

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

December 15, 2022

RESPONSE VIA EMAIL ONLY

Mr. Jeffrey R. Jenkins, MPA, AICP
Executive Planner
Pasco County
Planning and Development
West Pasco Government Center
8731 Citizens, Suite 360
New Port Richey, Florida 34654-5598

RE: CPAL22(16) Decubellis & Little

Dear Mr. Jenkins:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Pasco County adopted by Ordinance No(s). 22-62 on December 6, 2022 for our records. The reference number for this amendment package is 22S13.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Terri Stoutamire of my staff by phone at (850) 717-8513 or by e-mail at terri.stoutamire@deo.myflorida.com.

Sincerely,

Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth

BP/ts

December 12, 2022

Mrs. Barbara Powell
Deputy Bureau Chief
Bureau of Community Planning and Growth
107 East Madison Street Suite 107
Tallahassee, FL 32399

RE: Adoption Package - Pasco County Small-Scale Comprehensive Plan Amendment, CPAL22(16) Decubellis and Little

Dear Mrs. Powell:

Pasco County is submitting **CPAL22(16) Decubellis and Little**, for review by the Florida Department of Economic Opportunity (DEO). On December 6, 2022, the Pasco County Board of County Commissioners (BCC) adopted CPAL22(16) Decubellis and Little, a Small-Scale Amendment to Map 2-15 and Sheet 18 of the Pasco County Comprehensive Plan. The enclosed adoption package includes the adopted **Ord. No. 22-62**.

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 18) FROM RES-3 (RESIDENTIAL - 3 DU\GA) TO RES-24 (RESIDENTIAL - 24 DU\GA) ON APPROXIMATELY 13.36 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF DECUBULLIS ROAD 600 FEET EAST OF THE LITTLE ROAD AND DECUBULLIS ROAD INTERSECTION; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

The Local Planning Agency (LPA) held a public hearing on *October 20, 2022* to consider the proposed amendment. The BCC held a transmittal public hearing on *December 6, 2022*, to consider the proposed amendments and transmittal to the DEO.

Project Description:

The petitioner is requesting a Small-Scale Comprehensive Plan Future Land Use (FLU) Amendment from RES-3 to RES-24 on approximately 13.36 acres. Located near the southeast corner of the intersection of Little Road and Decubellis Road. A companion rezoning from C-2, E-R, and A-C to MPUD will be filed for the project area, which is a total of approximately 17.99 acres. The applicant is proposing a total of 384 Multi-Family Apartments and 10,000 SF of Commercial Uses within the project area which will include the existing ROR (Retail/Office/Residential) Land Use Classification abutting the subject property and will retain the existing non-residential component set forth in the ROR FLU classification. The maps provided as attachment to this CPA case are intended to depict only those portions of the project site that are proposing to change the FLU from RES-3 to RES-24.

The subject site also abuts NPC (New Port Corners) FLU which was previously approved as a Mixed Used Development. The proposed Decubellis and Little Road development will be complimentary to the NPC development in terms of land use and by extending Plathe Road as a connection to Decubellis Road from NPC once the Plathe Road extension in NPC is constructed (see attached approved NPC connectivity plan). As identified on the attached NPC connectivity plan, the proposed Decubellis and Little development is located south of the Northeast Village, which is designed to provide for high-density, employment-generating land uses, and is also located northwest of the Neighborhood General area, which is designed primarily for residential development-including single family attached, and single family detached units. The subject site will be abutting the single family attached portions of NPC and an existing drainage area, a category 1 wetland. This supports the applicants' proposed CPAS as it will complement the NPC development through effective land use transitions with adequate buffering to the single-family development within NPC to the east.

This review request and attachments are being uploaded into the Comprehensive Plan Processing Unit's online portal.

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
ATTN: Brian Yunker, Planner I
8731 Citizens, Suite 360
New Port Richey, FL 34654-5598

If there are any questions or comments, please contact me at jjenkins@pascocountyfl.net or call 727-847-8140 x 7889

Sincerely,

Jeffrey R. Jenkins

Digitally signed by Jeffrey R.
Jenkins
Date: 2022.12.14 15:13:08 -05'00'

Jeffrey R. Jenkins, MPA, AICP
Long Range Planning Executive Planner

Attachments:

- Att 1 - Proposed Ordinance
- Att 2 - Agenda Memo
- Att 3 - Maps; aerials, existing FLU, proposed FLU
- Att 4 - Comprehensive Plan Designation
- Att 5 - Affidavit of Publication 1

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

Ms. Maribel Medina, P.E. PMP Planning and Projects Department Manager, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: LandUse-ZoningReviews@tampabaywater.org

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, 500 South Bronough Street, Tallahassee, Florida 32399, email to: CompliancePermits@dos.myflorida.com

Jim Golden, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: James.Golden@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

Kylene Casey, Operations & Management Consultant II- Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: CompPlans@fldoe.org

Cara Woods Serra, Comprehensive Resiliency Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: cara@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

Lisa Algieri, Senior Planner, City of New Port Richey,

5919 Main St., New Port Richey, FL 34652, email to: algierel@cityofnewportrichey.org

Chris Bowman, Planner, City of New Port Richey, 5919 Main St., New Port Richey, FL 34652, email to: bowmanc@cityofnewportrichey.org

Adam Gormly, Director, Development Services Department, Hillsborough County, 601 E. Kennedy Boulevard, 20th Floor, Tampa, FL 33602, email to: gormlya@hillsboroughcounty.org

John Bohde, Director, Office of Planning and Development Department, Polk County, 330 West Church Street, Bartow, FL 33830 email to: JohnBohde@polk-county.net

Benjamin Dunn, Director, Building Department, Polk County, 330 West Church Street, Bartow, FL 33830, email to: BenjaminDunn@polk-county.net

Annette Crews, Office Manager, Polk Transportation Planning Organization, Polk County, 330 West Church Street, Drawer TS05, Bartow, FL 33830, email to: Annettecrews@polk-county.net

Michelle Miller, Planning Administrator, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: mlmiller@hernandocounty.us

Sumter County Development Services, Sumter County Planning Division, 7375 Powell Road, Suite 115, Wildwood, FL 34785, email to: planning2@sumtercountyfl.gov

Carol Stricklin, AICP, Director for Pinellas County Housing and Community Development Dept., 310 Court St, Clearwater, FL 33756, email to: clstricklin@pinellascounty.org

M. John Dudte, City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, e-mail to: j.dudte@cityofportrichey.com

Melanie Romagnoli, Community & Economic Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: mromagnoli@dadecityfl.com

Marissa N. Morales, CMC, City Clerk, City of San Antonio, 32819 Pennsylvania Avenue, P.O Box 75, San Antonio, FL 33576, email to: cityclerk@sanantonioflorida.org

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

Todd Vande Berg, Director of Planning, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, email to:
vandeberg@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 Zornitta, AICP, Executive Director, Hillsborough City-County Planning Commission, 601 E. Kennedy
Boulevard,
18th Floor, Tampa, Florida 33602, email to: zornittam@plancom.org

David A. Hey, AICP, Division Director, Hillsborough City-County Planning Commission, 601 E. Kennedy
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18th Floor, Tampa, Florida 33602, email to: heyd@plancom.org

Matt Lewis, Hillsborough County, Executive Planner, Development Services, 601 E. Kennedy Boulevard,
Tampa, Florida 33602, email to: LewisM@hillsboroughcounty.org

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

Planning and Development Department, pddstaff@pascocountyfl.net
Central Permitting (Only to: Esther Oluyemi, Building Official Director, Building Construction Services,
eoluyemi@pascocountyfl.net

Ruthann Dattoli, Planning Assistant II, Current Planning Division/Zoning, rdattoli@pascocountyfl.net

Branford Adumuah, Interim Asst. County Administrator Public Infrastructure, badumuah@pascocountyfl.net

David F. Allen, Director, Utilities, dallen@pascocountyfl.net

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Kyle S. Conard, Utility Permitting Specialist, Public Infrastructure Fiscal and Business Administration
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Jeremy Edwards, Supervisor, GIS, jedwards@pascocountyfl.net

Nicole O'Neill, Executive Assistant, Development Services, noneill@pascocountyfl.net