



PASCO COUNTY, FLORIDA

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PLANNING AND GROWTH MGMT. DEPT.
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NEW PORT RICHEY, FL 34654-5598

October 26, 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 Text Amendment - CPAL16(12)
Cross Park Properties**

Dear Mr. Eubanks:

Pasco County is submitting CPAL16(12) Cross Park 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 Text Amendment.

The Local Planning Agency held a public hearing on September 29, 2016, to consider the proposed amendment. The BCC held a transmittal public hearing on October 25, 2016, to consider the proposed amendment and transmittal to the DEO.

Project Description

The property is located on the southeast corner of the intersection of S.R. 54 and Henley Road (Parcel ID No. 26-26-18-0000-02500-0000) and contains 20.91 acres, m.o.l.

The Subarea Policy FLU 7.1.17 is amended as shown in **~~strikethrough~~** and **underline** format below:

CROSS PARK SUBAREA POLICIES
POLICY FLU 7.1.17: CROSS PARK MAXIMUM LEVELS OF DEVELOPMENT

The subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.17, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed

density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Cross Park Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure.

Proposed Land Use	Proposed Amount Of Development
Office	145,000 <u>80,000</u> Square Feet
Retail*	30,000 Square Feet
ALF/Rehabilitation	<u>275,000</u> Square Feet

*Retail is limited to 30,000 square feet and shall be limited in retail uses specified in the corresponding MPUD Master Planned Unit Development.

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

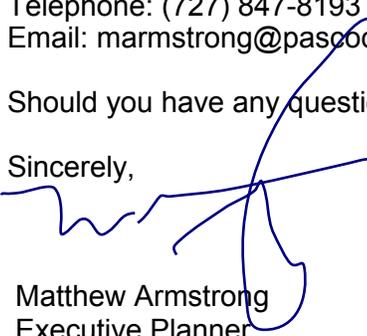
Copies of the proposed amendment has been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department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

Should you have any questions, please contact me.

Sincerely,



Matthew Armstrong
 Executive Planner

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, 20th Floor, Tampa, FL 33602, email to: 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
Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: 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
Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: 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
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
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
Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mail to: 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
Joan Miller, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: townclerk@townofstleo-fl.gov
Todd Vandenberg, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, email to: 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
Melissa Zornitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: zornittam@plancom.org
Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: 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
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
Charles Cullen, Engineering Manager, Utilities - ccullen@pascocountyfl.net
David Paradis, Engineer1, Utilities - dparadis@pascocountyfl.net



**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 3

FILE NO.: PDD17-062

DATE: 10/25/16

SUBJECT: Large Scale Comprehensive Plan Text Amendment – CPAL16(12) Cross Park Properties, located on the southeast corner of the intersection of S.R. 54 and Henley Road (Public Hearing: BCC October 25, 2016, at 1:30 p.m.)

THRU: Don L. Rosenthal, M.B.A., Assistant County Administrator (Development Services)

FROM: Kristen M. Hughes, AICP, Planning and Development Administrator

STAFF: Matthew Armstrong, Executive Planner

RECOMMENDED BOARD ACTION:

Authorize transmittal of the proposed Comprehensive Plan Text Amendment amending the PD (Planned Development) subarea policy 7.1.17 Cross Park.

LOCAL PLANNING AGENCY ACTION:

On September 29, 2016, the Local Planning Agency recommended approval of the proposed Comprehensive Plan Amendment (file number PDD16-1816, item P2).

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

PROJECT DESCRIPTION

PROPERTY OWNERS	Cross Park Land Trust No 1, Cross Park Properties, LLC TTEE
AGENT/APPLICANT	Clarke G. Hobby, Esq. / Hobby & Hobby, P.A.
PROPERTY SIZE	20.91 acres
PARCEL ID	26-26-18-0000-02500-0000
LOCATION	Southeast corner of the intersection of S.R. 54 and Henley Road
FUTURE LAND USE	PD
ZONING	MPUD

History

The property is located on the southeast corner of the intersection of S.R. 54 and Henley Road (Parcel ID No. 26-26-18-0000-02500-0000) and contains 20.91 acres, m.o.l.

On December 15, 2009, the Board of County Commissioners (BCC) approved a rezoning from an A-C Agricultural District to an MPUD Master Planned Unit Development (Rezoning Petition No. 6866) to allow 30,000 square feet of commercial and 145,000 square feet of professional office, for a total of 175,000 square feet.

On December 15, 2009, the BCC approved adoption for a Comprehensive Plan Amendment from RES-6 (Residential 6du/ga) to a PD (Planned Development) [CPAL09(01)].

On August 20, 2015, the Development Review Committee approved an Alternative Standard Request to allow the applicant to pay a fair share for substandard road improvements on Henley Road from S.R.54 to Leonard Road in lieu of the actual improvements. In order for this alternative standard to take effect, the landowners of the Woodville Palms MPUD and Carol Morsani had to execute consents to the Henley Road PVAS project and their fair share payments/PVAS assessments, and the County receive a Dusty Road Exemption. That letter has been received by the County for each individual MPUD.

On September 22, 2015, the BCC approved a substantial modification to the previously approved Cross Park MPUD (Rezoning Petition No. 6866) to add Assisted Living Facility (ALF) / Rehabilitation Center as a new permitted use and clarify / address conditions of approval no longer applicable.

1. Presently, the subject site is unimproved.
2. The surrounding zoning districts, existing land uses, and future land uses are as follows:

	<u>Zoning District</u>	<u>Existing Use</u>	<u>Future Land Use</u>
North:	MPUD; R-1MH Single-Family/Mobile Home; A-R Agricultural-Residential; R-MH Mobile Home	S.R. 54; Mobile Homes; Wetlands	RES-6 (Residential 6 du/ga)
South:	A-C Agricultural	Single-Family Dwelling; Wetlands	RES-6 (Residential 6 du/ga)
East:	PO-2 Professional Office; R-1MH Single-Family/Mobile Home	Single-Family Dwelling; Undeveloped	RES-9 (Residential 9 du/ga)
West:	PO-2 Professional Office; A-R Agricultural-Residential	Henley Road; Single-Family Dwellings; Church	RES-3 (Residential 3 du/ga)

3. The property is located in the Urban Service Area.
4. The proposed request is consistent with the Pasco County Comprehensive Plan.

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

PD (Planned Development) Future Land Use Designation

Intent: To provide for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and provide sites for schools, recreation, and other public facilities which provide an area wide benefit to the community.

General Range of Potential Uses:

Mixed-use developments (residential and nonresidential uses on the development site); residential developments with a range of unit types and densities; nonresidential developments such as office, commercial, industrial, elementary schools, middle schools, and high schools; attendant-on-site facilities such as utilities and recreation areas.

Special Provisions and Mix of Uses:

Compatibility with Adjacent Uses: Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.

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.

POLICY FLU 9.1.7: URBAN SERVICE AREA

The Subarea Policy FLU 7.1.17 is amended as shown in ~~strikethrough~~ and underline format below:

CROSS PARK SUBAREA POLICIES

POLICY FLU 7.1.17: CROSS PARK MAXIMUM LEVELS OF DEVELOPMENT

The subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.17, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Cross Park Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure.

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*Retail is limited to 30,000 square feet and shall be limited in retail uses specified in the corresponding MPUD Master Planned Unit Development.

TRANSPORTATION TIMING AND PHASING

Staff determined that the project was exempt from Timing and Phasing analysis pursuant to Section 901.12.C.5.

- Section 901.12.C.5. Unexpired DRIs and MPUDs which do not propose to eliminate or delay the timing of their existing road construction obligations or increase gross AM or PM peak hour trips, whichever is higher, beyond the threshold permitted by Section 901.12.C.1.

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.
 - *The Planning and Development Department 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*

ATTACHMENT(S):

1. Aerial