

Autumn Palm Villas

Future Land Use Plan Amendment & Rezoning Application

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April 22, 2021

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Project Description

Proposed Development

The property owner, Autumn Palm Drive, LLC is applying for a Future Land Use Plan Amendment and a Rezoning for this site in order to clarify the entitlements for a site plan that has been approved by the City of Zephyrhills. The site plan was approved on September 21, 2020 for 84 townhomes on a 9.82 acre site at the southwest corner of Autumn Palm Drive and Vinson Avenue. This is a combined application to adjust the future land use designation from Residential Suburban (RS) to Residential Urban (RU) and rezone the property from R-3 to R-4.

The site plan was approved under the R-3 conventional zoning district for attached single-family units on 2,100 SF lots. Each of the eleven structures contains eight units, with one structure containing only six units, for a total of 84 units. Access is on Autumn Palm Drive and the project is designed around a U-shaped road which ends in a cul-de-sac but offers a second (emergency) access onto Autumn Palm Drive. Three parks will be provided as well as sidewalks along Autumn Palm Drive and internal to the site. Parking is provided for each unit in individual garages and driveways.

The City approved the site plan using the Provisional Level 1 Review for Attached single-family units as shown on the Use Table, and the 10.5 units/acre density for duplexes per Section 2.01.03.05. Despite the overlapping terminology, however, the Residential Suburban classification is limited to 7.5 units per acre.

This application for a map amendment and rezoning are intended to align the density and the unit type due to differing interpretations of plan consistency. The RU land use allows the higher density and the R-4 allows townhouse units without a provisional approval or administrative interpretation.

Existing Site Conditions

The 9.82-acre site is currently vacant with Pine-Mesic Oak upland across the site and there are no wetlands. According to the report prepared by Pacscon on October 22, 2019, there are no protected or endangered species with the exception of two active and several inactive gopher tortoise burrows which will be relocated according to the mitigation plan and permits approved by the Florida Fish and Wildlife Commission.

According to FIRM Map # 12101C0452F, the flood zone is "X" and the topography is generally flat. The site contains minimal groundcover and there is a pedestrian/vehicular dirt road around its perimeter. The soils within the project area have been mapped as Tavares sand, 0 to 5 percent slopes (06). Vegetation within the site primarily includes *Quercus virginiana* (live oak), *Quercus laurifolia* (laurel oak), *Quercus nigra* (water oak), *Quercus geminata* (sand live oak), *Pinus elliottii* (slash pine), *Cinnamomun camphora* (camphor tree), *Serenoa repens* (saw palmetto), *Nephrolepis exaltata* (sword fern), *Callicarpa americana* (beautyberry), and *Solanum laxum* (potato vine).

Autumn Run Drive is an asphalt two-lane County roadway with 60 ft. right-of-way. Access to shopping and community services is provided via this 1.2 mile neighborhood street connecting C Avenue to the north and Chancey Road to the south which provides a direct route to U.S. 41/301/Gall Boulevard which is just 0.4 miles from Autumn Palm Dr.

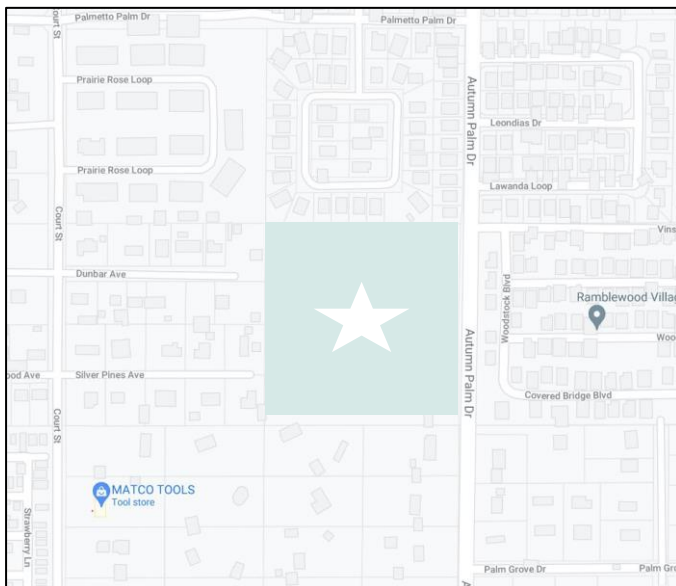
Water, sewer and solid waste facilities are provided by the City of Zephyrhills Utilities Department. Public safety services are provided by the Zephyrhills Police Department and Pasco County now provides fire and EMS services.

Surrounding Development Patterns

The subject site is the only vacant site in the area – and has residential development surrounding it. This particular acreage was annexed into the City in 2005 and all abutting properties lie within unincorporated Pasco County, primarily zoned for mobile homes. The site to the northwest corner of this project is within the city limits and recently completed construction of a similar community under the Residential Urban category, Walnut Grove. The surrounding neighborhood is similar in density to the requested rezoning, as shown below.

	Current Use	Future Land Use Map	Zoning District
North	Mobile homes	Residential-9	RMH
South	Single-family homes	Residential-9	R1MH
East	Mobile homes	Residential-9	RMH
West	Single-family homes	Residential-9	AR & R-3

Note: all abutting properties shown above are in unincorporated Pasco County



Comprehensive Plan

The Zephyrhills Comprehensive Plan policies are focused on the protection of neighborhoods and follow a land use model of Village Centers and Neighborhoods. The current Future Land Use Map classification for the subject site is Residential Suburban (RS) which provides a density range of 2.5-7.5 dwelling units per gross acre. Such properties should be well-suited for residential uses that are consistent with suburban, non-intensive qualities and natural resources.

The RU classification is being requested to recognize the more intense densities of surrounding properties in this area and the proposed Autumn Run development. The site connects to the city limits at the northeast and northwest corners. However, the properties abutting the property are not in the city limits and are regulated by the Pasco County Land Use Map and zoning regulations. As shown in the table, above, are classified as Residential-9 (9 units per acre) which is much more consistent with the proposed RU densities which range from 7.5-14 dwelling units per gross acre. The Residential Urban (RU) classification is intended for low to moderately intensive residential development and "accommodates a mix of higher density single family and multi-family uses and highly compatible retail and office uses."

Zoning

The applicant is requesting a rezoning from R-3 (Medium Density Residential) to R-4 (Multi-family Residential). The code describes the purpose and intent of these two districts as follows:

§ 2.01.03.05 MEDIUM DENSITY RESIDENTIAL (R-3). This category is established to identify areas of the city appropriate for medium density mixed single-family and duplex development. The maximum density shall be seven single-family detached or 10.5 duplex dwelling units per gross acre with a maximum of 60% impervious area.

§ 2.01.03.06 MULTI-FAMILY RESIDENTIAL (R-4). This category is established to identify areas of the city appropriate for higher density mixed duplex and multi-family residential development. The maximum density of development shall be 20 units per gross acre with a maximum of 75% impervious area.

In addition, the Land Development Code (LDC) includes several definitions of residential unit types but does not define "attached units" which is the term used in the guidelines for townhouses in Section 2.01.03.06.01 of the LDC. This may create confusion about which unit types and densities are intended in each Future Land Use classification. As a result, this application seeks to align the Future Land Use Map and the most appropriate zoning district to Residential Urban and R-4 Multi-family Residential, respectively.

Public Facilities

Potable Water. Potable water service is provided by the City of Zephyrhills. According to the City's Adequate Public Facilities Levels of Service (LOS), one residence utilizes 300 gallons of water per day, and the projected impacts of the change in land use and zoning are outlined below:

R-3: 9.82 acres X 10.5 units X 300 gallons per day = 30,933 gpd

R-4: 9.82 acres X 14 units X 300 gpd = 41,244 gpd
Potential increase: 10,311 gpd

Wastewater. Sanitary sewer service is provided by the City of Zephyrhills. As proposed, the project will provide a lift station compliant with city technical manuals. The impacts for the current vs. proposed zoning are analyzed based upon the LOS standard of 200 gallons per unit per day:

R-3: 9.82 acres X 10.5 units X 200 gallons per day = 20,622 gpd

R-4: 9.82 acres X 14 units X 200 gpd = 27,496 gpd

Solid Waste. The City's Solid Waste Department will provide waste collection for this project which will be disposed of at the Pasco County Resource Recovery Plant, per the Interlocal Agreement. Utilizing the Pasco County Level of Service (LOS) of 1.5 tons (3,000 lbs.) per year per dwelling unit. The comparison of the impacts is shown below. As one can see, the proposed development has less impact than the R-3 or R-4 zoning district maximum densities.

R-3: 9.82 acres X 10.5 u/a X 3000 lbs = 155 tons/year

R-4: 9.82 acres X 14 u/a X 3000 lbs = 206 tons/year

Stormwater. The proposed development will consist of stormwater retention areas to provide water quality treatment and attenuate stormwater to reduce discharge from the site. The site has been designed with stormwater ponds meeting city and water management district requirements.

Schools. Students from this development will be assigned to these schools with the 2020 attendance shown:

Chester Taylor Elementary	102%
Raymond B. Stewart Middle School	95%
Zephyrhills High School	101%

Fire Protection/EMS. Recently, the City of Zephyrhills fire and EMS services were merged with the Pasco County Fire Rescue Department.

Law Enforcement. The site will be served by the City of Zephyrhills Police Department.

Recreation. Autumn Palm Villas is 9.82 acres in size and is dedicating three sites, totaling 0.717 acres on-site park and recreation space. In addition, the residents of Autumn Palm Villas will have several park and recreation facilities within three (3) miles:

- Zephyr Park 0.9 miles
- Shephard Park 1.1 miles
- Zephyrhills Skatepark 1.7 miles
- Zephyrhills Train Depot Museum 1.8 miles
- Zephyrhills Military Museum 1.8 miles
- Veterans Memorial Park 2.1 miles
- Gunner Paw Park 2.3 miles
- Samuel Pasco Recreation Center 2.9 miles
(County facility)

Zephyrhills Municipal Airport. According to the letter from the Federal Aviation Authority (FAA) dated January 19, 2020, "This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the conditions of the letter."

Justification

Consistent

This application is consistent with the Zephyrhills Comprehensive Plan. The plan strongly protects residential neighborhoods and is based upon the concept of Village Centers and Neighborhoods as its preferred land use model:

"This concept is described simply in the following: picture a strong downtown as a magnet and housing as iron filings. The iron filings cluster around the magnet, densely close by and spreading out as their distance from the magnet increases, in what planners call a density gradient."

As noted earlier, the Residential Urban (RU) accommodates a mix of higher density single family and multi-family uses. The density gradient for this location is more conducive to the Residential Urban land use classification which is intended for locations with transit, arterial and collector highways, and proximity to employment and shopping. The site is within a mile of downtown Zephyrhills, just a few blocks west of US Hwy 301, and between State Road 56 and State Road 54. Transit service is available nearby via the Route 30 and Route 41 Pasco County bus service. In addition, the RU classification is appropriate where recreational facilities are sufficient to serve the residents. There are five city parks, one county park and two museums within 2.3 miles of the subject site.

Finally, this application is consistent with the policies in the Comprehensive Plan including:

Objective LU-1-2: The integrity and quality of life will continue to be maintained in existing and future residential neighborhoods.

Policy LU-1-2-2: Existing residential areas shall be protected from incompatible activities. Other land uses shall also be protected from the encroachment of incompatible residential activities.

Policy LU-1-2-3: The location and extent of residential land uses shall be in accordance with the Future Land Use Map and the descriptions of types, sizes and densities of land uses contained in this element.

Policy LU 1-2-4: Land development shall take place in a manner that is compatible with the type and scale of surrounding land uses.

In addition to the policies in the Future Land Use Element, this plan amendment and rezoning application furthers policies in other parts of the Plan which call for new development in areas served by water, sewer and other infrastructure; and seek a variety of housing types for city residents (Policy HOU-1-1-2).

Compatible

The site is compatible with the surrounding neighborhoods. The City recently approved the Walnut Groves townhomes across the street from this site, at a similar density. The site was annexed into Zephyrhills in 2005 and the other abutting properties are still under the jurisdiction of unincorporated Pasco County which has historically assigned a higher density for this area. The County's Comprehensive Plan is Residential – 9 on all abutting properties, and most are developed as mobile or modular homes. Therefore, the Residential Urban land use classification with a density of 7.5-14 units per acre, is more compatible with the surrounding area than the Residential Suburban density of 2.5-7.5 units per acre.

Compliant

As noted above, a site plan was approved on September 21, 2020 and was deemed to be compliant with City and other applicable codes. Future changes, if any, would be required to comply with the Zephyrhills Comprehensive Plan and Land Development Code. In terms of adequate public facilities, it should be noted that the approved site plan of 84 units impacts the city's services at a much lower number than the maximum allowed by this application for RU land use and R-4 zoning. Based upon the levels of service used above, the Autumn Palm Villas would have only the following impacts:

- Water: $84 \times 300 \text{ gpd} = 25,200 \text{ gpd}$
- Sewer: $84 \times 200 \text{ gpd} = 16,800 \text{ gpd}$
- Solid Waste: $84 \text{ units} \times 3000 \text{ lbs} = 126 \text{ tons/year}$

Suitability & Premature Development Analysis

This nearly 10-acre site is highly suitable for townhouse development at the densities allowed in the Residential Urban (RU) land use classification and the R-4 Multi-residential zoning district. It is near US 301/SR 41 and between SR 54 and SR 56 which are east-west connections through the county. As required by the policies of the Zephyrhills Comprehensive Plan, the increased density is warranted by the proximity to downtown, to shopping and recreation facilities.

The subject site and the proposed development are compatible with the surrounding neighborhood and in fact, it is the only property that remains vacant. The surrounding properties are all developed as mobile homes or manufactured homes pursuant to the Pasco County Land Use Plan of 9 units per acre. It is served by adequate roads, parks and public facilities; and shopping and transit are nearby. Therefore, the development of this site will not be premature.

Finally, a site plan has been approved, showing compliance with all applicable codes and statutes. The site plan provides connection to city water and sewer services, provision of a lift station, new sidewalks and three park sites, in addition to compliance with townhouse provisions in the Land Development Code.