

**RESOLUTION CHANGING ZONING CLASSIFICATION OF
PROPERTY DESCRIBED IN APPLICATION NO. 7830 FROM A
MF-2 MULTIPLE-FAMILY HIGH DENSITY DISTRICT TO A R-4
HIGH DENSITY RESIDENTIAL DISTRICT**

WHEREAS, the Board of County Commissioners of Pasco County, after due public notice, held a public hearing on December 10, 2024, on Rezoning Application No. 7830; and

WHEREAS, the Board of County Commissioners has heard the presentation and evidence of the applicant and individuals in opposition to and in favor of the application; and

WHEREAS, the Board of County Commissioners has taken into consideration other factors relevant to the decision as to whether the zoning classification should be approved for the subject property; and

WHEREAS, the Board of County Commissioners has reviewed the report and recommendations of the Planning Commission and the recommendation of the County staff and does hereby adopt the following findings of fact:

FINDINGS OF FACT:

1. The subject site is undeveloped on approximately 0.97 acre. The applicant proposes to develop the property with a single family dwelling in conformance with the R-4 High Density Residential District standards for development.
2. The Applicant has provided the following narrative:

“The proposed project involves rezoning lots 19 through 27 from their current designations (MF2) to R4 zoning to allow for the construction of a single family residence. Lots that do not have a structure will be used as a yard.”
3. Access to the property is from Marina Drive, a privately maintained local road with approximately 50 feet of right-of-way.
4. The subject site is not located adjacent to any trails.

5. The subject site is located in Flood Zone "AE" and development is subject to the requirements of the Land Development Code (LDC), Section 1104, Flood Damage Prevention.
6. The surrounding area is characterized by residential and commercial development.
7. The subject site has been designated RES-6 (Residential - 6 du/ga) under the Comprehensive Plan.
8. The subject site is within the West Market Area and the Urban Service Area.
9. On September 27, 1983, the Board of County Commissioners (BCC) approved Rezoning Petition No. 2283, from C-2 General Commercial District and R-1MH Single-Family/Mobile Home District to MF-2 Multiple-Family High Density District for the subject site.
10. On March 15, 1977, the BCC approved a similar rezoning, Petition No. 7 (MA-RENE SUB) from R-1MH Single-Family/Mobile Home District to a R-4 High Density Residential District for a parcel located adjacent to the east of the subject request across Marina Drive.
11. The subject application was submitted for review by the Natural Resources Division, and the following comments were received.
 - a. If during construction activities any evidence of the presence of State or Federally protected plant and/or animal species is discovered, Pasco County and applicable agencies shall be notified within two working days of the plant and/or animal species found on the site. All work in the affected area shall come to an immediate stop until all pertinent permits have been obtained, agency written authorization to commence activities has been given, or unless compliance with state and federal guidelines can be demonstrated.
 - b. According to the Pasco County Land Development Code Section 803.1, a detailed wildlife survey shall be conducted to identify any plant and animal species listed as threatened, endangered, or of special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) or the United States Fish and Wildlife Service (USFWS). Species specific surveys may be required depending on the preliminary survey results. Please provide the preliminary wildlife survey.
 - c. A 404 permit from the Army Corps of Engineers shall be provided with site plan application submittal.

- d. A SWFWMD approved wetland delineation survey shall be provided with site plan application submittal.
12. The subject application was submitted for review by the Planning, Development and Economic Growth Department (Planning Services), and the following comments were received.
 - a. The proposed rezoning from MF-2 Multiple-Family High Density District to a R-4 High Density Residential District is consistent with the existing RES-6 (Residential-6 du/ga) Future Land Use (FLU) Classification.
13. On June 10, 2024, the applicant met with staff for a pre-application meeting to discuss the requirements of the subject rezoning and/or associated preliminary site plan or preliminary development plan review (PREAPP-2024-00195).
14. On April 10, 2024, the subject request was found to be exempt from Timing and Phasing (T&P-2024-00018) as the highest and best use of the proposed Zoning District would result in a gross trip difference less than 50 peak hour trips, a.m. or p.m., whichever is higher. Access Management Analysis shall be performed at the time of Preliminary Site Plan, or Preliminary Development Plan, if applicable.
15. Marina Drive is considered a substandard road. However, the subject rezoning is exempt from Substandard Roadway Mitigation and/or Analysis as this project will have an impact of less than 20 daily trips to the adjacent roadways. Any project having an impact of less than or equal to 20 daily trips to a County-maintained local or subdivision collector roadway is exempt from mitigation and analysis for that roadway segment, per LDC 901.4. (SSRRA-2024-00105).
16. The LDC, Section 403, may require that owners/applicants submit a preliminary site plan or preliminary development plan, as applicable, for review and approval prior to the development or redevelopment of the property.
17. The proposed request is consistent with the LDC, Chapter 400, Permit Types and Applications; Section 402.1.E, Zoning Amendments, Review Considerations; and the applicable provisions of the County's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pasco County, Florida, with a quorum present and voting, this 10th day of December 2024, that the zoning classification of the following described real property is hereby changed from a MF-2 Multiple-Family High Density District to a R-4 High Density Residential District.

See Description on Exhibit A Attached

DONE AND RESOLVED this 10th day of December 2024

(SEAL)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

NIKKI ALVAREZ-SOWLES, ESQ
PASCO COUNTY CLERK & COMPTROLLER

CHAIRMAN