



November 16, 2017

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: Adoption Package - Pasco County Small Scale Comprehensive Plan
Amendment, CPAS17 (06) Northwood**

Dear Mr. Eubanks:

On November 7, 2017 the Pasco County Board of County Commissioners (BCC) adopted CPAS 17(06) Northwood, Small-Scale Map Amendment to the Comprehensive Plan. The enclosed transmittal package includes the adopted **Ordinance No 11-41**.

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL 3 DU/ACRE (RES-3) TO COMMERCIAL (COM) ON 3.14 ACRES M.O.L. OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR 56 APPROXIMATELY 1,100 FEET WEST OF THE INTERSECTION OF SR 56 AND NORTHWOOD PALMS BOULEVARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Copies of the proposed amendment have been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department of Agriculture and Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department
West Pasco Government Center
8731 Citizens, Suite 320
New Port Richey, FL 34654-5598

If there are any questions or comments, please contact me at npittos@pascocountyfl.net or call (727) 847-8193.

Sincerely,

Nectarios Pittos

Nectarios Pittos, AICP
Executive Planner

Enclosures

cc: **VIA – Email – Required**

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

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

Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250, email to: Deena.Woodward@DOS.MyFlorida.com

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: trisha.neasman@swfwmd.state.fl.us

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: FWCConservationPlanningServices@myfwc.com

Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: Plan.Review@dep.state.fl.us

Tracy D. Suber, Educational Consultant - Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: Tracy.Suber@fldoe.org

Brady Smith, Sr., Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: reviews@tbrpc.org

Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

VIA – Email

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20th Floor, Tampa, FL 33602, email to: moredaj@hillsboroughcounty.org

Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: thomasdeardorff@polk-county.net

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: rpianta@hernandocounty.us

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: karl.holley@sumtercountyfl.gov

Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: jstowers@pinellascounty.org and,

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

Lisa L. Fierce, Development Director, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to: fiercel@cityofnewportrichey.org

Chris Mettler, Senior Planner, City of New Port Richey, Development Services
Department, 5919 Main St., New Port Richey, FL 34652, email to MettlerC@CityofNewPortRichey.org

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mail to: j.martinez@cityofportrichey.com

Michael Sherman, AICP, Community Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: msherman@dadecityfl.com

Andrea Calvert, CMC, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: townclerk@townofstleo.org

Todd Vandenberg, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, email to: vandenberg@ci.zephyrhills.fl.us

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email to: thickey@ctsfl.us

Melissa Zomitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: zomittam@plancom.org

Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: garciat@plancom.org

Richard M. Tonello, Supervisor, Pasco County Schools, Department of Planning, 11815 Tree Breeze Dr. New Port Richey, FL 34654. rtonello@pasco.k12.fl.us

Planning and Development Department (Only to: Current Planning, Long Range Planning, and Metropolitan Planning Organization)

Central Permitting (Only to: Esther Oluyemi, Mark DeRaedt, and Michele Crary)

Mike Carballa, Director, Utilities - Engineering and Contracts Management Dept. - mcarballa@pascocountyfl.net

Charles Cullen, Engineering Manager, Utilities - ccullen@pascocountyfl.net

Ray Cleaver, P.E. Engineer I, Utilities - rcleaver@pascocountyfl.net

Debra V. Smith – Senior Development Review Technician, Utilities Engineering, dsmith@pascocountyfl.net

Jeremy Edwards, Supervisor, GIS, jedwards@pascocountyfl.net

Rebecca Underwood – Administrative Secretary II, Development Services, runderwood@pascocountyfl.net

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL 3 DU/ACRE (RES-3) TO COMMERCIAL (COM) ON 3.14 ACRES M.O.L. OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR 56 APPROXIMATELY 1,100 FEET WEST OF THE INTERSECTION OF SR 56 AND NORTHWOOD PALMS BOULEVARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187(1), Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on October 26, 2017, held a public hearing on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners, on November 7, 2017, held an adoption public hearing on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. The Official Future Land Use Map Amendment

The Official 2025 Future Land Use Comprehensive Plan Map 2-15, Map Sheet No. 21, is hereby amended to change the Future Land Use classification from Residential 3 du/acre (RES-3) to Commercial (COM) affecting 3.14 acres m.o.l. of real property, identified as Parcel ID No. 35-26-19-0230-00000-00C0, attached hereto as Exhibit A, and made a part hereof.

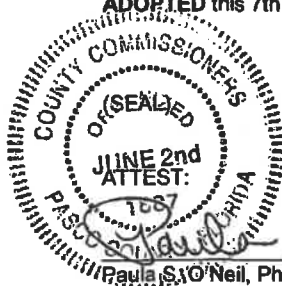
SECTION 2. SEVERABILITY.

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision

SECTION 3. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ADOPTED this 7th day of November, 2017.



Paula S. O'Neil, Ph.D., Clerk of Circuit Court & County Comptroller

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Mike Moore, Chairman

**APPROVED
IN SESSION**

NOV 07 2017

**PASCO COUNTY
BOC**

Exhibit A

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025 T 2 6 S - R 1 9 E SHEET 21

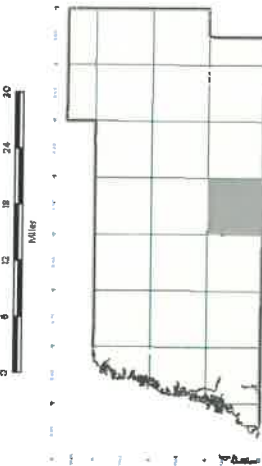
DATE ADOPTED: 04/15/89

ORDINANCE # 1: 89-13

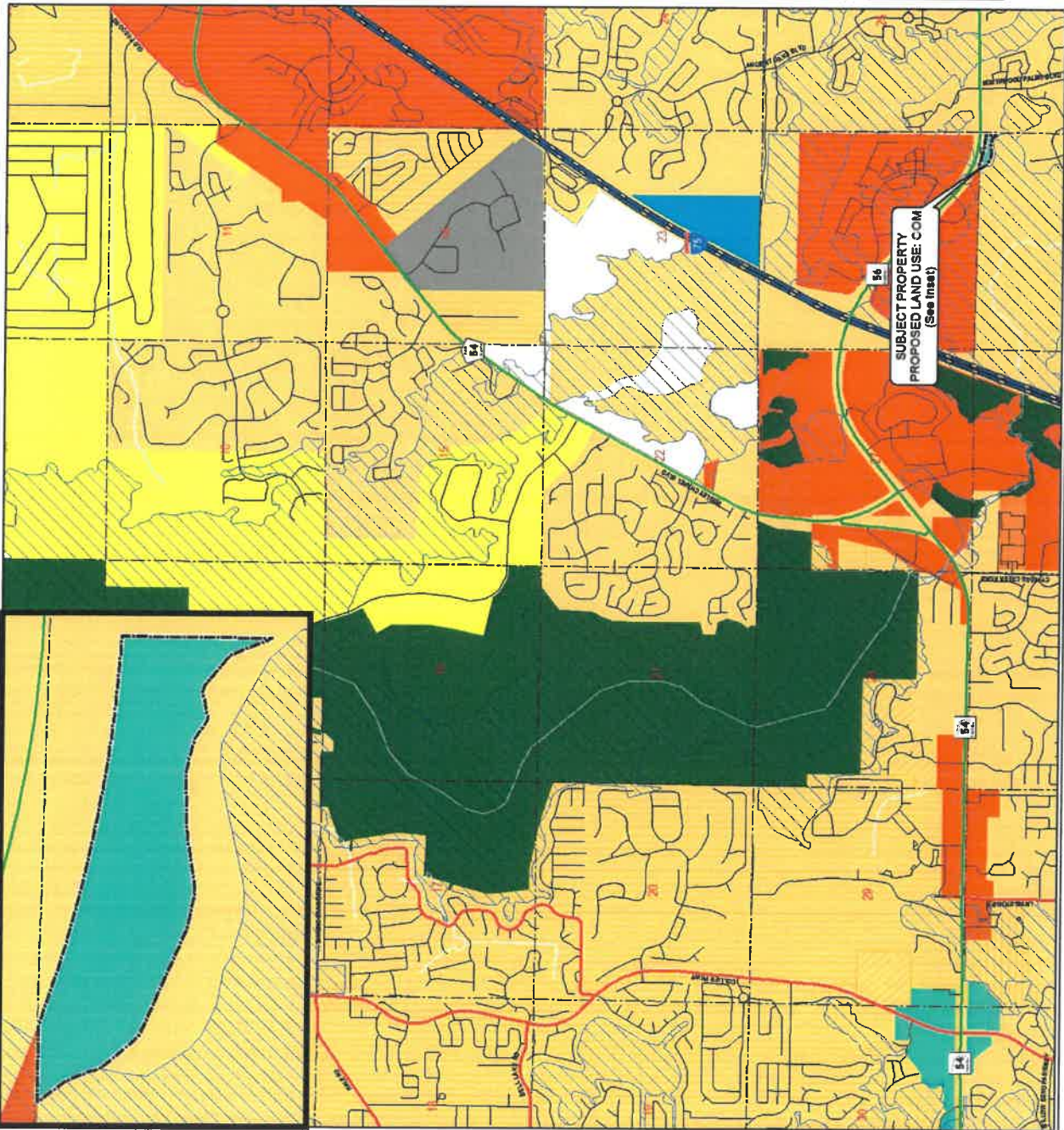
FUTURE LAND USE 2025 CLASSIFICATIONS

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> AG Agricultural AGR Agricultural / Rural CON Coastal Land CON Conservation Land AT Major Attractors RCS Recreation / Open Space RSP Major Public / Semi - Public NT New Town PD Planned Development RH Road Uses | <ul style="list-style-type: none"> RES - 1 Residential RES - 3 Residential RES - 6 Residential RES - 9 Residential RES - 12 Residential RES - 24 Residential RES - 24 Residential RES - 24 Residential VNU1A Village Phased Use - Type 1 VNU2A Village Phased Use - Type 2A VNU3B Village Phased Use - Type 2B VNU3 Village Phased Use - Type 3 | <ul style="list-style-type: none"> GH Gateway Hub NPC New Port Centers TC Town Center OC Office EC Employment Center ROR Recreational / Residential COM Commercial IND - Light Industrial - Light IND - Heavy Industrial - Heavy |
|---|---|---|

- #### OVERLAYS
- | |
|--|
| <ul style="list-style-type: none"> CLASS 1 WETLANDS / LAKES CITY LIMITS FLEXIBLE PLAN BOUNDARY ROI OVERLAY PASADENA HILLS OVERLAY TRANSIT CENTER OVERLAY |
|--|



ADOPTION DATE	EFFECTIVE DATE	ORDINANCE
02/27/2006	1/26/2007	06-18
11/20/2007	2/21/2009	07-36
11/20/2007	4/10/2008	07-34
10/20/2009	1/22/2009	09-17
12/15/2009	1/15/2010	09-38
8/10/2010	8/31/2010	10-32
8/10/2010	03/1/2011	10-33
7/11/2011	2/11/2011	11-01





**BOARD OF COUNTY COMMISSIONERS
AGENDA MEMORANDUM**

COMMISSION DISTRICT: 3

FILE NO.: PDD18-0073

DATE: 10/24/17

SUBJECT: AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM RESIDENTIAL 3 DU/ACRE (RES-3) TO COMMERCIAL (COM) ON 3.14 ACRES M.O.L. OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF SR 56 APPROXIMATELY 1,100 FEET WEST OF THE INTERSECTION OF SR 56 AND NORTHWOOD PALMS BOULEVARD; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. – No funding is required

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

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

RECOMMENDED BOARD ACTION:

Approve the proposed Comprehensive Plan Map Amendment and adopt, by roll-call vote, the ordinance for the Small Scale Future Land Use Amendment, CPAS 17(06) Northwood. Authorize the Chairman to execute the two originals of the ordinance provided, and direct the Board Records Department to distribute, as set forth under the Distribution Section below.

BACKGROUND SUMMARY/ALTERNATIVE ANALYSIS:

On October 26, 2017, the Local Planning Agency (LPA) held a public hearing on the proposed amendment to the Comprehensive Plan CPAS 17(06) Northwood and recommended approval of the Amendment to the Board of County Commissioners (BCC).

PROJECT NAME	CPAS 17(06) Northwood (Parcel 7C)
PROPERTY OWNERS	Taylor Morrison of Florida, Inc.
AGENT/APPLICANT	Clarke G. Hobby / Hobby & Hobby, P.A.
PROPERTY SIZE	3.14 acres (m.o.l.)
PARCEL ID	35-26-19-0230-00000-00C0
LOCATION	South side of SR 56 approximately 1,100 feet west of the intersection of SR 56 and Northwood Palms Boulevard
EXISTING FUTURE LAND USE	RES-3 (Residential 3du/ga)
ZONING	MPUD (Master Planned Unit Development)
PROPOSED FUTURE LAND USE	COM (Commercial)
EXISTING USE	Undeveloped
PROPOSED USE	20,000 square feet of Specialty Retail

The applicant is requesting a Small Scale Comprehensive Plan Map Amendment to the Future Land Use (FLU) designation from RES-3 (Residential 3 du/acre) to COM (Commercial) on 3.14 acres, m.o.l.

The subject parcel, Northwood MPUD/DRI - Parcel 7C, is a small portion of the 1,085 acre Northwood Development of Regional Impact (DRI) and Master Planned Unit Development (MPUD). In conjunction with the Small Scale Comprehensive Plan Map Amendment, the applicant also has an associated MPUD Rezoning Amendment. The Northwood DRI/MPUD can be characterized as a mixed-use development. Northwood MPUD/DRI - Parcel 7C has remained undeveloped, and now the applicant is proposing to develop 20,000 square feet of specialty retail which is an exchange of entitlements from 58 residential dwelling units. No additional entitlements are proposed. The proposed COM FLU is consistent and compatible with the adjacent commercial uses. Northwood MPUD/DRI, Parcel 7C is on the south side of S.R. 56, a major arterial highway that runs east-west in the County and is approximately 1,100 feet west of the intersection of S.R. 56 and Northwood Palms Boulevard, a collector road according to Map 7-1 Current Year Roadway Functional Classification (2003) Map.

In 2006, the County completed a major update of its Comprehensive Plan based upon an extensive Evaluation and Appraisal Report (EAR). During this update, several “commercial nodes” were identified across the County based on proximity to collector and arterial roads. Parcels which fell within 1,320 feet of these intersections were recommended for the ‘new’ COM FLU designation. Northwood MPUD/DRI - Parcel 7C falls within 1,100 feet west of the intersection of S.R. 56 and Northwood Palms Boulevard and therefore falls within 1,320 feet to a collector and arterial roadways.

	<u>Adjacent Future Land Use</u>	<u>Existing Use</u>	<u>Zoning District</u>
North:	RES-3 (Residential 3 du/ga) MU (Mixed Uses)	S.R. 56 Right of Way; Cypress Creek DRI; Seven Oaks DRI; mixed commercial uses	A-C Agricultural District; MPUD (Master Planned Unit Development District)
South:	RES-3 (Residential 3 du/ga)	Wetlands; Single-Family detached	MPUD (Master Planned Unit Development District)
East:	RES-3 (Residential 3 du/ga)	Undeveloped Commercial; Race Trac Gas Station	MPUD (Master Planned Unit Development District)
West:	RES-3 (Residential 3 du/ga)	Wetlands; Commercial; Bank	MPUD (Master Planned Unit Development District)

DISCUSSION:

- Access to the site shall be determined through the associated preliminary site/preliminary development plan (PSP/PDP) in accordance with the Access Management criteria of the Land Development Code; the subject parcel shall not have direct access to S.R. 56, unless otherwise determined at PSP/PDP review.
- Cross access will be from Northwood Palms Boulevard.
- The subject parcel has historically been zoned MPUD District.
- Currently, the subject parcel is undeveloped and is a part of the Northwood DRI/MPUD.
- The current RES-3 FLU classification will not allow specialty retail.
- Geographically, wetlands act a natural buffer between subject parcel and dwellings located south to the subject parcel.

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

COM (Commercial)

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame.

Also, to establish appropriate sites for the development of major future community- or region serving, commercial uses and to permit the land use intensities necessary to achieve this result.

General Range of Potential Uses

Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods.

- *The subject parcel's size, shape, and proximity to S.R. 56 lends itself to be an appropriate use for commercial uses.*
- *The subject parcel falls within 1,320 feet of an identified "commercial node" based on proximity to collector and arterial roads per the 2006 Evaluation and Appraisal Report (EAR).*

Policy FLU 8.1.2: South Market Area Establishment

The South Market Area, as established on Map 2-18, is envisioned as an urban gateway opportunity area with intensification supported by transit opportunities in a manner which will enhance energy efficiency and conservation and reduce greenhouse gas emissions. This area has a distinct and dual role as a gateway to and from Pasco County and shall serve as a premier location for employers in Pasco County.

- *The mission for the South Market Area is creation of a high density, compact, and mixed-use location with maximized transportation opportunities that attracts a broad spectrum of employers and businesses. This area promotes higher-density, compact development and encourages mixed-use communities that are live/work.*
- *The specialty retail would allow business owners of Pasco County the flexibility to grow and thrive.*

Policy FLU 1.8.7: Economic Development

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market Areas is encouraged.

Policy FLU 1.6.4 Neighborhood Commercial Uses

Pasco County may permit small-scale neighborhood commercial uses only in areas permitted for commercial development as identified in Policy FLU 1.6 1 or consistent with the following standards:

- a. The commercial use is a part of a planned TND (Traditional Neighborhood Design) that meets the standards and requirements for a TND (Traditional Neighborhood Design) under this Comprehensive Plan; or
- b. Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use Designation which permit small scale neighborhood commercial uses in areas adjacent to residential uses only under the following conditions:
 1. Neighborhood Commercial uses shall be located on collector or arterial streets , with preference given to locations at the intersections of such streets; and

2. New Neighborhood commercial uses shall not be located internally within existing single-family neighborhoods; and,
3. Pasco County shall restrict new neighborhood commercial development that proliferate, extend, or set a precedent for future strip commercialization; and
4. Development intensity is limited and designed to serve the needs of the immediate neighborhoods.

The Small Scale Comprehensive Map Amendment is compatible to Policy FLU 1.6.4 Neighborhood Commercial Uses Item b. because the subject parcel is located on the south side of S.R. 56 approximately 1,100 feet west of the intersection of S.R. 56 and Northwood Palms Boulevard. The parcel is not located internally within an existing neighborhood.

Policy FLU 1.4.4 Residential Compatibility: Buffer Standards between Residential and Non Residential Land Uses

The County shall protect residential uses from the sensory intrusions of adjacent uses and shall amend the Land Development Code by December 2008 to include methods of protecting neighborhoods from the sensory intrusions of adjacent nonresidential uses that may affect the long-term viability of those neighborhoods. Sensory intrusions include unwanted light, noise, physical access, odor, and other sources of disruptions. These criteria shall include provisions that:

- Prevent uses that generate obnoxious, sensory intrusion from being developed or expanded in certain areas;
- Eliminate or reduce the sensory intrusions of proposed development or redevelopment; and
- Intercept or prevent the sensory intrusion from affecting the adjacent use.

General Public Facilities/Services

Wastewater:

There are two primary components of wastewater service: (1) treatment plants and (2) the collection and transmission system.

Treatment Plant Capacity:

The proposed is an amendment to make the land use consistent with the zoning and fix the split and use designations on the parcel. The amendment is proposing the RES-3 (Residential-3 DUs/ac.) Future Land Use Classification ("FLUC") to the COM (Commercial) FLUC to permit "specialty retail" uses as permitted by the C-1 (Neighborhood Commercial) zoning district in the accompanying MPUD zoning application. It is located in the area that is served by the County's Wesley Center Wastewater Treatment Facility (WWTF). Currently the Wesley Center WWTF is rated to treat up to 9.0 million gallons per day (mgd).

Pasco County Utilities includes proposed developments in the calculation of committed capacity for a particular WWTF. A particular development is included in the calculation and the County reserves capacity at the time the developer makes a commitment to the County which is at or concurrent with the permitting and construction of the new wastewater system components, i.e., service lines, needed to serve the development. To account for those developments that are completed over time, adjustments are made to the committed capacity in recognition of the fact that flow from completed development is reflected in the actual flow received at the treatment facility.

The actual current flow to the Wesley Center WWTF is approximately 4.85 mgd and the current total outstanding commitment for future service at this WWTF is approximately 12.02 mgd. Over the past several years these outstanding developments have been completed at a rate that generates an additional wastewater flow to the Wesley Center WWTF of approximately 0.18 mgd each year.

This same rate of increased flow has been projected by the County for planning and permitting purposes for future expansions of wastewater facilities. By adding this continuing rate of flow increase to the projected flow for this parcel, Pasco County Utilities has estimated when planned improvements must occur to ensure adequate treatment capacity is available to serve currently developing projects in conjunction with this development. This estimated schedule for WWTF improvements is considered conservative in that we feel it represents the scenario that impacts the existing WWTF's in the earliest possible timeframe.

This schedule of planned improvements is consistent with the existing Capital Improvement Plan (CIP) for Pasco County Utilities and the CIP will be updated annually in an effort to closely monitor actual wastewater system growth and compare it to the rate of growth that has been projected. Generally, if the rate of growth within a particular WWTF service area does not match current expectations, it may become necessary to modify the CIP and construct the expansion at this WWTF earlier or later than presently planned. Pasco County Utilities will be able to provide adequate wastewater treatment services for this development through the implementation of this planned improvement.

Collection and Transmission System Capacity:

The wastewater collection and transmission system required to service this development may require construction by the project developer at such time as construction is initiated. Any off-site and on-site facilities will be addressed through the development approval process and approval of a project-specific Master Utility Plan (MUP). Furthermore, the County, as a matter of standard utility policy, will require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement (USA). This USA will require directing wastewater flow to the above-named wastewater treatment facility and must be executed between the County and the Developer prior to construction approval of the development.

Pasco County Utilities' wastewater concurrency statement is contingent upon the County receiving the following:

- All the necessary permits and approvals to implement and construct the County's planned system improvements and facility expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapter 110.
- Execution and implementation of a Utility Services Agreement and a Master Utility Plan, both acceptable to the County.
- Payment of water and/or wastewater impact fees.

Water:

There are two primary components of water service: (1) supply and treatment plants and (2) the distribution and transmission system.

Supply Capacity:

Pasco County's existing 35-year agreement with Tampa Bay Water (TBW), which became effective on June 10, 1998, provides a guaranteed water supply capacity necessary for future water demand created by growth within Pasco County. In addition, Pasco County Utilities also maintains a limited water supply capacity from its own existing facilities. The TBW and County water systems currently have a permitted supply capacity of approximately 53.4 million gallons per day (mgd) serving existing

customers at a current rate of approximately 22.5 mgd in addition to 2.5 mgd by local supply for a total annual average of 25 mgd.

Pasco County Utilities regularly works with TBW to ensure that supply and interconnection capacity is increased to handle increases in demand due to growth. TBW has expanded the US Hwy 41, Lakebridge and S.R. 54 intertie facilities and additional water supply is now available for use to address the water needs of future growth within the County's water system.

The current total outstanding commitments for future water service from the County's water system are approximately 3.2 mgd annual average. Subtracting the annual average existing use by potable customers (25mgd) and the current total outstanding commitments (3.2 mgd) from the permitted supply capacity (53.4 mgd) provides an estimate of available uncommitted capacity of 25.2 mgd. This is sufficient to provide potable water service for this parcel when ready for development.

Distribution and Transmission System Capacity:

The water distribution/transmission system required to serve this project may require installation/expansion by the project developer at such time as construction is initiated. Any off-site and on-site facilities will be addressed through the development approval process and approval of a project specific Master Utility Plan (MUP).

Furthermore, the County, as a matter of standard utility service policy, will require necessary line extensions by the developer in accordance with the provisions of a standard Utilities Service Agreement (USA). This USA must be executed between the County and Developer prior to construction approval of the project.

Pasco County Utilities' water concurrency statement is contingent upon the County receiving the following:

- All the necessary permits and approvals to implement and construct the County's planned system improvements and plant expansions needed to serve the development; and the Developer's, and its successors or assigns, compliance with the conditions of Pasco County Code Chapters 46 and 110.
- Execution and implementation of a Utilities Service Agreement and a Master Utility Plan (MUP), both acceptable to the County.
- Payment of water and/or wastewater impact fees.

Solid Waste:

Pasco County Utilities solid waste concurrency statement is contingent upon the County receiving the following:

- All necessary permits and approvals to continue to operate the County's disposal system needed to serve the development; and the Developer's, and its successors or assigns, maintaining compliance with the conditions of Pasco County Code Chapters 46, 90 and 110 and other applicable regulatory requirements.
- Payment of solid waste assessment fees.

Natural Resources

The 2014 FEMA Floodways map indicates that the subject parcel is located within flood zones "AE" and "X."

The subject parcel primarily does not contain significant habitat (0.3% 7+ species overlap), historical, or archeological sites. The left corner of the subject parcel contains 3.6% Category 1 wetlands.

The subject parcel contains the Okeelanta series which consists of very deep, rapidly permeable soils in large fresh water marshes and small depressional areas of the Southern Flatwoods and the Southern Florida Lowlands and the Terra Ceia series which consists of very deep, very poorly drained, rapidly permeable soils in fresh water marshes Southern Florida Flatwoods, and to a lesser extent in the South Central Florida Ridge, Southern Florida Lowlands, Atlantic Coast Flatwoods, Eastern Gulf Coast Flatwoods and the Florida Everglades and Associated Areas.

The subject parcel contains the Smyrna series which consists of very deep, poorly to very poorly drained soils formed in thick deposits of sandy marine materials and the Chobee series which consists of very deep, very poorly drained, soils that formed in thick beds of loamy marine sediments.

Stormwater

Stormwater issues will be evaluated at site plan review.

Transportation Needs Assessment

The proposed amendment involved an exchange of entitlements from 58 dwelling units to 20,000 square feet of specialty retail within the Northwood DRI/MPUD. Since the overall entitlements does increase the total number of peak hour trips, it was determined that a Transportation Needs Assessment was not required.

Findings of Fact

The Administration Element of the Comprehensive Plan provides a framework by which proposed Comprehensive Plan Amendments shall be evaluated. Under Proposed Comprehensive Plan Amendments and Adoption Process, paragraph 4a, it states:

In order for the Board of County Commissioners to be able to fully assess the consequences of approving the proposed change, the Local Planning Agency's report to the Board of County Commissioners shall evaluate the following:

- (1) Consistency of the proposed change with the Goals, Objectives, and Policies in the Comprehensive Plan.
 - *The surrounding Land Uses, Zoning and development patterns support the proposed Small Scale Map Amendment and is consistent with the goals, objectives and policies of the Comprehensive Plan.*
- (2) Recommendations for whatever further amendment would be advisable in conjunction with the proposed amendment.
 - *No further amendments are necessary in conjunction with the proposed amendment.*
- (3) An analysis of the capital costs, additional service requirements, and the benefits generated by the proposed amendment.
 - *This amendment will not require additional capital costs or service requirements.*

FISCAL IMPACT/COST/REVENUE STATEMENT:

Funding is not required for this recommendation.

DISTRIBUTION:

Board Records Department to distribute as set forth below:

1. Retain One Original
2. Mail One Original to:

Clarke G. Hobby / Hobby & Hobby, P.A.
109 N. Brush Street, Ste. 250
Tampa, FL 33602

ATTACHMENT(S):

1. Ordinance
2. Maps – Location, Aerial, Existing FLU, Proposed FLU
3. General Public Facilities/Services
4. Table 1 – Trip Generation Comparison
5. Affidavit of Public Notification

DLR/KMH/MJA/SA/EW/PDD18-0073 Northwood