

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

BCC Approved 2/25/14

TO: Honorable Chairman and Members of the Board of County Commissioners DATE: 3/6/14 FILE: PDD14-611

THRU: Michele Baker SUBJECT: Wiregrass Ranch DRI/MPUD No. 260
County Administrator MPUD Rezoning from R2 to MPUD
and Substantial Modification
Locust Branch, LLC

FROM: Carol B. Clarke BCC: 2/25/14, 1:30 p.m., DC
Zoning Administrator Recommendation: Approval with
Assistant Planning and Development Conditions
Administrator No Funding Required

STAFF: Cynthia D. Spidell REFERENCES: Comm. Dist. 2
Sr. Planner & DRI Coordinator

The following is presented to the Board of County Commissioners for consideration.

PROJECT DESCRIPTION:

Commission District:	The Honorable Pat Mulieri, Ed.D.
Project Name:	Wiregrass Ranch DRI/MPUD
Applicant's Name:	Locust Branch, LLC
Location:	On the east side of Bruce B. Downs Boulevard (S.R. 581), extending from the intersection of S.R. 581 and S.R. 56, north to the intersection of S.R. 581 and S.R. 54. and on the south side of S.R. 56 Extension (Attachment 1)
Parcel ID Nos.:	Various Parcels in Sections 07 (portion of), 17, 18, 19, 20, 21, 22, 27, 28, 29, and 30, Township 26 South, Range 20 East.
Acreage:	5,142.6 Acre(s), m.o.l.
Zoning District:	MPUD Master Planned Unit Development
Future Land Use Classification:	PD (Planned Development), CON (Conservation Lands), RES-3 (Residential – 3 du/ga)
Water/Sewage:	Central/Central Pasco
No. of Dwelling Units:	10,473 Dwelling Units
Type of Dwelling Units:	Single-Family Detached (including Retirement Housing) and Multifamily
Use/Square Foot (non-residential):	2,720,800 s.f. Retail, 600 Hotel Rooms, 2,000,000 s.f. Office, 600,000 s.f. Medical Office, 600 Hospital Beds, 4,000 f.t.e. Community College Students, 1,000,000 s.f. Light Industrial, 300,000 s.f.

Attraction & Recreation Facility, 18 hole Golf
Course, 3 Elementary Schools

DEVELOPER'S REQUEST:

The developer is requesting:

1. An amendment to the Wiregrass Ranch MPUD; and
2. A rezoning from R-2 to MPUD on approximately 24 acres (formerly known as the Tennis Parcel).

This MPUD modification is to bring the MPUD zoning and related conditions of approval in conformance with:

1. The Wiregrass Ranch DRI Development Agreement that was adopted by the Board of County Commissioners on February 5, 2005; and
2. The amendments to the DRI, the most recent of which was approved by the Board of County Commissioners (BCC) on January 14, 2014, i.e. Notice of Proposed Change #5 (NOPC5).

A summary of the proposed changes is included in Attachment 2. The changes to the MPUD Master Plan are circled in clouds in Attachment 3. The tracked changes to the MPUD conditions of approval are in Attachment 4.

Below is a table demonstrating the land use/entitlement changes that the BCC approved in conjunction with NOPC5 on January 14, 2014 and that have been included in this modification. It should be noted that with the inclusion of the rezoning of the Tennis Parcel from R-2 to MPUD into the Wiregrass Ranch MPUD boundary, the overall MPUD project acreage will be increasing by approximately 24 acres from 5,118.6 acres m.o.l. to 5,142.6 acres m.o.l.

Land Use Table

Land Use	Existing	Change	Revised Total
Residential d.u. (Single Family) (Multifamily)	10,821 (7,295) (3526)	-348 (-348) N/A	10,473 (6,947) (3,526)
Retail s.f.	2,720,800	N/A	2,720,800
Hotel Rooms	480	120	600
Office s.f.	1,059,080	940,920	2,000,000
Medical Office s.f.	199,180	400,820	600,000
Hospital Beds	371	229	600
Community College (f.t.e. students)	707	3,293	4,000
University	0	N/A	0
Light Industrial	0	1,000,000	1,000,000
Attraction & Recreation Facility (ARF) s.f.	300,000	N/A	300,000

Golf Course (holes)	18	N/A	18
Elementary Schools	3	N/A	3

FINDINGS OF FACT:

1. On April 27, 2004, the Board of County Commissioners approved the Wiregrass MPUD (Rezoning 6177), that included 1,506 acres of the subject property.
2. On July 12, 2011, the Board of County Commissioners approved Rezoning Petition 6976 approving a rezoning to MPUD (increasing the project acreage to 5,118.6) and an MPUD Amendment with conditions.
3. Wiregrass Ranch is a Development of Regional Impact (DRI). Since, July 17, 2007, the DO has been amended several times, most recently on January 14, 2014 (NOPC5).
4. On June 11, 2013, the Wiregrass Ranch DRI project boundary (in conjunction with other changes approved in NOPC4) was amended to include an additional 24 acres of land (formerly known as the National Tennis Center Parcel). As a result the DRI project acreage increased from 5,118.6 acres m.o.l. to 5,142.6 acres m.o.l.
5. On January 14, 2014, the Wiregrass Ranch DRI (NOPC5) was approved by the Board of County Commissioners to add exempt uses (per the LDC) pursuant to Development Order Section 4.a(5) and as summarized in the land use table above.
6. The proposed request is consistent with the Pasco County LDC, Article 300, Subsection 303.2.E.1, Criteria and Standards to be Considered in Review of Applications for Zoning Amendments, and with the applicable provisions of the Pasco County Comprehensive Plan as conditioned.
7. On February 13, 2014, the DRC recommended approval of the Rezoning and MPUD modification with the following modifications to the conditions of approval:

Condition 53(g) was replaced in its entirety with the following:

(g) Two examples of Compact SFD and SFA configurations (Option A Typical 8 Unit Cluster and Option B Typical 9 Unit Cluster) are depicted on the Master Plan Compact SFD and SFA Housing may be located on any parcel that allows single family units. Two examples of configurations (Option A Typical 8 Unit Cluster and Option B Typical 9 Unit Cluster) are depicted on the Master Plan. Upon approval of the sizes and configurations of Compact SFD and SFA products, such products may be located on any parcel allowing single family units. Such approval must be obtained prior to preliminary plan/preliminary site plan submittal. Comments on the proposed Compact SFD and SFA products will be issued within 30 days of receipt by the Development Review Manager.

Condition 54 "Land Use Table" had the following footnote added:

****Upon the District School Board of Pasco County exercising its option for a 4th Elementary School Site, such 4th school site shall be permitted without any further modification to the MPUD.**

RECOMMENDATION:

The Planning and Development Department recommends approval of the Rezoning and MPUD Modification (Attachments 5 and 6) and:

- Authorize the Chairman to sign and execute four original Resolutions, and Direct the Board Records Department to retain one original Resolution and distribute the other three as follows:
 - Planning and Development Department
Attention: Richard Gehring, Planning & Development Administrator
 - Pasco County Property Appraiser
Attention: Vicki Lewis, Senior Land Records Analyst
 - William W. Merrill, III
Icard Merrill
2033 Main Sreet
Suite 6700
Sarasota, FL 34237

ATTACHMENTS:

1. Location Map
2. MPUD Amendment Narrative
3. MPUD Master Plan (Changes in Clouds)
4. MPUD Conditions of Approval (with Tracked Changes)
5. MPUD Master Plan (Clean)
6. Resol

BOARD OF COUNTY COMMISSIONER ACTION:

On February 25, 2014, the Board of County Commissioners approved the Rezoning and MPUD modification with the attached conditions.