



August 13, 2019

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 – CPAL19(04)
 Central Pasco Employment Village**

Dear Mr. Eubanks:

Pasco County is submitting CPAL19(04) Central Pasco Employment Village (CPEV), 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 (LPA) held a public hearing on July 11, 2019, to consider the proposed amendment. The BCC held a transmittal public hearing on August 6, 2019, to consider the proposed amendments and transmittal to the DEO.

Project Description:

CPAL19(04) Central Pasco Employment Village is a Large-Scale Comprehensive Plan Text Amendment to amend the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12. The intention of the staff-initiated Text Amendment to the CPEV Subarea Policies is to facilitate the process of development within the CPEV by eliminating and modifying development provisions. These provisions and modifications include eliminating the requirement for one EC-MPUD for the entire subarea, eliminating the financial plan requirements, removing provisions regarding the Rural Transition Area north of S.R 52, and addresses the use of well and septic tanks in low-density areas when utilities are not available. In addition, there are minor updates to the CPEV Subarea Policies to remove requirements that have already been met or that are no longer applicable.

SITE DETAILS				
Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning District(s)	Existing Use(s)
Multiple Parcels	2,384	EC; CON	A-C; AR-5	Vacant

PLANNING AND DEVELOPMENT – LONG RANGE PLANNING

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
ATTN: Erica Wennlund, Planner II
8731 Citizens Drive, Suite 360
New Port Richey, FL 34654
Telephone: (727) 847-8140 ext.1953

Email: jjenkins@pascocountyfl.net & ewennlund@pascocountyfl.net

If there are any questions or comments, please contact me at jjenkins@pascocountyfl.net or call (727) 847-8140 ext.7889.

Sincerely,



Jeffrey R. Jenkins, MPA, AICP
Executive Planner | Long Range Planning Division Manager

Attachments:

- Att 1 - Board Cover Sheet (Agenda Summary Sheet)
- Att 2 - Agenda Memo
- Att 3 - Central Pasco Employment Village Subarea Policies, Policy 7.1.12
- Att 4 - Affidavit of Publication

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

Ivana Kajtezovic, Planning Program Manager, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: ikajtezovic@tampabaywater.org

Robin Jackson, Historic Preservationist, Compliance and Review, Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, 500 South Bronough Street, Tallahassee, Florida 32399, email to: Robin.Jackson@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

Kylene Casey, Operations & Management Consultant II- Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: kylene.casey@fldoe.org

John Meyer, Tampa Bay LEPC & DRI Coordinator, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: johnm@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

George Romagnoli, AICP, Development Director, City of New Port Richey,

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

Cristian Arias, Senior Planner, City of New Port Richey, Development Services

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Melanie Romagnoli, Senior Planner, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: mromagnoli@dadecityfl.com

Rick Alley, City Clerk, City of San Antonio, 32819 Pennsylvania Avenue, P.O. Box 75, San Antonio, FL 33576

cityclerk@sanantonioflorida.org

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Richard M. Tonello, Supervisor of Planning, Pasco County Schools, Department of Planning, 11815 Tree
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Central Permitting (Only to: Esther Oluyemi, Building Construction Services Director,
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Erica Jones, Administrative Secretary II, Development Services, ejones@pascocountyfl.net

AGENDA SUMMARY SHEET



Meeting Type:

Pasco County Commission

Department:

Planning and Development Agenda Coordinators

Memorandum Number:

PDD19-1201

Subject:

LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) – CPAL 19(04) Central Pasco Employment Village – Transmittal of Proposed Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12

Recommendation:

Approve



**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT(S): 1&2 **FILE NO.:** PDD19-1201 **DATE:** 7/25/19

SUBJECT: LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT (REGULAR) – CPAL 19(04) Central Pasco Employment Village – Transmittal of Proposed Comprehensive Plan Text Amendment to the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12 (Public Hearing: LPA: 7/11/19 at 1:30 p.m., DC; BCC: 8/6/19 at 1:30 p.m., DC; BCC: 8/20/19 at 1:30 p.m., NPR)

REFERENCE: (Continued from the June 20, 2019 LPA Meeting; Continued from the July 9, 2019 BCC Meeting)

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

FROM: Nectarios C. Pittos, AICP, Planning and Development Director

RECOMMENDED BOARD ACTION:

Authorize transmittal to the Department of Economic Opportunity (DEO) and other reviewing agencies of the proposed Comprehensive Plan Text Amendment CPAL 19(04), amending the Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

PROJECT OVERVIEW

On March 12, 2019, the Board of County Commissioners (BCC) directed the Planning and Development Department to expedite a staff-initiated Comprehensive Plan Text Amendment to the Central Pasco Employment Village (CPEV) Subarea Policies. The staff-initiated Comprehensive Plan Text Amendment was a result from a previously submitted Comprehensive Plan Map and Text Amendment which proposed to remove multiple acres out of the CPEV and to amend the Future Land Use (FLU) classification from EC (EMPLOYMENT CENTER) to IH (INDUSTRIAL-HEAVY). The Comprehensive Plan Map and Text Amendment application was formally withdrawn by the BCC on April 23, 2019.

The intention of the staff-initiated Text Amendment to the CPEV Subarea Policies is to facilitate the process of development within the CPEV by eliminating and modifying development provisions. These provisions and modifications include eliminating the requirement for one EC-MPUD for the entire subarea, eliminating the financial plan requirements, removing provisions regarding the Rural Transition Area north of S.R 52, and addresses the use of well and septic tanks in low-density areas when utilities are not available. In addition, there are minor updates to the CPEV Subarea Policies to remove requirements that have already been met or that are no longer applicable.

On June 20, 2019, the Local Planning Agency (LPA) held a public hearing on the proposed Comprehensive Plan Text Amendment, CPAL 19(04) CPEV Text Amendment, and unanimously recommended a continuance to the July 11, 2019 LPA Meeting at 1:30 p.m. in Dade City. The LPA Chairman recommended a continuance for the text amendment in order to allow time for Planning and Development staff to meet with property owners in CPEV.

CENTRAL PASCO EMPLOYMENT VILLAGE OVERVIEW

The Central Pasco Employment Village (CPEV) Area Plan was initiated by the Board of County Commissioners (BCC) in 2007. The CPEV Area Plan was a conscious, coordinated effort amongst landowners to create a vision for over 2,400 acres of land located centrally in Pasco County that focused its effort to provide job opportunities, support workforce housing, and to implement mechanisms to support critical wildlife habitat in central Pasco County. Development within the CPEV has not yet commenced.

On September 8, 2008, the BCC adopted Biannual 08-02(11) Comprehensive Plan Amendment by Ordinance No.08-39 which amended the FLU Map classifications from AG (AGRICULTURAL), RES-1 (RESIDENTIAL – 1 DU/GA), and RES-3 (RESIDENTIAL – 3 DU/GA) to EC (EMPLOYMENT CENTER) and CON (CONSERVATION LANDS) on approximately 2,384 acres. Ordinance No.08-39 also identified the CPEV Subarea, created development conditions and limitations within the CPEV, removed the CPEV from the Rural Neighborhood Protection Area identified on Map 2-13, and amended the Highway Vision Plan Map 7-36.

On October 31, 2008, the Florida Department of Community Affairs (DCA) found the amendment not in compliance with the requisite Florida Statutes. A Remedial Comprehensive Plan Amendment by Ordinance No.10-04 pursuant to the Stipulated Partial Settlement Agreement was adopted by the BCC on March 16, 2010.

This agenda memo was prepared by: *Erica Wennlund, Planner II*

GENERAL INFORMATION	
Applicant / Agent	Staff-Initiated
Project Address	South of S.R. 52 and West of Bellamy Brothers Boulevard and East of Ehren Cutoff

SITE DETAILS				
Parcel ID	Acres	Future Land Use(s)	Zoning	Existing Use(s)
Multiple Parcels	2,384	EC (EMPLOYMENT CENTER); CON (CONSERVATION LANDS)	A-C AGRICULTURAL; AR-5 AGRICULTURAL-RESIDENTIAL	VACANT

See *Appendix* for zoning and future land use (FLU) terms at the end of this report.

SURROUNDING ZONING AND USES			
	Zoning District(s)	Future Land Use(s) (FLU)	Existing Use(s)
<i>North</i>	MPUD MASTER PLANNED UNIT DEVELOPMENT; A-C; A-R AGRICULTURAL-RESIDENTIAL; C-2 GENERAL COMMERCIAL	AG (AGRICULTURAL); PD (PLANNED DEVELOPMENT); RES-1 (RESIDENTIAL 1 DU/GA); ROR (RETAIL/OFFICE/RESIDENTIAL)	Fort King Ranch MPUD; S.R. 52 Right-of-Way
<i>South</i>	A-C	RES-3 (RESIDENTIAL -3 DU/GA); CON	Conservation Easement; Orange Belt Trail (Planned); Abandoned Railroad
<i>East</i>	I-1 LIGHT INDUSTRIAL PARK	IL (INDUSTRIAL-LIGHT)	Bay Mulch Inc.

West	I-2 GENERAL INDUSTRIAL PARK	IH (INDUSTRIAL-HEAVY); NT (CONNERTON NEW TOWN)	Rinker Materials; Ehren Cutoff Right-of-Way; Connerton New Town MPUD
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See *Appendix* for zoning and future land use (FLU) terms at the end of this report.

FINDINGS OF FACT

The Administrative Element of the Comprehensive Plan provides a framework by which proposed Amendments shall be evaluated. The following are the Planning and Development Department's findings of fact per each evaluation criterion.

1. **Consistency with the Goals, Objectives, and Policies.** The Planning and Development Department (PDD) determined the proposed CPAL to be consistent with the Comprehensive Plan as outlined in the Comprehensive Plan Consistency Analysis below.
2. **Additional Amendments Recommended.** At this time, no additional Comprehensive Plan Amendments are needed for this project.
3. **Analysis of the Capital Costs, Service Requirements, and Benefits.** Pasco County shall collect and utilize impact fees pursuant to Chapter 1300 of the Land Development Code (LDC) and Chapter 11 of the Comprehensive Plan including but not limited to *mobility, school, fire/rescue, library, parks and recreation, water, and sewer*. Any increased capital costs and services resulting from the proposed amendment will be addressed through the payment of impact fees, increased ad valorem taxes, special assessments, or other revenue sources designed to recapture the costs of providing public facilities and services to new growth.
4. **LPA Hearing Recommendation.** On July 11, 2019, the Planning Commissioner (PC) acting as the Local Planning Agency (LPA) held a public hearing on the proposed Comprehensive Plan Amendment, CPAL 19(04) CPEV Text Amendment, and unanimously recommended approval to the Board of County Commissioners (BCC). The LPA unanimously recommended approval with additional edits to the CPEV subarea policy.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

The following is a discussion of the [Comprehensive Plan policies](#) that support the recommendation to approve the proposed amendment.

EC (EMPLOYMENT CENTER)

Per the Comprehensive Plan, the intent of EC “is a mixed-use land use classification that permits corporate business parks, targeted primary businesses, higher-density residential, and light industrial uses. Retail uses are limited to only those that support the primary businesses and residences located within the employment center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.”

The CPEV Subarea Policies requires mixed-use development with an emphasis on employment attractors. By proposing the elimination of the requirement of one overall EC-MPUD, it allows for individual property owners to proceed with their own MPUD development without having to coordinate financial planning with other property owners within the CPEV subarea. Without an overall EC-MPUD, a financial plan is not feasible because parcels will be developed separately.

Per POLICY SEW 3.1.6 Installation of a Central Wastewater Treatment Plant, residential density less than 3 du/ga, allows for septic tanks where no utilities are available. Residential units shall be subject to the standard County Comprehensive Plan requirements at the time of the EC-MPUD or MPUD.

CON (CONSERVATION LANDS)

Per the Comprehensive Plan, the intent of CON “is to recognize public or private lands held for conservation.” The general range of potential uses includes open space, passive nature parks, selected agricultural activities, and accessory structures.

There are no proposed modifications affecting the CON FLU. The elimination of the Rural Transition Area north of S.R. 52 is because the boundary was shifted north in the Forth King Ranch MPUD, per RZ 7157.

POLICY FLU 8.1.3 CENTRAL MARKET AREA ESTABLISHMENT

The Central Market Area as established on Map 2-19 is envisioned as a suburban area with concentrated development in activity nodes with emphasis on employment centers and town centers. Development is in an ecological form consistent with the conservation land in the market area. The mission of the market area is the creation of mixed-use and compact development designed to preserve open space and serve as a designated employment node.

PLANNING DISCUSSION

The following is a discussion of site specific details related to the project.

1. Subarea Policy. The proposed modifications to Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12 (Attachment 1).

CASE HISTORY		
	Date	Vote: Approve/Deny
<i>Local Planning Agency (LPA)</i>	6/20/2019	Continued
<i>Local Planning Agency (LPA)</i>	7/11/2019	6-0 Approve
<i>Board of County Commissioners – Transmittal</i>	7/09/2019	Continued
<i>Board of County Commissioners – Transmittal</i>	8/06/2019	Pending
<i>Board of County Commissioners – Adoption</i>	8/20/2019	Pending

APPENDIX

FUTURE LAND USE

Term	Reference
CON (CONSERVATION LANDS)	FLU Page 2A-16, Comprehensive Plan
AG (AGRICULTURAL)	FLU Page 2A-16, Comprehensive Plan
IH (INDUSTRIAL-HEAVY)	FLU Page 2A-27, Comprehensive Plan
IL (INDUSTRIAL – LIGHT)	FLU Page 2A-26, Comprehensive Plan
EC (EMPLOYMENT CENTER)	FLU Page 2A-28, Comprehensive Plan
PD (PLANNED DEVELOPMENT)	FLU Page 2A-32, Comprehensive Plan
RES-1 (RESIDENTIAL – 1 DU/GA)	FLU Page 2A-20, Comprehensive Plan
RES-3 (RESIDENTIAL – 3 DU/GA)	FLU Page 2A-21, Comprehensive Plan
ROR (RETAIL/OFFICE/RESIDENTIAL)	FLU Page 2A-24, Comprehensive Plan
CONNERTON NEW TOWN (NT)	FLU Page 2A-47, Comprehensive Plan

ZONING

Term	Reference
<u>A-C (AGRICULTURAL DISTRICT)</u>	Section 512, Land Development Code
<u>AR-5 (AGRICULTURAL-RESIDENTIAL)</u>	Section 507, Land Development Code
<u>A-R (AGRICULTURAL-RESIDENTIAL)</u>	Section 505, Land Development Code
<u>I-1 (LIGHT INDUSTRIAL PARK DISTRICT)</u>	Section 528, Land Development Code
<u>I-2 (GENERAL INDUSTRIAL PARK DISTRICT)</u>	Section 529, Land Development Code
<u>MPUD (MASTER PLANNED UNIT DEVELOPMENT DISTRICT)</u>	Section 522, Land Development Code

FISCAL IMPACT/COST/REVENUE STATEMENT:

No additional funding is required for this action.

ATTACHMENT(S):

1. Central Pasco Employment Village Subarea Policies, Policy FLU 7.1.12
2. Ex-Parte
3. Ex-Parte
4. Ex-Parte
5. Affidavit of Publication

DLR/NP/EW CPEV Text Amendment BCC-T Agenda Memo

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

CENTRAL PASCO EMPLOYMENT VILLAGE SUBAREA POLICIES

POLICY FLU 7.1.12: CENTRAL PASCO EMPLOYMENT VILLAGE

a. Maximum Levels of Development

- (1) Identify the Central Pasco Employment Village Subarea on Future Land Use Subarea Map 2-9(12). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Central Pasco Employment Village Subarea and to define the guiding principles and specific conditions for development. The Central Pasco Employment Village Subarea is the result of a coordinated and unified planning approach in conjunction with the County initiated Central Pasco Employment Village Area Plan. The Central Pasco Employment Village Area Plan, dated February 2008, is incorporated herein by reference.

- (2) The subarea shall be zoned in ~~a single~~ one or more EC-MPUD Employment Center Master Planned Unit Development(s) or MPUD Master Planned Unit Developments and shall be governed by the terms of this policy. Any development that would exceed the impacts of the level of development allowed under this subarea policy shall require an amendment to this policy, 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 also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.~~

- (3) The following levels of development within the Central Pasco Employment Village Subarea are approved as the maximum authorized densities and intensities, and if in compliance with the approved EC-MPUD Employment Center Master Planned Unit Development or MPUD Master Planned Unit Development conditions and ~~Financial Plan~~, are supported by adequate public facilities, services, and infrastructure:

Type of Development as described in LDC Section 522.5.D	Square Footage/ Dwelling Units
Corporate Business Park Targeted Primary Business <u>Light Industrial Uses</u>	3,700,000 Square Feet
Support/Commercial Office	950,000 Square Feet
Residential	4,500 Dwelling Units

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- (4) A Land Use Equivalency Matrix (LUEM) is an optional required component of any of the Central Pasco Employment Village -EC-MPUD Employment Center Master Planned Unit Development(s) or MPUD Master Planned Unit Development(s). Any utilization of the Land Use Equivalency Matrix shall demonstrate the proposed action does not cause a greater impact on public facilities, services, and infrastructure.
- (5) Should an EC-MPUD or MPUD propose a LUEM, Residential uses may be reduced, exchanged, or traded off for Corporate Business Park, Target Primary Business, Light Industrial Uses, and Support Commercial/Office entitlements.
- (6) Corporate Business Park, Target Primary Business, Light Industrial Uses, and Support Commercial/Office may not be reduced, exchanged, or traded off for Residential entitlements.
- (7) Corporate Business Park, Target Primary Business, and Light Industrial Uses may be reduced, exchanged, or traded off among each other.
- (8) Corporate Business Park, Target Primary Business, and Light Industrial Uses may not be reduced, exchanged, or traded off for Support Commercial/Office.

b. Central Pasco Employment Village Guiding Principles

The Central Pasco Employment Village Subarea shall be developed in conformance with the following guiding principles where practical and appropriate and generally depicted on the Central Pasco Employment Village Area Master Plan 2-9(12A) incorporated herein:

- (1) A unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open-space areas.
- (2) The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community, providing walkability between uses/parcels.
- (3) Development of the project shall maintain a balance of jobs to housing at build-out of the project ensuring that there is adequate land set aside within the project to maintain a balance of job opportunities to live and work within the project and to comply with the intent of the Pasco County Comprehensive Plan.
- (4) The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce

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overall vehicle trips and vehicle trip lengths and to support pedestrian, bicycle, and mass-transit opportunities.

- (5) Development of the project shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between the Corporate Business Park, Target Primary Business, Light Industrial Uses, Support Commercial/Office, and Residential uses, and provide adequate opportunities for pedestrian/bicycle connectivity, where practical and appropriate.
- (6) The project shall provide opportunities for transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity, where appropriate and practical.
- (7) All development within the Central Pasco Employment Village Subarea shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses, where practical. Local and collector streets, pedestrian paths, and bikepaths shall contribute to a system of connected routes between employment generating uses, residential, schools, parks, civic uses, and conservation and open-space areas. The design details shall be established by a site plan controlled by the EC-MPUD Employment Center Master Planned Unit Development or by the MPUD Master Planned Unit Development zoning and implemented through the preliminary site plans for each development area.
- (8) The Central Pasco Employment Village Subarea shall not promote urban sprawl with the proliferation of strip commercial development along S.R. 52.
- (9) All references in Policy FLU 7.1.12 to specific Comprehensive Plan, Land Development Code, or other documents are to the provisions in effect on the date of adoption of this policy. The applicability of Comprehensive Plan or Land Development Code changes to this policy and this subarea shall be governed by applicable law.

c. Central Pasco Employment Village Development Standards

- (1) The Central Pasco Employment Village shall be developed to accommodate an areawide composite land use mix as described below:

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General Use	Minimum	Maximum
Corporate Business Park Targeted Primary Business <u>Light Industrial Uses</u>	30%	75%
Residential	20%	60%
Support/Commercial Office	5%	20%

- (2) The composite land use mix shall be determined on the overall Central Pasco Employment Village land area rather than individual ownership, parcels, or phases. The composite land use mix calculation does not include Central Pasco Employment Village Master Plan CON (Conservation Lands) area (critical linkage, Category I Wetlands).

- (3) Identify the Central Pasco Employment Village Subarea 2-9(12) Master Plan as depicted on the Pasco Comprehensive Plan 2025 Subarea Map 2-15. The Central Pasco Employment Village Master Plan shall serve as the long-term vision for the Central Pasco Employment Village development and resource protection. The MPUD Master Plan for an EC-MPUD or MPUD shall be utilized in a regulatory function to govern general location of land uses, open space, and buffer areas. The Master Plan shall be modified to reflect best available information related to formal wetland determinations, floodplain studies, roadway engineering, etc., to coincide with the EC-MPUD Employment Center Master Planned Unit Development or MPUD Master Planned Unit Development submittal.

- (4) For EC-MPUDs and MPUDs that include residential development, Residential phase development applications within high-density land use shall include a strategy to provide a component of housing that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, residential phases shall otherwise mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing.

- (5) For EC-MPUD and MPUDs that include residential development, Central Pasco Employment Village shall include a variety of housing types to provide housing options for residents of diverse ages, incomes, and family sizes working within and around the area. Low-density, residential, single-family, detached product shall be limited to twenty (20) percent of total allowable residential units. Medium and high-density residential areas on the Master Plan shall allow a variety of additional housing types such as, but not limited to, apartments, townhomes, paired homes, cottage homes, quadplexes, etc. Development of the Central Pasco Employment Village shall support multimodal transportation containing interconnected street networks and pedestrian-friendly

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streets. The project shall be designed to provide interconnected streets between retail, residential, office, and employment center uses, and provide adequate opportunities for pedestrian/bicycle connectivity, where practical and appropriate.

- (6) The Central Pasco Employment Village shall minimize access points along S.R. 52 to facilitate traffic flow.
 - (7) EC-MPUD and MPUD Master Plans shall provide coordination between existing and proposed development within the Central Pasco Employment Village subarea that will provide opportunities for transit facilities and incorporate transit-oriented design features when appropriate. A Central Pasco Employment Village Transit Master Plan shall be submitted for approval prior to preliminary plan approval. Alternatively, the Central Pasco Employment Village shall comply with any applicable Countywide ordinance related to transit facilities.
 - (8) The County shall require, where feasible, that new urban residential development within the Central Pasco Employment Village Subarea co-locate neighborhood parks with schools.
- d. Central Pasco Employment Village Natural Resource Protection Requirements
- (1) The subarea shall have Future Land Use Map designations of EC (Employment Center) and CON (Conservation Lands) as identified on the Central Pasco Employment Village Master Plan. CON (Conservation Lands) Future Land Use includes the 210 acres of critical linkage and seventy-one (71) acres of Category I Wetlands outside the critical linkage. Existing CON (Conservation Lands) Future Land Use within the Central Pasco Employment Village, along the southern boundary of the site, is to remain CON (Conservation Lands) Future Land Use.
 - (2) Areas designated as CON (Conservation Lands) Land Use within the Central Pasco Employment Village Subarea are based upon aerial photography and field observations. These areas shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies and as determined by the environmental/habitat study and roadway crossing design. Pasco County shall update the Future Land Use Map to reflect the foregoing adjustments.
 - (3) The areas designated in the Future Land Use Map as CON (Conservation Lands) Land Use within the Central Pasco Employment Village Subarea shall be limited to passive recreational and conservation land uses, including picnic shelters, boardwalks, and pedestrian trail systems; e.g., walking/jogging nonmotorized cycling, and rollerblading. The Administrative Element of the 2025 Plan and Policy FLU 1.5.1: Nonconforming

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Uses shall apply to any existing nonconforming uses.

- (4) The CON (Conservation Lands) Future Land Use classification shall allow for road crossings only where necessary for roadways required by the Central Pasco Employment Village EC-MPUD Employment Center Master Planned Unit Development approval(s) and/or the Pasco County Land Development Code. Pedestrian and bicycle connections shall be allowed where necessary to create an interconnected greenways and trails system.
- (5) Development of the Central Pasco Employment Village Subarea shall be specifically designed where applicable to reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources including the CON (Conservation Lands) Land Use on site.
- (6) A Central Pasco Employment Village Environmental Management Plan shall be developed for CON (Conservation Lands) Future Land Use areas to provide enhanced environmental protection to regional resources, enhanced open space, and enhanced water quality protection. The Environmental Management Plan shall specify implementation methods; enforcement, such as deed restrictions to prohibit dumping, clearing, and disturbance of buffers; maintenance; and protection, including the enhancement of buffers through pine reforestation planting and planting of other native vegetation as may be required for habitat mitigation.
- (7) Development of the site shall include measures to protect water quality, including a Surface Water Quality Monitoring Program that identifies, measures, reports, and addresses any continuous and/or long-term pre- and post-development changes in water quality attributable to the property and the activities thereon and an analysis of current or projected Total Maximum Daily Load contaminants in the watershed
- (8) Development of the Central Pasco Employment Village shall not adversely impact the Cypress Creek and Upper East Cypress Creek Drainage Basins in accordance with the Southwest Florida Water Management District and Pasco County regulations.
 - (a) Postdevelopment stormwater runoff from the Central Pasco Employment Village shall be pretreated prior to discharge in accordance with Southwest Florida Water Management District regulations to avoid degradation of downstream water quality.
 - (b) Postdevelopment peak discharge of stormwater runoff from all developments within the Central Pasco Employment Village shall not exceed predevelopment peak discharge rates for the twenty-four (24) hour

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recurrence of the 2-year, 10-year, 25-year, and 100-year storm events.

- (9) The Central Pasco Employment Village Subarea shall only locate low-density residential development, open space, and roadway and stormwater infrastructure adjacent to the critical linkage.
- (10) The Central Pasco Employment Village shall comply with the Pasco County Groundwater Protection Ordinance. In addition, all land use activities prohibited within the wellhead protection area designated five-year travel time are prohibited adjacent to Cypress Creek and Cypress Creek Category I Wetlands.
- (11) Septic tanks are prohibited within the Central Pasco Employment Village, except as provided in FLU 7.1.12.d(12).
- (12) Low-Density Residential units shall be subject to the standard County Comprehensive Plan requirements in effect at the time of the EC-MPUD or MPUD. Use of septic and well shall meet the applicable State Health Department rules and permitting regulations.
- (13) Wetlands that have CON (Conservation Lands) Land Use Classification shall be protected consistent with the Goals, Objectives, and Policies of the Pasco County Comprehensive Plan and applicable Land Development regulations.

e. Central Pasco Employment Village Public Facility Requirements

- (1) The timing of development within the Central Pasco Employment Village Subarea is expressly related to the provision of the necessary infrastructure to serve such development, and all development approvals shall be timed to ensure that the improvements that are necessary to maintain the adopted Levels of Service standards are programmed within the Pasco County Capital Improvements Element prior to the approval of development activity or to ensure that impacts to public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.

~~Central Pasco Employment Village development is limited to the level that will generate 604 net external p.m. peak-hour trips. No further development may occur until a determination that the segment of S.R. 52 from Bellamy Brothers Road to Old Pasco Road meets the adopted Level of Service. Upon said road segment failing the Level of Service, Pasco County shall include the segment in the Pasco County Capital Improvements Element/ Long-Term Concurrency Management System if Pasco County determines that the required improvements are financially feasible, or the Central Pasco Employment Village, Florida Department of Transportation, or others commit to fund the~~

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~~required improvements.~~

~~(2)~~ Anytime infrastructure capacity for the Central Pasco Employment Village Subarea is evaluated through the review process, preservation of capacity for Corporate Business Park, Targeted Primary Business, and Light Industrial Use entitlements shall be considered to ensure that adequate land and transportation capacity is available for EC (Employment Center) uses consistent with Policy FLU 1.8.10.

~~(2)(3)~~ Prior to the approval of the first EC-MPUD or MPUD containing residential entitlements within the Central Pasco Employment Village Subarea, except for any EC-MPUD or MPUD within the Low-Density Residential area located south of the ecological corridor, the Central Pasco Employment Village Master Plan Future Land Use Map 2-9(12A) shall be amended to identify the location and acreage of any required school or County park sites. Any EC-MPUD or MPUD submitted for approval lying within the Low-Density Residential area located south of the ecological corridor, as identified on the Central Pasco Employment Village Master Plan Future Land Use Map 2-9(12A), shall be exempt from this map amendment requirement.

~~(3)~~ Within five (5) years of the Florida Department of Community Affairs Notice of Intent to approve the Central Pasco Employment Village Comprehensive Plan Amendment, or such later time as may be approved by the Board of County Commissioners, the developer shall file with Pasco County an application for EC-MPUD Employment Center Master Planned Unit Development rezoning. A Central Pasco Employment Village Financial Plan is a required component of the EC-MPUD Employment Center Master Planned Unit Development application and approval.

~~(4)~~ It shall be the obligation of the land owners to work with the County to obtain a final approval of the EC-MPUD Employment Center Master Planned Unit Development and Financial Plan within eighteen (18) months of the above-noted EC-MPUD Employment Center Master Planned Unit Development application deadline, or such later time as may be approved by the Board of County Commissioners.

~~f.~~ The Central Pasco Employment Village Financial Plan shall include the following:

~~(1)~~ On-Site Roadway Improvements (Includes Roadway, Drainage, Floodplain Mitigation, and Wetland Mitigation, and Excludes Right-of-Way)

~~(a)~~ Pasco Village Parkway (East/West Collector Roadway)

~~(b)~~ West Village Parkway (Western North/South Collector

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~~Roadway)~~

~~(c) East Village Parkway (Eastern North/South Collector Roadway)~~

~~(2) Off-Site Roadway Improvements~~

~~(a) S.R. 52 (as Determined by the Transportation Impact Study)~~

~~(3) Potable Water Transmission Mains~~

~~(a) S.R. 52~~

~~(b) Collier Parkway/Ehren Cutoff~~

~~(c) Pasco Village Parkway (East/West Collector Roadway)~~

~~(d) West Village Parkway (Western North/South Collector Roadway)~~

~~(e) East Village Parkway (Eastern North/South Collector Roadway)~~

~~(4) Sanitary Sewer Force Mains~~

~~(a) S.R. 52~~

~~(b) Collier Parkway/Ehren Cutoff~~

~~(c) Pasco Village Parkway (East/West Collector Roadway)~~

~~(d) West Village Parkway (Western North/South Collector Roadway)~~

~~(e) East Village Parkway (Eastern North/South Collector Roadway)~~

~~(5) Buffer Acreage~~

~~(a) Adjacent to S.R. 52~~

~~(b) Adjacent to Cypress Creek Well Field~~

~~(6) School Site Acreage~~

~~(7) Park Acreage~~

~~(8) Any other public facility infrastructure deemed necessary by the Pasco County Land Development Code or to adequately mitigate in accordance with the County's Concurrency Management System.~~

~~g.f. The EC-MPUD Employment Center Master Planned Unit Development(s) and MPUD Master Planned Unit Development(s) shall include where~~

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applicable phasing requirements that provide for the early provision of on-site and off-site infrastructure to support target industry, corporate business park, and light industrial uses, and to link the construction of residential units to nonresidential building construction, so as to contribute to a balanced mix of uses with the goal of achieving a job to housing ratio of 1:1. The purpose of the phasing requirement is to ensure residential development does not outpace the provision of nonresidential infrastructure. Nothing in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development, where applicable.

- (1) The Central Pasco Employment Village Plan sets forth the minimum nonresidential building square footage that must be constructed for the number of dwelling units at the time of plat, or construction plan approval if no plat is required, of the last dwelling unit of any particular phase before residential units may proceed to the next phase.
- (2) Central Pasco Employment Village Phasing Plan (Residential Units Linked to Nonresidential Building[s])

Phases 1-4 (1:1 Jobs-to-Housing Ratio at 1 Job per 450-Square-Foot Average)

Phase	Authorized Residential Dwelling Units	Building Square Feet (Prior to Starting Next Residential Phase)
1	700	315,000
2	2,000	900,000
3	3,000	1,350,000
4	4,000	1,800,000

Maximum Project Build-out (1:2.3 Jobs-to-Housing Ratio)

	Maximum Residential Dwelling Units	Maximum Building Square Feet
Project Build-out	Up to 4,500	Up to 4,650,000

- ~~(3) The Central Pasco Employment Village Financial Plan shall be consistent with the requirements of the County's Concurrency Management System to ensure the timely construction of the necessary infrastructure to maintain the adopted Level of Service standards and to serve the development within the Central Pasco Employment Village.~~
- ~~(4) As part of the final approval of the Central Pasco Employment Village infrastructure financing plan, the County shall issue a Certificate of Capacity or Concurrency Exemption for all public~~

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~~facilities that are included in the infrastructure financing plan. Such determination or exemption shall apply to development within the Central Pasco Employment Village Subarea that is undertaken consistent with the requirements of the Central Pasco Employment Village Subarea Policies and any site-specific requirements of the financing strategy.~~

~~(5)(3) If the County or Florida Department of Transportation places the widening (construction) of S.R. 52 adjacent to the Central Pasco Employment Village Subarea in the County's Five-Year Capital Improvement Plan, or the Florida Department of Transportation's Five-Year Work Program, the Central Pasco Employment Village Subarea landowners shall, subject to the provisions of the Right-of-Way Preservation Ordinance, convey at no cost to Pasco County 125 feet of right-of-way from the centerline of construction of S.R. 52, pursuant to the Project Development and Environment Study for S.R. 52, Roadway Segment S.R. 52 from U.S. 41 to Bellamy Brothers Road.~~

~~In addition, if the County or the Florida Department of Transportation places the widening (construction) of S.R. 52 adjacent to the Central Pasco Employment Village Subarea in the County's Five-Year Capital Improvement Plan, or the Florida Department of Transportation's Five-Year Work Program, the Central Pasco Employment Village Subarea landowners shall, at no cost to Pasco County, provide land for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of S.R. 52 within or adjacent to the boundaries of the Central Pasco Employment Village Subarea including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadways' appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined no later than at the time of Stormwater Management Plan review for the portion(s) of the project adjacent to S.R. 52, and this paragraph shall expire after such Stormwater Management Plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the Land Development Code, Section 403. All Stormwater Management Plans, reports, or calculations for the Central Pasco Employment Village Subarea shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.~~

~~The foregoing dedications shall occur prior to or concurrent with the first record plat, or construction plan approval where no plat is required adjacent to S.R. 52, or within ninety (90) days of the County's request, whichever occurs first.~~

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(6)(4) Should the conditions of the subarea policies, ~~and~~ EC-MPUD Employment Center Master Planned Unit Development(s), and MPUD Master Planned Unit Development(s) not be satisfied, the County reserves the right to initiate a Comprehensive Plan Amendment to revert all or any part of the Central Pasco Employment Village Subarea to the Future Land Use designated prior to the Comprehensive Plan Amendment establishing the Central Pasco Employment Village Subarea.

NOTICE OF AMENDMENT TO COMPREHENSIVE PLAN

The Pasco County Board of County Commissioners proposes to adopt the following by ordinance:

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A TEXT AMENDMENT to the CENTRAL PASCO EMPLOYMENT VILLAGE subarea policies, policy flu 7.1.12; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

On June 20, 2019, at 1:30 p.m., the Planning Commission, convened as the Local Planning Agency will hold a public hearing at the West Pasco Government Center, Board Room, 1st Floor, 8731 Citizens Drive, New Port Richey, Florida to consider the consistency of the proposed amendment with the adopted Comprehensive Plan and make a recommendation to the Board of County Commissioners.

On July 9, 2019, at 1:30 p.m., the Board of County Commissioners will hold a transmittal public hearing at the Historic Pasco County Courthouse, Board Room, 2nd Floor, 37918 Meridian Avenue, Dade City, Florida.

On August 20, 2019, at 1:30p.m., the Board of County Commissioners will hold an adoption public hearing at the West Pasco Government Center, Board Room, 1st Floor, 8731 Citizens Drive, New Port Richey, Florida.

[CPAL19(04)]

Information concerning this matter will be on file and available for examination in the Planning & Development Department, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, Suite 320, New Port Richey, Florida 34654, or on the website at www.pascocountyfl.net. For further information, you may call (727) 847-8140 x1953.

All interested parties may attend the said public hearing and be heard.

Any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, Florida 34654, (727) 847 2411 (V), or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8028 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

PASCO COUNTY BOARD
OF COUNTY COMMISSIONERS

PDD 19-066