

**PARCEL ID:**

**PROJECT NAME:**

**REQUEST:**

**DATE OF MEETING:**

**PLANNER:**

**CHECK LIST FOR PRE-APPLICATION MEETINGS**

ACCELA FILE # :

ZONING DISTRICT: FUTURE LAND USE: MPUD/DRI:

CONFLICT ZONING: YES NO

CURRENT ZONING ACTION ON SITE: RZ/ZN/CU/SE: DATE:

CURRENT USE: COMMISSION DISTRICT:

ACREAGE: EASEMENTS: YES NO

**ABUTTING ZONING/FLU:** NORTH: / EAST: /

WEST: / SOUTH: /

MARKET AREA: IMPACT FEE: CARLA GARLOCK – 727-847-8126

URBAN SERVICE AREA: ASSESSMENT/BENEFIT DISTRICT:

NEIGHBORHOOD PARK: YES NO # OF ACRES REQUIRED:

**NATURAL RESOURCES:** REQUIRED REPORTS DETERMINED BY NATURAL RESOURCES

WETLANDS: CAT I CAT II CAT III N/A

LISTED SPECIES: NATURAL RESOURCES TO DETERMINE – DO NOT USE PASCOVIEW DATA

WELL HEAD PROTECTION: YES NO W/IN 1,000': YES NO

DRAINAGE:

BASIN OF SPECIAL CONCERN: YES NO W/IN 1,000': YES NO

FLOOD ZONE: HURRICANE EVAC ZONE:

FIRE PROTECTION:

UTILITIES:

**APPLICATIONS NEEDED TO SUBMIT IN ACCELA:**

**STAFF USE ONLY**

**Verify Payment**

**Upload Notes to the Accela Record**

**Upload Notes to respective S-T-R folder**





COMMENTS  
LONG RANGE PLANNING CONSISTENCY REVIEW

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DATE: 1/10/24 Project ID: PREAPP-2023-00419  
FROM: Robert Irving, Long Range Planner I PARCEL: 34 26 19 0000 00100 0000  
SUBJECT: Long Range Planning Division ATTACHMENT(S): Policy FLU 7.1.4 King  
Comments for Accela Ranch

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To Whom it May Concern:

The following assessment was completed by Robert Irving, Planner I for the Pasco County Long Range Planning Division. This evaluation reviewed the 2025 Pasco County Comprehensive Plan for consistency with the proposed development/application and provides comments to the impacts of the proposed development.

*This consistency review and conclusion is not binding on other departments and is subject to change, if conditions change or additional information is submitted. The provided comments are based on the information available at time of review. Should plans change, an additional review may be required.*

**Comments:**

PREAPP-2023-00419, being P.ID.: 34 26 19 0000 00100 0000 is located south of Wesley Chapel Boulevard within the South Market Area. The applicant is proposing to develop the property in conformance with the existing subarea. The following parcel information is as follows:

Existing Future Land Use (FLU): ROR (Retail/Office/Residential)  
CON (Conservation Lands)  
Zoning: A-C (Agricultural District)

There are multiple archaeological sites (PA02440, PA00482, PA0244, PA00480 and PA00163) that will require a Phase I CRAS report to be supported with the rezoning application per LDC 809.4. If the proposed development is not developed within the standards of the existing subarea an amendment to the existing subarea policy would be required. When this comes in for submittal we will work through the existing subarea policies and implement them through the conditions of approval. Long Range Planning has no further concern with the proposal.

[Rirving@pascocountyfl.net](mailto:Rirving@pascocountyfl.net)

727-847-8142 x7643

**PLANNING AND DEVELOPMENT DEPARTMENT**

727.847.8140 | West Pasco Government Center | 8731 Citizens Drive | New Port Richey, FL 34654

**NATURAL RESOURCES CURRENT PLANNING AND ZONING PRE-APPLICATION COMMENTS**

**Meeting Date:** January 10, 2024

**Accela Record:** PREAPP-2023-00419

**Project Name:** King Ranch MPUD

**Parcel ID:** 34-26-19-0000-00100-0000

<p><b>LDC Section 803 – Listed Species</b></p>	<ul style="list-style-type: none"> <li>• The applicant will need a preliminary wildlife survey at the time of zoning and site plan submittal.               <ul style="list-style-type: none"> <li>◦ Bald Eagle Nest HL061 and the portions of the 330-foot and 660-foot buffer are within the proposed MPUD boundaries. Consultation with the United States Fish and Wildlife Service (USFWS) will be necessary to ensure there is no take of the species. The nest and buffer zones shall be depicted on all conceptual zoning and site development plans</li> </ul> </li> </ul>
<p><b>LDC Section 804 – Ecological Corridors</b></p>	<ul style="list-style-type: none"> <li>• Cypress Creek to Cypress Bridge Ecological Corridor is within the project limits. The proposed rezoning will trigger the Ecological Corridor Ordinance. Please coordinate with Natural Resources on implementation of the ordinance.</li> </ul>
<p><b>LDC Section 805 – Wetlands</b></p>	<ul style="list-style-type: none"> <li>• The wetland categories will be finalized upon receipt of SWFWMD approved boundary survey. Please provide the approved survey at the time of zoning/site plan submittal.</li> </ul>
<p><b>LDC Section 806 – Rivers and Surface Waters</b></p>	<ul style="list-style-type: none"> <li>• A fifty (50) foot wide area from the landward most wetland jurisdictional line or the ordinary high water, or mean high water of Outstanding Florida Waters and Shellfish Harvesting Areas.</li> </ul>
<p><b>POLICY FLU 7.1.4: - King Ranch Subarea Policies</b></p>	<ul style="list-style-type: none"> <li>• 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 three 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.</li> </ul>

Please feel free to email me at [jsjordan@pascocountyfl.net](mailto:jsjordan@pascocountyfl.net) or call me at 727-847-2411, ext. 2624 if there are any questions.

Sincerely,

Jackie Jordan, PWS - Senior Biologist - Natural Resources Conservation Division **NATURAL RESOURCES DIVISION**  
**PARKS, RECREATION, AND NATURAL RESOURCES DEPARTMENT**

INTEROFFICE MEMORANDUM

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TO: Pasco Planning and Development                      DATE: 01/17/2024                      FILE: PREAPP-2023-00419

THRU: Tania Gorman    SUBJECT: King Ranch MPUD Rezoning  
Pasco County MPO  
Executive Director

FROM: Tina A Russo    REFERENCES: MultiModal Planning  
Pasco County MPO  
Active Transportation Planner II

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Notes from the Pre Application Meeting 1/10/2024

The multiuse trail is shown on the preliminary concept plan will connect to Cypress Creek Road along the western side of this MPUD.  
Multi modal/bicycle/pedestrian connectivity plan will be required at site plan review, that will provide internal and external connections.  
Proposed sidewalks are required to provide connectivity to schools, library and multi modal.  
Future King Ranch Blvd (SR 54 Extension) is important connection to the north and connectivity to commercial development and provide complete street connectivity.

If you have any other questions or need further assistance, please do not hesitate to or email me at [trusso@pascocountyfl.net](mailto:trusso@pascocountyfl.net) or call me at (727) 847-8140, Extension 8341



## Pre-Application Meetings: Transportation Notes

### Project

**Parcel ID:** 34 26 19 0000 00100 0000      **Date:** 01/10/ 2023      **Time:** 09:00  
**Project Name:** King Ranch – PREAPP-2023-00419  
**Contact Person:** Nima Naeini      **Email:** nhaghighi@mypasco.net

### Applications

- Please submit any following application(s) that has been checked:
  - Access Management Application (Section 901.3 LDC)
  - Substandard Roadway Application (Section 901.4 LDC)
  - Timing and Phasing Application (Section 901.12 LDC)
  - Transportation Needs Application (Section 901.12 LDC)

### Comments

- Please coordinate with Long Range Transportation Planner and Project Engineering Services regarding the alignment of Wesley Chapel Blvd.

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- Additional comments may be generated at time of Site Plan Review stage.
  - If the applicant wishes to deviate from the requirements of this section, an alternative standards request in accordance with Section 407.5 must be submitted and approved by the County Engineer utilizing the criteria in Section 407.5.C.



# **PASCO COUNTY** **FIRE PREVENTION**



## **PREAPP COMMENTS**

The Florida Fire Prevention Code (FFPC) is an edited version of the National Fire Protection Association (NFPA) *Fire Code*® (NFPA 1) and the *Life Safety Code*® (NFPA 101) as defined in Florida Statute 633 and Pasco County Code of Ordinances 46.1. The Florida Fire Prevention Code and the adopted reference standards are viewable on line at the Division of State Fire Marshal web site <http://www.myfloridacfo.com/Division/SFM/> under the Fire Prevention tab, Florida Fire Prevention Code; this is a read only file.

**PROJECT:** King Ranch

**PROJECT NUMBER:** 2023-00419 **DATE:** 1/10/2024

**REVIEWED BY:** Aaron Eddings 727.267.0552 [aeddings@pascocountyfl.net](mailto:aeddings@pascocountyfl.net)

**CONTACT:** \_\_\_\_\_

#	Remarks
	<p><b>Water Supply: FFPC 1:18 and NFPA 24</b></p> <p>a. FFPC 1:18.3.1 an approved water supply shall be provided in accordance with this code (See also FFPC 1:18.4)</p> <p>b. Please provide fire flow calculations.</p> <p>c. NFPA 24:5.2.1 the minimum fire main size supplying hydrants shall be not less than 6 inches and it shall comply with the fire flow requirements of FFPC 1:18.4.</p> <p>d. FFPC 1:18.4.5.1 Residential less than 5,000 square feet shall be 1,000 gallons per minute. Residential greater than 5,000 square feet and Commercial Structures shall be per Table 18.4.5.2.1. Reductions in fire flow and duration shall be as per 18.4.5</p> <p>d. FFPC 1:18.5.2 Residential Hydrants – maximum 600 feet from the closest point on building and maximum 800 feet apart</p> <p>e. FFPC 1:18.5.3 Commercial Hydrants – Maximum 400 feet from closest point on building and maximum 500 feet apart.</p>
	<p><b>Building Design – FFPC 1 and 101</b></p> <p>a. Florida Fire Prevention Code</p> <p>b. Sprinkler System, if required, 2016 NFPA 13, 13R, or 13D</p> <p>c. Fire Alarm System, if required, 2016 NFPA 72</p> <p>d. Standpipe System, if required, FFPC 1:13.2 and 2016 NFPA 14.</p>
	<p><b>Fire Department Connections: NFPA 14 and AHJ</b></p> <p>a. NFPA 14:6.4.5.4 - Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.</p> <p>b. Per AHJ - Fire Department Connection can be mounted on the building or freestanding and must be within 100 feet of a fire hydrant. The preferred distance between the FDC and the fire hydrant is no less than 40 feet.</p> <ul style="list-style-type: none"><li>• The FDC shall be a 5 inch, 30 degrees STORZ type connection with cap and chain.</li><li>• PIV should be readily accessible and may be required to be identified to the corresponding building's address.</li></ul>

	<p>FFPC 1:18.2.3.3 multiple access roads shall be required when it is determined that a single road could impair fire department access.</p> <ul style="list-style-type: none"> <li>• <b><u>Fire department access roads must be provided so fire apparatus can drive within 50 ft (15 m) of an exterior door that allows access to the interior of the building.</u></b> This 50 ft (15 m) distance can be increased to 150 ft (46 m) for one- or two-family dwellings, or townhouses, that are protected with an automatic sprinkler system.</li> <li>• The fire department access roads also need to be located so that any portion of the building or facility <b><u>is not more than 150 ft</u></b> (46 m) from fire department access roads as measured around the exterior of the building or facility. This requirement ensures that first responders can reach most parts of the building with their hose lines.</li> <li>• This 150 ft (46 m) distance can be increased to 450 ft <b>only</b> in buildings that are protected with an automatic sprinkler system because a correctly installed sprinkler system reduces the fire risk to the occupants and firefighters.</li> </ul> <p>FFPC 1:18.2.2.2 Access Gates - siren operated system or 3M Opticom (when applicable per this code) Please show fire truck wheel tracking on plans. (specs attached) <b>Access Boxes (Knox Boxes) 18.2.2.1</b> The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037.</p>
	<p><b>FAC 61G15-32.003:</b> If the proposed building requires a fire sprinkler system and/or fire alarm system, provide signed, sealed, and dated Fire Sprinkler System and/or Fire Alarm System Plans with the building plans per 61G15-32.004 and 61G15-32.008 respectively. Signed, sealed and dated letter(s) indication design intent per 61G15-32.004 and 61G15-32.008 are acceptable</p>
	<p>NFPA 241:7.5.5.2, Fire department accesses shall be provided at the start of the project and maintained until the end. Please acknowledge that clear FD access will be provided along all roadways and into the site as necessary to access protection systems, fire hydrants, and for rescue operations. New access road(s) must be stabilized and provide access to the new fire hydrants prior to bringing combustibles on-site. Please place note on the plans to this effect.</p>
	<p>NFPA 241:8.7.2.3 where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure.</p>
	<p>NFPA 241:8.7.3.1, the fire sprinkler system shall be place in service as soon as practicable. A phasing schedule should be provided on the plans indicating how compliance will be achieved with this section.</p>
	<p>NPFA 241:8.7.4.2 the standpipe system shall be active as the building progresses vertically at each floor. Provide a note on the plans to this effect that the standpipes in each stairwell will be active to at least the floor below the highest vertical floor. Please confirm that the phasing design of the fire protection system or temporary standpipes will conform to this requirement.</p>

Height <sup>¶</sup>	Minimum Riser Size Required (I.P.S.)
150 ft. or less	4 in.
Greater than 150 ft.	6 in.

¶ The height shall be that of the individual riser to the highest hose outlet (not including manifold outlets) from the level of the entrance floor at street level at which the riser begins. Location of Standpipe Risers

(a) Standpipe risers and two- and one-half-inch angle hose valves shall be located within stairway enclosures. For additional requirements see [section 27-343](#) of article five of subchapter five and subdivision (j) of [section 27-375](#) of article five of subchapter six of this chapter. When stairway enclosures are not available within the distance limitations of [section 27-935](#) of this article, the standpipe risers and two and one-half inch angle hose valves shall be located as near to the enclosure as practicable, subject to the approval of the commissioner. A metal sign with one inch lettering indicating the location of the outlet shall be provided in the stair enclosure on each floor where the riser is not located in the enclosure.

(b) No standpipe riser shall be placed in any shaft containing a gas or fuel pipeline.

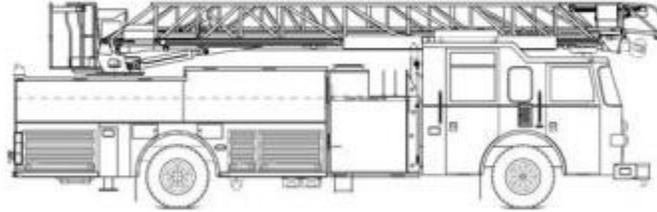
§27-937 Omission of Standpipe Service

(a) Standpipe outlets may be omitted in portions of first floors or basements that are completely separated from the entrance hall or enclosed stairways leading to the upper floors, provided portable fire extinguishers are installed, subject to the approval of the commissioner.

(b) Standpipe protection shall be omitted from transformer vaults, high-tension switchboard rooms, and other locations where the use of hose streams would be hazardous. Any space or room that houses equipment of such nature that the use of water would be ineffective in fighting the fire, or would be hazardous, shall have a conspicuous metal sign on each door opening on such space or room stating the nature of the use and the warning: "Use No Water".

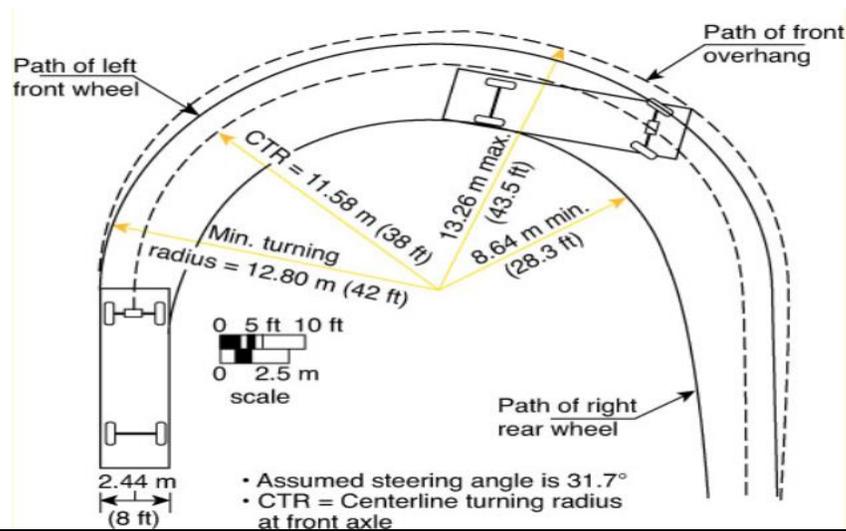
**The design for fire department vehicular access minimum specifications:**

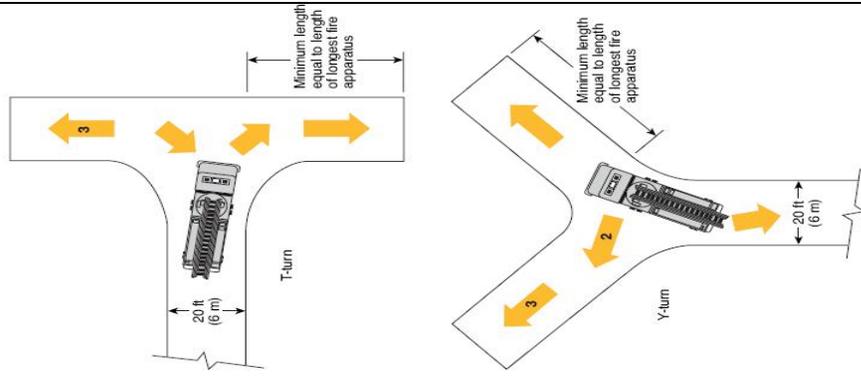
**AERIAL LADDER – SINGLE REAR AXLE**



Minimum Specifications	Feet	Inches
Wheelbase	20	0
Turning Radius	41	9
Bumper Swing Clearance	47	0
Inside Radius	28	6
Height	12	0
Width	8	4
Length	46	8

Gross Vehicle Weight 65,000 lbs.





**FIRE DEPT NEIGHBORHOOD ACCESS REQUIREMENTS**

**NFPA 1141:5.1.4.1**

**Table 5.1.4.1(a) Required Number of Access Routes for Residential Areas**

Number of Households	Number of Access Routes
0–100	1
101–600	2
>600	3

**Table 5.1.4.1(b) Required Number of Access Routes for Nonresidential Areas**

Number of Parking Spaces	Number of Access Routes
0–1250	1
1251–3000	2
>3000	3

NFPA 1141: 5.1.4.4

Where multiple means of access are required, they shall be located as remotely from each other as practical and acceptable to the AHJ.



**Project: King Ranch MPUD – PREAPP-2023-00419**  
**Submittal: Pre-Application**  
**Date: 01/10/2022**

Comment No.	COMMENT
<b>Reviewer: Clayton Watkins, P.E – Project Management</b>	
1	Transportation Engineering Department has a project to signalize the intersection of County Line Rd and Cypress Creek Rd. The funding for construction is FY2024/25 The Project Manager contact information is below. Erin Swanson <a href="mailto:eswason@mypasco.net">eswason@mypasco.net</a> 727-777-5808
2	Per comments from Current Planning Access Management an additional meeting will be scheduled to discuss the alignment of the extension of Wesley Chapel Blvd.
3	Project Management is available for questions.