

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 12) FROM PD (PLANNED DEVELOPMENT) TO CON (CONSERVATION LANDS) ON APPROXIMATELY 1,517.89 ACRES OF REAL PROPERTY LOCATED SOUTH OF STATE ROAD 52, NORTH OF STATE ROAD 54, EAST OF THE SUNCOAST PARKWAY AND WEST OF A CSX RAIL CORRIDOR IN LAND O' LAKES; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 AMENDING SUBAREA MAP 2-9 (43) PROJECT ARTHUR; AND A MAP AMENDMENT TO THE CONSERVATION MAP 3-4 AMENDING THE NORTH PASCO TO CROSSBAR CRITICAL LINKAGE; 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 Comprehensive Plan Amendment pursuant to Section 163.3184, 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 August 3, 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, on August 8, 2023, the Board of County Commissioners held an initial 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 authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Commerce (DOC) and other agencies to obtain review and comment on the said Amendment; and

WHEREAS, the Board of County Commissioners received a letter of no comment from the DOC;

and **WHEREAS**, no objections have been received from any reviewing agency; and

WHEREAS, the Board of County Commissioners has considered all comments received; and

WHEREAS, the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners on October 10, 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 PD (Planned Development) to CON (Conservation Lands) on approximately 1,517.89 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. FUTURE LAND USE SUBAREAS MAP AMENDMENT.

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

SECTION 3. CONSERVATION ELEMENT MAP AMENDMENT.

The Official 2025 Conservation Element Comprehensive Plan Map 3-4, Critical Linkages, 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.

It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase, or provision of this Ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance, and the remainder of Ordinance.

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 the state land planning agency notifies Pasco County that the Plan Amendment package is complete. 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 10th day of October 2023.

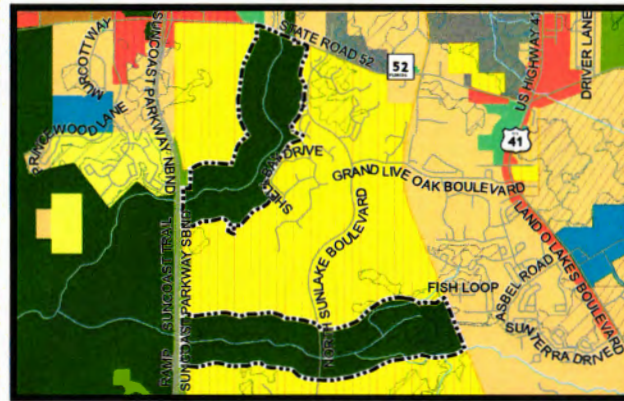
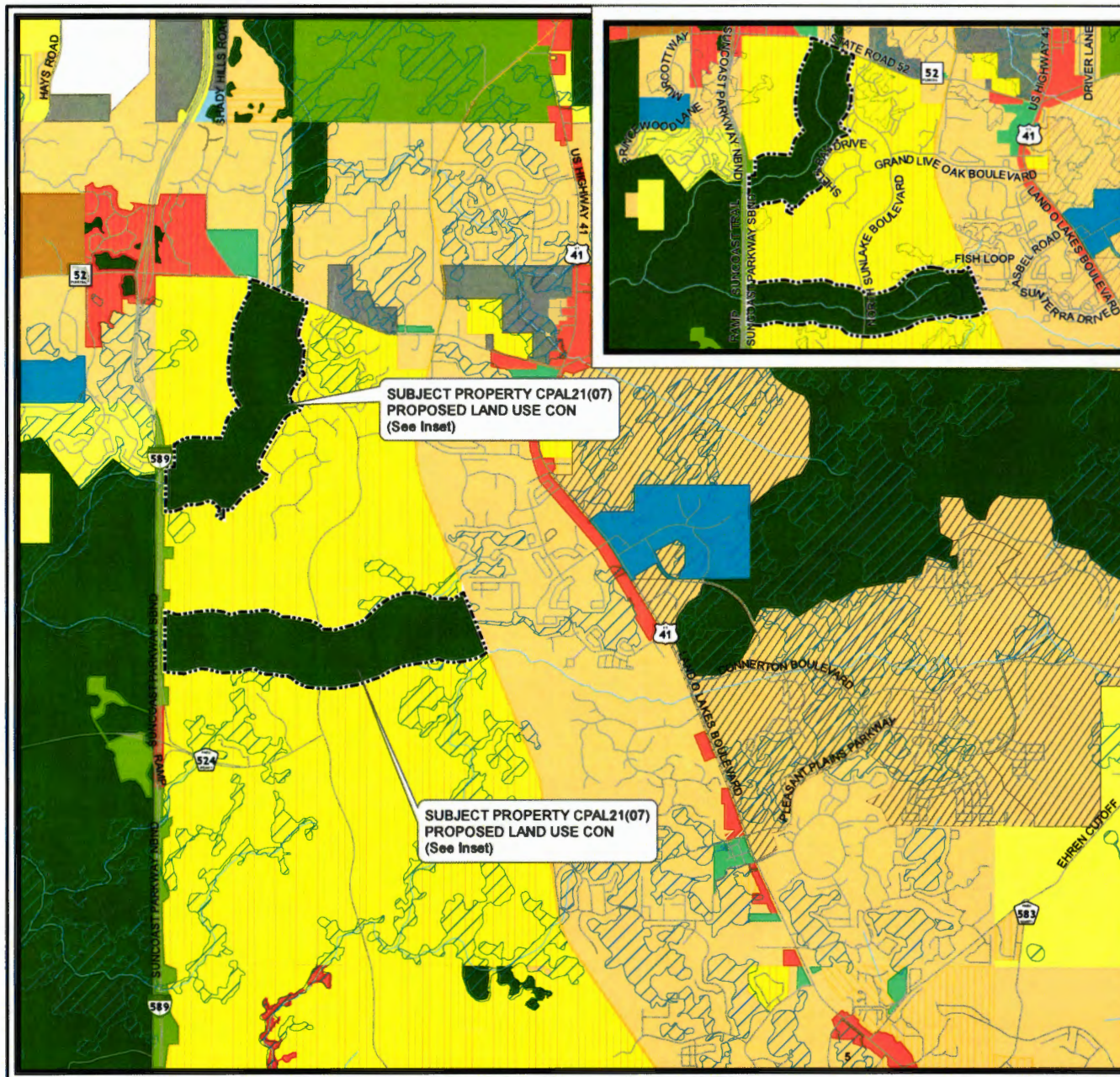


BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA


Jack Mariand, CHAIRMAN

APPROVED
IN SESSION
OCT 10 2023
PASCO COUNTY
BCC

Exhibit A
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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA21(07) PROPOSED LAND USE

T 25 S R 18 E

SHEET 12 of 24

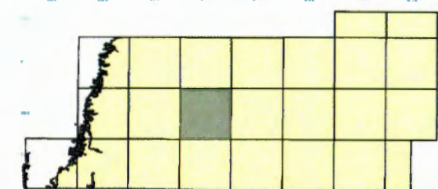
DATE ADOPTED: 06/15/1989

ORDINANCE # 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	IL Industrial - Light	RES-12 Residential
AGR Agricultural / Rural	BU Mixed Uses	RES-24 Residential
AT Major Attractors	IPC New Port Corners	RES-3 Residential
CL Coastal Land	NT New Town	RES-6 Residential
COM Commercial	OFF Office	RES-8 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	R/O Major Recreation / Open Space	VMU1 Village Mixed Use - Type I
HI 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

Geographic Information Systems
(9.11.1)

Information Technology

Modified By: [Signature]
Date: 7/19/2023 2:48:01 PM
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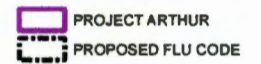
Exhibit B
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THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

MAP # 2-9 (43)
PROJECT ARTHUR

FLU Subareas



Future Land Use Categories

- AGRICULTURAL
- AGRICULTURAL/RURAL
- COASTAL LAND
- COMMERCIAL
- CONSERVATION LANDS
- EMPLOYMENT CENTER
- INDUSTRIAL-HEAVY
- INDUSTRIAL-LIGHT
- MAJOR ATTRACTORS
- PUBLIC/SEMI-PUBLIC
- RECREATION/OPEN SPACE
- MIXED USES
- NEWTOWN
- OFFICE
- PLANNED DEVELOPMENT
- RESIDENTIAL-1
- RESIDENTIAL-3
- RESIDENTIAL-6
- RESIDENTIAL-9
- RESIDENTIAL-12
- RESIDENTIAL-24 du/ga*
- RETAIL/OFFICE/RESIDENTIAL
- TOWN CENTER

REVISIONS:	
DATE // ORDINANCE #	DATE // ORDINANCE #
12/2/10 // 10-50	



Printed: 5/18/2023
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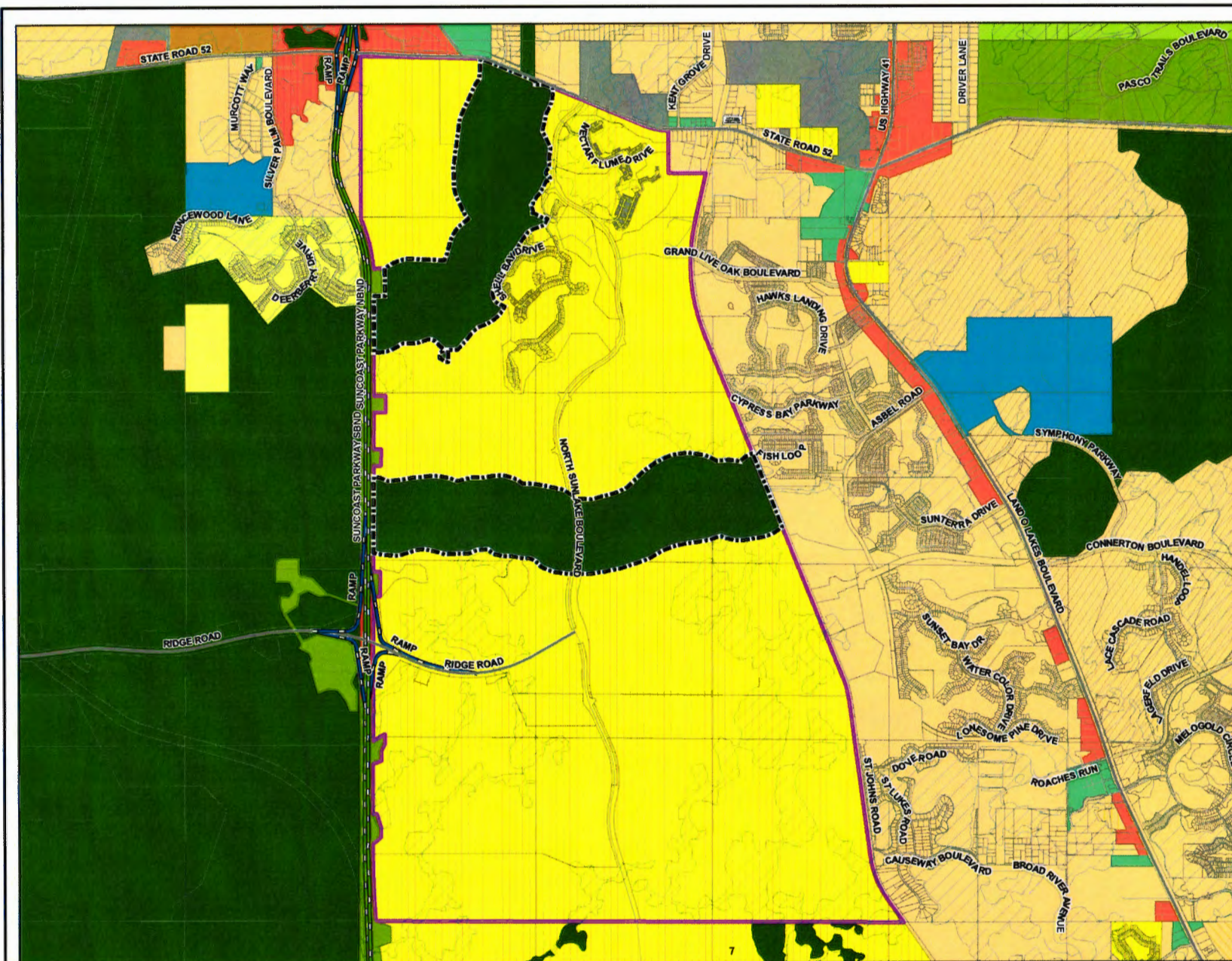
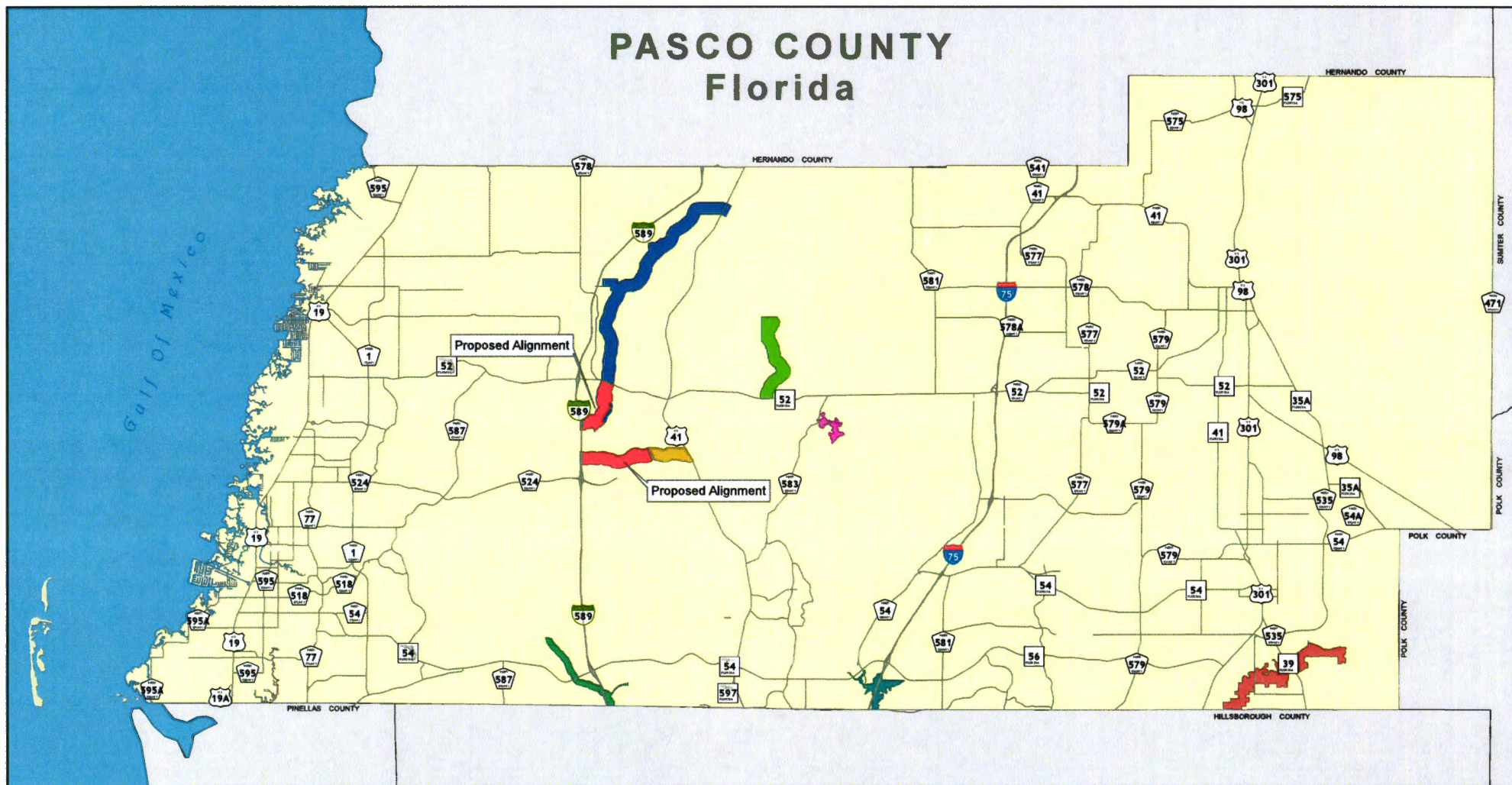


Exhibit C
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0 1.5 3
Miles

- | | | |
|--|---|---|
| ■ Proposed Corridor Change | ■ Cypress Creek To Cypress Bridge | ■ Starkey To Connerton |
| ■ Connerton To Crossbar | ■ Hillsborough To Green Swamp | ■ Starkey To South Pasco |
| ■ Connerton To Cypress Creek | ■ North Pasco To Crossbar | |

THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY



MAP 3-4
CRITICAL LINKAGES



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 13, 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. 23-38, which was filed in this office on October 12, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh