



# **PASCO COUNTY, FLORIDA**

*"Bringing Opportunities Home"*

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PLANNING AND GROWTH MGMT. DEPT.  
WEST PASCO GOVERNMENT CENTER  
8731 CITIZENS DRIVE, SUITE 320  
NEW PORT RICHEY, FL 34654-5598

September 28, 2016

Mr. D. Ray Eubanks  
Plan Processing Administrator  
Florida Department of Economic Opportunity  
Division of Community Development  
107 East Madison Street  
Caldwell Bldg., MSC 160  
Tallahassee, FL 32399-0800

**RE: Pasco County Large Scale Comprehensive Plan Amendment - CPAL16 (11) Harrod Properties**

Dear Mr. Eubanks:

Pasco County is submitting CPAL16 (11) Harrod Properties, for review by the Florida Department of Economic Opportunity (DEO). The Board of the County Commissioners (BCC) is requesting an **expedited plan review** by the DEO of the proposed Comprehensive Plan Amendment.

The Local Planning Agency held a public hearing on August 25, 2016, to consider the proposed amendment. The BCC held a transmittal public hearing on September 27, 2016, to consider the proposed amendments and transmittal to the DEO.

## **Project Description**

The Harrod Properties project is 74.91 acres and is located off of the Suncoast Parkway and Shadyhills Road. Map amendment to an Industrial Light (IL) Future Land Use from Residential 1 (RES-1) for all property. The property is concurrently being rezoned to Light Industrial Park District (I-1) which will allow for light industrial and office uses.

One hard copy and two compact disks of the amendment are included in this transmittal package.

Copies of the proposed amendment has been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida

Department of Agriculture and Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department  
West Pasco Government Center  
8731 Citizens, Suite 320  
New Port Richey, FL 34654-5598  
Telephone: (727) 847-8193  
Email: jbuszewski@pascocountyfl.net

Should you have any questions, please contact me.

Sincerely,



Justyna Buszewski  
Planner II

Enclosures

cc: **VIA – Email – Required**

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us  
Jeffery F. Dow, LCP Coordinator, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: mailto:Jeffery.Dow@dot.state.fl.us  
Ivana Blankenship, Senior Environmental Planner, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: iblankenship@tampabaywater.org  
Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250, email to: Deena.Woodward@DOS.MyFlorida.com  
Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: trisha.neasman@swfwmd.state.fl.us  
Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: FWCConservationPlanningServices@myfwc.com  
Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: Plan.Review@dep.state.fl.us  
Tracy D. Suber, Educational Consultant - Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: Tracy.Suber@fldoe.org  
Brady Smith, Sr., Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: reviews@tbrpc.org  
Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

### **VIA – Email**

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20<sup>th</sup> Floor, Tampa, FL 33602, email to: [moredaj@hillsboroughcounty.org](mailto:moredaj@hillsboroughcounty.org)

Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: [thomasdeardorff@polk-county.net](mailto:thomasdeardorff@polk-county.net)

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: [karl.holley@sumtercountyfl.gov](mailto:karl.holley@sumtercountyfl.gov)

Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: [jstowers@pinellascounty.org](mailto:jstowers@pinellascounty.org) and,

Renea Vincent, Planning Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: [rvincent@co.pinellas.fl.us](mailto:rvincent@co.pinellas.fl.us)

Lisa L. Fierce, Development Director, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to [fiercel@cityofnewportrichey.org](mailto:fiercel@cityofnewportrichey.org)

Chris Mettler, Senior Planner, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to [MettlerC@CityofNewPortRichey.org](mailto:MettlerC@CityofNewPortRichey.org)

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mal to: [j.martinez@cityofportrichey.com](mailto:j.martinez@cityofportrichey.com)

Michael Sherman, AICP, Community Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: [msherman@dadecityfl.com](mailto:msherman@dadecityfl.com)

Joan Miller, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: [townclerk@townofstleo-fl.gov](mailto:townclerk@townofstleo-fl.gov)

Todd Vandenberg, City of Zephyrhills, 5335 - 8<sup>th</sup> Street, Zephyrhills, FL 33542, email to: [vandenberg@ci.zephyrhills.fl.us](mailto:vandenberg@ci.zephyrhills.fl.us)

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email to: [thickey@ctsfl.us](mailto:thickey@ctsfl.us)

Melissa Zornitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18<sup>th</sup> Floor, Tampa, Florida 33602, email to: [zornittam@plancom.org](mailto:zornittam@plancom.org)

Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18<sup>th</sup> Floor, Tampa, Florida 33602, email to: [garciat@plancom.org](mailto:garciat@plancom.org)

Richard M. Tonello, Supervisor, Pasco County Schools, Department of Planning, 11815 Tree Breeze Dr. New Port Richey, FL 34654. [rtonello@pasco.k12.fl.us](mailto:rtonello@pasco.k12.fl.us)

Planning and Development Department (Only to: Current Planning, Long Range Planning, Metropolitan Planning Organization, and Zoning and Intake)

Mike Carballa, Director, Utilities - Engineering and Contracts Management Dept. - [mcarballa@pascocountyfl.net](mailto:mcarballa@pascocountyfl.net)

Charles Cullen, Engineering Manager, Utilities - [ccullen@pascocountyfl.net](mailto:ccullen@pascocountyfl.net)

David Paradis, Enginner1, Utilities - [dparadis@pascocountyfl.net](mailto:dparadis@pascocountyfl.net)



**BOARD OF COUNTY COMMISSIONERS  
AGENDA MEMORANDUM**

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**COMMISSION DISTRICT:** 5

**FILE NO.:** PDD16-1804

**DATE:** 9/27/16

**SUBJECT:** Large Scale Comprehensive Plan Amendment - CPAL16(11) Harrod Properties  
Amendment to the Future Land Use Designation from RES-1 (Residential- 1 du/ga) to  
IL (Industrial - Light), on approximately 74.91 acres located off of the Suncoast Parkway  
and Shady Hills Road

**THRU:** Don L. Rosenthal, M.B.A., Assistant County Administrator

**FROM:** Kris Hughes, AICP, Planning and Development Administrator

**STAFF:** Justyna Buszewski, Planner II

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**RECOMMENDED COMMITTEE ACTION:**

Authorize transmittal of the proposed Large Scale Amendment to the Future Land Use from RES-1 (Residential- 1 du/ga) to IL (Industrial - Light), to the State of Florida Department of Economic Opportunity and other reviewing agencies.

**BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:**

On August 25, 2016, the Local Planning Agency (LPA) held a public hearing on the proposed Amendment, and found the Amendment to be consistent with the Comprehensive Plan. The LPA recommended approval of the proposed Large Scale Comprehensive Plan Amendment.

The applicant is requesting a Large Scale Comprehensive Plan Amendment to the Future Land Use (FLU) designation from RES-1 (Residential- 1 du/ga) to IL (Industrial - Light), on approximately 74.91 acres located off of the Suncoast Parkway and Shady Hills Road.

The property is concurrently being rezoned to I-1, Light Industrial Park District. The I-1 zoning district primarily allows for a variety of light industrial and office uses, including assembly and light manufacturing uses permitted in the C-3 Commercial/Light Manufacturing District, cold storage, hospitals, distribution and wholesaling operations.

The applicant is also requesting a conditional use permit to be approved concurrently with the subject land use amendment to allow an auction house on the property. Other employment-generating uses are also anticipated to be developed on the subject property.

The proposed amendment to the IL FLU is consistent with the County's goals concerning employment-generating uses and job growth. The County has undertaken a series of steps since the 2008 Urban Land Institute (ULI) Report to encourage the development of employment-generating uses in the County. The Board has adopted a Strategic Plan of maintaining a healthy financial environment by increasing "the taxable value of its employment-generating uses (Industrial, Office, etc.)" and has set several goals concerning the growth of employment-generating uses throughout the County.

The subject property is located at the intersection of an arterial and collector roadway and has visibility through its frontage along the Suncoast Parkway. The County supports employment-generating uses, and the siting of industrial and office uses in proximity to major roadways and areas that have visibility.

**Adjacent Parcels - FLU and Zoning**

The subject property is characterized by industrial and rural surrounding uses, and contains no residential subdivisions in the immediate vicinity. Other than the elementary school to the north of the property, the parcels to the west and south are vacant lands planned for IL, EC and RES-1. As a result, there are no known compatibility issues. The biggest influence on the area is the County’s waste-to-energy facility and other industrial uses that have sprung up along Hudson Avenue in close proximity to the subject property.

There are two light industrial MPUDs adjacent to or in close proximity to the property; the Suncoast Industrial Park MPUD (immediately west of the Property) and the Greenfield MPUD (southwest of the site across the Suncoast Parkway).

		FLU	ZONING	EXISTING USE
<b>Subject site</b>		<b>RES-1</b>	<b>AR</b>	<b>Undeveloped</b>
<b>Adjacent /Abutting Properties</b>	N	RES-1	AR	School, Undeveloped
	S	IH, RES-3	AC	Undeveloped
	E	Employment Center, ROR	C3, MPUD	Suncoast Parkway, Greenfield MPUD
	W	RES-6	AC and MPUD	Undeveloped

**CONSISTENCY OF THE PROPOSED CHANGE WITH THE GOALS, OBJECTIVES, AND POLICIES IN THE COMPREHENSIVE PLAN:**

IL (Industrial Light) Future Land Use Designation

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

General Range of Potential Uses:

Office, light industry, research/corporate parks, and warehouses/distribution. Other retail/commercial support such as restaurants, banks, day-care centers, dry cleaners, hotels, motels, and service stations. Other retail/commercial support uses shall be limited to fifteen percent of the net project acreage.

Policy FLU 1.4.7: Limits on Industrial Uses Adjacent to Residential Areas

Pasco County shall ensure that future Comprehensive Plan amendments to industrial uses adjacent to residential land use categories and/or residentially zoned properties shall be light industrial uses only to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise. Access which is limited only to local residential roadways shall be considered unacceptable for heavy industrial uses, notwithstanding applicable access management requirements.

- *The applicant shall demonstrate compatible transition of land use with sensitive site design such as sufficient buffers, limited building heights, architectural controls and limited hours of operation, limited adjacent uses to passive, unobtrusive uses (e.g. no dump sites, loading areas, lighting, noise, odor or hazardous materials). The subject property will provide buffering to the residential parcels to west at the time of site plan development, in accordance with the County's Land Development Code.*

#### Policy FLU 8.1.2 South Market Area Establishment

The South Market Area, as established on Map 2-18, is envisioned as an urban gateway opportunity area with intensification supported by transit opportunities in a manner which will enhance energy efficiency and conservation and reduce greenhouse gas emissions. This area has a distinct and dual role as a gateway to and from Pasco County and shall serve as a premier location for employers in Pasco County. This area shall be characterized by dense, vertical nonresidential development, and sophisticated residential development with quality design, intensity, and density necessary to support transit opportunities

The mission for the South Market Area is creation of a high density, compact, and mixed-use location with maximized transportation opportunities that attracts a broad spectrum of employers and businesses. This area promotes higher-density, compact development and encourages mixed-use communities that are live/work.

- *The property is located in the South Market Area. The proposed amendment to the IL FLU is consistent with the vision of the South Market Area and furthers the County's goals concerning employment-generating uses and job growth. There is a limited amount of light industrial area available in the County. Pasco County lacks the appropriate acreage to accommodate future industrial demand. Pasco Economic Development Staff supports the amendment to IL for value added job creation and promoting industry.*

#### **Transportation Analysis**

Transportation Analysis is exempt for FLU Map amendments to the IL (Industrial- Light) land use classification per LDC Section 901.12 Transportation Analysis.

The subject site has visibility from the Suncoast Parkway, which adjoins the Property on the east side. Access to the property is provided from Shady Hills Road and Softwind Lane. Shady Hills Road is an arterial roadway per the Pasco County Highway Vision, Map 7-36 in the Comprehensive Plan. Softwind Lane is a collector roadway per the Highway Vision Map. The County has designed and constructed a series of improvements to Softwind Lane in the last fifteen years to provide a functional connection to Shady Hills Road for the industrial uses that have emerged on Hudson Avenue. This area is in close proximity to the County's waste- to-energy facility.

#### **General Public Facilities/ Services and Natural Resources**

Refer to Attachment 2

#### **FINDINGS OF FACT:**

The Administration Element of the Comprehensive Plan provides a framework by which proposed Comprehensive Plan Amendments shall be evaluated. Under Proposed Comprehensive Plan Amendments and Adoption Process, paragraph 4a states:

In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
  - *Staff determined that the proposed Comprehensive Plan Amendment to be consistent with the Comprehensive Plan; as outlined in Consistency to Comprehensive Plan analysis above.*
- Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.
  - *No further amendments are necessary in conjunction with the proposed amendment.*
- An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.
  - *This amendment will not require additional capital costs or service requirements*

**Action of the LPA** - On August 25, 2016 the LPA determined the proposed Amendment to be consistent with the Comprehensive Plan and recommended approval of the Amendment.

**ATTACHMENT(S):**

1. Aerial, Existing and Proposed FLU Map
2. Justification, Public Facilities and Services Analysis

# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

T 2 4 S - R 1 8 E

SHEET 05

DATE ADOPTED: 06/15/89

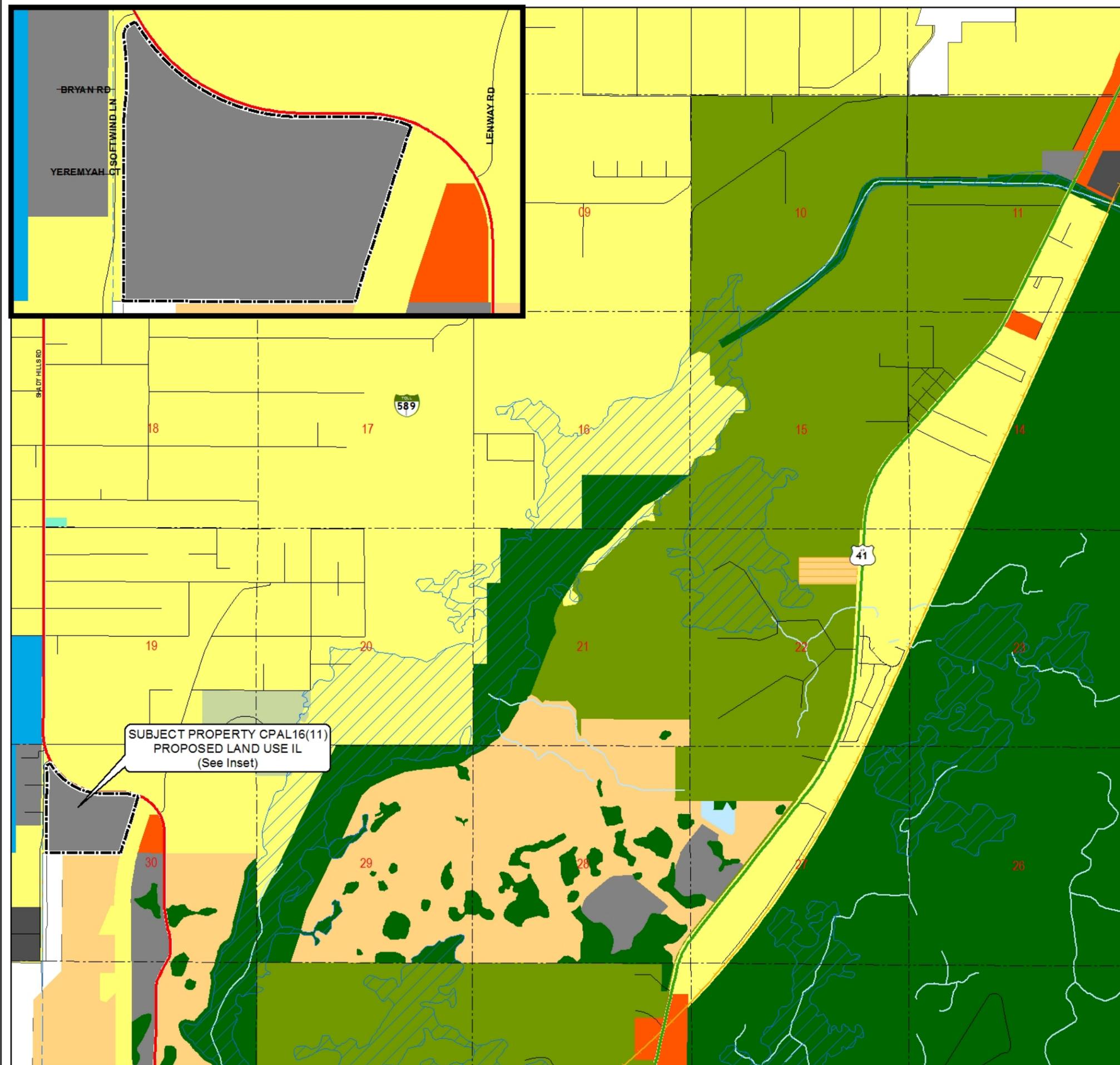
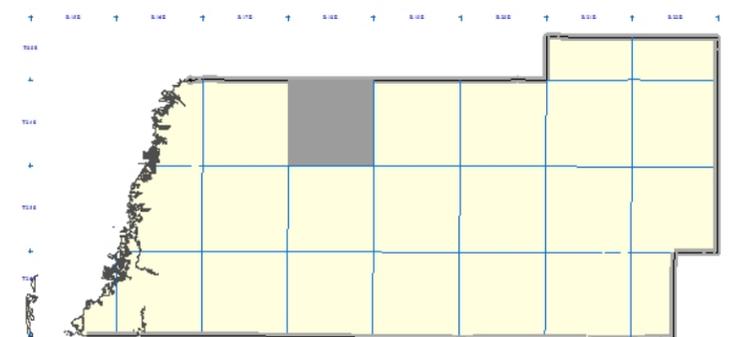
ORDINANCE #: 89-13

## FUTURE LAND USE 2025 CLASSIFICATIONS

- |  |   |  |
|--|---|--|
|  AG<br>Agricultural                     |  RES - 1<br>Residential                |  GH<br>Gateway Hub                    |
|  AG/R<br>Agricultural / Rural.          |  RES - 3<br>Residential                |  NPC<br>New Port Corners              |
|  C/L<br>Coastal Land                    |  RES - 6<br>Residential                |  TC<br>Town Center                    |
|  CON<br>Conservation Land               |  RES - 9<br>Residential                |  OFF<br>Office                        |
|  AT<br>Major Attractors                 |  RES - 12<br>Residential               |  EC<br>Employment Center              |
|  R/O S<br>Major Recreation / Open Space |  RES - 24<br>Residential               |  ROR<br>Retail / Office / Residential |
|  P S P<br>Major Public / Semi - Public  |  VMU 1<br>Village Mixed Use - Type 1   |  COM<br>Commercial                    |
|  NT<br>New Town                         |  VMU 2A<br>Village Mixed Use - Type 2A |  IL<br>Industrial - Light             |
|  PD<br>Planned Development              |  VMU 2B<br>Village Mixed Use - Type 2B |  IH<br>Industrial - Heavy             |
|  MU<br>Mixed Uses                       |  VMU 3<br>Village Mixed Use - Type 3   |  |

## OVERLAYS

- |  |  |   |
|--|--|---|
|  CLASS I WETLANDS / LAKES |  FLEXIBLE PLAN BOUNDARY |  PASADENA HILLS OVERLAY  |
|  CITY LIMITS             |  ROR OVERLAY           |  TRANSIT CENTER OVERLAY |



ADOPTION DATE	EFFECTIVE DATE	ORDINANCE
6/27/2006	1/26/2007	06-18
11/20/2007	2/21/2008	07-38
11/20/2007	4/10/2008	07-34
10/20/2009	11/22/2009	09-17
12/15/2009	1/15/2010	09-36
8/10/2010	8/31/2010	10-32
8/10/2010	8/31/2010	10-33
1/11/2011	2/11/2011	11-01



**Pasco County, Florida**  
Geographic Information Systems  
(G.I.S.)  
Engineering Services  
Survey Department

Created By: \_\_\_\_\_ Date Created: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date Printed: \_\_\_\_\_



FRISKY LANE

ANNHURST LANE

CRELA DRIVE

WESLEY COURT

LEWAY ROAD

PRIVATE DRIVEWAY

CREWS LAKE DRIVE

PINE LOOP

BOATWAY ROAD

BRYAN ROAD

SHADY HILLS ROAD

SUNCOAST TRAIL  
SUNCOAST PARKWAY SBND  
SUNCOAST PARKWAY NBND

YEREMAH COURT

SOFTWIND LANE

HUDSON AVENUE

MERCHANT ENERGY WAY

HAYS ROAD

HARMON DRIVE

NAGLE COURT

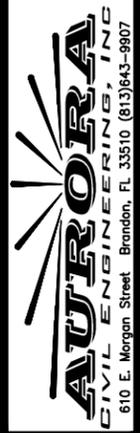
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1000ft



REVISIONS	NO.	DATE	BY	DESCRIPTION
1	1		JOHN SCHELLER	ISSUED
2	1		JOHN SCHELLER	REVISED
3	1		JOHN SCHELLER	REVISED
4	1		JOHN SCHELLER	REVISED
5	1		JOHN SCHELLER	REVISED
6	1		JOHN SCHELLER	REVISED
7	1		JOHN SCHELLER	REVISED
8	1		JOHN SCHELLER	REVISED
9	1		JOHN SCHELLER	REVISED
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20	1		JOHN SCHELLER	REVISED

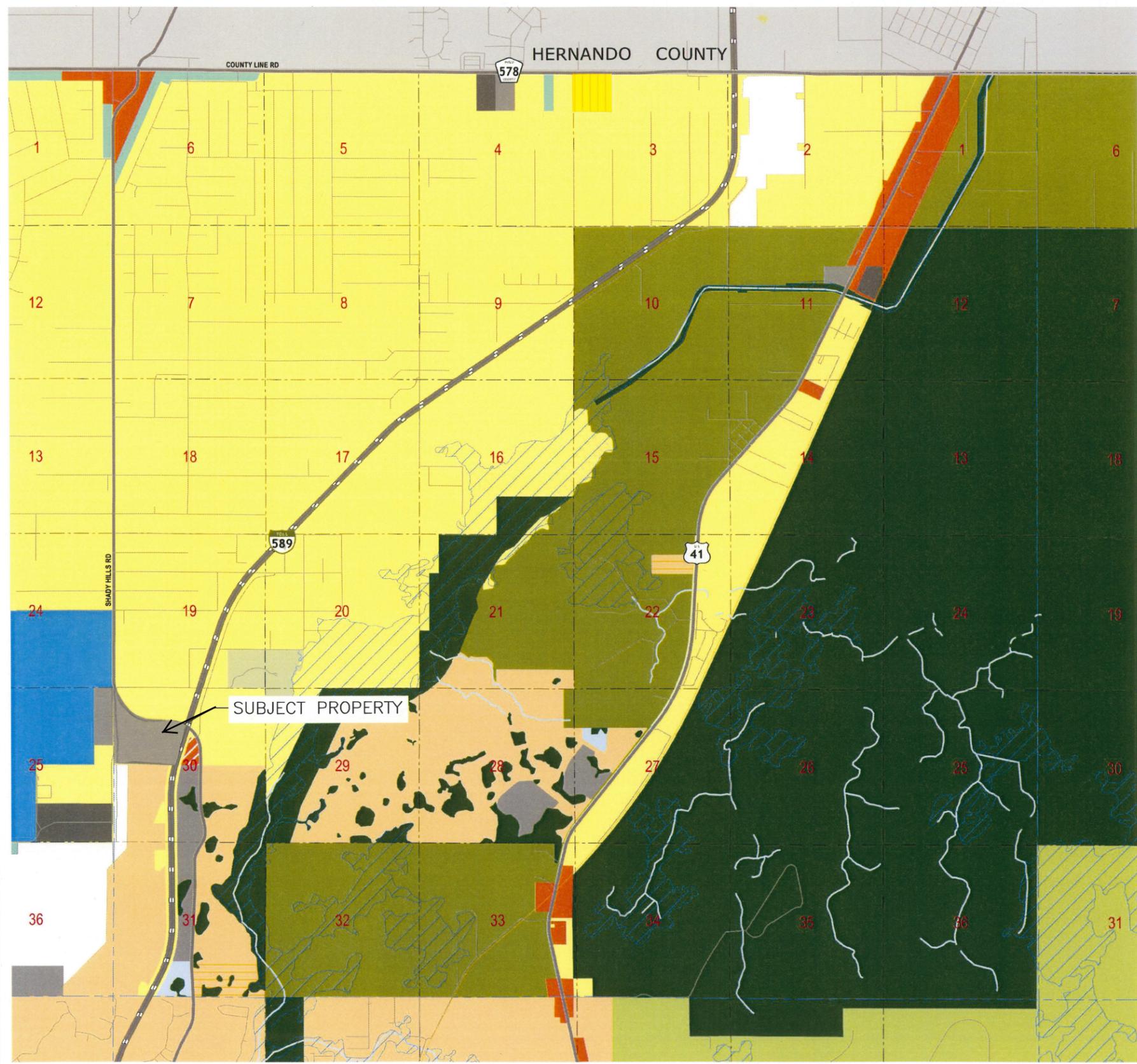
**LOCATION MAP**

**HARROD - SHADY HILLS**  
 HARROD PROPERTIES, INC.  
 5550 W. EXECUTIVE DR. SUITE 550  
 TAMPA, FL 33609



© 2018 HERE

# Proposed Future Land Use



## THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

T 24 S - R 18 E  
SHEET 05

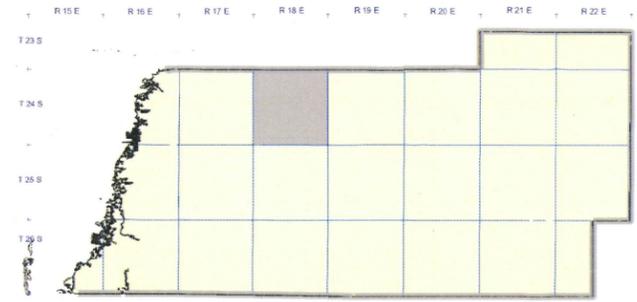
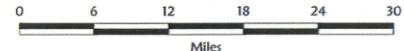
DATE ADOPTED: 06/15/89 ORDINANCE #: 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

- |                                       |                                      |                                      |
|---------------------------------------|--------------------------------------|--------------------------------------|
| AG<br>Agricultural                    | RES - 1<br>Residential               | GH<br>Gateway Hub                    |
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| CON<br>Conservation Land              | RES - 9<br>Residential               | OFF<br>Office                        |
| AT<br>Major Attractors                | RES - 12<br>Residential              | EC<br>Employment Center              |
| R/OS<br>Major Recreation / Open Space | RES - 24<br>Residential              | ROR<br>Retail / Office / Residential |
| P/S/P<br>Major Public / Semi - Public | VMU1<br>Village Mixed Use - Type 1   | COM<br>Commercial                    |
| NT<br>New Town                        | VMU2A<br>Village Mixed Use - Type 2A | IL<br>Industrial - Light             |
| PD<br>Planned Development             | VMU2B<br>Village Mixed Use - Type 2B | IH<br>Industrial - Heavy             |
| MU<br>Mixed Uses                      | VMU3<br>Village Mixed Use - Type 3   |                                      |

### OVERLAYS

- |                          |                        |                        |
|--------------------------|------------------------|------------------------|
| CLASS I WETLANDS / LAKES | FLEXIBLE PLAN BOUNDARY | PASADENA HILLS OVERLAY |
| CITY LIMITS              | ROR OVERLAY            | TRANSIT CENTER OVERLAY |



### REVISIONS

ADOPTION DATE // ORDINANCE#	ADOPTION DATE // ORDINANCE#
10/23/90 // 90-14	08/10/10 // 10-36
07/16/91 // 91-13	08/10/10 // 10-37
05/04/93 // AI	07/24/12 // 12-18
08/12/97 // 97-11	
08/12/97 // 97-12	
11/20/01 // 01-23 SS	
07/13/04 // 04-31 SS	
06/27/06 // 06-18	
01/08/08 // 08-11	
09/08/08 // 08-35	
07/14/09 // 09-15 SS	
05/25/10 // 10-09	
08/10/10 // 10-22	



**Pasco County, Florida**  
Geographic Information Systems  
(G.I.S.)  
Engineering Services  
Survey Department

Created By: JMH Date Created: December 2012  
Checked By: Date Printed: December 2012

NO.	DATE	DESCRIPTION	BY
1	06/15/89	ADOPTED	CHRIS WEDALE
2	06/15/89	ADOPTED	CHRIS WEDALE
3	06/15/89	ADOPTED	CHRIS WEDALE
4	06/15/89	ADOPTED	CHRIS WEDALE
5	06/15/89	ADOPTED	CHRIS WEDALE
6	06/15/89	ADOPTED	CHRIS WEDALE
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36	06/15/89	ADOPTED	CHRIS WEDALE

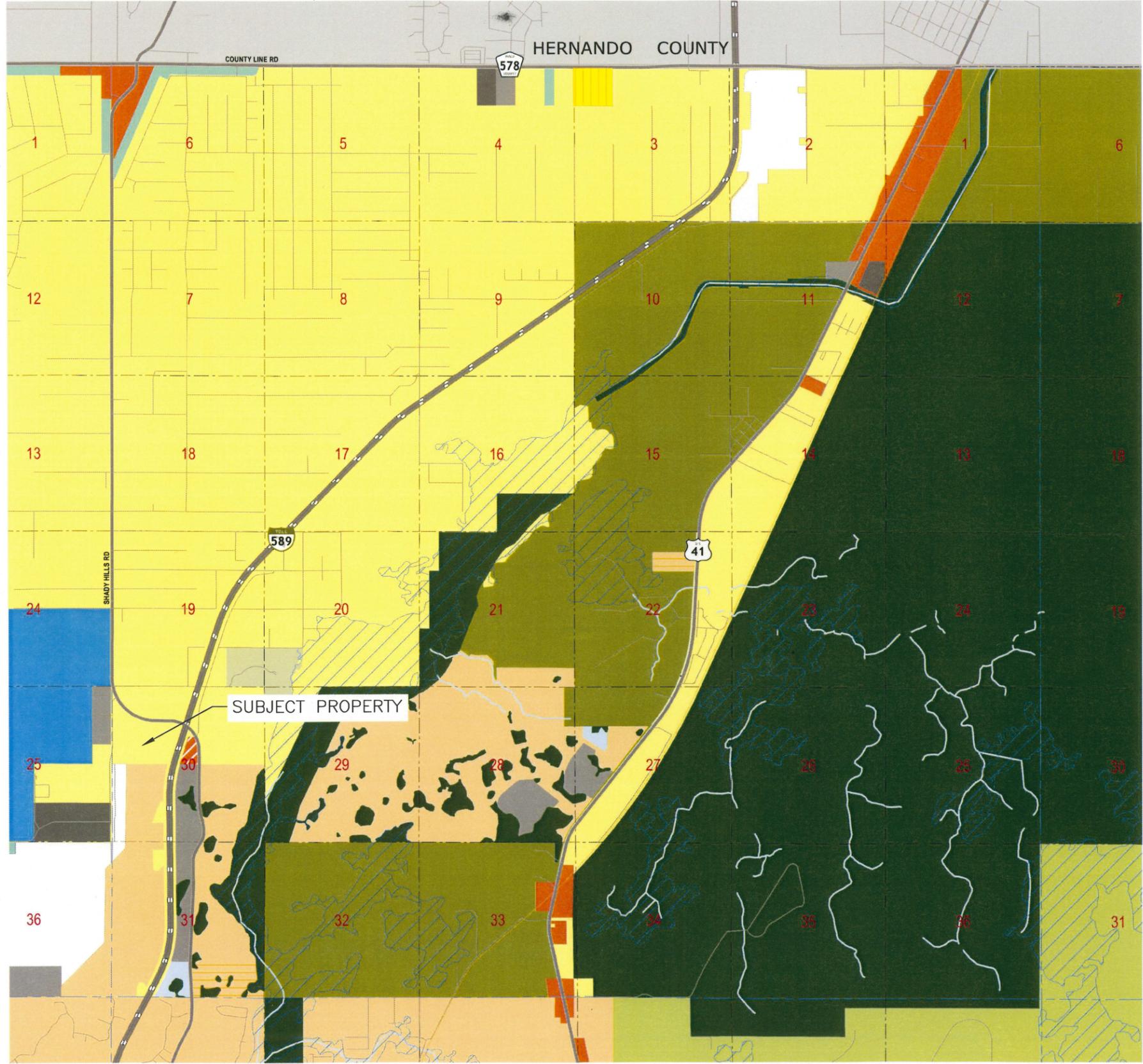
FUTURE LAND USE

HARROD - SHADY HILLS

HARROD PROPERTIES, INC.  
EXECUTIVE DR., SUITE 550  
5550 W. TAMPA, FL 33609

AUTORORA  
CIVIL ENGINEERING, INC.  
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

# Existing Future Land Use



## THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

T 24 S - R 18 E  
SHEET 05

DATE ADOPTED: 06/15/89

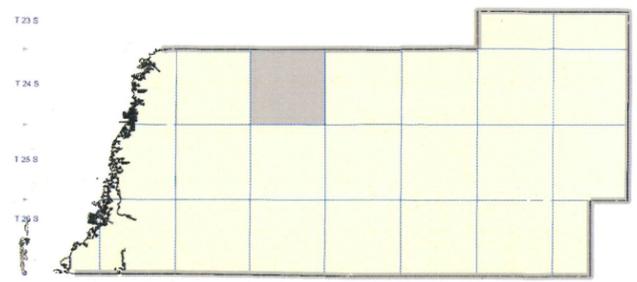
ORDINANCE #: 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

- |                                       |                                      |                                      |
|---------------------------------------|--------------------------------------|--------------------------------------|
| AG<br>Agricultural                    | RES - 1<br>Residential               | GH<br>Gateway Hub                    |
| AG/R<br>Agricultural / Rural.         | RES - 3<br>Residential               | NPC<br>New Port Corners              |
| C/L<br>Coastal Land                   | RES - 6<br>Residential               | TC<br>Town Center                    |
| CON<br>Conservation Land              | RES - 9<br>Residential               | OFF<br>Office                        |
| AT<br>Major Attractors                | RES - 12<br>Residential              | EC<br>Employment Center              |
| R/OS<br>Major Recreation / Open Space | RES - 24<br>Residential              | ROR<br>Retail / Office / Residential |
| P/S P<br>Major Public / Semi - Public | VMU1<br>Village Mixed Use - Type 1   | COM<br>Commercial                    |
| NT<br>New Town                        | VMU2A<br>Village Mixed Use - Type 2A | IL<br>Industrial - Light             |
| PD<br>Planned Development             | VMU2B<br>Village Mixed Use - Type 2B | IH<br>Industrial - Heavy             |
| MU<br>Mixed Uses                      | VMU3<br>Village Mixed Use - Type 3   |                                      |

### OVERLAYS

- |                          |                        |                        |
|--------------------------|------------------------|------------------------|
| CLASS I WETLANDS / LAKES | FLEXIBLE PLAN BOUNDARY | PASADENA HILLS OVERLAY |
| CITY LIMITS              | ROR OVERLAY            | TRANSIT CENTER OVERLAY |



### REVISIONS

ADOPTION DATE // ORDINANCE#	ADOPTION DATE // ORDINANCE#
10/23/90 // 90-14	08/10/10 // 10-36
07/16/91 // 91-13	08/10/10 // 10-37
05/04/93 // AI	07/24/12 // 12-18
08/12/97 // 97-11	
08/12/97 // 97-12	
11/20/01 // 01-23 SS	
07/13/04 // 04-31 SS	
06/27/06 // 06-18	
01/08/08 // 08-11	
09/08/08 // 08-35	
07/14/09 // 09-15 SS	
05/25/10 // 10-09	
08/10/10 // 10-22	



**Pasco County, Florida**  
Geographic Information Systems  
(G.I.S.)  
Engineering Services  
Survey Department

Created By: JMH Date Created: December 2012  
Checked By: Date Printed: December 2012

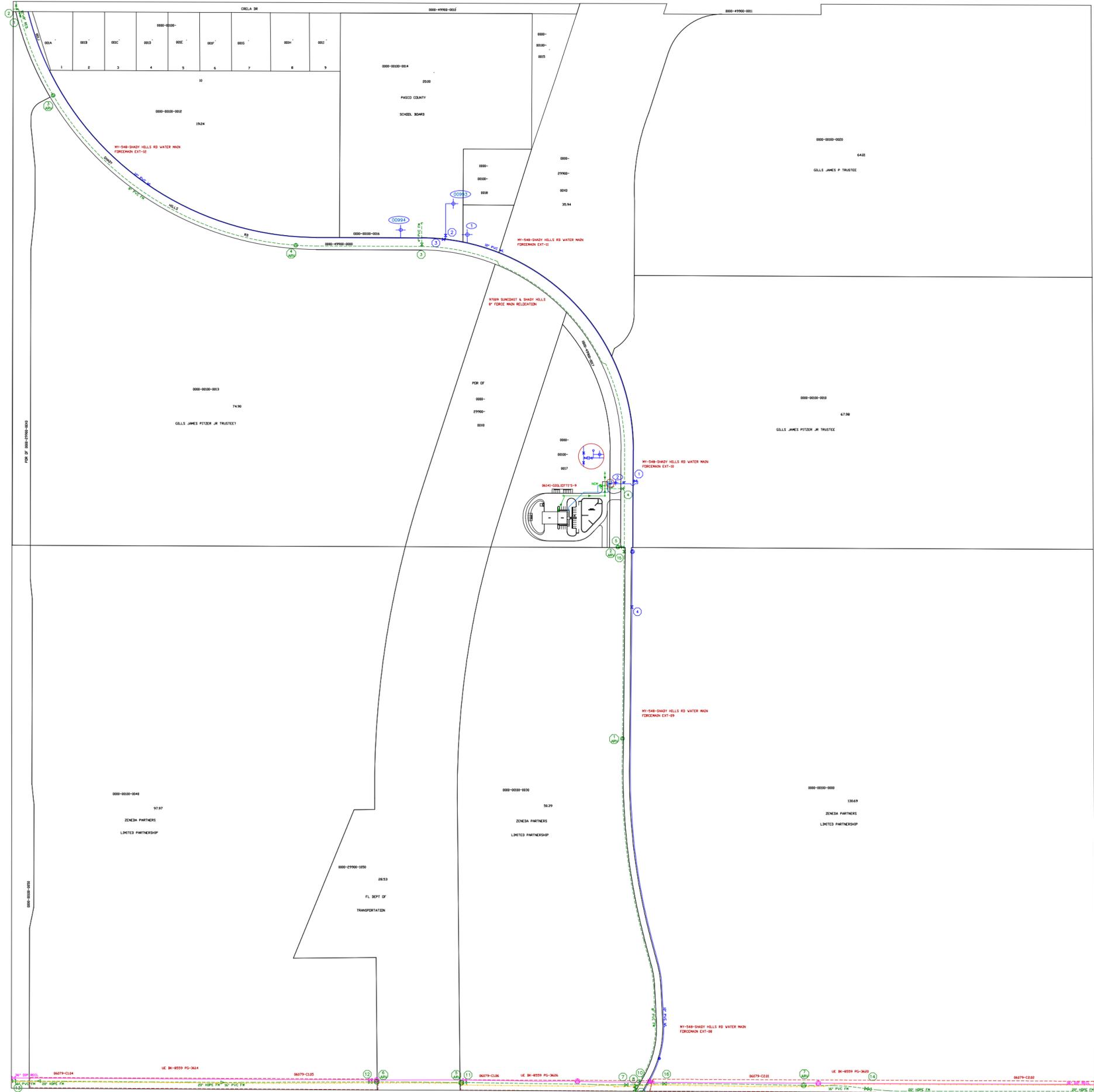
NO.	BY	DATE	DESCRIPTION
1	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
2	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
3	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
4	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
5	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
6	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
7	CHRIS WEDDLE	JUNE 10, 2018	APPROVAL
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226



228

LEGEND

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>— WATER MAIN (WM)</li> <li>— WELL</li> <li>— FIRE HYDRANT</li> <li>— WATER LATERAL</li> <li>— DOUBLE SERVICE WATER LATERAL</li> <li>— SINGLE SERVICE LATERAL</li> <li>— REDUCER</li> <li>— GATE VALVE</li> <li>— METER</li> <li>— ABANDONED MAIN WM, SM, FM, RM</li> <li>— PRIVATE UTILITY WATER MAIN</li> <li>— P.S.R. = PRIVATE SITE RESTORATION</li> <li>— N.C.M. = NOT COUNTY MAINTAINED</li> </ul> | <ul style="list-style-type: none"> <li>— SEWER GRAVITY MAIN (SM)</li> <li>— FORCE MAIN (FM)</li> <li>— SEWER MANHOLE</li> <li>— SEWER MANHOLE NUMBER</li> <li>— SEWER GRAVITY SERVICE LATERAL</li> <li>— FLOW DIRECTION</li> <li>— SEWER GRAVITY SERVICE LATERAL</li> <li>— LIFT/PUMP STATION NUMBER</li> <li>— LIFT/PUMP STATION (LS/PS)</li> <li>— PRIVATE UTILITY SERVICE AREA</li> <li>— PRIVATE UTILITY SEWER GRAVITY MAIN</li> <li>— PRIVATE UTILITY FORCE MAIN</li> </ul> | <ul style="list-style-type: none"> <li>— RECLAIMED MAIN (RM)</li> <li>— DOUBLE RECLAIMED SERVICE LATERAL</li> <li>— SINGLE RECLAIMED SERVICE LATERAL</li> <li>— BACK FLOW PREVENTER OR CHECK VALVE</li> <li>— BLOW-OFF OR CLEAN OUT</li> <li>— AIR RELEASE VALVE</li> <li>— AIR RELEASE VALVE NUMBER</li> <li>— VALVE NUMBER</li> <li>— PRIVATE UTILITY RECLAIMED MAIN</li> </ul> <p>NOTE: ALL SEWER GRAVITY MAIN, 8" PVC UNLESS NOTED OTHERWISE.</p> |
|--|--|---|

PASCO COUNTY UTILITIES SYSTEM  
MAP CONTENTS

GIELLA ELEM. SCHOOL (NO AS-BUILT)		
SEE SHADY HILLS RD WATER MAIN & FORCE MAIN EXTENSION (MYLAR #548)		
WATER MAIN EXTENSION HAYS ROAD TO SHADY HILLS ROAD		

Prepared by Pasco County Utilities Department		
This map is provided for information purposes only, and is not intended to be a commitment that utilities services are available. This map is a sketch only, and should not be relied on for design purposes.		
WATER ATLAS MAP SEWER ATLAS MAP RECLAIMED ATLAS MAP		
ACAD FILE: MAP227.dwg	DRAWN BY: JA/XB/SB/XB	DATE: 12/08/2014
SEC. 30	TWN. 24	RNG. 18
SCALE: 1"= 200' / 1"= 400'		
<b>227</b>		



## SEVEN HILLS LARGE SCALE AMENDMENT APPLICATION

### 1. Maps (See attached)

- a. Location map of the subject property showing the surrounding developments (approved and proposed), zoning districts and major roadways. *See Location Map, Surrounding Developments, and Pasco County Zoning Map.*
- b. Current aerial with subject property boundaries.
- c. Current photos of the site showing the existing and adjacent uses of the site.
- d. Existing Future Land Use Map.
- e. Proposed Future Land Use Map.
- f. Natural resource feature map
- g. GIS shape file if the subject property contains partial parcel or multiple proposed change – *Not applicable*

### 2. Certified Survey

The Pasco County Property Appraiser's map identifies the subject property as Parcel ID No. 30-24-18-0000-00100-0013 (the "**Property**"). Per the attached survey from DLB Surveying, Inc., the Property contains 74.91 acres.

### 3. Amendment Justification Statement:

The applicant seeks a Large Scale Future Land Use Map amendment from the RES-1 (Residential-1 DU/ac.) Future Land Use Classification ("**FLUC**") to the IL (Industrial - Light) **FLUC** to permit the allowable uses in the IL FLUC and the accompanying rezoning to the I-1 Light Industrial Park District. The existing FLUC for the Property allows primarily residential uses and the Property was previously approved for a residential subdivision. The proposed buyer of the Property is a developer with substantial experience in light industrial and office development in the Southeastern United States. The I-1 zoning district primarily allows a variety of light industrial and office uses, including all of the assembly and light manufacturing uses permitted in the C-3 Commercial/Light Manufacturing District, cold storage, hospitals, distribution and wholesaling operations. The I-1 zoning district also provides that "auction houses" are a conditional use in the district. Here, the proposed buyer is also requesting a conditional use permit to be approved concurrently with the subject land use amendment to allow an auction house on all of the Property. However, it is not anticipated that the auction house on the Property will occupy the entirety of the Property and there is a good chance that other employment-generating uses will be developed on the Property by the proposed buyer that complement the auction house.

The Property is generally rectangular in shape and contains 74.91 acres. It has visibility from the Suncoast Parkway, which adjoins the Property on the east side, but access to the Property is provided from Shady Hills Road, an arterial roadway per the Pasco County (the "**County**") Highway Vision, Map 7-36 in the Pasco County Comprehensive Plan (the "**Comprehensive Plan**") and Softwind Lane, a collector roadway per the Highway Vision Map. (See attached Location Map). The County has designed and constructed a series of improvements to Softwind Lane in the last fifteen years to provide a functional connection to Shady Hills Road from the industrial uses that have emerged on Hudson Avenue in close proximity to the County's waste-

to-energy facility there. Industrial uses have continued to grow in the area as a result of these improvements, the synergy of similar uses and the proximity to the Suncoast Parkway interchange at S.R. 52. There are two light industrial MPUDs adjacent to or in close proximity to the Property; the Suncoast Industrial Park MPUD (immediately west of the Property) and the Greenfield MPUD (southwest of the site across the Suncoast Parkway).

The proposed amendment to the IL FLUC is consistent with and furthers the County's goals concerning employment-generating uses and job growth. The County has undertaken a series of steps since the 2008 Urban Land Institute (ULI) Advisory Services Panel Report (the "**ULI Report**") encouraged the development of employment-generating uses in the County. Among other things, the County has eliminated mobility fees for all industrial and office development and exempted Comprehensive Plan amendments and rezonings from all transportation studies under Section 901.12(C) of the Pasco County Land Development Code (the "**LDC**"). The Board has adopted a Strategic Plan goal of maintaining a healthy financial environment by increasing "the taxable value of its employment-generating uses (Industrial, Office, etc.)" and has set several goals concerning the growth of employment-generating uses throughout the County. All of these actions were in response to the ULI Report's findings that the County had to take action to avoid becoming a "bedroom community" for employers in Pinellas and Hillsborough Counties.

Based in part on the ULI Report, the County adopted "market areas" for all of the County to try and better prioritize growth and employment opportunities. The Property is located in the South Market Area. Comprehensive Plan Policy FLU 8.1.2 states that the South Market Area (Comprehensive Plan Map 2-18) is envisioned as "an urban gateway opportunity area" and has "a distinct and dual role as a gateway to and from Pasco County and shall serve as a *premier location for employers in Pasco County.*" The subject policy also states that the "mission for the South Market Area is creation of a high density, compact, and mixed-use location with maximized transportation opportunities that attracts a broad spectrum of employers and businesses. The County has also included the South Market Area, including the Property, in its Urban Service Expansion Area. The subject amendment fits perfectly within the stated goals of the South Market Area and the broader County goals as set forth in the ULI Report.

The area in which the Property is characterized presently by industrial and rural uses, and contains no subdivisions in the immediate vicinity. Other than Mary Giella Elementary to the north of the Property and another RES-1 parcel owned by the applicant, the properties to the west and south are vacant lands planed for IL, EC and RES-1 and the eastern boundary of the Property is the Suncoast Parkway. As a result, there are no known compatibility issues. The biggest influence on the area is the County's waste-to-energy facility and the other industrial uses that have sprung up along Hudson Avenue in close proximity to the Property.

The County wants employment-generating uses and the siting of industrial and office uses in proximity to major roadways and areas that have visibility on major roadways will likely have a major effect on the successful development of those uses. Here, the Property is located at the intersection of an arterial and collector roadway and has tremendous visibility through its frontage along the Suncoast Parkway. This is the correct location for this use and the County should follow its adopted policies and adopt the proposed amendment to FLUC.

Pursuant to Section FLU A-1 of the Comprehensive Plan, the following data and analysis describes the four major categories of Plan policies, including General Public Facilities/Services, Natural Resources and Features, Comprehensive Plan Review, and Transportation.

**a. General Public Facilities/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 level of service 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.**

Emergency Services – Emergency services include police protection, fire protection, and emergency medical service. No Level of Service standards have been adopted.

Police protection for the amendment property is provided by the Pasco County Sheriff's office as part of its District 1 Patrol Division. The District 1 Patrol Division serves as the primary provider of uninterrupted law enforcement services to the portion of the county west of U.S. Hwy 41 and north of Ridge Road. The District 1 Operations Center is located at 7432 Little Road in New Port Richey. The district is commanded by a captain.

Pasco County Fire Rescue provides coverage to the County through a total of 27 career stations and 1 volunteer station. The Fire Rescue Department is cross-trained with all fire fighters trained as EMTs, and emergency medical personnel trained as firefighters. Station #20 is located 15900 Little Ranch Rd., Brooksville, FL 34610, and provides services to this area. Pasco County has adopted a Fire Combat and Rescue impact fee to be levied within the unincorporated area of the County for the cost of providing fire and emergency services.

Parks and Recreation – The present Parks program provides parks and recreation facilities to maintain Level of Service standards through the year 2015. The park's Level of Service standards are established in Policy REC 1.1.4 and 1.1.5 of the Comprehensive Plan.

The Neighborhood Parks Ordinance requires 1 acre per 100 units and 100<sup>th</sup> of one acre for each additional dwelling unit. Since there are no proposed residential units on the Property associated with the proposed FLUC amendment, there are no park requirements.

Potable Water – The Property is located within Pasco County Utilities service area. There is a 10"-12" potable water line running along the north side of Shady Hills Road across the northern boundary of the Property and several fire hydrants in that area. According to David Paradis at Pasco County Utilities, there is available capacity.

Public Transportation – Public transit and paratransit services are provided by the Board of County Commissioners through Pasco County Public Transportation (PCPT). The County’s plans ultimately include the “Hudson Area Fixed Route Service” but there presently is no service on Shady Hills Road or Softwind Lane. The closest bus stop is at Little Road and S.R. 52.

Sanitary Sewer – The Property is located within Pasco County Utilities service area. There is 8” sanitary sewer force main running along the northern boundary in the Shady Hills Road right of way. According to David Paradis at Pasco County Utilities, there is available capacity.

Schools – The proposed amendment will reduce the number of potential residential units on the Property from 75 to 0, thereby substantially reducing school capacity demand.

Solid Waste – The adopted Pasco County level of service for solid waste is 4.5 pounds per capita per day.

Solid waste service is available to the proposed development.

Stormwater – According to Policy DGR 6.2.1, Pasco County shall implement Best Management Practices for drainage and stormwater.

Any new development is required to go through the Development Review process and will have to accommodate any stormwater runoff above pre-development conditions per Ch. 40D-4 and 40D-40 F.A.C. The stormwater management system for the subject property will be designed in accordance with the Pasco County Land Development Code, SWFWMD and Department of Environmental Regulation requirements.

Transportation Network – The Property has frontage on two roads: Shady Hills Road on the north and Softwind Lane on the West. The County is in the process of constructing a series of turn lane and intersection improvements for the intersection of Shady Hill Road and Softwind Lane pursuant to the original Penny for Pasco transportation improvement list. Construction of those improvements should be completed by the end of the Summer, 2016.

**b. NATURAL RESOURCES/FEATURES**

- 1) Identify the existence of natural resource features to include: areas subject to coastal flooding, coastal areas, groundwater recharge areas, Marine resources, water wells, wetlands and wildlife habitat.**

The amendment site is not located in a coastal area, and there are no areas subject to coastal flooding or marine resources. There are no areas of observed flooding, wellhead protection zones or EPU, on the amendment site. There appears to be an isolated, small (approximately 1.5 acres) Class III wetland near the southeast corner of the Property. Any wetlands will be delineated during the site plan approval process and any developer will have

to follow the County's rules and the Southwest Florida Water Management District ("SWFWMD") concerning the same. There are gopher tortoises on site and the applicant will relocate those after obtaining all required permits. A environmental and wildlife study is in process for the site and while not significant wildlife habitat is expected to be found, the study will be available well before action is taken on this application.

**2) Identify any historical or archeological sites located on the subject property.**

No historical or archaeological sites are known to be located on the Property. This is being more thoroughly investigated as part of the environmental and wildlife study currently in progress.

**3) 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.**

The site is located on Flood Insurance Rate Map (FIRM) Panel No. 0206, effective as of September 26, 2014. The site is almost entirely located in Zone X between elevations 55 and 60, with a small, isolated Class III wetland area (approximately 1.5 acres) located in Zone A near the southeast corner. The finished floor elevations will be above the floodplain and will not affect the floodplain storage.

**4) Describe the soil type and topography of the subject property.**

The soil types are predominantly Candler fine sand and Tavares sand, with some areas (towards the wetland) of Basinger fine sand and Adamsville fine sand.

The topography of the site is generally flat with some rise towards 60' near the southwest corner.

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

There are no limitations on development.

With the availability of public services and facilities, the Property is suitable for the intended IL uses.

**6) 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 the wetlands on site.**

As noted above, there appears to be an isolated, small (approximately 1.5 acres) Class III wetland near the southeast corner of the Property. Any wetlands will be delineated during the site plan approval process and any developer will have to follow the County's rules and the Southwest Florida Water Management District ("SWFWMD") concerning the same. There are gopher tortoises on site and the applicant will relocate those after obtaining all required permits. An environmental and wildlife study is in process for the site and while not significant wildlife habitat is expected to be found, the study will be available well before action is taken on this application.

### c. COMPREHENSIVE PLAN REVIEW

- 1) **Analyze the consistency of the proposed Future Land Use classification with the Goals, Objectives, and Policies in the Comprehensive Plan. Justify the need for the requested amendment, including the appropriate data analysis to support the requested change, illustrating how the amendment is consistent with and furthers the various objectives/policies of the Comprehensive Plan. The justification shall include, but not be limited to, adjacent land use compatibility, public facility availability, and demonstrated need based on population demands and/or market demand.**

#### Requested Change

The Property is currently designated RES-1 which allows a maximum residential density of 1 dwelling unit per developable acre. The Property is proposed for the IL (Industrial - Light) FLUC, which primarily allows a variety of employment-generating uses such as light industrial, manufacturing, distribution and office.

#### Consistency with the Comprehensive Plan

The proposed amendment proposes to the Property from RES-1 to IL. The intent of the IL FLUC is:

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

The proposed Future Land Use Map change from RES-1 to IL will allow a variety of employment-generating uses in keeping with Comprehensive Plan policies. This proposed amendment is consistent with the following Goals, Objectives, and Policies in the Pasco County Comprehensive Plan 2025:

#### Future Land Use Element

Goal FLU 1: Foundation for Growth Management

- Creation of favorable economic conditions
- Provision of adequate services and facilities

Objective FLU 1.1.2 Concentration of Urban Densities

The Property is located in the South Market Area, the area in which the County has optimized public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are necessary to support it are available.

Policy FLU 1.8.7: Economic Development

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market Areas is encouraged. The Property is located in the South Market Area and would bring much needed employment opportunities to the County.

Policy ED 1.4.1 Preservation of Key Employment Locations

The Property has close access and visibility from the Suncoast Parkway, which is a key area for attracting employment uses, target businesses, office development and industrial development.

Adjacent Land Use Compatibility

The Property is a rectangle formed by the Suncoast Parkway on the east, undeveloped property to the south that is planned for Employment Center and RES-3 uses, Softwind Lane (a collector road) on the West with IL lands just to the west of Softwind Lane and undeveloped RES-1 to north (that is owned by applicant) and to Mary Giella Elementary School. There are no known adjacent neighbors. The proposed Future Land Use amendment is compatible with the existing surrounding uses and is consistent with the Comprehensive Plan regarding the location of residential uses.

Public Facility Availability

As described above, the Property is located in an area with all public facilities available. As required, all Level of Service Standards will be met.

DEMONSTRATED NEED BASED ON POPULATION DEMANDS AND/OR MARKET DEMAND

The County has a demonstrated need for light industrial and office lands. The ULI Report contains the following findings concerning industrial demand:

“It is estimated that over the next two decades, Pasco will experience an annual demand for 720,000 square feet of industrial space on 80 acres. Over the next 20 years, approximately 1,600 acres will urbanize to accommodate 14.4 million square feet of industrial space employing 32,000 people.”

The ULI Report contains the following major findings concerning office demand:

“Based upon Pasco County’s location and projected growth, it is estimated that over the next two decades it will experience an annual demand for 450,000 square feet of office space on 50 acres. Over the next 20 years, approximately 1,000 acres will urbanize for nine million square feet of office space which will employ almost 40,000 people.”

Additionally, the ULI Report encouraged clustering of employment-generating uses in activity nodes in the South Market Area and creating synergies for business development. The ULI Report noted that success in locating employment-generating uses would be found along arterial roadways, such as Shady Hills Road, and in areas where other employers are locating. The area in which the Property is located clearly has become an employment hub and its growth should be encouraged. Adequate facilities are in place and should be taken advantage of to further the County’s employment-generating goals and opening the door for potentially large employers. The subject Comprehensive Plan Amendment will add value to the County and is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

**2) Discuss the time line of development, and the coordination of land use decisions with the Schedule for Capital Improvements.**

It is anticipated based on current market conditions that the Property will be developed in phases. Initial uses are likely to emerge quickly, but the core industrial uses may build out over a longer period of time as growth in the County continues to occur.

Policy CIE 1.2.2 requires that public facilities and services be available concurrent with impacts of development. Policy CIE 1.2.3 provides implementation with the required LOS of the Capital Projects Lists.

The Capital Improvements schedule is determined by the County. The budget is approved on an annual basis. As described, the County has impact fees in place for parks, emergency services, libraries, schools, and transportation or mobility fees.

The amendment property is concurrent for public facilities and services.

**d. Transportation:**

In accordance with under Section 901.12(C) of the LDC, the proposed Plan Amendment is exempt from transportation studies or review because it is to the IL FLUC.