

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 23-48

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 12) FROM RES-3 (RESIDENTIAL-3 DU/GA) AND IL (INDUSTRIAL-LIGHT) TO RES-6 (RESIDENTIAL-6 DU/GA) ON APPROXIMATELY 68.25 ACRES OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STATE ROAD 52 AND WEST OF KENT GROVE DRIVE; 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 Large-Scale 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 March 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 May 23, 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), formerly known as the Florida Department of Economic Opportunity 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

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**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 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.

**WHEREAS**, Pasco County was notified by DOC that the adoption Ordinance for this Amendment, Ord. No. 23-26 was transmitted to DOC after the allowable statutory timeframe pursuant to Section 163.3184(3)(c)2., F.S.; and

**WHEREAS**, the Board of County Commissioners has reconsidered its approval of Ord. No. 23-26; and

**WHEREAS**, on October 24, 2023, the Board of County Commissioners held a duly noticed public hearing, with a quorum attending and voting, for the purpose of the readoption of the Ordinance for this Amendment.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. ORDINANCE RESCINDED.**

Ordinance No. 23-26 is hereby rescinded, is of no further effect, is replaced, and is superseded by this Ordinance.

**SECTION 2. 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 RES-3 (RESIDENTIAL 3 DU/GA) and IL (INDUSTRIAL LIGHT) to RES-6 (RESIDENTIAL-6 DU/GA) on approximately 68.25 acres of real property, attached hereto as Exhibit A, and made a part hereof.

**SECTION 3. 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 4. 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 5. 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 6. 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 24th day of October, 2023.



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

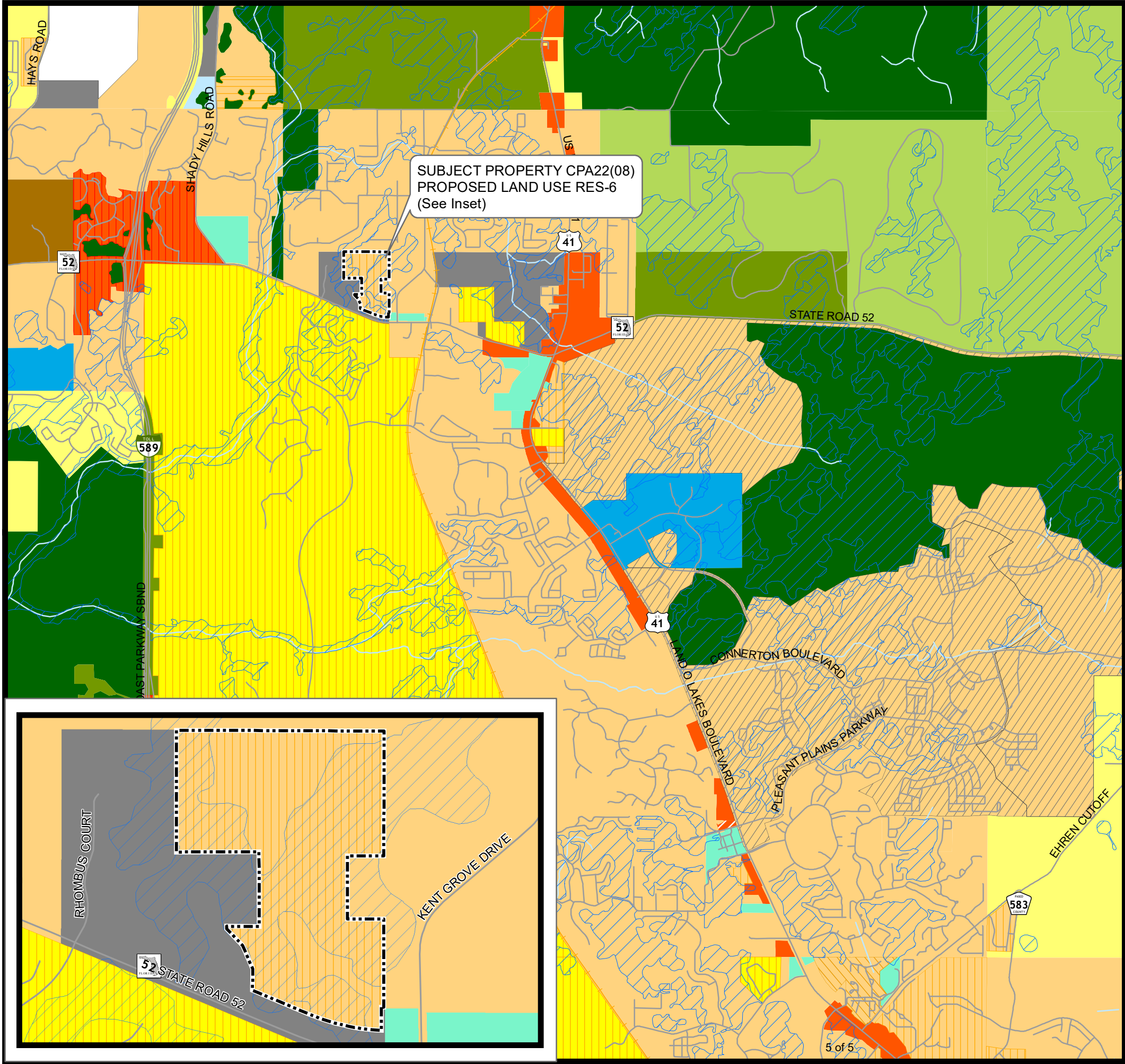
BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

*Jack Mariano*  
Jack Mariano, Chairman

APPROVED  
IN SESSION  
OCT 24 2023  
PASCO COUNTY  
BCC

**Exhibit A**

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

## CPA22(08) PROPOSED LAND USE T 2 5 S R 1 8 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
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

Modified By:  
Jhelmrich

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## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 30, 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 Pasco County Ordinance No. 23-48, which was filed in this office on October 26, 2023.

Sincerely,

Anya Owens  
Administrative Code and Register Director

ACO/wlh