

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Debra Zampetti
Zoning/Code Compliance
Administrator

DATE: 6/23/09

FILE: ZN09-310

SUBJECT: Trinity Communities MPUD Master
Planned Unit Development
Amendment
Recommendation: Approval with
Amended Conditions

FROM: Kathleen Teague
Planner II

REFERENCES: Land Development Code,
Section 522.6, Modifications;
Comm. Dist. 3

It is recommended that the data herein presented be given formal consideration by the Zoning/Code Compliance Administrator.

Commission District:	The Honorable Ann Hildebrand
Project Name:	Trinity Communities
Applicant's Name:	Adam Smith Enterprises, Inc.
Location:	In Southwest Pasco County, along the south County line, south of S.R. 54, west of Gunn Highway and east of Seven Springs Boulevard in Sections 23, 25, 26, 27 and 35, Township 26 South, Range 16 East, and in Section 30, Township 26 South, Range 17 East
Zoning District:	MPUD (Master Planned Unit Development)
Future Land Use Classifications:	RES-3 (Residential - 3 dwelling units/acre), RES-6 (Residential - 6 dwelling units/acre), ROR (Retail Office Residential), IL (Light Industrial)
Acreage:	3448.3 Acres, m.o.l.
No. of Dwelling Units:	9,802 DRI Conceptual Approval/5,243 Phase 1 and 1A Specific Approval
Type of Dwelling Units:	Single-Family and Multifamily (Phase 1 and 1A)
Commercial Acres/Square Feet:	1,101,548 DRI Conceptual Approval/291,948 Phase 1 and 1A Specific Approval
Other Land Uses	1,800,488 Non-Residential Square Feet/1,018,380 Phase 1 and 1A Specific Approval (See DRI/DO for specific breakdown) 240 Hospital beds 840 Life Care Center units

REQUEST:

The Zoning/Code Compliance Department requested the applicant/developer of Trinity Communities to update the conditions of approval and existing Master Development Plan in light of the amendment to the DRI/Development Order on June 23, 2009 that, among other things, amended the definition of "Commerce Park" to reflect the specific permitted uses and revised the approved Master Development Plan to change certain parcel configurations or the use designation for certain parcels.

BACKGROUND:

1. On January 26, 1988, the BCC approved the Trinity Communities MPUD Master Planned Unit Development, Petition No.3759. The Development of Regional Impact (DRI)/Development Order were approved by Resolution No. 90-56 on December 19, 1989.
2. On November 17, 1992, the BCC approved Resolution No. 93-59 and GM93-043, a combined DRI and MPUD Master Planned Unit Development amendment, deemed to be nonsubstantial amendments, that relocated various land uses; rephrased land uses primarily for the hospital site; decreased the amount of office, commercial, and light industrial land uses; and extended phase build-out dates by less than seven years.

3. On November 17, 1992, the BCC approved ZCC93-38, a nonsubstantial MPUD Master Planned Unit Development amendment, which established the land use schedule of the DRI as the schedule for the MPUD Master Planned Unit Development and established that the Master Development Plan approved for the Development of Regional Impact (Resolution No. 90-56, as amended) shall serve as the Master Development Plan for the MPUD portion of the project.
4. On May 24, 1994, the BCC approved ZCC94-197, a nonsubstantial MPUD Master Planned Unit Development amendment, which allowed a change in the performance standards for the zero-lot-line product.
5. On February 28, 1994, the BCC approved Resolution No. 93-22RZ to revise MPUD Master Planned Unit Development Condition No. 8.b, regarding a conceptual plan submittal and specified the approved residential density within Pasco County, and Condition No. 13, which set pavement width and right-of-way standards for private and public streets within zero-lot-line parcels. In addition, the Master Development Plan (Map H) for the DRI was established as the Master Development Plan for the MPUD Master Planned Unit Development.
6. On May 25, 1995, the BCC approved GM95-371, a nonsubstantial MPUD Master Planned Unit Development amendment, which provided for the inclusion of a 6,194-square-foot conference/showroom facility adjacent to the existing golf course and clubhouse and the corresponding reduction of six single-family units in The Villages at Fox Hollow.
7. On August 22, 1995, the BCC approved GM95-575, a nonsubstantial MPUD Master Planned Unit Development amendment, which reduced the street-corner, side-yard setbacks for single-family residential development on privately owned streets.
8. On March 25, 1997, the BCC approved Rezoning Petition No. 3759 (GM97-295), a nonsubstantial MPUD Master Planned Unit Development amendment, which consolidated single-family, zero-lot-line conditions into one condition; reduced the minimum lot size for zero-lot-line product types from 3,600 square feet to 3,000 square feet; reduced the rear-yard setbacks on zero-lot-line product types from 12 feet to ten feet; established a 15-foot-minimum side-yard setback on corner lots for zero-lot-line product types, and deferred relief from the following to be considered when the preliminary plan is reviewed: right-of-way width standards, dedication, T-type turnarounds, and cul-de-sac radii.
9. On April 28, 1998, the BCC approved Petition No. 5241, rezoning 331.13 acres, m.o.l., within the Trinity MPUD from R-MH Mobile Home District to MPUD Master Planned Unit Development District.
10. On October 25, 2005, the BCC approved Petition No. 5241 to allow utilization of the C-2 General Commercial District development standards within a portion of the area designated as a commerce park on the master plan.

ANALYSIS:

MPUD Master Planned Unit Development amendments must be reviewed in accordance with the LDC, Section 522.6, Modifications, to determine if the proposed changes are substantial. The Zoning/Code Compliance Administrator shall review the record of the project and determine if any of the changes proposed are substantial or non-substantial in nature pursuant to the LDC, Section 522.6.C.

Based upon the criteria established within the LDC, Section 522.6.C, Modifications, the Zoning/Code Compliance Administrator has determined that the proposed amendment does not constitute a substantial change.

RECOMMENDATION:

The Zoning/Code Compliance Department staff recommends approval of the proposed non-substantial modification with the following conditions:

1. Development shall comply with Trinity Communities MPUD Rezoning Petition No. 3759 conditions of approval, as amended by Rezoning Petition No. 5241 and amended herein.
2. Pursuant to BCC approval of ZCC93-38 on November 17, 1992, the Master Development Plan for the MPUD is the Master Development Plan (Map H) as revised by DRI/DO Amendment on June 23, 2009.

3. Section f. Commerce Park on page 5 of Rezoning Petition No. 3759 conditions of approval is revised to delete the sentence "The permitted uses will be consistent with the Trinity Communities DRI ADA first Sufficiency Response (Page 11) and to replace with the following: "The permitted uses will be the uses and other similar or compatible uses subject to consistency with the underlying Future Land Use Designation as set forth in Section V.F. (inclusive of 1 through 7) of the June 23, 2009 DRI/DO Amendment."
4. Section h. Commercial on pages 5 and 6 of Rezoning Petition No. 3759 conditions of approval is revised to delete the specific parcel numbers and to replace with the following language: "Commercial uses may be located on parcels as permitted by the DRI/DO Amendment adopted on June 23, 2009, subject to the limitations contained therein. Commercial uses in Commerce Park shall conform to the development standards of the C-2 General Commercial District."
5. Development shall be in accordance with Resolution 90-56 adopted by the BCC on December 19, 1989, as amended.

ATTACHMENTS:

1. Conditions of Approval for Rezoning Petition No. 3759
2. Conditions of Approval for Rezoning Petition No. 5241

ZONING/CODE COMPLIANCE DEPARTMENT ACTION:

Recommendation: Approved /Disapproved

