

**KING RANCH MPUD
APPLICATION FOR MASTER PLANNED UNIT DEVELOPMENT (MPUD) APPROVAL
PROJECT NARRATIVE
8.21.2024**

1. Introduction

The Applicants, M D King LTD & HLK Family LLC and Henry Logan King III, are the owner of the real property commonly known as Pasco County Property Appraiser ID Nos. 34-26-19-0000-00100-0000, 34-26-19-0000-00100-0050, 34-26-19-0000-00100-0060, 34-26-19-0000-00100-0070, 34-26-19-0000-00400-0000, 34-26-19-0000-00600-0000. The project site is mostly improved pasture with a barn and wetlands. The site is directly north of County Line Road and directly to the west of Interstate-75, approximately a quarter of a mile south of State Road 54 and adjacent to the south boundary of Cypress Creek Town Center MPUD, a former Development of Regional Impact. Per the enclosed survey from GeoPoint Surveying, Inc., the MPUD boundary contains approximately ± 327.79 gross acres, referred hereinafter as the “Property”.

This rezoning request is to change from zoning district Agriculture (AC) to Master Planned Unit Development (MPUD) to fulfill the vision laid out in Policy FLU 7.1.4 and 4 Map 2-9(3) (adopted on 8/23/2005 BCPA-05-2(12)), which created a Subarea and Subarea Policies for the subject property in the Pasco County Comprehensive Plan (respectively, the “Subarea and “Subarea Policies”). At the time of the creation of the Subarea, the adjacent Cypress Creek Town Center MPUD was already approved for development and the residential developments to the west were already substantially built-out, which means that the mix of uses required by the Subarea Policies has been approved and found by the Board of County Commissioners to be compatible with the surrounding developments. This project is also adjacent to vacant land in Hillsborough County to the south under private ownership and zoned for agricultural uses. Below is a table summarizing the surrounding land uses:

	Future Land Use	Zoning District	Existing Use	Planned Use
Subject Property	ROR, CON	AC	Improved pasture, barn	King Ranch MPUD
North	RES-24, CON, PD	MPUD	Cypress Creek Town Center, Lantower Cypress Creek Apartments	Retail, multifamily apartments
South (Hillsborough County)	NMU-4, R-1	AS-1	Vacant	N/A
East	RES-3	AC	I-75, County and FDOT Property	I-75, County and FDOT Property
West	RES-3	PUD, R-4	Single-family residential	Carpenter’s Run and Oak Grove subdivisions

2. Comprehensive Plan Review

The proposed King Ranch MPUD is located within the Subarea, which was adopted in 2005. The Subarea lays out specific requirements to guide the MPUD’s zoning, and this request is consistent with its policies. The maximum level of development allowed within the Subarea is as follows:

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
Multifamily	548 Dwelling Units
Single Family	3 Dwelling Units

Policy FLU 7.1.4 of the Comprehensive Plan requires that the Subarea parcels be zoned as one MPUD and that any development that would exceed the level of development as described in the table above require an amendment to the Subarea Policies. In addition, the areas that are designated as Conservation (CON) Future Land Use (FLU) on the County's Future Land Use map were based on aerial photography and subject to change based on formal wetland jurisdictional lines approved by the appropriate agencies. As indicated on the Master Plan and Subarea Policies, a minimum of 55 upland acres will be reserved for Employment Center uses and 6 acres will be reserved for Office uses.

The King Ranch MPUD is located within the Retail/Office/Residential (ROR), Conservation (CON), and Residential – 3 (RES-3) Future Land Use Classifications. The RES-3 portion of the site is largely where right-of-way for Cypress Creek Road will be dedicated. The remaining ROR and CON portions of the Property are consistent with the Subarea Policies that guide the planning process for this Property.

3. Project Description, LDC Section 402.2.C.2

a. General Purpose & Character of the Development

As indicated above, the proposed project is a mixed-use development with a focus on employment-generating uses. As shown on the table above, there will be a mix of residential, office, commercial, and employment center uses. The project (subject to final layout, engineering, and approval) anticipates the project to have access from County Line Road, C.R. 54 (Wesley Chapel Blvd.) and Cypress Creek Road. Initially, one multifamily portion of the MPUD will have access only from Cypress Creek Road. Later access points from the future Wesley Chapel Boulevard extension will be determined at time of PDP/PSP.

A portion of the northern boundary has a Category I wetland and Ecological Corridor designation. Development on the northern portion of the site will be limited to eliminate any potential impacts on the critical linkage area just outside of the MPUD boundary. The total acreage of the Ecological corridor is 31.8 +/- acres. In accordance with LDC Section 804.2.A, the applicant is not requesting an increase in density to the Ecological Corridor above and beyond the maximum number of residential units permitted as of right by the existing zoning. The existing zoning for the Ecological Corridor is AC that permits a maximum density of .1 dwelling unit per acre. Therefore, no more than 3 dwelling units may be permitted within the Ecological Corridor. The MPUD Plan Land Use Data Table states the 3 dwelling units may be located within the Eco Corridor and/or within Pasco Parcel IDs 34-26-19-0000-00100-0050 and 34-26-19-0000-00100-0060.

b. Land Use (Acreage, Densities, Intensities)

The MPUD provides a variety of uses that are complimentary to one another and that are required by the Subarea Policies. As mentioned above, there will be multifamily residential in the northwest corner of the MPUD, and non-residential uses dispersed throughout the remainder of the project. The densities and intensities of the various use types have been predetermined by the entitlement maximums set forth in the Comprehensive Plan and the acreage of the site. The Subarea Policies also require that a minimum of 55 upland acres be reserved for Employment Center uses (which will be defined in the forthcoming Conditions of Approval) and a minimum of 6 acres be reserved for office uses. See MPUD Master Plan Land Use Data Table.

c. Structural Concepts (Including Height, Anticipated Building Type)

See Design Standards Table and Typical Lot Details on MPUD Master Plan Sheet 2.

d. Recreation and Open Space

See General Note 4 on MPUD Master Plan, Sheet 1. The applicant is proposing a multi-use path along the border of the multi-family and retail portions of the site. The specific location of neighborhood parks and open space will be specifically shown on PDP/CP.

e. Management of Common Areas and Facilities

All common areas and facilities will be managed through a homeowner's association, community development district, and/or a property owner's association. See 3.f. for a variation request allowing for the operational or maintenance responsibilities of certain areas to be under the purview of a single entity.

f. Special Requests for Variations, Alternative Standards and Other Approvals

The applicant is requesting variations from the following code sections:

- **LDC Section 905.1.E.** - Neighborhood Park Standards to reduce the total required neighborhood park acreage for multi-family to be equal to at least ten percent (10%) of the upland acreage of multi-family parcels. This will allow for greater flexibility of neighborhood park design.
- **LDC Sections 805.6 and 902.2.M** – To permit multi-family parcels or non-residential parcels to be under the operational maintenance purview of a single property ownership. The single entity property owner is beholden to the approved site plan to operate and maintain all noted areas without exception. These areas include open space, drainage areas, common areas, landscape areas, wetland areas, buffer areas, preservation/conversation areas, park areas and other special purpose areas located with apartment, mixed-use or non-residential parcels. The variation meets the intent of the LDC because the LDC seeks to place those operational and maintenance responsibilities of these areas under the responsibility of a single entity such as a HOA, CDD or POA.

4. Map Information, LDC Section 402.2.C.3

a. Location Map

A Location Map and current aerial, as required by LDC Section 402.2.C.3, are shown on the MPUD Master Plan.

b. Major County Roads

A Major Projects and Existing/Proposed Vision Roads Map is included on Sheet 2 of the MPUD Master Plan. As previously noted, the project is located between Cypress Creek Road to the west and I-75 to the east. According to the Pasco County Highway Vision Plan and Functional Classification Map (Map 7-36), there is also a Vision Collector Road planned (Wesley Chapel Boulevard Extension) planned to travel north/south through the Property with a connection back to Cypress Creek Road. Per a meeting with the Pasco County Project Management team (Clay Watkins, Nick Uhren, and Amir Jamali) on January 25, 2024, the preferred alignment will have its terminus at County Line Road.

c. Wellhead Protection/Special Protection Areas

A portion of the site (approximately 14.2 acres) along the western boundary lies within the 10- and 5- year Well Head Protection Areas. See also General Note 9 on MPUD Master Plan, Sheet 1.

d. Proposed Roadways

A generalized Mobility Plan is shown on MPUD Master Plan, Sheet 2.

5. Physical Resources Information, LDC section 402.2.C.4

a. Topographic Information Providing 100-year Floodplain and Wetland Delineations

Topographic and FEMA maps are included on the MPUD Master Plan Sheet 2. The project site is located on FEMA FIRM Map Panel Panel 12101C0417F, dated September 25, 2014. Portions of the site are within Zone "AE" and Zone "A" floodways. A wetland survey was prepared by Clearview Land Design.

b. Soils

A copy of the most recent NRCS SSURGO soils survey is included in the MPUD Master Plan, Sheet 2.

c. Environmental/Wildlife Study

A Listed Species Survey was prepared by Applied Bionomics and is included in this MPUD submittal. It makes recommendations about the protection of listed species that may be present within the Property consistent with County and other governmental rules and regulations.

d. Phase I Cultural Resource Assessment

A Cultural Resource Assessment Survey was prepared by Panamerican Consultants, Inc. and is included in this MPUD submittal. It concludes that there are no cultural resources that should be listed or protected within the Property.

e. Estimated redevelopment and post development acres of wetlands by category (I, II, and III)

Please see table set forth on MPUD Master Plan. Subject to formal delineation, the project contains an estimated 99.20 pre-development wetland acres and 98.82 post development wetland acres. An impact will need to be made to a Category 1 wetland to the north to fulfill the County's Vision Road plan. Removal of the small, isolated Category III wetlands are permitted per Policy CON 1.3.6: Wetland impacts. Mitigation for proposed wetland impacts is typically done via the purchase of wetland mitigation credits from an available mitigation bank located within the service area of the project. The mitigation amounts necessary to offset wetland impacts will be based on the sizes and relative values of the proposed impacts, as assessed by the Uniform Mitigation Assessment Method (UMAM), Chapter 62-345, Florida Administrative Code. The wetland impacts and post-development wetlands are conceptual and non-binding. Final wetland areas shall be determined at the time of PDP/CP.

6. Master Plan, LDC Section 402.2.C.5

a. The Master Plan includes the following base information in graphic form:

- Topography
- Floodplains and elevations
- Wetland limits
- Ecological Corridors

b. The Master Plan graphically depicts the proposed use of the site, including:

- Proposed land uses, including the proposed number of units.
- Conceptual preservation/conservation areas.
- Proposed location of major streets and thoroughfares.
- A generalized mobility plan.
- Buffers are addressed in General Note 13 on MPUD Master Plan, Sheet 1.

c. The Master Plan Tables/Plan Identify:

- The Existing Zoning and Land Use.
- The Future Land Use Classification on the site and the surrounding areas within 500 feet of the site. Phasing is addressed in General Note 11 on MPUD Master Plan, Sheet 1.
- A table showing the acreage for each category of land use, including Category I, II, and III wetlands.

7. Utilities and Services Plan, LDC Section 402.2.C.6:

a. Existing Utility Locations

A Utility Master Plan for the project area will be prepared and provided as required during preliminary site plan review. The nearest water main is an existing 12" water main along the eastern side of Cypress Creek Road. There is a 16" water main along the existing CR 54 alignment north of the project boundary. Extensions of both water mains will be necessary to serve this project. The provision of the offsite utility improvements will be discussed between the applicant and Pasco County Utilities during the MPUD and site plan review processes. There is an existing 6" force main along the east side of Cypress Creek Road and a 10" force main along the west side of CR 54, both north of the Property. Both force mains will be required to extend into the MPUD. There is no reclaimed water service within the vicinity of this project.

- Potable Water Sewer & Reclaimed - Pasco County Utilities
- Fire Service - Pasco County Fire/Rescue
- Electric Service – Withlacoochee River Electric Coop., Inc.

b. Drainage

Topography and FEMA zones are shown on MPUD Master Plan, Sheet 2.

8. School Impact

A School Site Questionnaire was completed by the Pasco County School District on March 18, 2024, which indicated that they will not be requesting a school site on the Property. The Property is zoned for Denham Oaks Elementary School, Cypress Creek Middle School, and Cypress Creek High School. The subject development will be subject to school impact fees and further school concurrency review at the time of site plan approval.

9. Transportation Management, LDC Section 402.2.C.7:

The project will have an access point on Cypress Creek Road that one phase of the Multifamily parcel will utilize. Additionally, development will be served by the extension of Wesley Chapel Boulevard which will traverse north/south throughout the project which the non-residential portions of the project will use for access. Individual residential pods may be gated at applicant discretion.

- a. A Timing and Phasing Methodology was submitted by Lincks & Associates on 2/15/2024 (Accela Record T&P-2024-00015) and approved on 4/6/2024.
- b. The required generalized mobility plan for the MPUD is included on the MPUD Master Plan, Sheet 2.

10. Content Meeting, LDC Section 303.6.A:

A preapplication meeting took place on January 10, 2024 (PREAPP-2023-00419), and a content review meeting will take place at the time of submittal.

11. Notice

When hearing dates are confirmed, public hearing notices will be sent as required by the LDC.