forest to include natural upland habitat in order to protect the RSNR and maintain the significant wildlife corridor which includes the Anclote River. In addition TBRPC staff recommends reducing the RES-24 land use designation to RES-12, or relocating RES-24 to another area within the site away from the area designated CON and outside of the floodplain and the recommended floodplain buffer.

9. Applicable Strategic Regional Policy Plan Goals and Objectives:

Applicable SRPP Policies:

Natural Resources:

4.1: Protect, preserve, and restore the natural functions of riverine systems including prohibiting new development in riverine floodways.

4.39: Encourage the use of Low Impact Development techniques in site design to store, infiltrate, and evaporate stormwater runoff on the site. General performance criteria which eliminate wetland impacts and minimize stormwater infrastructure needs include:

- Disturbing no more land than is necessary to provide for the desired use;
- Preserving indigenous vegetation to the maximum extent possible; and
- Minimizing impervious cover in all land development activities.

4.43: Protect, preserve, and restore all regionally-significant natural resources shown on the Map of Regionally-Significant Natural Resources.

4.44: Allow impacts to regionally-significant natural resources only in cases of overriding public interest and when it is demonstrated and/or documented that mitigation will successfully recreate the specific resource. Mitigation should meet the following ratios, at minimum:

- FNAI Habitat 04 3:1
- FNAI Natural Communities 3:1
- LULC Habitat Dry 2:1
- LULC Habitat Wet 3:1

4.49: Maintain and improve native plant communities and viable wildlife habitats, determined to be regionally-significant natural resources in addition to the Map of Regionally-Significant Natural Resources, including those native habitats and plant communities that tend to be least in abundance and most productive or unique.

4.50: Maintain a naturally vegetated buffer sufficient to preserve the value and function of the regionally-significant natural resource.

4.57: Ensure that land use decisions are consistent with federal- and state-listed species protection and recovery plans, and adopted habitat management guidelines.

4.98: Discourage development in the undeveloped 100-year floodplain.

4.99: Implement floodplain management strategies to prevent erosion, retard runoff, and protect natural functions and values.

Other relevant policies include: 4.2, 4.7, 4.54, 4.56, 4.58

Economic Development: Policy 2.13

Transportation: Policies 5.23, 5.28, 5.35

10. The effects of the Proposed Amendment on Regional Resources or Facilities Identified in the Strategic Regional Policy Plan:

The floodplain habitat of the Anclote River within and adjacent to the site is designated a Regionally Significant Natural Resource (RSNR) in *Future of The Region - A Strategic Regional Policy Plan for the Tampa Bay Region (2005)* (SRPP). According to the Pasco staff report for the project Significant Wildlife Habitat (7+ species) occurs in the southern portion of the site. Habitat meeting this criterion is designated RSNR but is not shown on the SRPP maps. The floodplain forest of the Anclote River is continuous over many miles, is part of an extensive wildlife corridor connecting to the Tarpon Springs area, to Brooker Creek Preserve in northern Pinellas County, and to preserved lands in northwestern Hillsborough County.

11. Extra-Jurisdictional Impacts that would be Inconsistent with the Comprehensive Plan of the Affected Local Government:

If the applicant incorporates TBRPC's recommendations there should not be any extra-jurisdictional impacts. If they do not, there could be impacts to water quality and/or regionally significant wildlife habitat.

Analysis of the effects of the proposed amendments on the following issues to the extent they are addressed in the Strategic Regional Policy Plan on:

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases:

Generally, the proposed land uses are compatible with the surrounding land uses. TBRPC staff recommends reducing the RES-24 land use designation in the northeast corner of the site to RES-12, or relocating RES-24 to another area within the site away from the area designated CON on the proposed FLU/FEMA Overlay Map, and outside of the floodplain and the recommended floodplain buffer (see #15 on page 25).

13. Impacts to significant regional resources and facilities identified in the Strategic Regional Policy Plan including, but not limited to, impacts on groundwater recharge and the availability of water supply:

The floodplain habitat of the Anclote River within and adjacent to the site is designated Regionally Significant Natural Resources (RSNR) in *Future of The Region - A Strategic Regional Policy Plan for the Tampa Bay Region (2005)* (SRPP). According to the Pasco Staff Report for the project, Significant Wildlife Habitat (7+ species) occurs in the southern portion of the site. Habitat meeting this criterion is designated RSNR but is not shown on the SRPP maps. The floodplain forest of the Anclote River is continuous over many miles, is part of an extensive wildlife corridor connecting to the Tarpon Springs area, to Brooker Creek Preserve in northern Pinellas County, and to preserved lands in northwestern Hillsborough County.

14. Affordable housing issues and designation of adequate sites for affordable housing:

The County's staff report does not specifically state the proposed amendment will include affordable housing units.

15. Protection of natural resources of regional significance identified in the Strategic Regional Policy Plan including, but not limited to, protection of spring and groundwater resources, and recharge potential:

TBRPC staff recommends providing a buffer adjacent to the floodplain forest to include natural upland habitat in order to protect the RSNR and maintain the significant wildlife corridor which includes the Anclote River. In addition, TBRPC staff recommends reducing the RES-24 land use designation to RES-12, or relocating RES-24 to another area within the site away from the area designated CON and outside of the floodplain and the recommended floodplain buffer.

16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities:

"Pasco County's comprehensive plan amendment report analysis indicates that all roadway segments within the area will maintain acceptable operating LOS in Year 2013 as a result of the amendment. In Year 2025 all segments are expected to experience acceptable operating LOS with the exception of Rowan Road north of State Road 54, where the impact will be insignificant (a project is deemed to have a significant impact to a roadway segment if project traffic from the project absorbs more than 3% of the roadway's carrying capacity.)"

"According to the Comprehensive Plan Corridor Preservation Map 7-35 in the Comprehensive Plan, S.R. 54 is required to have a corridor width of 250 feet. Any property located within the corridor preservation width will remain the existing FLU

designation. The Comprehensive Plan indicates that S.R. 54 will be eight lanes at buildout; the roadway is currently a six-lane divided major arterial.”

“In summary, the analysis finds that the proposed amendment would not result in any affected road segments falling below acceptable (adopted) Level of Service in both Years 2013 and Year 2025.”

17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation:

Approximately 60% of the site is located in Evacuation Level E, while approximately 40% is in Evacuation Level D. The entire site is outside of the storm surge zone however, small portions on the northeast side of the site are located within the 100-year floodplain. The residents of this area will not be required to evacuate during a hurricane, so impacts to clearance times and hurricane shelter space should not be negatively impacted.

18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment:

It is possible there could be impacts to the water quality of the Anclote River if post-development stormwater runoff is not managed appropriately or if development encroaches on the CON land use designation and/or into the to the 100-Year Floodplain.