

COMPREHENSIVE PLAN AMENDMENT

FOR

VILLAGES OF PASADENA HILLS

**PASCO COUNTY
INITIATED AMENDMENT
2010-01 Cycle**



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DECEMBER 3, 2009

Revised January 2010

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I. INTRODUCTION

Pasadena Hills is a unique area of Pasco County; unique in its topography and natural features, unique in its close proximity to Interstate 75 and other primary thoroughfares, and unique in its development potential. In 2008, Pasco County approved a Comprehensive Plan Amendment for these 20,000 acres in south-central Pasco County. Multiple stakeholder meetings and public involvement workshops were held to formulate the best plan for the last large area of undeveloped land in the County inside the urban service area.

Pasadena Hills was divided into two parts, with the ridgeline as the natural delineation between the two. East of the ridgeline came to be known as the Countryside Area. Residents in the Countryside Area enjoyed their rural lifestyle and expressed their desire to continue in their rural development pattern. West of the ridgeline is comprised of primarily agricultural land with a few master planned communities (Oak Creek, Watergrass and Lange Equestrian Farms) already providing residences to the northward expansion into Pasco County. The portion of the originally approved comprehensive plan amendment located west of the ridgeline, The Villages, will vastly change the landscape of this area of Pasadena Hills in the next forty years.

The Villages of Pasadena Hills are what this application proposes to amend. The amendments in the following pages intend to clear up discrepancies in the original documents as well as modify village type definitions and locations. The intent of this document is to make Pasadena Hills a buildable community that will attract residence and business owners to Pasco County.

II. DESCRIPTION OF PROPERTY

APPLICANT	Pasco County BCC		
AGENT	SAME AS APPLICANT		
PROPERTY OWNERS	Public/Partnership		
REQUEST	Future Land Use Map Amendment to Village Overlay Boundaries and Future Land Use Text Amendment		
PROPERTY SIZE	± 20,220 acres		
HEARING DATES	DRC: Jan 14, 2009	LPA:	BCC:
PARCEL ID	Multiple		
LOCATION	South of S.R. 52; West of U.S. 301; East of Curley Road; and North of S.R. 54 Extension		
FUTURE LAND USE OVERLAY	1,534 VMU-1 Overlay; 7,098 VMU-2 Overlay and 1,818 VMU-3 Overlay		
PROPOSED FUTURE LAND USE OVERLAY	1,584 VMU-1 Overlay; 5,277 VMU-2 Overlay and 3,589 VMU-3 Overlay		
ZONING	Multiple		
FILE NUMBER			
COMMISSION DISTRICT	1		

III. RATIONALE & TYPE OF AMENDMENT REQUEST

A. Summary of CPA Amendment Request

The thirteen villages of Pasadena Hills contain approximately 10,450 acres. The proposed amendment includes the following changes to the County's Comprehensive Plan Future Land Use Element text and maps. The proposed amended Future Land Use Element can be found in Appendix A of this document. A redline version of these changes is also available in Appendix B as a reference.

- Remove 143.8 acres of land owned by Iafrate Properties LLC, specifically parcels 07-25-21-0000-00100-0000 and 07-25-21-0000-00300-0000, from the Area Plan
- Amend Village Type maximum non-residential and office entitlements
- Allow the use of an Equivalency Matrix
- Amend FLU 6.5.5 Commercial Separation to apply only to Village Scale Centers
- Amend the potential to combine all non-residential centers into the Village Center (or Neighborhood Center in a Type 3 Village)
- Amend Village Type locations to better reflect non-residential intensities adjacent to the Area Plan
- Amend the locations of the seven elementary schools, based on the reallocation of Village Types
- Amend Policy FLU 6.5.8.a Effective Date of the land use designation for an entire Type 1 Village to be determined by the date of the rezoning of the first parcel of land in the village center
- Add University Campuses as an allowable use in all Village Types
- Amend Figures to display more accurate data
- Correct Scrivener's Errors

B. Justification Statement

When the adopted Pasadena Hills Area Plan was submitted to DCA in 2008, it mistakenly included parcels owned by Iafrate Properties LLC. At the final adoption hearing on January 8, 2008, a representative for the Iafrate properties asked that they be removed from the Area Plan. The Board voted to approve the Area Plan excluding parcels 07-25-21-0000-00100-0000 and 07-25-21-0000-00300-0000 owned by Iafrate Properties LLC. The text and figures of the Area Plan were never corrected to reflect the Boards decision.

The Figures that are referenced throughout the document have been modified in this amendment to reflect the deletion of these two parcels. The larger of the two Iafrate parcels consumed the majority of the developable land in Village A west of Prospect Road. With the deletion of 40% of the Village it is unlikely that Village A would ever be able to develop at the maximum Village Center intensity of 390,000 square feet of non-residential uses. The market analysis concluded that Pasadena Hills would support 2,260,000 square feet of non-residential uses to meet the daily and weekly needs of the future residents that are proposed to move to this area of Pasco County, and the traffic study confirmed that the proposed infrastructure would support these trips. Instead of losing the non-residential square feet, the County is suggesting a portion of the entitlements in Village A be spread throughout the Villages. There will be no increase in total non-residential square feet, so the County feels that a new market analysis is unnecessary. By spreading the square footage among multiple Villages, the roadway network will not suffer a negative impact at any one location.

The two Iafrate parcels also had the Village future land use overlay potential for 1200 residential units. The entirety of Village A is already considered a Village Center with a maximum of 10 units per acre, so rather than not allowing the Plan to develop at its full potential, the County is recommending converting the residential units from the Iafrate parcels to an additional 200,000 square feet of office entitlements. These entitlements are proposed to be used in 50,000 square foot increments in Type 2 Villages along Primary Infrastructure. One of Pasco County's primary goals is to increase job growth and to keep its residents from driving out of the County for work. The additional 200,000 square feet of office uses will enable more residents to enjoy the live/work/play experience of this mixed-use community.

The use of a Land Use Equivalency Matrix, approved by the County as part of its Land Development Code is being requested in this amendment as a mechanism to facilitate the exchange residential entitlements for non-residential entitlements within a Village. This is another mechanism to potentially increase the jobs and revenue in Pasco County. The County would need to approve the use of the equivalency matrix each time it is contemplated to ensure that the traffic impacts of the revised land use mix do not exceed the traffic impacts of the existing land use mix, that the proposed exchange includes appropriate assurances that any additional utility demands associated with the proposed exchange can be accommodated, that the impact upon the Financial Plan as a result of the reduction in transportation revenues can be accommodated and that the functional integrity of the village plan is maintained.

Upon closer examination of the Plan, the County realized that the Commercial Separation language is unachievable. The intent of the separation is to avoid strip commercial or competing commercial, but the one-mile spacing policy from any type of non-residential use would not allow for any neighborhood centers to be built, as depicted in Map R. Each of the Villages has roughly a one-mile circumference, allowing for only one non-residential center in each Village. The County is recommending that the policy be amended to include only Village Scale Centers in the one-mile separation policy, with the appropriate separation for Community and Neighborhood Scale Centers to be established during the MPUD zoning approval process.

With the revision of the Commercial Separation language, Neighborhood Scale Centers can be developed if the Village desires to have them. The County would like to give the option to the applicant to combine all of the Neighborhood Scale Centers into the Village Center. The Plan currently allows Type 1 Villages and Type 3 Villages to combine all of their non-residential into a single non-residential center. The amendment is proposing to extend this option to Type 2 Villages as well. An added benefit of combining these centers is the decrease in overall PM peak hour trips.

The reduction in acreage in Village A and a closer look at the approved non-residential development adjacent to the Plan compelled the County to re-evaluate the Village Types and their locations within the Plan. It no longer makes sense for Village A to be a Type 1 Village. Village J has multiple owners in the proposed village center location that own five and ten acre tracts. The County feels that it is unlikely for these owners to develop a cohesive village center, and therefore do not believe that it should be a Type 1 Village. The County feels that Village G is a superior alternative for a Type 1 Village. It is located north of Village J on Handcart Road, a four-lane primary infrastructure road, and 50% of the proposed village center location is owned by a single landowner. The County is recommending Village D and Village G become the two Type 1 Villages in Pasadena Hills. It is also recommending that the total maximum gross leasable square feet of non-residential development permitted within all Type 1 Villages combined not exceed the existing cap of 1,020,000 square feet, with no one Village exceeding 540,000 square feet.

Adjacent to the southern boundary of the Plan are three large commercial centers. Two town centers and one lifestyle center are approved for this area. With the close proximity of these uses, the County feels that the residents in this area may not be able to support additional high intensity non-residential development. Therefore, the County is recommending that Village L and M be modified to Type 3 Villages. Village E and K will remain Type 3 Villages. These four Type 3 Villages will continue to have the potential for neighborhood scale non-residential development, but will not be competing with nearby town centers. All Type 3 Villages combined will be subject to the existing maximum non-residential development of 120,000 square feet, with no one Village exceeding 60,000 square feet.

With the above, recommended changes, that leave Villages A, B, C, F, H, I and J as Type 2 Villages. Since there are so many Type 2 Villages, the amendment proposes to divide these into two subcategories. Villages that are located on primary infrastructure (Clinton Avenue Extension, Overpass Road and Handcart Road) are proposed to be denoted as Type 2A Villages. These villages will be allowed to develop up to 190,000 square feet of non-residential uses with an additional 50,000 of office uses that were exchanged with the Iafrate residential units. Villages A, C, I and J are recommended to become Type 2A Villages. The remaining Type 2 Villages (Village B, F and H) will be Type 2B Villages. These villages will retain the current non-residential development potential of a maximum of 140,000 square feet. All Type 2 Villages combined will be subject to the existing maximum non-residential development of 1,120,000 square feet.

The shuffling of Village Types creates a better location for non-residential uses in the Pasadena Hills Area Plan, as shown in Map S, and by changing the Village Types this amendment is actually proposing a reduction of 3,150 residential units in addition to the 1,200 residential units that are being converted to office use. In total these proposed actions reduce the residential entitlements in the Villages of Pasadena Hills by 4,350 residential units.

The village reallocations also require a shift in the location of elementary schools. Seven elementary schools are required by the Area Plan, two in Type 1 Villages and five in Type 2 Villages. The County is not suggesting that the number of schools required in each Village type change, simply the specific villages that are required to have schools. Map H shows the proposed locations of the elementary schools within the Villages.

The adopted future land use element requires that the entire Village Center of a Type 1 Village be rezoned at one time to take advantage of the Village Overlay densities and intensities. The County believes this is an unfair burden on the applicant. Since this Plan extends to 2050 to could be many years, if ever, before enough adjacent owners come to the decision to rezone their parcels, or collectively sell them to a developer, to create a Village Center. The County is proposing to amend the policy to allow Type 1 Villages to be treated the same as Type 2 and 3 Villages, with the effective date of the land use designation for an entire Type 1 Village to be determined by the date of the rezoning of the first parcel of the village center for that Village to receive its MPUD designation.

The County is also proposing to include university campuses as a use in all Village Types. The County envisions this mixed-use land use category as an ideal setting for a college campus and does not want to preclude the opportunity to entertain the potential development of such a significant use in this area of Pasco County.

Pasadena Hills Area Plan Figure PH-1 through PH-8, PH-12, PH-13 and PH-15 have been amended to provide more accurate data than was available at the time of the original submittal. Many of these figures simply have the corrected boundary shown, reflecting the exclusion of the two Iafrate Properties LLC parcels. Aerial interpretation and field visits were used to more

accurately depict the Category I wetlands and Core Reserve boundaries shown in Figure PH-3 and PH-7. The revised Core Reserve lines and studying the built and planned development already established in Pasadena Hills allowed the County to create a more realistic transportation system, shown in Figure PH-4 and PH-8 and Table PH-1.

Finally, with the creation of a completely new land use category, there are bound to be scrivener’s errors that need to be addressed. This amendment has also modified the Pasadena Hills Future Land Use Element to correct inconsistent policies and references.

C. Development Request Table

**Table 1:
Existing and Proposed FLU Overlay Maximum Development Potential**

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	
TOTAL	10,450	46,354	2,260,000	300,000

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	
TOTAL	10,450	41,987	2,260,000	500,000

Difference		(4,367)		200,000
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IV. REQUIRED INFORMATION ON ADJACENT PROPERTY

A. Project Identification

Identify subject property and provide general location map showing the surrounding developments (approved and proposed) and zoning districts.

Pasadena Hills contains roughly 20,000 acres in eastern Pasco County. It is generally located east of Curley Road, south of SR 52, west of US 301 and north of SR 54 Extension. Adjacent to the Property are the cities of San Antonio, Saint Leo, Dade City and Zephyrhills. West of the Property are two mixed used MPUDs (Cannon Ranch and Epperson Ranch). Pasco Town Centre is proposed at the intersection of I-75 and SR 52. Watergrass and Ashley Groves MPUDs are located within the Property and share a town center with Epperson Ranch. South of the Property is the Harrison Bennett lifestyle center and the New River MPUD, which includes another town center. There are some smaller commercial uses on US 301. The Property is divided in two sections, the Countryside Area and the Village Overlay Area. The Countryside is located east of the ridgeline. The applicant is not requesting any changes to the Countryside Area of the Property. The Village Overlay Area is west of the ridgeline, where more intense development is intended. Map A shows the surrounding developments and Map F depicts the zoning districts.

B. Aerial

Provide current aerial with subject property boundaries.

Refer to Map B – Aerial in the Maps & Tables section of this document.

C. Notification of Adjacent Property Owners

The applicant is responsible for the identification and notification of the adjacent and abutting property owners upon establishment of the public hearing dates. Provide copies of the notification letters to Pasco County Growth Management, two weeks prior to the scheduled public hearings.

As a staff initiated amendment, Pasco County is notifying adjacent and abutting property owners upon establishment of public hearing dates.

V. GENERAL PUBLIC FACILITIES/SERVICES

A. Availability of Facilities and Services

Analyze the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. Assess the effect of the demand on the adopted LOS standard and identify any anticipated improvements. Public facilities and services include: emergency services, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater and the transportation network.

Rule 9J-5.0055(3) Florida Administrative Code requires that adequate public facilities and services be available concurrent with the impacts of development. With the adoption of the Pasadena Hills Financial Plan in February 2009, any future development in Pasadena Hills is granted a concurrency exemption through 2050.

Pasco County utilities are self-supporting enterprise operations that are funded through user fees and system revenues. Water and sewer impact fees represent an assessment to provide sufficient water and sewer capacity to meet the additional demand for service resulting from development. Impact fees may not be expended to correct existing deficiencies or renewal and replacement. The County has been able to financially meet the public facility needs as measured by meeting the adopted LOS standard. Toward this end, Pasco County is meeting its financial responsibilities through collection of fees and service provisions. The County programs capital improvements annually. The County's LOS public facilities standards are sustained through the County's capital improvement program and requirements within its land development regulations for service connection. County development codes require the construction and extension of facilities that are dedicated to the water and wastewater system.

1. Potable Water

The primary source of potable water supply for the amendment area for all phases of development will be the Pasco County Utilities Services Branch. The Pasco County Utilities Division receives potable water from regional utility provider Tampa Bay Water and a limited water supply capacity from existing County-owned well facilities. The 35-year agreement with Tampa Bay Water provides for a guarantee of necessary water supply capacity for future water demand created by planned growth in Pasco County. The amendment area will be subject to Pasco County's Ordinance 02-04 which establishes standards for water efficient landscaping and irrigation.

Adjacent to the study area, there is an 8-inch PVC potable water main located along the east side of Curley Road that extends from the southern boundary of the study area to the intersection of Curley Road and Bridgegate Drive. From there, the line increases to a diameter of 12 inches to its terminus just north of Overpass Road. From Overpass Road northward, approved Master Water Plans for private development along Curley Road call for a 16-inch ductile iron (DIP) potable water main to extend northward, connecting to a recently installed 24-inch DIP potable water main that terminates at the intersection of Curley and Elam Roads. This new 24-inch main was installed by Pasco County to deliver potable water generated near Wesley Chapel, just south of County Line Road, at the Lake Bridge Water Treatment Plant, to the Curley Road corridor.

Additionally, the Watergrass development, located within this proposed amendment, has installed a 16-inch DIP potable water main from Curley Road to Handcart Road, and south along Handcart Road to Spring Oak Trail. This line creates a loop, as it ties into a 12-inch potable water main that connects to the existing potable water distribution network along S.R. 54, south of the study area.

Also, according to Pasco County's 10-Year CIP for potable water, the recently extended 24-inch main that terminates at the intersection of Curley and Elam Roads, is planned to be extended east through the study area, ultimately turning south along the alignment of Handcart Road to tie back into the main that was installed by Watergrass. The 10-year CIP also calls for a potable water main to extend east from the existing well at One Pasco Center (northwest of the study areas) along S.R. 52, ultimately creating a loop along the alignments of Curley Road, Prospect Road and S.R. 52.

The above-described existing and programmed CIP potable water transmission facilities create a robust delivery framework along the southern, central, and northern reaches of the study area. For development that will occur inside this skeleton, it will be necessary for future project developers to expand and extend the network to their specific project locations at such time as construction of their respective projects is initiated. The County will, as a matter of standard utility service policy, require necessary line extensions by the developers in accordance with the provisions of its Utilities Service Agreement. These agreements must be executed between the County and developer(s) prior to construction approval for specific projects.

The Pasco Comprehensive Plan adopted level of service standard for potable water is to provide an average of 215 gallons per equivalent residential dwelling unit per day and 0.15 gallons per square footage of non-residential usage. The estimated daily average potable water demand associated with the Pasadena Hills Area Plan at build out is 20.54 MGD. It should be noted that, in accordance with existing Pasadena Hills entitlement levels, the demand would be 22.61 MGD. The requested amendment proposes a 2.06 MGD decrease in future potable water demand from the currently approved build-out Pasadena Hills population. Pasadena Hills is adjacent to the County's South Central and Southeast potable water treatment plan services areas.

2. Sanitary Sewer

Adjacent to the study area, there is a 6-inch PVC sanitary sewer force main located along the west side of Curley Road that extends from the southern boundary of the study area to the intersection of Curley Road and Bridgegate Drive. From there, the line increases to a diameter of 8 inches to its terminus just north of Overpass Road. From Overpass Road northward, approved Master Wastewater Plans for private development along Curley Road call for a 16-inch sanitary sewer force main to extend northward, tying into a recently installed 16-inch force main that currently terminates at the intersection of Curley and Elam Roads. This new 16-inch main was installed by Pasco County to allow development along the Curley Road corridor to pump wastewater to the Wesley Center Subregional Wastewater Treatment Facility (SRWWTF).

The master plans also call for a future master pump station to be located east of Curley Road between Overpass and Elam Roads.

Additionally, the Watergrass development, located within this proposed amendment, has installed a 12-inch force main from Curley Road to Handcart Road, and south along Handcart Road to Spring Oak Trail. Other developer-installed systems exist or will exist adjacent to the study area as part of nearby developments outside of the study area, such as the Bella Verde DRI.

It is anticipated that, similar to the potable water supply system, wastewater generated in the study area will be collected and pumped to the County's facilities via developer-installed master pump stations and force main extensions, subject to the County's standard service policy, which requires developers to develop a Wastewater Master Plan for their developments as part of entering into Utility Service Agreement with the County.

The Pasco Comprehensive Plan adopted level of service standard for sanitary sewer is to provide an average of 200 gallons per equivalent residential dwelling unit per day and 0.15 gallons per square footage of non-residential usage. The estimated daily average wastewater generation associated with the Pasadena Hills Area Plan at build out is 19.14 MGD. It should be noted that, in accordance with existing Pasadena Hills entitlement levels, the wastewater generation rate would be 21.06 MGD. The requested amendment proposes a 1.92 MGD decrease in future wastewater generation from the currently approved build-out population of Pasadena Hills. The subject land-use amendment area is adjacent to the County's Wesley Center SRWWTF and Southeast Pasco SRWWTF services areas.

3. Solid Waste

The Pasco County Solid Waste Resource Recovery Facility (RRF) serves as the primary disposal site for municipal solid waste generated in the County. The recovery facility is located at Hays Road approximately ½ mile east of the Suncoast Parkway. Solid waste generated in the study area would likely be transported to the solid waste transfer facility located at 9246 Handcart Road, where it would then be reloaded and transferred to the Hays Road facility.

The estimated average daily solid waste generated from the Pasadena Hill Area Plan is 231.1 tons per day at build-out. The existing entitlement level of the Pasadena Hills Area Plan would generate 266.2 tons of solid waste per day, so the requested amendment proposes a decrease of 35.1 tons per day. The Hays Road RRF has a total design capacity of 1,050 tons per day. The 2005 Comprehensive Plan stated the current average daily demand on the facility was approximately 956 tons per day with 238 tons imported from surrounding counties and communities. As the need for disposal increases in Pasco County associated with new development such as the Pasadena Hills Area Plan, the projected demand may be accommodated through the gradual cancellation of imported solid waste contracts, which are for 10-years.

4. Stormwater

The site has significant topographic relief, with wetlands, creeks/streams, and lakes both on-site and immediately adjacent to the development boundaries.

Stormwater runoff in the existing condition passes through these natural systems by a combination of overland sheet flow and through natural conveyance channels. Historic drainage patterns will generally be maintained under the post-development conditions.

Conveyance of stormwater runoff for future development will be accomplished through a combination of storm sewers, water control structures and natural conveyance paths. Internal drainage systems, including storm sewers and inlets, will be sized based on the 10-year storm event. Major conveyance systems will be designed based on the 25-year storm event. All designs will be in accordance with the requirements of the Pasco County Land Development Code and the Stormwater Management Practices Manual.

Proposed Stormwater Management Systems for future development will be designed in accordance with the requirements of 40D-4 and 40D-40 F.A.C., and with the requirements of the Pasco County Land Development Code and the Stormwater Management Practices Manual. These rules require the preservation and/or mitigation of existing on-site wetlands, the treatment of stormwater runoff from the proposed development and the attenuation of post-development discharge rate for the 25-year, 24-hour storm event to the pre-development discharge rate for the 25-year, 24-hour storm event. These requirements are met by the use of retention/detention ponds and existing on-site isolated wetlands.

5. Parks and Recreation

Adopted Pasco County Comprehensive Plan Policy REC 1.1.5 states the level of service standards for community, district and regional parks that the County shall strive to implement by 2010. The LOS standards are for 1 Community Park per 25,000 residents, 1 District Park per 50,000 residents and 1 Regional Park per 100,000 residents. Typically, district parks are large parks, 80 acres or more in size. District Parks are primarily active use parks, large enough to serve several surrounding communities, and contain large athletic complexes, recreation centers and a diverse range of recreational facilities, such as gymnasiums, swimming facilities, in-line hockey rinks, skateboard courts, etc. Regional parks are typically large, resource-based parks of 100 acres or more, usually providing for recreation of a more passive nature. Typical uses would include nature trails, fishing, nature study and education, water-based recreation and camping.

Existing regional parks that serve Pasco County are Crews Lake Park in the Shady Hills area of Pasco County, Jay B. Starkey Wilderness Park in western Pasco County, Key Vista Nature Park western Pasco County, along the Gulf Coast, and Withlacoochee River Park in northeastern Pasco County. Existing and proposed district parks in the vicinity include the Connerton District Park, the Wiregrass District Park, the Land O' Lakes recreational complex, and the Wesley Chapel District Park.

The build-out level of 41,987 units proposed as part of this amendment for Pasadena Hills generates the need for 3.86 community parks, 1.93 district parks and 0.97 regional parks. The currently approved entitlement level of 46,354 units would exert a demand for 4.26 community parks, 2.13 district parks and

1.07 regional parks, so this amendment proposes a 9 percent decrease in demand for each type of park.

With each amendment cycle, Pasco County updates general infrastructure and park LOS analysis. The most up-to-date information in the 07-02 capacity analysis Appendix A-1 states that based on the existing level of service for parks in Pasco County, there is a surplus of parkland in all categories. With the District Park projects in the 5-Year CIP (Wesley Chapel, Trinity/Odessa and Land O'Lakes expansion), an additional 263 acres of District Park is programmed in the short term. Overall there is a surplus of 681 acres of park acreage in the County (165 Community, 56 District, 460 Regional).

Besides these existing surpluses, the Villages of Pasadena Hills are required to provide 1 regional park, 2 district parks and 4 community parks for the residents in the area. The Financial Plan has provisions to fund the purchase of the land for the regional and district parks. At the request of Pasco County, the Financial Plan contemplates site selection, funding of land, and ultimate development of a "super-park." Such a park would be centrally located and at least 260 acres in size in order to serve as the combination of a regional park (100 acres) and two district parks (80 acres each). The financial plan identifies 16 potential super-park sites, 14 of which meet or exceed the acreage requirements (the others are within 10 percent), and ranks them based upon 9 criteria. The County impact fees would provide funding to implement the development of such a park. In conjunction with the above-referenced existing surpluses, Pasadena Hills will have adequate park facilities to serve its projected population at build-out.

6. Schools

The District School Board of Pasco County has adopted a School Concurrency Implementation Procedures Manual, and the Pasco County Board of County Commissioners adopted a School Concurrency Ordinance that incorporates the procedures manual by reference on December 1, 2009. In accordance with the manual, any new development project that is not *de minimus* (defined as a project that generates at least one elementary school student, or about 6 single-family detached dwellings) must apply to the District School Board of Pasco County for a concurrency determination. If the District concludes that inadequate capacity exists in the subject Concurrency Service Area (CSA) or an adjacent CSA, the developer is required to provide proportionate share mitigation. If capacity exists, based upon the concurrency determination analysis, an Initial Certificate of Capacity, valid for a duration of three years, is issued.

In accordance with the student generation rates reflected in the above-referenced School Concurrency Implementation Procedures Manual, the Pasadena Hills Area Plan, as part of this proposed amendment, proposes a total of 15,115 school students at build-out. This breaks down into 7,138 elementary school students, 3,359 middle school students, and 4,619 high school students. Under the currently approved entitlement level for Pasadena Hills, the student generation rate would be 16,687 students, so the requested amendment proposes a net reduction of 9 percent.

The adopted Pasadena Hills Financial Plan provides funding for land to accommodate all elementary, middle and high schools within the Pasadena Hills Study Area and, through its impact fee surcharge (School Land Development Fee component), provides a funding mechanism for development of all schools within the Area Plan. Specifically, the Financial Plan provides for seven elementary schools, two middle schools, and one high school.

With the school impact fee and funding provisions that are in place by virtue of the adopted Financial Plan for Pasadena Hills, it is anticipated that the area's public education needs will be well served, and that compliance with the School Concurrency Ordinance in accordance with the District's guidelines will be readily demonstrable at each stage of build-out.

7. Transportation

Public transportation is currently available adjacent to Pasadena Hills. Bus Route 30 runs north and south along US 301 and Bus Route 33 loops through Zephyrhills. Map 2-1 in the Pasco County Long Range Transit Element depicts these routes. Map 4-1 shows the need for transit routes along SR 52, Curley Road and SR 54 Extension by 2025. With the urban mixed-use development planned in Pasadena Hills and its existence adjacent to current transit lines, this area will definitely be able to support transit in the future.

The boundary of Pasadena Hills is comprised of four primary infrastructure roadways, Curley Road, Clinton Avenue Extension, US 301 and SR 54 Extension. These roads, along with Handcart Road running north-south through the center of the development and a handful of proposed intermediate roadways to be built in a TND grid-like pattern will provide an acceptable level of service for the cars, bicycles, pedestrians and public transit accessing these facilities.

B. Location of Existing Facilities and Services

Provide a map showing the location of existing services and facilities that will serve the subject property (i.e., emergency medical service, fire protection, parks, police protection, roads, schools, sewer service and water). Include the proposed method of service and provider.

Map G shows the location of existing services and facilities that will serve the Property.

C. Demand Analysis

**Table 2:
Estimated Potable Water Generation**

Proposed Future Land Use	Maximum Potential Development		Water Generation Rate		Water Demand (in MGD)
Residential	41,987	units	215	GPD/person	20.13
Non-Residential	2,260,000	sq. ft.	0.15	GPD/sf	0.34
Office	500,000	sq. ft.	0.15	GPD/sf	0.08
Total					20.54

Existing Future Land Use	Maximum Potential Development		Water Generation Rate		Water Demand (in MGD)
Residential	46,354	units	215	GPD/person	22.22
Non-Residential	2,260,000	sq. ft.	0.15	GPD/sf	0.34
Office	300,000	sq. ft.	0.15	GPD/sf	0.05
Total					22.61

Change in Demand	(2.06)
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1. 215 GPD/DU is the LOS standard established in the Comprehensive Plan.
2. 0.15 GDP/sf is the LOS standard used in Appendix A-1 of the 07-01 Comp Plan Amendment Cycle Summary.

**Table 3:
Estimated Wastewater Generation at Buildout**

Proposed Future Land Use	Maximum Potential Development		Water Generation Rate		Water Demand (in MGD)
Residential	41,987	units	200	GPD/person	18.73
Non-Residential	2,260,000	sq. ft.	0.15	GPD/sf	0.34
Office	500,000	sq. ft.	0.15	GPD/sf	0.08
Total					19.14

Existing Future Land Use	Maximum Potential Development		Water Generation Rate		Water Demand (in MGD)
Residential	46,354	units	200	GPD/person	20.67
Non-Residential	2,260,000	sq. ft.	0.15	GPD/sf	0.34
Office	300,000	sq. ft.	0.15	GPD/sf	0.05
Total					21.06

Change in Demand	(1.92)
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1. 200 GPD/DU is the LOS standard established in the Comprehensive Plan.
2. 0.15 GDP/sf is the LOS standard used in Appendix A-1 of the 07-01 Comp Plan Amendment Cycle Summary.

**Table 4:
Estimated Solid Waste Generation**

Proposed Land Use	Quantity		Population (persons/household)	Solid Waste Generation Rate		Solid Waste Demand (in lbs/day)
Residential	41,987	units	2.3	4.5	lbs/day/person	434,565
Non-residential	2,260,000	sq. ft.		1	lbs/100sq.ft./day	22,600
Office	500,000	sq. ft.		1	lbs/100sq.ft./day	5,000
Total						462,165

Existing Land Use	Quantity		Population (persons/household)	Solid Waste Generation Rate		Solid Waste Demand (in lbs/day)
Residential	46,354	units	2.3	4.5	lbs/day/person	479,764
Non-residential	2,260,000	sq. ft.		1	lbs/100sq.ft./day	22,600
Office	3,000,000	sq. ft.		1	lbs/100sq.ft./day	30,000
Total						532,364

Change in Demand	(70,198)
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- 4.5 lbs/day/person is the LOS standard used in Appendix A-1 of the 07-01 Comp Plan Amendment.
- 1.0 lb/100 sf is the LOS standard used in Appendix A-1 of the 07-01 Comp Plan Amendment Cycle.

**Table 5:
Estimated Park Site Generation**

	Quantity		Population		Community Park Demand (1 park/ 25,000 people)	District Park Demand (1 park/ 50,000 people)	Regional Park Demand (1 park/100,000 people)
Proposed Residential Total	41,987	units	2.3	persons/household	3.86	1.93	0.97
Existing Residential Total	46,354	units	2.3	persons/household	4.26	2.13	1.07

Change in Demand	(4,367)	units	(0.40)	(0.20)	(0.10)
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- Park Calculation base on Comprehensive Plan Table 5-2 Park Facility 2010 Level of Service Standards.

**Table 6:
Estimated School Generation**

Proposed Residential Dwelling Units			Student Generation Rate		Student Generation Per School Type
Total Units		41,987			
	Elementary		0.17	students/household	7,138
	Middle		0.08	students/household	3,359
	High		0.11	students/household	4,619
Total Students					15,115

Existing Residential Dwelling Units			Student Generation Rate		Student Generation Per School Type
Total Units		46,354			
	Elementary		0.17	students/household	7,880
	Middle		0.08	students/household	3,708
	High		0.11	students/household	5,099
Total Students					16,687

Change in Demand	(1,572)
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1. Average Student Generation Rate is 0.36 students per household
2. Student generation data for each school type is based upon the adopted Concurrency Implementation Procedures Manual developed by the District School Board of Pasco County.

VI. NATURAL RESOURCES/FEATURES

A. Natural Resources Features and Wetlands

Identify and map the existence of natural resource features to include areas subject to coastal flooding, coastal areas, groundwater recharge areas, marine resources, waterwells, wetlands and wildlife habitat.

Vegetation Associations/Existing Land Uses

The area's existing land use is predominately agricultural with low density residential. Overall, the area around the amendment site consists of both residential communities and agriculture.

The natural resources assessment included the preparation of Map K – Land Use/Natural Resources, which depicts the major vegetation communities, landforms, and land uses present on the project site pursuant to the Florida Land Use, Cover and Forms Classification System (FLUCCS). GIS data layers pertaining to the existing land use mapping were obtained from the Southwest Florida Water Management District (SWFWMD). Plant communities and land uses were updated using direct field observations and aerial photo interpretation. Wetland boundary lines were obtained through a variety of sources, including field review and aerial photo interpretation.

Fourteen land use types, including vegetation associations, were mapped and classified within the project boundary. The site consists primarily of agricultural land uses. The property also contains scattered native upland and wetland vegetation associations. The native vegetation associations found on the site are not unique or unusual in the region and many have been impacted and altered by agriculture and development over the years. Table 7 presents the land use/land covers on the site, the acreage of each, and their percent of the total site acreage.

**Table 7:
Existing Habitats (FLUCCS)**

FLUCCS Code	Habitat Type	Acres	Percentage of Total Site Acreage
110	RESIDENTIAL LOW DENSITY < 2 Units per acre	608	6%
210	CROP AND PASTURELAND	3,617	35%
220	TREE CROPS	2,542	24%
260	OTHER OPEN LANDS (RURAL)	291	3%
320	SHRUB AND BRUSHLAND	158	2%
411	PINE FLATWOODS	219	2%
434	HARDWOOD CONIFER MIXED	886	8%
440	TREE PLANTATIONS	428	4%
520	LAKES	121	1%
615	STREAM AND LAKE SWAMPS	375	4%
621	CYPRESS	308	3%
630	WETLAND FORESTED MIXED	154	1%
641	FRESHWATER MARSHES	551	5%
643	WET PRAIRIES	192	2%
	TOTAL	10,450	100%

The following is a general description of existing land uses and/or vegetation associations found on the subject site.

100 URBAN AND BUILT

Urban and built-up lands consist of areas of low density residential with much of the land occupied by man-made structures. Within the project area, this land use entails residential as well as the surrounding ‘yard’ areas. The residential areas are scattered throughout the area.

200 AGRICULTURE

The site consists mostly of agricultural land uses. According to the FLUCCS Manual, agricultural lands are defined as those lands, which are cultivated to produce food crops and livestock. This category includes lands managed for row crops, pasture, orchards and groves, and nurseries and vineyards. The historic use of this land has been for the cultivation of citrus.

Many of these areas are currently dormant and overgrown and characterized as containing no canopy species and Bahiagrass (*Paspalum notatum*), Bermudagrass (*Cynodon dactylon*), smutgrass (*Sporobolus indicus*), Caesar-weed (*Urena lobata*), broomsedge (*Andropogon virginicus*), and ragweed (*Ambrosia artemisiifolia*) in the groundcover.

300 RANGELAND

Historically, rangeland has been defined as land where the potential natural vegetation is predominantly grasses, forbs or shrubby plants and is capable of being grazed.

Management practices may include brush control and regulated grazing. Generally, this land is not fertilized, cultivated or irrigated. Scattered areas mapped as shrub and brushland (320) contain a mix of slash pine (*Pinus elliotti*), saw palmetto (*Serenoa repens*), wax myrtle (*Myrica cerifera*), salt bush (*Baccharis halimifolia*), and winged sumac (*Rhus copallina*) with ruderal grasses, were also characterized as other Open Lands.

400 UPLAND FORESTS

This land cover category is used for upland areas, which support a tree canopy closure of ten (10) percent or more. The subject property contains several areas of Hardwood Conifer Mixed (FLUCCS 434). These forest vegetation associations are common in this region. These areas contain a canopy of slash pine, live oak (*Quercus virginiana*) and cabbage palm (*Sabal palmetto*) with a groundcover of saw palmetto (*Serenoa repens*) and various grasses. They occur throughout the project boundary and are comparable to pine flatwoods, with the distinct addition of live oaks. In certain areas of the mixed hardwoods where live oaks are not prominent, the pine flatwoods community is more distinct with a canopy of slash pine, a sub-canopy consisting of live oak, gallberry (*Ilex glabra*), winged sumac, wax myrtle, and salt bush. The groundcover stratum primarily consists of saw palmetto with lesser areas of broomsedge, bluestem (*Andropogon virginicus*), wiregrass (*Aristida spp.*), intermixed with dog fennel (*Eupatorium capillifolium*) and Caesar weed. Some areas also exhibit varying levels of encroachment by the invasive/nuisance species Brazilian pepper.

600 WETLANDS

This land cover category is characterized by the water table being at, near or above the land surface for a significant portion of the year such that aquatic or hydrophytic vegetation usually is established. Wetlands are frequently associated with topographic low-lying areas.

On the subject property four communities are mapped and classified as wetland vegetation associations: Stream and Lake Swamp (FLUCCS 615), Wetland Forested Mixed (FLUCCS 630), Freshwater Marshes (641) and Lakes (FLUCCS 520). These wetland vegetation associations are common in this region. The majority of the wetland types have been altered by agricultural activities, namely ditching and draining. Vegetation types are described below.

Wetlands including freshwater marshes (FLUCFCS 6410) and wet prairies (FLUCFCS 6430) are scattered throughout the site. The freshwater marshes are dominated by broadleaf arrowhead (*Sagittaria latifolia*) and pickerelweed (*Pontederia cordata*), but also include alligator flag (*Thalia geniculata*), dotted smartweed (*Polygonum punctatum*), and maidencane (*Panicum hemitomon*). Given the surrounding land uses, the majority of these palustrine emergent wetlands on the site are stressed and in fairly poor health, with a dominance of nuisance vegetation. Primrose willow, Carolina willow, and cattails are the dominant species in the majority of the wetlands. The herbaceous community does provide habitat for fish, waterfowl including white ibis (*Eudocimas albus*), boat-tailed grackle (*Quiscalus major*), common yellowthroat (*Geothlypis trichas*), and other wildlife such as the pig frog (*Rana grylio*) and southern leopard frog (*Rana sphenoccephala*), which require a permanent source of water. The wet prairies are dominated by dotted smartweed, Baldwin's spikerush, roadgrass (*Eleocharis baldwinii*), common carpetgrass (*Axonopus fissifolius*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Carolina yellow-eyed grass (*Xyris*

caroliniana). These wetlands also consist of persistent patches of bulrush (*Scirpus validus*) that showed signs of herbivory from cattle. The hydrology of these wetland systems is greatly dependent on rainfall in combination with poorly drained soils, making them ephemeral in nature.

Two forested wetland land covers found on the site include cypress (6210) and stream and lake swamps (FLUCFCS 6150). Cypress areas are scattered throughout the site and include a canopy dominated by bald cypress (*Taxodium distichum*) and pond cypress (*Taxodium ascendens*). The stream and lake swamps are located throughout the site, and include a canopy of scattered laurel oak (*Quercus laurifolia*), sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), red maple (*Acer rubrum*), sabal palm (*Sabal palmetto*), and bald cypress as well as a subcanopy of wax myrtle, common buttonbush (*Cephalanthus occidentalis*), and groundsel tree (*Baccharis halimifolia*). These habitats provide resident wading birds with a nesting area as well as foraging opportunities in the adjacent marshes that fringe this habitat.

The fourth wetland/surface water vegetation association mapped within the subject property is lakes. These areas are open water and vegetated fringes typically of grasses or cattail. The water levels are typically controlled for the agricultural activity.

Wetland limits will be flagged, reviewed by appropriate agencies and surveyed as part of the development process. Using best available data, it is estimated that approximately 20% of the site is characterized by wetlands. In accordance with Pasco's Comprehensive Plan policies, the removal, alteration, encroachment, dredging, filling or changing of the natural hydro period or water quality within Category I wetlands will be limited to no other practicable alternative that will permit a reasonable use of the land. Impacts within Category II wetlands will assume to be allowed unless removal encroachment or alteration is contrary to the public interest. Development limitations include a minimum 50' buffer or the limits of natural uplands, whichever is greater, around post development Category I wetlands and buffers, as required by SWFWMD, around all other wetlands.

Listed Species Occurrence

Initially, a comprehensive literature search was conducted in order to determine if protected species or critical habitat were present within the study area. The literature search included standard Florida references such as the Rare and Endangered Biota of Florida series, the Florida Atlas of Breeding Sites for Herons and their Allies, the Florida Natural Areas Inventory (FNAI), and the Florida Fish and Wildlife Conservation Commission (FWC) publication listing protected species and their federal and state status. Detailed review of project aerial photographs and a preliminary field survey were conducted in order to determine the various habitat types within the study area. The project area is not part of a wildlife corridor, nor is it located within a preserve or between natural areas. Also, there are no USFWS critical habitats located within, or adjacent to, the project.

Previous agricultural activities have resulted in the conversion and degradation of a majority of the uplands within the project site. Several wetland habitats are of potential value to listed species, particularly federal and state listed wading birds. No direct impacts are anticipated to listed wading or water birds as a result of the proposed development. To the greatest extent practicable, development related impacts to wetlands will be avoided. Unavoidable wetland impacts will be minimized and mitigated subject to the review of governing agencies. Post-development wetland

creation, preservation, and management activities will offset unavoidable wetland impacts and greatly benefit listed wading birds and other aquatic species. These activities will help to stabilize hydroperiods and will increase the potential value of wetlands as foraging and nesting habitat.

Table 8 provides a list of potential listed wildlife species, along with their designated status according to the USFWS, FWC, FNAI potential occurrence and site-specific occurrence potential. The degree of historic disturbance to native onsite habitats as well as the past and current use of the site for agriculture has likely negatively influenced the potential use of the site by listed species.

**Table 8:
Protected Fauna Which May Occur Within the Amendment Area**

SCIENTIFIC NAME	COMMON NAME	USFWS	FWC	OBSERVED
AVIAN				
<i>Aramus guarauna</i>	Limpkin	-	SSC	X
<i>Egretta caerulea</i>	Little blue heron	-	SSC	
<i>Egretta thula</i>	Snowy egret	-	SSC	X
<i>Egretta tricolor</i>	Tri-colored heron	-	SSC	X
<i>Eudocimus albus</i>	White ibis			X
<i>Falco sparverius paulus</i>	Southern American kestrel	-	T	
<i>Grus canadensis pratensis</i>	Florida sandhill crane	-	T	X
<i>Haliaeetus leucocephalus</i>	Bald eagle	*	-	
<i>Mycteria americana</i>	Wood stork	E	E	
<i>Speotyto cunicularia</i>	Burrowing owl	-	SSC	
MAMMALS				
<i>Podomys floridanus</i>	Florida mouse	-	SSC	
<i>Sciurus niger shermanii</i>	Sherman's fox squirrel	-	SSC	
REPTILES AND AMPHIBIANS				
<i>Alligator mississippiensis</i>	American alligator	T(S/A)	SSC	X
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T	
<i>Gopherus polyphemus</i>	Gopher tortoise	-	T	X
<i>Rana capito</i>	Gopher frog	-	SSC	

USFWS = United States Fish and Wildlife Service

FWC = Florida Fish and Wildlife Conservation Commission

E = Endangered

T = Threatened

T(S/A) = Threatened (Similarity of Appearance to American crocodile)

SSC = Species of Special Concern

* = Protected by other federal regulations

As required by the Comprehensive Plan, a detailed wildlife survey will be conducted prior to development approval applications being submitted to Pasco County. Based on existing site knowledge, wildlife survey methodologies will be developed to detect state and/or federal listed species. The results of wildlife surveys will be provided to Pasco County for review and comment at the appropriate point in the development approval process.

B. Historical and Archaeological Sites

Identify any historical or archaeological sites located on the subject property.

Map N– Historical Resources shows the historical sites listed by the Florida Division of Historical Resources Master Site File in the vicinity of the project. As required, any future development within the amendment area will address historical resources to all local, state, and federal standards.

C. Flood Zones

Identify flood zones based upon the latest flood insurance rate map data. Demonstrate that the land uses proposed in flood prone areas are suitable to the continued natural functioning of flood plains.

FEMA has published FIRM maps for the areas encompassed within the development boundaries. In general, major natural depressions, streams, creeks and lakes have been designated as Flood Hazard Zones A/AE. The remaining areas are designated as C/X. Flood zones are illustrated on Map O. Development will be consistent with Pasco County and Southwest Florida Water Management District regulations to be compatible with natural resources protections and protection of existing land owners from physical effects of natural disasters. Buildings will be constructed on compacted fill material, with habitable structures sufficiently elevated above the 100-year flood elevation, as dictated by Pasco County and the Southwest Florida Water Management District (SWFWMD). Underdrains may also be used to offset such soil limitations, which will allow for further constructability of the soils for uses such as roadways. Soil limitations related to ponds with respect to side slope stability can be addressed by the utilization of more moderate side slopes, preservation of existing vegetation, and/or placement of sod and other acceptable soil stabilizing techniques. Stormwater management systems will be utilized as approved by Pasco County and SWFWMD by directing stormwater runoff into onsite management areas, such as wet detention ponds, before discharging into existing waterways. After excavation, drying, and proper placement and compaction, soil materials excavated during construction and classified, as fine sand to silty fine sand should be considered most suitable for reuse as utility trench/manhole backfill and as building pad and pavement subgrade structural fill. Soil materials excavated during construction and classified as silty to slightly clayey fine sand could also be considered suitable for reuse as utility trench/manhole backfill and building pad and pavement subgrade structural fill, after significant drying, placement and compaction, and some mixing with the upper fine sands. Soils unsuitable for building and roadway development will be used to the extent feasible in landscape berms and similar areas. Muck that is suitably clear of weed seeds may be used in the construction of littoral shelves within storm water lakes. Any soils unsuited for construction or use in littoral shelves will be disposed of in accordance with plans approved by applicable government agencies.

Geotechnical investigations always precede master drainage designs and will determine actual water table depths, suitability of soils to be used for fill purposes, depth to limestone or other confining units, clay and muck content, etc. A Storm Water Management Master Plan will identify specific projects such as drainage easements or other needed improvements. 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 exist prior to development in accordance with Chapters 40D-4 and 40D-40 of the Florida Administrative Codes, 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 for the system will be the design standard for post-development discharge offsite. Stormwater will be treated in accordance with Chapter 17-25 F.A.C. Additionally, various controls and soil stabilization techniques will be employed to minimize erosion, sloughing or sedimentation onto downstream properties.

All development on the site will conform to flood plain development regulations, including elevation of buildings above flood elevations and the establishment of compensating flood storage.

D. Soils and Topography

Describe the soil type and topography of the subject property.

Based on review of information provided in the United States Department of Agriculture, Soil Conservation Service Soil Survey of Pasco County, various soil types have been identified for the project area as depicted on Map P – Soils. The soils identified throughout the project area are typical of soils within this portion of Pasco County. Various limitations for development may be present due to some soil types and characteristics, the most predominant limitation being the high water table. The water table has already been lowered on portions of the site by the extensive use of an internal series of agricultural drainage ditches. This limitation is typically addressed at the design and construction phase of the project by various methods. Development limitations may be resolved by filling portions of the site, utilizing appropriate stormwater management systems and other construction methods. In general, the typically high groundwater table will result in the utilized uplands on the site being filled to raise the areas to appropriate elevations for development.

According to the Soil Survey of Pasco County, the project boundary contains both hydric and non-hydric soils. Smyrna fine sand (21) is the predominant non-hydric soil type on the property. Other non-hydric soils include Pomona (2), Adamsville (11), Lochloosa (48), and Nobleton (64). The most predominant hydric soil within the project boundary is Blichton (49). Other hydric soils within the project boundary include Chobee (39).

The United State Geological Survey (USGS) as well as state funded aerial mapping efforts (photogrammetric and Lidar) provide topographical data based on 5-foot (USGS) and 1-foot (photogrammetric and Lidar) contours. This site yields significant topographical range on the order of over 145 feet from its apex to the low-lying areas. The north-northeastern portions of the site yield the greatest topographic relief with a peak elevation of 235 NGVD. The south-southwestern limits of the development area have the least amount of relief and generally provide a gentler slope. Due to the

immense size of the development plan area, there is no one overall direction of relief other than only a minor portion of the site slopes downward towards the northeast.

There are no major development limitations due the site topography other than stem-wall construction will be more prominent due to the steep slopes. Re-grading the existing topography for vehicular access, drainage and stormwater management systems will accommodate any minor limitations.

E. Development Limitations

Identify limitations on development due to one or more of the above-reference factors. Discuss the suitability of the subject property for the proposed Future Land Use classification and proposed use, and natural resource protection if applicable.

Potential limitations on development are discussed individually within each of the above sections. Given the information available at this time, it is noted that natural conditions in the Area Plan are typical of those found elsewhere in central Pasco and are suitable for the proposed land use category of development. Appropriate site planning, drainage and construction techniques will be utilized for the Area.

F. Wetlands

If there are wetlands on the property, a preliminary environmental assessment is required including a narrative describing the wetland, a table indicating the acreage, and an aerial photograph or map indicating the approximate location and extent of wetlands on site.

Wetlands are discussed in detail as part of the habitat descriptions in Item A above. Approximate acreage of each category (as defined by Pasco County) is as follows:

Category I Wetlands 1,396 acres
Category II Wetlands 608 acres
Category III Wetlands 186 acres

An aerial photograph illustrating approximate wetland boundaries is included as Map L.

VII. COMPREHENSIVE PLAN REVIEW

A. Indicators of Sprawl

Rule 9J-5.006(5)(g), Florida Administrative Code, provides a 13-point list of indicators to help in the evaluation of whether a proposed land use change would constitute urban sprawl. The matrix below presents an analysis of the 13 points as applied to the proposed text and Future Land Use Map amendment.

Urban Sprawl Matrix

9J-5.006(5)(g)	<u>Pasadena Hills</u>
<p>Primary indicators. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:</p>	<p>The <i>Pasadena Hills</i> amendment does not trigger any of the primary indicators of urban sprawl.</p>
<p>1. Promotes, allows or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.</p>	<p>The <i>Pasadena Hills</i> amendment proposes denser development clustered into mixed-use villages that successfully transition into existing patterns of rural development. These new mixed use urban areas will provide opportunity for new growth and development in south-central Pasco County.</p>
<p>2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.</p>	<p>The amendment is adjacent to four cities in eastern Pasco. It has close access to Interstate 75 from its northern and southern boundary roads and is surrounded by recently approved and proposed planned developments.</p>
<p>3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.</p>	<p>The <i>Pasadena Hills</i> amendment will be a continuation of both residential and non-residential development in this area of Pasco County. It will not create radial, strip, or ribbon pattern development. The project is adjacent to multiple planned developments in a highly developed area of the County.</p>
<p>4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.</p>	<p>Included in the <i>Pasadena Hills</i> amendment is a land use overlay to protect and conserve natural resources that are important to the County and its citizens. The overlay will include all Category I wetlands, contiguous floodplain, contiguous naturally vegetated uplands, Category II and III wetlands that are contiguous to the floodplain or vegetated uplands, and a 50' buffer in the absence</p>

	of any contiguous features. At buildout, these conserved lands will represent approximately 20% percent of the project.
5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.	There is no agricultural land adjacent to the project. The agricultural land that is within the project limits will not be negatively affected. The <i>Pasadena Hills</i> amendment is designed as a land use overlay, and any agricultural activities that are currently in operation may continue as long as the owner wishes. Only when the owner decides to modify the use of the land or increase the density of the land through a rezoning will the new land use become effective.
6. Fails to maximize use of existing public facilities.	The <i>Pasadena Hills</i> amendment lies within the County's Utility Service Area. The urban densities and intensities proposed for the development will ensure the most efficient use of existing public facilities. The development will be serviced by the Pasco County Utilities services Branch. Tampa Bay Water will provide the majority of the potable water to the site. Wastewater will be provided by the Wesley Center Subregional Wastewater Treatment Facility (SRWWTF) and solid waste will be taken to the Pasco County Solid Waste Resource Recovery Facility (RRF).
7. Fails to maximize use of future public facilities and services.	The <i>Pasadena Hills</i> amendment will maximize the use of future public facilities and services by extending existing water and sewer lines internal to the project, as well as utilizing planned roads currently on the County's Vision Road Map. The amendment also proposes multiple new intermediate north-south and east-west connector roads that will further alleviate traffic congestion in this area of the County. New schools and parks are also planned for the development.
8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.	The <i>Pasadena Hills</i> area plan has created a financial plan which creates a strategy for funding certain master infrastructure capital improvements, including construction of primary roadways, construction of a portion of intermediate roadways, provision of land for one regional park and provision of land for ten public schools. In addition to the financial plan requirements, the developer must also create a master regional stormwater system and provide central water and sewer to his particular development.

<p>9. Fails to provide clear separation between rural and urban uses.</p>	<p>The ridgeline running through the project is the natural separator between the urban villages to the west and the rural development to the east, known as the Countryside Area.</p>
<p>10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.</p>	<p>The <i>Pasadena Hills</i> amendment provides an alternative form of development that is unique to any other development in Pasco County currently.</p>
<p>11. Fails to encourage an attractive and functional mix of uses.</p>	<p>The <i>Pasadena Hills</i> financial plan incorporates an incentive to non-residential development (office and retail) to foster the benefits that come from having the mixture of uses more rapidly than normal market conditions will create. Retail development will receive a 25% transportation impact fee discount and office development will receive a 50% transportation impact fee discount.</p>
<p>12. Results in poor accessibility among linked or related land uses.</p>	<p>The <i>Pasadena Hills</i> amendment will include residential and non-residential uses, which will be linked by roads, sidewalks and trails per Pasco County TND standards as well as the Pasadena Hills Future Land Use Element in the Pasco County Comprehensive Plan.</p>
<p>13. Results in the loss of significant amounts of functional open space.</p>	<p>The <i>Pasadena Hills</i> amendment will preserve approximately 2,200 acres in its Core Reserve Overlay. This land will then be used for passive recreation and habitat restoration.</p>

B. Pasco County Comprehensive Plan Consistency Analysis

Analyze the consistency of the proposed Future Land Use designation with the Goals, Objectives and Policies in the Comprehensive Plan.

The analysis that follows is a listing and description of the Goals, Objectives and Policies that are directly applicable to the subject request. There are numerous Goals, Objectives and Policies that are not applicable to this request at this time in the development review process as they relate specifically to development activities that will occur at a later date. The subject request is consistent with the following:

Future Land Use Element

Goal 1 of the Future Land Use Element is to “achieve an appropriate balance between public and private interests in the protection of the environment; creation of favorable economic conditions, provision of affordable housing, provision of adequate services and facilities; maintenance of established residential neighborhoods; protection of rural and agricultural areas, provision of high quality aesthetically designed roadways; and protection of private property rights.”

The proposed amendment will further the achievement of this goal through the creation of new mixed-use village land use categories. These new land use designations will create the opportunity for a new type of more urban development in Pasco County. The Village Centers will include non-residential uses that will accommodate the daily and weekly needs of the residence that live in this community, which will increase internal capture rates and reduce the strain on the surrounding roadway network. This amendment includes provisions for affordable housing, protection of rural areas within the Countryside Area, protection of important environmental features with the Core Reserve Overlay, a financial plan outlining a strategy to provide adequate services and facilities throughout the project, and design guidelines to ensure high quality, aesthetically designed roadways that are pedestrian friendly.

Objective 1.1 of the Future Land Use Element is to “pursue a vision for the future growth and development of the County that both preserves and enhances the quality and value of its communities...effectively limits sprawl...preserves key ecosystems...includes an economic incentive program to attract targeted business industries... provides a solid infrastructure support system...”

The new mixed-use village land use category proposed for this area of Pasco County will create a unique community, unlike any other in the county. The village concept will allow residence to shop for daily and weekly needs within their community, which will in turn reduce external traffic. The financial plan established for this area gives retail a 25% percent discount in transportation impact fees and office a 50% discount, for choosing to locate in this area. The Core Reserve Overlay will preserve key ecosystems within the project, including Category I wetlands, contiguous floodplain, contiguous naturally vegetated uplands, Category II & III wetlands that are contiguous to floodplain or vegetated uplands, and a 50’ buffer in the absence of these contiguous features. The financial plan, adopted in January 2009, outlines a solid infrastructure support system based on multiple two-lane roads in a TND style with some four- and six-lane primary roads.

Policy FLU 1.1.2 states “Pasco County shall optimize public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are

necessary to support a future land use designator or amendment are available as established in Exhibit 2-1 Services and Facilities by Classification.”

Supporting infrastructure is available or planned in this area of Pasco County. The subject amendment area will have central water, central sewer, paved road, solid waste collection, fire protection, law enforcement, internal and external sidewalks and streetlights.

Policy FLU 1.1.5 states the County “shall encourage compact development and ensure that expansion of urban develop occurs in a contiguous fashion...ensure adequate service to residents in the established service areas prior to expanding service area...”;...require new development to fund the cost of utility line extensions and the expansion of plant capacity.”

The subject request complies with this objective by virtue of its village land use category. Each village will be compact in nature with higher densities near the village center and non-residential uses, and lower densities along the edge and natural village separators. The project is located within a rapidly growing area in the county. The increased intensity of residential development occurring within this area will be served by the mixed-use development and will assist in the achievement of a development pattern that results in shorter travel distances between the residential, employment and shopping areas. The project is within the existing Pasco County service area and adequate facilities will be provided to residences of this community. The comprehensive plan and financial plan establish a funding strategy for expansion of infrastructure. This development pattern, by its nature, will result in reductions in the cost of delivering public facilities and services. The subject property is within an area planned for new roads, water and wastewater. Development in this area will maximize the use of existing and planned public facilities.

Policy FLU 1.2.1 states “Pasco County shall implement a regional strategy for protection of environmentally sensitive lands that protect listed species, critical linkages and wetlands...”

The amendment goes beyond Pasco County’s requirement of protecting Category I wetlands, and includes the preservation of contiguous floodplain, contiguous naturally vegetated uplands, Category II and III wetlands that are contiguous to floodplain or vegetated uplands, and a 50’ buffer in the absence of these contiguous features. The “Core Reserve” conservation areas will be used in perpetuity for open space uses and natural habitat.

Policy FLU 1.4.3 Transitional Land Uses. “Pasco County shall evaluate Plan amendments to ensure that the transitional land uses are provided as a buffer between residential and nonresidential land use designations and between varying densities...Exhibit 2-2 is to be used as a guideline in evaluating appropriate transitional uses except for properties located within the NE Pasco County Rural Area Plan or the Rural Transition Area.”

The amendment area is not located in the NE Pasco County Rural Area Plan or the Rural Transition Area; therefore, a clear and sharp distinction between rural and urban densities is not required. However, the project does include an existing rural area known of the Countryside Area. This area is predominately built and/or platted in a rural development form and is within a closed stormwater drainage basin. The Countryside Line, which closely follows the ridgeline, is the demarcation line between

rural and urban uses. West of the Countryside Line is the urban mixed use village type of development. Along the Countryside line are buffer requirements to protect the scenic views and rolling hills.

Policy FLU 1.4.4 Residential Compatibility.

This amendment required the use of TND standards for all residential development greater than 3.5 units per acre and all non-residential development. These policies will ensure that proper buffers, lighting and visual requirements are met. Lower densities are required adjacent existing rural enclaves and environmentally sensitive areas.

Objective FLU 1.6. Non-Residential Development. “To establish criteria and standards for future commercial, office and industrial uses that address size, scale, location and form of new non-residential development consistent with the character of the areas to be serviced and which the use is located.”

The amendment limits each of these non-residential uses within the project limits. These criteria are further detailed in the definition of village type uses and distance from existing non-residential uses, so not to create strip commercial development or detract from or limit the development of designated Town Centers outside the project limits. Regional scale commercial and big box uses are strictly prohibited in this development.

Policy FLU 1.8.10 Preservation for Employment Generating Uses. The County shall through the development review process, ensure that adequate land and transportation capacity is available for present and future high paying employment generating land uses, such as office industrial and employment center uses.

An additional 200,000 square feet of office use has been added to the approved 300,000 square feet of office. This is in addition to the retail and commercial uses currently allowed in the project. Some industrial uses are also allowed in Type 1 Villages. Though this is not an employment center, the applicant feels that the additional office will be an important element in the development. All non-residential uses are required to be built in a TND style, on a grid roadway system. The financial plan has anticipated the transportation needs of the development and provides a strategy for building them.

Housing Element

Goal I of the Housing Element is to “ensure opportunities for an adequate supply of all housing types in appropriate locations for all Pasco County residents with an emphasis on the needs of the financially disadvantaged and the special needs population.”

The amendment allows for a wide variety of housing types that will support a broad range of family sizes and incomes. The Countryside Area will continue to develop in a rural character with larger lots. The Villages will have TND style, high-density apartments and multifamily within the Village Center and adjacent to the non-residential development. Less dense, urban lots will create the Neighborhood General and half-acre lots or larger will be built in the Neighborhood Edge. Village development application shall include a strategy to provide housing that is affordable to a family with a median income that does not exceed one hundred twenty (120) percent of the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area.

Objective 1.1 of the Housing Element is to “maintain an adequate supply of residentially designated land to accommodate the projected population.”

Rather than seeing the 10,000 acres in the Village overlay be built at one unit per five acres, which is the current trend in the remaining Countryside Area, the County took the initiative to change this land use to provide adequate housing in this portion of the County for the 2050 planning horizon. This amendment is seeking to reduce the number of residential units by approximately 4,000. The applicant still feels that there will be substantial opportunities for growth, and the County will not need to expand the service area.

Policy HSG 1.1.1 is to “ensure that the Future Land Use Element addresses the following conditions that impact housing: the provision of housing with supporting infrastructure; designation of sufficient densities to achieve a variety of housing types...”

The subject amendment will allow for supporting office and retail as well as provide higher density to allow for a range of housing types and densities. The supporting infrastructure will be built following the County’s TND Ordinance to improve internal capture rates and allow for easier accessibility within the development.

Goal 2 of the Housing Element is to “provide for the creation and preservation of affordable housing for all Pasco County residents, particularly low-moderate-income households.”

Villages shall include a range of housing types that supports a broad range of family sizes and incomes. Village development applications shall include a strategy to provide housing that is affordable to a family with a median income that does not exceed one hundred twenty (120) percent of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area. Alternatively, Villages shall otherwise mitigate for affordable housing impacts in accordance with County policy, based upon the scope, form and use characteristics of a given project, or elect to mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing, to the extent and in the manner such ordinances are applicable to the Pasadena Hills Area Plan.

Conservation Element

Goal 1 of the Conservation Element is to “protect, conserve, and manage the natural land and water resources of Pasco County through a regional conservation strategy that protects the most significant natural resources of the County through a combination of standards for specified “critical linkages,” land acquisition, and use strategies, managing and preserving public lands, land use policies, wetlands and water resources.”

The amendment creates a Core Reserve Overlay once an applicant applies for Village entitlements. This Core Reserve goes well beyond preserving wetlands and includes Category I wetlands, contiguous floodplain, contiguous naturally vegetated uplands, Category II and III wetlands that are contiguous to floodplain or vegetated uplands, and a 50’ buffer in the absence of these contiguous features. These Core Reserve areas will be used as open space, passive parks and natural habitat.

Objective 1.1 of the Conservation Element is to “protect natural communities including uplands and wetlands, connect natural linkages, conserve viable populations of native plants and animals, protect habitat for listed species, protect water resources and wetlands systems, protect unique natural resources, enhance resource-based recreational opportunities, and expand environmental education opportunities.”

The Core Reserve will protect naturally vegetated uplands and wetlands to conserve viable populations of native plants and animals. Buddy Lake and Lake Pasadena will both be incorporated in this overlay. The Core Reserve will be used by residences as open space and passive parkland.

Policy CON 1.1.2 states “Pasco County shall require the evaluation and management and/or mitigation of impact to animals listed as endangered, threatened, or species of special concern by requiring that proposed development sites be examined for the presence of plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission, or the U.S. Fish and Wildlife Service. Confirmation of an adequate review of potential habitat for listed species shall be provided during the development review process. Pasco County shall be copied on correspondence with these agencies, and notified of the approval of management plans, if necessary, or permits for impacts to listed species or their habitats. A permit for any impacts to habitat occupied by animals listed as Threatened, Endangered, or Species of Special Concern by the FFWCC or the USFWS must be obtained and submitted to the County prior to initiating construction.”

Prior to development approval, the site will be studied by an environmental professional for the presence of listed plant and animal species. If any are found, an evaluation and management and/or mitigation of impact will be prepared for review and approval by the County and other applicable agencies.

Objective 1.3 of the Conservation Element states “Pasco County shall protect wetlands and the natural function of wetlands.”

Policy 1.3.1 states “Pasco County shall require that presence of wetlands and their type (i.e. Category I, II, or III) be identified within the review processes of Developments of Regional Impact, Land Use Amendments, and Rezoning applications and preliminary plan/preliminary site plans.”

The amendment includes a map depicting wetlands and their type within the project boundary. These wetlands do not have jurisdictional approval. They are aerial interpretations, and in some cases site were visited, by an environmental scientist.

Policy 1.3.6 states “Pasco County shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as “impacts”) within Category I wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I wetlands shall be the prime objective of the basis for review of all proposed impacts within these areas. Impacts within Category II wetlands should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Impacts may be allowed in Category III wetlands.”

The subject amendment seeks to protect Category I wetlands by designating them as Core Reserve. Impacts within Category II & III wetlands will be presumed to be

allowed due to the economic development of the project. Prior to development, all impact mitigation requirements required by the Pasco Comprehensive Plan & Land Development Code and other regulatory agencies shall be addressed.

Policy 1.3.11 states “Pasco County shall require that all wetland encroachments be permitted and mitigated according to Chapter 62 and 40D-4 and Section 404, Clean Water Act, and monitored by the FDEP, SWFWMD, and the ACOE.”

The applicant will follow all county, state and federal regulations concerning permitting and mitigating wetland encroachments on-site.

Policy CON 1.3.13 states “Pasco County shall require a 25 foot buffer, not inclusive of any lots, around all post development Category I wetlands. Wetland buffers around Category II and III wetlands shall be as required by SWFWMD, or regulatory agencies and shall not be inclusive of any lots.”

The Core Reserve specified a 50’ buffer around all Category I wetlands. The applicant will abide by this and all other wetland requirements.

Policy CON 1.6.2 states “Pasco County shall protect the 100-year flood plain and other natural areas which have beneficial hydrological characteristics through the Flood Damage Prevention section of the Land Development Code. Such protection shall include, but not be limited to, prohibiting new development which would have adverse impacts upon the 100-year flood plain without mitigation, other than for roadways providing access across the 100-year flood plain.”

The Core Reserve includes 100-year floodplain that is contiguous to Category I wetlands. These floodplains will not be developed and will remain in their natural state. Floodplain that is outside the Core Reserve will be given careful consideration. No habitable structures will be built below the 100-year flood elevation, and new development that would have adverse impacts on the 100-year flood plain will have compensatory mitigation.

C. Capital Improvements Timing & Discussion

Discuss timeline and location of development; availability of public facilities/services; natural resource protection; and, the coordination of land use decisions with the schedule for Capital Improvements.

The timeline and location of development is market driven. Due to the size of Pasadena Hills, the County has opted to extend its planning horizon to 2050. It is essential that the County preserve the land today for urban uses, in order to prevent the continuation of rural development, which as a result would potentially require the County to expand its urban service area in the future to accommodate additional growth.

The timing of more urban development within Pasadena Hills is expressly related to the provision of the necessary infrastructure to serve the development, and all development approvals shall be timed to insure that the improvements that are necessary to serve the project are programmed in the Pasco County CIE prior to the approval of any development activity under any of the Village land use designations. The effective date of each Village future land use designation, and Core Reserve Overlay, is determined by the rezoning of the first parcel of land for that Village. Phasing conditions of each Village Master Plan shall address, at a minimum, the requirement that adequate public

facilities and services by available to accommodate the development and maintain the adopted level of service standards and the availability of water supply, wastewater service, solid waste disposal and regional stormwater facilities to serve the development. Specific guidelines outlined in the Future Land Use Element of the Comprehensive Plan require an infrastructure financing strategy and procedure for implementation.

VIII. TRANSPORTATION

The currently approved comprehensive plan for the Villages of Pasadena Hills combined an overlay of land use restrictions and specific preservation guidelines to create a desired form of development that requires a transportation network to facilitate the development. The required transportation network was reflected on Figure PH-4 and listed in detail on Table PH-1. These very specific approvals created a network of Primary Roadways (four and six lane facilities) supported by Intermediate Roadways (two lane facilities) that in turn would ultimately accommodate the Local Roadways within the future development of the acceptable land uses. The previously accepted transportation analyses for the short term and long term planning horizon, reflected that the traditional neighborhood design grid system of roadways would adequately support the intended form of development.

The previous approval required the adoption of an overall infrastructure financing strategy to demonstrate the mechanism for financing the Primary Roadway improvements in a manner consistent with the Pasco County Concurrency Management System to insure that the financing strategy would provide for the timely construction of the necessary infrastructure. The land owners, in cooperation with Pasco County, prepared the background documentation and analysis to support the creation of a dependant financing district and prepared an overall Financial Plan reflecting the mechanisms for the financing of the required capital improvements mandated in the currently approved comprehensive plan for the Villages of Pasadena Hills. The Financial Plan was submitted in December 2008 by the landowners and was subsequently reviewed and adopted by the Board of County Commissioners in February 2009.

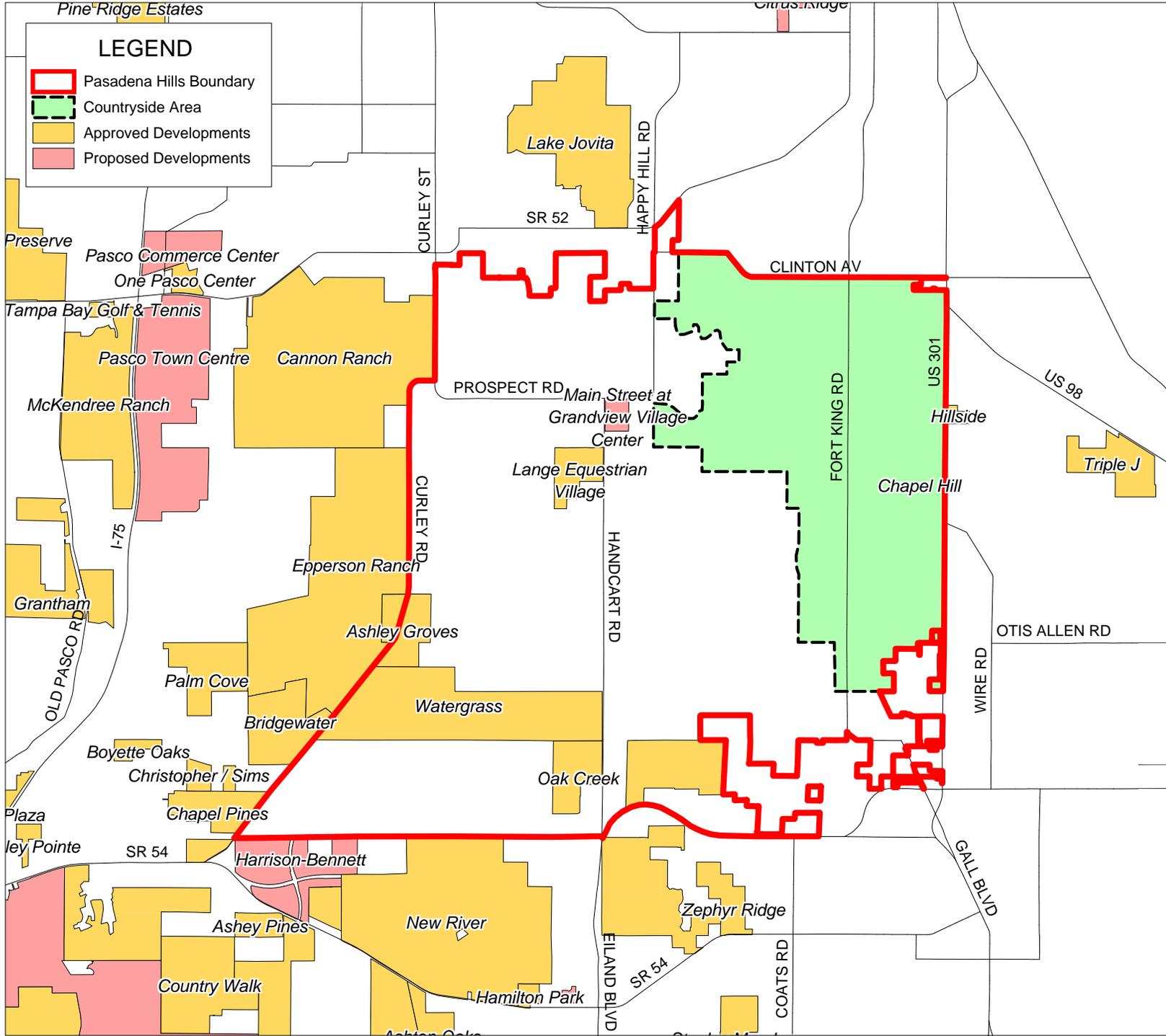
The current application seeks to maintain the approved form of development as well as the previously approved transportation network of Primary and Intermediate Roadways by significantly reducing the residential entitlements the network will be required to support. The reduction of residential entitlements by over 4,300 residential units within the study area will have a significant positive effect on the roadway network. The Entitlement Tradeoff Table (Table S) reflects the magnitude of the PM Peak Hour Trips reduced of by the elimination of the Iafrate property as well as the corresponding residential reductions that naturally occurs by the reclassification of the two Type 2 Villages (Village L and M) to Type 3 Villages in the southern reaches of the study area in addition to the reclassification of the Type 1 Village (Village A) to a Type 2A Village along the northern edge of the study area. The residential entitlement reductions result in the elimination of almost 2,180 trips (8 percent of all residential trips).

The careful inclusion of additional office entitlements in Villages located along Primary Roadways (six lane facilities) will create far less of a burden on the approved network than the magnitude of the planned residential reductions. The proposed addition of Office entitlements at the four Type 2A Villages (A, C, J and I) will, in total, add only 200,000 square feet of Office entitlements corresponding to an additional 668 trips being added to the roadway network. The additional trips correspond to less than one-third of the residential trips to be eliminated from the roadway network.

The transportation network, as previously conceived, will continue to provide the contemplated levels of service originally planned while accommodating the additional job growth and employment opportunities that will amplify the standard of living in the Villages of Pasadena Hills.

IX. MAPS & TABLES

- A. Location
- B. Aerial
- C. Existing Future Land Use
- D. Existing Pasadena Hills 2050 Future Land Use
- E. Proposed Pasadena Hills 2050 Future Land Use
- F. Existing Zoning
- G. Public Facilities
- H. Elementary School Locations
- I. Existing Transit Service
- J. 2025 Transit Needs
- K. Land Use / Natural Resources
- L. Wetlands
- M. Wildlife Observation
- N. Known Archaeological Sites
- O. Flood Zones
- P. Soils
- Q. Topography
- R. Commercial Separation
- S. Proposed Village Type
- T. Entitlement Tradeoff Table
- U. Entitlement Tradeoff Table Summary



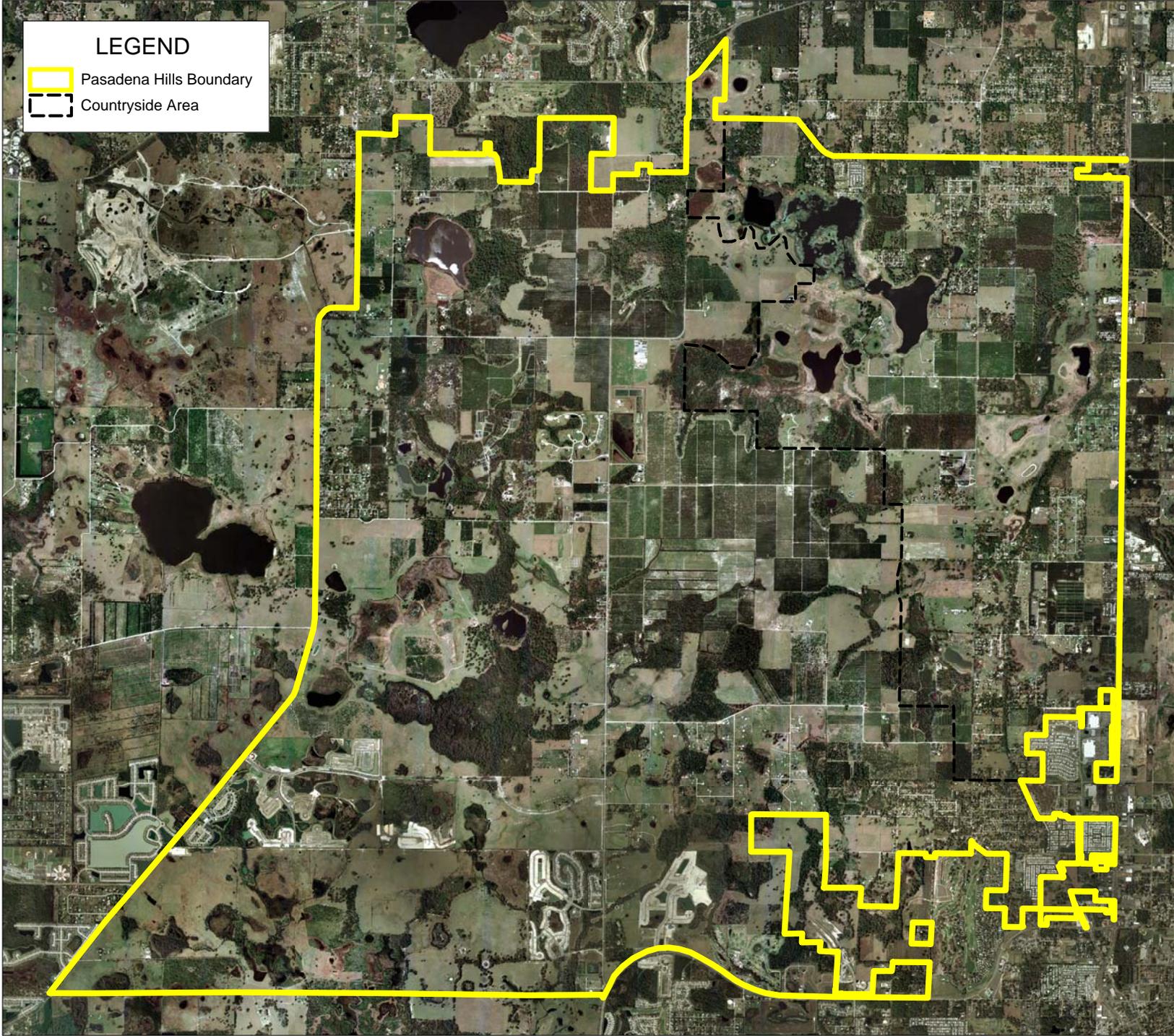
Map A: Location Map

Scale in Feet



PASADENA HILLS
COMP PLAN





LEGEND

-  Pasadena Hills Boundary
-  Countryside Area

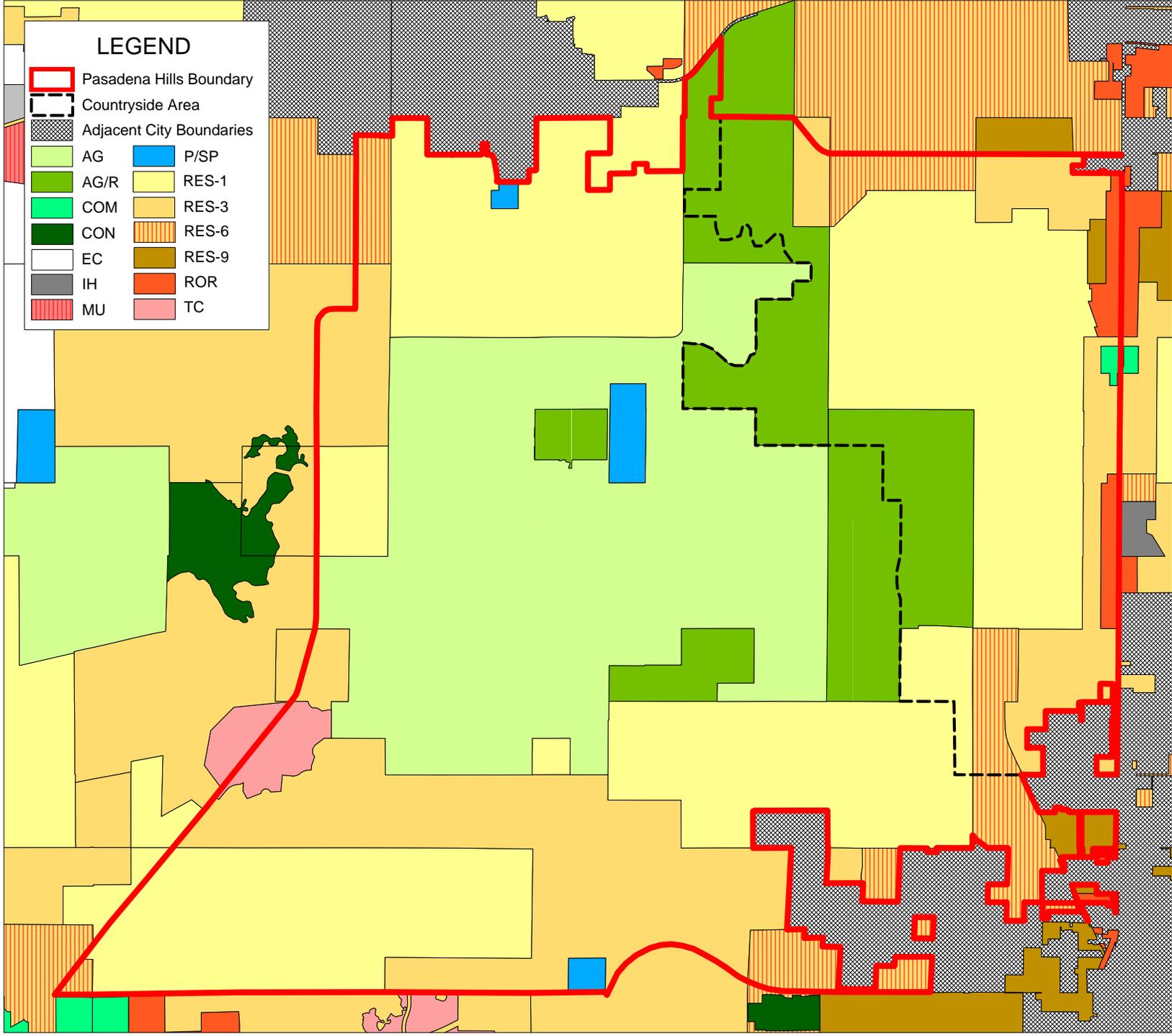
Map B: 2008 Aerial Map

Scale in Feet



PASADENA HILLS
COMP PLAN





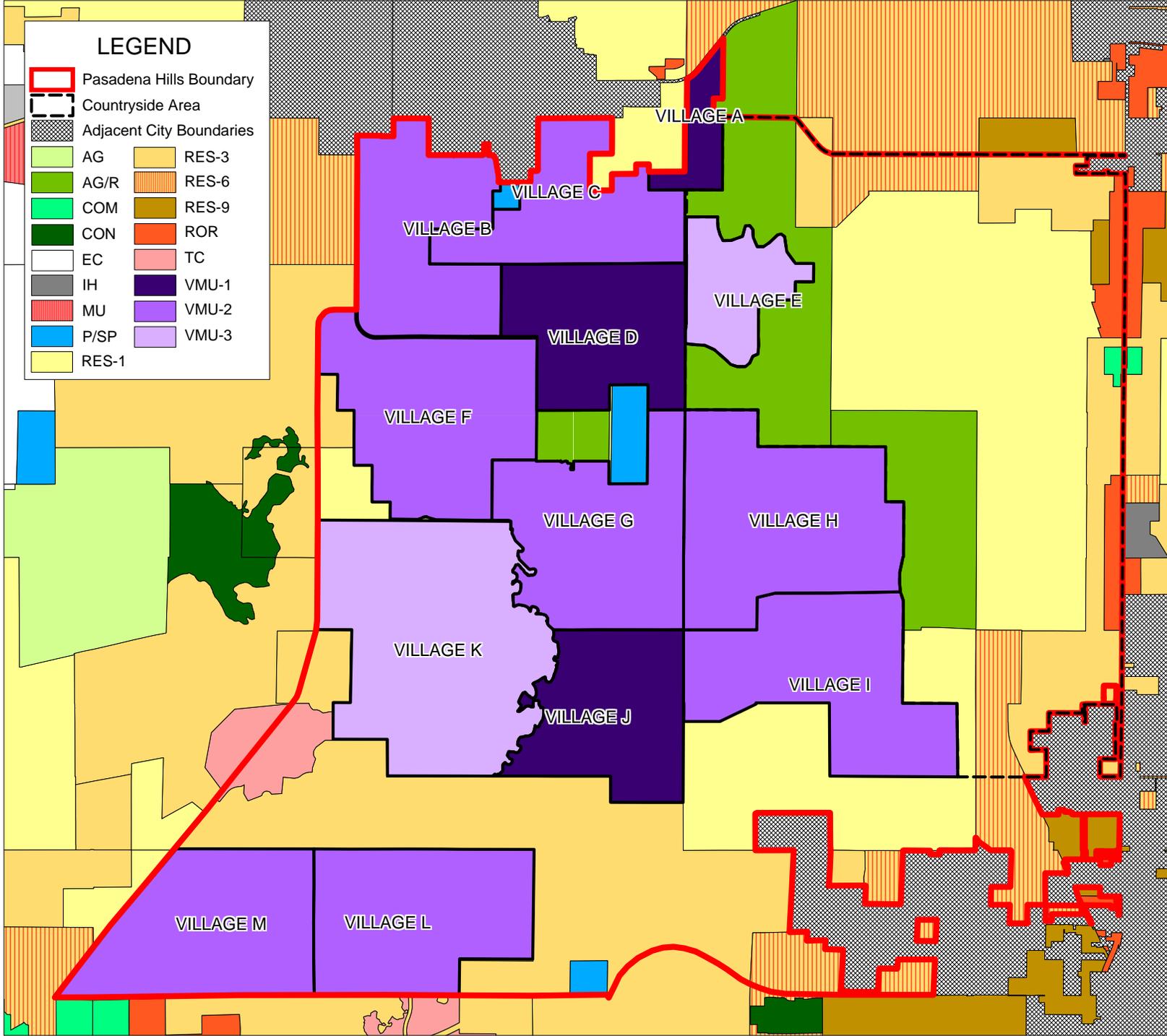
Map C: Existing Future Land Use Map

Scale in Feet



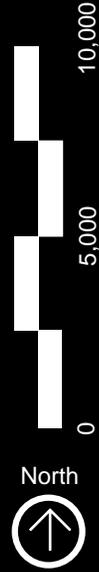
PASADENA HILLS
COMP PLAN





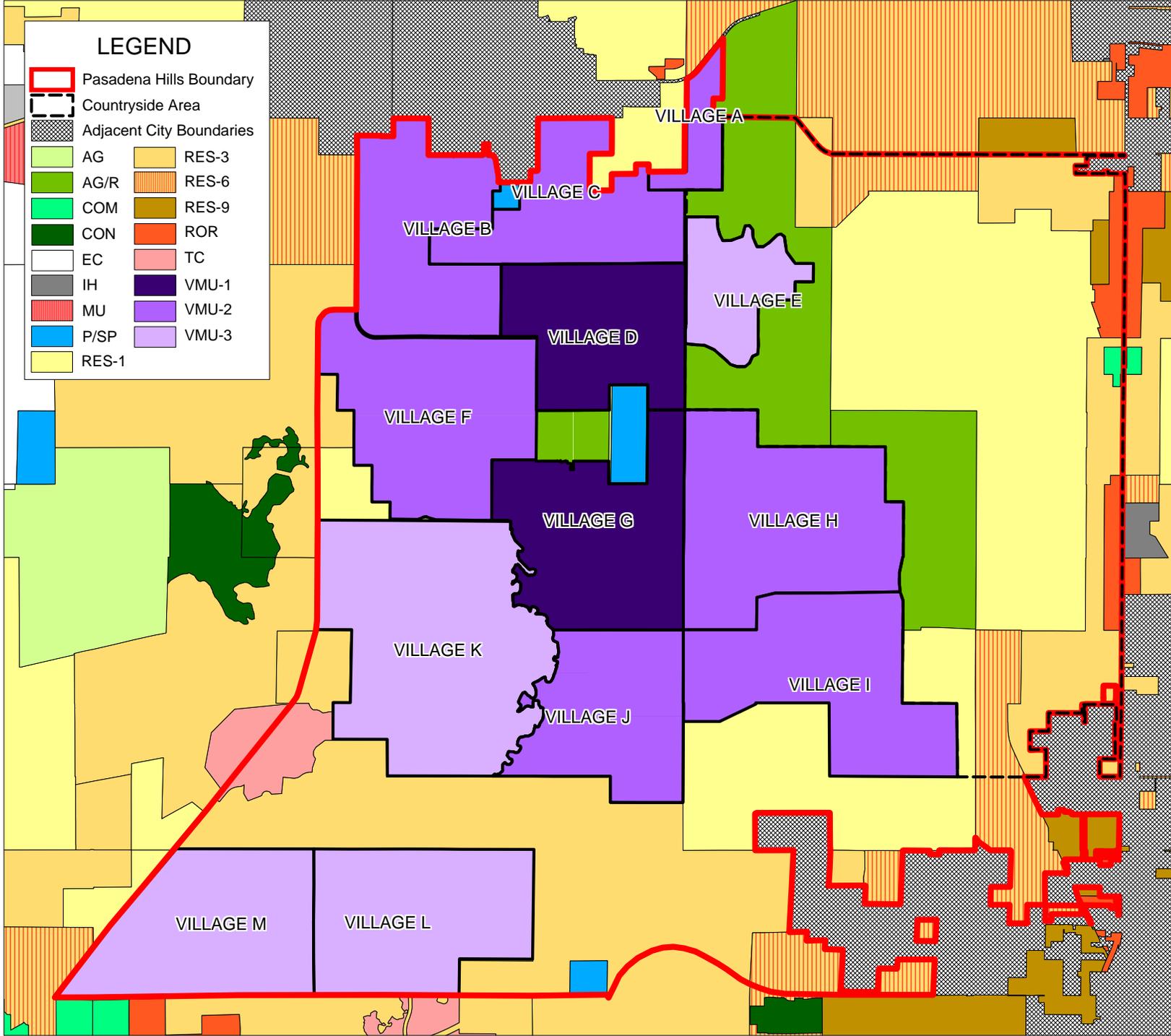
Map D: Existing Pasadena Hills 2050
Future Land Use Map

Scale in Feet



PASADENA HILLS
COMP PLAN





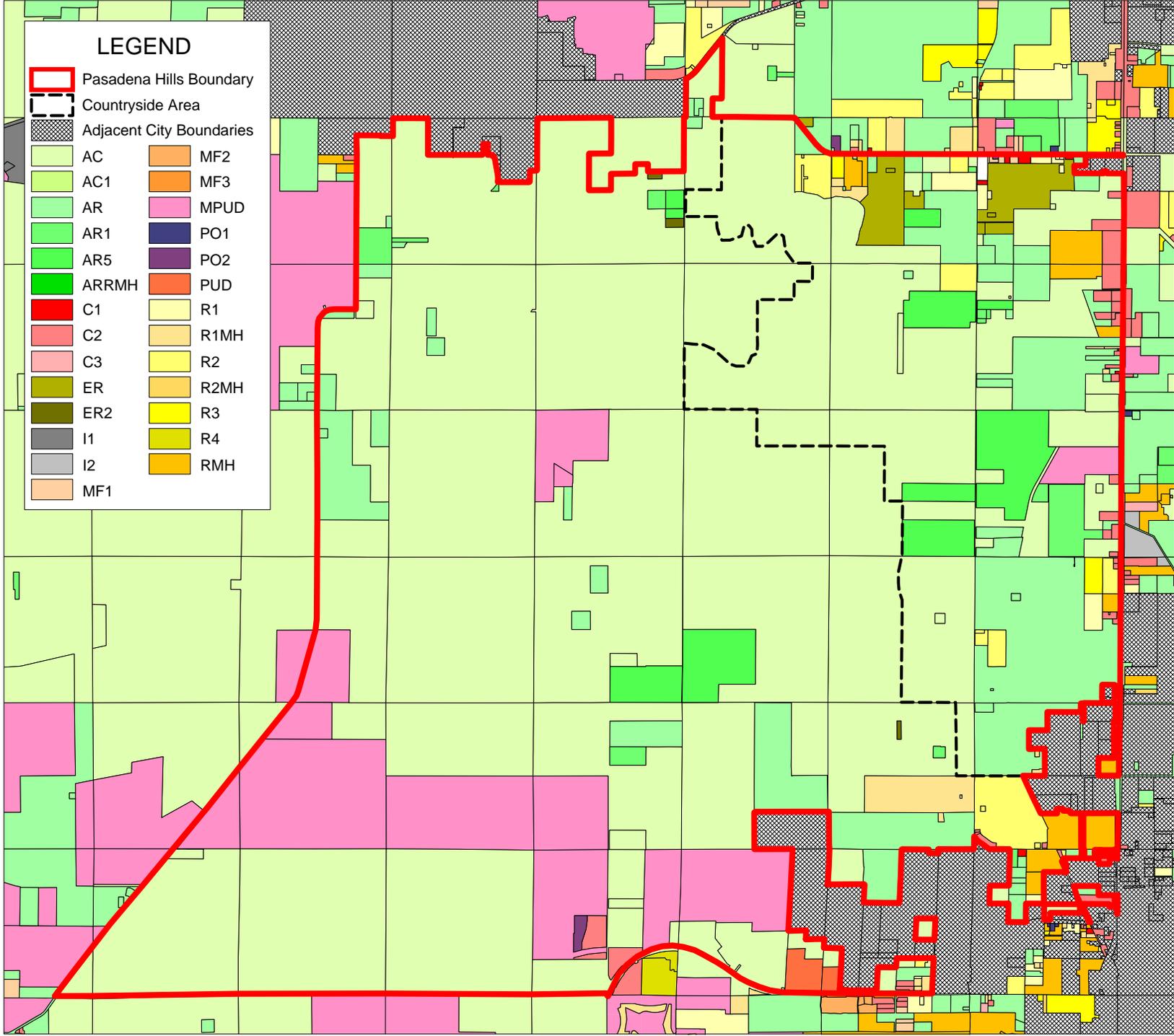
Map E: Proposed Pasadena Hills 2050
Future Land Use Map

Scale in Feet



PASADENA HILLS
COMP PLAN





LEGEND

Pasadena Hills Boundary	
Countryside Area	
Adjacent City Boundaries	
AC	MF2
AC1	MF3
AR	MPUD
AR1	PO1
AR5	PO2
ARRMH	PUD
C1	R1
C2	R1MH
C3	R2
ER	R2MH
ER2	R3
I1	R4
I2	RMH
MF1	

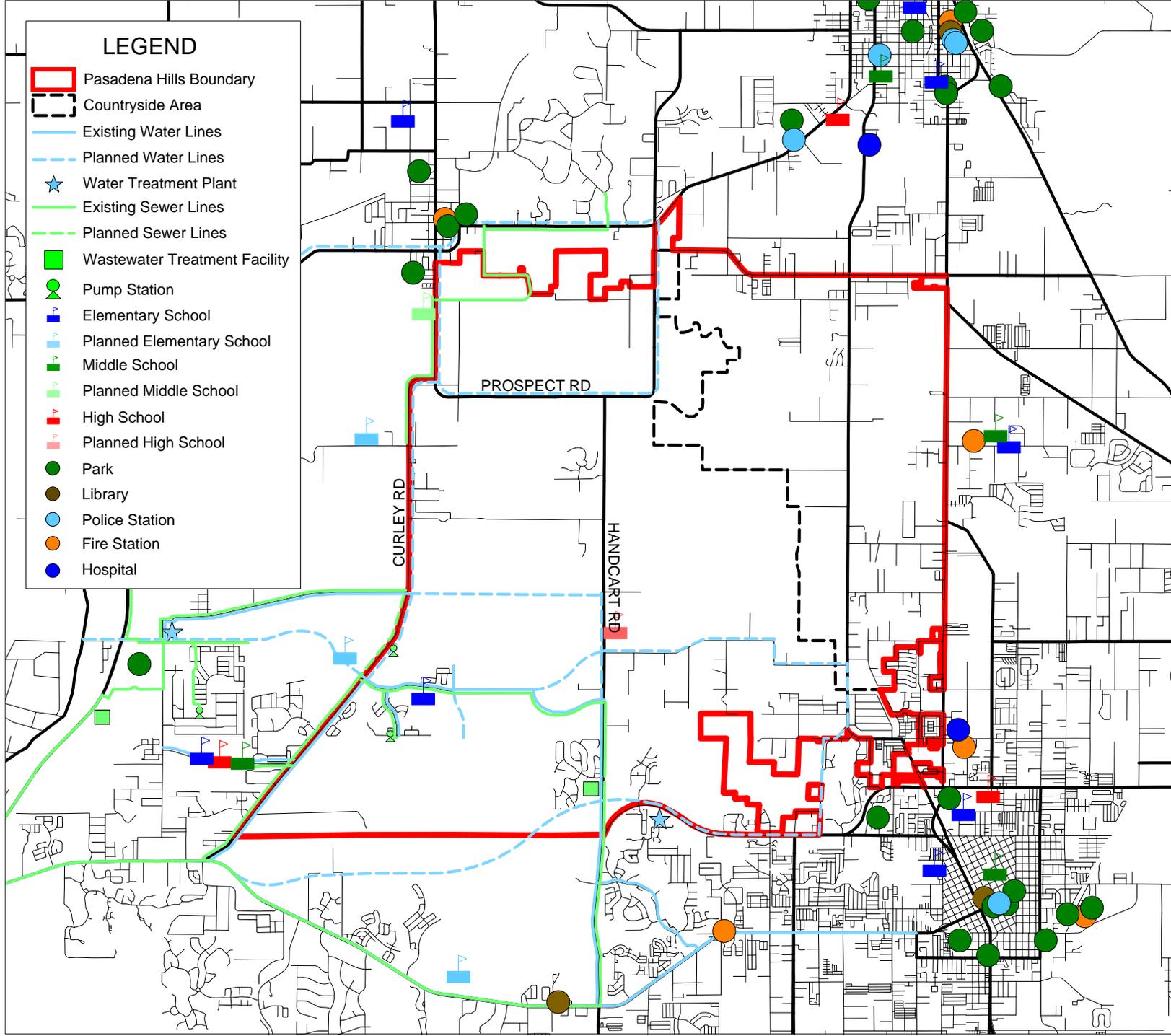
Map F: Existing Zoning Map

Scale in Feet



PASADENA HILLS
COMP PLAN





Map G: Public Facilities

Scale in Feet



0

7,500

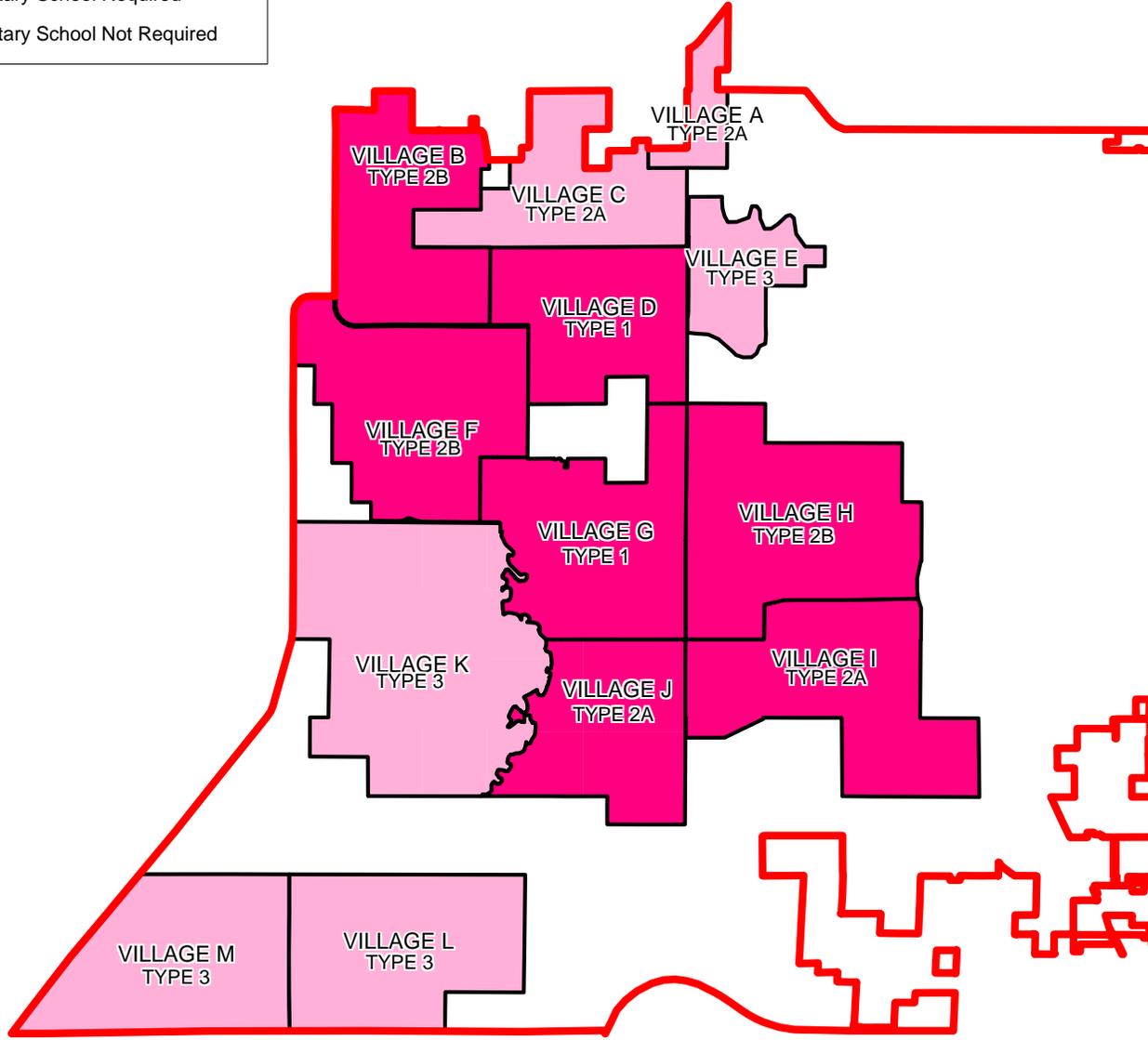
15,000

PASADENA HILLS
COMP PLAN



LEGEND

-  Pasadena Hills Boundary
-  Elementary School Required
-  Elementary School Not Required



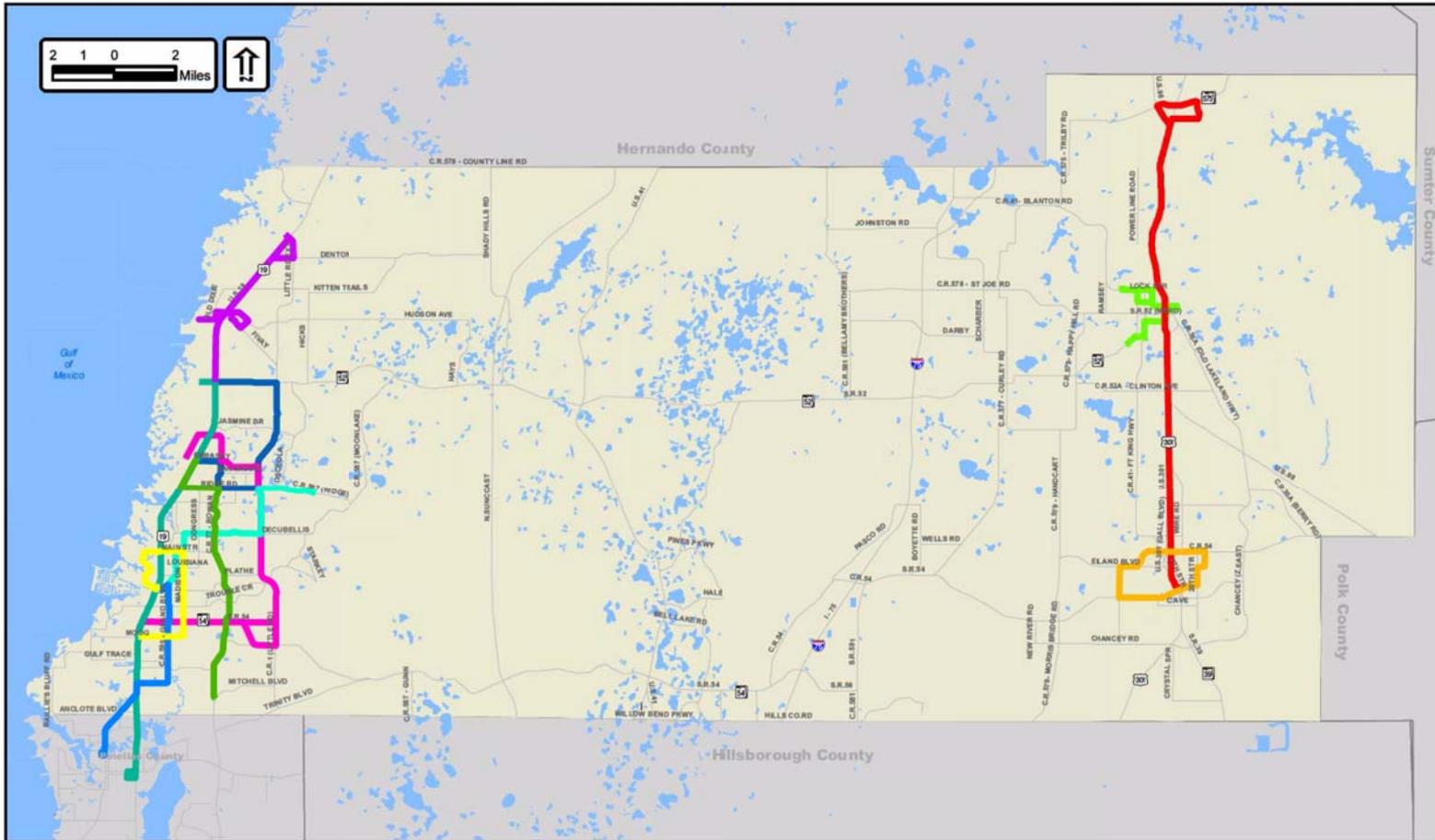
Map H: Proposed Elementary School Locations

PASADENA HILLS COMP PLAN



Scale in Feet





Pasco County
2025 LRTP Update

Legend

- Route 14a
- Route 14b
- Route 16
- Route 18
- Route 19
- Route 23
- Route 25
- Route 27
- Route 30
- Route 31
- Route 33

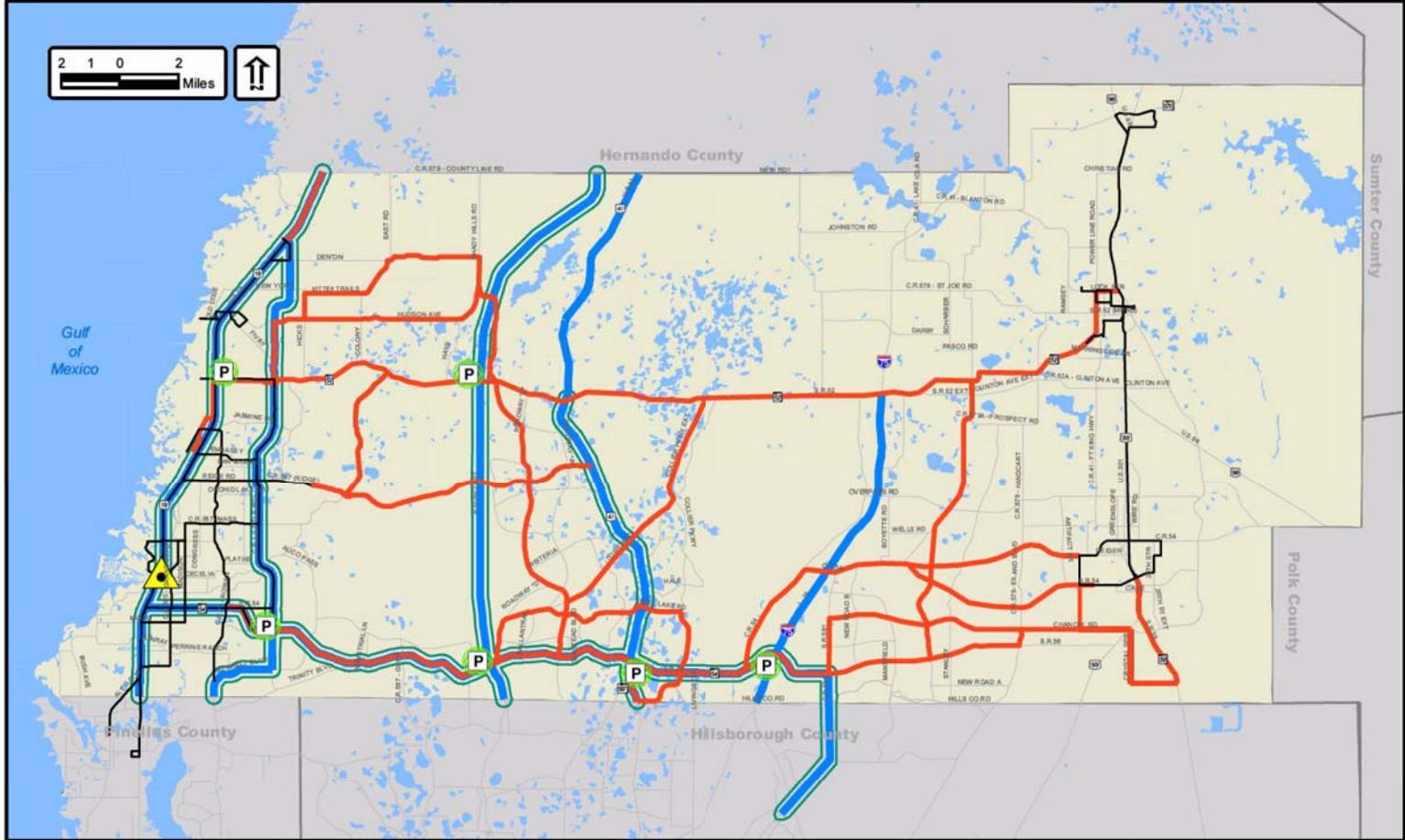
Map 2-1

Existing
Transit Service (2004)

Map I: Existing Transit Service

PASADENA HILLS
COMP PLAN





Pasco County
2025 L RTP Update

Legend

- Existing Bus Routes
- Future Local Routes
- Future Express Routes
- Bus Rapid Transit (BRT) Corridor
- Transit Terminal
- Park and Ride

Map 4-1

**2025 Transit
Needs Plan**

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Created: June 03, 2004. Updated September 08, 2004.

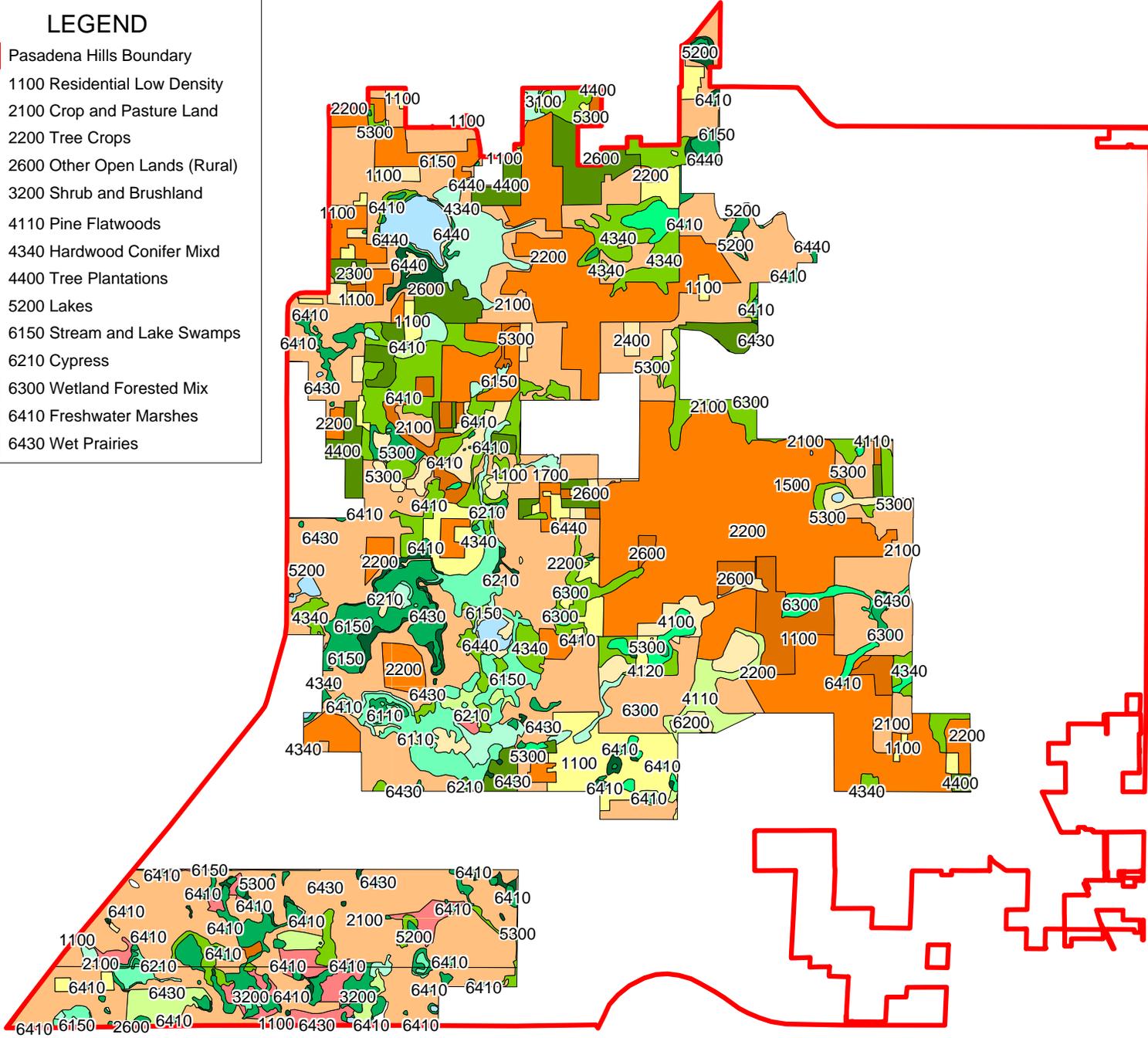
Map J: 2025 Transit Needs

**PASADENA HILLS
COMP PLAN**

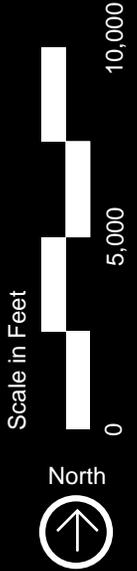


LEGEND

-  Pasadena Hills Boundary
-  1100 Residential Low Density
-  2100 Crop and Pasture Land
-  2200 Tree Crops
-  2600 Other Open Lands (Rural)
-  3200 Shrub and Brushland
-  4110 Pine Flatwoods
-  4340 Hardwood Conifer Mixd
-  4400 Tree Plantations
-  5200 Lakes
-  6150 Stream and Lake Swamps
-  6210 Cypress
-  6300 Wetland Forested Mix
-  6410 Freshwater Marshes
-  6430 Wet Prairies

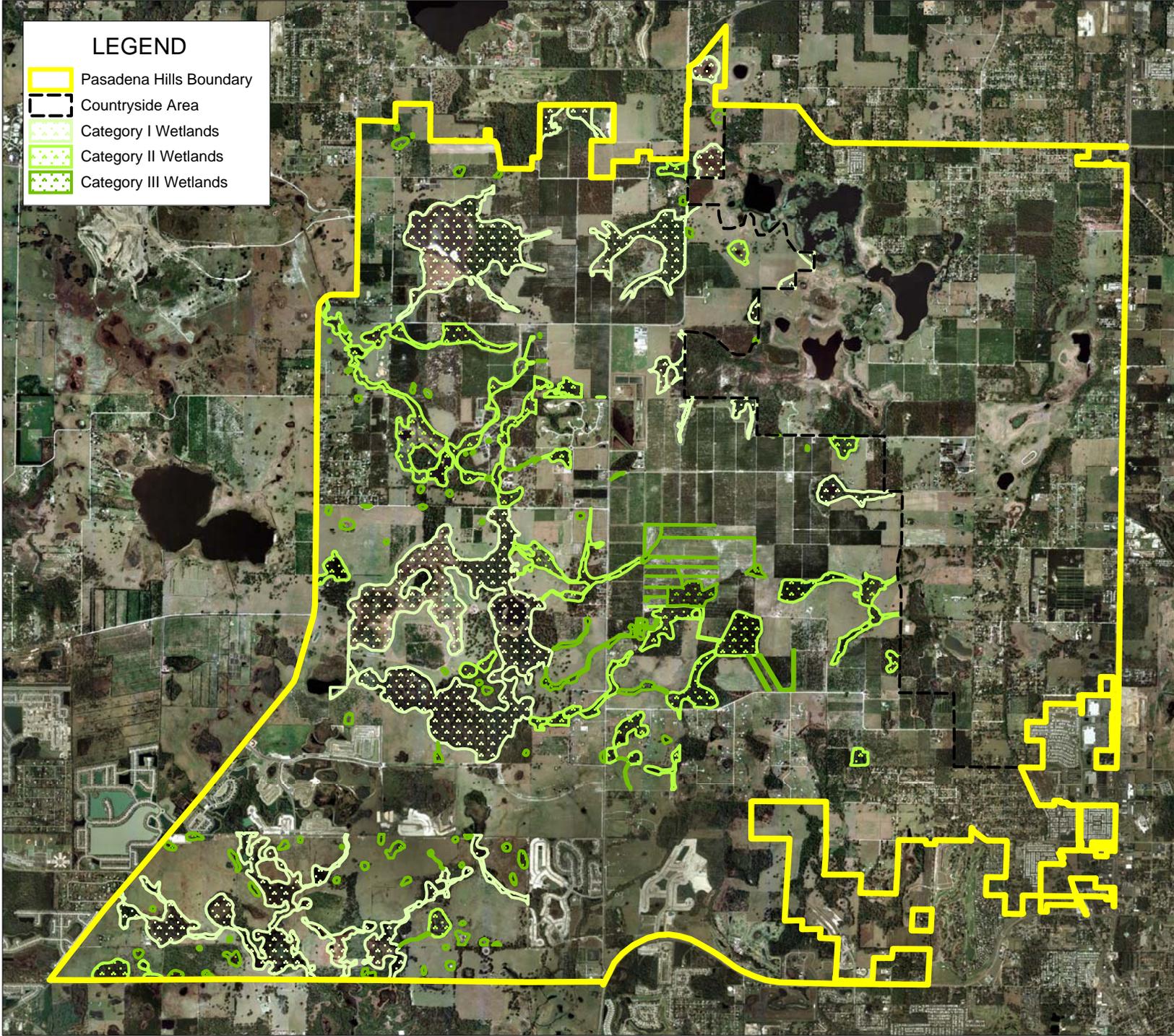


Map K: 2007 Land Use / Natural Resources



PASADENA HILLS COMP PLAN





LEGEND

- Pasadena Hills Boundary
- Countryside Area
- Category I Wetlands
- Category II Wetlands
- Category III Wetlands

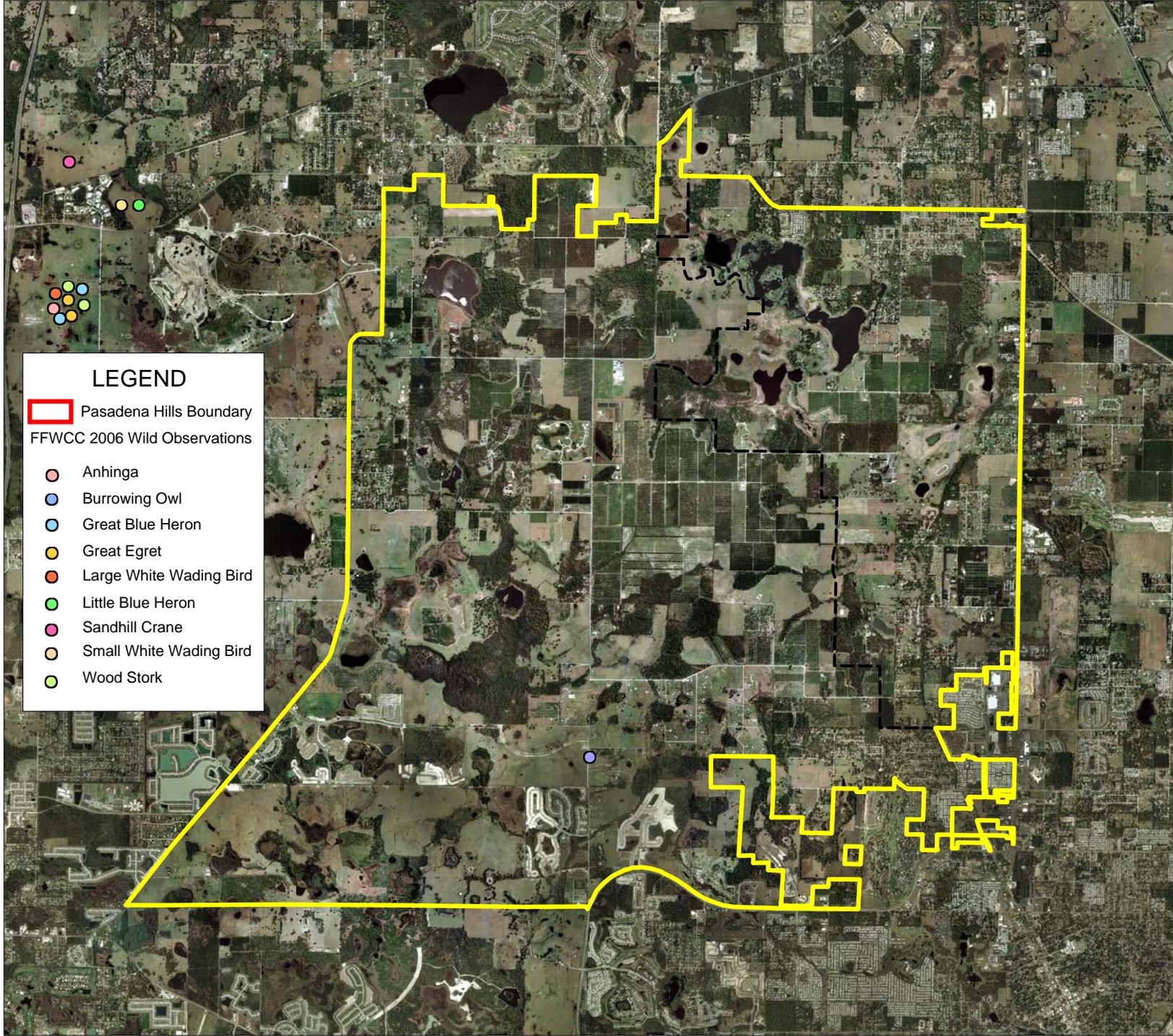
Map L: Wetlands

Scale in Feet



**PASADENA HILLS
COMP PLAN**





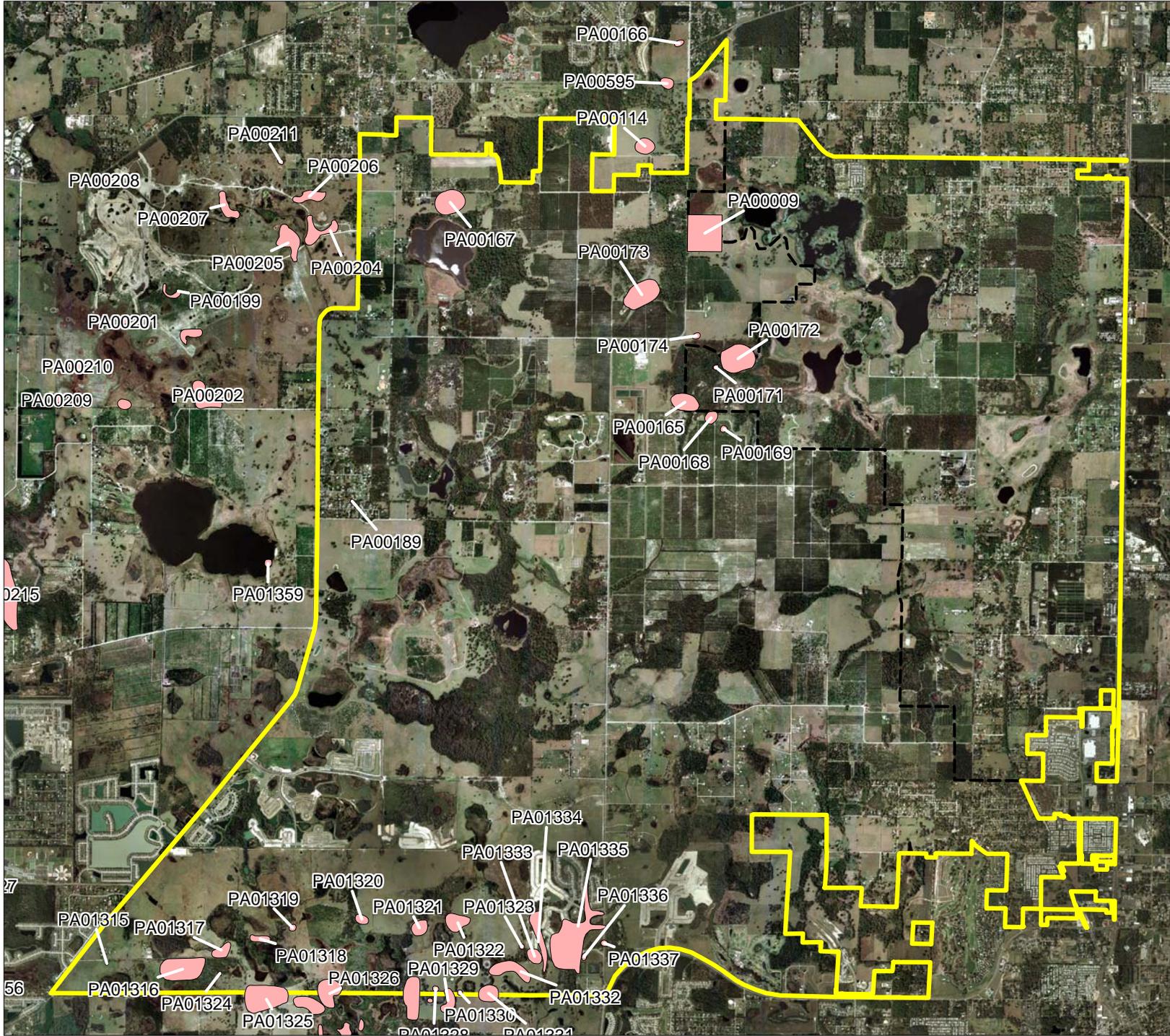
Map M: Wildlife Observations

Scale in Feet

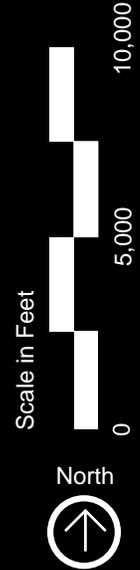


PASADENA HILLS
COMP PLAN





Map N: Known Archaeological Sites

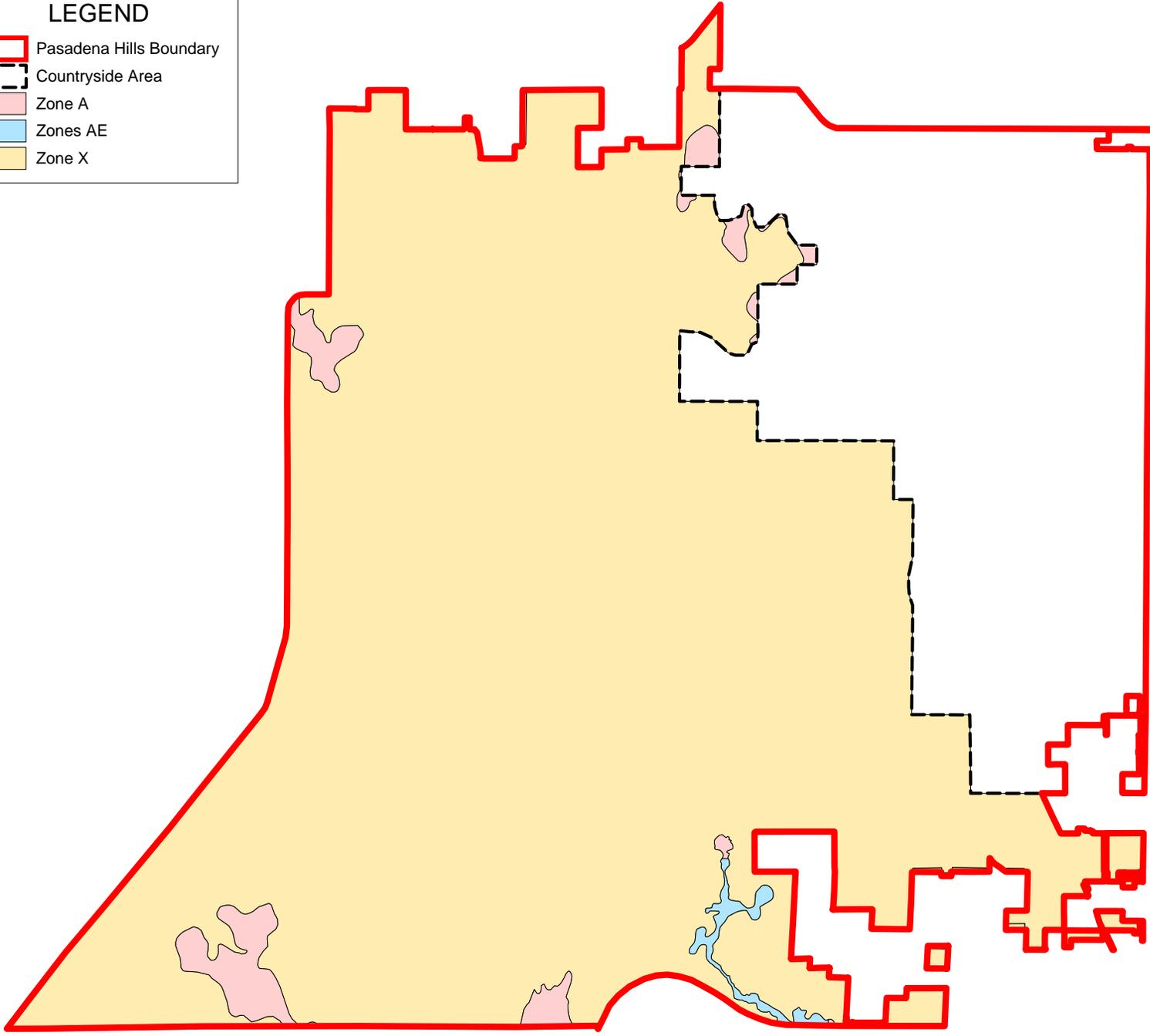


PASADENA HILLS
COMP PLAN



LEGEND

-  Pasadena Hills Boundary
-  Countryside Area
-  Zone A
-  Zones AE
-  Zone X



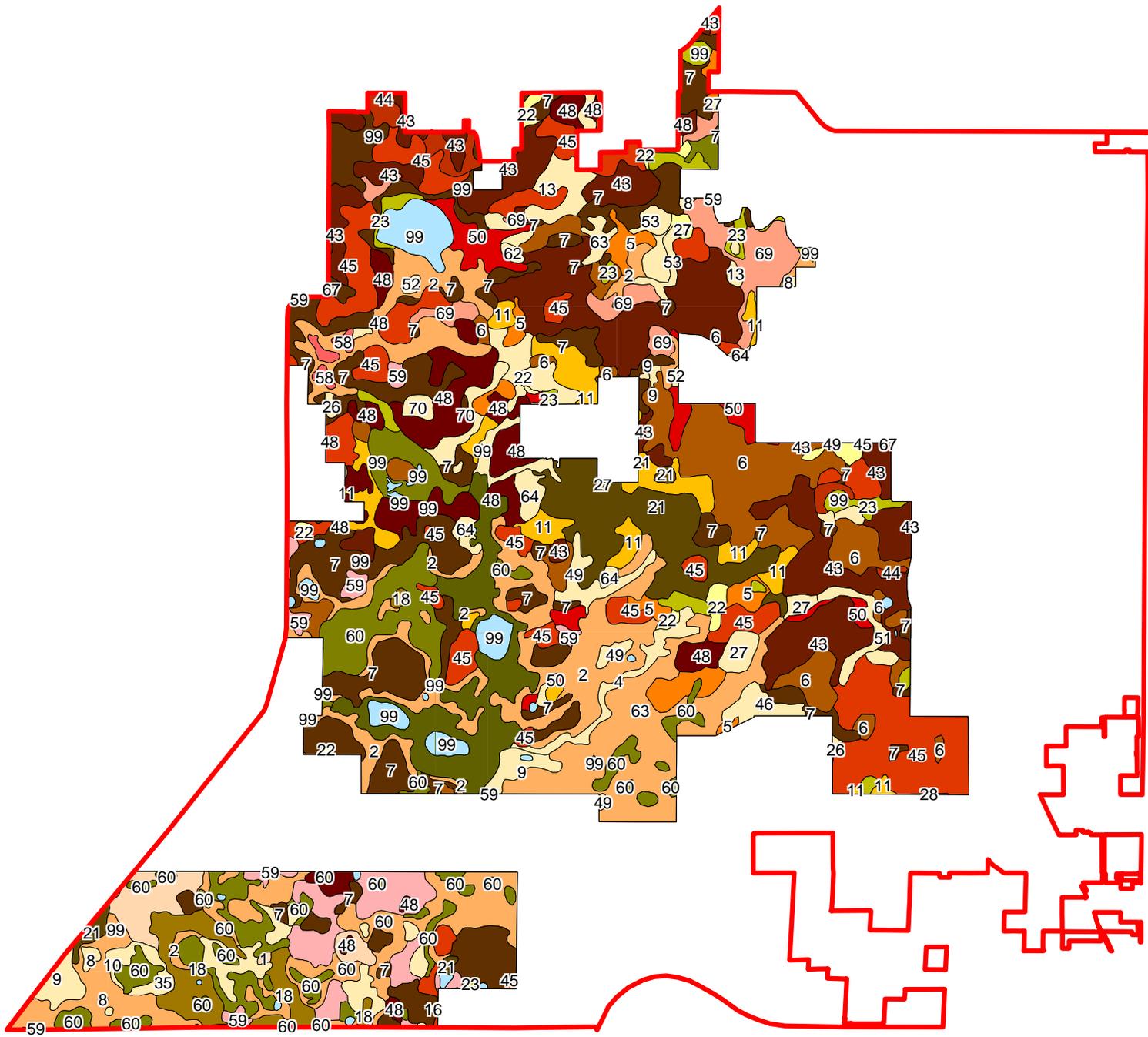
Map O: Flood Zones

Scale in Feet



**PASADENA HILLS
COMP PLAN**





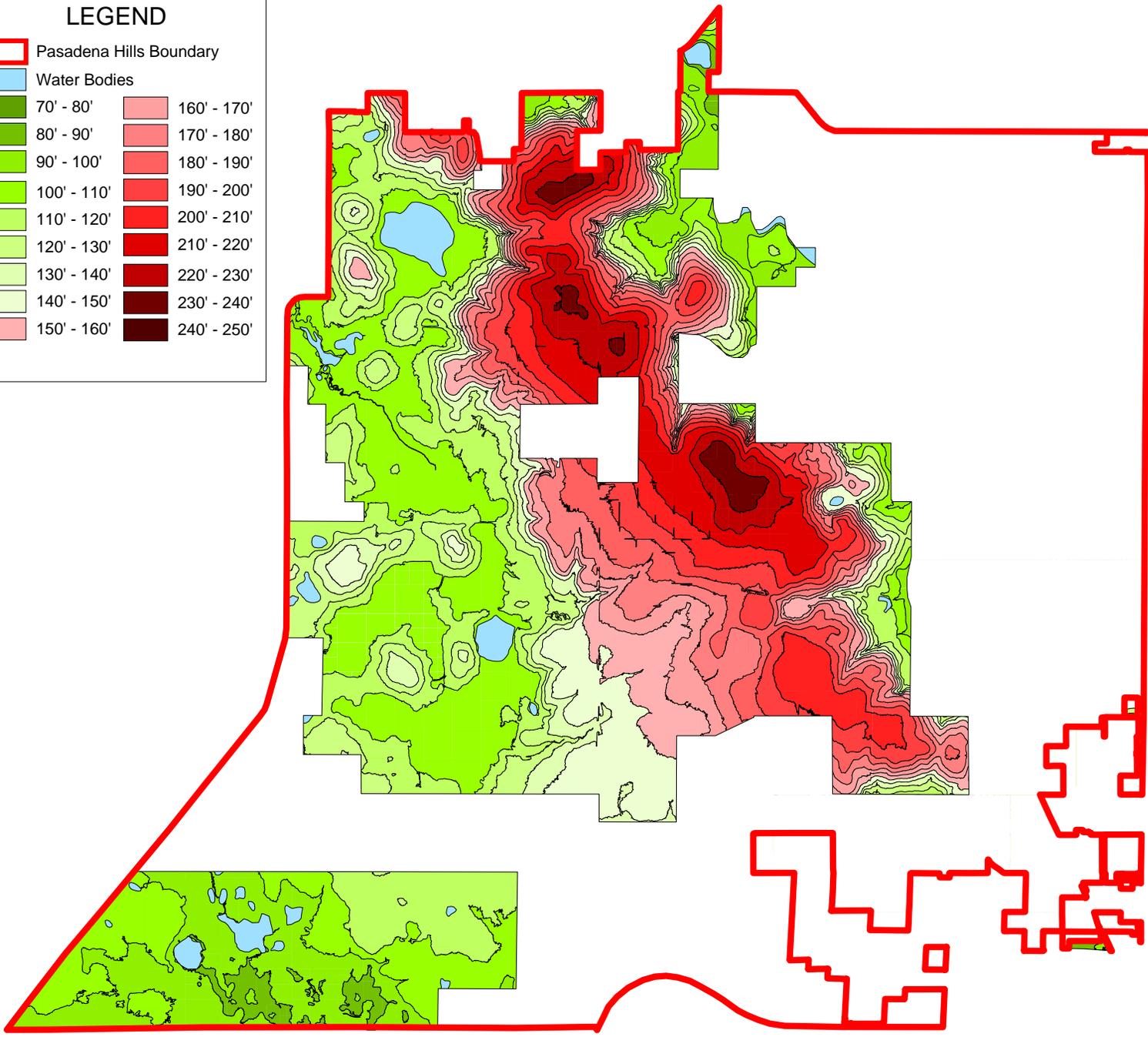
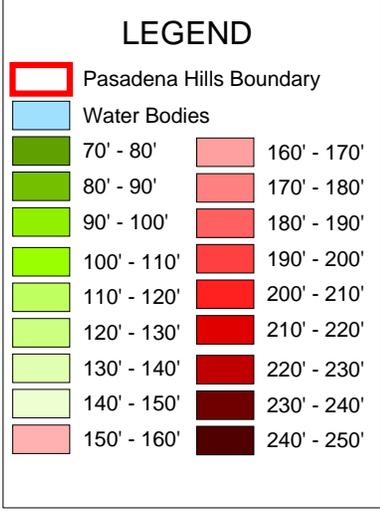
PASADENA HILLS COMP PLAN



Map P: Soils

Scale in Feet





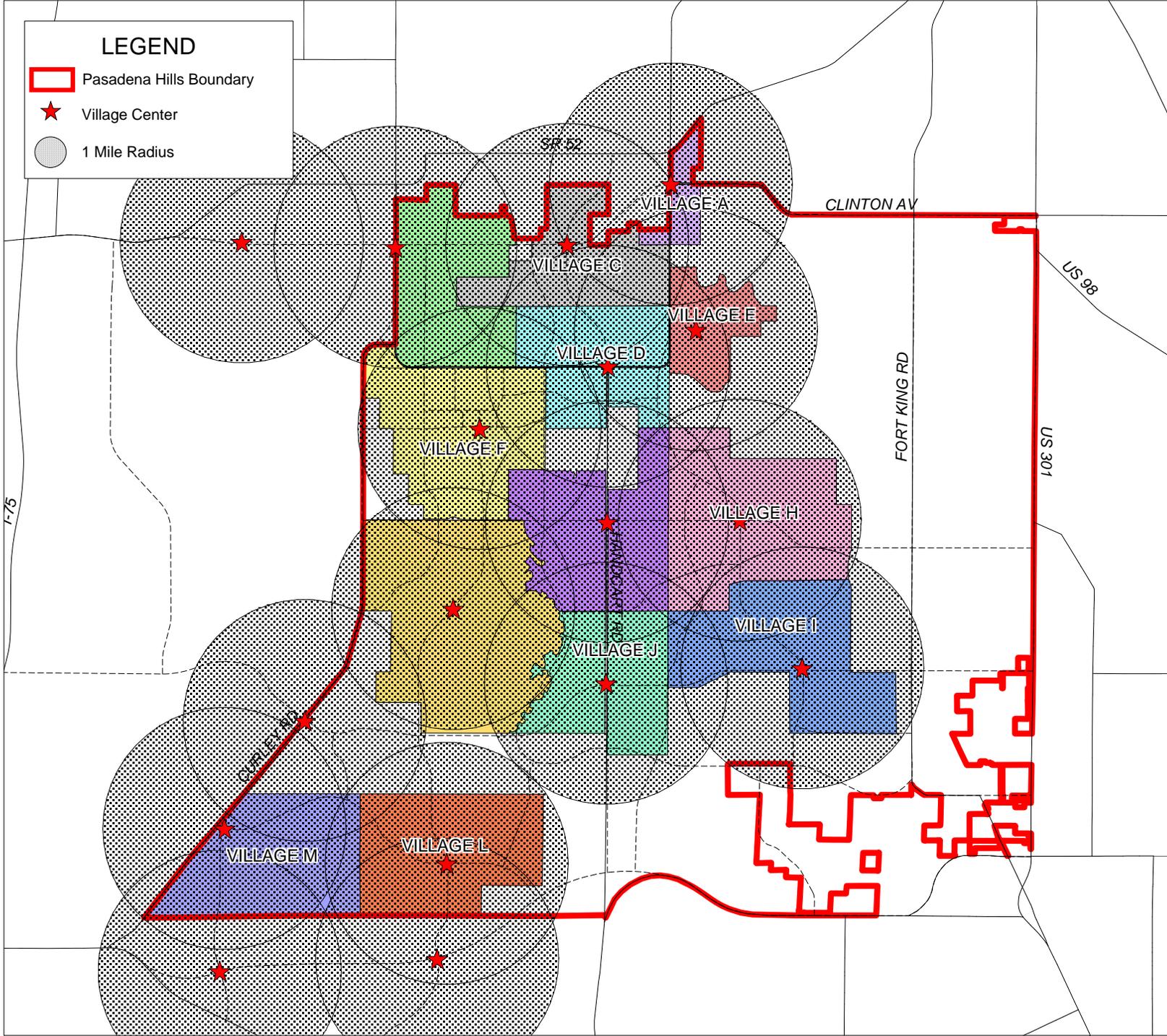
Map Q: Topography

Scale in Feet



PASADENA HILLS COMP PLAN





LEGEND

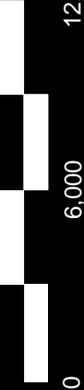
- Pasadena Hills Boundary
- ★ Village Center
- 1 Mile Radius

**PASADENA HILLS
COMP PLAN**



Map R: Commercial Separation

Scale in Feet



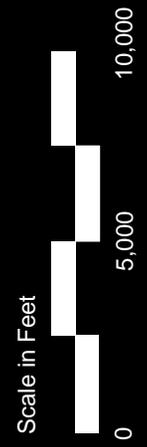
0 6,000 12,000

North



Map S: Proposed Village Type

PASADENA HILLS
COMP PLAN



LEGEND

- VMU-1
- VMU-2A
- VMU-2B
- VMU-3
- OFFICE
- COM/RETAIL

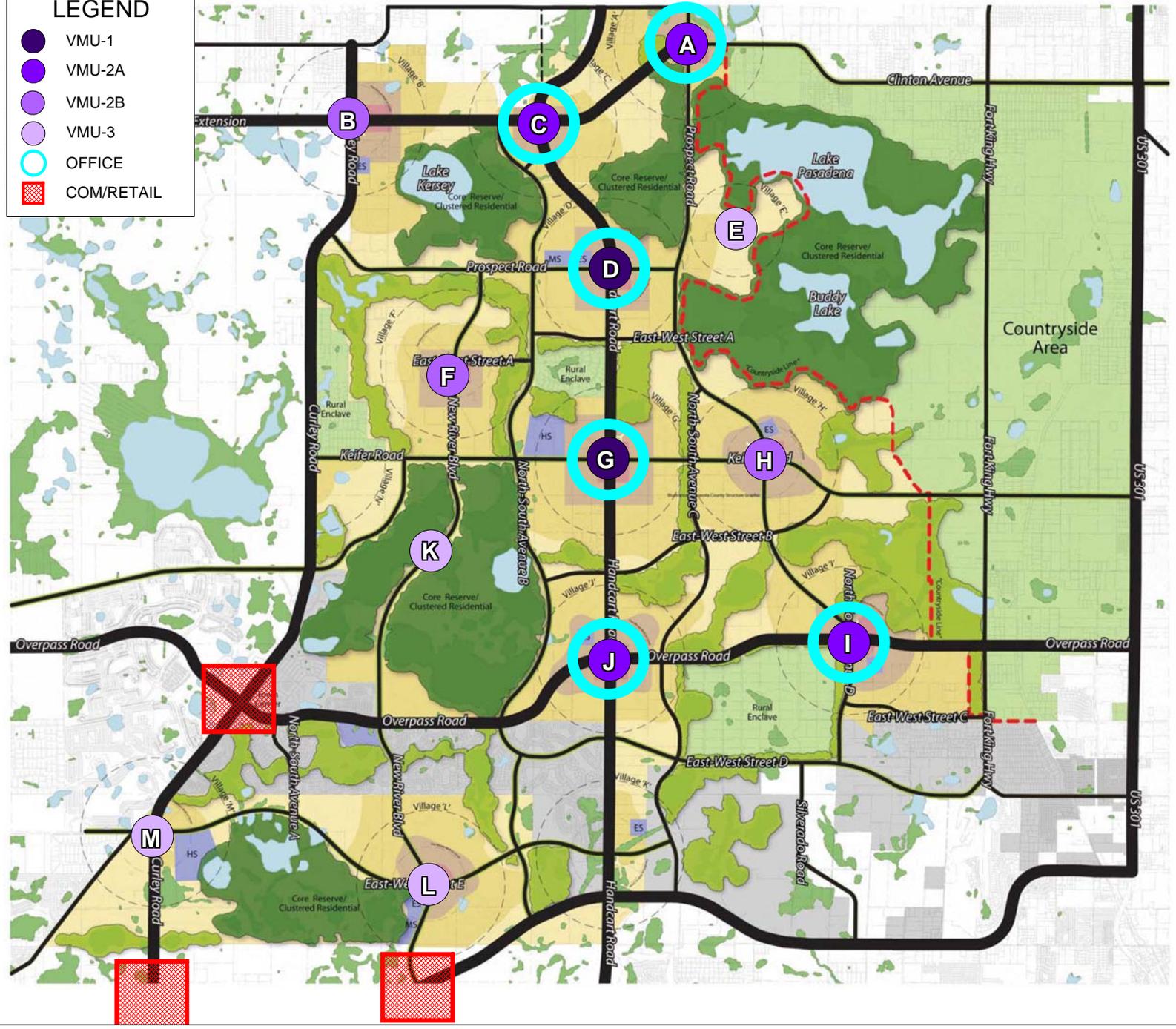


Table T
Villages of Pasadena Hills Comprehensive Plan Amendment
Entitlement Tradeoff Table

Original Mix of Uses						Proposed Revision			Reduction
Land Use	Village	Type	Size	Variable	PM Peak Hour Trip Ends	Revised Type	Revised Size	Altered Land Uses	PM Peak Hour Trip Ends
MF	A	1	1,942	DU's	1,086	2A	898	(1,044)	(574)
	D	1	4,090	DU's	2,268	1	4,090	0	0
	J	1	3,692	DU's	2,048	2A	2,770	(922)	(507)
	B	2	2,928	DU's	1,628	2B	2,928	0	0
	C	2	2,573	DU's	1,433	2A	2,380	(193)	(106)
	F	2	4,080	DU's	2,262	2B	4,080	0	0
	G	2	3,879	DU's	2,151	1	5,151	1,272	700
	H	2	4,708	DU's	2,607	2B	4,708	0	0
	I	2	3,878	DU's	2,151	2A	3,878	0	0
	L	2	3,714	DU's	2,060	3	1,446	(2,268)	(1,247)
	M	2	3,368	DU's	1,871	3	1,313	(2,055)	(1,131)
	E	3	548	DU's	319	3	548	0	0
	K	3	1,901	DU's	1,063	3	1,901	0	0
Total			41,301		22,947		36,091	(5,210)	(2,865)
SF	D	1	111	DU's	118	1	111	0	0
	J	1	121	DU's	127	2A	363	242	215
	B	2	361	DU's	340	2B	361	0	0
	C	2	259	DU's	252	2A	231	(28)	(24)
	F	2	519	DU's	472	2B	519	0	0
	G	2	493	DU's	451	1	164	(329)	(284)
	H	2	590	DU's	530	2B	590	0	0
	I	2	510	DU's	465	2A	510	0	0
	L	2	377	DU's	354	3	880	503	405
	M	2	341	DU's	324	3	796	455	369
	E	3	402	DU's	375	3	402	0	0
K	3	969	DU's	828	3	969	0	0	
Total			5,053		4,636		5,896	843	681
Project Total			46,354		27,583		41,987	(4,367)	(2,184)

Original Mix of Uses						Proposed Revision			Reduction
Land Use	Village	Type	Size	Variable	PM Peak Hour Trip Ends	Revised Type	Revised Size	Altered Land Uses	PM Peak Hour Trip Ends
Office	A	1	0	SF	0	2A	50,000	50,000	167
	D	1	150,000	SF	288	1	150,000	0	0
	J	1	150,000	SF	288	2A	50,000	(100,000)	(121)
	B	2	0	SF	0	2B	0	0	0
	C	2	0	SF	0	2A	50,000	50,000	167
	F	2	0	SF	0	2B	0	0	0
	G	2	0	SF	0	1	150,000	150,000	288
	H	2	0	SF	0	2B	0	0	0
	I	2	0	SF	0	2A	50,000	50,000	167
	L	2	0	SF	0	3	0	0	0
	M	2	0	SF	0	3	0	0	0
	E	3	0	SF	0	3	0	0	0
	K	3	0	SF	0	3	0	0	0
Total			300,000		576		500,000	200,000	668
Retail	A	1	390,000	SF	1,537	2A	190,000	(200,000)	(581)
	D	1	275,000	SF	1,221	1	540,000	265,000	684
	D	1	40,000	SF	342	1	40,000	0	0
	J	1	275,000	SF	1,221	2A	130,000	(145,000)	(477)
	J	1	40,000	SF	342	2A	60,000	20,000	105
	B	2	80,000	SF	540	2B	80,000	0	0
	B	2	60,000	SF	447	2B	0	(60,000)	(447)
	C	2	80,000	SF	540	2A	130,000	50,000	204
	C	2	60,000	SF	447	2A	60,000	0	0
	F	2	80,000	SF	540	2B	80,000	0	0
	F	2	60,000	SF	447	2B	60,000	0	0
	G	2	80,000	SF	540	1	400,000	320,000	1,023
	G	2	60,000	SF	447	1	40,000	(20,000)	(105)
	H	2	80,000	SF	540	2B	80,000	0	0
	H	2	60,000	SF	447	2B	60,000	0	0
	I	2	80,000	SF	540	2A	130,000	50,000	204
	I	2	60,000	SF	447	2A	60,000	0	0
	L	2	80,000	SF	540	3	0	(80,000)	(540)
	L	2	60,000	SF	447	3	20,000	(40,000)	(231)
	M	2	80,000	SF	540	3	0	(80,000)	(540)
	M	2	60,000	SF	447	3	20,000	(40,000)	(231)
	E	3	60,000	SF	447	3	40,000	(20,000)	(105)
	K	3	60,000	SF	447	3	40,000	(20,000)	(105)
Total			2,260,000		13,453		2,260,000	0	(1,142)
Project Total			2,560,000		41,612		2,760,000	200,000	(2,658)

Table U
Villages of Pasadena Hills
Comprehensive Plan Amendment
Entitlement Tradeoff Table Summary

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
Total		36,091	5,896	500,000	1,760,000	500,000
		41,987			2,260,000	

Existing Financial Plan

<u>Village</u>	<u>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
Total		41,301	5,053	300,000	1,580,000	680,000
		46,354			2,260,000	