



Pasco County, Florida

CPAL09-1 Large Scale Comprehensive Plan Amendments

Transmittal Letter to the Florida Department of Community Affairs

West Pasco Government Center
Growth Management Department
7530 Little Road, Suite 320
New Port Richey, FL 34654
(727) 847-8193 - Office
(727) 847-8084 - Fax



PASCO COUNTY, FLORIDA

DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8193
FAX (727) 847-8084

GROWTH MANAGEMENT DEPARTMENT
WEST PASCO GOVERNMENT CENTER
7530 LITTLE ROAD, SUITE 320
NEW PORT RICHEY, FL 34654-5598

August 28, 2009

Mr. D. Ray Eubanks
Plan Processing Administrator
Florida Department of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

**RE: Pasco County Large Scale Comprehensive Plan Amendments, 09-1 Cycle,
Proposed Phase**

Dear Mr. Eubanks:

Pursuant to Section 9J-11.006, Florida Administrative Code (FAC), the following items are being transmitted to the Florida Department of Community Affairs (FDCA). The Board of the County Commissioners (BCC) is requesting a review by the FDCA of the proposed Comprehensive Plan Amendments.

The Local Planning Agency held a public hearing on August 11, 2009, to consider the proposed amendments. The BCC held a transmittal public hearing on August 25, 2009, to consider the proposed amendments and transmittal to the FDCA.

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

A summary of the proposed Comprehensive Plan Amendments is as follows:

CPAL09-1(01) – Cross Park Planned Development

CPAL09-1(01) is proposing a Large Scale Comprehensive Plan Amendment CPAL09-1 (01) requesting a Future Land Use (FLU) map amendment from RES-6 (Residential-6 du/ga) to PD (Planned Development). The subject site is approximately 20.91 acres and is located in south central Pasco County, south of and abutting S.R. 54, approximately 1 mile west of the U.S. 41/S.R. 54 intersection.

CPAL09-1(03) – Mitchell U.S. 41

CPAL09-01(03) is proposing a Large Scale Comprehensive Plan Map Amendment (CPAL) from AG/R (Agricultural/Rural) and RES-1 (Residential – 1 du/ga) to the following designations:

- RES-3 (Residential – 3 du/ga): 890.38 acres;
- OFF (Office): 10.00 acres;
- IL (Industrial – Light): 88.05 acres; and
- CON (Conservation Lands): 413.33 acres.

The site consists of approximately 1,399 acres, and is located adjacent to U.S. 41 between U.S. 41 and the Pithlachascotee River, approximately midway between S.R. 52 and County Line Road.

CPAL09-1(04b) – Harvey/Madison

CPAL09-01(04b) is proposing a Large Scale Comprehensive Plan Map Amendment (CPAL) from RES-6 (Residential – 6 du/ga) to the following designations:

- RES-12 (Residential – 12 du/ga): 77.35 acres;
- RES-24 (Residential – 24 du/ga): 6.90 acres;
- RES-6 (Residential – 6 du/ga): 11.16 acres (4.97 acres within the Comprehensive Plan Corridor Preservation map area to remain RES-6);
- COM (Commercial): 39.75 acres;
- IL (Industrial – Light): 24.05 acres; and
- CON (Conservation Lands): 46.00 acres.

The site consists of approximately 200 acres, and is located adjacent to and south of S.R. 54 between Madison Street to the west, and Celtic Drive to the east.

CPAL09-1(05) – Comprehensive Plan Map Series

CPAL09-1(05) is proposing the following revisions to the Comprehensive Plan Map Series:

- Address new incorporated city limits for the municipalities within the County, including all annexations to date and current boundaries;
- Revise maps as a result of the most current data available;
- Reformat maps for consistency within the map series, including placing the legend at the bottom of the map, and created in full color; and
- Incorporate revisions received from the District School Board of Pasco County:
 - Map 8-1 includes four new existing school sites – Veterans Elementary School, Anclote High School, Watergrass Elementary School, and Crews Lake Middle School
 - Map 8-2 has been revised to reflect only those schools programmed within the current 5-Year Work Program.
 - Map 8-3 has been revised to include collocation opportunities with the School Board and Pasco County. Most specifically, proposed opportunities in the Starkey and Connerton DRIs have been included.
 - Maps 8-4 through 8-7 have been revised to reflect updated Concurrency Service Areas for the County for Elementary Schools, Middle Schools, High Schools, and Alternative Education Centers respectively.

CPAL09-1(06) – Comprehensive Plan Administration Element

CPAL09-1(06) is proposing the following text amendments to the Administration Element of the Pasco County Comprehensive Plan:

- Revise references to Future Land Use from designation to classification;
- Ensure internal consistency within the Comprehensive Plan;
- Correct references to the original effective date of the Comprehensive Plan of April 9, 1991, as date by which to evaluate existing lots of record; and
- Clarify cross references for ease of navigation through the Comprehensive Plan.

CPAL09-1(08) – Comprehensive Plan Housing Element

CPAL09-1(08) is proposing the following text amendments to the Housing Element of the Pasco County Comprehensive Plan to:

- Correct syntax within the element; and
- Clarify cross references for ease of Comprehensive Plan navigation.

CPAL09-1(09) – Employment Center (EC) Mix of Uses

CPAL09-1(09) is proposing the following text amendment to the Future Land Use (FLU) Appendix, Employment Center (EC) Future Land Use Classification to recognize the practical limitations associated with small parcels.

CPAL09-1(10) – Compatibility

CPAL09-1(10) is proposing text amendments to the Future Land Use (FLU) Element designed to:

- Add Objective FLU 1.10 Compatibility and accompanying policies to provide guidance for compatibility review standards, compatibility through appropriate design, residential compatibility/transition, and industrial compatibility and performance measures.
- Revise Exhibit 2-2 to:
 - Remove Industrial-Heavy (IH) as a compatible transitional use adjacent to residential;
 - Identify sensitive site design as necessary to achieve compatibility for proposed IH with existing adjacent Commercial (COM), Town Center (TC), Planned Development (PD), and Mixed Use (MU);
 - Revise the name of the exhibit to “Transitional Land Use General Guideline”; and
 - Correct scrivener’s errors.

Exhibit 2-2 provides a general guideline to review Future Land Use (FLU) compatibility. Each proposed Future Land Use amendment application will be reviewed case by case pursuant to the proposed Objective FLU 1.10 and any other applicable regulations in the Comprehensive Plan and Land Development Code.

CPAL09-1(11) Future Land Use and Coastal Management Elements

CPAL09-1(11) is proposing the following amendments to the Future Land Use and Coastal Management Elements of the Pasco County Comprehensive Plan to:

- Revise FLU Policy 1.3.3 and COA Policy 2.2.3 for internal consistency regarding mobile homes and recreational vehicles; and
- Correct a scrivener's error related to Major Attractors (AT) Future Land Use Classification.

CPAL09-1(12) – Public/Semi Public Uses

Proposed are text amendments to the Glossary, Future Land Use Appendix, and Solid Waste Sub-Element of the Public Facilities Element to address a variety of issues relative to Public/Semi Public uses. These amendments are being proposed to clarify and confirm a number of provisions throughout the Comprehensive Plan.

CPAL09-1(07) – Conservation Element and CPAL09-1(13) – Critical Linkages

CPAL09-1(07) and CPAL09-1(13) are proposing the following amendments to the Conservation Element and Future Land use Appendix of the Pasco County Comprehensive Plan to:

- Clarify references to March 2002 as the date of the Habitat Study and modify reference to reflect its amendment;
- Clarify cross-references for ease of navigation throughout plan;
- Modify the implementation date of the Critical Linkage Ordinance to reflect 2010;
- Establish the following as permitted uses in Critical Linkages:
 - Recreational Fishing, Exotic Species Removal, Passive Recreational Uses such as canoeing, kayaking, hiking, birding, and nature study;
- Establish the following uses as permitted on a case-by-case basis:
 - Hunting, Timber Removal, Boardwalks or pervious walking and hiking paths, selected agricultural activities, wetland mitigation through preservation, enhancement, and restoration as indicated in an Environmental Management Plan in accordance with the Land Development Code, and Floodplain Compensation;
- Expand intergovernmental partners to include the Florida Communities Trust Program and SWFWMD;
- Provide for width, alignment, location reduction or modification pursuant to Land Development Code provisions;
- Clarify provisions regarding density transfers and provide an example of density transfer calculations;
- Provide provisions for intensity transfers for wetlands located on non-residential sites; and
- Amend Map 3-4: Critical Linkages to reflect the minor modifications that have been made to the individual critical linkage alignments to more accurately reflect the intended alignment of each linkage.
 - The original map series, included as part of the Assessment of Measures to Protect Wildlife Habitat in Pasco County, accepted by the Board in 2002, were compiled based on aerial photography from 1994.
 - The map revisions are based on the more detailed Light Detection and Ranging (LIDAR) aerial maps provided by the SWFWMD in 2005-2006. The individual map series will be presented to the BCC in a separate agenda item.
 - The most significant change is to North Pasco to Connerton (Starkey to Connerton) linkage. The linkage was intended to protect Five Mile Creek. When the link was originally mapped, it incorrectly followed a tributary, not the main channel. The enhanced aerial photography, and on the ground verification, identified the main channel

and the linkage map is being modified to correct the error.

CPAL09-1(16) – Hawk Ranch

Proposed is a Large Scale Comprehensive Plan Amendment CPAL09-1(16) Hawk Ranch to change the Future Land Use (FLU) classification from CON (Conservation) to AG/R (Agriculture/Rural) on 21.5 acres m.o.l. located in Northeast Pasco County approximately 500 feet south of the Main Line Rd, one mile east of U.S. 301, and abutting The Green Swamp to the east. Parcel ID 36-23-21-0000-00500-0000 (portion of).

This is to resolve a scrivener's error that inaccurately designated the CON FLU classification to a portion of a privately owned property. On June 12, 2009, the applicant filed a formal request to change the CON classification to AG/R on the subject property.

CPAL09-1(17) – Public School Facilities, Future Land Use, and Capital Improvements Elements

CPAL09-1(17) is proposing text amendments to the Public Schools Facility, Future Land Use and Capital Improvements Elements of the Pasco County Comprehensive Plan. The first two amendments have been proposed by the School Board to address concurrency. The third amendment is proposed by Growth Management staff to ensure internal consistency regarding school location. The fourth amendment establishes the annual revisions of the Public Schools Five-Year District Facilities Work Program.

- Level of Service Standards. Proposed are amendments to the Level of Service Standards used to determine school concurrency. Currently, the Level of Service standard for elementary and middle schools is set at 115%, and the high school Level of Service is set at 105% of the permanent Florida Inventory of School Houses (FISH) capacity. This means that service areas will not be considered deficient until the enrollment exceeds rated capacity by fifteen or five percent, respectively.
 - Based on the decline in enrollment growth, the School Board has provided data that demonstrates that it will be possible to achieve and maintain a Level of Service at or near 100% of the permanent Florida Inventory of School Houses capacity.
 - Proposed are amendments to modify the Level of Service for elementary schools to 110 percent, and to change the Level of Service for middle and high schools to 100 percent.
 - Attached is the School Utilization Spreadsheet which validates the modifications to the Level of Service.
- Long Term Concurrency Management Plan – The proposed amendment recognizes that a Long Term Concurrency Management Plan is no longer being utilized as the Level of Service can be achieved through the 5 year work plan. The existing policy and accompany table are being eliminated.
- School Locations. Growth Management staff is recommending adding the ability to locate public schools in the IL, IH, and EC Future Land Use categories. For public schools to locate in these Future Land Use categories, there would need to be a demonstration of the interrelatedness of the proposed school and the surrounding land uses. This amendment would allow for the flexibility to locate career academies close to business and industry.
 - This amendment was modified as a result of the Development Review Committee (DRC) discussion to provide that schools in IL and IH be limited to 9th grade and

above. This was further clarified at the August 11, 2009 Local Planning Agency (LPA) hearing to specifically include post-secondary schools as well.

- Public Schools Five-Year District Facilities Work Program. Proposed is an amendment to change the "September 16, 2008" date to annually. The CIE must be updated annually and included in the School Work Program. This proposed amendment will eliminate the need to change this date each year with the CIE.

CPAL09-1(18) – Glossary

CPAL09-1(18) is proposing amendments to the Glossary of the Pasco County Comprehensive Plan to delete definitions of manufactured housing, mobile home, and modular housing in the Comprehensive Plan. These are more appropriately defined in the Land Development Code.

CPAL09-1(19) – Industrial – Light (IL) and Industrial – Heavy (IH)

CPAL09-1(19) is proposing a text amendment to the Future Land Use (FLU) Element Appendix IL (Industrial-Light) and IH (Industrial-Heavy) to provide clarification regarding uses permitted in the Industrial FLU categories. The proposed amendment clarifies the range of permitted uses, as well as Floor Area Ratios and percentage of project which can be used by Retail/Commercial support uses.

CPAL09-1(20) –Pasco County Corridor Preservation Tables

CPAL09-1(20) is proposing a text amendment to the Transportation Element to revise Corridor Preservation Table 7-2a and 7-2b including:

- Revising corridor preservation widths for some non-state roads considered constrained corridors, which may require less corridor preservation widths due to specific site constraints.
- Moving S.R.581 from the County Road section to the State Road section of the Corridor Preservation Table, because the road was turned over to State control.
- Correcting table names from "7-4a" and "7-4b" to "7-2a" and "7-2b", respectively.

Pursuant to Rule 9j-11.006(1), FAC, the proposed amendments and one copy of each item specified under Rule 9J-11.006(l)(a), (b), (c), and (d), FAC, were submitted to the Tampa Bay Regional Planning Council; the Southwest Florida Water Management District; the Florida Department of Transportation, District Seven; the Florida Department of Environmental Protection; the Florida Department of State; the Florida Fish and Wildlife Conservation Commission; and the Florida Department of Agriculture and Consumer Services. Copies of the complete adopted Comprehensive Plan, including amendments with all support documents which include data and analysis, have been sent to the review agencies listed in Rules 9J-11.009(8)(a)-(h), FAC.

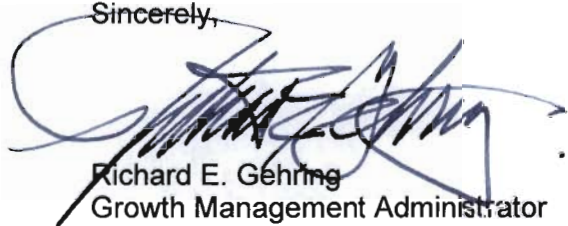
The proposed amendments are scheduled to be adopted by the BCC in December 2009; they are not in an area of critical State concern; they do not apply to the Wekiva River Protection Area; they are not one of the exemptions to the twice per calendar year limitation on the adoption of plan amendments; and finally, the amendments are not proposed to be adopted under a Joint Planning Agreement pursuant to Section 16.31 71, Florida Statutes.

Any FDCA comments and requests should be forwarded to:

Carol B. Clarke
Executive Planner
Growth Management Department
West Pasco Government Center
7530 Little Road, Suite 320
New Port Richey, FL 34654-5598
Telephone: (727) 847-8193
FAX: (727) 847-8084
Email: cclarke@pascocountyfl.net

Should you have any questions, please contact the above-referenced individual.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard E. Gehring", is written over a light blue rectangular background. The signature is stylized and somewhat cursive.

Richard E. Gehring
Growth Management Administrator

REG/mlm

Enclosure(s)

cc: **VIA – CD**

Carol M. Collins, LGCP and CMS Coordinator, Florida Department of Transportation, District Seven, 11201 North McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456
Paula Dye, Chief Environmental Planner, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763
Wendy Evans, Administrative Assistant II, Dept. of Agriculture and Consumer Services, Bureau of Planning and Budgeting, CA8, The Capitol, Tallahassee, FL 32399-0810
Susan Harp, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250
Roy Mazur, AICP, Planning Director, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899
Mary Poole, Director, Florida Fish and Wildlife Conservation Commission, Office of Policy and Stake Holder Coordination, Farris Bryant Building, 620 South Meridian Street, Tallahassee, FL 32399-1600
Jim Quinn, Environmental Manager, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000
Tracy D. Suber, Educational Consultant - Growth Management Liaison, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400
Jessica Lunsford, Senior Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782

VIA-EMAIL

Peter Aluotto, AICP, Director, Planning and Growth Management Department, Hillsborough County, 601 E. Kennedy Boulevard, 20th Floor, Tampa, FL 33602, e-mail: Aluottop@hillsboroughcounty.org
Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, e-mail: thomasdeardorff@polk-county.net
Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, e-mail: rpianta@hernandocounty.us
Bradley Arnold, Administrator, Sumter County, Division of Planning and Development, 209 N. Florida Street, Room 324, Bushnell, FL 33513, e-mail to: Brad Cornelius – Brad.Cornelius@sumtercountyfl.gov.
Brian Smith, FAICP, Director, Pinellas County Planning Dept., 600 Cleveland Street, Suite 750, Clearwater, FL 33755, bsmith@co.pinellas.fl.us
Jerry Engel, Director, City of New Port Richey, Development Services, 5919 Main Street, New Port Richey, FL 34652, engelgm@cityofnewportrichey.org
Richard Reade, Director, City of Port Richey, Planning Department, 6333 Ridge Road, Port Richey, FL 34668, e-mail: citymanager@copr.net
Karla Owens, Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, e-mail: kowens@dadecityfl.com
Joan Miller, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, e-mail: Town.of.stleo@saintleo.edu
Barbara Sessa, City Clerk, City of San Antonio, P.O. Box 75, San Antonio, FL 33576, e-mail: None
Steven Spina, City Manager, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, e-mail: admin@ci.zephyrhills.fl.us
Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email: thickey@ci.tarpon-springs.fl.us
Melissa Zornitta, Hillsborough City-County Planning Commission, P.O. Box 1110, Tampa, Florida, 33601-1110, email: zornittam@plancom.org

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