

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN: PROVIDING FOR A COMPREHENSIVE PLAN TEXT AMENDMENT TO GOAL FLU 6: VILLAGE MIXED USE TABLES TO INCREASE LAND AREA OF VILLAGE CENTERS IN VILLAGES B AND C, ADD POLICY FLU 6.5.15 CONDITIONS TO TRANSFER UNUSED DENSITIES TO VILLAGE CORES, AND REVISE TABLES PH-2 AND PH-3 TO ALLOW INCREASE OF UP TO 20% RESIDENTIAL ENTITLEMENTS IN EXCHANGE FOR COMMERCIAL OR OFFICE SQUARE FOOTAGE IN THE J. "BEN" HARRILL VILLAGES OF PASADENA HILLS; 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 Villages of Pasadena Hills Planning and Policy Committee, on August 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 Local Planning Agency, on October 5, 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 November 14, 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 (FloridaCommerce) 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 FloridaCommerce; 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 January 9, 2024, 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 TEXT AMENDMENT.

The Official 2025 Comprehensive Plan Future Land Use Element Chapter 2 GOAL FLU 6: PASADENA HILLS – MIXED USE TABLES are hereby amended as shown with revised footnotes for Type 1, Type 2, and Type 3 villages described in Exhibit A, Exhibit B, and Exhibit C respectfully, revision to POLICY FLU 6.5.13 and the addition of new POLICY FLU 6.5.15 described in Exhibit D, and revised Tables PH-2 and PH-3 described in Exhibits E and F, attached hereto and made part of.

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.

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 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 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 5. LEGISLATIVE FINDINGS OF FACT.

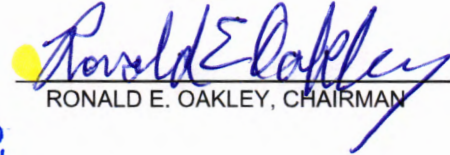
The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 9th day of January 2024.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA


RONALD E. OAKLEY, CHAIRMAN

APPROVED
IN SESSION

JAN 09 2024

PASCO COUNTY
BCC

Exhibit A

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LAND USE CLASSIFICATIONS

a. VILLAGE MIXED USE - TYPE 1 (VMU-1)

Intent. The Type 1 Village Mixed Use (VMU-1) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, village-scale commercial uses, neighborhood-scale commercial uses, office/light industrial uses, university campuses, schools, and civic and public uses. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian friendly communities, and to reduce the cost of public infrastructure.

The Type 1 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County’s growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network that creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County’s current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and requiring village- and neighborhood-scale commercial and office uses that serve these areas as well as proximate residential uses. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development to a village or neighborhood center. Specifically, villages shall be designed to facilitate the availability of higher-density residential uses within a one-quarter-mile walking distance of each village center and shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to “neighborhood-scale centers,” but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

Type 1 Villages shall be supported by internally designed, mixed-use village centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of village residents). Each village shall have a defined village center, which shall serve as a focal point for the development of the area, and a defined edge, which shall serve to provide separation between villages, and between a village and an existing low-density rural development, where adjacent, in an effort to protect the character of the rural landscape.

(2) Mix of Use

- (a) Each Village within the Type 1 Village Mixed Use (VMU-1) Land Use Classification shall include the following uses:
- (b) Public Spaces (Includes Parks and Open Spaces)
- (c) Village Center (Includes the Core Residential Neighbor-hood and Village Scale Centers)
- (d) Neighborhoods (Includes General and Edge Neighbor-hoods and Neighborhood Scale Centers)

The Type 1 Village Mixed Use (VMU-1) shall be developed to accommodate an areawide composite land use mix as described below:

<u>Uses</u>	<u>Density/Intensity</u>	<u>Minimum Land Area</u>	<u>Maximum Land Area</u>
Public Spaces		15 Percent	
Village Center (Includes Neighborhood Core Residential)	Minimum 4 du ¹ /Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	25 Percent; However, the Village Center Shall Not be Less Than 150 Acres ⁽²⁾⁽³⁾	35 Percent; However, the Village Center Shall Not Exceed 200 Acres ⁽²⁾
Nonresidential		20 Percent of Total Village Center Acreage (30 Acres)	25 Percent of Total Village Center Acreage (50 Acres)
General Commercial/ Office) (Excluding Civic Uses) Limit One Village- Scale Center per Type 1 Village	Maximum 540,000Gross Leasable Square Feet ⁽⁴⁾⁽⁵⁾		
Employment Uses (Includes Office)	Maximum 150,000 Gross Leasable Square Feet		
Public Uses			
Neighborhood Core Residential	Maximum 0.75 Floor Area Ratio	80 Percent of Total Village Center Acreage (120 Acres)	75 Percent of Total Village Center Acreage (150 Acres)
Neighborhood General	Maximum 5 du/Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	45 Percent	55 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	5 Percent	15 Percent
Limit Two Neighborhood-Scale Centers per Type 1 Village	20,000 Gross Leasable Square Feet Maximum (Each)		

- (1) Minimum and maximum residential density within the core residential, general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.
- (2) Vertically mixed-use buildings that contain retail/support services on the first floor of the structure and residential uses on second floor and above shall be counted toward the percentage mix requirement for nonresidential area.
- (3) If a single landowner or group of landowners seeking to rezone their parcel(s) cannot assemble the minimum acreage required to master plan an entire Village Center, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village Center, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village Center, and (ii) the other parcel owner(s) within the entire Village Center are provided notice of the pending rezoning application

¹du=dwelling units

- upon submittal of the application, and opportunity at public hearing to comment upon the master concept plan for the entire Village Center. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village Center, in connection with future rezoning applications for parcels within such Village Center, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area.
- (4) The maximum nonresidential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study. The total maximum gross leasable square feet of nonresidential development permitted within all Type 1 Villages combined shall not exceed 1,020,000 square feet. An individual village may exceed the maximum square footage for an individual village center under the following conditions:
- (a) When a village-scale center is combined with one or more neighborhood-scale center(s), in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for the village-scale center to the maximum permitted for neighborhood-scale center(s) with which it is being combined. Under this provision the maximum nonresidential-use square footage shall not exceed this combined total for an individual village; and
 - (b) An individual village center within any specific Type 1 Village may be permitted up to an additional 150,000 square feet of office employment uses which shall not be included within the 1,020,000 square feet; and
 - (c) When the Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 20% of the residential units may be converted to commercial and/or office square feet.
- (5) Since the maximum nonresidential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study, and since the horizon of this planning effort is Year 2065, an applicant, in coordination with Pasco County, may prepare an updated areawide market assessment as support documentation for an amendment to this land use mix.

This distribution range represents the mix of uses within each area designated as a village in Figure PH-7, Village Location Map, which would be accommodated over the planning horizon.

Exhibit B

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b. VILLAGE MIXED USE - TYPE 2 (VMU-2)

Intent: The Type 2 Village Mixed Use (VMU-2) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, community- and neighborhood-scale commercial uses, office uses, university campuses, schools, and civic and public uses. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is the second tier of “village” classifications where the uses, density, and intensity of such areas are more restricted than Type 1 Villages due to the location of the village or the size of the village. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is further classified as either Type 2A Villages or Type 2B Villages dependent upon location and intended function.

The factors that limit the density and intensity of these villages, include the limitations on village-scale centers, their proximity to other existing or designated regional or village-scale centers, their proximity to the countryside area, and the size of area included in the village due to built or approved adjacent development. Commercial and/or retail uses that are designed to serve a village-scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infra-structure.

The Type 2 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County’s growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County’s current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing community- and neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development to a village or neighborhood center. Specifically, villages shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to “neighborhood-scale centers,” but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

(2) Mix of Use

- (a) Each village within the Type 2 Village Mixed Use (VMU-2) Land Use Classification shall include the following uses:
- (b) Public Spaces (Includes Parks and Open Spaces)
- (c) Village Center (Includes Community-Scale Center and Neighborhood Core Residential)
- (d) Neighborhoods (Includes General and Edge- Neighborhoods and Neighborhood-Scale Centers)

The Type 2 Village Mixed Use (VMU-2) shall be developed to accommodate an areawide com-posite land use mix as described below⁽⁵⁾:

<u>Uses</u>	<u>Density/Intensity</u>	<u>Minimum Land Area</u>	<u>Maximum Land Area</u>
Public Spaces		15 Percent	
Village Center	Minimum 4 du ² /Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	15 Percent	25 Percent ⁽⁷⁾

¹du=dwelling units

<u>Uses</u>	<u>Density/Intensity</u>	<u>Minimum Land Area</u>	<u>Maximum Land Area</u>
Nonresidential			
Limit One Community-Scale Center per Type 2A Village	Maximum 130,000 Gross Leasable Square Feet ⁽²⁾ ⁽⁴⁾		
Limit One Community-Scale Center per Type 2B Village	Maximum 80,000 Gross Leasable Square Feet ⁽²⁾ ⁽⁴⁾		
Employment Uses (Includes Office) Type 2A Village only	Maximum 50,000 Gross Leasable Square Feet ⁽³⁾		
Public Uses	Maximum 0.75 Floor Area Ratio		
Neighborhood Core Residential	See Density Above		
Neighborhoods			
Neighborhood General	Maximum 5 du/Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	40 Percent	50 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	20 Percent	30 Percent
Limit Three Neighborhood-Scale Centers per Type 2 Village	Maximum 20,000 Gross Leasable Square Feet (Each)		

- (1) Minimum and maximum residential density within the core residential, general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.
- (2) This maximum may be exceeded when:
 - (a) A community-scale center is combined with one or more neighborhood-scale centers in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for the community-scale center to the maximum permitted for the neighborhood-scale center(s) with which it is being combined. Under this provision the maximum non-residential use square footage shall not exceed this combined total for an individual village; and
 - (b) The Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 20% of the residential units may be converted to commercial and/or office square feet.
- (3) This office/employment use shall not be included in the maximum limit on non-residential density within the Type 2-A Village.
- (4) The total maximum gross leasable square feet of nonresidential development permitted within all Type 2 Villages combined shall not exceed 1,160,000 square feet.
- (5) Due to the size and peripheral location of “Village A” as designated in Figure PH-7, Village Location Map, and its proximity to other residential neighborhoods outside of the Pasadena Hills Study Area, the land use mix of Village A, which includes a total of approximately 153 acres, shall be regulated

as a village center. The mix of uses as described herein for a village center shall apply. In addition, Village "A" Village Center shall be permitted 190,000 gross leasable square feet of village-scale center uses and an additional 50,000 square feet of employment/office under the land use.

- (6) The total maximum entitlements for Villages L & M shall be permitted as shown on Residential Conversion Tables PH-2 and PH-3. No community scale centers are permitted in Village L or M. Village Centers may include neighborhood center uses, schools, parks, public spaces and/or residential uses.

- (7) Notwithstanding the limitations in the foregoing table, the Village B & C Village Centers may include up to 35% of the land area in Village B & C, respectively, provided that (a) the total entitlements in Village B & C do not exceed those for Village B & C as set forth in Table PH-3 and (b) each MPUD in the Village Centers shall provide for internal connectivity between residential and non-residential areas within the MPUD through a mix of non-automobile travel modes, such as those in VOPH-CPA Policy FLU 6.4.1.b. Such internal connectivity does not preclude gating private residential areas (including parking lots solely serving such residential areas), as long as the adjacent areas include the transportation facilities necessary to ensure such connectivity.

Exhibit C

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c. **VILLAGE MIXED USE - TYPE 3 (VMU-3)**

Intent: The Type 3 Village Mixed Use (VMU-3) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, neighborhood-scale commercial uses, office uses, university campuses, and civic and public uses. The Type 3 Village Mixed Use (VMU-3) Land Use Classification is the third tier of “village” classifications where the uses, density, and intensity of such areas are more restricted than either the Type 1 or Type 2 Villages due to the location of the village and the geography of these areas. The use limitations include the exclusion of village and community-scale commercial/office uses.

The factors that limit the density and intensity of these villages, include the limitations on village and community-scale centers, their proximity to other existing or designated regional, village, or community-scale centers; their proximity to the countryside area; the proximity and amount of important natural or environmental features that have been identified during the special area study process as serving a regional purpose; and/or the physical features of these areas that serve to limit development options and opportunities. Commercial and/or retail uses that are designed to serve a village or community scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that are intended to transition to environmentally sensitive lands within an overall village concept for the entirety of the Pasadena Hills Study Area that is intended to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure.

The Type 3 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development to a neighborhood center. Specifically, villages shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to “neighborhood-scale centers,” but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

(2) Mix of Use

The Type 3 Village Mixed Use (VMU-3) Land Use Classification is generally a single use district that provides limited opportunity for neighborhood-scale centers based upon separation requirements. Each village within the Type 3 Village Mixed Use (VMU-3) Land Use Classification shall include the following uses:

- (a) Public Spaces (Includes Parks and Open Spaces)
- (b) Neighborhoods (Includes General and Edge Neighbor-hoods and Neighborhood Scale Centers)

The Village Mixed Use (VMU-3) shall be developed to accommodate an areawide composite land use mix as described below:

<u>Uses</u>	<u>Density/Intensity</u>	<u>Mix (Land Area)</u>
Public Spaces		15 Percent
Neighborhoods		

Neighborhood General	Maximum 5 du ³ /Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	15 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	70 Percent
Limit Three Neighborhood-Scale Centers per Type 3 Village	Maximum 20,000 Gross Leasable Square Feet (Each) ⁽²⁾	

- 1) Maximum residential density within the general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.
- 2) The maximum non-residential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study. The total maximum gross leasable square feet of non-residential development permitted within all Type 3 Villages combined shall not exceed 80,000 square feet. An individual Village may exceed the maximum square footage for an individual Neighborhood Center under the following conditions:

(a) When a Neighborhood Center is combined with one or more other Neighborhood Scale Center(s) in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for a single Neighborhood Scale Center to the maximum permitted for the additional Neighborhood Scale Centers(s) with which it is being combined. Under this provision the maximum non-residential use square footage shall not exceed this combined total for an individual Village.

(b) When the Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 20% of the residential units may be converted to commercial and/or office square feet.

This distribution range represents the mix of uses within each area designated as a village in Figure PH-7, Village Location Map, which would be accommodated over the planning horizon.

¹ du=dwelling units

Exhibit D

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POLICY FLU 6.5.12: ALTERNATIVE SCHOOL PROTOTYPES

Pasco County shall require new urban residential development within the Pasadena Hills Study Area to coordinate with the District School Board of Pasco County to develop, where feasible, alternative school prototypes, such as urban block designs and collocated elementary and middle schools.

POLICY FLU 6.5.13: RESIDENTIAL CONVERSION

To ensure an appropriate balance of residential and non-residential uses within Villages and within the overall Villages of Pasadena Hills Study Area, conversion of a limited number of residential entitlements to non-residential uses (office and/or commercial) may be allowed under the following circumstances:

- a. The maximum number of residential units to be converted is limited to 20 percent of the maximum residential potential within a Village (see Table PH-2, Residential Conversion Chart, for maximum residential entitlements per Village).
- b. Residential units may be converted to office square feet, commercial square feet, or a combination of both non-residential uses utilizing the conversion rates found in Table PH-3, Residential Conversion Chart.
- c. Applications for conversions of residential units to non-residential square footage will be considered a non-substantial zoning modification.

POLICY FLU 6.5.14: APPLICABILITY AND EFFECT ON EXISTING DEVELOPMENT APPROVALS

The VOPH Comprehensive Plan Amendments to Chapter 2 shall apply both prospectively and retroactively to the existing MPUDs already approved in VOPH (except for Excluded Projects). On May 5, 2020, the Board of County Commissioners delegated authority to the County Administrator or his designee, to administratively amend any and all existing VOPH MPUDs in order to conform to these amendments, without the necessity of an MPUD amendment application or application fee, after notice to the affected VOPH-MPUD owner, and to adjacent property owners. Such administrative amendments may occur at the time of the first preliminary site plan/preliminary plan approval for the applicable VOPH MPUD under review.

POLICY FLU 6.5.15 CONDITIONS TO TRANSFER UNUSED DENSITIES TO VILLAGE CORES

The Land Use Classification Tables for all Village Types allows minimum and maximum residential densities within the village core, neighborhood general and neighborhood edge to be based upon the total developable acreage of those neighborhoods. However, unlimited transfers or allocations of densities among VOPH neighborhoods has the potential of

(a) being contrary to the general intent of VOPH, which is to concentrate higher densities within the village core, and (b) adversely affecting landowners outside of the specific PDP/PSP under review. Accordingly, as a general rule, each PDP/PSP submitted for the MPUD shall demonstrate compliance with the minimum and maximum densities/intensities within the PDP/PSP under review, without considering the densities/intensities for any other land outside of the PDP/PSP under review.

However, as an exception to this general rule, unused density in any neighborhood general or neighborhood edge area may be transferred or allocated to the village core, either as density that may exceed the maximum of 10 du per acre in the village core, or as a residential to non-residential conversion pursuant to a LUEM (subject to any non-residential square footage limitations in the Comprehensive Plan), provided that (a) the landowner transferring or allocating such density has provided a signed and recorded document evidencing its intent to transfer or allocate such density, which may be a signed and recorded version of the PDP/PSP approval(s) that transfer or allocate such density, and (b) the density transfer or allocation does not cause the total approved entitlements of the affected MPUD(s) to be exceeded, and (c) the density transfer or allocation is within the same village (or within in a single MPUD which lies in more than one village).

Exhibit E

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TABLE PH 2: VOPH RESIDENTIAL CONVERSION CHART

Village	Village Type	Area Plan Entitlements				Maximum Non-Residential Entitlements			Maximum Residential Entitlements	
		Residential Entitlements (du)	Commercial Entitlements (1) (sf)	Office Entitlements (2) (sf)		Maximum Commercial Entitlements (3) (sf)	Maximum Office Entitlements (4) (sf)		Maximum Residential Entitlements (5) (du)	Adjusted Maximum Residential Entitlements (6) (du)
A	2A	898	190,000	50,000		200,022	71,634		898	718
B	2B	3,289	80,000	0		116,637	79,085		3,289	2,631
C	2A	2,611	190,000	50,000		219,065	112,739		2,611	2,089
D	1	4,201	580,000	150,000		653,424	315,354		4,201	3,361
E	3	950	40,000	0		47,165	12,179		950	760
F	2B	4,599	140,000	0		191,226	110,575		4,599	3,679
G	1	5,315	440,000	150,000		532,917	359,252		5,315	4,252
H	2B	5,298	140,000	0		199,021	127,401		5,298	4,238
I	2A	4,388	190,000	50,000		238,887	155,527		4,388	3,510
J	2A	3,133	190,000	50,000		224,911	125,359		3,133	2,506
K	3	2,870	40,000	0		61,646	36,793		2,870	2,296
L	2B	2,326	20,000	0		37,535	29,807		2,326	1,861
M	2B	2,109	20,000	0		35,914	27,050		2,109	1,687
		41,987	2,260,000	500,000		2,758,370	1,562,755		41,987	33,588

- Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.
- Note (2) : Office Entitlements exclude commercial uses.
- Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to commercial entitlements.
- Note (4) : The Maximum Office Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to office entitlements.
- Note (5) : The Maximum Residential Entitlements will only be achieved if no conversion of non-residential entitlements is
- Note (6) : The Adjusted Maximum Residential Entitlements reflect the conversion to non-residential uses of the maximum number of eligible residential entitlements.

Exhibit F

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TABLE PH 3: VOPH RESIDENTIAL CONVERSION CHART

		Area Plan Entitlements			Maximum Commercial Entitlement Calculation (3) (sf)			Maximum Office Entitlement Calculation (6) (sf)			Adjusted Residential Entitlements to Achieve Maximum Non-Residential Entitlements	
Village	Village Type	Residential Entitlements (du)	Commercial Entitlements (1) (sf)	Office Entitlements (2) (sf)	20% Residential Entitlement Reduction (du)	Residential to Commercial Conversion Rate (sf/du)	Commercial Entitlement Conversion (4) (sf)	Maximum Commercial Entitlements (5) (sf)	Residential to Office Conversion Rate (sf/du)	Office Entitlement Conversion (7) (sf)	Maximum Office Entitlements (8) (sf)	Adjusted Residential Entitlements (9) (du)
A	2A	898	190,000	50,000	180	55.68	10,022	200,022	120.19	21,634	71,634	718
B	2B	3,289	80,000	0	658	55.68	36,637	116,637	120.19	79,085	79,085	2,631
C	2A	2,611	190,000	50,000	522	55.68	29,065	219,065	120.19	62,739	112,739	2,089
D	1	4,201	580,000	150,000	840	87.41	73,424	653,424	196.85	165,354	315,354	3,361
E	3	950	40,000	0	190	37.71	7,165	47,165	64.10	12,179	12,179	760
F	2B	4,599	140,000	0	920	55.68	51,226	191,226	120.19	110,575	110,575	3,679
G	1	5,315	440,000	150,000	1,063	87.41	92,917	532,917	196.85	209,252	359,252	4,252
H	2B	5,298	140,000	0	1,060	55.68	59,021	199,021	120.19	127,401	127,401	4,238
I	2A	4,388	190,000	50,000	878	55.68	48,887	238,887	120.19	105,527	155,527	3,510
J	2A	3,133	190,000	50,000	627	55.68	34,911	224,911	120.19	75,359	125,359	2,506
K	3	2,870	40,000	0	574	37.71	21,646	61,646	64.10	36,793	36,793	2,296
L	2B	2,326	20,000	0	465	37.71	17,535	37,535	64.10	29,807	29,807	1,861
M	2B	2,109	20,000	0	422	37.71	15,914	35,914	64.10	27,050	27,050	1,687
		41,987	2,260,000	500,000	8,399	498,370		2,758,370	1,062,755		1,562,755	33,588

- Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.
- Note (2) : Office Entitlements exclude commercial uses.
- Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to commercial entitlements.
- Note (4) : The Commercial Entitlement Conversion is calculated by multiplying the Residential to Commercial Conversion Rate within the Village by the Residential Entitlement Reduction.
- Note (5) : The Maximum Commercial Entitlements are calculated by adding the Area Plan Commercial Entitlements to the Commercial Entitlement Conversion within the Village.
- Note (6) : The Maximum Office Entitlements are only achievable if the entire 20% reduction of residential entitlements within the Village are converted to office entitlements.
- Note (7) : The Office Entitlement Conversion is calculated by multiplying the Residential to Office Conversion Rate within the Village by the Residential Entitlement Reduction.
- Note (8) : The Maximum Office Entitlements are calculated by adding the Area Plan Office Entitlements to the Office Entitlement Conversion within the Village.
- Note (9) : The Adjusted Residential Entitlements are calculated by reducing the Area Plan Residential Entitlements by the Residential Entitlement Reduction selected within the Village.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

January 18, 2024

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. 24-03, which was filed in this office on January 12, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh