

**Summit View II
Large Scale Comprehensive Plan Amendment Application**

JUSTIFICATION REPORT

I. Statement of Proposed FLU Map Amendment.

This large scale comprehensive plan amendment is in conjunction with an annexation into Dade City. The area subject to this amendment is located at the southeast corner of St. Joe Road and Happy Hill Road on approximately 169 acres (see Property Location Map attached hereto as Exhibit “A”). The annexation is the result of collaboration with the existing landowners and the adjacent developer of Summit View PD. Additionally, the subject area is located in the Annexation/Joint Planning Area per the Annexation Agreement Boundary (2004) and is thus an area targeted for growth and annexation.

As a result of the annexation, a Dade City Future Land Use (FLU) classification is required. The current FLU Classification in unincorporated Pasco County is Residential 3 du/gross acre. Consistent with the adjacent Summit View PD to the south and the developed area to the east, the applicant is requesting the Dade City FLU classification of Low Density Residential (LDR). This will allow the developer of Summit View II to continue its vision and land development pattern while fulfilling Dade City requirements for open space, recreational amenities, and interconnectivity.

II. Urban Sprawl Analysis.

The Florida Statutes define Urban Sprawl as follows:

“Urban sprawl” means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

As such, the City of Dade City CPAL application requires the following urban sprawl analysis to demonstrate the proposed amendment will not result in urban sprawl.

- 1. The amendment promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low –intensity, low-density or single use development or uses in excess of demonstrated need.**

Response: As the area is located in the designated annexation area, it has been identified as an area targeted for growth of Dade City and development of the area is consistent with the City’s Objective FLU 1.15 which seeks to “Broaden the City’s tax base through annexation of contiguous, compact, unincorporated real property in accordance with Chapter 171, FS, and the following policies.” Therefore, the amendment does not promote development in excess of demonstrated need, but rather fulfills the need as contemplated by the Dade City Comprehensive Plan.

- 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaving over undeveloped lands which are available and suitable for development.**

Response: The proposed development is in proximity to other similarly developed and to be developed areas.

- 3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.**

Response: This is not applicable as concurrent with this application, the applicant is also filing for a rezoning to Planned Development-Residential (PD-R) District which requires a PD Master Plan demonstrating compliance with the City's land development regulations.

- 4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.**

Response: This is not applicable as the concurrent rezoning application to PD-R will require a PD master plan demonstrating consistency with Dade City land development regulations including but not limited to the preservation and protection of natural resources such as wetlands, floodplains, and other environmental factors as required by such land development regulations.

- 5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.**

Response: This is not applicable as the property is adjacent to existing residential development as well as the future development of Summit View PD.

- 6. Fails to maximize use of existing public facilities and services.**

Response: This is not applicable as preliminary discussions with the City have indicated that the City has the capacity and intends to service the project. As is typically required, a utility service agreement shall be executed and a master utility plan for the project will be required to be approved by the Public Works director. The developer shall construct all water and wastewater facilities within the development to current City standards.

- 7. Fails to maximize use of future public facilities and services.**

Response: This is not applicable as preliminary discussions with the City have indicated that the City has the capacity and intends to service the project. As is typically required, a

utility service agreement shall be executed and a master utility plan for the project will be required to be approved by the Public Works director. The developer shall construct all water and wastewater facilities within the development to current City standards.

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response and general government.

Response: Please see responses to No. 6 and 7 above. Internal roadways will be private and maintained by the CDD. Additionally, the project is conveniently located adjacent and abutting St. Joe Road and Happy Hill Road, which already exist and are County collector roadways.

9. Fails to provide a clear separation between rural and urban uses.

Response: This is not applicable as the concurrent zoning application to PD-R requires a PD Master Plan demonstrating consistency with the Dade City land development regulations. The surrounding future land uses are predominantly residential; however, landscape buffering will be provided as applicable and in accordance with such land development regulations.

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Response: The proposed amendment and the ultimate development of the site promotes infill by fulfilling the annexation of a targeted area consistent with the Comprehensive Plan. As the area is vacant, there is no discouragement or inhibition of redevelopment of existing neighborhoods and communities.

11. The amendment results in the loss of significant amounts of functional open space.

Response. The amendment will promote the preservation of open space through the PD-R rezoning process. The Dade City land development regulations currently require 10% of the overall acreage be open space and also staff has also indicated that 500 s.f. per dwelling unit of open space be required for passive and/or active recreational amenities.

12. Results in poor accessibility among linked or related land uses.

Response: This is not applicable as the proposed land use is consistent and compatible with existing surrounding land uses. See Section IV for the Comprehensive Plan Consistency Analysis.

13. Results in the loss of significant amounts of functional open space.

Response: As stated in No. 11 above, the proposed land use will result in the preservation of functional open space.

III. Public Facilities Impact Analysis.

As the areas is being annexed into Dade City, this FLU amendment will create new demand on public facilities not previously included in actual capacity calculations. Additionally, since the CPAL application is being submitted concurrently with the rezoning to PD-R District, for purposes of new servicing requirements, the proposed project density of 496 units is assumed rather than the maximum developable density per the underlying Future Land Use classification of LDR.

Potable Water Impacts			
Zoning District	Proposed Density	LOS Standard (gallons per du)	LOS Impact (gallons per day)
Planned Development - Residential*	496	130	64,480
*Capacity analysis based on PD-R Zoning District of 496 dwelling units as the Rezoning Application to be considered concurrently with the CPAL application.			
System Category - Potable Water		Gallons Per Day	
Current Permitted Capacity	5.000	mgd	
Current After Daily Demand	1.306	mgd	
Available Capacity	3.694	mgd	
Projected Water Demand from project	0.064	mgd	
Capacity after approval of Project	3.630	mgd	

Wastewater Impacts			
Zoning District	Proposed Density	LOS Standard (gallons per du)	LOS Impact (gallons per day)
Planned Development - Residential*	496	110	54,560
*Capacity analysis based on PD-R Zoning District of 496 dwelling units as the Rezoning Application to be considered concurrently with the CPAL application.			
System Category - Wastewater		Gallons Per Day	
Current Permitted Capacity	1.500	mgd	
Current After Daily Demand	0.609	mgd	
Available Capacity	0.891	mgd	
Projected Water Demand from project	0.055	mgd	
Capacity after approval of Project	0.836	mgd	

As this CPAL application is being filed and considered concurrently with a corresponding PD-R rezoning application, the following standard condition is anticipated to be included for this project addressing public facilities:

The City of Dade City shall provide water and/or wastewater service to the project. A utility service agreement shall be executed and a master utility plan for the project shall be submitted to the Public Works Director for review and approval prior to the construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards.

IV. Analysis of Amendment with Dade City Comprehensive Plan.

The following represents a list of supporting comprehensive plan objectives, goals, and policies for the area subject to this CPAL application followed by a brief discussion of how the proposed project is consistent with the applicable provisions of the Dade City Comprehensive Plan.

Annexation

Objective FLU 1.15: Broaden the City's tax base through annexation of contiguous, compact, unincorporated real property in accordance with Chapter 171, FS, and the following policies.

Policy FLU 1.15.1: The City may annex adjacent unincorporated areas provided that residents and landowners of such areas favor incorporation and the revenues and costs of annexation will not burden city residents.

Policy FLU 1.15.2: The City shall maintain an annexation policy pursuant to Chapter 171, FS, to ensure that growth resulting from future annexations:

- a. does not adversely effect the character of the community;
- b. allows the efficient provision of public facilities and services, and
- c. furthers sound urban development patterns.

Policy FLU 1.15.3: Annexation policy adopted by the City shall identify areas of future annexation identified in a comprehensive annexation study and as may be established through coordination with Pasco County.

The subject properties to be annexed are located in the designated annexation area pursuant to the Annexation/Joint Area Map adopted in the Dade City Comprehensive Plan (Exhibit "B").

Consistency with Policy FLU 1.15.1:

According to Policy 1.15.1, "the City may annex adjacent unincorporated areas provided that residents and landowners favor incorporation and the revenues and costs of annexation will not burden city residents." This annexation is a collaborative effort at the request of the landowners and in conjunction with the neighboring developer of Summit View. A neighborhood meeting per Dade City guidelines will also be held to reach out to other surrounding neighbors.

Consistency with Policy FLU 1.15.2:

As this annexation application is accompanied by a corresponding comprehensive plan amendment application and rezoning application, development standards in accordance with the applicable provisions of the comprehensive plan and the PD conditions of approval will provide the assurance that the character of the community will not be adversely effected, that public facilities and services will be efficiently provided in

conjunction with development, and that sound urban development patterns will be followed.

Consistency with Policy FLU 1.15.3:

The area subject to this annexation has been clearly identified in the City’s Comprehensive Plan as an area to be annexed as it is located in the designated annexation area per the Annexation Agreement Boundary of 2004 (Exhibit “B”).

Goals, Objectives, and Policies

GOAL FLU 1: To promote compatible land uses which will maximize, enhance, and preserve Dade City's unique and attractive characteristics in a manner consistent with the economic, physical, ecological, and social needs, capabilities, and desires of the community.

Land Development Regulation

Objective FLU 1.1: Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with this adopted Comprehensive Plan.

Policy FLU 1.1.1: By December 31, 2012 the City shall amend its Code of Ordinances to: recognize natural feature-related limitations on development (e.g., topography and soil conditions):

- a. regulate the subdivision of land;
- b. preserve and enhance the City's tree canopy in light of its aesthetic and ecological value to the community;
- c. protect the limited amount of natural resources remaining in the community as described in the Conservation Element;
- d. ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering;
- e. ensure that development orders and permits are issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan;
- f. provide for stormwater drainage and management;
- g. provide for the provision of open space, and safe and convenient on-site traffic flow and parking requirements;
- h. include landscaping requirements that encourage the use of native vegetation; and
- i. provide for the control of erosion and runoff from construction sites.

Policy FLU 1.1.3: Through continued enforcement and implementation of the Code of Ordinances, the City shall ensure that:

- a. residential subdivisions are designed so that all individual lots have access to the internal street system;
- b. signage is regulated;
- c. all development and/or redevelopment is consistent with federal flood insurance regulations; and
- d. historically significant properties meriting protection are addressed.

Policy FLU 1.1.4: The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned unit developments, clustering of land uses, and mixed use development.

Policy FLU 1.1.5: Prior to application for subdivision or nonresidential site plan approval, the developer shall participate in a presubmittal meeting with the City in order that staff may provide input during the conceptual formation of a project and, when appropriate, encourage innovative land development techniques.

Policy FLU 1.1.6: Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map future land use categories set forth in the table entitled Policy FLU 1.1.6. Only land uses, densities and intensities, specified for the underlying future land use category are permitted unless zoning district uses, densities and intensities are more restrictive. In such cases, the zoning regulations shall prevail.

Discussion: As this CPAL application is accompanied by a Rezoning application to PD-R, the PD Master Plan is required to demonstrate compliance with all applicable City land development regulations and above listed policies. A preapplication meeting was held on December 21, 2020 and staff comments including topics such as open space, wetland preservation, wetland buffers, multiuse paths, and interconnectivity have been incorporated into the PD Master Plan to the extent possible. The Future Land Use Designation of Low Density Residential (LDR) allows for 6 dwelling units/acre. As the corresponding PD-R master plan and rezoning district is proposing 496 single family detached dwelling units, this is well under the maximum developable density of 644 single family detached dwelling units.

Parcel ID	Deeded Acres	GIS Acres	Wetland	Category	Net
29-24-21-0000-01600-0000	35	34.14	23.61	1	10.53
29-24-21-0000-01600-0010	3.58	3.13	0	1	3.13
32-24-21-0000-00200-0000	30	30.23	17.67	1	12.56
32-24-21-0000-00600-0000	99	99.38	20.55	1	78.83
32-24-21-0000-00900-0020	2.4	2.37	0	1	2.37
Acreage Totals	169.98	169.25	61.83		107.42

Density Calcs - Dade City Proposed LDR (6 du/acre)	
Gross Acreage	169.25
Cat 1 Wetlands	-61.83
Net Acreage	107.42
Dade City FLU of 6/acre	644
Proposed Development	496

Residential Future Land Use Categories

Objective FLU 1.2: Preserve the integrity and quality of life in residential areas and neighborhoods by continuing the City's small town, family-oriented, residential character.

Policy FLU 1.2.1: Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive or high speed traffic, subsidence, noxious odors, and noise.

Policy FLU 1.2.2: Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses.

Policy FLU 1.2.3: By October 2012 the City's land development regulations shall include requirements for landscaping and buffering. Additionally, provisions for public open space within residential development shall be included in the land development regulations.

Policy FLU 1.2.4. In order to ensure compatibility with residential areas, the City shall require commercial uses in residential future land use categories that allow such uses to obtain a rezoning under a site plan controlled zoning district. Said district would require assessment of criteria relating to residential compatibility including:

- a. intended use;

- b. intensities of adjacent uses;
- c. buffering;
- d. building layout;
- e. building orientation;
- f. architecture;
- g. parking, pedestrian and vehicular circulation;
- h. drainage; and
- i. safety.

Discussion: The corresponding and concurrent rezoning application to PD-R and required PD Master Plan demonstrate consistency with the foregoing residential land use policies. Development review considerations including but not limited to compatibility, building layout, building orientation, preservation of wetlands, internal roadway locations, clustering of development to preserve open areas, location of stormwater ponds, internal roadway access and access to the surrounding roadway network are all elements addressed through the PD-R rezoning process.

Natural Resource Protection

Objective FLU 1.10: Ensure that natural resources are protected from development activities.

Policy FLU 1.10.1: Through the enforcement of the provisions of this Comprehensive Plan and cooperative activities with Pasco County, the Southwest Florida Water Management District, and other state and federal agencies, unique and/or irreplaceable natural resources identified by the Florida Fish and Wildlife Conservation Commission (FFWCC) shall be protected from the adverse effects of development, except in cases of overriding public interest.

Policy FLU 1.10.2: Species of flora and fauna identified as endangered, threatened or species of special concern, as defined by Federal Law or Florida Statutes and found to exist in Dade City by the FFWCC, shall be protected through compliance with appropriate Federal and State regulations;

Policy FLU 1.10.3: By June 2012 the land development regulations shall be amended to include provisions which address development activities with the potential to contaminate water, soil, or air.

Policy FLU 1.10.4: The clearing of trees and wetland vegetation shall be restricted, unless specifically permitted.

Policy FLU 1.10.5: All applications for development approval within areas identified as wetland or floodplain shall be subject to site plan review.

Policy FLU 1.10.6: The City shall continue to enforce the comprehensive wellhead protection program that includes a determination of wellhead resource protection areas surrounding potable water supply wells and criteria for restrictions and prohibitions to be applied within the delineated wellhead resource protection area.

Policy FLU 1.10. 7: The City shall establish wellhead resource protection areas using available data and analysis provided by SWFWMD showing locations where land uses or activities should be regulated to prevent degradation of public potable water supply wells.

Discussion: There are no wellhead protection areas in the area subject to this CPAL application. The developable uplands appear to be FEMA X, Area of Minimal Flood Hazard (see attached FEMA Flood Zone Exhibit). No development is proposed in the wetland or wetland buffer areas. A preliminary habitat assessment is included with this application submittal to ensure the protection of any plant and animal species listed as threatened, endangered, or of special concern or protected by the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.

Public Facilities and Services

Objective FLU 1.11: Ensure that development and redevelopment does not result in a reduction of the level of service standards established and adopted by this Comprehensive Plan.

Policy FLU 1.11.1: The City of Dade City shall, through site plan review and the administration of the Concurrency Management System, ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level of service requirements established and adopted by this Comprehensive Plan.

Policy FLU 1.11.2: Public facilities shall be available concurrent with the impacts of the development, or as otherwise provided for Rule QJ 5.0055, FAC.163.3180, F.S.

Policy FLU 1.11.3: Development activities shall be timed and staged in conjunction with the provision of supporting community facilities.

Policy FLU 1.11.4: Public facilities and utilities shall be located so as to maximize the efficiency of services provided and to minimize cost and impacts on the natural environment.

Policy FLU 1.11.5: The City shall require underground placement of electric and telephone utility lines, if feasible.

Policy FLU 1.11.6: Development requirements within the 100-year floodplain shall be strictly enforced in accordance with FEMA guidelines.

Policy FLU 1.11.7: Through cooperation and coordination with Pasco County, SWFWMD, and other appropriate regulatory agencies and the implementation of this Comprehensive Plan, the City shall protect the natural abilities of the 100-year floodplain to provide flood-carrying and flood storage capacity and water quality benefits.

Policy FLU 1.11.8: New development or redevelopment site shall be responsible for the management of stormwater runoff in a manner so that post-development runoff rates and volumes meet SWFWMD, City, and other applicable regulatory (e.g., NPDES) standards.

Policy FLU 1.11.9: Ground cover vegetation loss during construction shall be minimized and/or replaced to reduce erosion and flooding.
Intergovernmental Coordination

Objective FLU 1.12: Improve coordination efforts between the City of Dade City and appropriate governments and agencies to mitigate potential negative impacts of development and redevelopment activities.

Policy FLU 1.12.1: The City shall review and amend, as necessary, coordination mechanisms with Pasco County, the Metropolitan Planning Organization, Tampa Bay Regional Planning Council, SWFWMD, and other state and regional regulatory agencies to ensure a comprehensive assessment of the impact of development proposals and annexations.

Policy FLU 1.12.2: Through regular coordination and cooperation, Pasco County, the Florida Department of Transportation, the cities of Dade City, Zephyrhills, and San Antonio, and the Town of Saint Leo shall strive to ensure that new development does not contribute to the proliferation of urban sprawl and strip commercial land uses, particularly within the U.S. 301 and SR 52 corridors.

Policy FLU 1.12.3: As a method of protecting and continuing the City's residential character, the City shall review land use amendment requests in proximity to the municipal boundaries as to their potential to proliferate urban sprawl. Guidance in this review shall be provided as found in Section 9J-5.006(5), FAC.

Policy FLU 1.12.4: As necessary, the City shall establish procedures which guarantee coordination with the appropriate resource planning and management plan prepared pursuant to Chapter 380, FS.

Discussion: As this CPAL application is being filed and considered concurrently with a corresponding PD-R rezoning application, the following standard condition is anticipated to be included for this project addressing public facilities:

The City of Dade City shall provide water and/or wastewater service to the project. A utility service agreement shall be executed and a

master utility plan for the project shall be submitted to the Public Works Director for review and approval prior to the construction plan approval. The developer shall construct all water and wastewater facilities within the development to current City standards.

Exhibit List

- Exhibit A – Property Location Map
- Exhibit B – Annexation Joint Area Map/Annexation Agreement Boundary 2004
- Exhibit C – Existing Future Land Use
- Exhibit D – Proposed Future Land Use
- Exhibit E – Soils, Flood Zone, Aquifer Recharge, Wetlands and Biological Hotspots
- Exhibit F – Historic and Archeological Resources
- Exhibit G – Transportation Maps in Support of Transportation Impact Analysis
- Exhibit H – Aerial Map of Site and Surrounding Area