

BCPA05-2(12)
King Ranch



2005004016

2005-004016

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08/23/05

Jed Pittman
Clerk of the Circuit Court
Pasco County, Florida

PASCO COUNTY
BIANNUAL COMPREHENSIVE PLAN AMENDMENT NO. BCPA05-2(12)
2005 - SECOND CYCLE
COUNTY COMMISSION DISTRICT 2
CITIZENS' ADVISORY COMMITTEE PLANNING DISTRICT 5

SUMMARY

Case Number: BCPA05-2(12)

Applicants: Martha D. King Revocable Trust; M. D. King, Ltd., Henry Logan King, Jr., Trust; Martha D. King, Trustee; and Henry Logan King III

Owners: Applicants

Agent: King Helie Planning Group, Inc.

Location: The subject property is located in South Central Pasco County, north of County Line Road and west of I-75, immediately south of the proposed Cypress Creek Town Center; Section 34, Township 26 South, Range 19 East.

Parcel ID Nos.: 34-26-19-0000-00100-0000, 34-26-19-0000-00400-0000, 34-26-19-0000-00600-0000, and 34-26-19-0000-00100-0050

Acreage: 325.73 Acres, m.o.l.

Adopted Future Land Use (FLU) Classification: RES-3 (Residential - 3 du/ga)

Proposed FLU Classifications: ROR (Retail/Office/Residential) (227.1 Acres) and CON (Conservation Lands) (98.6 Acres)

I. Summary

Section 163.3187, Florida Statutes, allows a local government to process Comprehensive Plan Amendments not more than two times during any calendar year. This is the second of two cycles for the Year 2005.

The King Ranch property is a 325.73-acre amendment request that is proposed to contain 548 multifamily dwelling units; 353,000 square feet of retail; 55,200 square feet of office; and 600,000 square feet of business park. The amendment request is to change the FLU from RES-3 (Residential - 3 du/ga) to ROR (Retail/Office/Residential) (227.1 acres) and CON (Conservation Lands) (98.6 acres). The FLU classifications for the area surrounding the property are RES-3 (Residential - 3 du/ga) to the east and west, Hillsborough County to the south, and ROR (Retail/Office/Residential) to the north. The area to the north contains the Cypress Creek Town Center project, which is proposed to contain (at build-out) 600,000 square feet in a retail center; 1.5 million square feet of regional mall; 96,000 square feet of highway commercial; 420,000 square feet of office; 630 multifamily dwelling units; and 700 hotel rooms. All the parcels have their original zoning classification of A-C Agricultural, pending approval of a rezoning to MPUD Master Planned Unit Development. There is residential development to the west (MPUD Master Planned Unit Development).

Transportation improvements include the following: in 2004-15, six-lane I-75 from S.R. 56 northward and six-lane S.R. 56 from I-75 to C.R. 581 (Bruce B. Downs Boulevard); and in 2015-25, six-lane S.R. 54 from U.S. 41 to S.R. 56 and four-lane C.R. 54 to S.R. 54. Also, as part of the Cypress Creek Town Center Development of Regional Impact (DRI), C.R. 54 is proposed to be extended south from its intersection with S.R. 54/S.R. 56 to County Line Road. This extension is proposed to go through Cypress Creek Town Center and the King Ranch property. The applicants are also proposing an east-west road from the multifamily residential to the west to an upland area adjacent to I-75. The applicants submitted a traffic analysis with the application, which was found insufficient by the Pasco County MPO (see detailed comments in the report below).

A 7+ species overlap and an Ecological Planning Unit exist on the eastern portion of the property predominantly associated with the wetland areas.

The applicants have submitted a letter from the Pasco County Utilities Department stating that potable water, sanitary sewer, and solid waste will be available in this area.

On June 13, 2005, the land-use change for Cypress Creek Town Center became effective; however, any consideration of an amendment to this area requires additional research through submittal and review of a market/economic feasibility analysis to assess the need, demand, and feasibility of another retail center adjacent to the proposed Cypress Creek Town Center

II. Benefits/Costs Generated by the Proposed Amendment

Anticipated benefits generated from the proposed amendment include temporary, construction-related jobs; impact fees; and sales and ad valorem tax revenues. Monetary costs associated with this Comprehensive Plan Amendment would include the improvements and maintenance of the road system; water, sewer, and solid waste systems; and stormwater management. An increased demand for Sheriff and fire and rescue services would be generated by the proposed land use amendment. In addition, there is potential for the creation of new jobs within the development which will enhance the potential for economic growth within Pasco County.

III. Staff Recommendation

Staff recommends denial of the applicants' request at this time.

IV. Citizens' Advisory Committee (CAC) Recommendation

The CAC recommends approval of the applicants' request by majority vote (denial of staff's recommendation).

Three residents who live adjacent to the property spoke in favor of the land-use change.

V. Development Review Committee (DRC) Recommendation

(Ayes: 5; Nays: 0) The DRC recommends approval of the applicants' request and directed staff to develop subarea policies for Local Planning Agency (LPA) review and approval related to the mix of uses, square footage of each use, and acreage designated for each use. Also, wetlands must be designated as the CON (Conservation Lands) Land Use Classification and list approximate acreage to be set aside.

Three residents who live adjacent to the property spoke in favor of the land-use change.

VI. LPA Recommendation

The LPA recommends approval with subarea policies.

PASCO COUNTY
BIANNUAL COMPREHENSIVE PLAN AMENDMENT NO. BCPA05-2(12)
2005 - SECOND CYCLE
COUNTY COMMISSION DISTRICT 2
CITIZENS' ADVISORY COMMITTEE PLANNING DISTRICT 5

REPORT

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I. Site Characteristics

A. Soil

The development potential based upon the soil classifications found on the subject property varies. Data from the Soil Survey of Pasco County states that development limitations are classified as slight, moderate, or severe. Development limitations are considered slight if soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome; moderate, if soil properties or site feature are not favorable for the indicated use; and severe, if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction cost, and possibly increased maintenance are required. Special feasibility studies may be required where the soil limitations are severe. Nine soil types are found on the property: Sparr fine sand ("moderate"), Tavares sand ("slight"), Candler fine sand ("slight"), Eaugallie fine sand ("severe"), Adamsville fine sand ("medium"), Anclote fine sand ("severe"), Delray mucky fine sand ("severe"), Sellers mucky loamy fine sand ("severe"), and Basinger fine sand ("severe"). Soils rated "severe" are generally located within wetlands or depressional areas.

B. Flood Plain

The majority of the property is in Flood Zone "A4," which identifies an area inundated by 100-year flooding for which a Base Flood Elevation of four feet has been established.

C. Wetlands

There are approximately 32.5 acres of Class I wetlands in the northeast part of the property and approximately 66.10 acres of Class II wetlands in the central part of the property. The applicants have stated that these 98.6 acres of wetlands will be designated as CON (Conservation Lands) subject to regulatory review.

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D. Historic/Archaeological Sites

There are three archaeological sites on the property: 8 PA 163, located on County Line Road on the west side of I-75; 8 PA 480, located approximately one-eighth mile north of the I-75/I-275 interchange; and 8 PA 482, located just north of 8 PA 480. All these sites have been determined to be "nonsignificant" by the Florida Department of State.

II. Background

The King Ranch property is a 325.73-acre amendment request that is proposed to contain 548 multifamily dwelling units; 353,000 square feet of retail; 55,200 square feet of office; and 600,000 square feet of business park. The amendment request is to change the FLU from RES-3 (Residential - 3 du/ga) to ROR (Retail/Office/Residential) (227.1 acres) and CON (Conservation Lands) (98.6 acres). The FLU classifications for the area surrounding the property are RES-3 (Residential - 3 du/ga) to the east and west; Hillsborough County to the south; and ROR (Retail/Office/Residential) to the north. The area to the north contains the Cypress Creek Town Center, which is proposed to contain (at build-out) 600,000 square feet in a retail center, 1.5 million square feet of regional mall; 96,000 square feet of highway commercial; 420,000 square feet of office; 630 multifamily dwelling units; and 700 hotel rooms. All the parcels have their original zoning classification of A-C Agricultural, pending approval of a rezoning to MPUD Master Planned Unit Development. There is residential development to the west (MPUD Master Planned Unit Development).

III. Comprehensive Plan Review

The following is an assessment of the proposed amendment's consistency with the Goals, Objectives, and Policies of the Comprehensive Plan and an analysis for whatever further amendment, if applicable, that would be advisable in conjunction with the proposed amendment.

Chapter 2, Future Land Use Element

Goal 1: Achieve a high-quality living environment for the citizens of Pasco County through improved management of the County's land, natural, and economic resources.

Objective 1.2: Achieve an arrangement of land uses which is efficient with respect to land utilization, reduces average travel distances, and reduces the average cost of delivering public services.

Comment: The proposed amendment will result in a unified plan of development for a large-scale commercial project located in a rapidly developing area of the County. The site shares a common border with Cypress Creek Town Center. It would be premature to approve this amendment in the same area without the benefit of a market analysis/feasibility study.

Chapter 3, Conservation Element

Goal 2: Protect, enhance, and manage the natural land and water resources of Pasco County.

Objective 2.7: Pasco County shall protect identified wetland areas and existing wildlife habitat by implementing the following policies:

Policy 2.7.3: Limit the removal, alteration, and encroachment within Category I conservation areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of land. The protection, preservation, and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Policy 2.7.5: Pasco County shall coordinate with the Army Corps of Engineers (ACOE), the Florida Department of Environmental Protection (FDEP), and the Southwest Florida Water Management District (SWFWMD) to identify and regulate wetland areas under their jurisdiction. When Category I wetlands, which provide critical habitat for listed species, are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.

Comment: The applicants have proposed to designate all wetland areas (98.6 acres) as CON (Conservation Lands). Any further mitigation for the wetland impacts will be addressed in the MPUD Master Planned Unit Development Conditions of Approval and the preliminary site plan review process. Mitigation of the impacts will be accomplished through the development review process.

Chapter 7, Transportation Element

Goal 1: Develop an integrated, multimodal, transportation system that provides for the safe, efficient, and effective movement of people, goods, and services in Pasco County.

Objective 2.1: Maintain and update as necessary the Future Traffic Circulation Map as the guiding document for development of an adequate network of major roadways for future years.

Objective 3.2: Ensure that all transportation improvements are conducted in a manner which minimizes adverse impact on important natural resources.

Objective 3.2.1 Coordinate with the Florida Department of Transportation (FDOT) to ensure that the construction and maintenance of the new expressway or arterial facilities have minimal impact on sensitive habitat, conservation, or natural-resource areas.

Objective 3.2.3 Locate and design roadway improvements to reduce the acreage of adversely altered, jurisdictional wetland areas; minimize direct and indirect impacts on rivers, lakes, and streams; and minimize adverse impacts on endangered and threatened species and species of special concern.

Comment: The developers of the Cypress Creek Town Center to the north will be responsible for constructing a proposed north-south road from S.R. 54/56 through their and this property. The applicants have also proposed an east-west road from the northwest multifamily area to an upland area next to I-75. The applicants will identify negative impacts and mitigate impacts on natural resources with the appropriate regulatory agencies prior to permitting construction of this road on the site.

Chapter 13, Economic Element

Goal 1: To provide a diverse economic base which affords Pasco County and its residents a maximum amount of economic opportunity.

Objective 1.4: The County shall ensure that land is allocated for future, agricultural, commercial, and industrial land uses to allow for a viable economy.

Policy 1.4.1: Provide for the location and clustering of major, commercial, and industrial activities according to the following guidelines:

- a. In close proximity to principal arterials.
- b. With access to appropriate utilities (water, sewer, electricity, gas, and telephone) or to allow for provision of these utilities.
- c. With access to mass-transit routes where feasible.
- d. With on-site rail facilities, if appropriate and available.
- e. So as to have acceptable impacts to the natural environment and adjacent land uses consistent with Chapter 2, Goal 4, Objective 4.1.

Comment: Pasco County seeks to enhance its economic base and afford opportunities for new development; however, the amendment, as proposed, is inconsistent with the Comprehensive Plan and any consideration of an FLU Amendment for the subject property will require a market/economic feasibility analysis.

IV. Impact Analysis

A. Transportation

Transportation improvements include the following: in 2004-15, six-lane I-75 from S.R. 56 northward and six-lane S.R. 56 from I-75 to C.R. 581 (Bruce B. Downs Boulevard); and in 2015-25, six-lane S.R. 54 from U.S. 41 to S.R. 56 and four-lane C.R. 54 to S.R. 54. Also, as part of the Cypress Creek Town Center DRI, C.R. 54 is proposed to be extended south from its intersection with S.R. 54/56 to County Line Road. This extension is proposed to go through Cypress Creek Town Center and the King Ranch property. The applicants are also proposing an east-west road from the multifamily residential to the west to an upland area adjacent to I-75. The applicants submitted a traffic analysis with the application, which was found by the Pasco County MPO not to be sufficient. Specifically:

- (1) In general, the traffic study did not follow the County's guidelines.
- (2) It is not clear how the trip generations were calculated (using average rates or formulas).
- (3) Internal capture and passerby assumptions seem too high.
- (4) It is not clear how the distribution of the project was done.
- (5) There is no short-term analysis.
- (6) What are the sources of the capacities?
- (7) It appears no modeling was done to determine the long term level of service.

B. Sanitary Sewer

A letter from the Pasco County Utilities Department indicates that sufficient capacity exists to service the planned development.

C. Potable Water

A letter from the Pasco County Utilities Department indicates that sufficient capacity exists to service the planned development.

D. Drainage

The Pasco County Design/Stormwater Division has indicated that at this time, flooding and water quality are not significant issues. If development occurred, impacts to wetlands and water quality would become issues that would need to be addressed.

E. Recreation and Open Space

The application correctly indicates that 5.5 acres of neighborhood parks will be required. Additionally, impact fees in the amount of approximately \$343,600.00 for regional parks will be required and the development share of regional park space will be 14 acres.

F. Solid Waste

A letter from the Pasco County Utilities Department indicates that sufficient capacity exists to service the planned development.

G. Mass Transit

Mass transit is not available in this portion of the County; however, paratransit (scheduled, door-to-door service) is available.

H. Additional Service Requirements

1. Utilities: Withlacoochee River Electric Cooperative serves this area.
2. Fire, Police, and Emergency Services: Services will be provided by the Pasco County Sheriff's Office and the Pasco County Emergency Services Department. The applicants, through impact fees in accordance with the Fire Combat and Rescue Services Ordinance, will pay the cost of additional services. In addition, fire protection shall be required with the installation of fire hydrants and additional land may be requested for a future fire/rescue station.
3. Health Care: The closest regional medical facilities are located in either Zephyrhills or Tampa.
4. Schools: Information from the Planning Department of the District School Board of Pasco County (School Board) has indicated that schools in this and all areas of the County are currently over capacity. School impact fees collected for new homes and the sales tax revenues to be collected starting in 2005 will help to build new schools. Pursuant to the Interlocal Agreement adopted in May 2003, the County and the School Board will coordinate on all approved land use amendments. Schools located in the

area are Denham Oaks Elementary, Pine View Middle School, and Land O' Lakes High School.

V. Population Projections and Land Use Allocations

Population projections based upon the Pasco County Evaluation and Appraisal Report have concluded that between 2000-25, Pasco County will grow by 160,565 residents. Based on proposed and approved development, the majority of this growth is occurring in Citizens' Advisory Committee Districts 4 and 5.

VI. Intergovernmental Coordination

The proposed development abuts the Pasco-Hillsborough County Line Road. Hillsborough County was notified of the potential FLU change and provided the following verbatim comments:

"Per your request, please find comments on Pasco County Comprehensive Plan Amendment for King Ranch. These comments are based on the fact that the project is located immediately south of the Cypress Creek Town Center DRI site. Therefore, it is assumed that site would share many of the characteristics of the Cypress Creek Town Center site, the most salient being that the King Ranch site is within the Cypress Creek watershed which flows into the Hillsborough River.

"Upon reviewing the comments on the Cypress Creek Town Center site that were provided by the EPC and the Water Resource Team, the comments listed below seem germane. You may wish to coordinate with the EPC. Transportation comments would be made separately.

1. "Based on the map provided by Pasco County, the extensive wetland areas exist on site. The proposed land use category, Retail/Office/Residential, appears to allow an increase in density and intensity of development from the current land use of Residential-3. While the map shows wetlands being designated as Conservation, an evaluation should be made of the impact of the more intense land use on natural resources on-site relative to the current designation.
2. "It should be ensured that development does not result in any unacceptable alterations to either the quantity or the quality of water flowing through the Cypress Creek watershed and toward the Hillsborough River.
3. "The surface water and ground water hydrology of the watershed should not be adversely affected by development.
4. "The site is located within a region undergoing recovery of groundwater levels that have been historically depressed due to regional wellfield withdrawals. It is anticipated that as the wellfields continue to operate at their reduced production rates, water levels within the surficial and Floridan aquifer will rise from their current depressed levels. Because of this, great caution should be exercised when determining seasonal levels used in the design of wetlands that may be constructed for mitigation so that the system continues to function properly and as intended after full aquifer recovery has been achieved. Similarly, the same caution should be exercised in determining seasonal levels used in the stormwater system."

Attachments:

1. Location Map
2. Existing Future Land Use Maps
3. Proposed Future Land Use Maps
4. Concept Diagram
5. Subarea Policies
6. Subarea Map
7. County Correspondence

Attachment 1

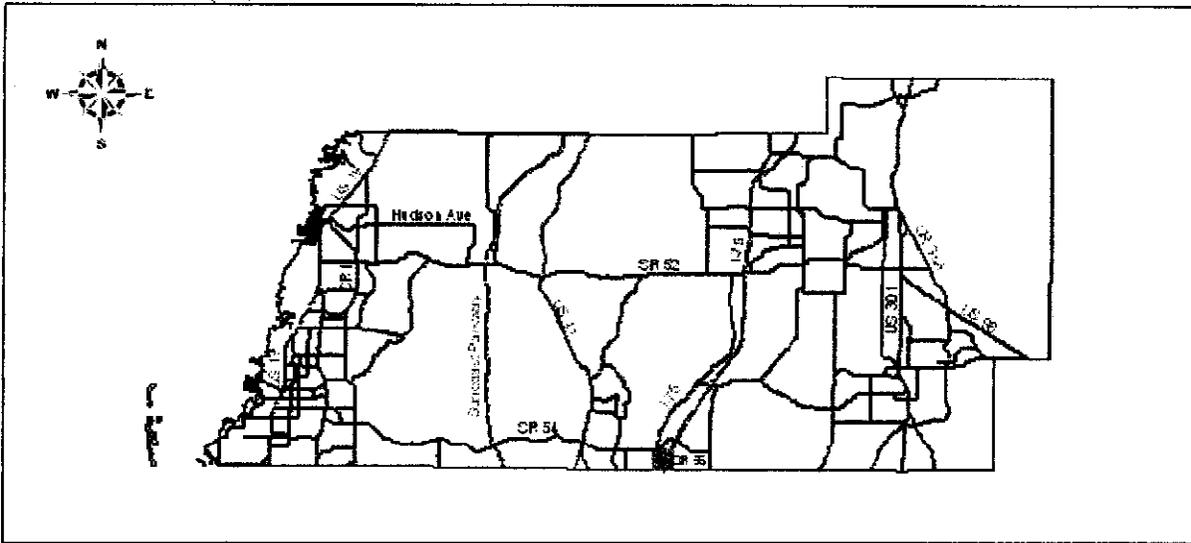
Location Map

PETITION # BCPA05-2 (12)

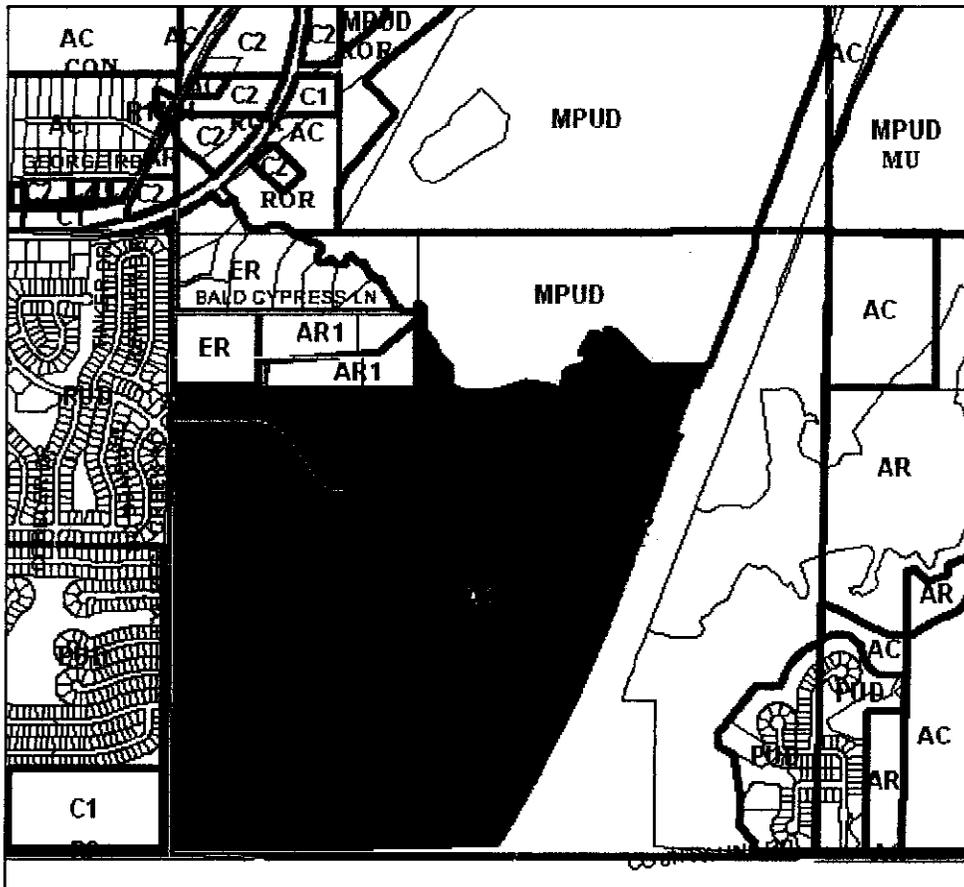
SECTION(S): 34

T.26 S.

R.19 E.



PASCO COUNTY, FLORIDA



TAZ: 169,177

COMMISSION DISTRICT: 2

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Attachment 2

Existing Future Land Use Map

**THE COMPREHENSIVE PLAN
OF UNINCORPORATED PASCO COUNTY
FUTURE LAND USE 2015**

**BCPA 05-2(12) EXISTING LANDUSE
T 26 S - R 19 E
SHEET 21**

DATE ADOPTED: 06/15/99 ORDINANCE #: 89-13

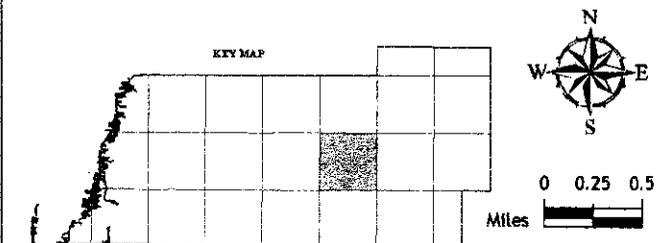
FUTURE LAND USE 2015 CLASSIFICATIONS

- | | |
|--|---------------------------------------|
| AG
Agricultural - 0.1 du/ga * | P/S P
Major Public / Semi - Public |
| AG/R
Agricultural / Rural - 0.2 du/ga * | R/OS
Major Recreation / Open Space |
| AT
Major Attraction | RES - 1
Residential - 1 du/ga * |
| C/L
Coastal Land - .025 du/ga * | RES - 3
Residential - 3 du/ga * |
| CON
Conservation Land | RES - 6
Residential - 6 du/ga * |
| IH
Industrial - Heavy | RES - 9
Residential - 9 du/ga * |
| IL
Industrial - Light | RES - 12
Residential - 12 du/ga * |
| MU
Mixed Uses | RES - 24
Residential - 24 du/ga * |
| NT
New Town | ROR
Retail / Office / Residential |

* du / ga - dwelling units per gross acre

OVERLAYS

- | | |
|------------------------|------------------------------|
| FLEXIBLE PLAN BOUNDARY | CLASS 1 WETLANDS / LAKES |
| CITY LIMITS | ROR OVERLAY (Max 10 du / ga) |



REVISIONS

DATE	ORDINANCE #	DATE	ORDINANCE #
04/14/94	// 94-01		
04/05/95	// 94-02		
08/12/97	// 97-11		
08/12/97	// 97-12		
09/28/99	// 99-15		
06/18/02	// 02-11		
08/20/02	// 02-20SS		
12/17/02	// 02-35		

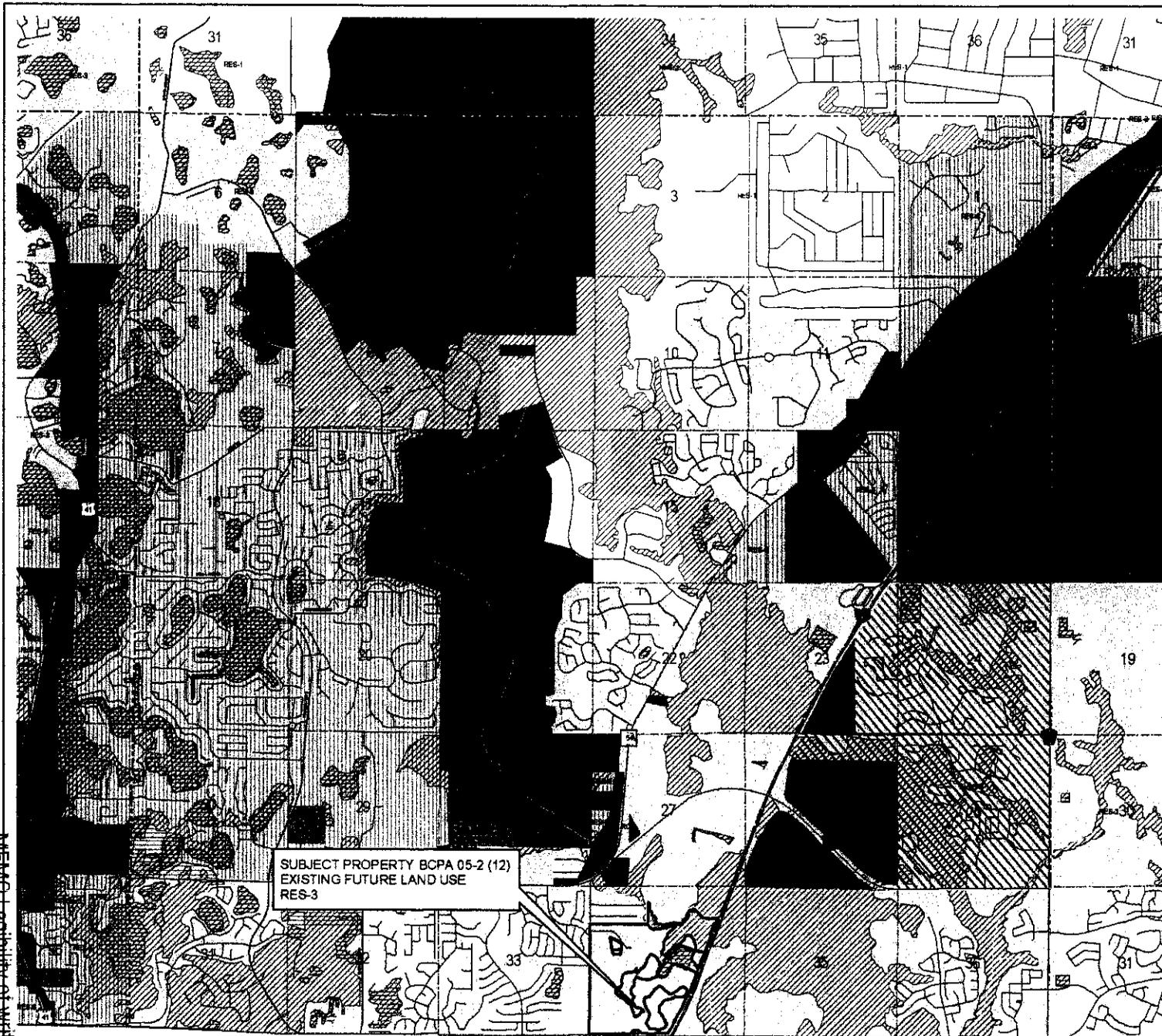


Pasco County, Florida

Geographic Information Systems (GIS)
Engineering Services
Survey Department

These Data were not collected under the supervision
of a Licensed Professional Surveyor.

Drawn by: CRW	Job Name: Oct 20 2004
Checked by: BH	Job Control: Oct 20 2004



SUBJECT PROPERTY BCPA 05-2 (12)
EXISTING FUTURE LAND USE
RES-3

UNINCORPORATED PASCO COUNTY

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Attachment 3

Proposed Future Land Use Map

**THE COMPREHENSIVE PLAN
OF UNINCORPORATED PASCO COUNTY
FUTURE LAND USE 2015**

**BCPA 05-2(12) PROPOSED LANDUSE
T 26 S - R 19 E
SHEET 21**

DATE ADOPTED: 06/15/99 ORDINANCE #: 89-13

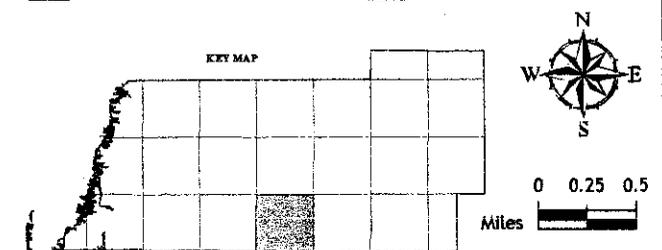
FUTURE LAND USE 2015 CLASSIFICATIONS

AG Agricultural - 0.1 du/ga *	AG/R Agricultural / Rural - 0.2 du/ga *	AT Major Attractions	C/L Coastal Land - .025 du/ga *	CON Conservation Land	IH Industrial - Heavy	IL Industrial - Light	MU Mixed Uses	NT New Town	P/S P Major Public / Semi - Public	R/OS Major Recreation / Open Spaces	RES - 1 Residential - 1 du/ga *	RES - 3 Residential - 3 du/ga *	RES - 6 Residential - 6 du/ga *	RES - 9 Residential - 9 du/ga *	RES - 12 Residential - 12 du/ga *	RES - 24 Residential - 24 du/ga *	ROR Retail / Office / Residential
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* du / ga -- dwelling units per gross acre

OVERLAYS

FLEXIBLE PLAN BOUNDARY	CLASS 1 WETLANDS / LAKES
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04/14/94	// 94-01		
04/05/95	// 94-02		
08/12/97	// 97-11		
08/12/97	// 97-12		
09/28/99	// 99-15		
06/18/02	// 02-11		
08/20/02	// 02-20SS		
12/17/02	// 02-35		



Pasco County, Florida

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of a Licensed Professional Surveyor.

Drawn by	CEW	Line Issues	Oct 20 2004
Checked by	BH	Link Check	Oct 29 2004



SUBJECT PROPERTY BCPA 05-2 (12)
PROPOSED FUTURE LAND USE
ROR & CON

UNINCORPORATED PASCO COUNTY

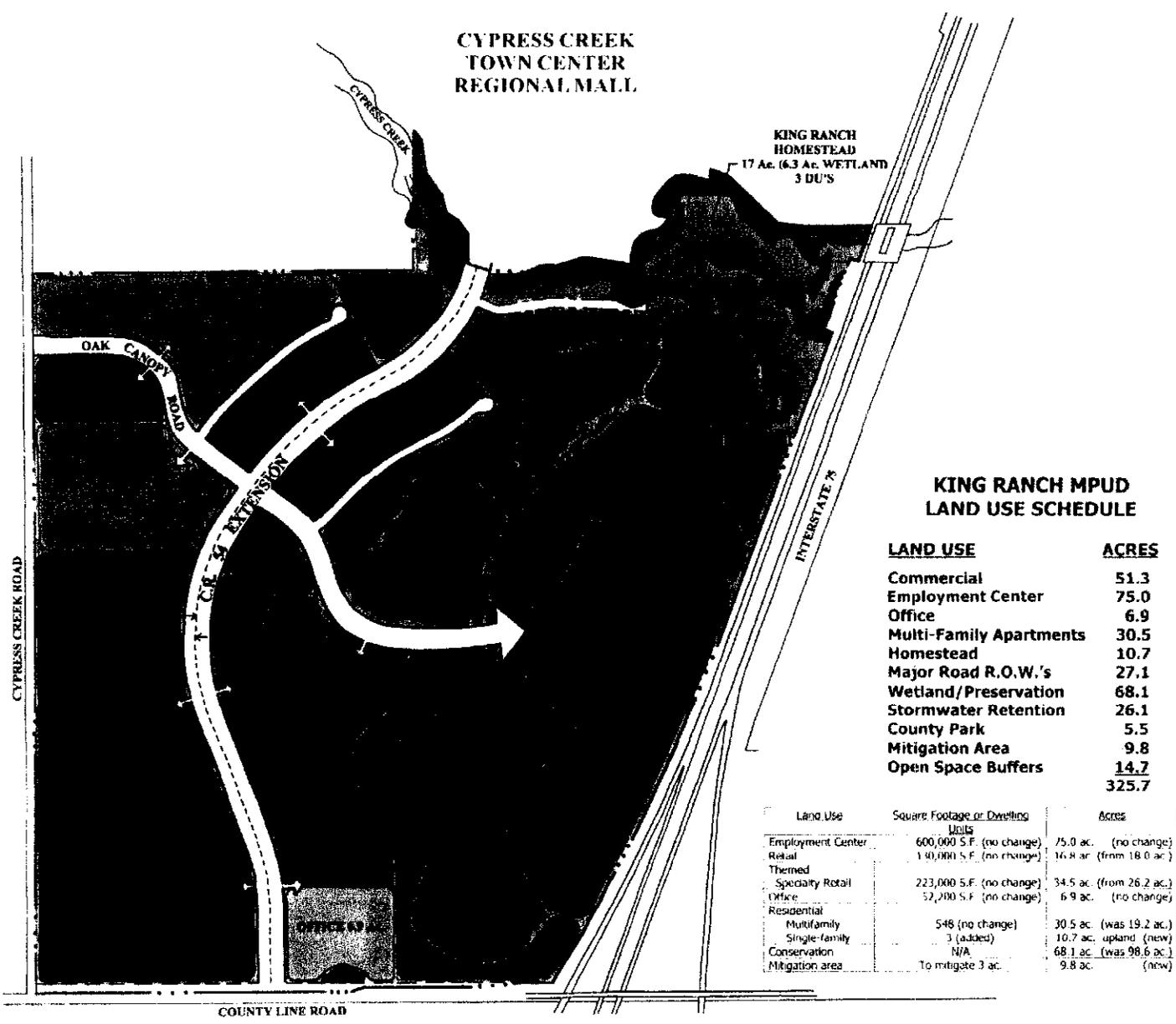
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Attachment 4
Concept Diagram



REVISED AUGUST 1, 2005

KING RANCH

PRELIMINARY CONCEPT PLAN
MPUD ZONING ROR
RETAIL/OFFICE/RESIDENTIAL
FLUC

Revised August 8, 2005 for
Employment Center/Target Business

PREPARED FOR:
THE KING FAMILY



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Attachment 5

Subarea Policy

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Policy 9.1.X

Identify the King Ranch Subarea on Subarea Map 2-9. This Subarea shall be zoned Master Planned Unit Development (MPUD) and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this Subarea policy shall require an amendment to Policy 9.1.X, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the King Ranch Subarea shall be limited to the following:

Land Use	Square footage/Dwelling Units
Employment Center	600,000 square feet
Themed Specialty Retail	223,000 square feet
Retail	130,000 square feet
Office	52,200 square feet
Residential	
Multifamily 548	551 dwelling units
Single-family 3	

- a. The general range of potential uses for the Employment Center land use shall be established as a condition of the MPUD zoning approval and be consistent with the Comprehensive Plan.
- b. The general range of potential uses for Office land use shall be established as a condition of the MPUD zoning approval and be consistent with the Comprehensive Plan.
- c. The minimum upland acres for the Employment Center land use shall be 55 acres, and the minimum upland acres for Office shall be six acres.
- d. Construction of the entitlements identified above shall be contingent upon the developer's submittal, and County's approval, of the required Traffic Impact Study (TIS) prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Conditions of Approval.
- e. Office and Employment Center entitlements and the 61 acres of land necessary to construct the entitlements within the King Ranch Subarea may not be reduced, exchanged, utilized or traded off for themed specialty retail, retail or residential entitlements.
- f. Retail entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for Office and Employment Center, and multifamily entitlements, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- g. Multifamily residential entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for Employment Center and Office land uses, pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- h. The land areas designated as CON (Conservation Lands) land use within the King Ranch subarea are based upon aerial photography and field observations and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies. The applicant or their successor in interest shall provide Pasco County with a sealed survey of the agency approved jurisdictional line by a licensed public land surveyor. Pasco County shall amend the Future Land Use Map during the next occurring Biannual Map Amendment to designate all jurisdictional wetlands as CON (Conservation Lands) land use, with the exception of the wetlands if approved by the legislated regulatory agencies to be impacted for one access to the Themed Specialty Commercial, for one access if necessary to the King Ranch Homestead, and to accommodate a Themed Specialty Retailer (approximately 3 acres) all as generally shown on the revised conceptual plan dated August 1, 2005 as submitted with the King Ranch Biannual Comprehensive Plan Amendment Application. The land areas designated as CON (Conservation Lands) land use shall not be impacted, altered, or reduced in size.
- i. Unless the County-approved TIS submitted in connection with the MPUD and applicable County transportation concurrency and access management requirements demonstrate that some portion of the entitlements set forth above can be constructed without the extension of

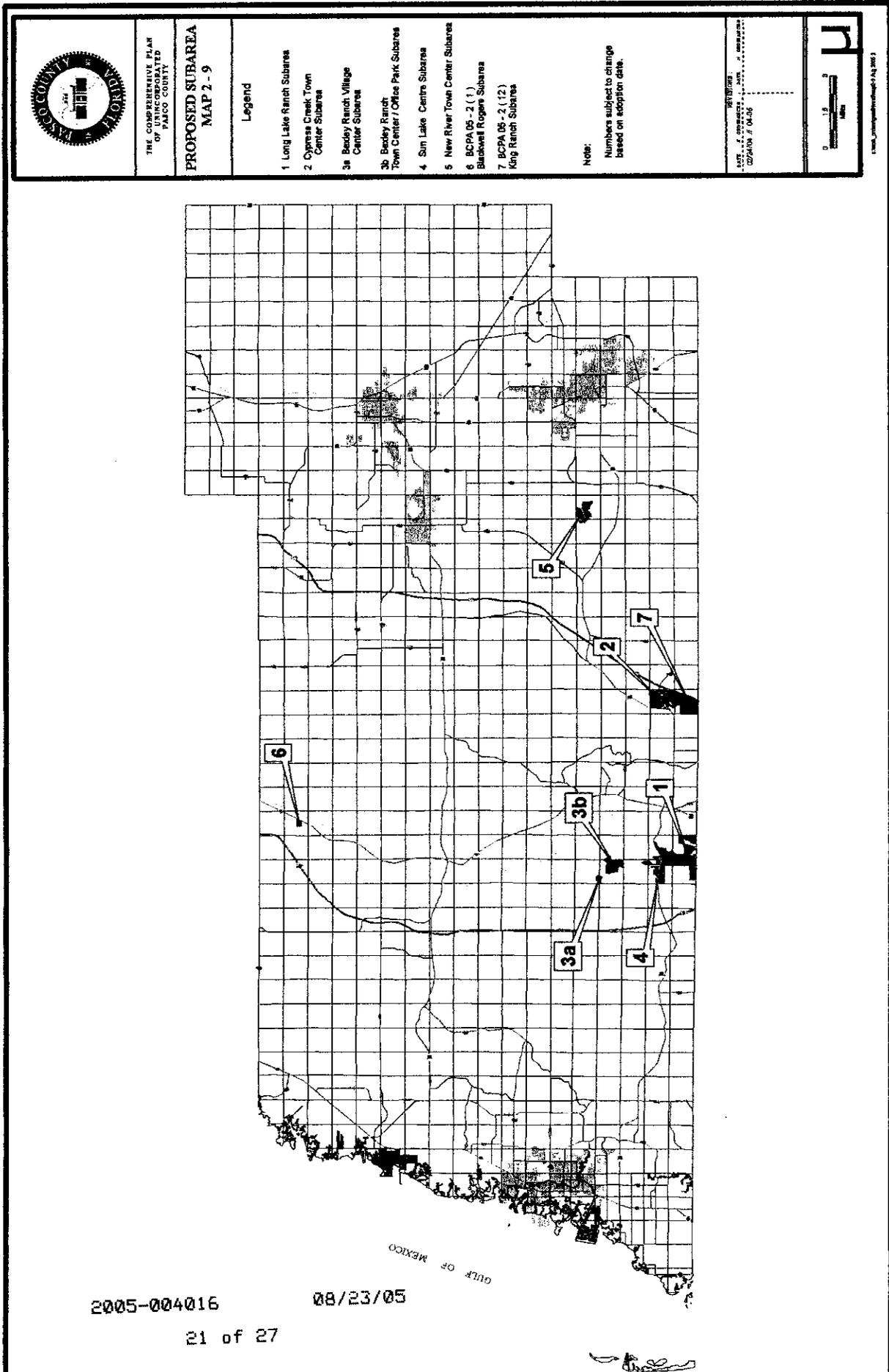
C.R. 54, construction in King Ranch shall not commence until the proposed CR 54 Extension is built or committed to be built at a minimum as a 2-lane road with a minimum of 142 feet of right-of-way from SR 54/SR 56 to County Line Road (Hillsborough County).

- j. In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may, upon approval of the Board of County Commissioners, waive or delay, any subarea policy, or DRI, MPUD or PDA condition for a primary target industry.
- k. The project's stormwater management system shall be designed, constructed, and maintained to meet or exceed Section 40D-4, Florida Administrative Code, and Pasco County Ordinances as provided in the MPUD conditions of approval.
- l. If the MPUD Zoning Master Plan prepared in accordance with the subarea policy exceeds applicable DRI thresholds, then the King Ranch subarea must obtain either Board of County Commissioner and Department of Community Affairs approval of the King Ranch subarea as a Regional Activity Center in accordance with the requirements of Rule 28-24.014(10), Florida Administrative Code, or a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approvals may require additional amendment(s) of the Comprehensive Plan. However, the MPUD Master Plan may include entitlements that are below the DRI threshold. Notwithstanding the foregoing, the County and/or FDCA are under no obligation to approve the subarea as a Regional Activity Center or DRI.
- m. In accordance with the County's Interlocal agreement with Hillsborough County, comments and recommended conditions regarding the rezoning may be included in the MPUD Conditions of Approval.

Attachment 6

Subarea Map

MEMO Legibility or writing,
typing or printing unsatisfactory in
this document.



Attachment 7
County Correspondence



PASCO COUNTY, FLORIDA

FAX (813) 929-1258
DADE CITY (352) 521-4182
LAND O' LAKES (813) 929-1260
NEW PORT RICHEY (813) 834-3278

PARKS AND RECREATION DEPARTMENT
DAVID H. CLARK, JR. BUILDING
4111 LAND O' LAKES BLVD., SUITE 202
LAND O' LAKES, FL 34639

March 11, 2005

Ms. Beverly Helie
The King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, FL 34674

RE: King Ranch

Dear Ms. Helie:

This letter acknowledges receipt of your letter dated December 28, 2004. Please refer to the Pasco County Parks and Recreation Master Plan regarding current requirements as well as the Pasco County Neighborhood Park Ordinance No. 02-26. The Ordinance encourages private development to provide neighborhood parks to be maintained by the Homeowner's Association or Community Development District. The County will not maintain or build neighborhood parks, but rather concentrate on facilities in district parks, which will serve a ten-mile service area.

The Parks and Recreation Impact Fee Ordinance outlines the requirements for impact fees for single (\$891.82) and multifamily (\$627.00) residential units. Commercial development is not subject to the impact fee.

Please contact me if I can be of further assistance.

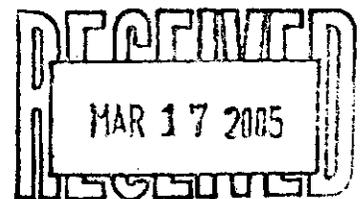
Sincerely,

A handwritten signature in black ink, appearing to read "Martha S. Campbell".

Martha S. Campbell
Administrative Services Manager

MSC/kc
PRL05-0361

Cc: Daniel R. Johnson, Assistant County Administrator (Public Services)
Frederick J. Buckman, Parks & Recreation Director
Subdivision File



2005-004016

08/23/05

23 of 27



PASCO COUNTY, FLORIDA

FAX (813) 929-1256
LAND O' LAKES (813) 929-1250
NEW PORT RICHEY (727) 847-2411, EXT. 1250
DADE CITY (352) 521-4274, EXT. 1250

EMERGENCY SERVICES DEPARTMENT
DAVID "HAP" CLARK, JR., BUILDING
4111 LAND O' LAKES BLVD., SUITE 208
LAND O' LAKES, FL 34639-4402

January 7, 2005

Ms. Beverly Helie
The King Helie Planning
Group, Inc.
Post Office Box 5062
Hudson, FL 34674

Dear Ms. Helie:

The responses to your correspondence dated December 28, 2004, requesting how the Emergency Services Department will service the proposed development known as "King Ranch" and its impact are stated below.

The ability of our agency to serve a community of this size, as described in your correspondence, may very likely require additional fire and rescue resources to enable us to provide adequate public safety services to the new residents of your development, as well as the existing citizens being served in that area today. These resources may include, yet not be limited to, the acquisition of land suitable for the construction of an additional fire rescue station. Additional information and research would be required to identify what our specific needs would be.

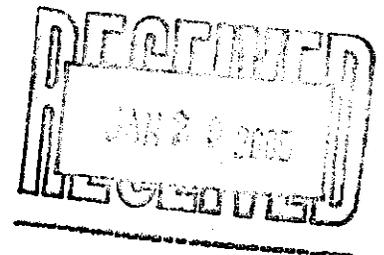
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,


Lawrence M. Whitten
Fire Marshal

LMW/tr/phelie

 cc: Anthony F. Lopinto, Emergency Services Director





OFFICE OF THE SHERIFF



8700 CITIZEN DRIVE • NEW PORT RICHEY, FLORIDA 34654 • (727) 844-7700

January 13, 2005

Ms. Beverly Helie
The King Helie Planning Group, Inc.
P.O. Box 5062
Hudson, Florida 34674

Dear Ms. Helie:

Ref: King Ranch - Comprehensive Plan Amendment

Sheriff White received your letter regarding the King Ranch Comprehensive Plan Amendment. The Pasco Sheriff's Office provides law enforcement service and protection to the area shown in your supplied Project Location Map.

Projecting law enforcement needs for a particular development is a very dynamic process with many variables. These variables include demographics and environmental design.

The area in question currently has a very low population density and consequently a low number of law enforcement calls for service. A project such as this will have a significant increase in population during both the day and evening hours.

A very conservative estimate of the number of deputies needed as a direct result of this project, considering the necessity for 24 hour a day coverage, calculates to 8.7 deputies. Since the cost to pay, equip and provide support to a deputy is approximately \$122,523.00, the yearly cost in 2006 dollars will be at least \$1,065,950.00 when the project is complete.

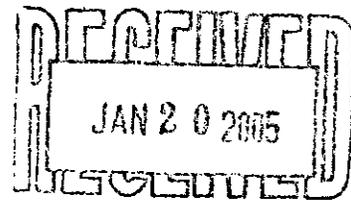
It is hoped that this provides you with the information you required. The Pasco Sheriff's Office also has many individuals on staff who are experts in environmental design concepts that have been proven to reduce crime. If you feel as though you would like to take advantage of their service, feel free to contact this office for more information.

Sincerely,


Col. Al Nienhuis
Undersheriff

AN/cc

cc: Sheriff R. L. White
Major M. Radford



37312 Howard Avenue
Dade City, Florida 33525
(352) 521-5100



20101 Central Boulevard
Land O'Lakes, Florida 34639
(813) 996-6982





District School Board of Pasco County

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638 • (813) 794-2000

Heather Fiorentino, Superintendent

www.pasco.k12.fl.us

Department of Planning
 11815 Treebreeze Drive • New Port Richey, FL 34654
 Chris Williams, Supervisor
 813/ 794-7970 Fax: 727/ 774-7993
 727/ 774-7970 TDD: 813/ 794-2484
 352/ 524-7970 cwilliam@pasco.k12.fl.us

LETTER
 PL-047-0405

April 25, 2005

Ms. Beverly Helie
 P.O. Box 5062
 6937 Hudson Ave.
 Hudson, FL 34667

Subject: King Ranch Comprehensive Plan Amendment - Request for Information - Education Services

Dear Ms. Helie,

We received your Request for Information regarding the Comprehensive Plan Amendment for the King Ranch property. The amendment calls for a Land Use classification change from RES-3 to ROR (227.1 acres) and CON (96.6 acres).

You have indicated that the proposed development will include 548 multi-family units. According to our student generation rates this development has the potential of generating approximately 71 students, consisting of 39 elementary school students, 14 middle school students and 18 high school students.

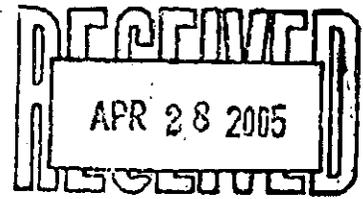
At this time, all of our schools are over capacity and we are struggling to meet the projected demands of new developments. Under Pasco County's adopted Education Impact Fee Ordinance, fees collected from this development will be used to help purchase and develop new school sites.

I apologize for the delay in responding to your request. We appreciate the opportunity to comment on this project.

Sincerely,

Chris Williams, Supervisor
 Department of Planning

/sll





PASCO COUNTY, FLORIDA

INTENT TO SERVE
WATER, SEWER and SOLID WASTE

DADE CITY (352) 521-4274
LAND O' LAKES (813) 996-7341
NEW PORT RICHEY (727) 847-8145
FAX (727) 847-8064

UTILITIES DEPARTMENT
PUB. WKS/UTILITIES BLDG., S-205
7530 LITTLE ROAD
PORT RICHEY, FL 34654

August 27, 2004

Beverly Helie
King Helie Planning Group, Inc.
Post Office Box 5062
Hudson, FL 34674

RE: King Ranch Property
Pasco County Project Number: 04-311.00

Expiration Date:
February 27, 2005

Dear Ms. Helie:

We are in receipt of your request for service dated August 24, 2004, for the referenced project. Water, sewer and solid waste services can be provided by Pasco County Utilities in accordance with the provisions of the Pasco County Code of Ordinances, Chapters 90 and 110, as approved by the Board of County Commissioners.

This Notice grants conditional approval of service subject to appropriate County Ordinances, and for a period of six months from the date of this letter. Within this six-month conditional period, you are required to submit final construction drawings for review and approval, inclusive of appropriate permit application forms. Upon payment of commitment fees and approval of the final construction drawings and application forms, you will be notified in writing that copies of the approved construction drawings and permit application forms are available for pickup.

Please call Annamarie O'Dell for the amount of your commitment fees, she may be reached at (727) 847 8131. The service commitment fee will be applied towards the impact fee payment required, and you shall be responsible for any difference between the commitment fee and the impact fee at the time of required payment. Any remaining balance not applied towards impact fees shall be refunded by Pasco County to you.

Should you have any questions or require additional information, please feel free to contact this office.

Sincerely,

Douglas S. Bramlett
Assistant County Administrator
(Utilities Services)

RECEIVED
SEP 13 2004

DSB/BEK/gmb

cc: Ronald G. Lewis, P.E., Development Review Manager
Annamarie O'Dell, Customer Service Manager
Robert D. DeTroy, Civil Engineering Technician
File: 04-311.A.1