

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 23-30

**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 17) FROM RES-6 (RESIDENTIAL-6 DU/GA) to RES-24 (RESIDENTIAL-24 DU/GA) ON APPROXIMATELY 17.871 ACRES OF REAL PROPERTY LOCATED NORTH OF ANCLOTE BOULEVARD AND EAST OF SWEETBRIAR DRIVE; 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 July 20, 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 22, 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. 17 is hereby amended to change the Future Land Use classification from RES-6 (RESIDENTIAL-6 DU/GA) to RES-24 (RESIDENTIAL-24 DU/GA) affecting approximately 17.871 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.**

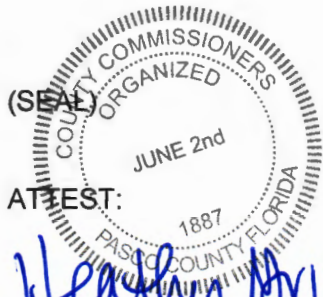
This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, 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 22<sup>nd</sup> day of August 2023.



APPROVED  
IN SESSION

AUG 22 2023  
PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

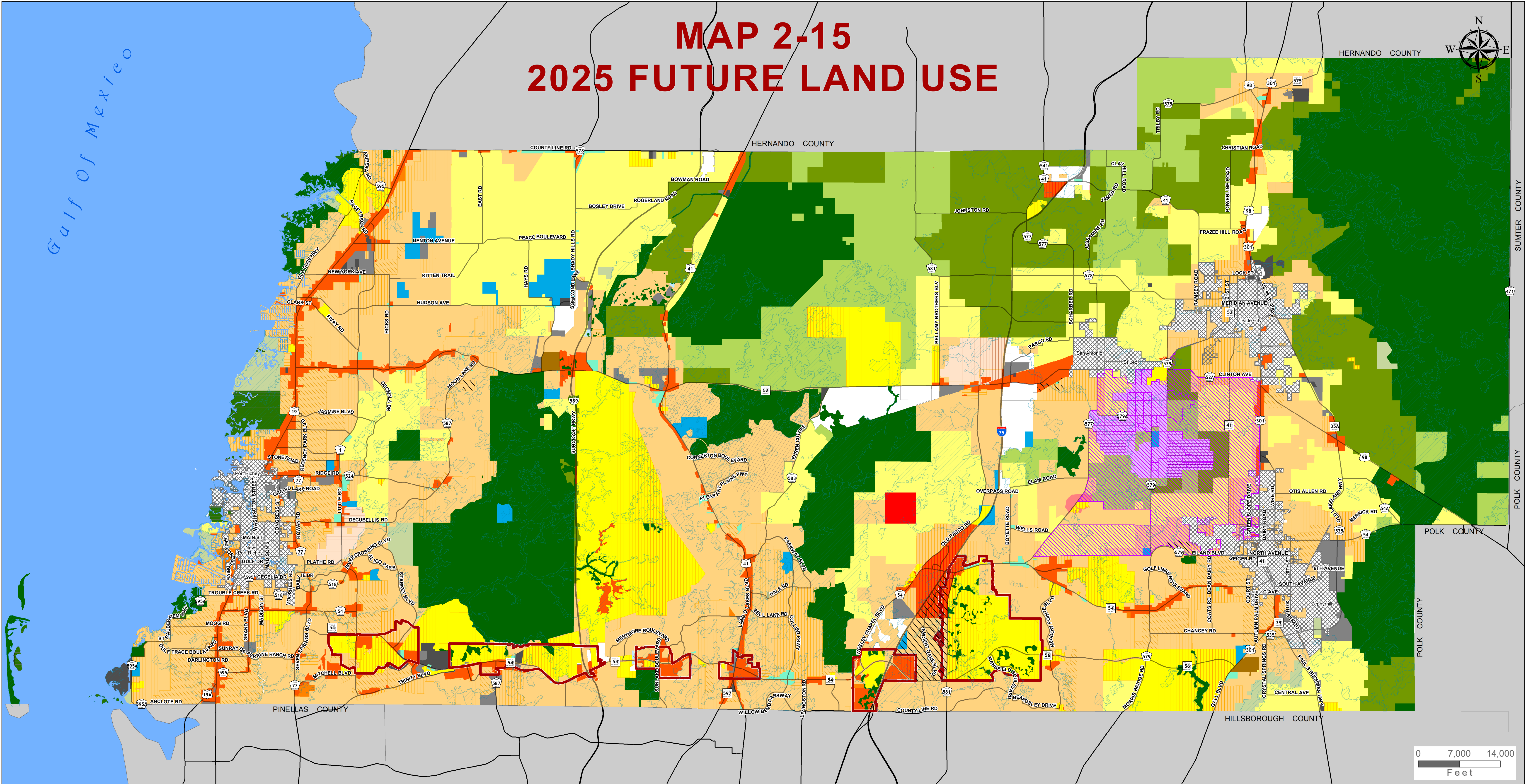
Nikki Alvarez-Sowles, Esq.  
Pasco County Clerk & Comptroller

Jack Mariano  
Jack Mariano, CHAIRMAN

**Exhibit A**

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This map is for informational purposes only. The data contained herein is not collected under the supervision of, or approved by, a licensed surveyor. It is not intended for any legal use. The data does not meet the minimum technical standards under the Florida Administrative Code 61G17-6. The Pasco County Board of County Commissioners does not accept any responsibility for errors or omissions of any kind contained in the data herein. All products and derivations from the data contained herein must retain this disclaimer.

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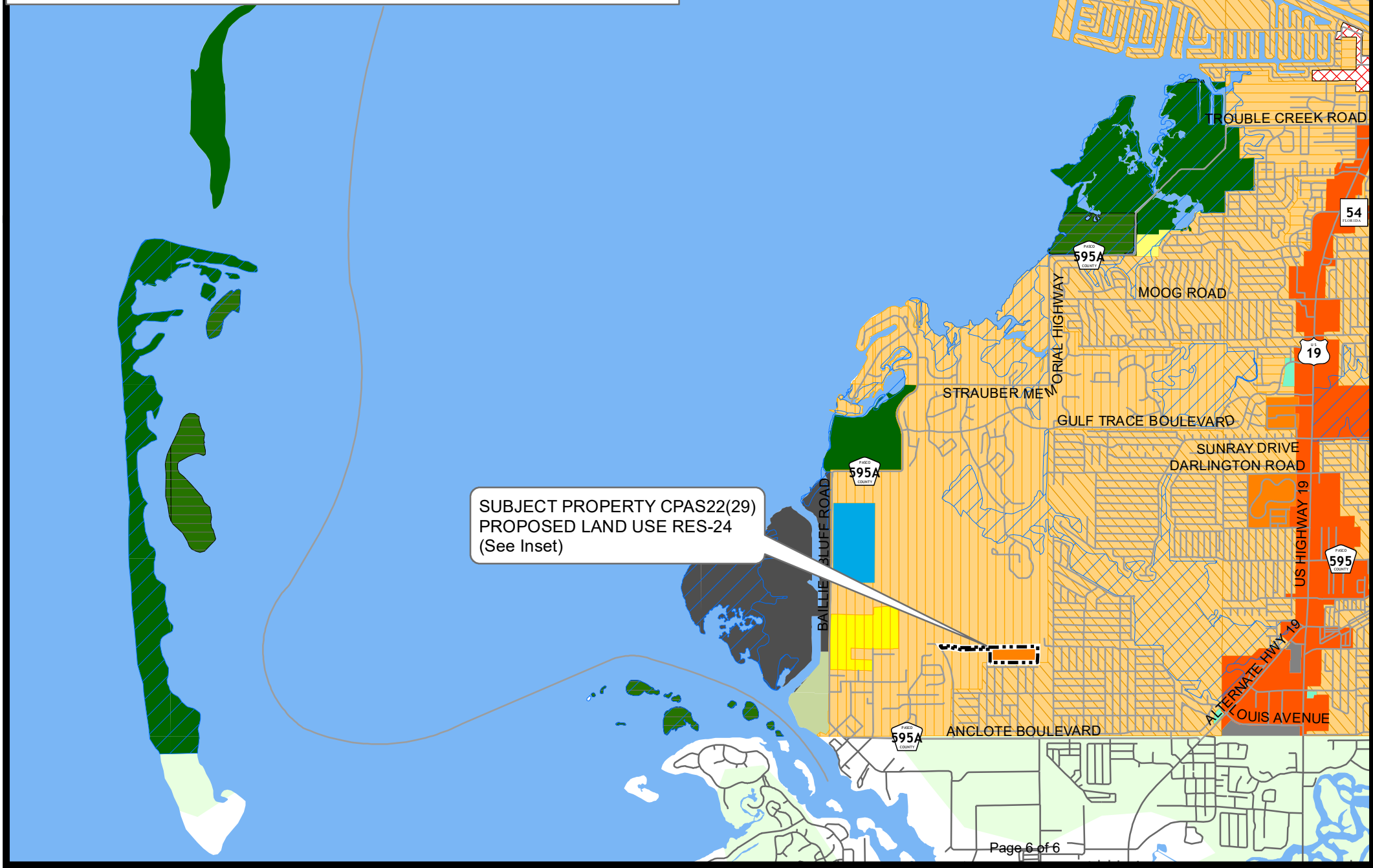
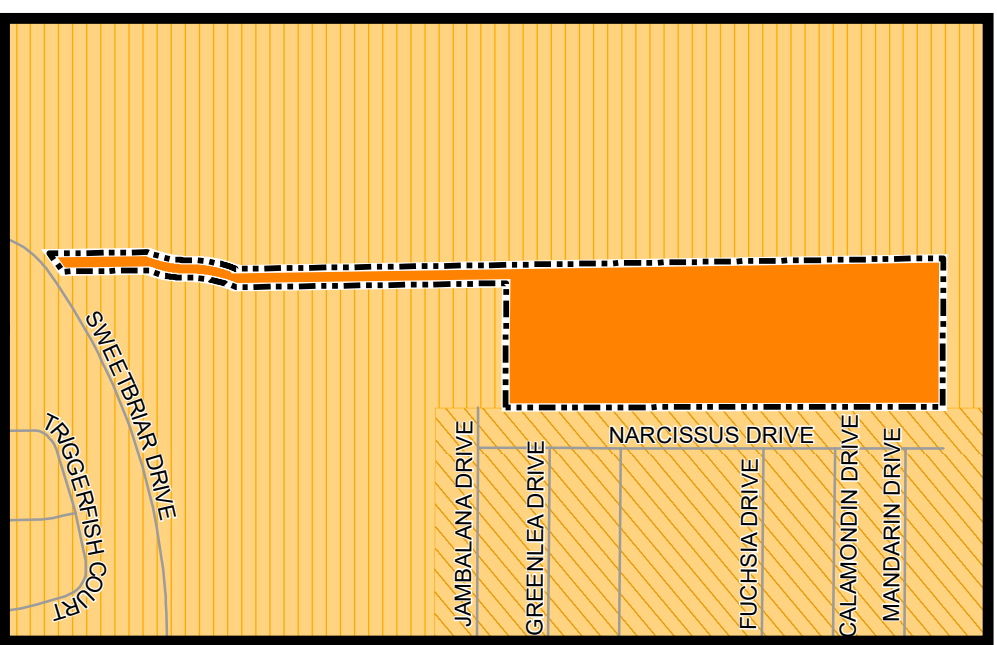
FUTURE LAND USE 2025 CLASSIFICATIONS

AG AGRICULTURAL - 0.1 du/ga	CON CONSERVATION LANDS	NT NEW TOWN	RES-1 RESIDENTIAL - 1 du/ga*	RES-9 RESIDENTIAL - 9 du/ga*	ROR RETAIL/OFFICE/RESIDENTIAL	CLASS 1 WETLANDS	CITY LIMITS
AG/R AGRICULTURAL/RURAL - 0.2 du/ga	EC EMPLOYMENT CENTER	OFF OFFICE	RES-12 RESIDENTIAL - 12 du/ga*	VMU-1 TYPE 1 VILLAGE MIXED USE	TC TOWN CENTER	ROR OVERLAY (Max 10 du/ga*)	ROADS
AT MAJOR ATTRACTORS	IH INDUSTRIAL - HEAVY	P/SP MAJOR PUBLIC/SEMI PUBLIC	RES-24 RESIDENTIAL - 24 du/ga*	VMU-2A TYPE 2 VILLAGE MIXED USE	NPC NEW PORT CORNERS	FLEXIBLE PLAN BOUNDARY	
C/L COASTAL LAND - .025 du/ga*	IL INDUSTRIAL - LIGHT	PD PLANNED DEVELOPMENT	RES-3 RESIDENTIAL - 3 du/ga*	VMU-2B TYPE 2 VILLAGE MIXED USE		PASADENA HILLS OVERLAY	
COM COMMERCIAL	MU MIXED USES	R/OS MAJOR RECREATION/OPEN SPACE	RES-6 RESIDENTIAL - 6 du/ga*	GH GATEWAY HUB		TRANSIT CENTER OVERLAY	



Serving Our Community  
to Create a Better Future





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

## CPAS22(29) PROPOSED LAND USE T 2 6 S R 1 5 E SHEET 17 of 24

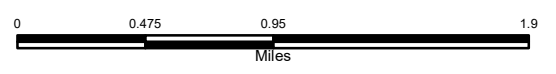
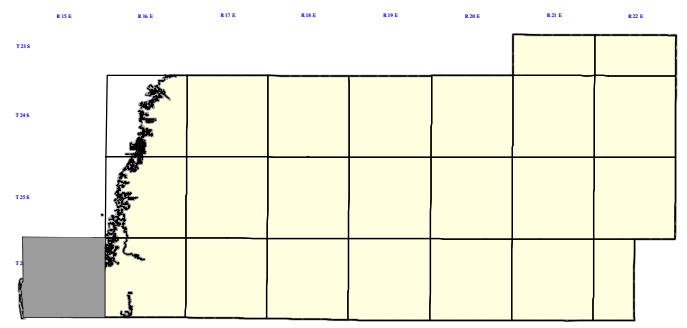
DATE ADOPTED: 06/15/1989      ORDINANCE # 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	IL Industrial - Light	RES-12 Residential
AG/R Agricultural / Rural	MU Mixed Uses	RES-24 Residential
AT Major Attractors	NPC New Port Corners	RES-3 Residential
C/L Coastal Land	NT New Town	RES-6 Residential
COM Commercial	OFF Office	RES-9 Residential
CON Conservation Land	P/SP Major Public / Semi - Public	ROR Retail / Office / Residential
EC Employment Center	PD Planned Development	TC Town Center
GH Gateway Hub	R/OS Major Recreation / Open Space	VMU1 Village Mixed Use - Type I
IH Industrial - Heavy	RES-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

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

August 24, 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

Dear Nikki Alvarez-Sowles:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of revised Pasco County Ordinance No. 23-30, which was filed in this office on August 24, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh