

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 22) FROM RES-6 (RESIDENTIAL 6 – DU/GA) TO COM (COMMERCIAL) ON APPROXIMATELY 8.31 ACRES OF REAL PROPERTY LOCATED NORTH OF SR 54 APPROXIMATELY 400 FEET FROM THE CURLEY ROAD AND SR 54 INTERSECTION; AND PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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 July 6, 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 August 8, 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. 22 is hereby amended to change the Future Land Use classification from RES-6 (RESIDENTIAL-3 DU/GA) to COM (COMMERCIAL) affecting approximately 8.31 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. 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 3. 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 4. 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 5. 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 8TH day of August, 2023.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jack Mariano
Jack Mariano, CHAIRMAN

APPROVED
IN SESSION
AUG 08 2023
PASCO COUNTY
BCC

Exhibit A
[This page intended to be blank]

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

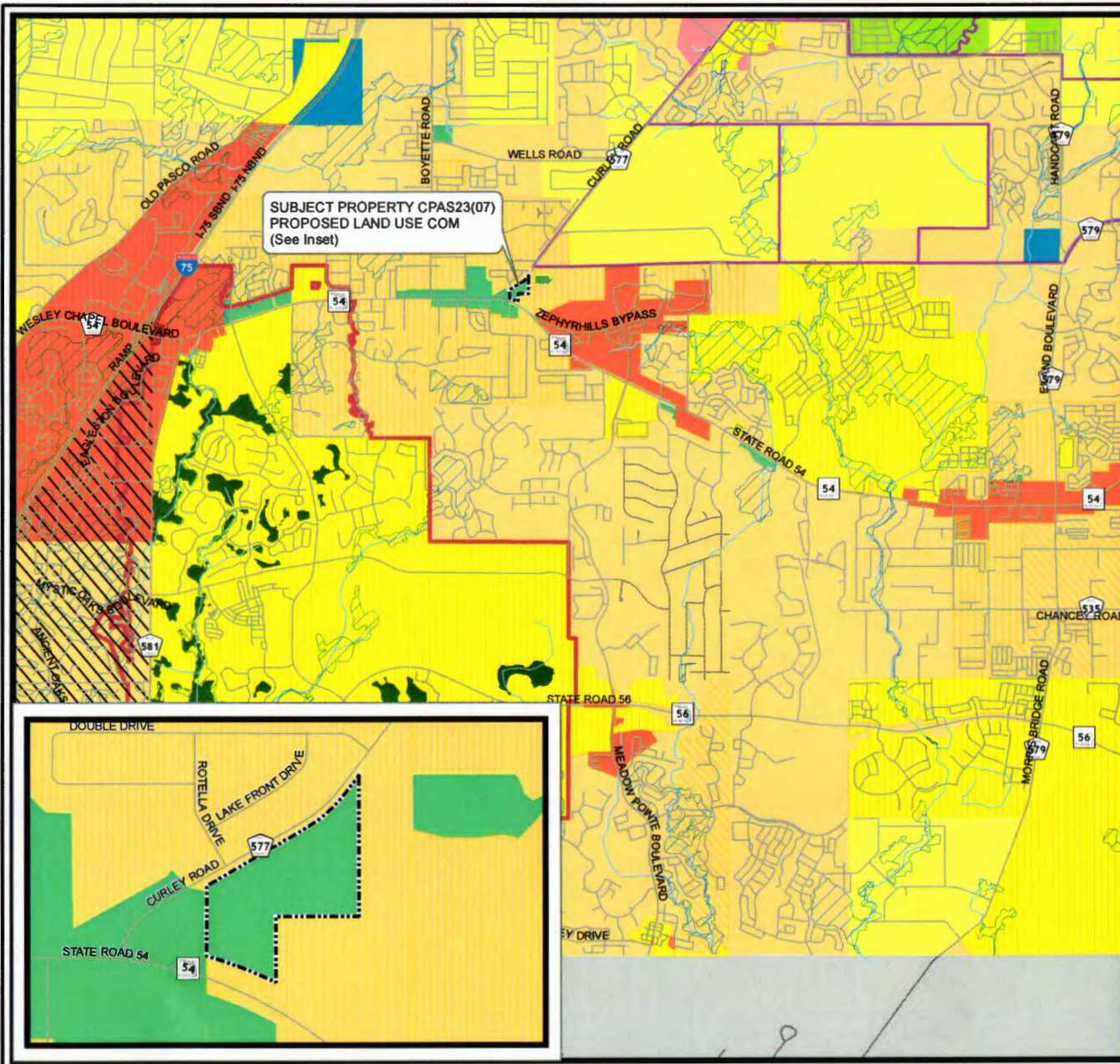
CPAS23(07) PROPOSED LAND USE

T 26 S R 20 E

SHEET 22 of 24

DATE ADOPTED: 06/15/1989

ORDINANCE # 89-13



SUBJECT PROPERTY CPAS23(07)
PROPOSED LAND USE COM
(See Inset)

FUTURE LAND USE 2025 CLASSIFICATIONS

- | | | |
|-----------------------------|---------------------------------------|--------------------------------------|
| AG
Agricultural | L
Industrial - Light | REB-12
Residential |
| AGR
Agricultural / Rural | MU
Mixed Uses | REB-24
Residential |
| AT
Major Attractors | NPC
New Port Corners | REB-3
Residential |
| CL
Coastal Land | NT
New Town | REB-8
Residential |
| COM
Commercial | OFF
Office | REB-8
Residential |
| CON
Conservation Land | PISP
Major Public / Semi - Public | ROR
Retail / Office / Residential |
| EC
Employment Center | PD
Planned Development | TC
Town Center |
| GH
Gateway Hub | RIOS
Major Recreation / Open Space | VMU1
Village Mixed Use - Type 1 |
| IH
Industrial - Heavy | REB-1
Residential | VMU2A
Village Mixed Use - Type 2A |
| | | VMU2B
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

Modified By: [Name] Date Saved: 10/20/2023 5:06:14 PM
Path: Y:\GIS\Map\CPAS23(07)\CPAS23(07)_MAPS\15_SHEET.mxd



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 11, 2023

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

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. 23-27, which was filed in this office on August 10, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh