

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 3) FROM RES-6 (RESIDENTIAL-6 DU/GA) TO RES-24 (RESIDENTIAL-24 DU/GA) ON APPROXIMATELY 19.98 ACRES OF REAL PROPERTY LOCATED AT THE WEST SIDE OF LAKESHORE BOULEVARD; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.73 BAYONET GARDENS; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(73) BAYONET GARDENS; 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 June 22, 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. 3 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 19.98 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 7.1.73-Bayonet Gardens Subarea is hereby created, 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 22nd day of August, 2023.



Heather Shines, D.C.

LC 08/22/2023 PCL PDD23-0335

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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Jack Mariano
Jack Mariano, CHAIRMAN

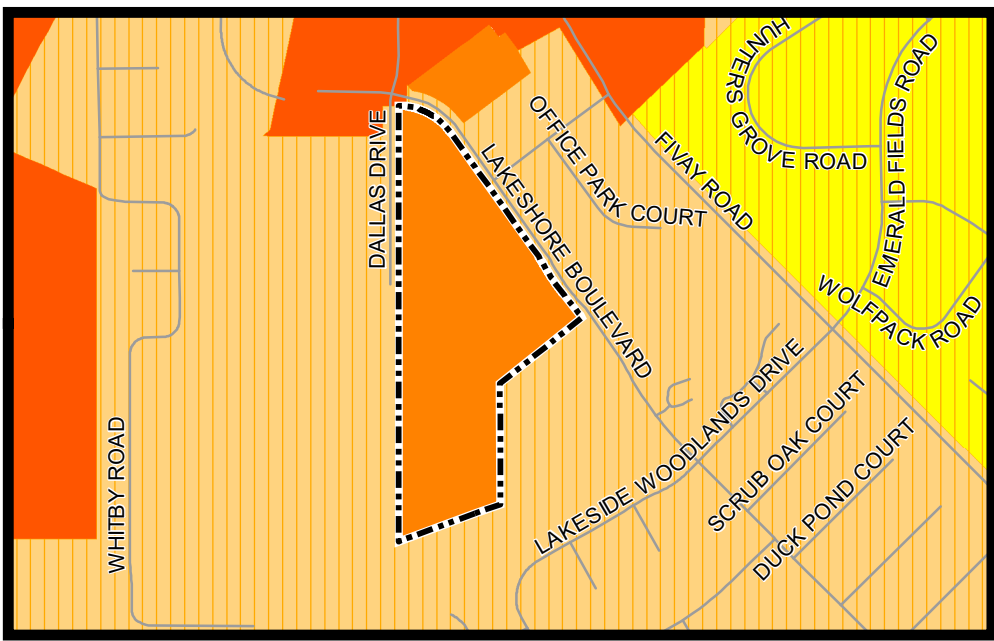
APPROVED
IN SESSION

AUG 22 2023

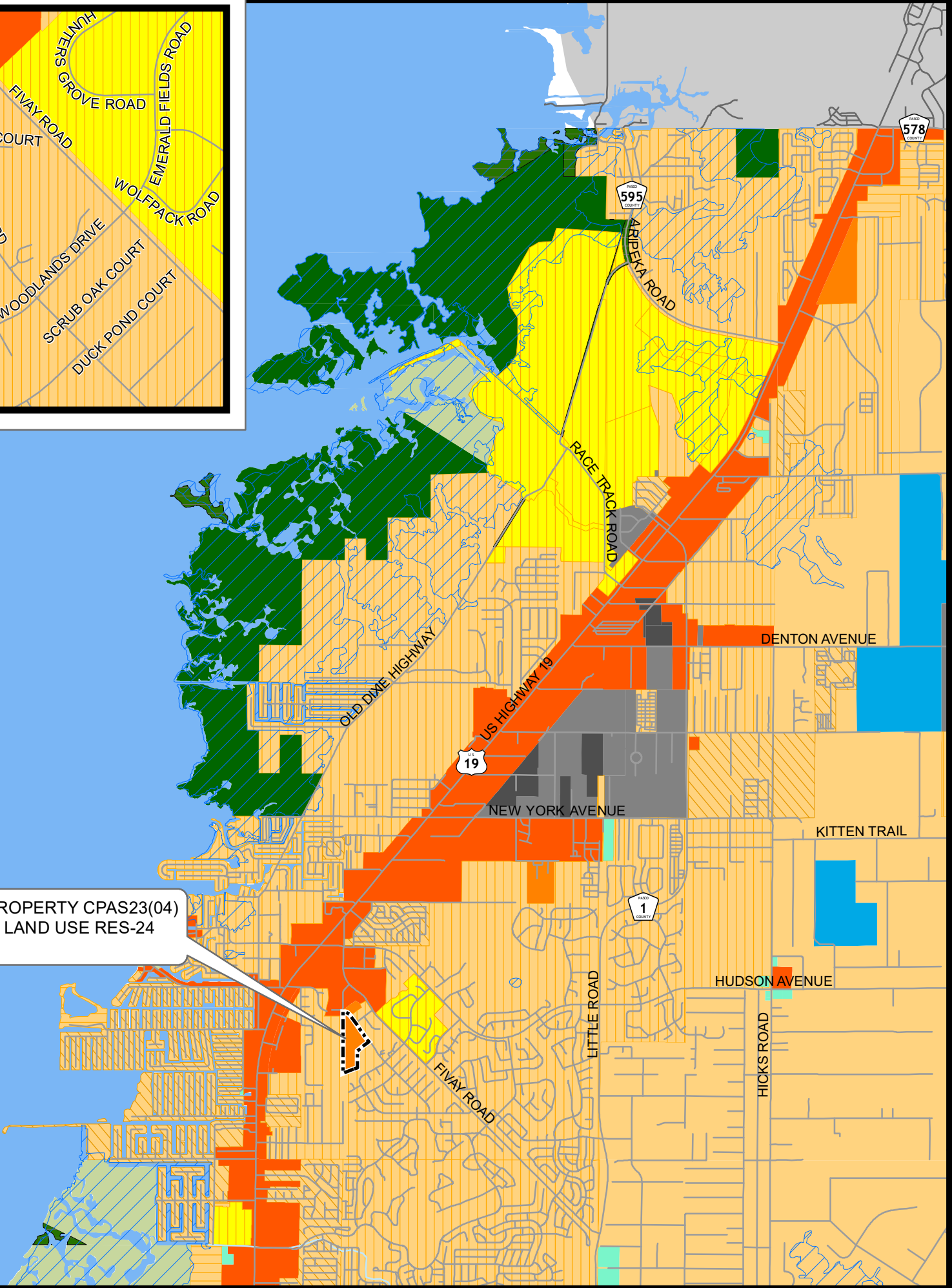
PASCO COUNTY
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Exhibit A

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SUBJECT PROPERTY CPAS23(04)
PROPOSED LAND USE RES-24
(See Inset)



THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPAS23(04) PROPOSED LAND USE

T 2 4 S R 1 6 E

SHEET 3 of 24

DATE ADOPTED: 06/15/1989

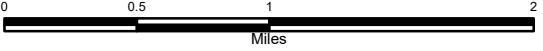
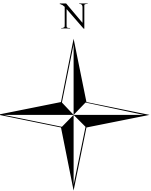
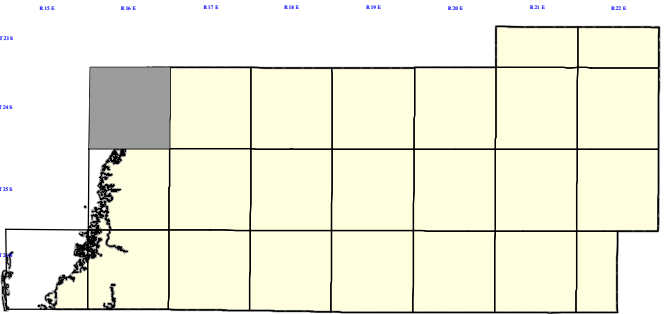
ORDINANCE # 89-13

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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Exhibit B
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BAYONET GARDENS SUBAREA POLICY

POLICY FLU 7.1.73 BAYONET GARDENS

Bayonet Gardens Subarea is identified as on Future Land Use Subarea Map 2-9(73).

Any development that would exceed the level of development allowed under this Subarea Policy shall require an amendment to Policy FLU 7.1.73, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and Chapter 163, Florida Statutes.

Intent: The intent of Bayonet Gardens Subarea is to allow for higher density residential development to meet the housing demands within this area through the establishment of residential dwellings to be utilized by those with income at or below 120% of the Area Median Income

Maximum Levels of Development

Density Restrictions: Dwelling Units/Developable Residential Acre

The Future Land Use Designation shall be RES-24 and future development will require a rezoning to either MPUD or MF-3. A minimum of 50% of the units shall be set aside for those with income at or below 120% of the Area Median Income. If the minimum amount of affordable housing units are not proposed, then the development will not exceed 12 DU/ga and a rezoning shall not be required.

Bayonet Gardens Development Standards

Consistency and Design will be reviewed by Planning and Development Department Director (PDD) or Designee at the time of site plan review based upon the following general design standards:

- a. The project's overall design shall provide for connectivity and walkability between parcels.
- b. Orienting buildings closer to the street to screen parking in the interior of the site and provide strong pedestrian connections to buildings is encouraged to make accessibility to local transit achievable.
- c. Creating sidewalk and road connectivity within and to surrounding properties, where possible.

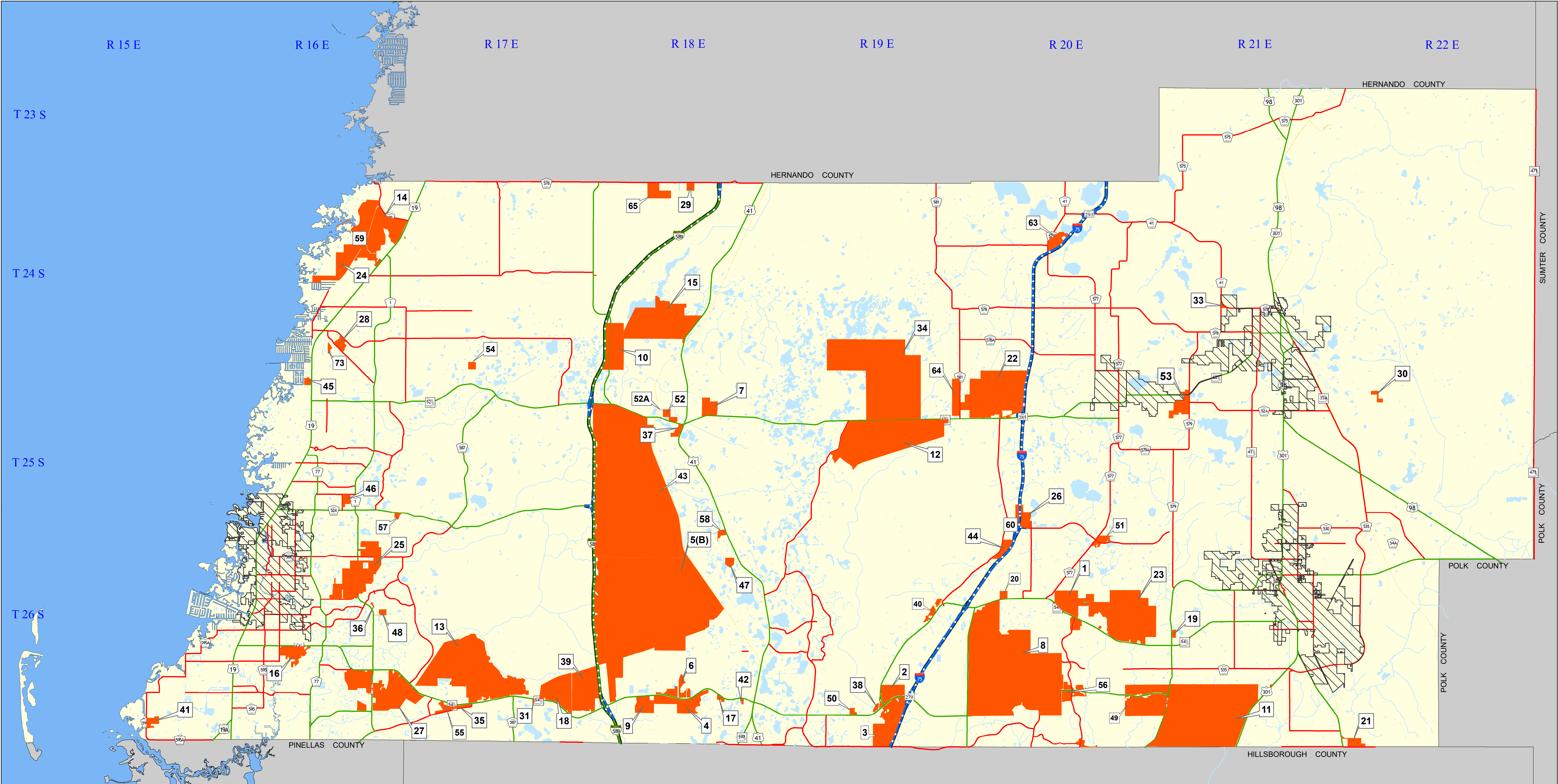
Affordability Enforcement Mechanism

Prior to Preliminary Site Plan (PSP)/Preliminary Development Plan (PDP) approval for the affordable housing development, the Applicant/Developer, County, and fiscal agent, if applicable, shall enter into enforcement documents which will set forth a minimum 30-year affordability period utilizing enforcement mechanisms acceptable to Pasco's Housing Finance Authority, if applicable, the County Attorney's Office, and the Community Development Department.

Live Local Act Tax Exemption

The Applicant/Developer shall not obtain the affordable housing property tax exemption provided for in Section 196.1978, Florida Statutes.

Exhibit C
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Legend

No Name

- 1 Curley Road/S.R. 54 Subarea BCPA05-2 (09 & 10) and CPAL08-1(03)
- 2 Cypress Creek Town Center DRI (#252)
- 3 King Ranch Subarea BCPA05-2 (12)
- 4 Long Lake Ranch DRI (#247)
- 5A Bexley Ranch DRI (#255)
- 5B Bexley Ranch DRI (#255)
- 6 Sunlake Centre DRI (#248)
- 7 Public Safety Campus of Pasco
- 8 Wiregrass DRI (#260)
- 9 Smith 54 Subarea CPAL08-1(02)
- 10 Bell Fruit / Zeneda Partners CPAL08-2(03)
- 11 Two Rivers CPAL08-2(04)
- 12 Central Pasco Employment Village CPAL08-2(11)
- 13 Starkey Ranch DRI (#264)
- 14 Sunwest Harbortowne DRI (#267)

No Name

- 15 Mitchell CPAL10-1(07)
- 16 Harvey CPAL17(04)
- 17 Cross Park CPAL09-1(01)
- 18 Legacy CPAL09-1(22)
- 19 Gateway Subarea CPAL17(07)
- 20 Stony Brook Subarea CPAL17(06)
- 21 Martin - Marietta CPAL10-2(10)
- 22 Gateway Hub CPAL10-2(06)
- 23 New River CPAL10-2(14)
- 24 SunWest / SWFWMD
- 25 New Port Corners CPAL10-2(01)
- 26 Overpass at I-75 CPAL10-2(08)
- 27 Western Hub CPAL10-1(08)
- 28 Emerald Field (Beacon Woods East) CPAD203
- 29 Land Trust No. 76 CPAL12(04)
- 30 Enterprise Road Recycling & Disposal Facility CPAL12(05)

No Name

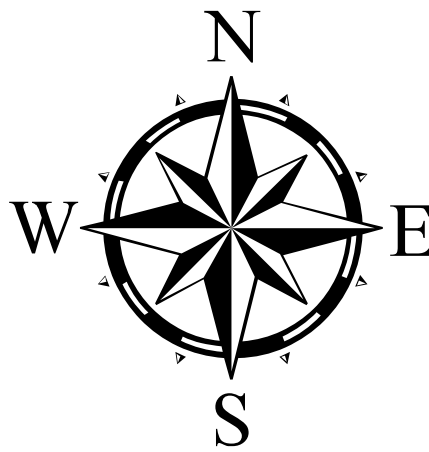
- 31 Fifth Third Bank (COM) CPAL 13(01)
- 32 Shady Hills Road (COM) CPAS 14(01)
- 33 College Hill (PD) CPAS 14(02)
- 34 Palmetto Ridge CPAL 20(13)
- 35 Trinity Communities Parcel CPAL 15 (06)
- 36 River Crossing CPAL 16(01)
- 37 Tibbetts Lands CPAL 16(03)
- 38 Brightwork Crossing CPAL 16(02)
- 39 South Branch Ranch CPAL 16(06)
- 40 Lexington Oaks Commercial CPAL 17(02)
- 41 Anclote Resort, A Tradewinds Resort CPAL 17(05)
- 42 Sienna Village II CPAS 17(09)
- 43 Project Arthur CPAL19(01)
- 44 Overpass Business Park CPAL18(01)
- 45 Gulf Breeze Manor CPAL18(05)
- 46 Galen Wilson Complex CPAL18(02)

No Name

- 47 Hagman CPAL18(09)
- 48 The Reserves at Hunters Ridge CPAL18(12)
- 49 River Landing CPAL18(19)
- 50 Aiken Mixed Use CPAL19(05)
- 51 Promenade Business Centre CPAL18(07)
- 52 Paw Materials CPAL19(07); 52A Paw Materials Additional Land CPAS22(27)
- 53 Grande Oaks CPAL18(03)
- 54 Colony Road CPAL20(02)
- 55 Trinity Corporate Center CPAL20(09)
- 56 Wesley Chapel Lakes CPAL21(11)
- 57 Ridge Road & Tanglewood Drive CPAL20(15)
- 58 Causeway CPAL20(03)
- 59 Sunwest Park PD CPAL21(01)
- 60 Adrian Phillip CPAL21(06)
- 62 Pittman/Massey-Happy Hill CPAS22(10)
- 63 North Pasco RV Resort CPAL21(10)

No Name

- 64 Faircloth CPAL21(05)
- 65 Northridge CPAL21(23)
- 73 Bayonet Garden MF CPAS23(04)



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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY



MAP 2 - 9 SUBAREA


Author: jhlmrich

Date: 4/26/2023

CPAS23(04) BAYONET GARDENS

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**PHYSICAL ADDRESS:
13821 LAKESHORE BOULEVARD**

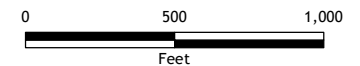
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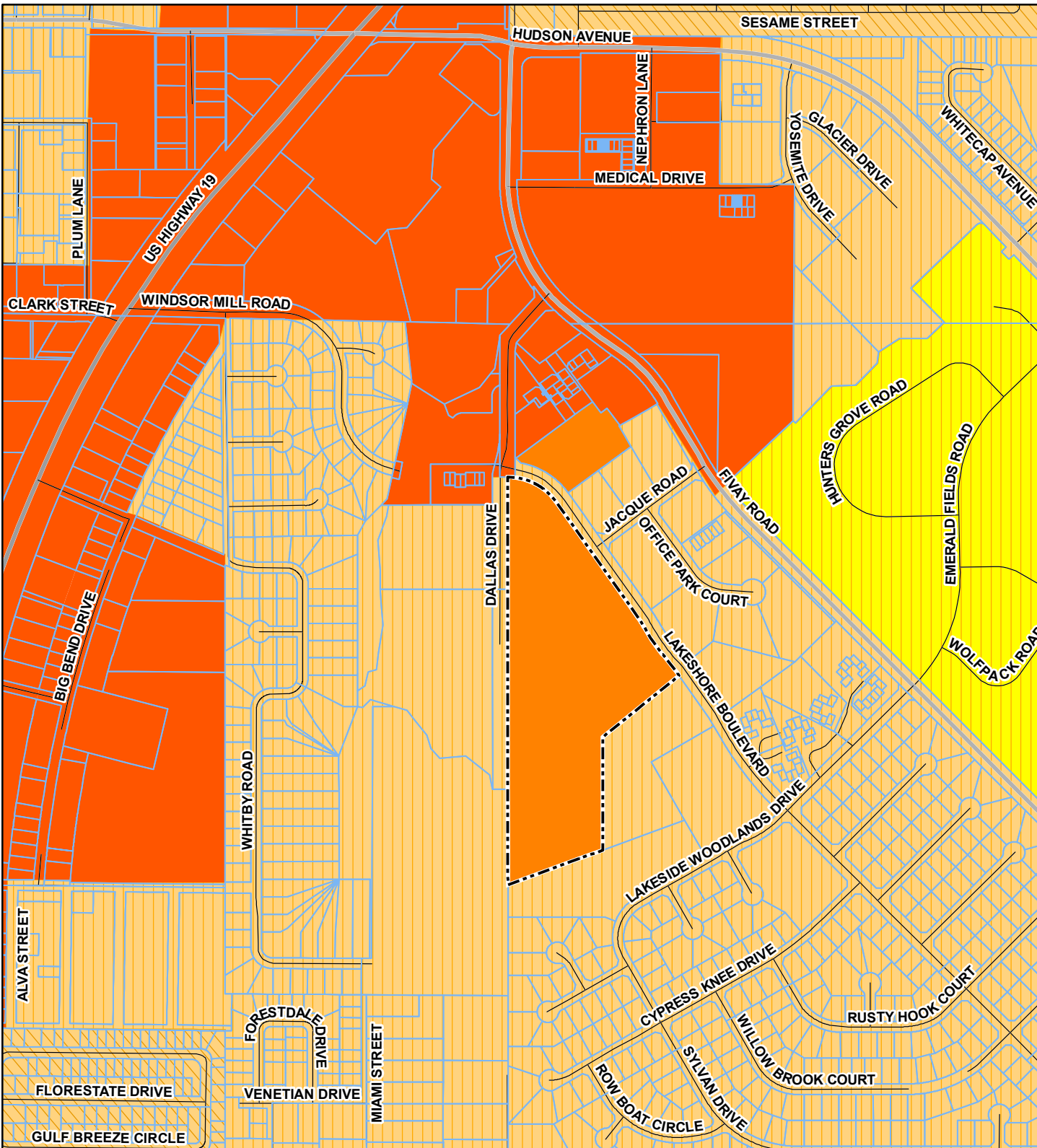
	PD		RES-6		ROR
	RES-24		RES-9		



COMMISSION DISTRICT: 5



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jhelmrich 4/4/2023





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 28, 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 revised Pasco County Ordinance No. 23-33, which was filed in this office on August 28, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh