

**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 12) FROM RES-3 (RESIDENTIAL-3 DU/GA) to IL (INDUSTRIAL-LIGHT) ON APPROXIMATELY 11.52 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52 APPROXIMATELY 0.15 MILES EAST OF GIDDENS ROAD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 AMENDING SUBAREA MAP 2-9(52) PAW MATERIALS; AND A COMPREHENSIVE PLAN TEXT AMENDMENT TO SUBAREA POLICY FLU 7.1.52- PAW MATERIALS; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.**

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**WHEREAS**, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

**WHEREAS**, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

**WHEREAS**, the Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Small-Scale Comprehensive Plan Amendment pursuant to Section 163.3187, Florida Statutes; and

**WHEREAS**, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS**, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

**WHEREAS**, the Local Planning Agency, on May 18, 2023, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

**WHEREAS**, the Board of County Commissioners, on June 20, 2023, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.**

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 12 is hereby amended to change the Future Land Use classification from RES-3 (RESIDENTIAL-3 DU/GA) to IL (INDUSTRIAL-LIGHT) affecting approximately 11.52 acres of real property, attached hereto as Exhibit A, and made a part hereof.

**SECTION 2. FUTURE LAND USE ELEMENT TEXT AMENDMENT.**

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, Subarea Policy FLU 7.1.52- Paw Materials Subarea is hereby amended, attached hereto as Exhibit B, and made a part hereof.

**SECTION 3. FUTURE LAND USE SUBAREAS MAP AMENDMENT**

The official 2025 Future Land Use Comprehensive Plan Series, Map 2-9, Subarea, is hereby replaced with Exhibit C, as attached hereto and made a part hereof.

**SECTION 4. REPEALER.**

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

**SECTION 5. SEVERABILITY.**

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

## SECTION 6. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after adoption. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

## SECTION 7. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

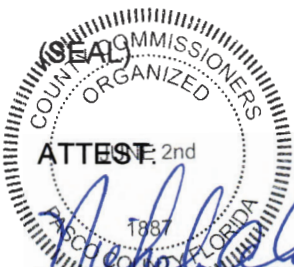
**ADOPTED** by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 20<sup>th</sup> day of June 2023.

APPROVED  
IN SESSION

JUN 20 2023

PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA



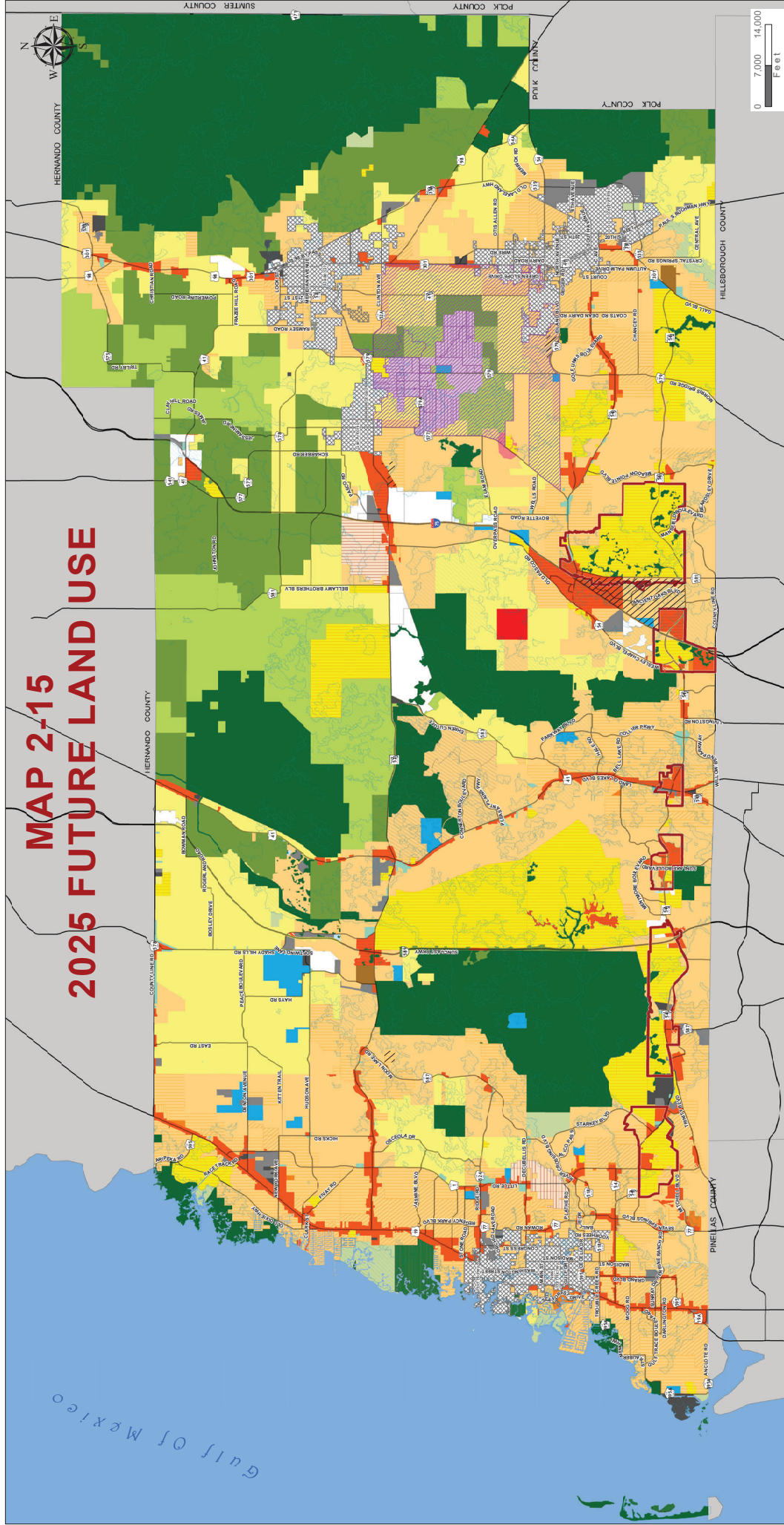
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

Jack Mariano, CHAIRMAN

**Exhibit A**

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# MAP 2-15 2025 FUTURE LAND USE



This map is for informational purposes only. The data contained herein was derived from various sources and is not intended for any legal or financial purpose. It is not intended for any legal or financial purpose. The data contained herein is not intended for any legal or financial purpose. The data contained herein is not intended for any legal or financial purpose.

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Author: jhmetch

## FUTURE LAND USE 2025 CLASSIFICATIONS

AG AGRICULTURAL - 6.5 du/ga	CON CONSERVATION LANDS	NT NEW TOWN	RES-1 RESIDENTIAL - 1 du/ga	RES-9 RESIDENTIAL - 9 du/ga	ROR RETAIL OFFICE/RESIDENTIAL	CLAS 1 WETLANDS	CITY LIMITS
AGR AGRICULTURAL/IND - 4.5 du/ga	EC EMPLOYMENT CENTER	OFF OFFICE	RES-12 RESIDENTIAL - 12 du/ga	VNU-1 VILLAGE MIXED USE	TC TOWN CENTER	ROR OVERLAY (MAX 19 du/ga)	ROADS
MA MAJOR ATTRACTORS	IND INDUSTRIAL - HEAVY	PUB MAJOR PUBLIC/COMM PUBLIC	RES-24 RESIDENTIAL - 24 du/ga	VNU-2A VILLAGE MIXED USE	WNC NEW PORT CORNERS	FEASIBLE PLAN BOUNDARY	
CO COASTAL LAND - 258 du/ga	IND INDUSTRIAL - LIGHT	PD PLANNED DEVELOPMENT	RES-1 RESIDENTIAL - 1 du/ga	VNU-3 VILLAGE MIXED USE	WNC NEW PORT CORNERS	MSA MARIANA HILLS OVERLAY	
COM COMMERCIAL	M MIXED USES	MA MAJOR RECREATION/OPEN SPACE	RES-2 RESIDENTIAL - 2 du/ga	WNC GATEWAY HUB	WNC NEW PORT CORNERS	TRAMIT CENTER OVERLAY	



Serving Our Community  
to Create a Better Future

# THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

## CPA22(27) PROPOSED LAND USE

T 2 S S R 18 E

SHEET 12 of 24

DATE ADOPTED: 06/15/1989

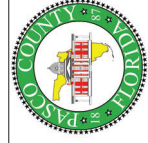
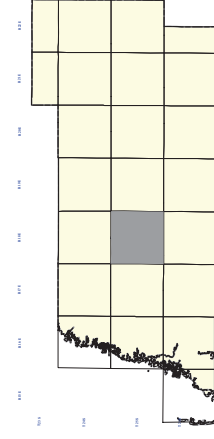
ORDINANCE # 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	IL Industrial - Light	RES-12 Residential
AGR Agricultural / Rural	MU Mixed Uses	RES-24 Residential
AT Major Attractors	NPC New Port Corners	RES-3 Residential
CL Coastal Land	NT New Town	RES-6 Residential
COM Commercial	OFF Office	RES-9 Residential
CON Conservation Land	PSP Major Public / Semi - Public	ROR Retail / Office / Residential
EC Employment Center	PD Planned Development	TC Town Center
GH Gateway Hub	RQS Major Recreation / Open Space	VMU-1 Village Mixed Use - Type I
H Industrial - Heavy	RES-4 Residential	VMU-2A Village Mixed Use - Type 2A
		VMU-2B Village Mixed Use - Type 2B

### OVERLAYS

CLASS I WETLANDS / LAKES	FLEXIBLE PLAN BOUNDARY	PASADENA HILLS OVERLAY
CITY LIMITS	ROR OVERLAY	TRANSIT CENTER OVERLAY



Pasco County, Florida

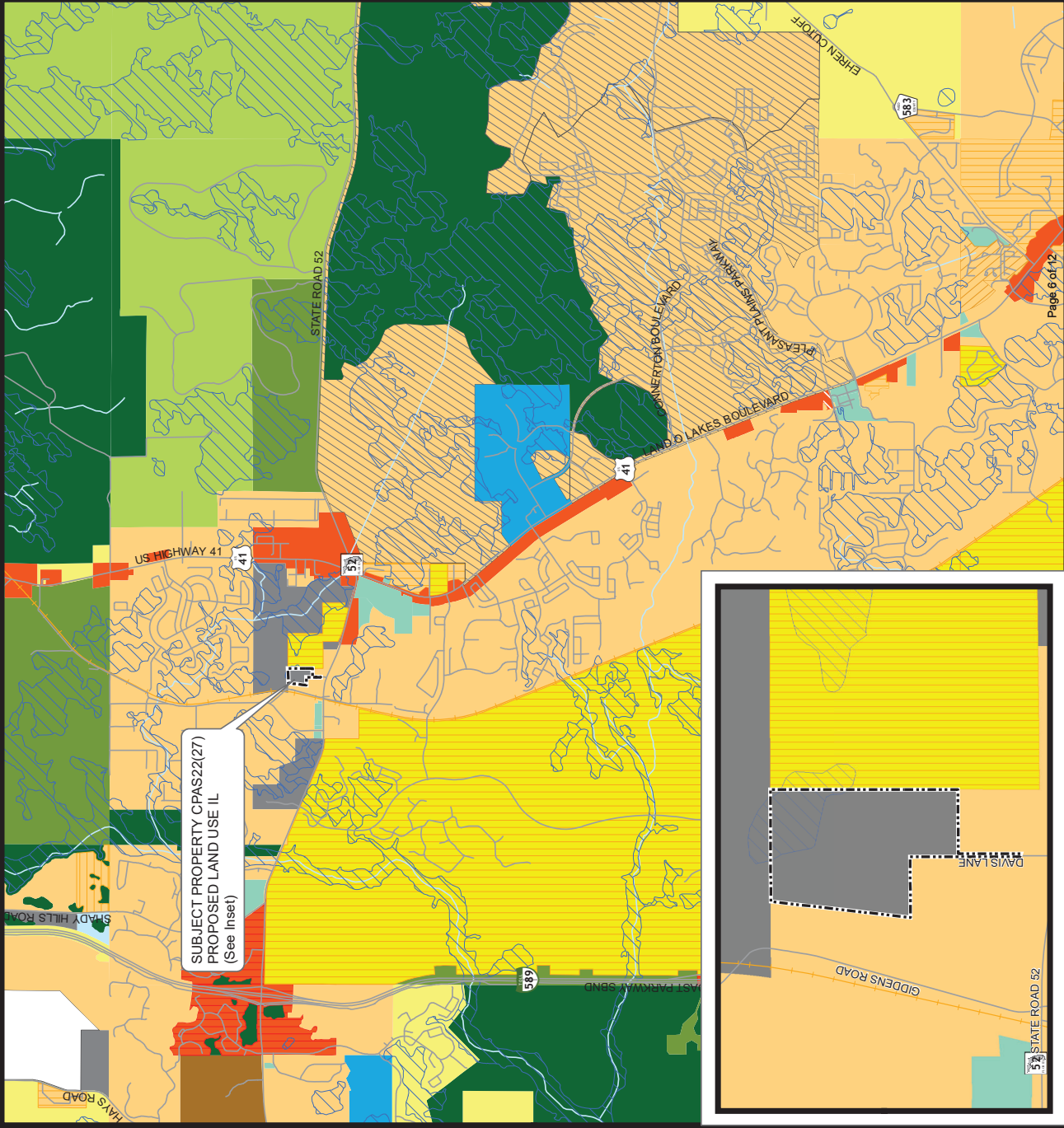
Geographic Information Systems

(G.I.S.)

Information Technology

Map Date: 06/15/1989

Map Title: T2S S18E CPA22(27) MAP 15, SHEET 12



SUBJECT PROPERTY CPAS22(27)  
PROPOSED LAND USE IL  
(See Inset)

**Exhibit B**

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## PAW MATERIALS SUBAREA POLICY

### POLICY FLU 7.1.52: PAW MATERIALS

Paw Materials Subarea is identified on the Future Land Use Subarea Map 2-9(52).

This subarea shall be zoned MPUD Master Planned Unit Development and shall be consistent with the Goals, Objectives and Policies of the Comprehensive Plan.

All operations on site will be in accordance with applicable local and State regulations, and must comply with conditions outlined in the associated MPUD Master Planned Unit Development Conditions of Approval (COA).

a. General Range of Permitted Uses:

- (1) Nonresidential intensities identified as other retail/commercial/office uses shall be permitted on site and defined in the associated MPUD Master Planned Unit Development.
- (2) Industrial uses identified in IL (INDUSTRIAL-LIGHT) FLU are permitted on site with the addition of allowing the use of a rock crusher and, air curtain incinerator and those heavy industrial uses permitted by the associated MPUD Master Planned Unit Development.
- (3) Industrial uses which may have “objectionable aesthetics” defined as being associated with adverse noise, smoke, dusts, or vibration impacts, are not permitted within a minimum of 500ft adjacent to residential land use categories and/or residentially zoned properties.

Light industrial uses shall be permitted on site, and must comply with Policy FLU 1.4.7: Limits on Industrial Uses Adjacent to Residential Areas.

- (4) Stock piling operations shall be permitted on site with a minimum setback of 150 feet from adjacent residential land use categories and/or residentially zoned properties. Stock piles may include aggregates, fill dirt, soil, green waste or compostable material, and scrap metals.
- (5) Air curtain incinerator and those heavy industrial uses permitted by the associated MPUD Master Planned Unit Development shall be permitted on site but shall be setback a minimum of 500 feet from adjacent residential land use categories and/or residentially zoned properties. The fire incinerator must be screened with material berms at a height of 20 feet.
- (6) Rock crushing operations shall be permitted on site and shall be setback a minimum of 500 feet from adjacent residential land use categories and/or residentially zoned properties. The rock crusher must be screened with material berms.

b. Mitigation and Protections:

- (1) Development activity recognizes the natural and environmental features of the area and incorporates the protection, and preservation of these features. A minimum of a



50 feet buffer is required around Category I Wetlands located on Parcel ID 09-25-18-0000-00100-0050 and shall include a fence around the buffer. A minimum of a 25 feet upland buffer is required around all other Category I wetlands pursuant to LDC Section 805.5. The disposal or discharge of potentially hazardous or toxic materials into all Wetlands is strictly prohibited and shall require the restoration of altered and disturbed wetlands.

**c. Subarea Policies for Additional Property Depicted on Subarea Map 2-9(52)(a) (collectively, the “Additional Land”)-** The Additional Land is hereby included within the PAW Materials Subarea Map 2-9(52) boundary, but none of the foregoing Subarea Policies that affect the remainder of the Subarea shall be applicable to the Additional Land. Instead, the following Subarea Policies are the sole Subarea Policies that shall apply to the Additional Land:

- (1) Permitted uses for the Additional Land shall be controlled by its underlying Future Land Use Classification and zoning; provided, however, that industrial uses shall not be located adjacent to the buffer around the Category I Wetland that is located at northeast corner of the Additional Land. A 50-foot buffer is required around the Category I Wetland which may be used as open space provided, however, that (a) improvements which do not require a footer to be installed, such as picnic tables, may be located in the buffer area that is between 26 and 50 feet from the wetland boundary; and (b) no fencing shall be required around such buffer.
- (2) No open yard or side-yard setback shall be required for the Additional Land, except where adjacent to residential land use categories and/or residentially zoned properties. No setback shall be required between the Additional Land and the remainder of the land within the PAW Materials Subarea.
- (3) No PD/MPUD shall be required for the Additional Land.

**Exhibit C**

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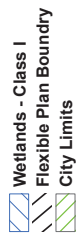




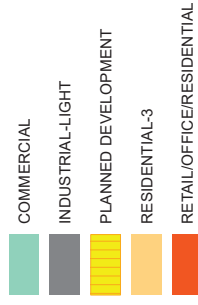
THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY

MAP # 2-9 (52A)  
PAW MATERIALS  
ADDITIONAL LAND  
FLU Subareas

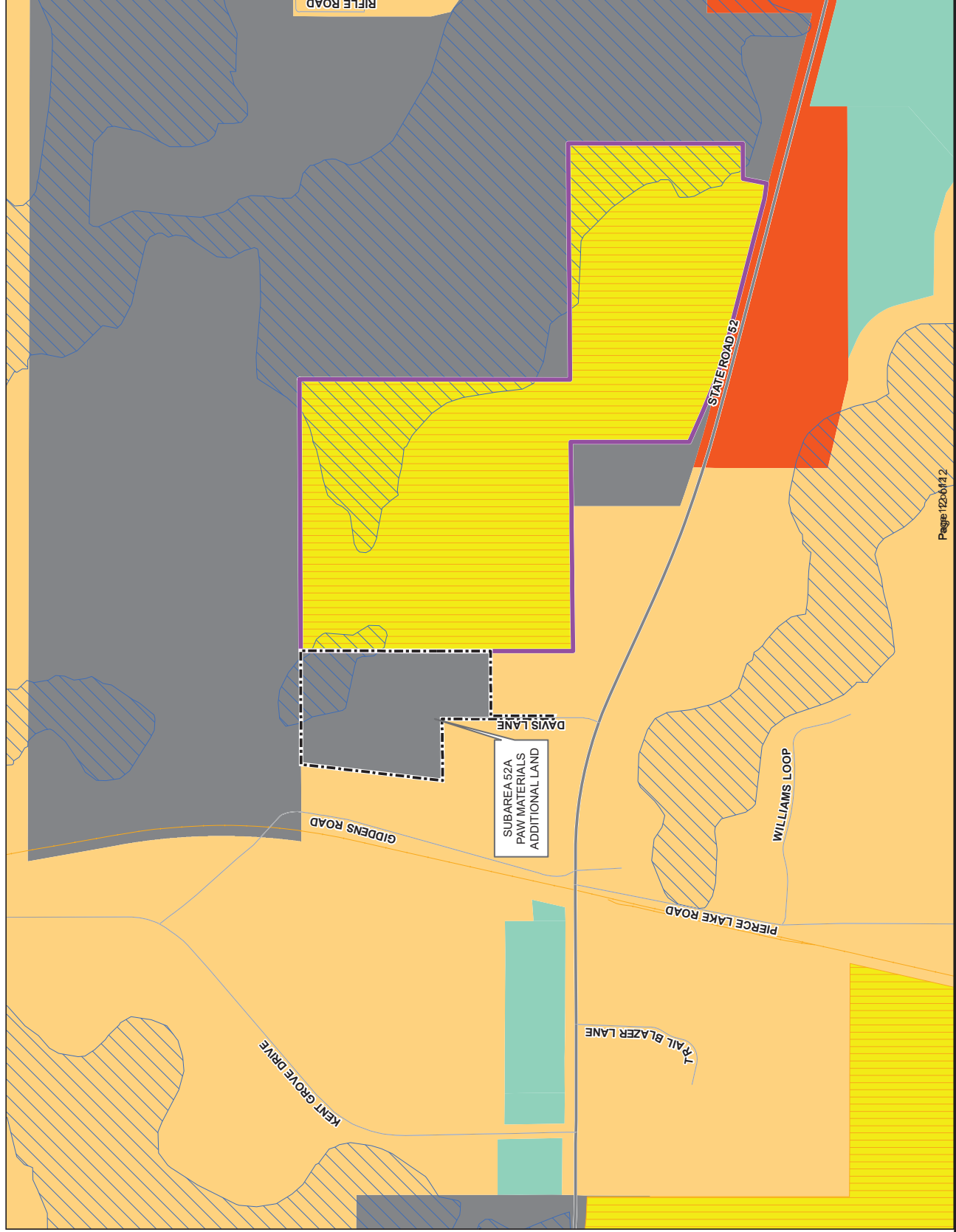
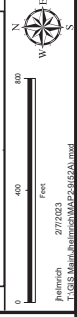
SUBAREA DETAILS



Future Land Use Categories



REVISIONS:			
DATE	//	ORDINANCE #	DATE
12/2/10	//	10-20	







## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

June 22, 2023

Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk and Comptroller  
The East Pasco Governmental Center  
14236 6<sup>th</sup> Street, Suite 201  
Dade City, Florida 33523

Attention: Meaghan Legnini

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Pasco County Ordinance No. 23-21, which was filed in this office on June 22, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh