

Land Development Code
- Section 804 -
Ecological Corridors
(Critical Linkages)

Local Planning Agency
April 28, 2016



Background

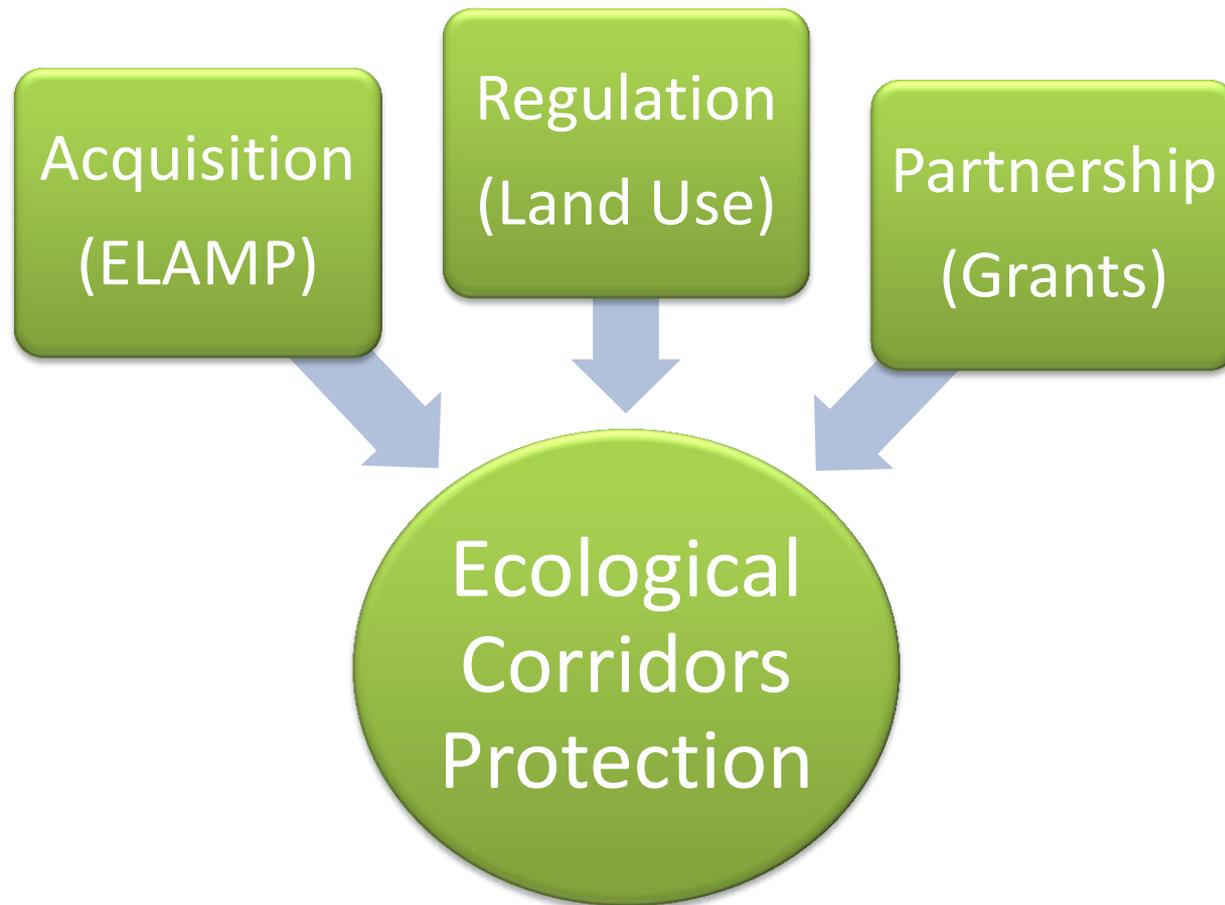
- In 2000, a lawsuit over lack of environmental protection resulted in a Settlement Agreement requiring modifications to the Comprehensive Plan.
- In 2002, Pasco County initiated a study to evaluate wildlife habitat protections.
- Study supported a regional conservation strategy for habitat and natural resource protection.

COMPREHENSIVE PLAN

GOAL CON 1: REGIONAL CONSERVATION STRATEGY

Protect, conserve, enhance, 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, land use strategies, managing and preserving public lands, land use policies, wetlands, and water resources.

In 2003 the Environmental Lands Task Force recommended protection of corridors through acquisition, regulation, and partnerships.



Background

- Recommendations resulted in County amendment to Conservation Element of the Comprehensive Plan in 2005.
- Comprehensive Plan Policy CON 1.2.2 outlines development standards and currently requires that the LDC be amended by 2010 to adopt implementation measures for corridors.
- Staff has reinitiated the LDC implementation process.

UPDATE

- Staff conducted 4 public workshops at the request of the LPA and BCC.
- Created FAQ for website; Posted all documents with revisions online.
- Public notice on workshops initiated via mailing (235), email (100+) and website.
- Meetings were well attended.
- Numerous public comments received.

Workshops focused on frequently asked questions

Why is the County
doing this?

When does the
ordinance apply?

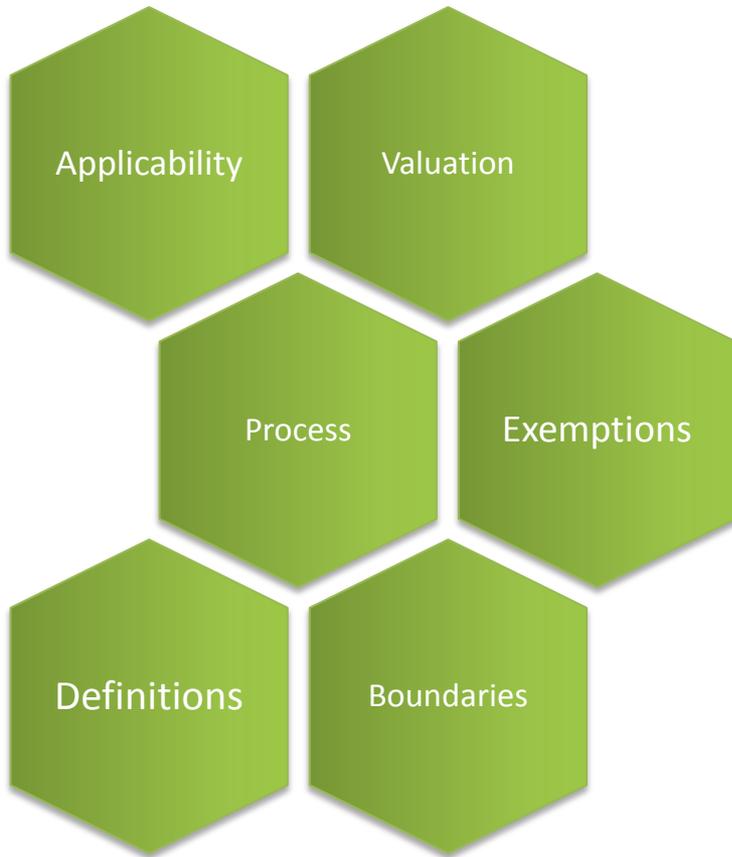
How will it affect
future
development?

Is my property
exempt?

Can the
boundaries be
modified?

Can the ordinance
devalue my
property?

Public Comment



- Collected additional public comments and met with a number of property owners
- Responded to all comments and over 70 individual questions on the ordinance
- Revised draft ordinance with significant changes made as a result of public comment

When does the ordinance apply?

- Only when an applicant wants to rezone to greater density or intensity.
- ***What is “density?”*** The number of allowable dwelling units authorized per acre.
- ***What is “intensity?”*** How much office, industrial or commercial activity there is per parcel - measured by use, size, traffic generated, or floor-to-area ratio.

Can the ordinance
devalue my
property?

- The ordinance will not be considered in the appraisal process.
- Property will be assessed at highest and best use.

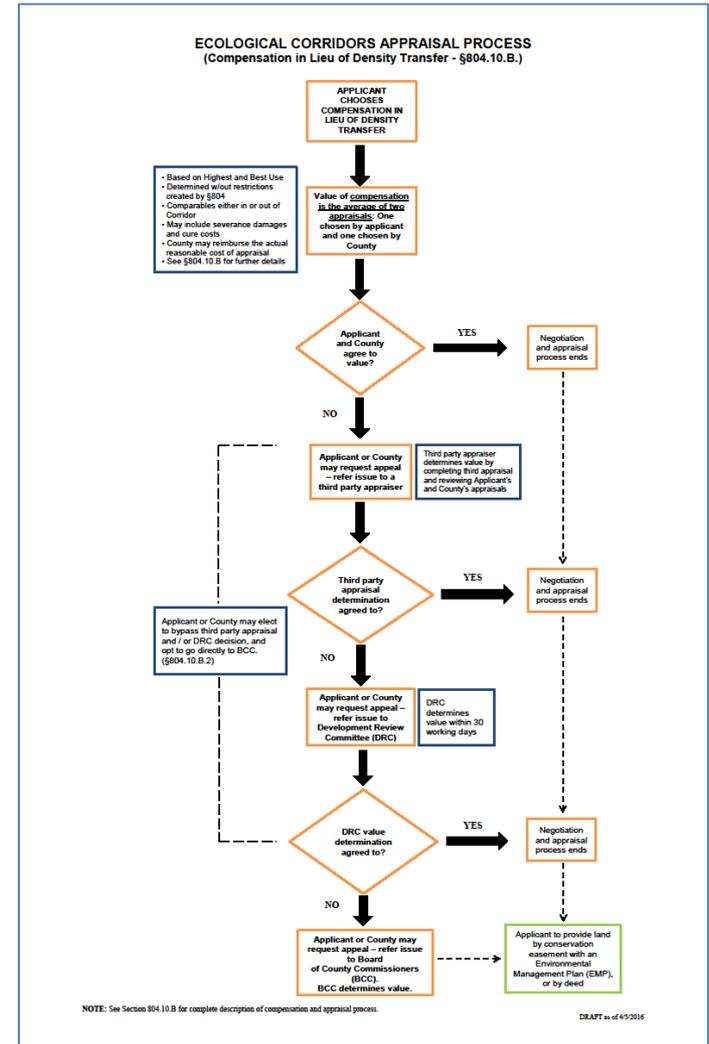
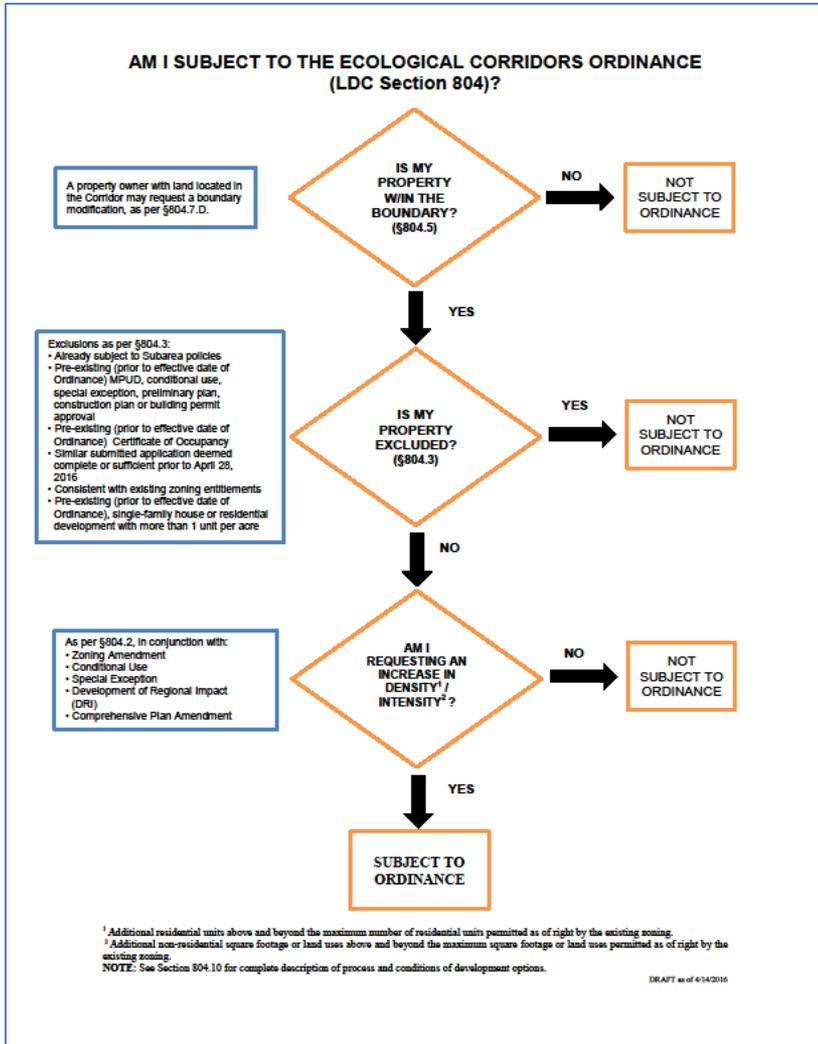
DIRECTION FROM FEB 2016 WORKSHOP

- Attempt to streamline process.
- Provide greater clarification of the process.
- Continue to meet with stakeholders, property owners and their counsel.
- Ensure limited burden to property owners.

LATEST UPDATES

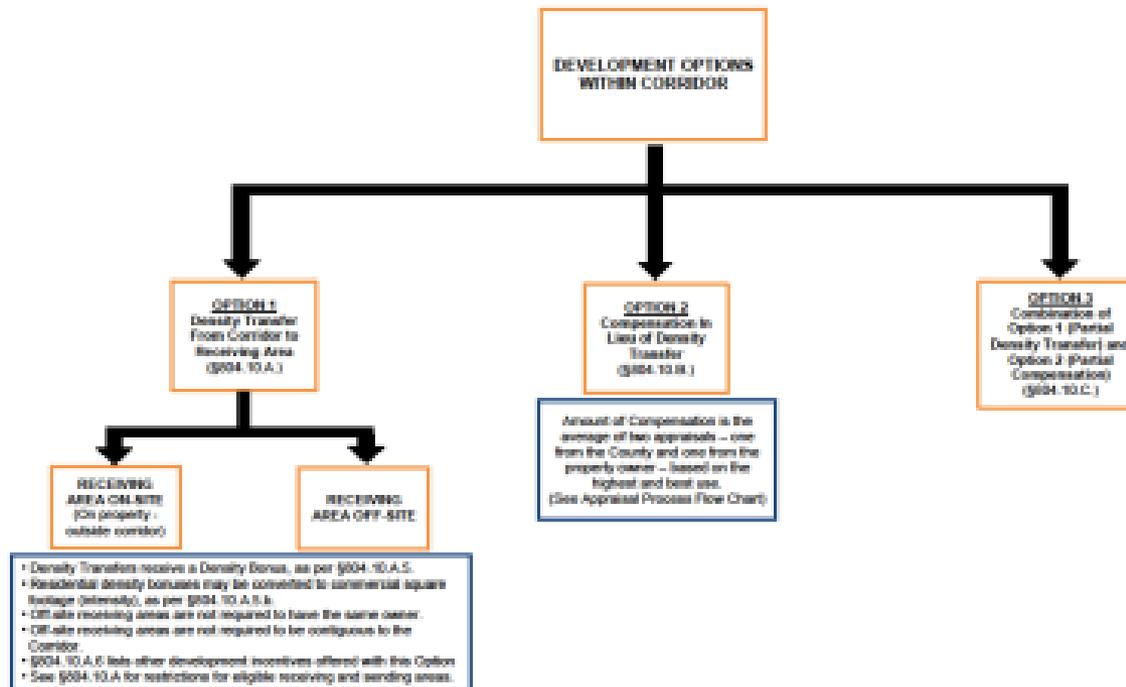
- ***Revised boundary modifications to be more flexible yet maintain intent of study widths.***
- ***Updated appraisal process to relieve landowner of financial burden.***
- Created shared land management responsibilities under conservation easement.
- Created boundary modification application to be submitted without zoning application.
- Reposted most current draft on website; distributed to property owners and stakeholders.
- Created flowcharts.

Flow Charts



Flow Charts

WHAT ARE MY DEVELOPMENT OPTIONS IF I AM SUBJECT TO THE ECOLOGICAL CORRIDORS ORDINANCE? (§804.10)



NOTE: See §804.10 for complete description of process and conditions of development options.

DRAFT 6-14-2024

DRAFT ORDINANCE KEY POINTS

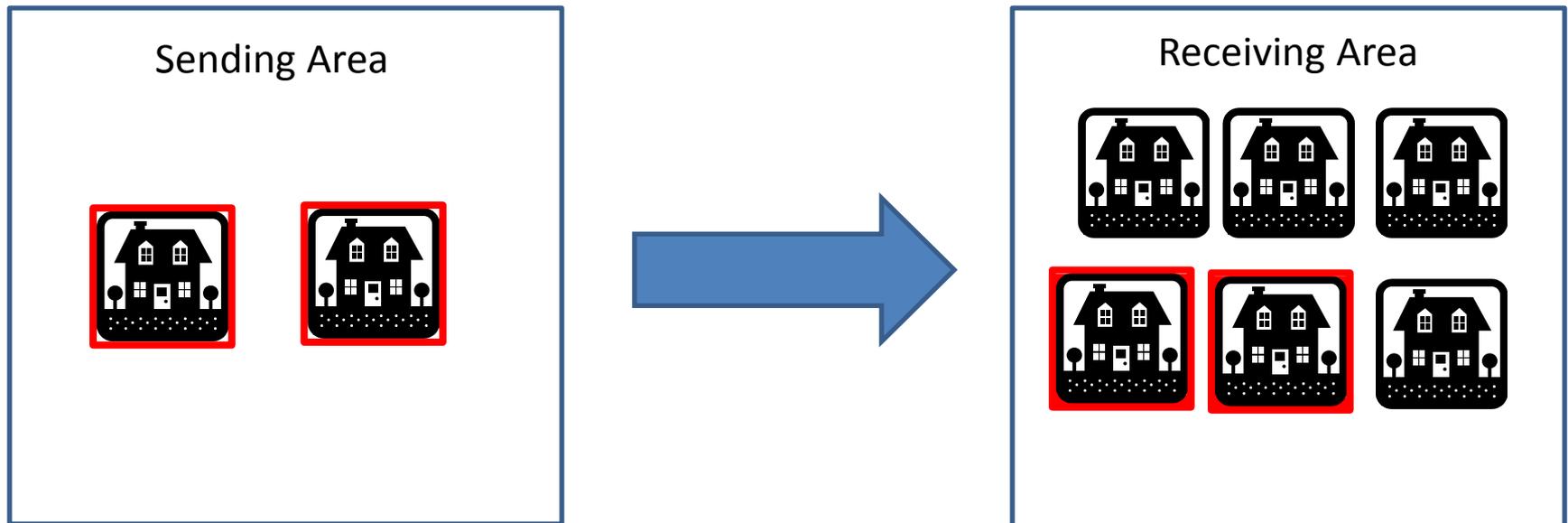
- Assists in achieving County's conservation strategy and compliance with the 2000 settlement agreement
- Applicability is only triggered by increase in density or intensity
- Contains certain exemptions
- Incentives incorporated into ordinance:
 - Density Transfer
 - Compensation in lieu of Density Transfer; or
 - Combination of transfer and compensation
 - Boundary Modifications and Reduction incorporated
 - Other Incentives: reduced setbacks, park requirements, landscaping and tree requirements, increased lot coverage and building heights

Exemptions – these types of development activities do not trigger the implementation of LDC Section 804

- Prior Development Approvals in accordance with Existing Zoning
- All Development Applications not Increasing Density or Intensity
- Prior Development Approvals prior to effective date of ordinance adoption (i.e. MPUD, site plan)
- All lawfully permitted uses and structures within a Ecological Corridor existing prior to the effective date of ordinance adoption
- Existing residential units constructed at a density greater than one (1) dwelling unit per acre
- Pools, fences, walls, not considering intensity/density increases

Density Transfer

Allows density transfer from land inside the Ecological Corridor [**sending area**] to land onsite or offsite outside of the Ecological Corridor [**receiving area**].



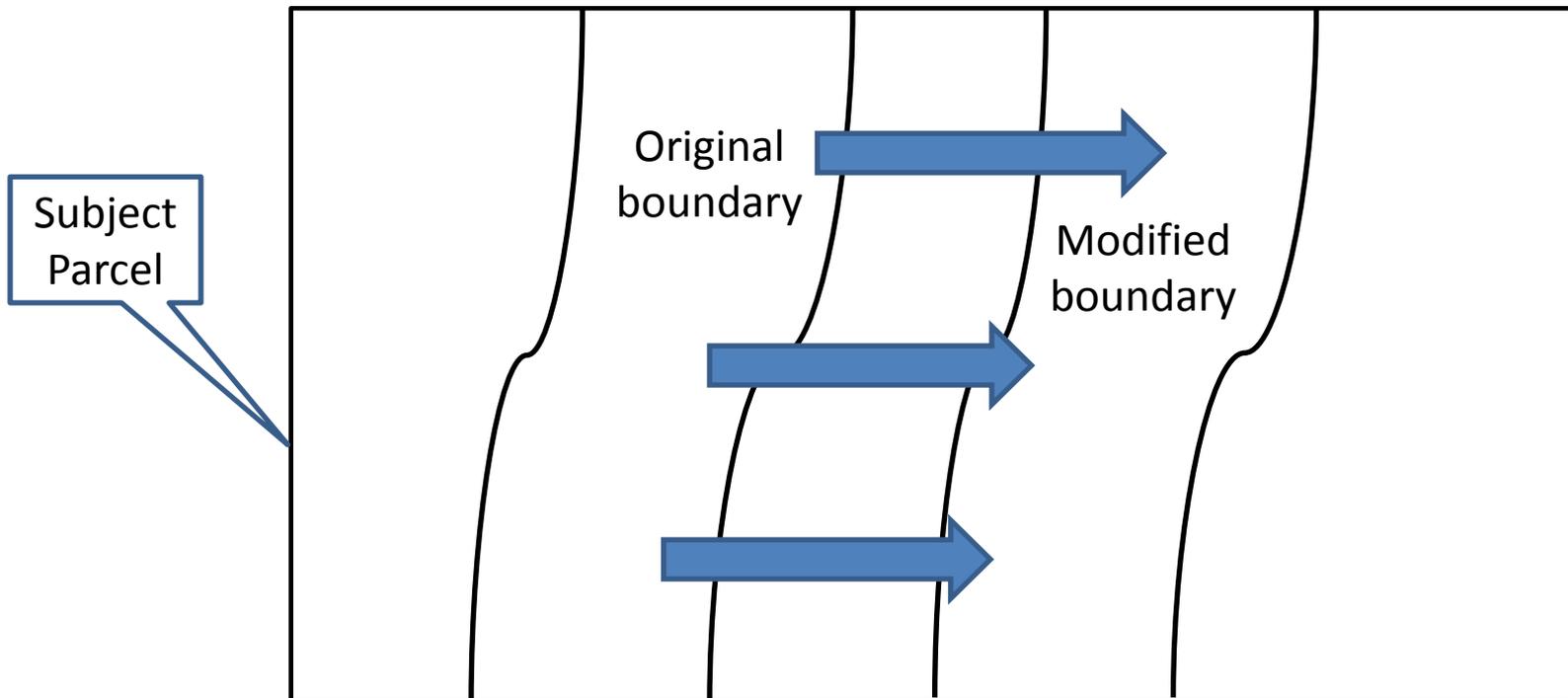


Compensation in Lieu of Density Transfer

- Unutilized transferable density within a corridor may be eligible for compensation by the County.
- Compensation will be based on the average of (2) appraisals.
- Appeal process available for either party if not satisfied with valuation.

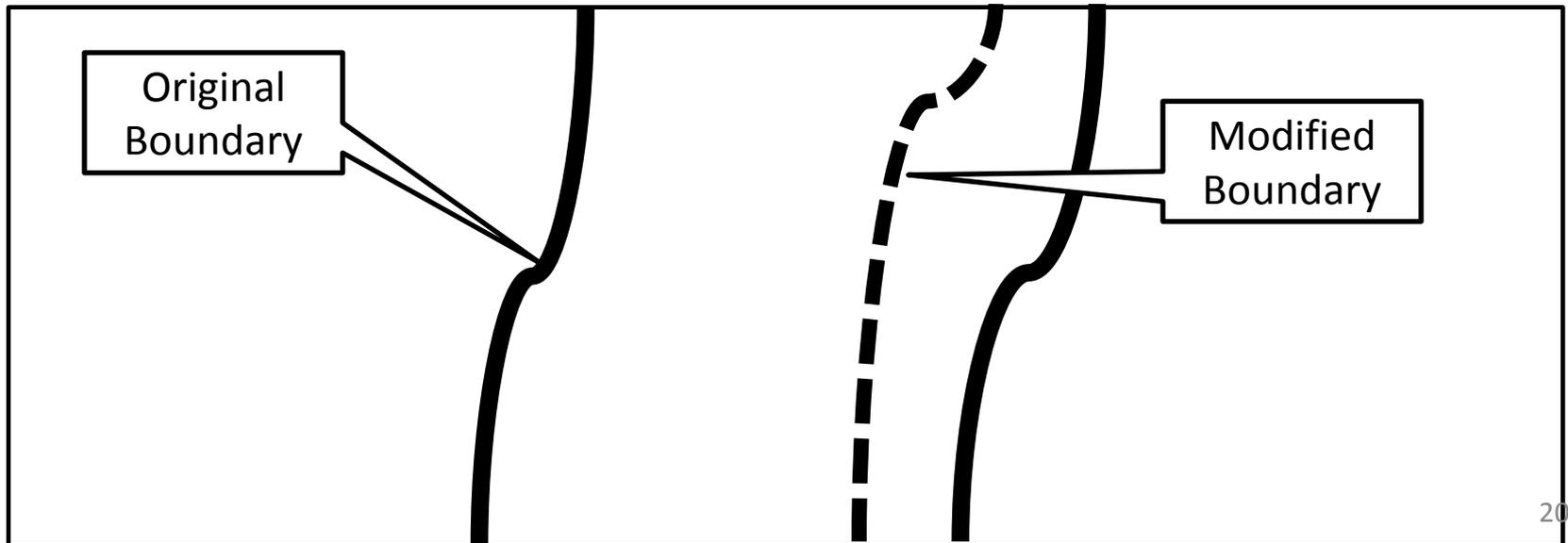
Corridor Boundary Modifications

Movement must maintain **intent of width**, ecological **function** and **connectivity** to publicly-owned parcels; no negative impact to adjacent owners.

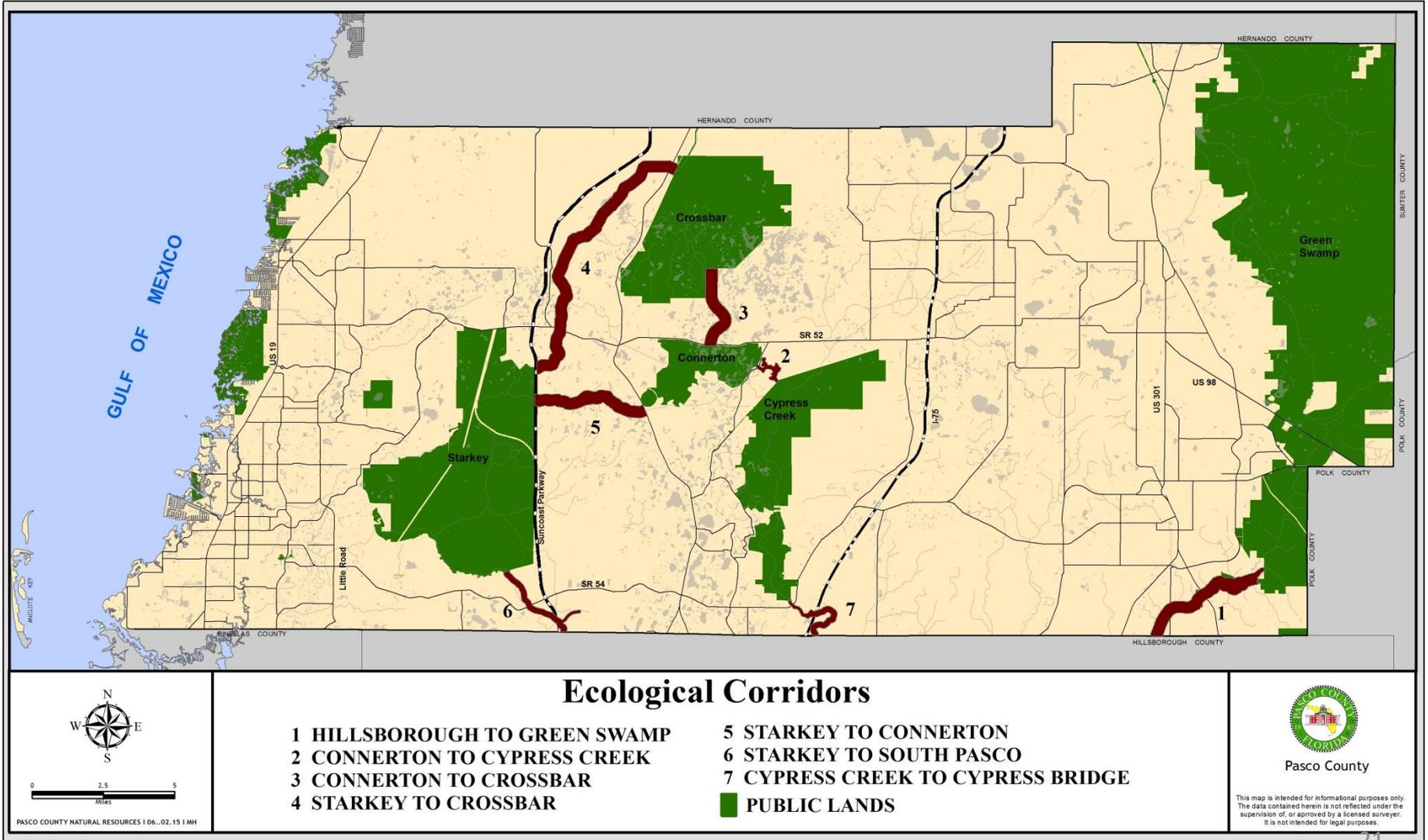


Corridor Boundary Modifications

- May be reduced because some areas are highly disturbed along edge of corridor
- May be reduced because land within corridor receives score below 25 using site selection scoring in Guidelines

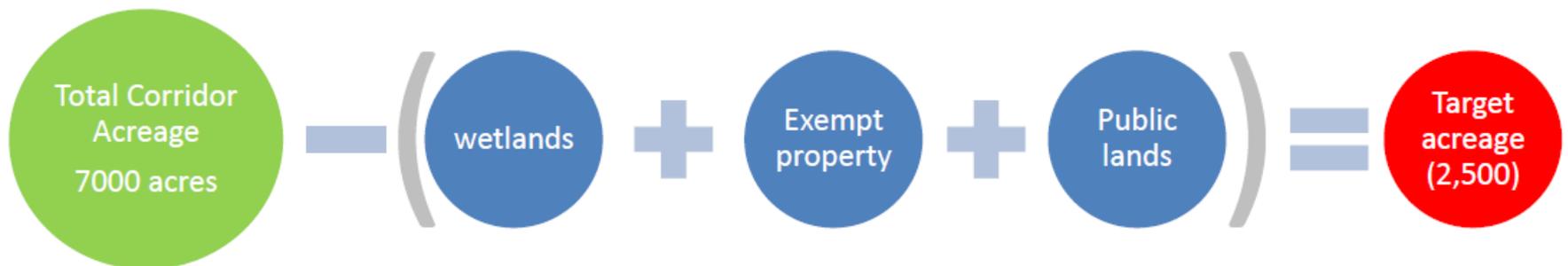


ECOLOGICAL CORRIDORS MAP – from 2002 Wildlife Habitat Study



Total Acreage for Analysis in Corridors

- Approximately 7000 Total Acres in Corridors.
- Staff performed an analysis of the total acreage which excluded existing developments, single family homes, county owned property, and wetlands.
- This resulted in a total of **2,500** Upland Acres proposed for regulation in the Corridor.



Compensation in Lieu of Density Transfer - **Cost Analysis**

1. **Fee Simple**

- Range per acre \$6,000 - \$15,000
- Average per acre \$10,500
- \$10,500 acre X 2,500 acres = **\$26,250,000**

2. **Less Than Fee**

- Range per acre \$6,000 - \$15,000
- Less Than Fee is approximately 75% cost of fee for untitled land
- Average per acre \$7,875
- \$7,875 acre X 2,500 acres = **\$19,687,500**

Management Cost Analysis

- The State of Florida management cost
 - \$46.00 acre / year
 - Land Management Uniform Accounting Counsel
- Pasco County average yearly management cost (includes salaries)
 - \$52.00 acre / year
- Average of Cost = \$49.00 acre / year
- Annual Cost of = \$49.00 X 2,500 acres =
\$122,500

Support and Benefits

- Protecting, Conserving, and Managing the County Natural Resources are major goals of the County's Strategic Plan and Business Plan.
- Ordinance is a reasonable and practical regulatory component necessary to achieve County's conservation strategy goals.
- Environmental Stewardship is a necessary element of strategic development.
- Supports numerous ecosystem services such as clean air, clean water, erosion control, carbon sequestration, jobs, recreational opportunities, and flood protection.

Support and Benefits, cont'd

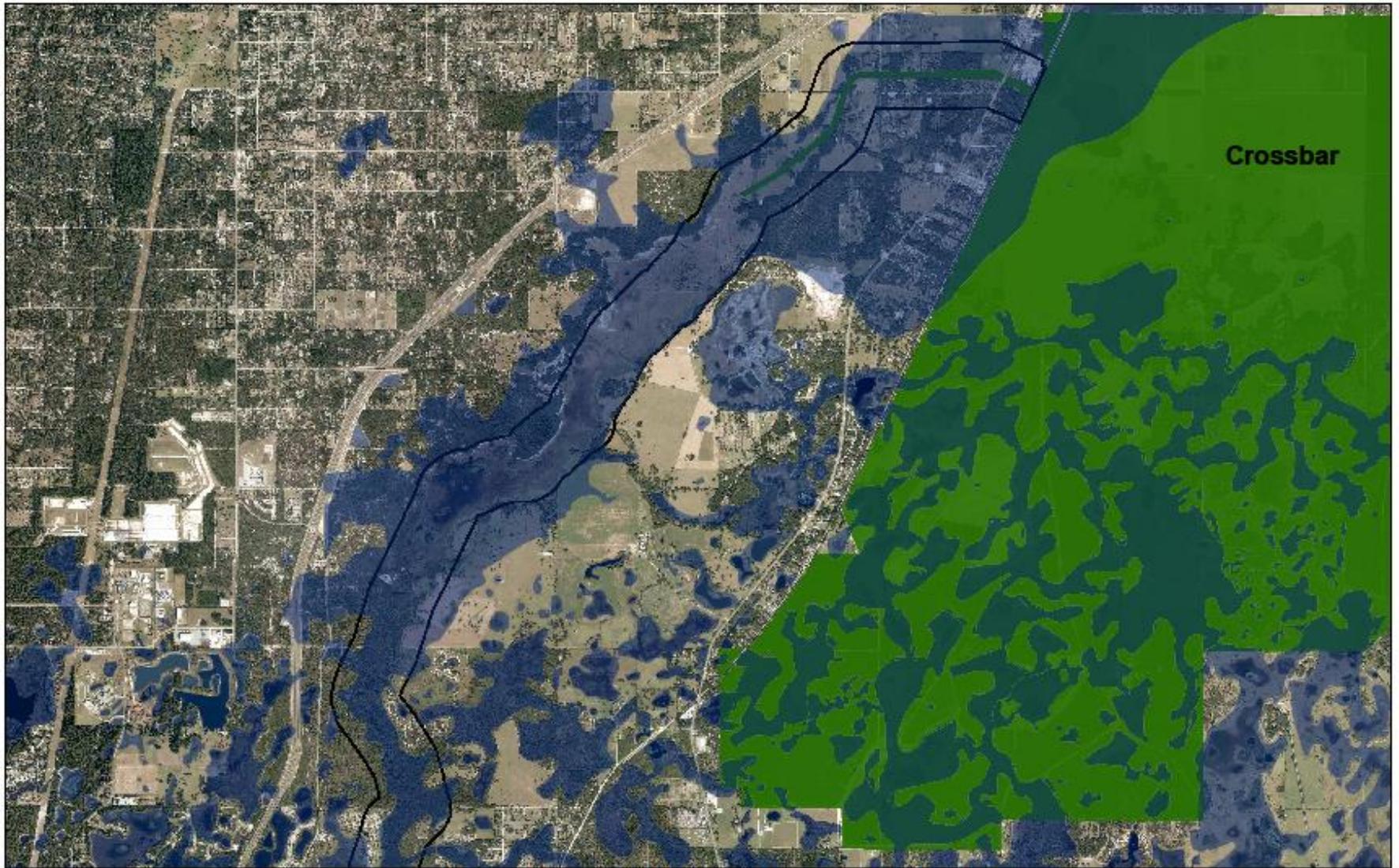
- Conservation land increases adjacent property values
- Preserving natural Pasco for future generations.
- Recent Urban Land Institute (ULI) report recommended the continued conservation and natural resources protection efforts.
- The Parks Master Plan incorporates corridors into the Greenways, Blueways, and Trails plan.

Flood Protection

- Flood protection is an Ecological Corridor ecosystem service.
- Significant portions of the corridors are located in the 100 year floodplain.
- Corridors will assist in preventing future flooding by managing land use within the 100 year floodplain.

Flood Protection

Corridor	Total Acres	Floodplain AC	% Floodplain
Starkey to Crossbar	2765.48	2213.31	80
Starkey to Connerton	1146.01	634.25	55
Connerton to Cypress Creek	174.81	142.56	82
Connerton to Crossbar	829.8	632.18	76
Starkey to South Pasco	480.67	362.24	75
Cypress Creek to Cypress Bridge	386.67	350.97	91
Hillsborough to Green Swamp	1340.68	1098.97	82



Crossbar

ECOLOGICAL CORRIDOR FLOODPLAINS



0 1 Miles



Starkey To Crossbar



Public Lands

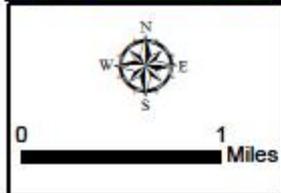
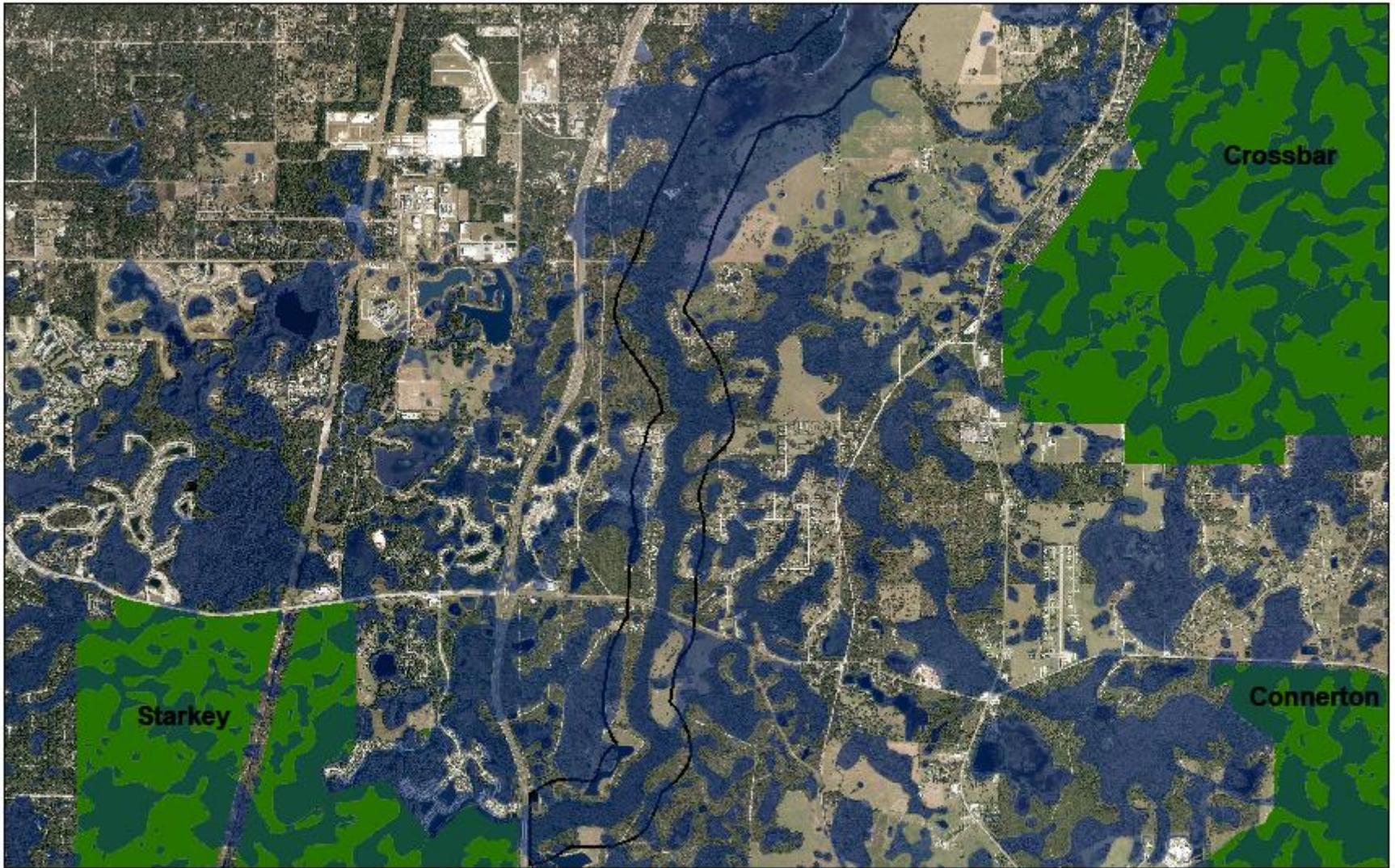


100 Yr Floodplain

Pasco County
Natural Resources



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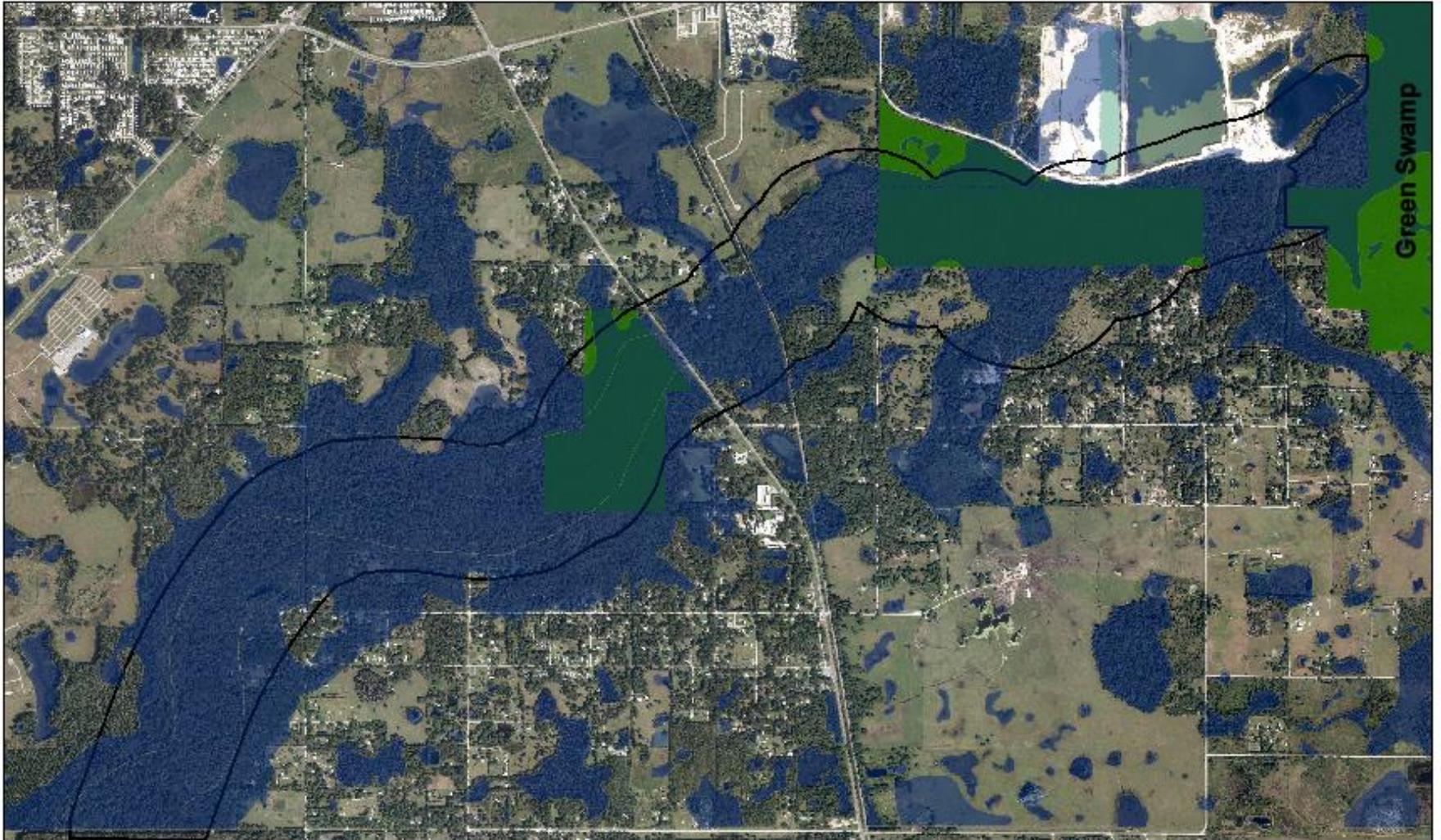
ECOLOGICAL CORRIDOR FLOODPLAINS

-
- Starkey To Crossbar
-
- Public Lands
-
- 100 Yr Floodplain

Pasco County
Natural Resources



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Green Swamp

ECOLOGICAL CORRIDOR FLOODPLAINS



0 0.5 Miles



Hillsborough to Green Swamp



Public Lands



100 Yr Floodplain

Pasco County
Natural Resources



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Next Steps

- Local Planning Authority, today, April 28, 2016
- BCC Hearing – May 10, 2016
- BCC LDC Adoption Hearing – June 21, 2016

Ordinance Summary

- Compliance with Settlement Agreement
- Consistent with Comprehensive Plan
- Flexible implementation and Incentives
- Protecting floodplains and natural resources
- Preserving a small piece of natural Pasco for future generations (1.5% of the total County land)
- Ordinance Adoption – fully funded, cheaper than eminent domain, predictable application and good use of taxpayers' money.

Staff Recommendation

Staff recommends the LPA recommend adoption of the Ecological Corridor Ordinance by BCC.

QUESTIONS?