



and have already been accepted by the County for processing. Therefore, should the LPA determine that any of these applications should not be processed any further; staff will stop processing and return the application fee to the applicant.

**CPAS09(01) - Tibbetts Land, LLC**

This amendment is proposing a FLU change from RES-3 (Residential - 3 du/ga) to COM (Commercial) on 9.99 acres. It is located in the southwest quadrant of the S.R. 52 and U.S. 41 intersection and is in the Central Market Area as identified by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it is consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan.

Staff will be recommending approval at the April 23, 2009 DRC meeting.

**CPAS09(02) - J.J. Sosa and Associates, Inc.**

This amendment is proposing a FLU change from RES-3 (Residential - 3 du/ga) to OFF (Office) on 5.72 acres. It is located south of and abutting S.R. 54 approximately 1 mile west of the Suncoast Parkway and is in the South Market Area as identified by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it is consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan, and has the potential to add value through employment generating uses.

Staff will be recommending approval at the April 23, 2009 DRC meeting.

**CPAS09(03) - Lykes Wells Road**

This amendment is proposing a FLU change from RES-3 (Residential - 3 du/ga) to COM (Commercial) on 9.95 acres. It is located on the northeast quadrant of Wells Road and Boyette Road and is within the Central Market Area as identified by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it is consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan, and has the potential to add value through employment generating uses.

Staff will be recommending approval at the April 23, 2009 DRC meeting.

**CPAS09(04) - Grove Park Homes, Inc.**

This amendment is proposing a FLU change from RES-6 (Residential - 6 du/ga) to COM (Commercial) on 0.76 acre. It is located on the southeast corner of the Trouble Creek Road and Spinside Drive T-section and is within the Inland West Market Area as identified by the ULI Final Report.

This amendment is to revise the FLU to be consistent with the existing C-2 zoning (since 1987) due to a past error. Staff has made an initial determination that it is consistent with the Pasco County Comprehensive Plan.

Staff will be recommending approval at the April 23, 2009 DRC meeting.

**Large-Scale Amendments:**

**CPAL09-1(01) - Cross Park Planned Development**

This amendment is proposing a Future Land Use (FLU) change from RES-6 (Residential - 6 du/ga) to PD (Planned Development) on 20.91 acres, m.o.l. It is located south of and abutting S.R. 54 and east of and abutting Henley Road and is in the South Market Area as defined by the ULI Final Report.

After evaluating this proposed amendment, staff has made a preliminary recommendation that it is consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan, and has the potential to add value through employment generating uses.

#### **CPAL09-1(02) - Wildcat Groves, Inc.**

This amendment is proposing a FLU change from RES-1 (Residential - 1 du/ga) to EC (Employment Center) (75.36 acres), and CON (Conservation Lands) (27.65 acres) on 103 acres m.o.l. It is located on the northeast quadrant of Overpass Road and I-75 and is in the Central Market Area as identified by the ULI Final Report.

This amendment was continued from the 08-1 (f.k.a. 07-2) CPAL cycle amendment no. CPAL07-2(8) (f.k.a. CPAB07-2(8)). The original application also included a request to COM (Commercial) on 9.9 acres on Overpass Road. An EC FLU amendment requires an EC-MPUD rezoning to be approved concurrently. The EC-MPUD application for this CPAL has not been submitted.

After evaluating this proposed amendment, staff has made an initial determination that it could potentially add value through employment generating uses; however, if accepted, staff reserves the right to suggest commercial square footage caps or limitation to accessory/support uses. Additionally, since the required concurrent EC-MPUD application has not been submitted yet, the applicant has not complied with the comprehensive plan requirements for an EC FLU amendment. Furthermore, the concurrent rezoning application would be required in order to adequately review the proposed amendment's impact on the economic vitality of the existing EC within 1/2 mile to the north of this project.

Staff does not recommend accepting this application into the Large Scale 2009 Cycle, but recommends the applicant either resubmit the amendment together with the EC-MPUD application in the next large scale cycle or review the proposed amendment in conjunction with the next Evaluation and Appraisal of the Comprehensive Plan (EAR).

#### **CPAL09-1(03) - Mitchell Property**

This amendment is proposing a FLU change from A-R Agricultural-Residential to RES-1 (Residential - 1 du/ga) on approximately 1,200 acres, m.o.l. It is located west of and abutting S.R. 41, approximately 2.5 miles north of S.R. 52. The subject site is located in the Central Market Area as defined by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it is not consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan, nor does it appear to have the potential to provide value through employment generating uses for the following reasons in the ULI Final Report:

- The County has processed and approved local plans and DRIs in this area well in excess of the market demand for these uses.
- Utility expansion should be controlled through timing (projects within urban service boundaries could be considered)
- Projects with real or planned job potential should be provided
- Higher Density should be concentrated in two activity nodes (this project is not located in either)
  - SR 52 & I-75
  - Area between Ridge Rd to SR 52 and Suncoast Pkwy to US 41

Based on these factors, staff does not recommend accepting this application for further processing.

#### **CPAL09-1(04a) - Harvey Property (Little Road)**

This amendment is proposing a FLU change from RES-1 (Residential - 1 du/ga), RES-3 (Residential - 3 du/ga), and RES-6 (Residential - 6 du/ga) to COM (Commercial), IL (Industrial - Light), RES-24 (Residential - 24 du/ga), RES-12 (Residential - 12 du/ga), and CON (Conservation Lands) on 968 acres. It is located off Little Road and DeCubellis Road, on the northeast, southwest, and southeast quadrants, in the Central Market and Inland West Areas as identified by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it appears to be consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan. However, because the proposed amendment (3,486 residential units, 1,400,000 s.f. of commercial, and 3,400,000 s.f. of light industrial) triggers the threshold for a Development of Regional Impact (DRI), staff requires further guidance from the LPA if this amendment should be accepted or deferred to when a DRI Application is submitted. Benefits of deferral to the County include the ability to review a unified plan of development, regional impact review, and concurrent negotiation of impact mitigation. Additionally, a comprehensive plan amendment directly related to a proposed DRI, may be initiated by the LPA at the same time as the DRI application without regard to the statutory or local ordinance limits

on the frequency of consideration of amendments to the local comprehensive plan. Therefore, the proposed amendment would be processed separately from the County's large scale cycle(s). Additionally, if the applicant does not wish to file a DRI application for development approval (ADA), these changes could also be evaluated as part of the next EAR.

Staff recommends deferring this comprehensive plan amendment to either the DRI/ADA or EAR process.

**CPAL09-2(04b) - Harvey Property (Madison)**

This amendment is proposing a FLU change from RES-6 (Residential - 6 du/ga) to COM (Commercial), IL (Industrial - Light), RES-24 (Residential - 24 du/ga), RES-12 (Residential - 12 du/ga), and CON (Conservation Lands) on 199.58 acres, m.o.l. It is located on the southeast corner of the S.R. 54 and Madison Street intersection. The subject site is located in the South Market Area as defined by the ULI Final Report.

It should be noted that the developer is proposing a subarea policy to cap development at 1,030 dwelling units, 395,000 s.f. of commercial uses, and 244,000 s.f. of Industrial – Light uses. If the proposed FLU categories were adopted without a subarea policy, the maximum development potential within this proposed amendment would likely trigger a DRI. However, the proposed subarea policy would cap development potential to just under the DRI threshold (158% of the 160% multi-use threshold).

After evaluating this proposed amendment, staff has made an initial determination that it appears to be consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan. However, upon processing the application, staff may suggest alternative land uses or mix thereof, locations of land uses, and acreage sizes to ensure County goals are met.

Staff recommends accepting and processing this application.

**CPAL09-2(05) - Comprehensive Plan Map Updates (Staff Initiated)**

This amendment is being initiated by staff to revise the Comprehensive Plan Map Series to include current information from map sources, including Southwest Florida Water Management District, jurisdictional boundary changes, and others as necessary.

As this amendment is a staff-initiated amendment to revise the maps for the reasons listed above, it is not being reviewed to determine its value to the County. No changes in density, intensity, and mix of uses are being proposed as part of this proposed amendment.

**CPAL09-2(06) - Comprehensive Plan Text Amendments (Staff Initiated)**

This amendment is being initiated by staff to revise textual errors or inconsistencies in the current Comprehensive Plan.

This amendment will also include an update to the School Facilities Element to:

- update level of service
- amend school concurrency service area boundaries as applicable
- update terminology for consistency with the proposed school concurrency ordinance

As this amendment is a staff-initiated text amendment, it is not being reviewed against the ULI Final Report and economic impact to the County.

**Second Cycle Small-Scale Amendments**

**CPAS09(06) - Forest Lakes Estates**

This amendment is proposing a FLU change from RES-3 (Residential - 3 du/ga) to RES-9 (Residential - 9 du/ga) on nine acres to accommodate a Recreation Vehicle/Mobile Home park expansion. It is located south of and abutting C.R. 54 east of and abutting Gateway Drive and is within the East Market Area as identified by the ULI Final Report.

After evaluating this proposed amendment against, staff has made an initial determination that it is not consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan, and does not add value through employment generating uses.

Staff does not recommend that this amendment be accepted and processed.

**CPAS09(07) - Harvey Property (Arevee Rd)**

This amendment is proposing a FLU change from RES-9 (Residential - 9 du/ga) to COM (Commercial) on 9.9 acres of a 12.57 acre parcel. It is located on the northwest quadrant of Little Road and Arevee Drive and is within the Inland West Market Area directly abutting the Central Market as identified by the ULI Final Report.

After evaluating this proposed amendment, staff has made an initial determination that it is consistent with the intent of the ULI Final Report and the Pasco County Comprehensive Plan.

Although staff is generally in support of this land use change, staff is concerned that the applicant is requesting to change 9.9 acres of the 12.57 acre parcel. The application states that the portion of the parcel that will remain RES-9 is a 125' buffer along the western boundary of the property. The applicant intends for it to serve as a buffer between the commercial land use and the abutting residential land use parcel, a non-profit behavioral health care agency.

Although having a transitional buffer between land uses is also generally supported by staff, staff is seeking guidance from the LPA to advise if a land use change for a portion of a parcel is a standard practice that staff should permit. Should the LPA determine that this amendment should fall into the large scale cycle, staff will move this application from Second Cycle Small Scale to the First Cycle for the Large-Scale Amendments.

The Growth Management Department is recommending that the LPA review staff recommendation for each amendment and confirm the following:

1. First Cycle Small-Scale Amendments: Staff recommends proceeding with the First Cycle Small-Scale amendments as summarized herein.
2. First Cycle Large-Scale Amendments: Staff recommends accepting and processing those Large-Scale amendments as proposed herein and further requires guidance on the proposed Harvey/Little Road amendment as it triggers the DRI threshold.
3. Second Cycle Small-Scale Amendments: Staff recommends not accepting the Forest Lakes application and accepting the Harvey (Little/Arevee) Property subject to the clarification regarding partial land use changes as described herein.

In addition, staff is seeking direction from the LPA on preliminary workshops for the second and third cycle of Comprehensive Plan Amendments. As the application periods close on May 29 and August 31, 2009 for the second and third Small-Scale Comprehensive Plan Amendment Cycles respectively, staff would like to confirm whether two additional LPA workshops should be scheduled to accommodate these application periods.

ALTERNATIVES AND ANALYSIS:

1. Approve staff's recommendation and review each amendment individually, determining which amendments to process for the 2009 large-scale amendment cycle and the first small-scale amendment cycle for 2009, and direct staff on the arrangement of future LPA workshops for the second and third small scale amendment application cycles.
2. Approve staff's recommendation with modifications.
3. Deny staff's recommendation.
4. Direct staff to another course of action.

RECOMMENDATION AND FUNDING:

The Growth Management Department recommends that the LPA approve Alternative No. 1.

ATTACHMENTS:

1. ULI Area Market Criteria Checklists
2. ULI Market Area Map
3. CPA09 Location Map
4. Growth Management Comprehensive Plan Amendment Application Schedule



## East Market: Content Checklist for Consistency with Urban Land Institute Final Report

### Urban Land Institute Recommendations -

- Fill out existing land use pattern and maximizing its potential to provide industrial uses and workforce housing.
- Preserve agricultural land.
- Emphasize town-centered development, including focusing urban services around existing cities.
- Commercial development needs to be clustered within the cities.
- Focus development on existing transportation corridors.
- Focus economic development, especially on those areas already served by rail.
- Improve housing stock, including rehabilitation and workforce housing.

## Inland West Market: Content Checklist for Consistency with Urban Land Institute Final Report

### Urban Land Institute Recommendations

- The Inland West Market should emphasize the value of affordable housing neighborhoods, and use infill and redevelopment opportunities to strengthen the vitality of these neighborhoods. (21)
- Expand housing stock choices and allow higher future densities that consider quality design and compatibility with surrounding housing.
- Revitalize sound, established locations to protect the affordable neighborhood fabric as an asset
- Redevelop targeted areas that will expand opportunities to fulfill population, household, and employment forecasts.
- Integrate retail, residential and office nodes through use of traditional neighborhood design concepts through use of infill patterns.
- Sufficient density to increase viability of mass transit.
- New employment opportunities should be accelerated near existing residences along the Highway 19 corridor.

## Central Market: Content Checklist for Consistency with Urban Land Institute Final Report

### Urban Land Institute Recommendations -

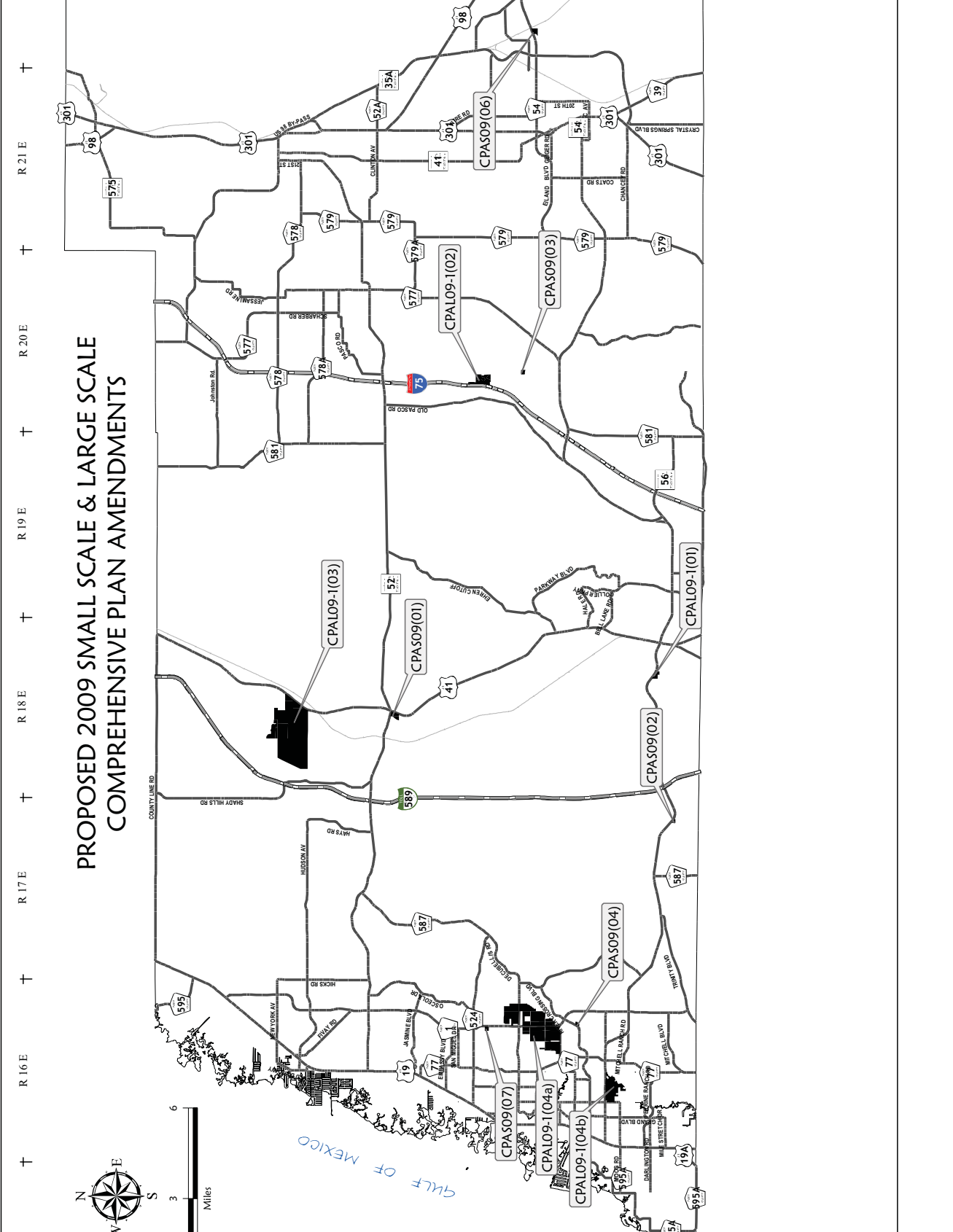
- Ecological Development Pattern that reinforces and replicates the unique environment of the water recharge zones that flow through the area.
- Employment, residential, and retail development all should be concentrated in clusters, or nodes, with a balance of mutually supportive uses.
- Less intense commercial development in business park settings - size and mix of uses dependent on the type of employers (small, medium, large)
- Development nodes should be concentrated in identified development corridors.
- 4 key strategies: focus land use patterns, create destination centers, respect natural systems and processes, and involve the private sector.

## South Market: Content Checklist for Consistency with Urban Land Institute Final Report

### Urban Land Institute Recommendations -

- Focus and encourage highest development at transit nodes, encourage vertical development, and cluster development in activity nodes around existing arterial road network.
- Develop showpiece and identity for Pasco “Gateway” Market Area
- Recruit businesses and jobs through communication with the Pasco Economic Development Council
- Prioritize employment centers and establish “move in ready” lands

# PROPOSED 2009 SMALL SCALE & LARGE SCALE COMPREHENSIVE PLAN AMENDMENTS



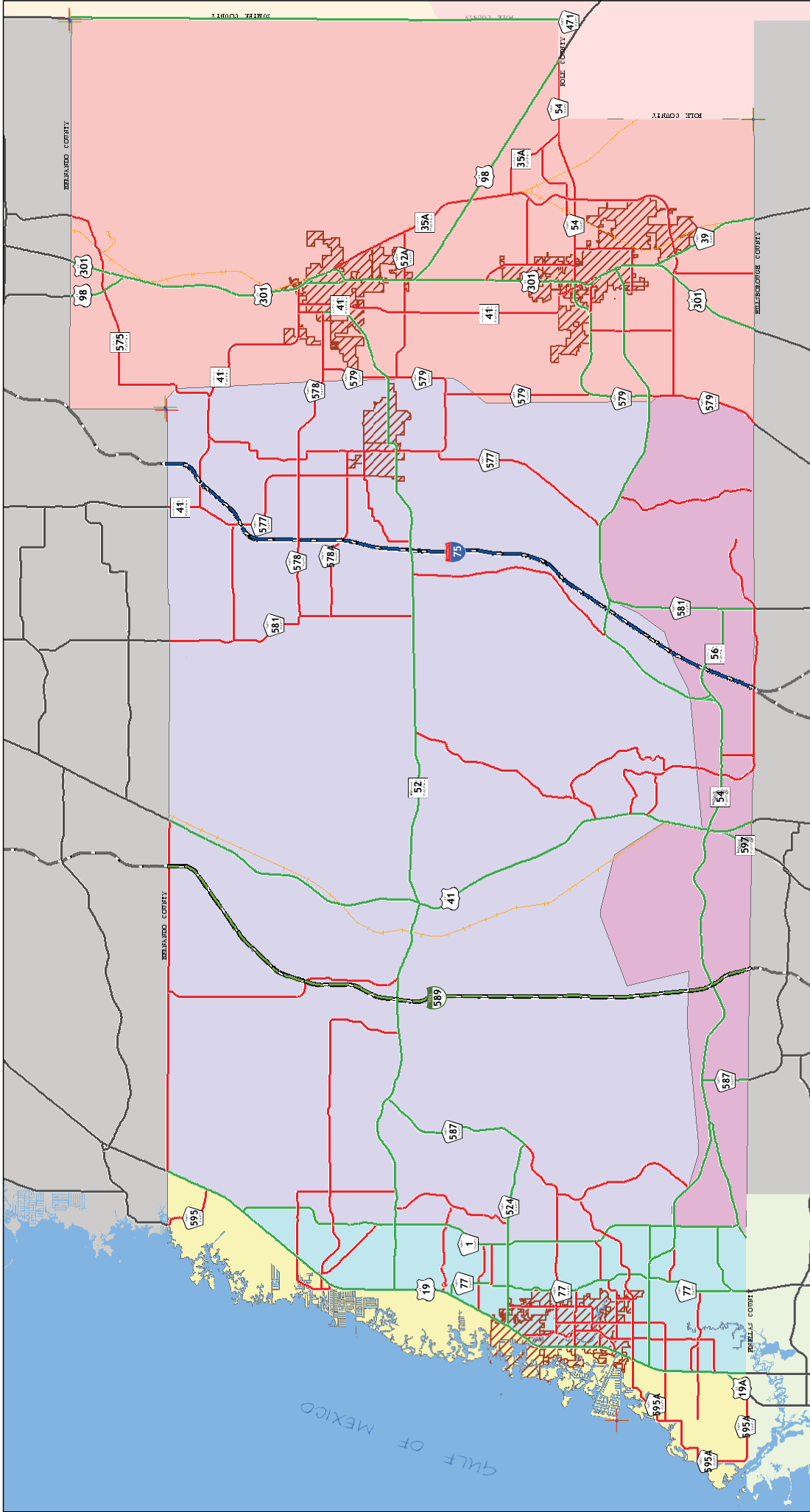
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GULF OF MEXICO



### ULI AREA BOUNDARIES

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 CENTRAL
- 
 COASTAL
- 
 EAST
- 
 INLAND WEST
- 
 SOUTH

