

An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 11) From Res-6 (Residential-6 Du/Ga) To Res-12 (Residential-12 Du/Ga) On Approximately 34.18 Acres (M.O.L.) Of Real Property Located East Of Little Road, South Of State Road 52 And West Of Moon Lake Road; 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 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 the 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 February 16, 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. 11 is hereby amended to change the Future Land Use classification from RES-6 (RESIDENTIAL-6 DU/GA) to RES-12 (RESIDENTIAL-12 DU/GA) affecting approximately 34.18 acres (m.o.l.) 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.

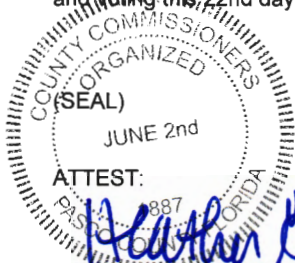
**SECTION 4. EFFECTIVE DATE.**

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 22nd day of August 2023.



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

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

  
Jack Mariano, CHAIRMAN

APPROVED  
IN SESSION  
AUG 22 2023  
PASCO COUNTY  
BEC

**Exhibit A**

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

CPAL22(16) PROPOSED LAND USE

T 2 5 S R 1 7 E

SHEET 11 of 24

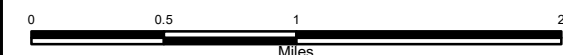
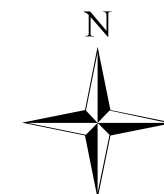
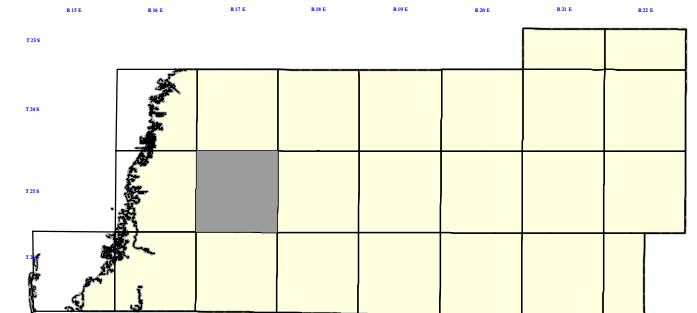
DATE ADOPTED: 06/15/1989

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

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



Pasco County, Florida

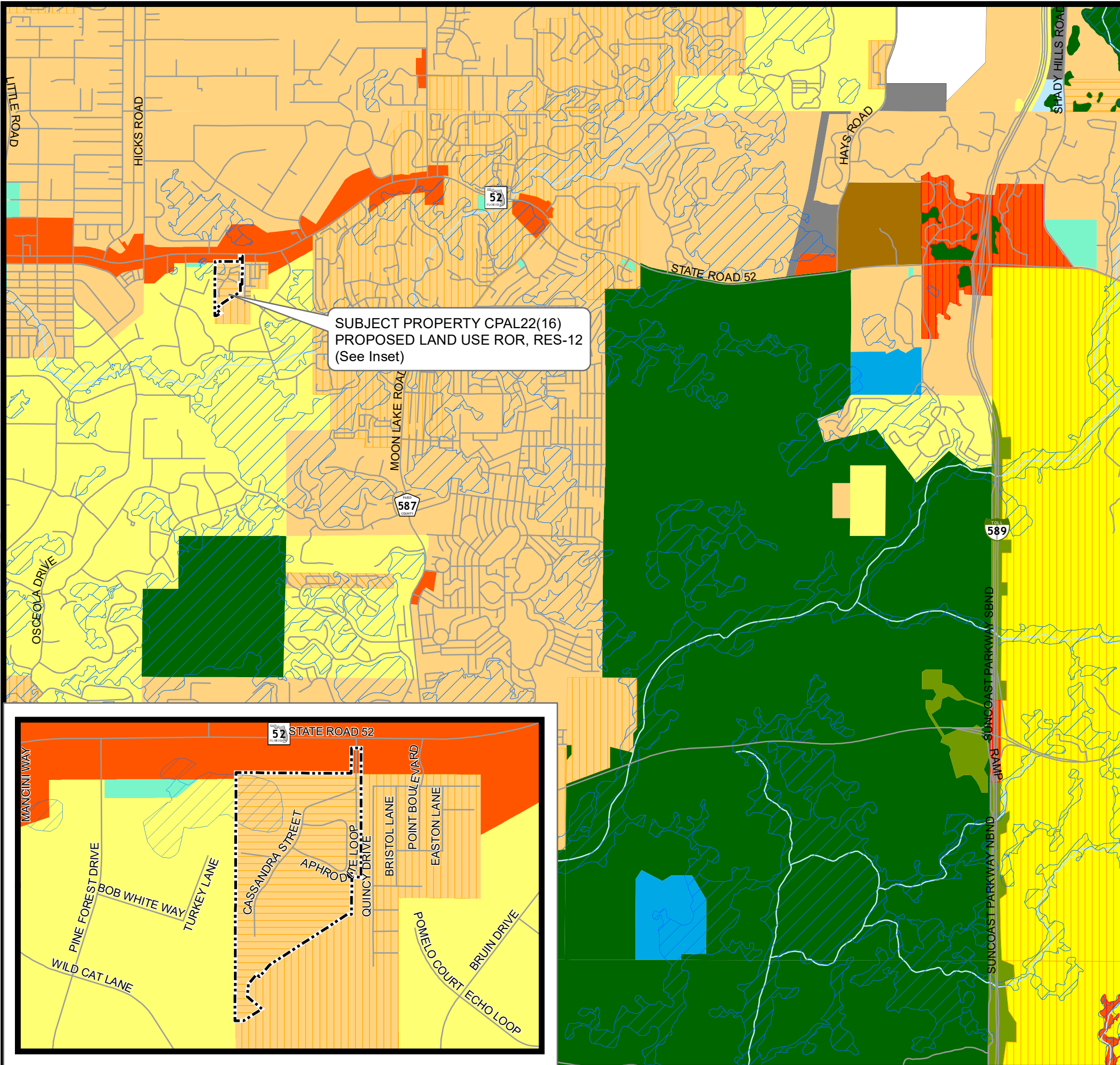
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(G.I.S.)

Information Technology

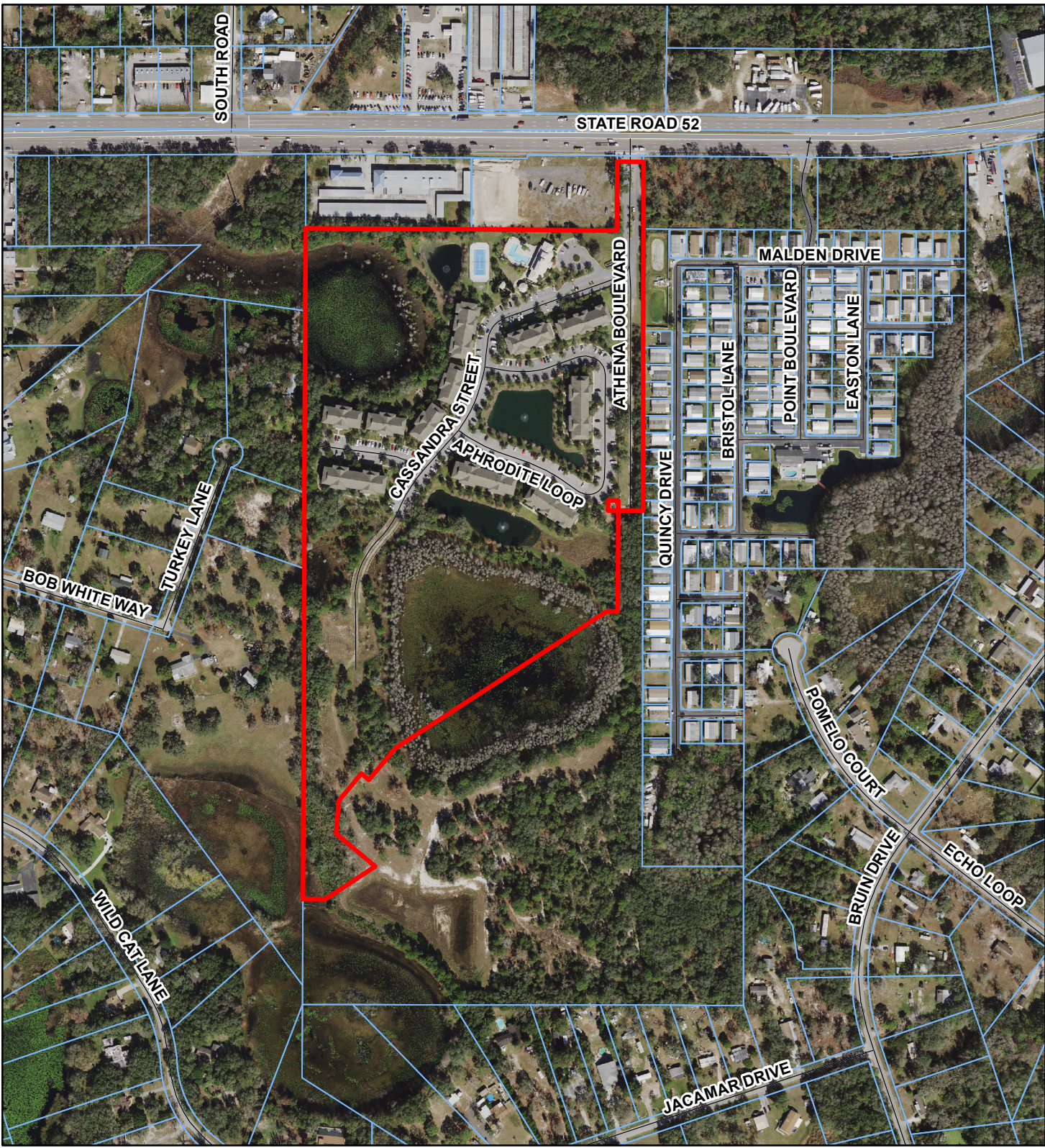
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Path: T:\GIS Main\GIS\Flat02\FLU\CPAL22(16)\CPAL22(16)\_MAP2-15\_SHEET.mxd







**CPAL22(16)  
COLUMNS AT BEAR CREEK**

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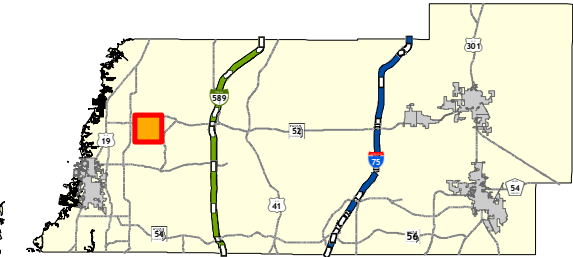
 SUBJECT PROPERTY

**COMMISSION DISTRICT: 4**



0 300 600  
Feet

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jhelmrich 1/20/2023







## 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. 23-31, which was filed in this office on August 24, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh