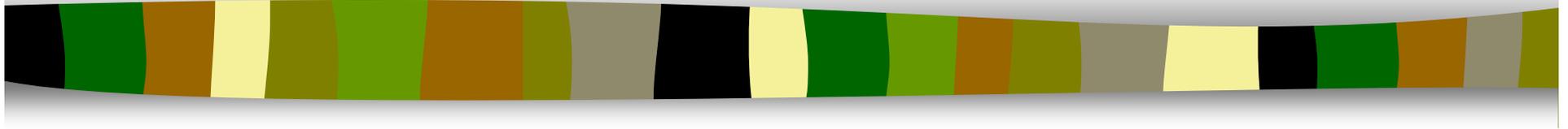
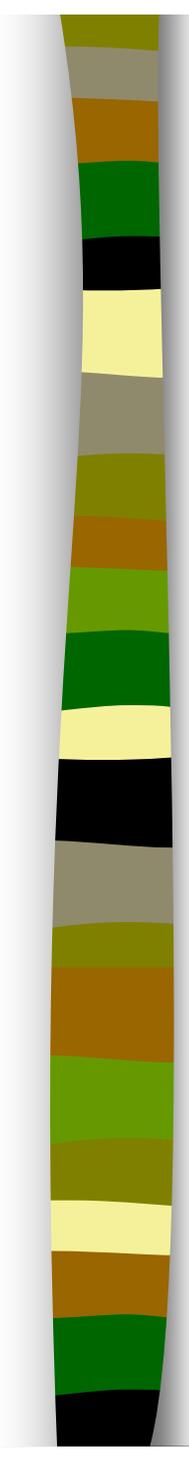


# Villages of Pasadena Hills Comp Plan Amendment



Neighborhood Meeting  
February 2, 2010



## Plan Adoption Dates

- Comprehensive Plan Amendment
  - Adopted January 2008
- Financial Plan
  - Adopted February 2009

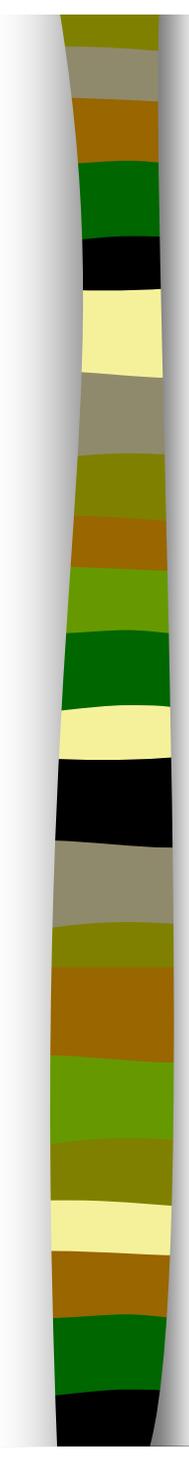
# Result of VOPH Amendment Request

- Reduction of **4,367** residential units
- Increase of **200,000** square feet of office uses
- Net Reduction of **2,658** Peak Hour Trips

Existing FLU Overlay	Acreage	Residential Units	Non-Residential Square Footage	Office
VMU-1	1,534	9,956	1,020,000	300,000
VMU-2	7,098	32,578	1,120,000	
VMU-3	1,818	3,820	120,000	
<b>TOTAL</b>	<b>10,450</b>	<b>46,354</b>	<b>2,260,000</b>	<b>300,000</b>

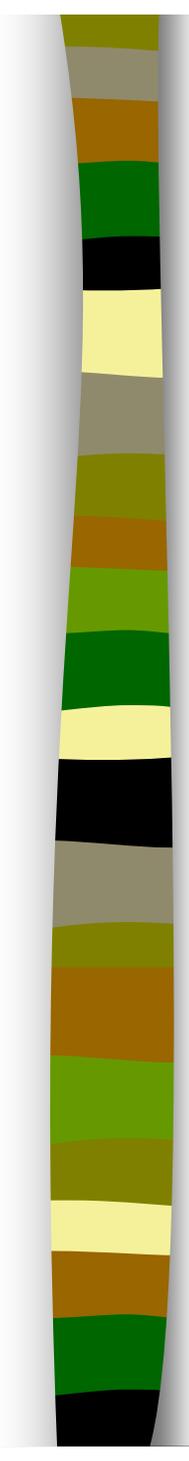
Proposed FLU Overlay	Acreage	Residential Units	Non-Residential Square Footage	Office
VMU-1	1,584	9,516	1,020,000	300,000
VMU-2	5,277	24,216	1,120,000	200,000
VMU-3	3,589	8,255	120,000	
<b>TOTAL</b>	<b>10,450</b>	<b>41,987</b>	<b>2,260,000</b>	<b>500,000</b>

<b>Difference</b>		<b>(4,367)</b>		<b>200,000</b>
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## Summary of CPA Amendment Request

- Remove parcels owned by Iafrate Properties in graphics
- Amend Village Type maximum non-residential & office entitlements
- Allow for the use of an Equivalency Matrix
- Amend FLU 6.5.5 Commercial Separation
- Allow for the potential to combine non-residential centers into the village center

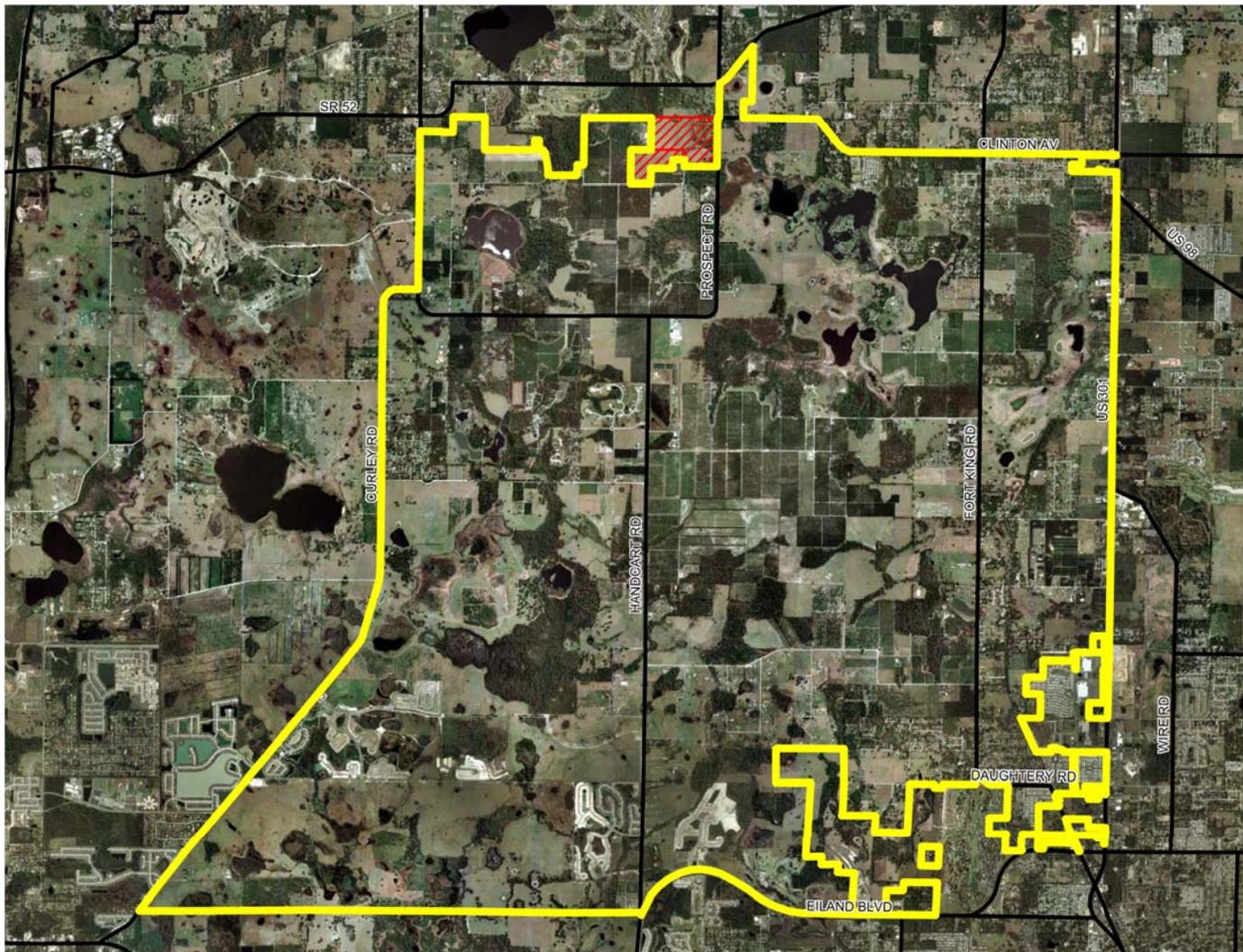


## Summary of CPA Amendment Request (continued)

- Amend Village Type locations
- Amend school locations
- Amend FLU 6.5.8.a and d. Effective date of land use designation
- Add University Campus as an allowable use
- Correct Figures
- Correct Scrivener's Errors



# Iafrate Property Excluded



# Proposed CPA 2010-01 Area Plan Boundary

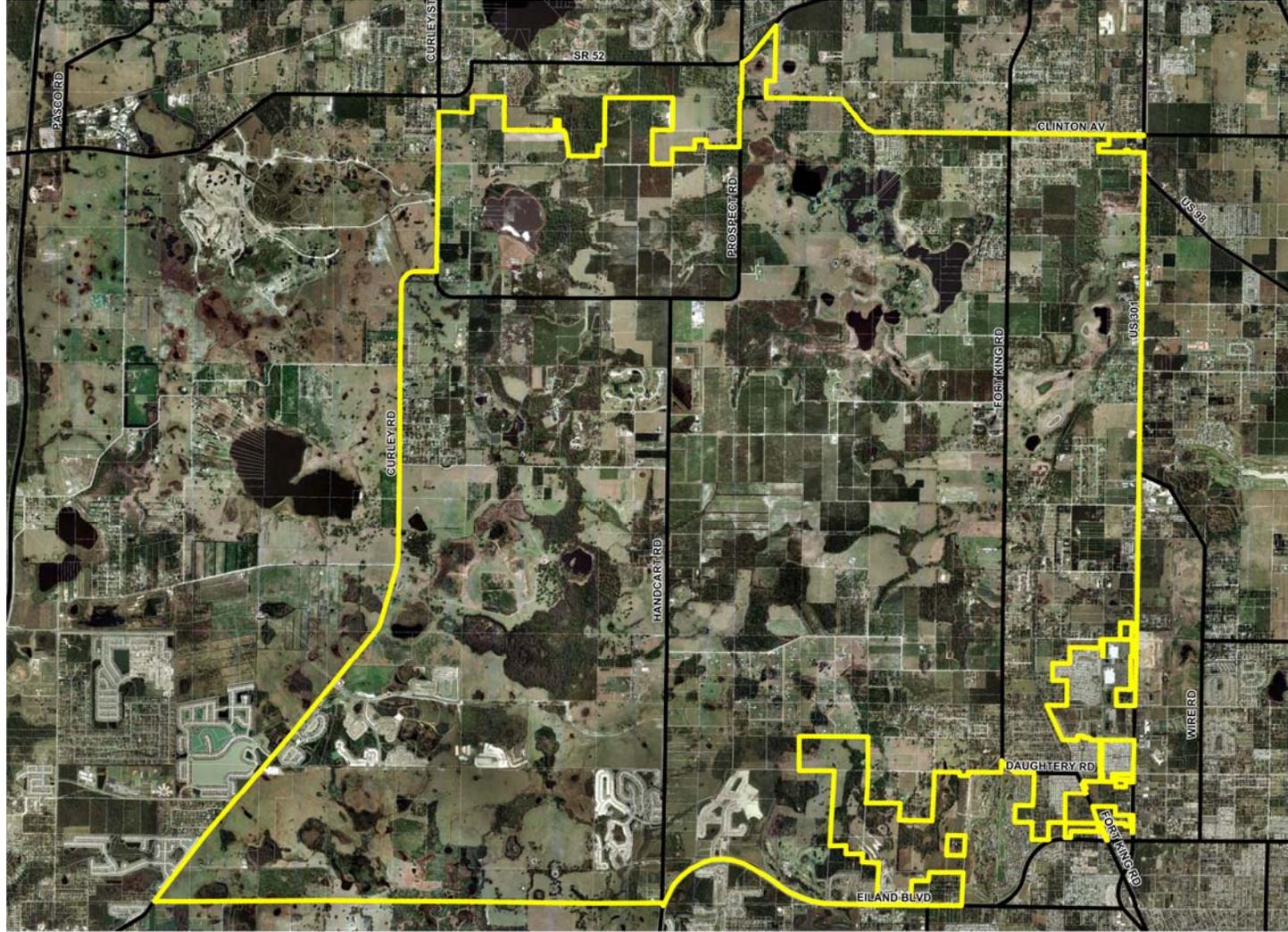


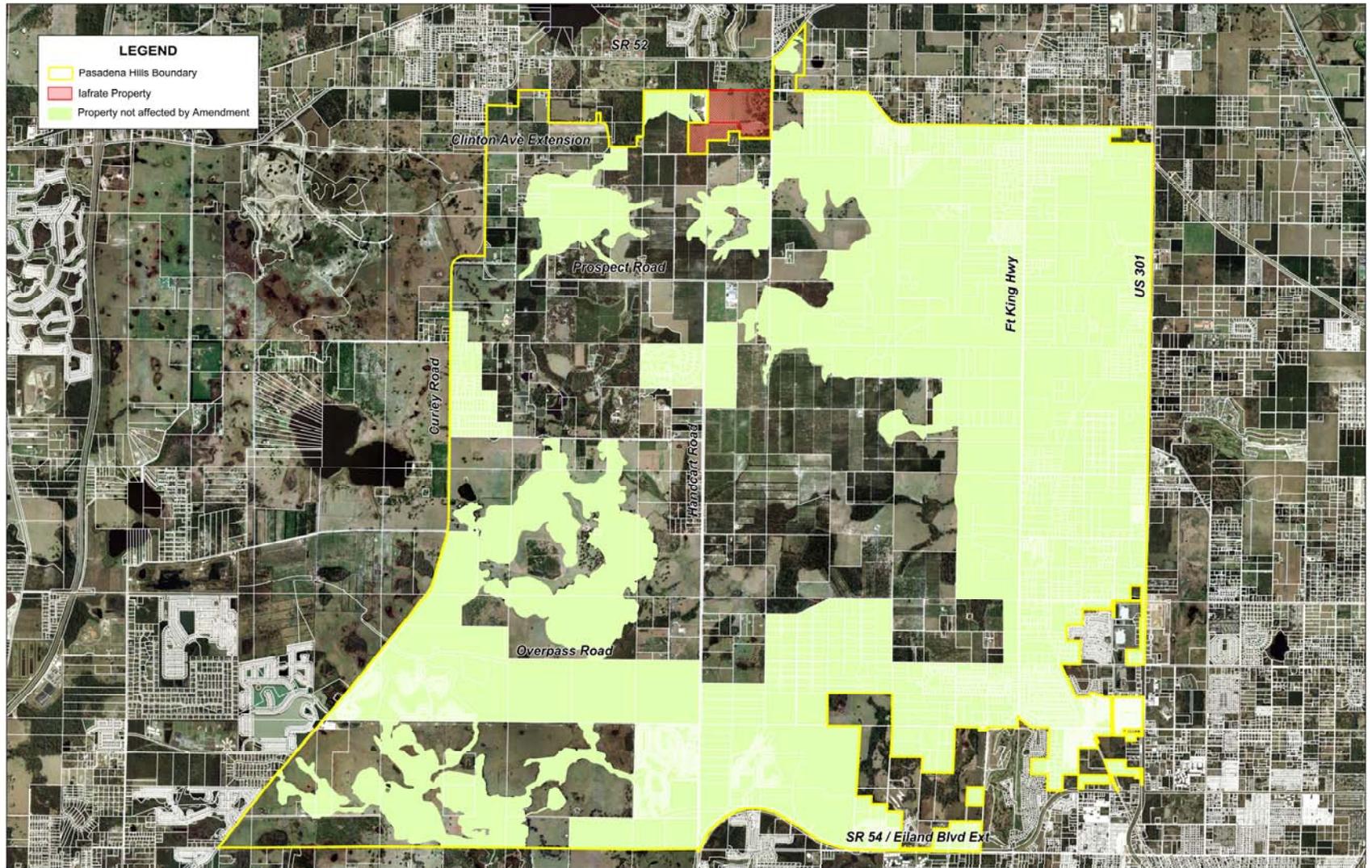
Figure PH-1: Pasadena Hills Area Plan Boundary

## PASADENA HILLS AREA PLAN

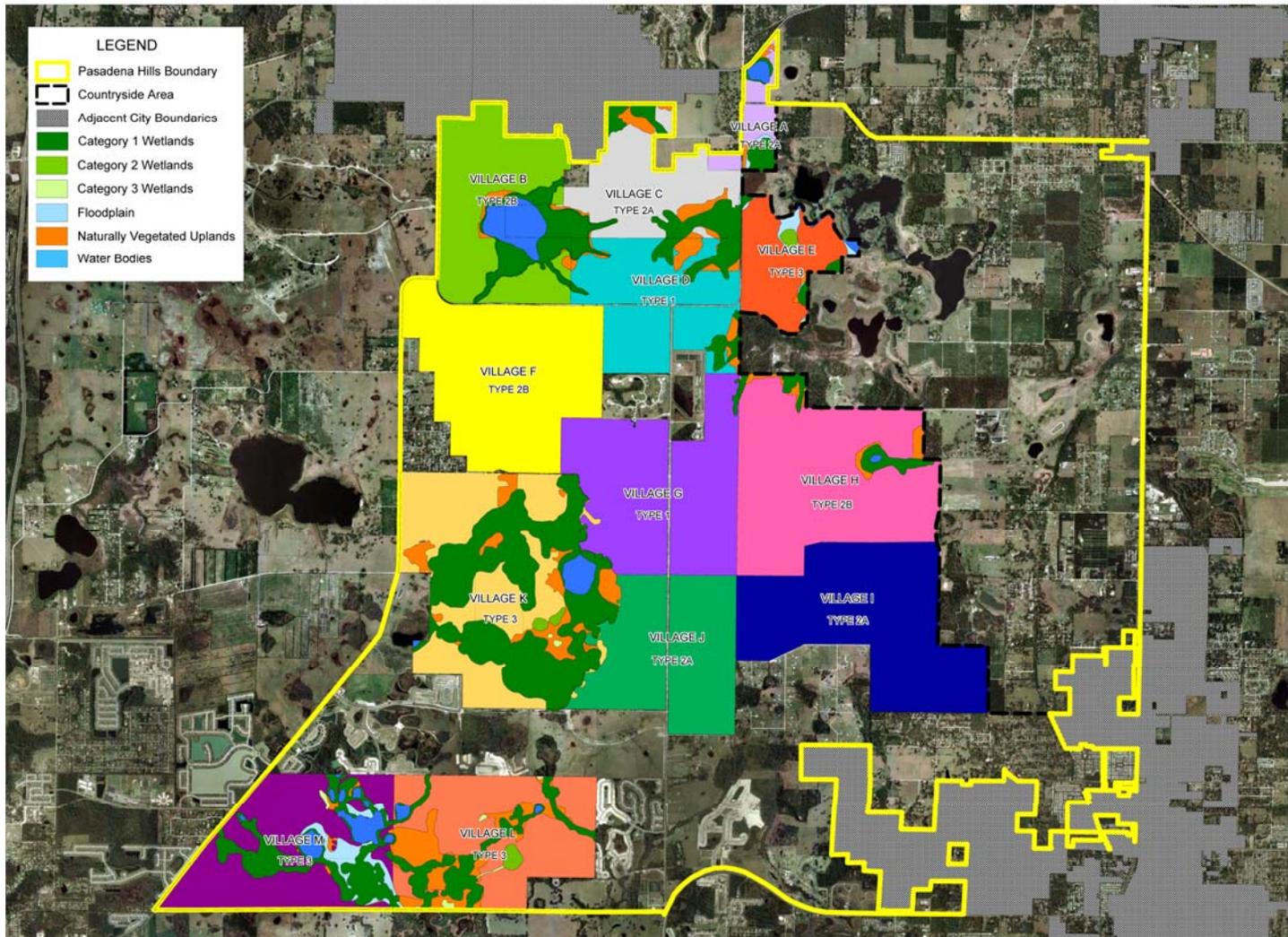
PER 2010-01 COMP PLAN AMENDMENT



# Areas of Pasadena Hills NOT Affected by Amendment



# Village Boundary



**PASADENA HILLS  
AREA PLAN**  
PER 2010-01 COMP PLAN AMENDMENT

Figure PH-7: Village Location Map

Scale in Feet  
0 3,500 7,000

North

# Adopted Maximum Development Potential

## Existing Financial Plan

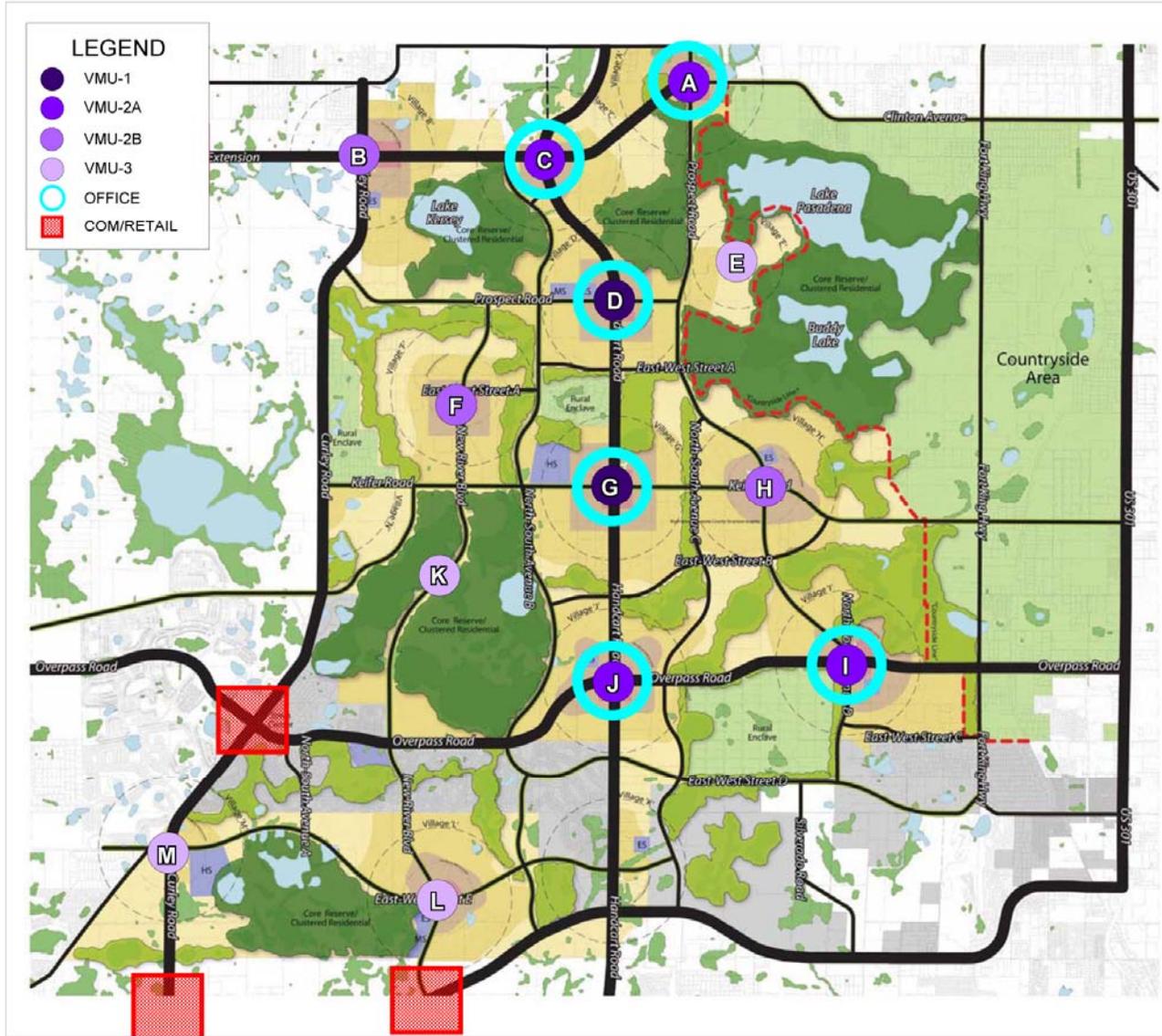
<u>Village</u>	<u>Revised Type</u>	<u>M. F. Units</u>	<u>S. F. Units</u>	<u>Office Sq. Ft.</u>	<u>Village Retail Sq. Ft.</u>	<u>Neighborhood Retail Sq. Ft.</u>
A	1	1,942	0	0	390,000	0
B	2	2,928	361	0	80,000	60,000
C	2	2,573	259	0	80,000	60,000
D	1	4,090	111	150,000	275,000	40,000
E	3	548	402	0	0	60,000
F	2	4,080	519	0	80,000	60,000
G	2	3,879	493	0	80,000	60,000
H	2	4,708	590	0	80,000	60,000
I	2	3,878	510	0	80,000	60,000
J	1	3,692	121	150,000	275,000	40,000
K	3	1,901	969	0	0	60,000
L	2	3,714	377	0	80,000	60,000
M	2	3,368	341	0	80,000	60,000
<b>Total</b>		<b>41,301</b>	<b>5,053</b>	<b>300,000</b>	<b>1,580,000</b>	<b>680,000</b>
		<b>46,354</b>			<b>2,260,000</b>	

# Proposed Maximum Development Potential

## Proposed Amendment - Retail Closed System

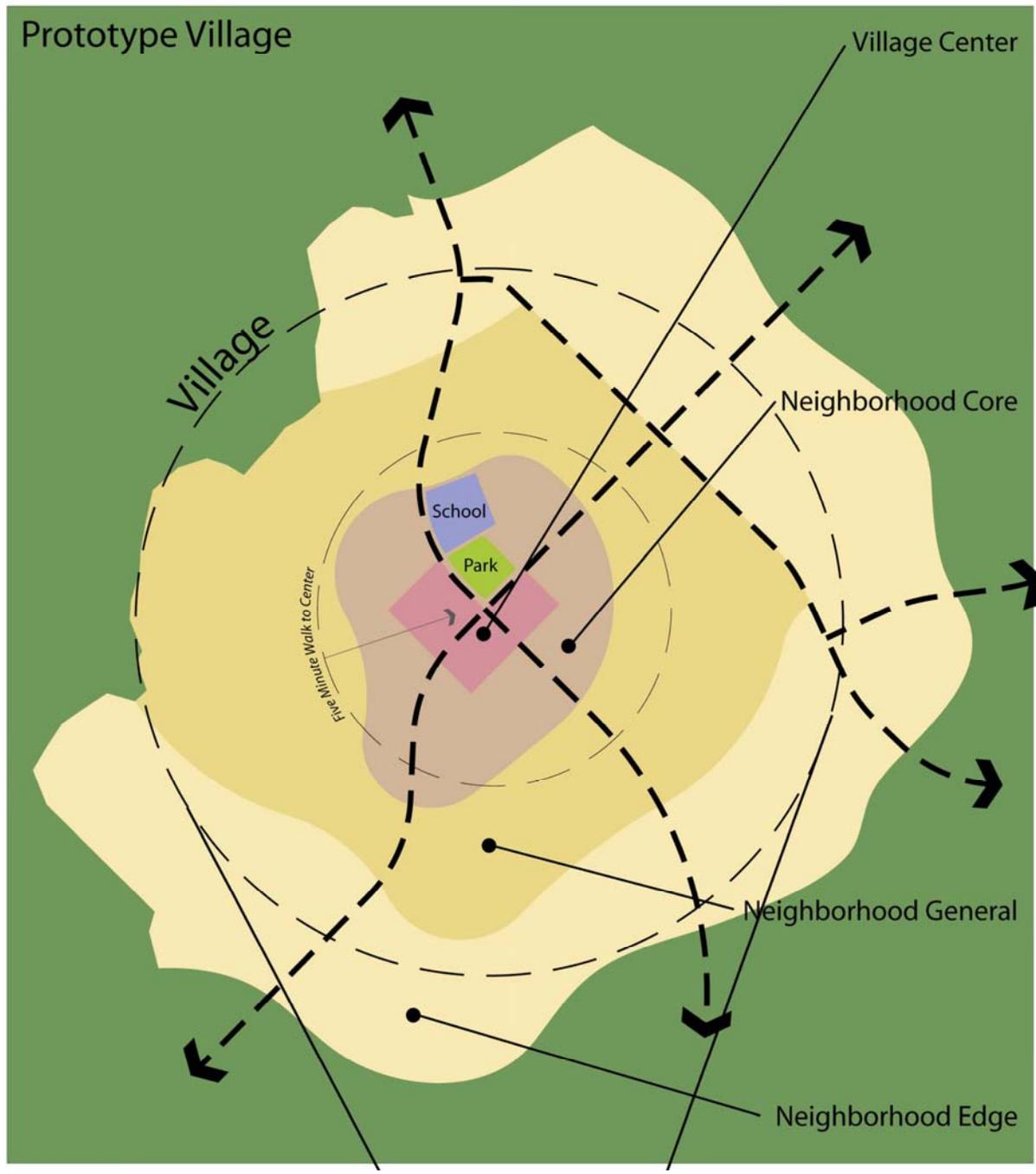
<u>Village</u>	<u>Revised Type</u>	<u>M. F. Units</u>	<u>S. F. Units</u>	<u>Office Sq. Ft.</u>	<u>Village Retail Sq. Ft.</u>	<u>Neighborhood Retail Sq. Ft.</u>
A	2A	898	0	50,000	190,000	0
B	2B	2,928	361	0	80,000	0
C	2A	2,380	231	50,000	130,000	60,000
D	1	4,090	111	150,000	540,000	40,000
E	3	548	402	0	0	40,000
F	2B	4,080	519	0	80,000	60,000
G	1	5,151	164	150,000	400,000	40,000
H	2B	4,708	590	0	80,000	60,000
I	2A	3,878	510	50,000	130,000	60,000
J	2A	2,770	363	50,000	130,000	60,000
K	3	1,901	969	0	0	40,000
L	3	1,446	880	0	0	20,000
M	3	1,313	796	0	0	20,000
<b>Total</b>		<b>36,091</b>	<b>5,896</b>	<b>500,000</b>	<b>1,760,000</b>	<b>500,000</b>
		<b>41,987</b>			<b>2,260,000</b>	

# Proposed Village Types



PASADENA HILLS  
COMP PLAN

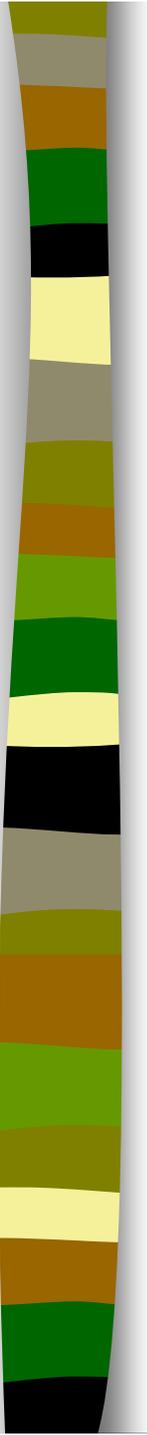
HEIDT  
DESIGN





# Type 1 Village

<b><i>Uses</i></b>	<b><i>Density/Intensity</i></b>	<b><i>Minimum Land Area</i></b>	<b><i>Maximum Land Area</i></b>
Public Space		15%	
Village Center (includes Neighborhood Core)	Min. 4 du/ac Max 10 du/ac 540,000 sf non-residential 150,000 sf office	25%	35%
Neighborhood General	Max. 5 du/ac	45%	55%
Neighborhood Edge	Max. 2 du/ac (2) 20,000 sf neighborhood-scale non- residential	5%	15%



## Type 2A Village

<b><i>Uses</i></b>	<b><i>Density/Intensity</i></b>	<b><i>Minimum Land Area</i></b>	<b><i>Maximum Land Area</i></b>
Public Space		15%	
Village Center (includes Neighborhood Core)	Min. 4 du/ac Max 10 du/ac 130,000 sf non-residential 50,000 sf office	15%	25%
Neighborhood General	Max. 5 du/ac	40%	50%
Neighborhood Edge	Max. 2 du/ac (2) 20,000 sf neighborhood-scale non- residential	20%	30%



## Type 2B Village

<b><i>Uses</i></b>	<b><i>Density/Intensity</i></b>	<b><i>Minimum Land Area</i></b>	<b><i>Maximum Land Area</i></b>
Public Space		15%	
Village Center (includes Neighborhood Core)	Min. 4 du/ac Max 10 du/ac 80,000 sf non-residential	15%	25%
Neighborhood General	Max. 5 du/ac	40%	50%
Neighborhood Edge	Max. 2 du/ac (2) 20,000 sf neighborhood-scale non- residential	20%	30%



## Type 3 Village

<i><b>Uses</b></i>	<i><b>Density/Intensity</b></i>	<i><b>Land Area Mix</b></i>
Public Space		15%
Neighborhood General	Max. 5 du/ac	15%
Neighborhood Edge	Max. 2 du/ac (3) 20,000 sf neighborhood-scale non- residential	70%

# Village Center



# Neighborhood Core



# Neighborhood General



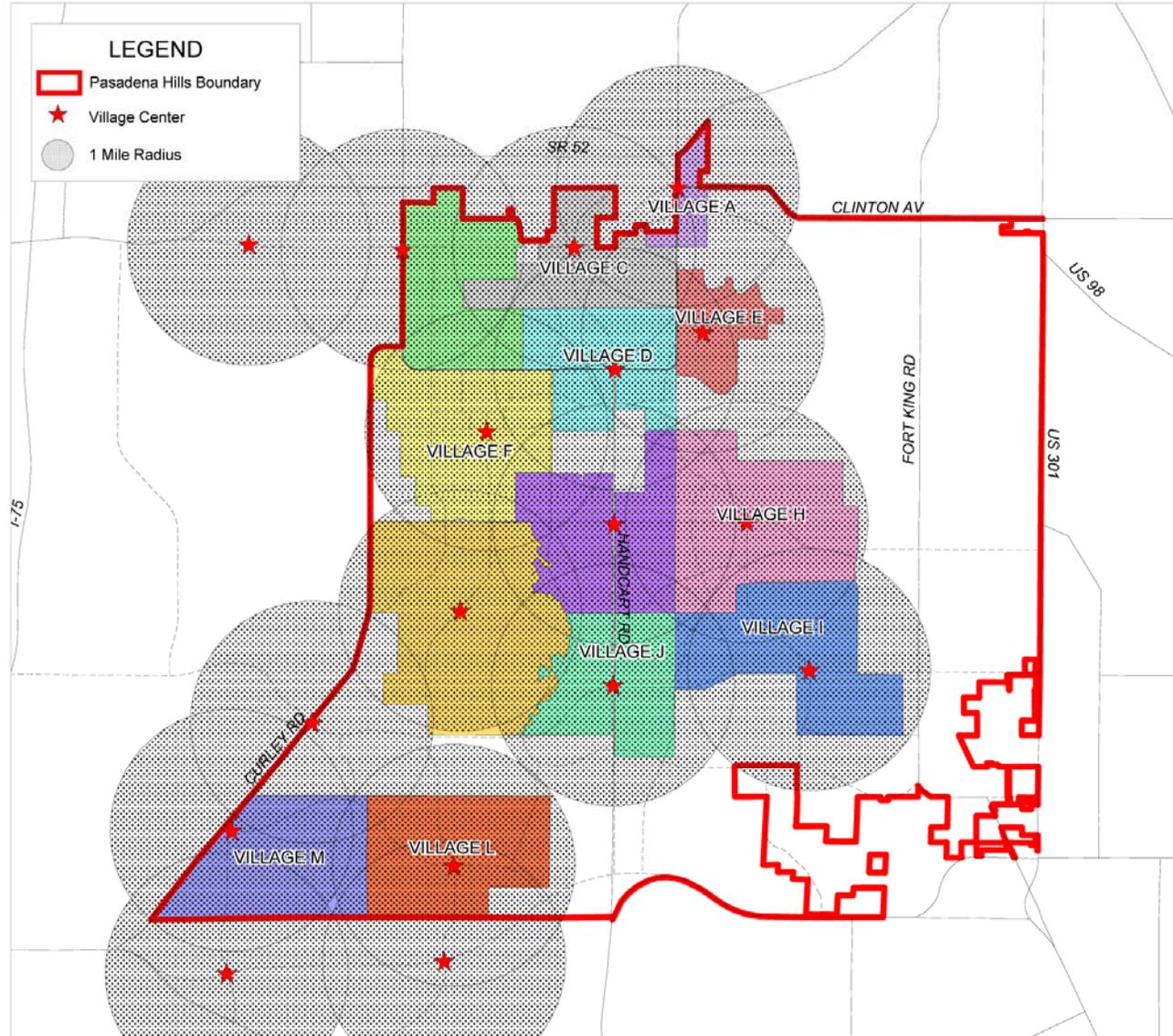
# Neighborhood Edge



# Core Reserve



# FLU 6.5.5 Existing Commercial Separation

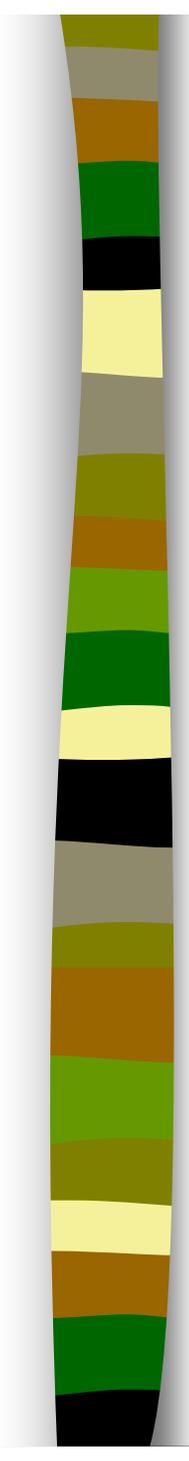


PASADENA HILLS  
COMP PLAN



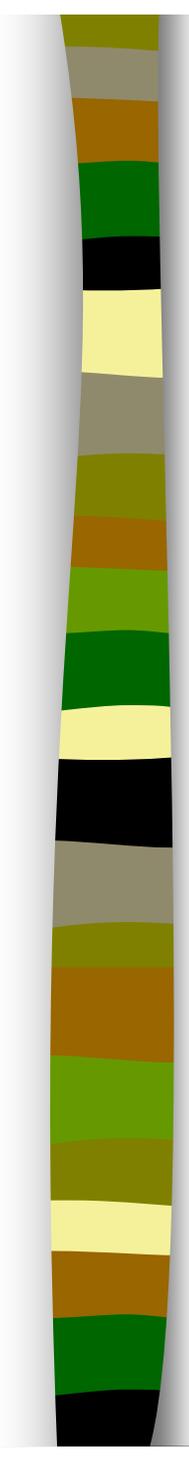
Map R: Commercial Separation





## FLU 6.5.5 Commercial Separation

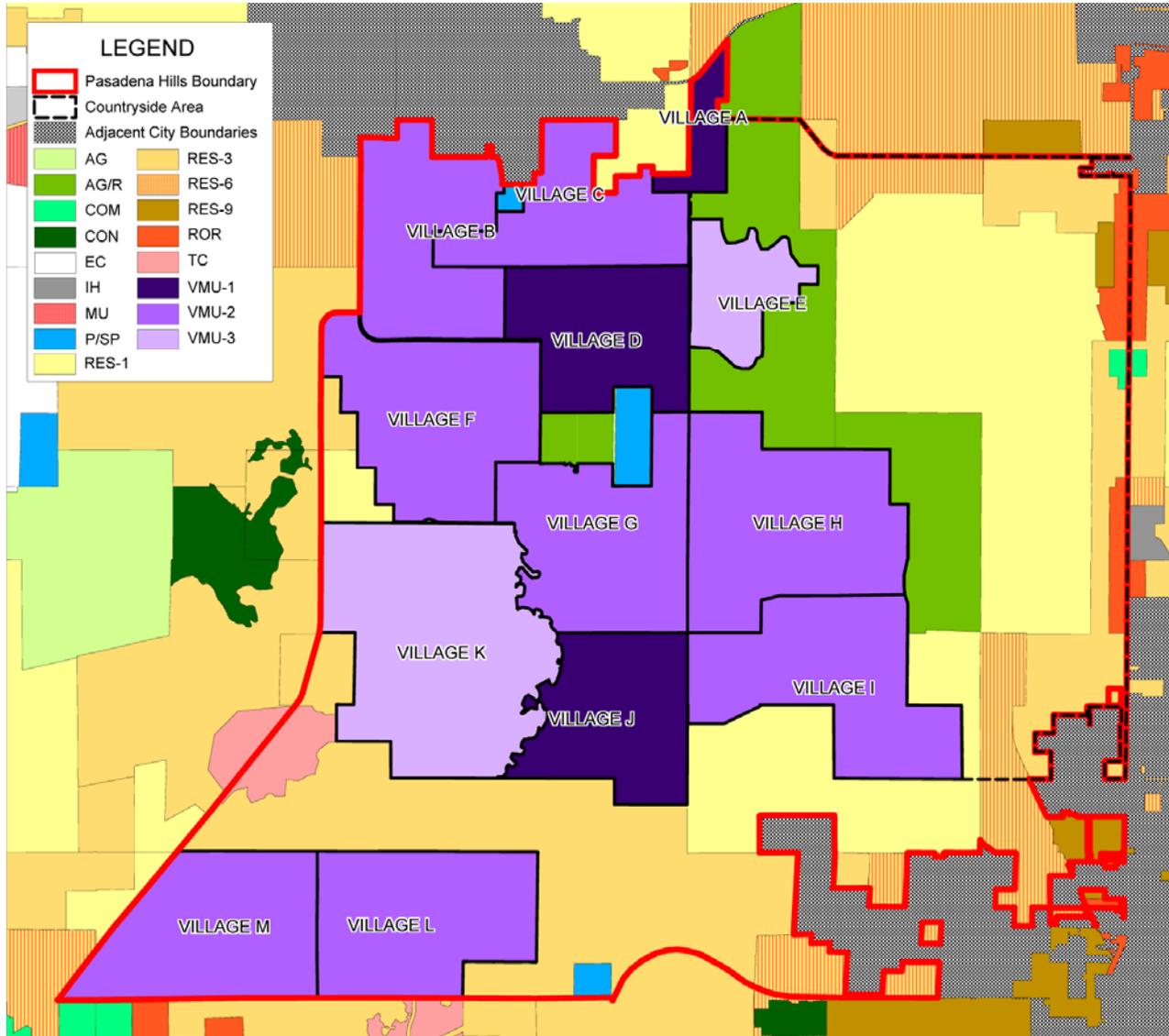
- The center of the Village-scale and Community-scale centers, ~~community-scale centers, and neighborhood-scale centers~~ shall be separated one (1) from another and from other regional-serving centers, including town centers or other large scale commercial or office development, by approximately one (1) mile. Appropriate commercial separations between villages shall be finalized as part of the MPUD zoning approval in order to ensure that nonresidential development within the village types do not 1) detract from or limit the development of designated town centers, which form of commercial development has been identified as the preferred form of commercial development; or 2) become identified as strip-commercial development; or 3) collocate multiple nonresidential-use types in one location in such a manner as to subvert the explicit service area and scale definitions as included in the land use classification definitions for each type of village, ~~these centers shall be separated by a minimum of at least one (1) mile from any other commercial or office development.~~



## Combination of Commercial Centers

- Type 1 Village – The village-scale center may be combined with one or more neighborhood scale within a single village.
- Type 2 Village – The community-scale center may be combined with one or more neighborhood scale within a single village.
- Type 3 Village – One or more neighborhood centers may be combined within a single village.

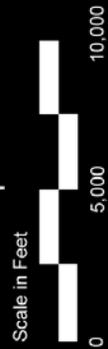
# Adopted Village Types



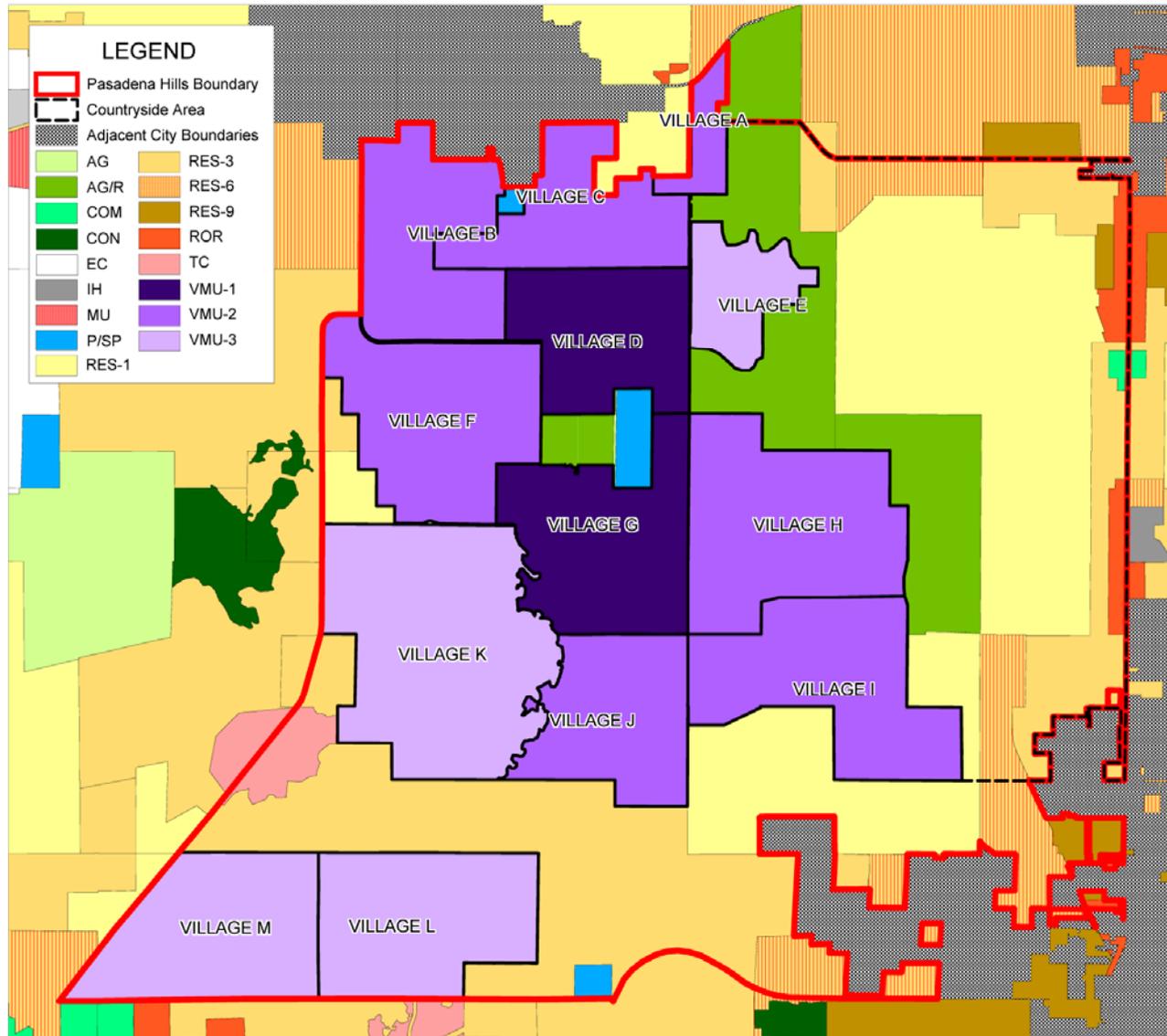
PASADENA HILLS  
COMP PLAN



Map D: Existing Pasadena Hills 2050  
Future Land Use Map



# Proposed Village Types



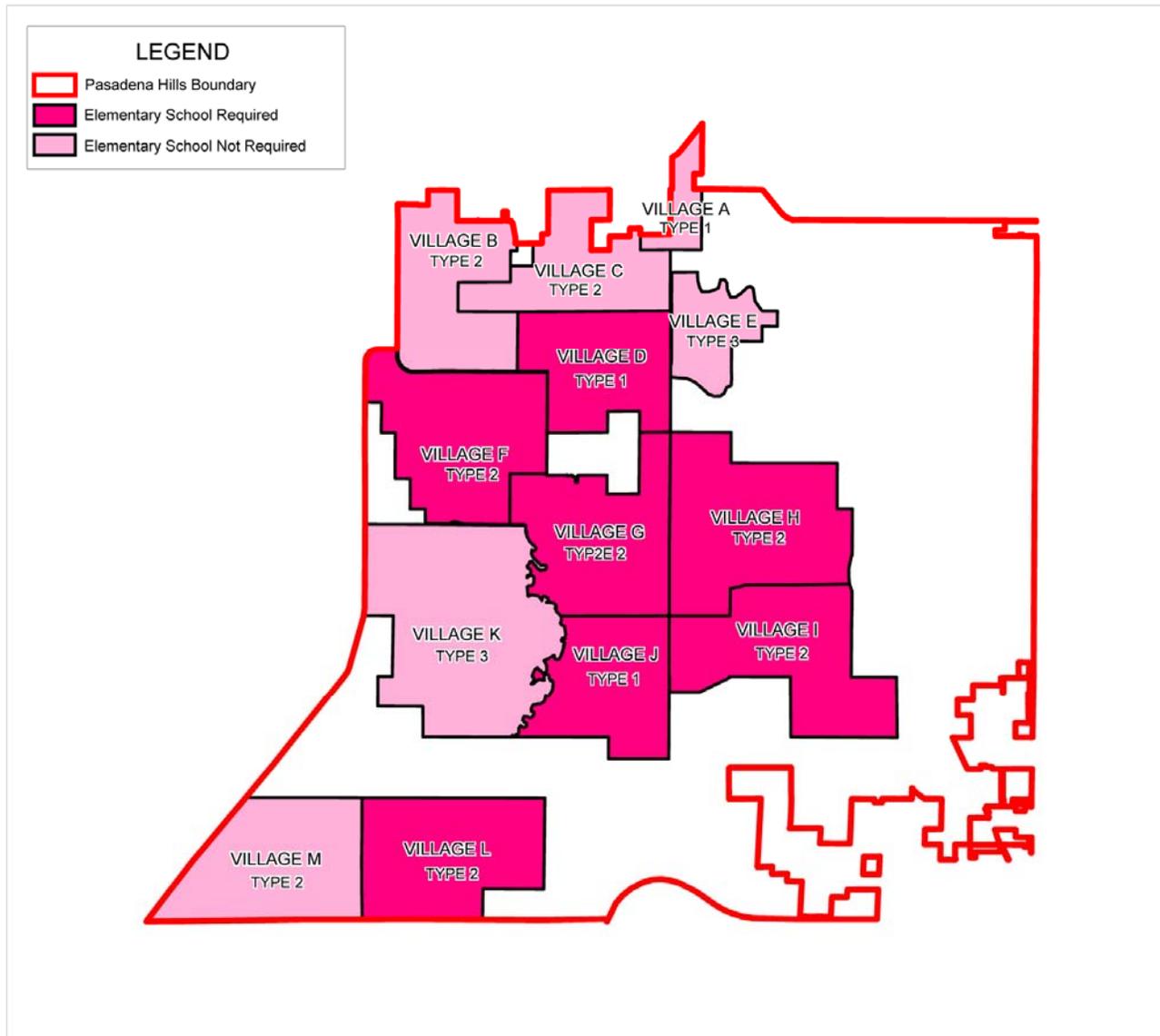
PASADENA HILLS  
COMP PLAN



Map E: Proposed Pasadena Hills 2050  
Future Land Use Map



# Adopted Elementary School Locations



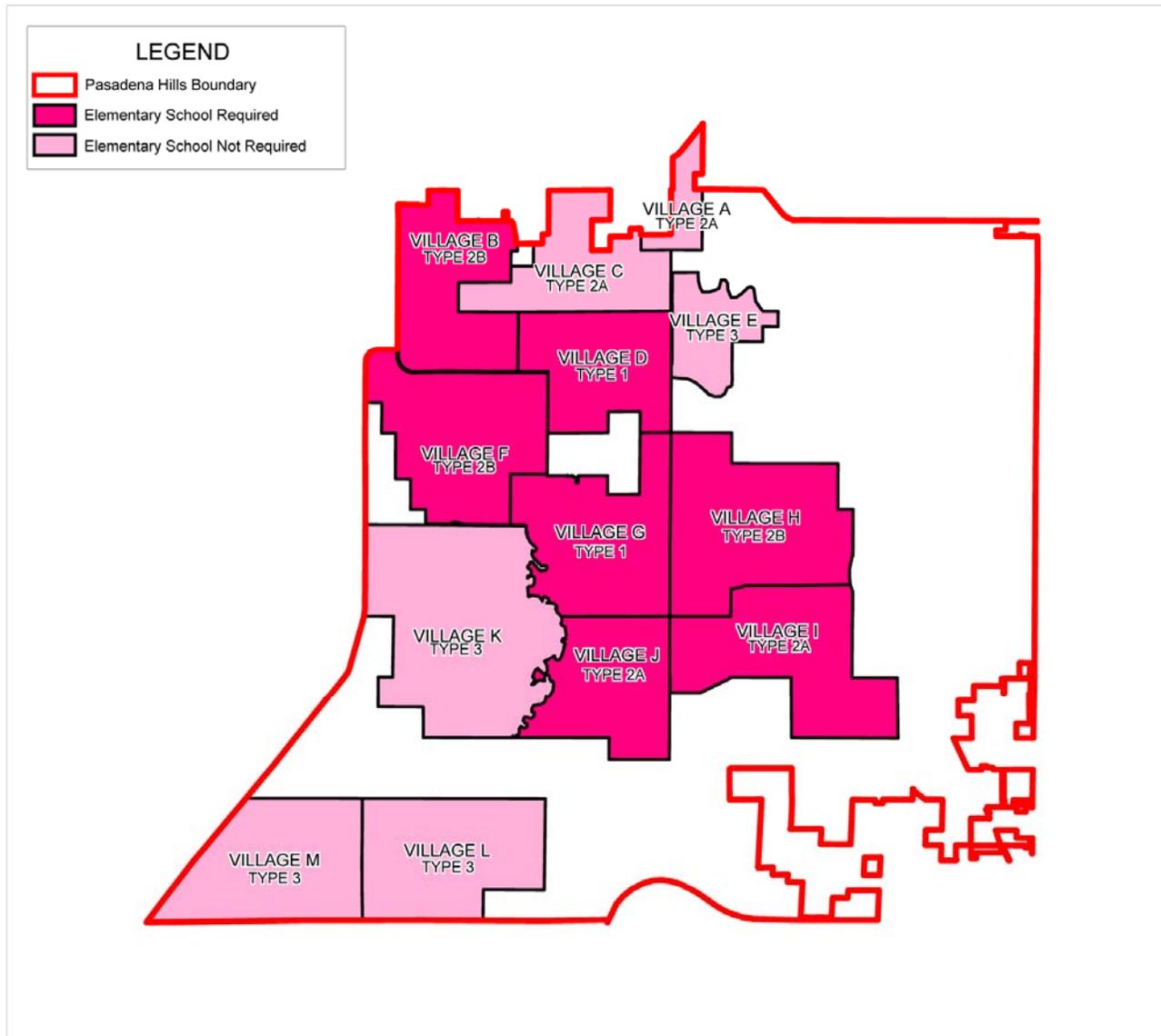
PASADENA HILLS  
COMP PLAN



Map H: Elementary School Locations



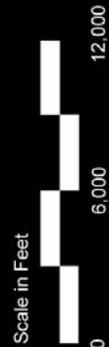
# Proposed Elementary School Locations

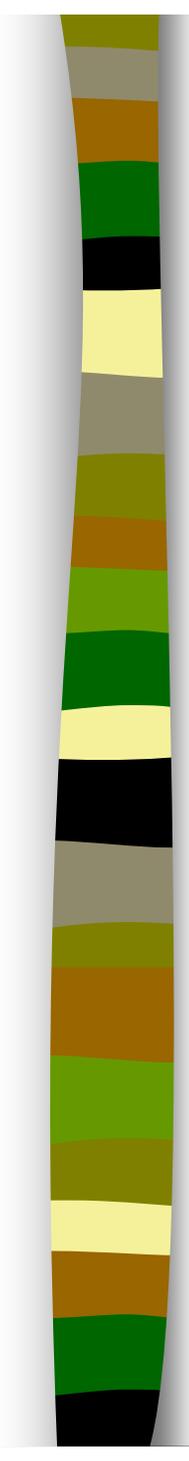


PASADENA HILLS  
COMP PLAN



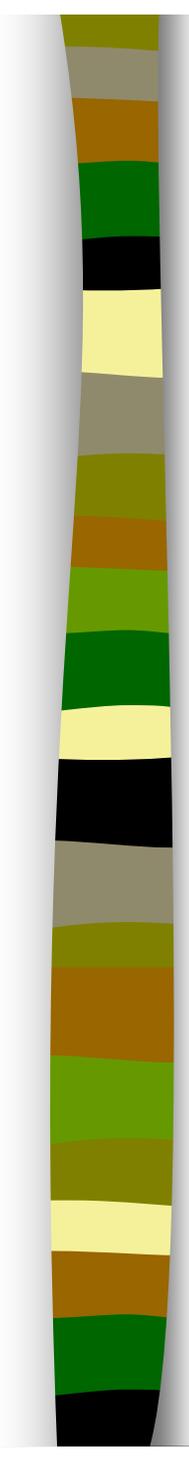
Map H: Elementary School Locations





# Revised Middle & High School Locations & Contemplate “Super Park”

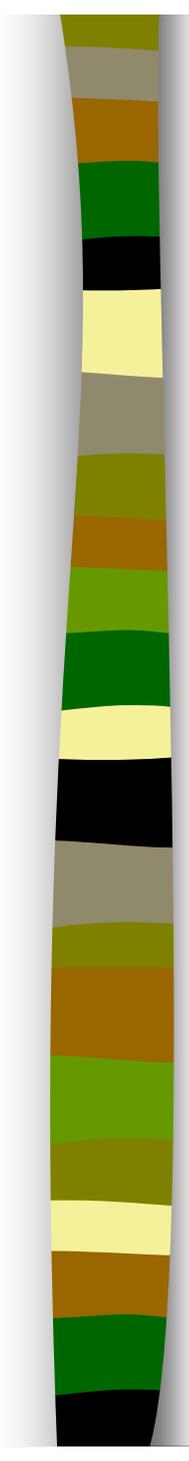
- (6) Master Plan Requirements/Standards of Review
  - (a) Financial Strategy Requirements
    - 2) Type 1 Village – Overall: The improvements that are required to serve the demand generated by the development planned for all Type 1 Villages.
      - A) The provision of land for one (1) middle school and one (1) high school ~~within the lands designated as Type 1 Village.~~
      - B) The provision of land for one (1) district park and two (2) community parks ~~within the lands designated as Type 1 Village.~~
- Same applies for Type 2 Village



# FLU 6.5.8.a Effective Date of Land Use Designations – Type 1 Village

- a. The effective date of the land use classification for an entire Type 1 Village is determined by the date of the rezoning of the first parcel of land in the village center ~~the entire village center~~ for that village to MPUD Master Planned Unit Development consistent with the standards set forth ~~for village center development, subject to Note (3) on Page 2-102 herein,~~ subject to the following:

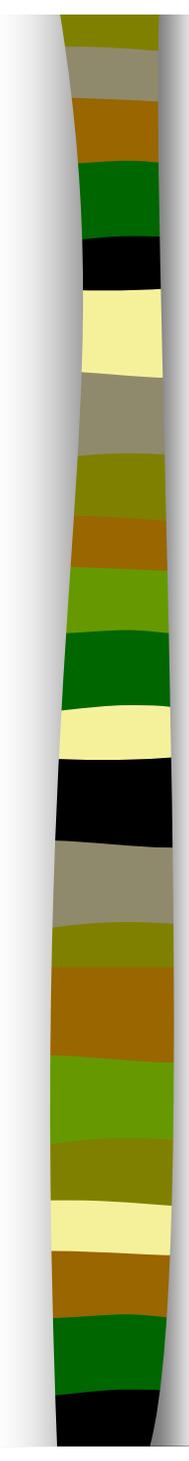
(1) If a single landowner or group of landowners seeking to rezone their parcel(s) cannot assemble the minimum acreage required to master plan an entire Village Center, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village Center, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village Center, and (ii) the other parcel owner(s) within the entire Village Center are provided notice of the pending rezoning application upon the submittal of the application, and opportunity at public hearing to comment upon the master concept plan for the entire Village Center. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village Center, in connection with future rezoning applications for parcels within such Village Center, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area.



## FLU 6.5.8.d Effective Date of Land Use Designations – Core Reserve Overlay

- d. The effective date of the land use classification for a Core Reserve Area is determined by the date of rezoning of the first parcel of land within the applicable village to MPUD Master Planned Unit Development consistent with the standards set forth herein, subject to the following:

(1) If a single landowner or group of landowners seeking to rezone their parcel(s) do not own the entire Core Reserve area within the Village they are applying for development within, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village, and (ii) the other parcel owner(s) within the entire Village are provided notice of the pending rezoning application upon the submittal of the application, and opportunity at public hearing to comment upon the master concept plan for the entire Village. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village, in connection with future rezoning applications for parcels within such Village, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area Plan.



# University Campus

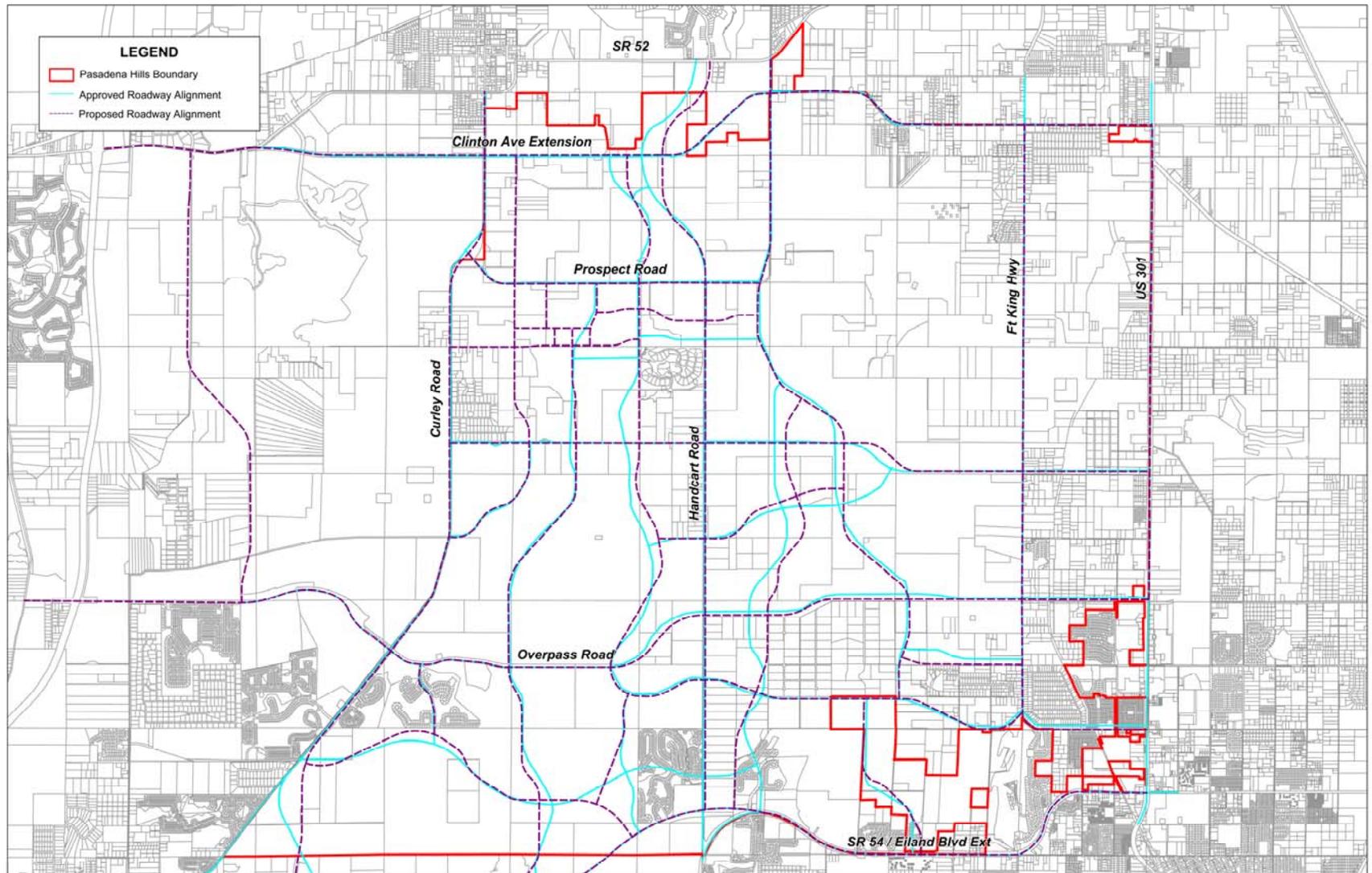
- Include University Campus as a use in all Village Types
  - This mixed-use land use category is envisioned as an ideal setting for a college campus
  - Do not want to preclude the opportunity to entertain the potential development of such a significant use in this area of Pasco County



## Amend FLUE & Figures

- The Pasco County Future Land Use Element and associated figures have been revised to reflect the changes made in the submitted Comprehensive Plan Amendment

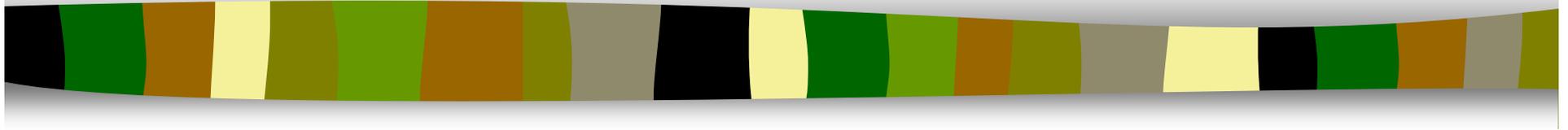
# Roadway Alignment Comparison



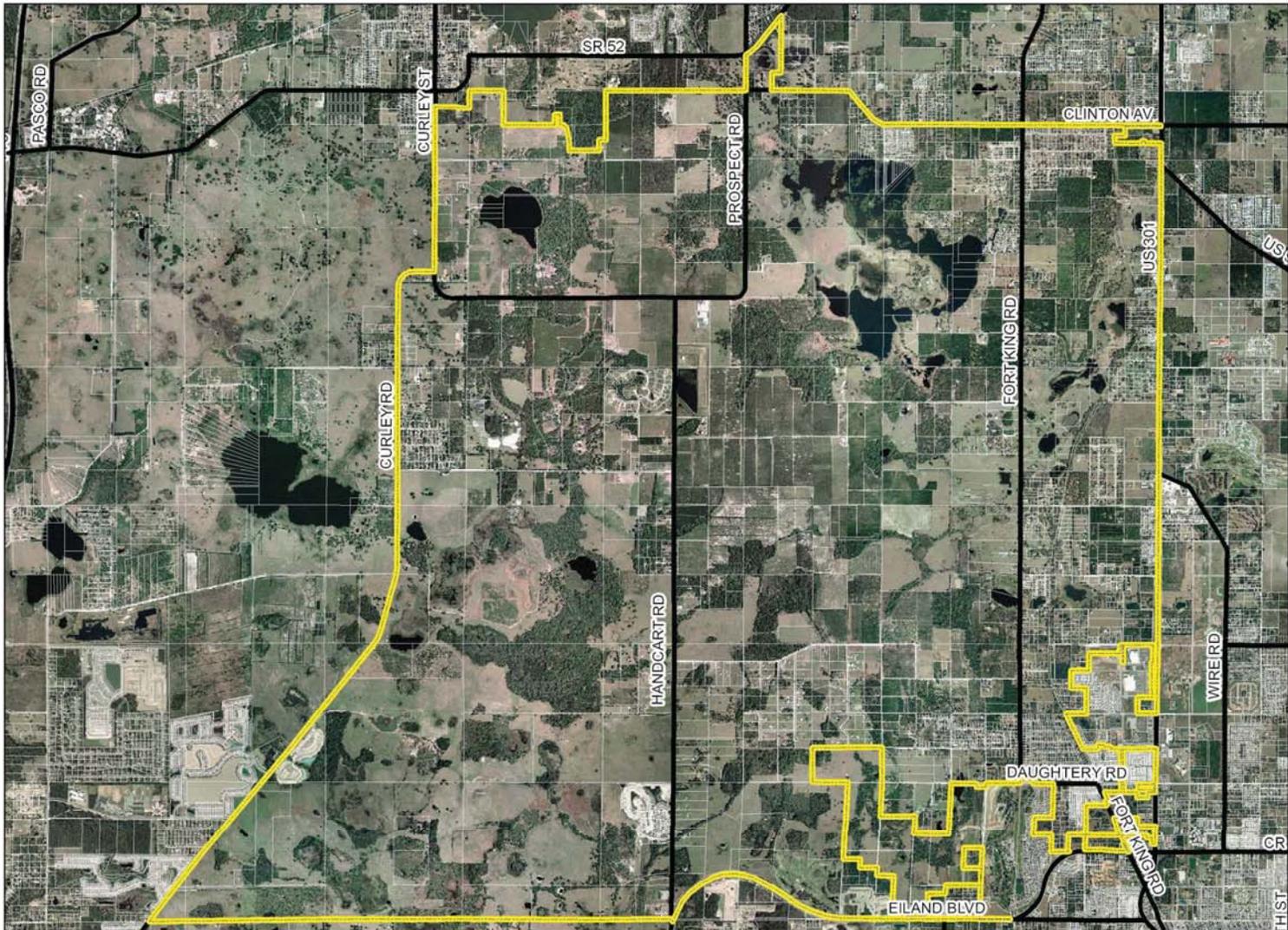
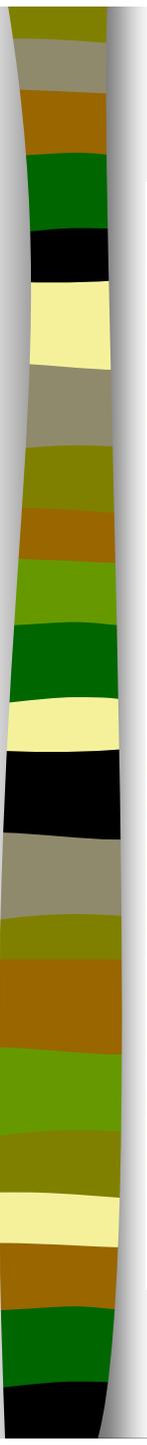
# Questions

Additional Information regarding this amendment can be found at [http://portal.pascocountyfl.net/portal/server.pt/directory/pasadena\\_hills\\_area\\_plan/371](http://portal.pascocountyfl.net/portal/server.pt/directory/pasadena_hills_area_plan/371)

# Villages of Pasadena Hills Comp Plan Amendment



Neighborhood Meeting  
February 2, 2010



**PASADENA HILLS  
AREA PLAN**

Figure PH-1: Pasadena Hills Area Plan Boundary

Scale in Feet  
0 3,500 7,000

North

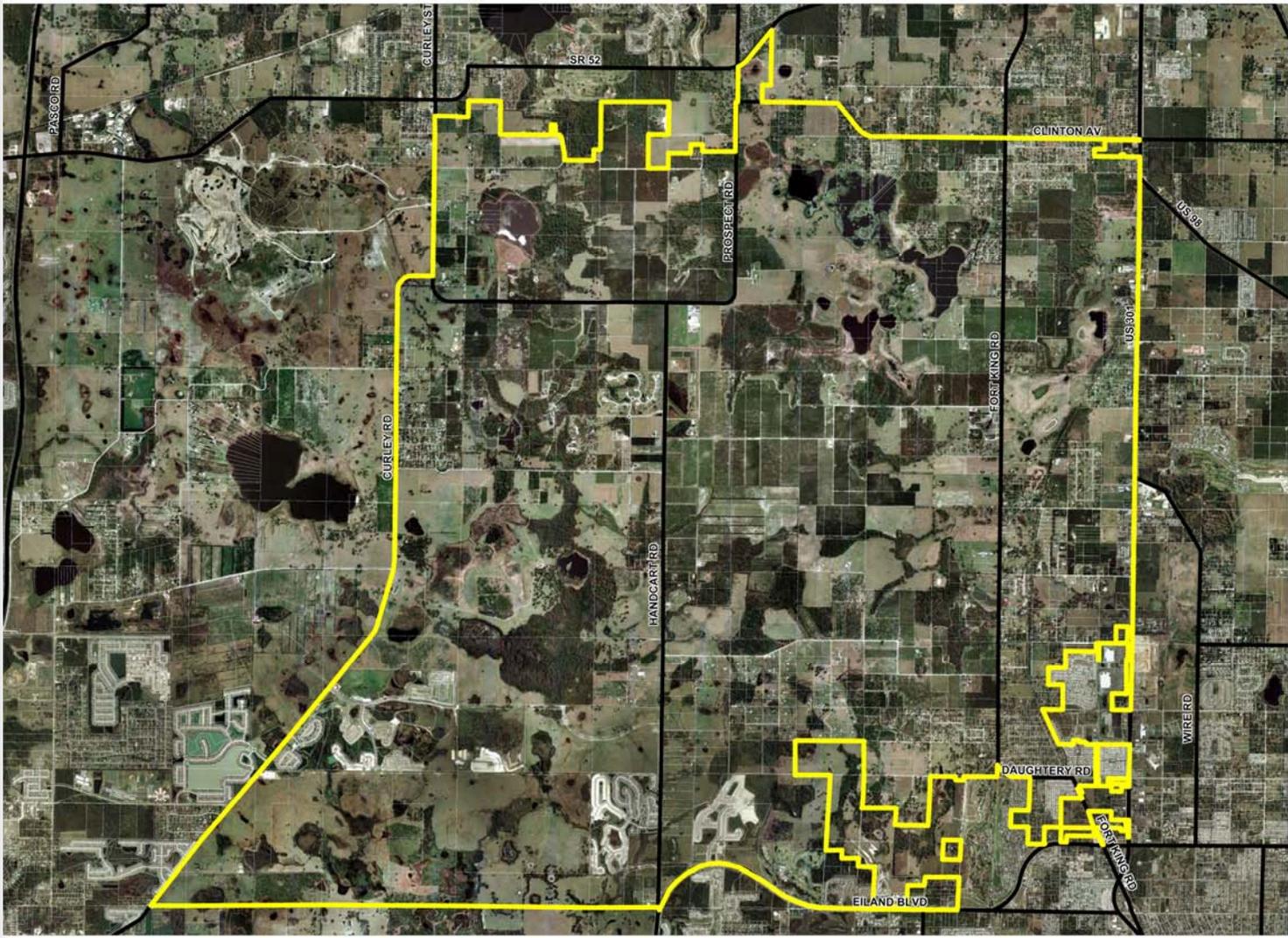
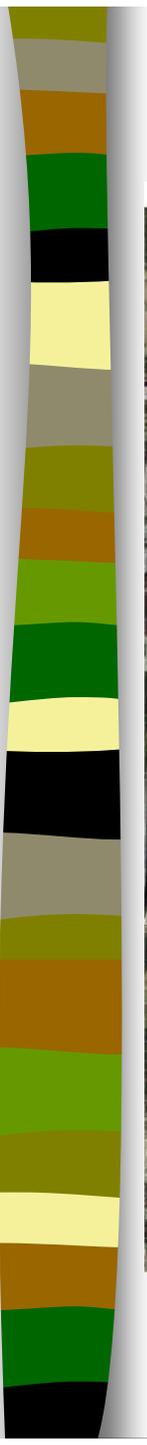
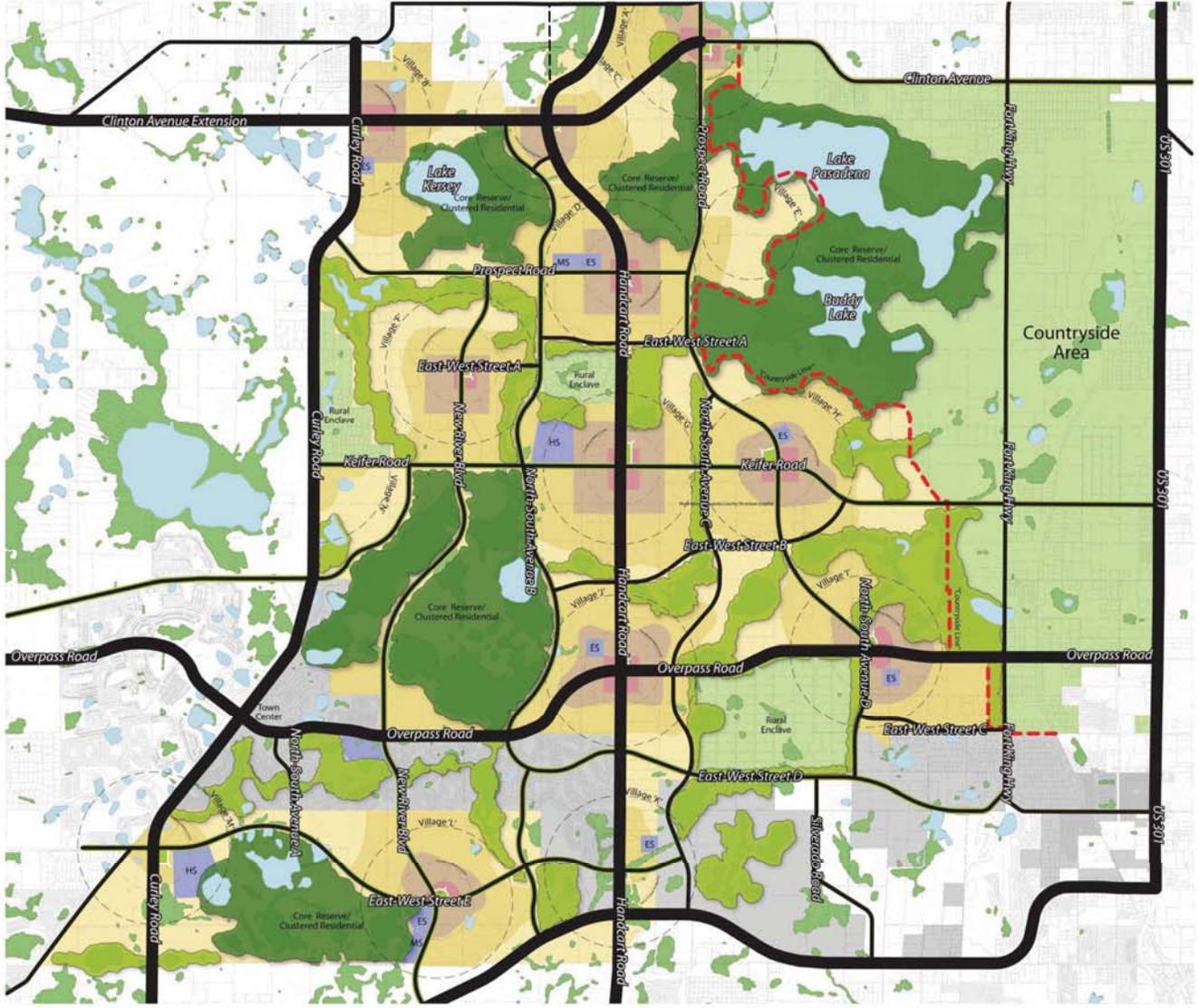


Figure PH-1: Pasadena Hills Area Plan Boundary



# PASADENA HILLS AREA PLAN

PER 2010-01 COMP PLAN AMENDMENT



**LEGEND**

- Countryside Areas and Rural Enclaves
- Existing Approved MPKDs and Suburban Neighborhoods
- Core Reserve Clustered Residential
- Neighborhood Conservation Corridors
- Existing Road
- Proposed Road
- Village Center
- Neighborhood Core
- Neighborhood General
- Neighborhood Edge

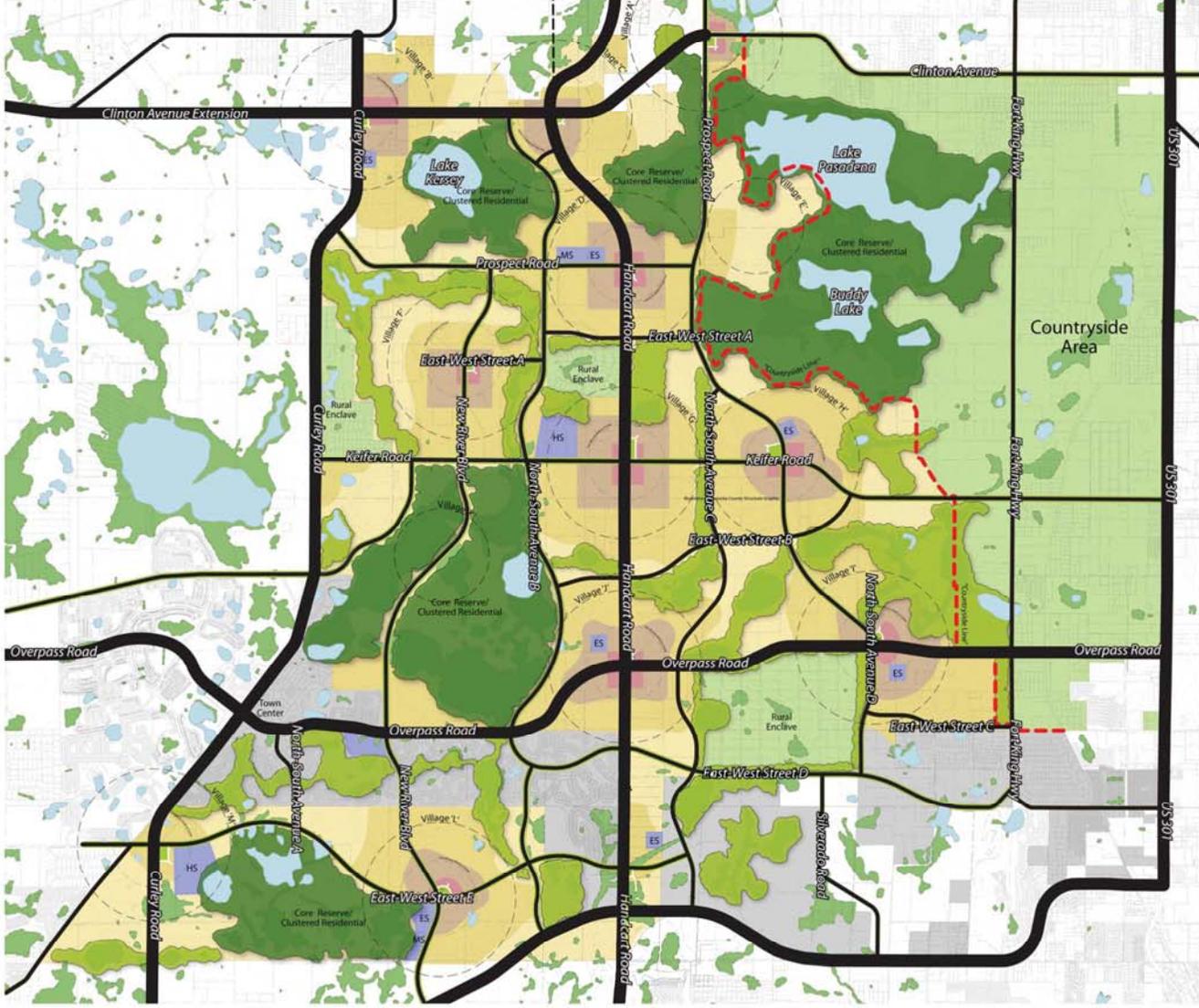
Village Centers, which contain commercial/retail and other non-residential uses, are not shown to scale and are generally sited based upon an approximate location of adjoining neighborhoods for visioning purposes. The number and size of school, park and open space sites is general for visioning purposes.

**PASADENA HILLS AREA PLAN**

Figure PH-2: Pasadena Hills Land Use Vision Plan

Scale in Feet: 0, 4,000, 8,000

North



**LEGEND**

- Countryside Areas and Rural Enclaves
- Existing Approved MPOs and Suburban Neighborhoods
- Core Reserve Clustered Residential
- Neighborhood Conservation Corridors
- Existing Road
- Proposed Road
- Village Center
- Neighborhood Core
- Neighborhood General
- Neighborhood Edge

Village Centers, which contain commercial/retail and other non-residential uses, are not shown to scale and are generally sited based upon an approximate location of adjoining neighborhoods for visioning purposes. The number and size of school, park and open space sites is general for visioning purposes.

**PASADENA HILLS AREA PLAN**

PER 2010-01 COMP PLAN AMENDMENT

Figure PH-2: Pasadena Hills Land Use Vision Plan

Scale in Feet: 0, 4,000, 8,000

North

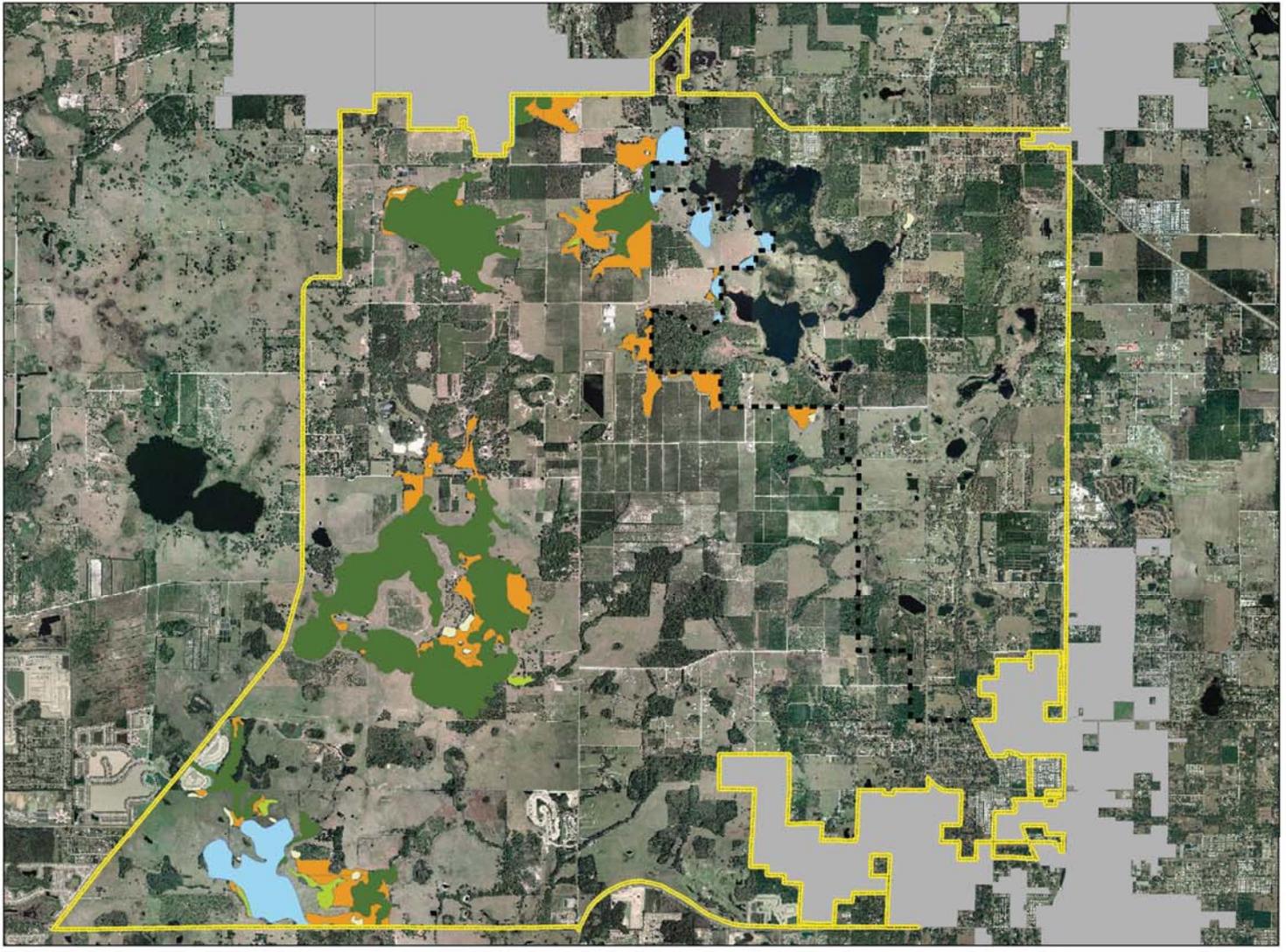
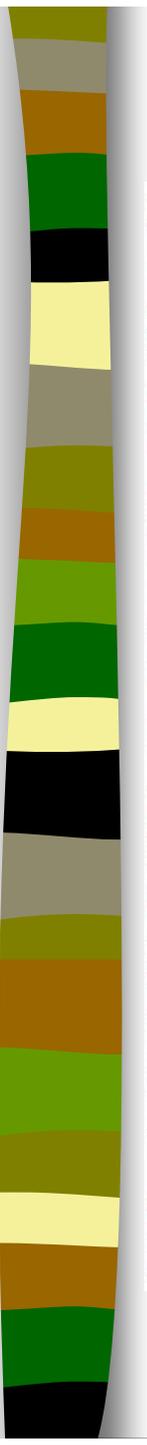


Figure PH-3: Open Space System

# PASADENA HILLS AREA PLAN

- Countrywide Line
- Cities
- Category 1 Wetlands (SP Buffer)
- Category 2 Wetlands
- Category 3 Wetlands
- floodplains
- Natural/Proprietary Lands

North

Scale in Feet

0 2,000 4,000

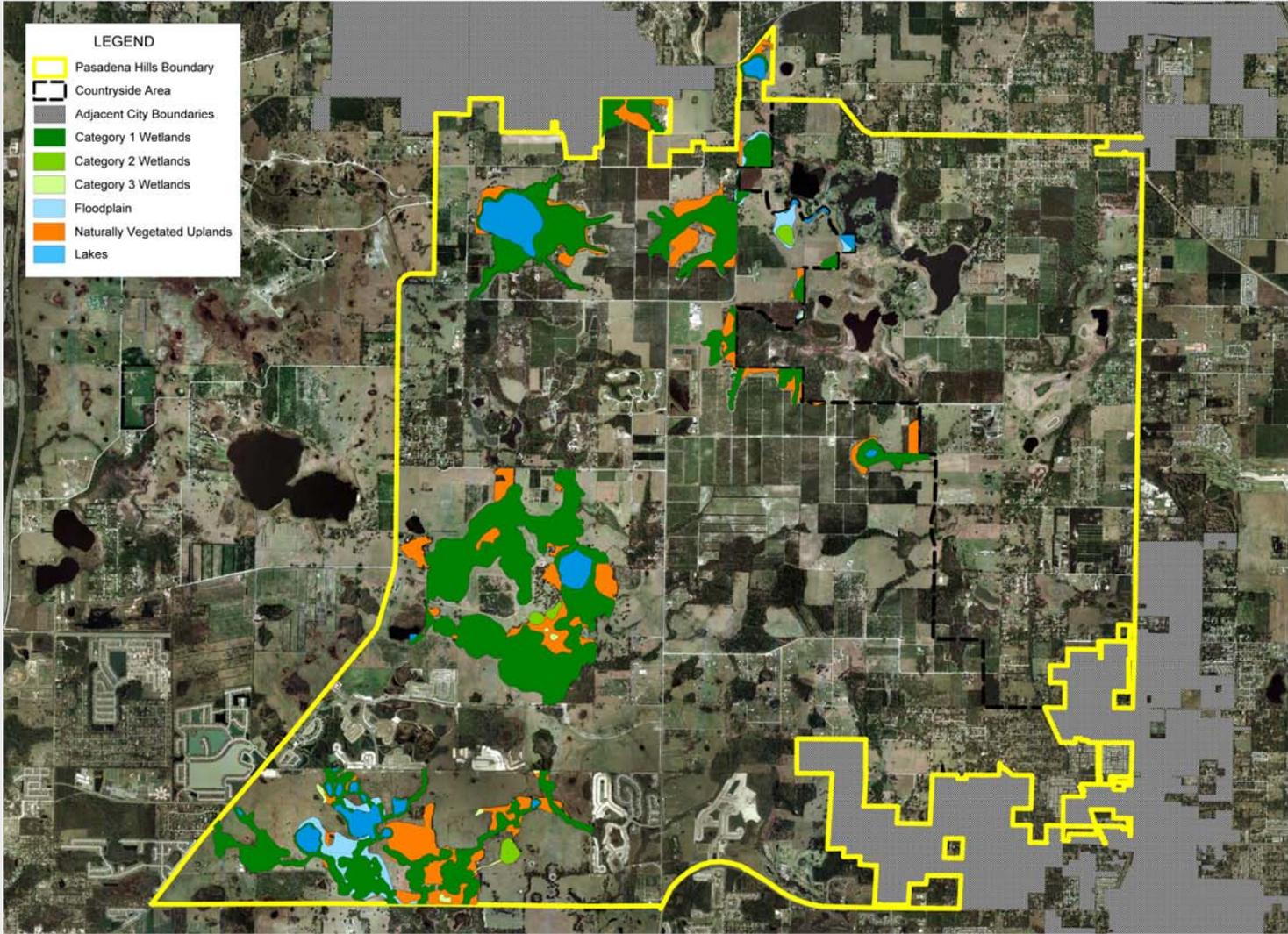
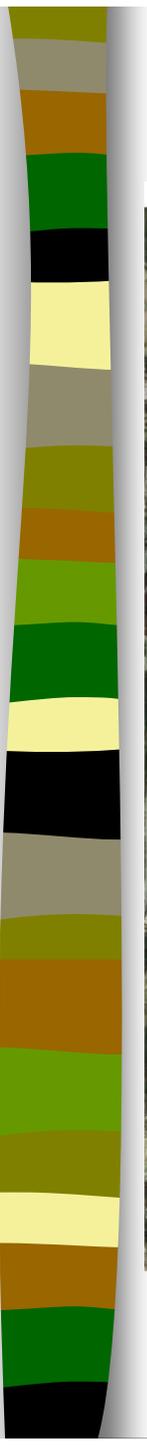


Figure PH-3: Open Space System



# PASADENA HILLS AREA PLAN

PER 2010-01 COMP. PLAN AMENDMENT

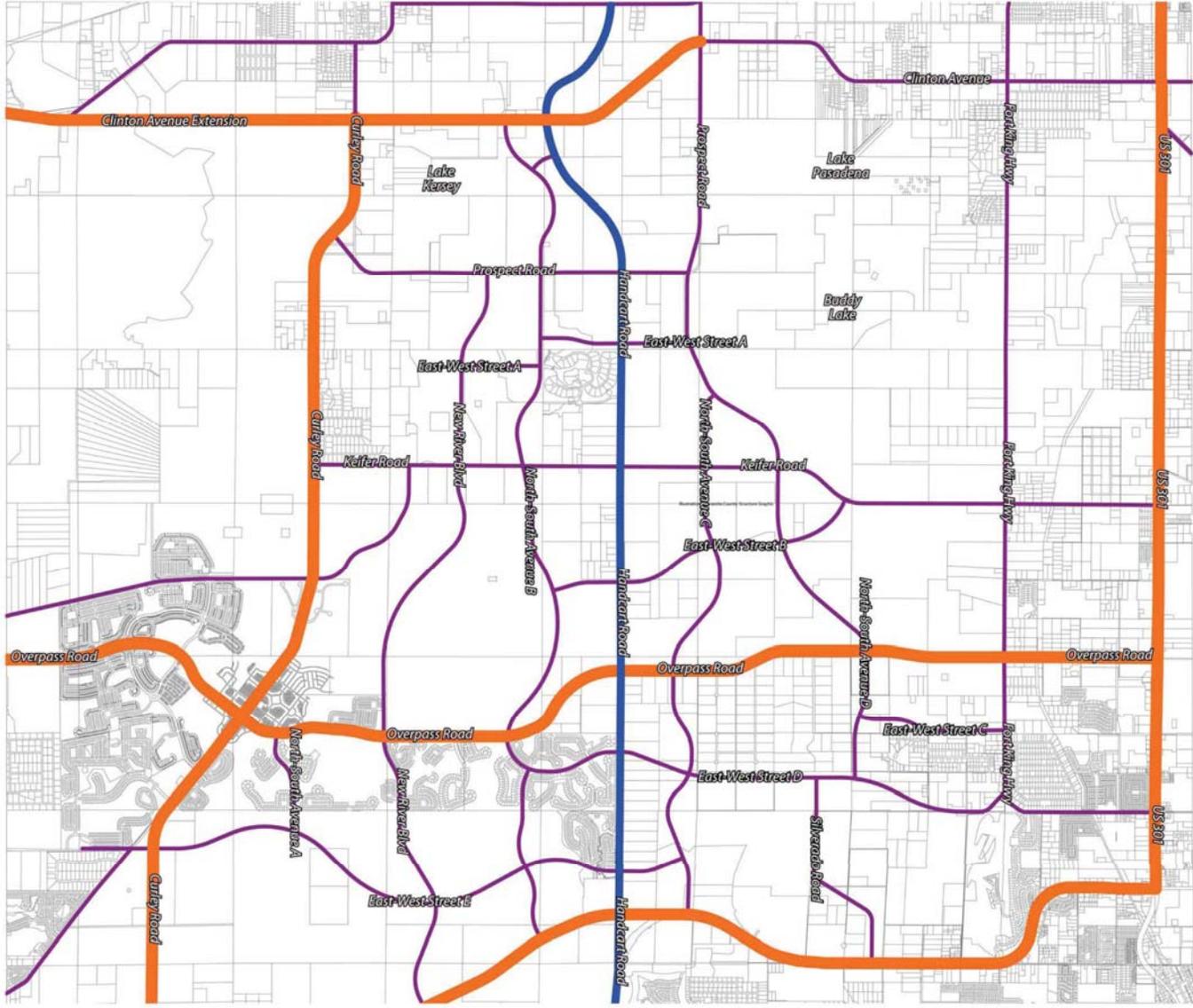
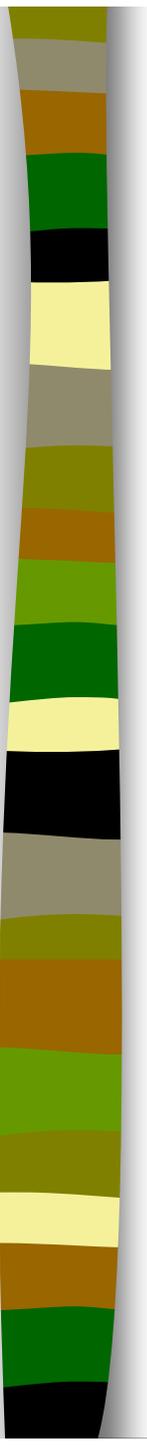


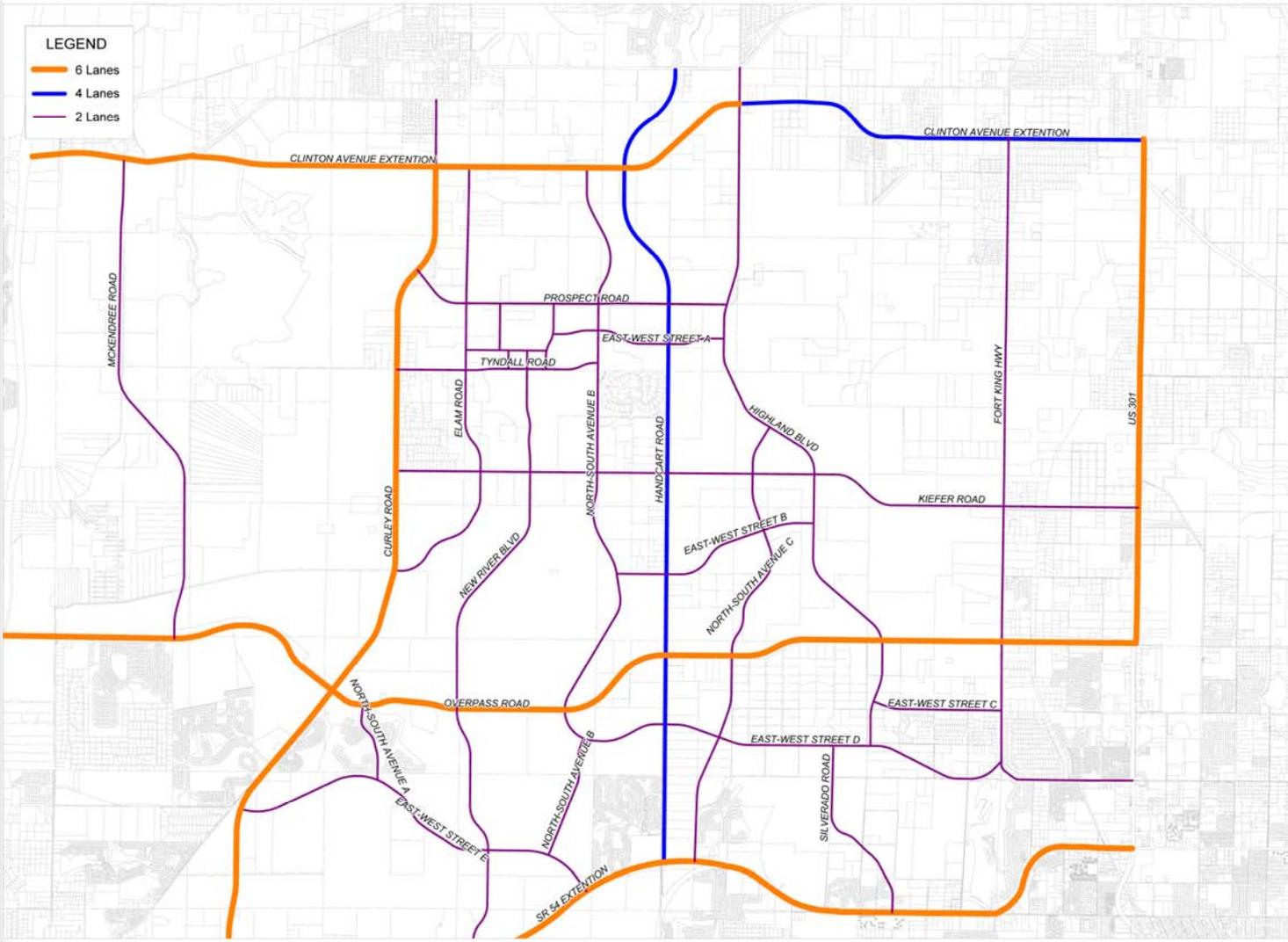
Figure PH-4: 2050 Future Transportation Map

# PASADENA HILLS AREA PLAN

Scale in Feet  
0 2,000 4,000

North

- 6 Lane Roads
- 4 Lane Roads
- 2 Lane Roads



**PASADENA HILLS  
AREA PLAN**  
PER 2010-01 COMP PLAN AMENDMENT

Figure PH-4: 2050 Future Transportation Map

Scale in Feet  
0 3,500 7,000  
North

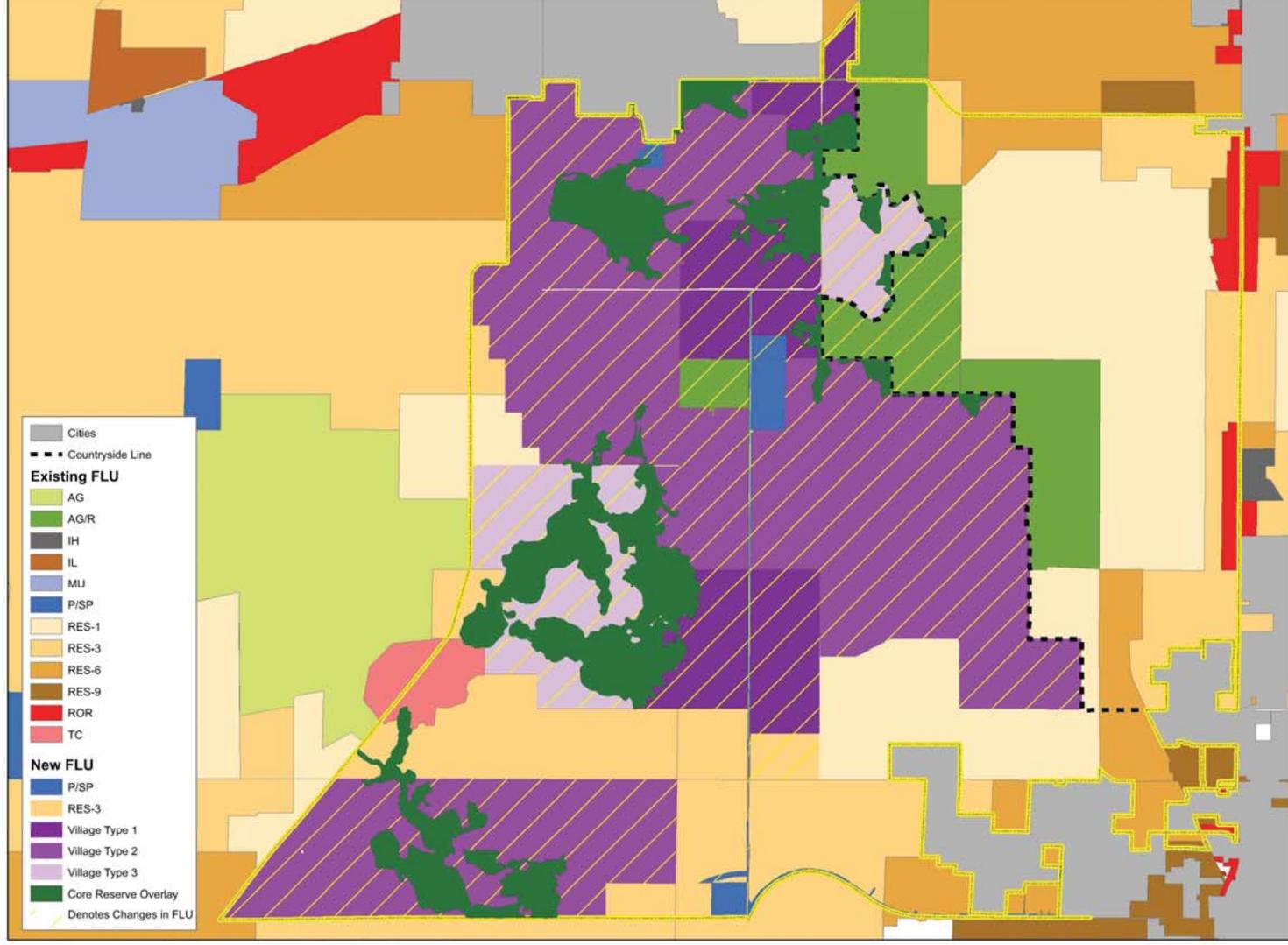


Figure PH-5: Future Land Use Map Illustrating Core Reserve Overlay

PASADENA HILLS  
 AREA PLAN

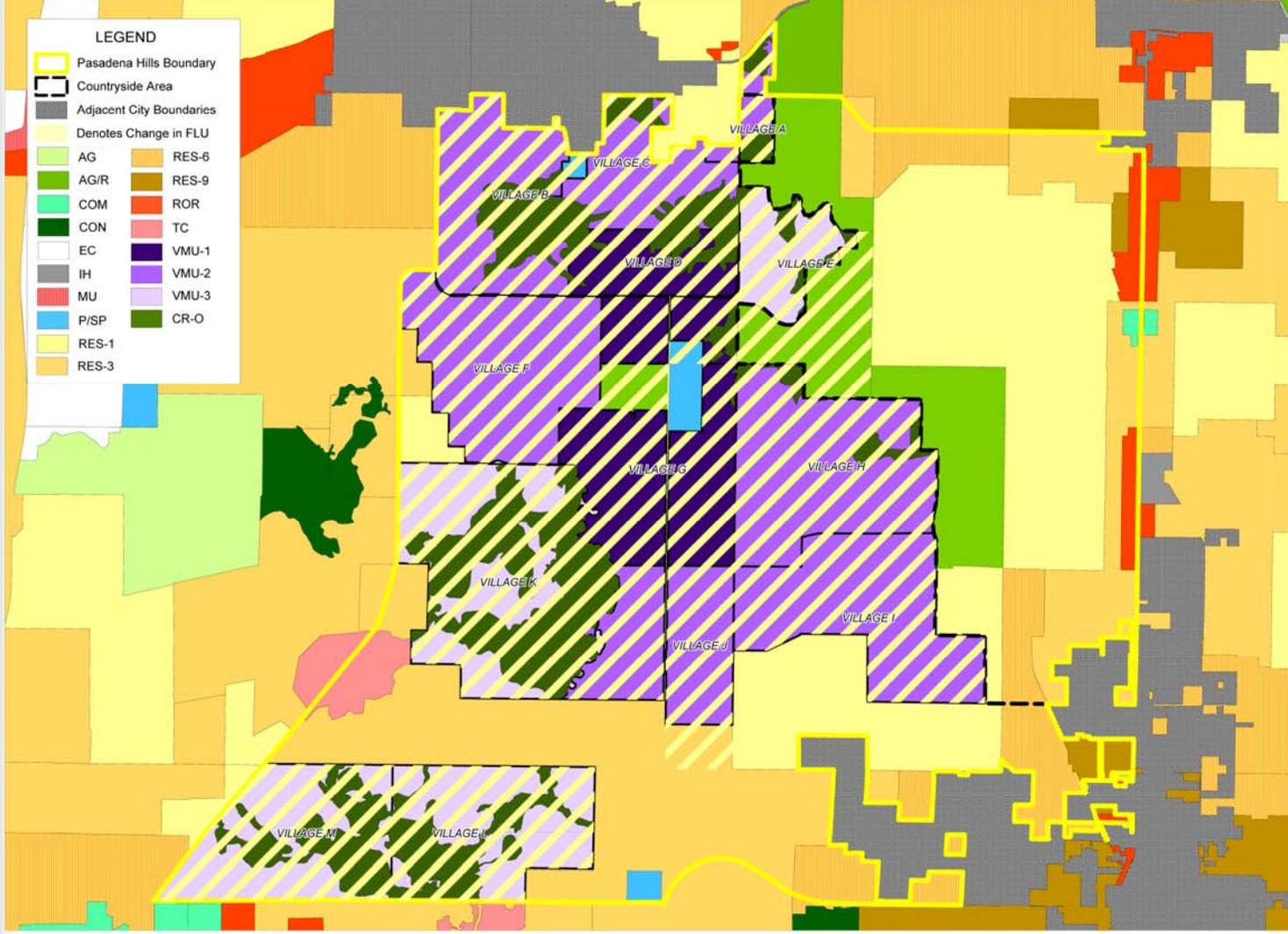


Figure PH-5: Future Land Use Map  
Illustrating Core Reserve Overlay



# PASADENA HILLS AREA PLAN

PER 2010-01 COMP. PLAN AMENDMENT

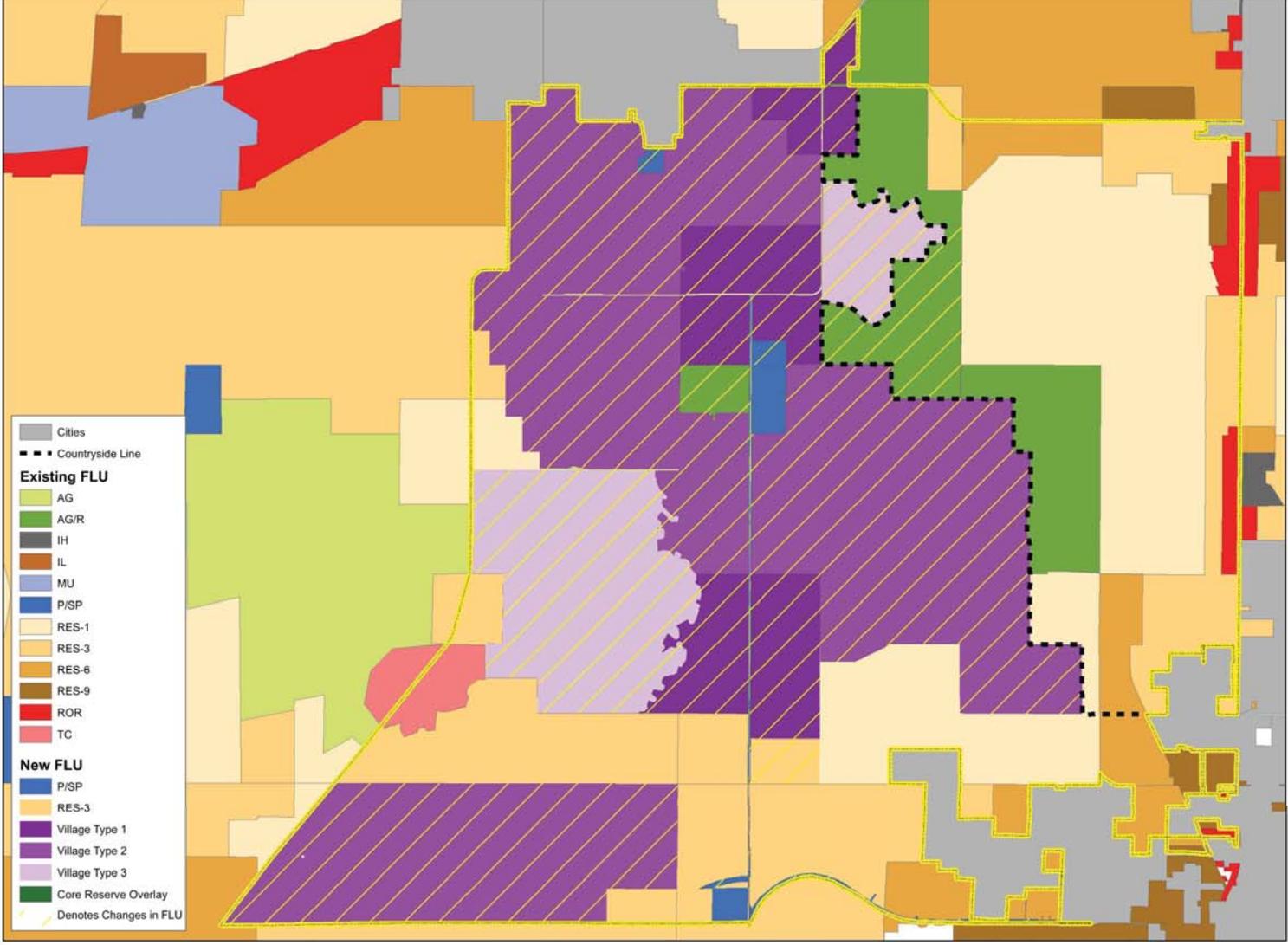
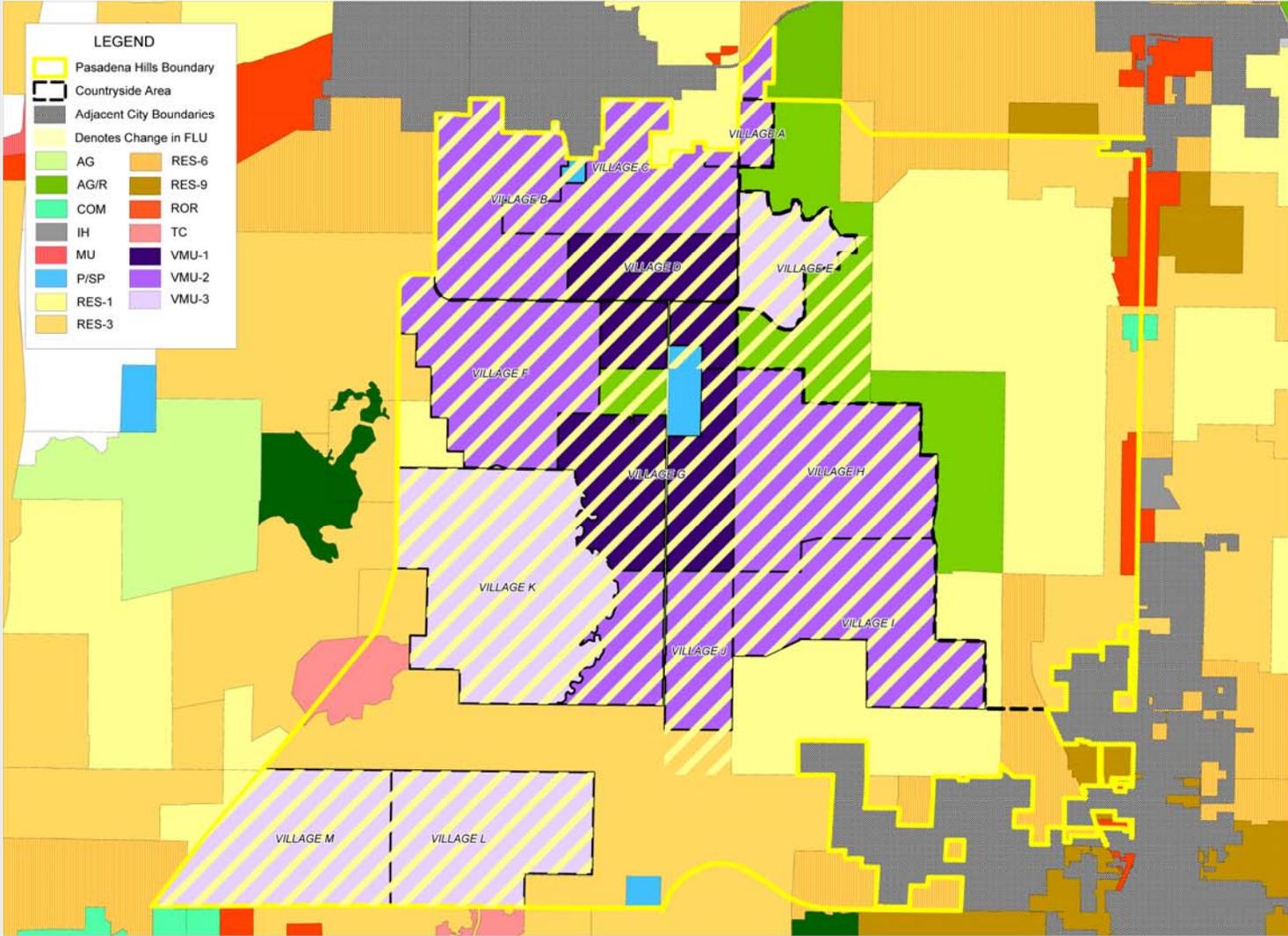


Figure PH-6: Pasadena Hills 2050 Future Land Use Map

PASADENA HILLS  
AREA PLAN



**PASADENA HILLS  
AREA PLAN**  
PER 2010-01 COMP. PLAN AMENDMENT

Figure PH-6: Pasadena Hills 2050 Future Land Use Map