

COMMISSION DISTRICT: 1

FILE NO.: PDD22-0088

DATE: 1/6/2022

SUBJECT: Large-Scale Comprehensive Plan Amendment (Regular) - CPAL 21(10) North Pasco RV Resort –Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 And Sheet 07) Changing from AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 131.68 Acres of Real Property Located East of Lake Iola Road and South of Blanton Road; A Text Amendment Creating Subarea Policy FLU 7.1.63 - North Pasco RV Resort; A Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(63) North Pasco RV Resort.

THRU: Sally Sherman, Assistant County Administrator

FROM: Nectarios Pittos, Planning and Development Director

RECOMMENDED COMMITTEE ACTION:

Recommend that the Local Planning Agency (LPA) approve the proposed Comprehensive Plan Amendment to the Board of County Commissioners (BCC), in the name of CPAL 21(10) North Pasco RV Resort, creating Subarea Policy 7.1.63.

BACKGROUND:

PROJECT OVERVIEW

The applicant is requesting approval of a Future Land Use Map Amendment from Agricultural/Rural (AG/R) to Planned Development (PD), an associated amendment to the text of the Future Land Use Element of the Comprehensive Plan to add a Subarea Policy for the project, and concurrent rezoning to Master Planned Unit Development District (MPUD) in order to allow for a Recreational Vehicle Resort with associated amenities on approximately 131.8 acres. The subject property is located along I-75 and the south shore of Lake Moody and is within the Northeast Pasco Rural Area.

This agenda memo was prepared by: Valerie Brookens, Planner II.

GENERAL INFORMATION	
Applicant / Agent	Barbara Wilhite, P.A.
Project Address	N/A

SITE DETAILS						
Parcel ID	Acres	Existing Future Land Use(s)	Existing Zoning	Proposed Future Land Use(s)	Existing Use(s)	Proposed Use(s)
09 24 20 0000 01000 0000	93.99	AG/R (Agricultural/Rural)	A-C Agricultural District	PD (Planned Development)	Agriculture	Recreational Vehicle Resort

16 24 20 0000 00500 0000	24.65	AG/R	A-R Agricultural District	PD	Agriculture	Recreational Vehicle Resort
16 24 20 0000 00100 0000	3	AG/R	A-R Agricultural District	PD	Agriculture	Recreational Vehicle Resort
10 24 20 0000 00800 0000	9	AG/R	A-C Agricultural District	PD	Agriculture	Recreational Vehicle Resort

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

SURROUNDING ZONING AND USES			
	Zoning District	Future Land Use (FLU)	Existing Use
North	A-R; A-C	AG/R	Vacant / Residential
South	A-R	AG/R	I-75
East	A-C	AG/R	I-75
West	A-R; A-C	AG/R	Vacant / Residential

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 for each evaluation criterion.

- 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.
- Additional Amendments Recommended.** A companion rezoning petition has been filed concurrently to an MPUD (Master Planned Unit Development).
- 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, fire/rescue, 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 for new growth.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

POLICY FLU 1.6.1: COMMERCIAL DEVELOPMENT

Commercial development may only be permitted within areas designated as COM (Commercial) or TC (Town Center) on the Future Land Use Map with the following exceptions:

a. Development occurs in the PD (Planned Development) Future Land Use Classification to provide for the following:

- (1) Ample public review prior to development approval;
- (2) Intensity limitations based on traffic impact studies;
- (3) On-site and necessary off-site sidewalks for convenient and safe pedestrian access;
- (4) Building size and location to maximize visual compatibility;
- (5) Sufficient setbacks, landscaping, and buffers to maximize visual compatibility; and
- (6) Appropriate hours of operation to minimize noise and lighting impacts.

Consistency: The proposed amendment is consistent with this policy. According to the Comprehensive Plan, recreational vehicle parks are defined as being a commercial use. Commercial development may be permitted within a PD FLU Classification.

POLICY FLU 2.1.5: PROTECTION OF EXISTING TOPOGRAPHY

Consistency: The proposed amendment is consistent with this policy. (See attached Applicant Consistency Analysis, Page 10, for full consistency statement)

POLICY FLU 2.1.9: RURAL LIGHTING STANDARDS

Consistency: The proposed amendment is consistent with this policy. (See attached Applicant Consistency Analysis, Page 11, for full consistency statement)

POLICY FLU 2.1.11: RURAL-RESIDENTIAL ROADS

Consistency: The proposed amendment is consistent with this policy. (See attached Applicant Consistency Analysis, Pages 11-13, for full consistency statement)

POLICY FLU 2.1.13: PROVISION OF POTABLE WATER AND SANITARY SEWER

Consistency: The proposed amendment is consistent with this policy. (See attached Applicant Consistency Analysis, Pages 13 & 14, for full consistency statement)

PLANNING DISCUSSION

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

1. Site Characteristics. The subject property is located within the North Market Area and Northeast Pasco Rural Area. There are Category 1 wetlands on site and falls within flood zones A and X. A listed species report was prepared for the subject property by Water Resources Associate's, LLC dated December 17, 2018. The report concluded that the only species identified as nesting, denning, or foraging within the subject property was the gopher tortoise. The developer shall provide a 100-percent Gopher Tortoise survey conducted according to current Florida Fish and Wildlife Conservation Commission (FFWCC) guidelines and will be responsible for any required actions as a result of the survey.
2. Mobility. The subject property is located off Lake Iola Road (County Rural-Residential Road) and south of Blanton Road (County collector/Rural Scenic Road). Additionally, it is bordered to the east by I-75 (FDOT maintained Interstate). Rural Scenic Roads, as defined in FLU 2.1.10, and Rural Residential Roads, as defined in FLU 2.1.11, are both implemented through Section 604 of the Land Development Code (LDC).
3. Subarea. The proposed amendment is creating Subarea Policy FLU 7.1.63: North Pasco RV Resort, as attached.

PRELIMINARY FEASIBILITY ANALYSIS

A preliminary feasibility analysis was conducted by the Planning and Development Department. The following assessments are derived from the various County departments and other agencies.

1. Transportation Needs Assessment (TNA). Lake lola Road will operate within the adopted Level of Service with the 2045 background traffic and with the addition of the net increase in the project traffic. Blanton Road will operate below the adopted Level of Service both with the 2045 Background Traffic and also with the addition of the net increase in the project traffic based on the Cost Affordable Plan.
2. Utility Needs Assessment (UNA). Water will be provided by private wells and wastewater will be provided by a private package plant wastewater treatment system.
3. PCPT. No Comment.
4. Parks and Natural Resources. Natural Resources has reviewed the proposed amendment and has no environmental concerns with this project at this time. The project is not located within an Ecological Planning Unit or within an Ecological Corridor. If a preliminary/construction/stormwater plan is submitted, Natural Resources will address the on-site Category I Wetland requirements and any potential on-site listed species at that time.

CASE HISTORY		
	Date	Vote: Approve/Deny
Local Planning Agency (LPA)	1/6/22	Pending
Board of County Commissioners – Transmittal	02/8/22	Pending
Board of County Commissioners – Adoption	04/05/22	Pending

APPENDIX	
FUTURE LAND USE	
Term	Reference
AG/R (Agricultural/Rural)	FLU Page 2A-19, Comprehensive Plan
PD (Planned Development)	FLU Page 2A-32, Comprehensive Plan
ZONING	
Term	Reference
A-C Agricultural District	Section 503, Land Development Code
A-R Agricultural Residential District	Section 505, Land Development Code
MPUD Master Planned Unit Development District	Section 522, Land Development Code

REQUEST:

No funding is required for this action.

ATTACHMENT(S):

1. PDD22-0088 MAPS

2. PDD22-0088_Proposed_Ordinance
3. PDD22-0088 Applicant Consistency Analysis
4. PDD22-0088 Concept Plan
5. PDD22-0088 TNA
6. PDD22-0088 Open_House_Summary_082521
7. PDD22-0088_Public_Comments_received
8. PDD22-0088 Affidavit

cc: SS/NP/JJ/VB PDD22-0088 CPAL21(10) North Pasco RV Resort