



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

January 26, 2024

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. 24-06, which was filed in this office on January 25, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 24-06

**AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR MAP AND TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT CHAPTER 2 GOAL FLU 6: J. "BEN" HARRILL VILLAGES OF PASADENA HILLS TO EXPAND THE BOUNDARIES OF THE SPECIAL DISTRICT, AMEND THE BOUNDARY OF VILLAGE B AND VILLAGE F IN FIGURES PH-1, PH-2, PH-3, PH-4, PH-4A, PH-5, PH-6, PH-7, PH-8 AND AMEND TABLES PH-2 AND PH-3; AND OTHER AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY, PROVIDING FOR 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 163.3184, 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**, the Villages of Pasadena Hills Planning and Policy Committee, on October 18, 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 November 2, 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 the 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 23, 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 MAP AMENDMENT.**

The Official 2025 Comprehensive Plan figures are hereby amended to implement map and text revisions affecting approximately 148 acres of real property, identified as all parcels within the J "Ben" Harrill Villages of Pasadena Hills. Figures PH-1, PH-2, PH-3, PH-4, PH-4A, PH-5, PH-6, PH-7 PH-8, Table PH-2 and Table PH- 3 of the 2025 Comprehensive Plan Chapter 2 FLU 6 of the Future Land Use Element are hereby replaced and amended as shown and described in Exhibit A, Exhibit B, and Exhibit C attached hereto and made 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.**

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

#### 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 23rd day of January, 2024.



*Nikki Alvarez-Sowles*  
Nikki Alvarez-Sowles, Esq.  
Clerk & Comptroller

APPROVED  
IN SESSION  
JAN 23 2024  
PASCO COUNTY  
BOC

BOARD OF COUNTY  
COMMISSIONERS  
OF PASCO COUNTY,  
FLORIDA

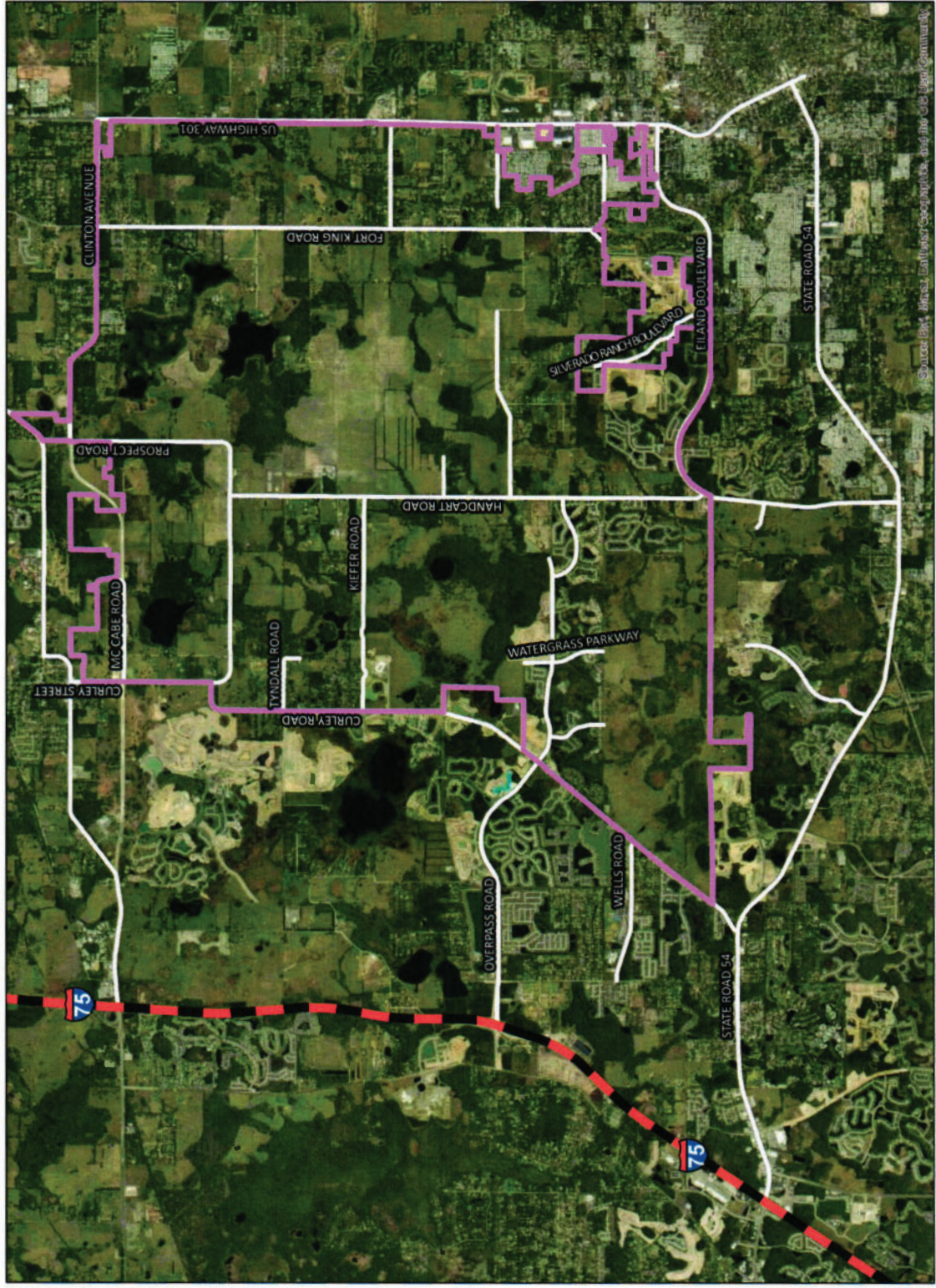
*Ronald E. Oakley*  
RONALD E. OAKLEY, CHAIRMAN



**Exhibit A**

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FIGURE PH-1: PASADENA HILLS AREA PLAN BOUNDARY



LEGEND

VOPH Boundary

Map Created By:  
**HEIDT**  
 DESIGN  
[www.heiddesign.com](http://www.heiddesign.com)



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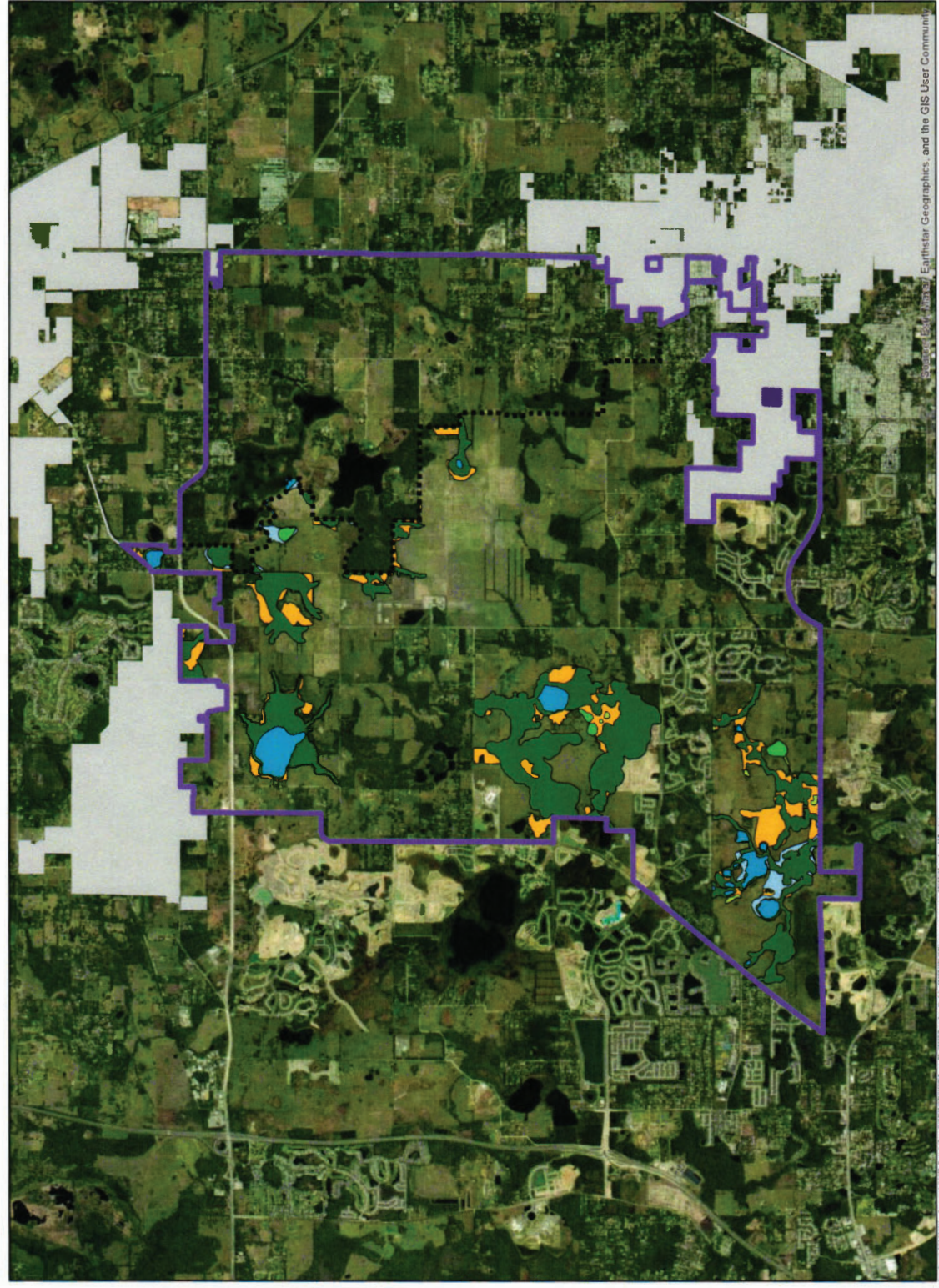
Source: Heidt Design, Pasco County, Pasco County PMO, PDOT  
 Imagery: Esri 2023

Data were acquired from various sources including but not limited to state, county, and other sources for accuracy, or for any particular use that may require accurate information. The map is for informational purposes only and does not constitute a warranty or representation for the use of the information for any purpose other than that for which it was prepared.










Source: Esri, Imagery: GeoEye, and the City of Pasadena



FIGURE PH-3: OPEN SPACE SYSTEM



LEGEND

-  Pasadena Hills Boundary
-  Countryside Area
-  Lakes
-  Category 1 Wetlands
-  Category 2 Wetlands
-  Category 3 Wetlands
-  Floodplain
-  Naturally Vegetated Uplands
-  Adjacent City Limits

The graphic depictions of the various areas hereon are generalized, estimated locations based upon dated historical public data, are conceptual only, and are subject to field verification and more detailed review at the time of any MPUD rezoning or other development plan approval in the VOPH planning area. Specific reference should be made to the provisions of the Comprehensive Plan related to the Core Reserve Overlay (CR) for more definitive application of such requirements.

Map Created By:



**HEIDT**  
DESIGN  
www.heiddesign.com

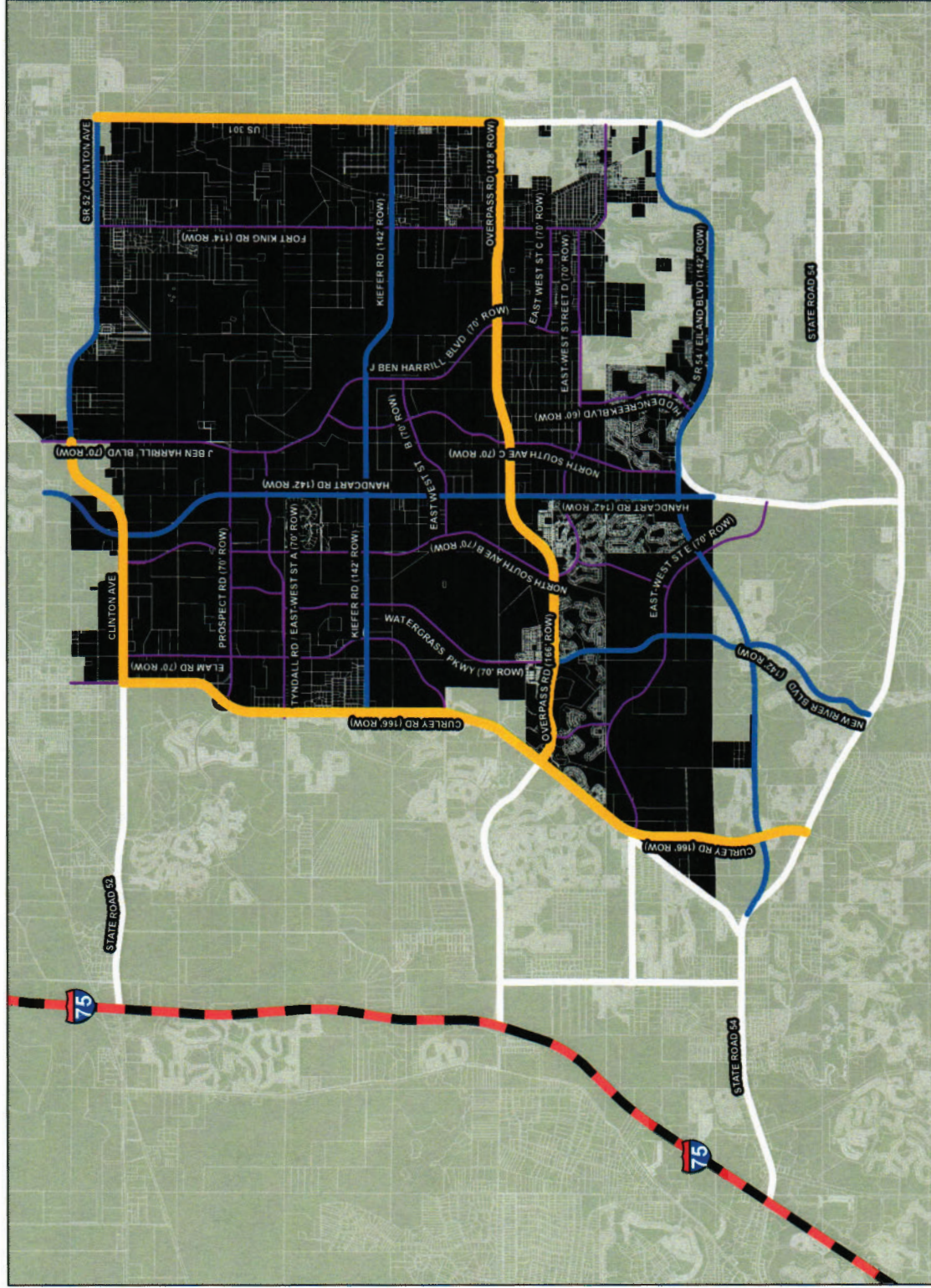
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Source: Heidt Design, Pasco County PAO, DWPMD  
Imagery: ESRI 2023

Data were acquired from various sources including but not limited to state, county, and other sources for accuracy, or for any particular use that may require accurate information for a more detailed search, property approval, or survey.

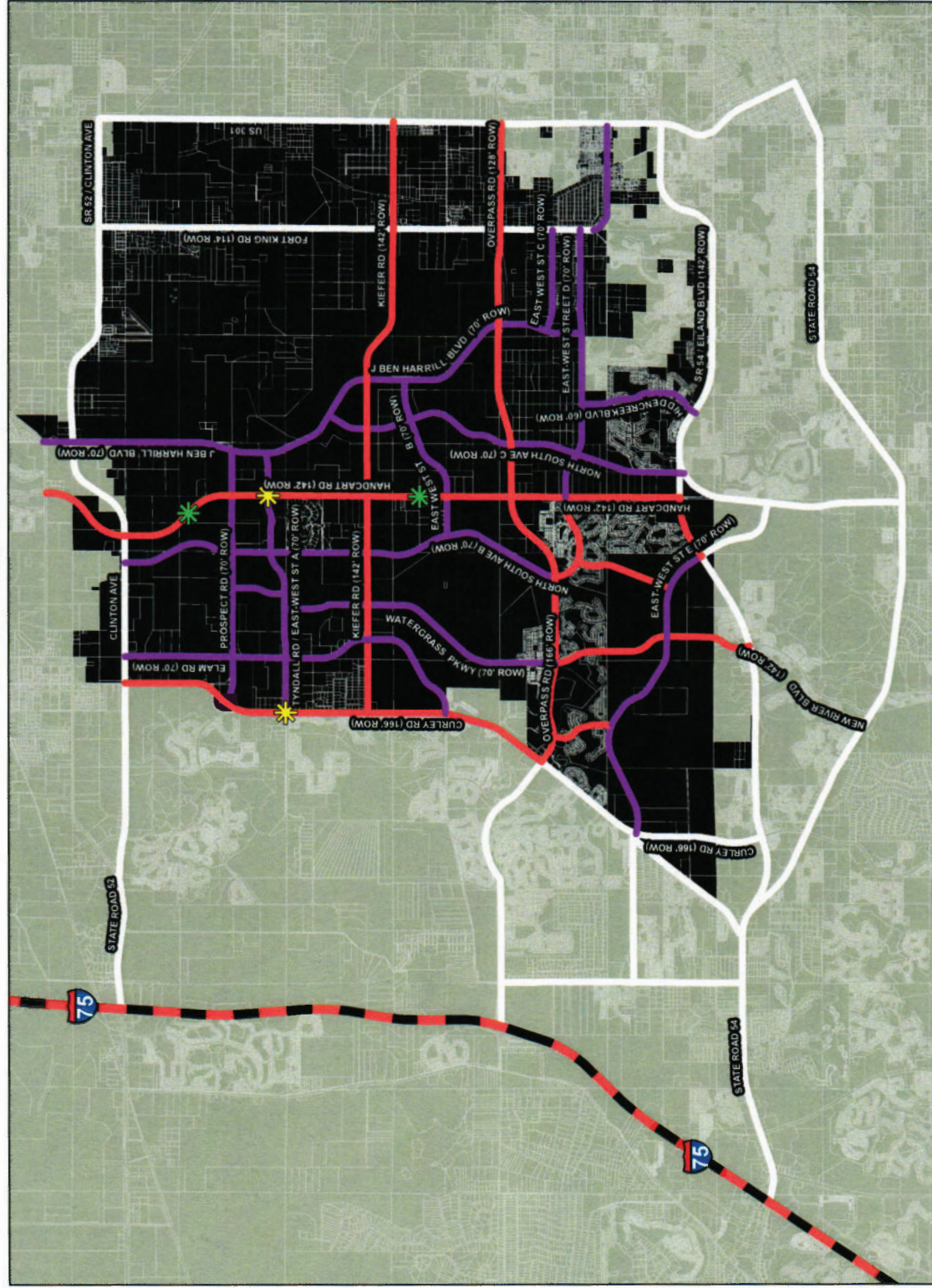


# FIGURE PH-4: 2065 FUTURE TRANSPORTATION MAP





# FIGURE PH-4A: 2065 FUTURE ALTERNATIVE TRANSPORTATION PLAN



## LEGEND

- At-Grade Trail Crossing
- Underpass Trail Crossing
- Multipurpose Paths
- Multipurpose Lanes

Map Created By:  
**HEIDT**  
 DESIGN  
 www.heidtdesign.com

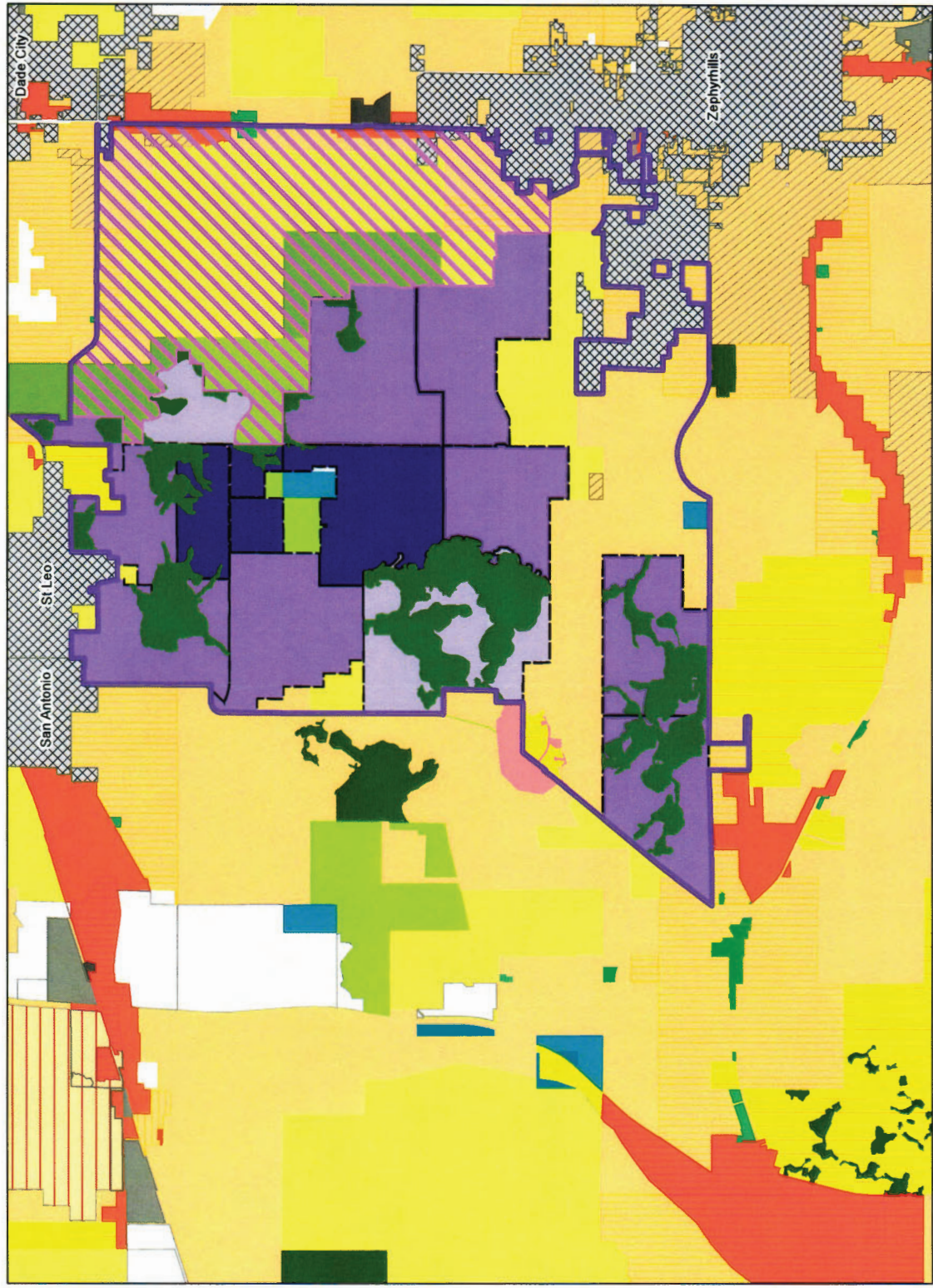
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Source: Heidt Design, Pasco County, Pasco County PAO, PDOT  
 Date of Source Data: March 20, 2023

Data were acquired from various sources including but not limited to state, county, and other sources. This map is for informational purposes only and should not be used for any other purpose. The map is not a warranty, representation, or agreement of any kind. The map is not a substitute for a professional engineering or architectural drawing. The map is not a substitute for a professional engineering or architectural drawing. The map is not a substitute for a professional engineering or architectural drawing.

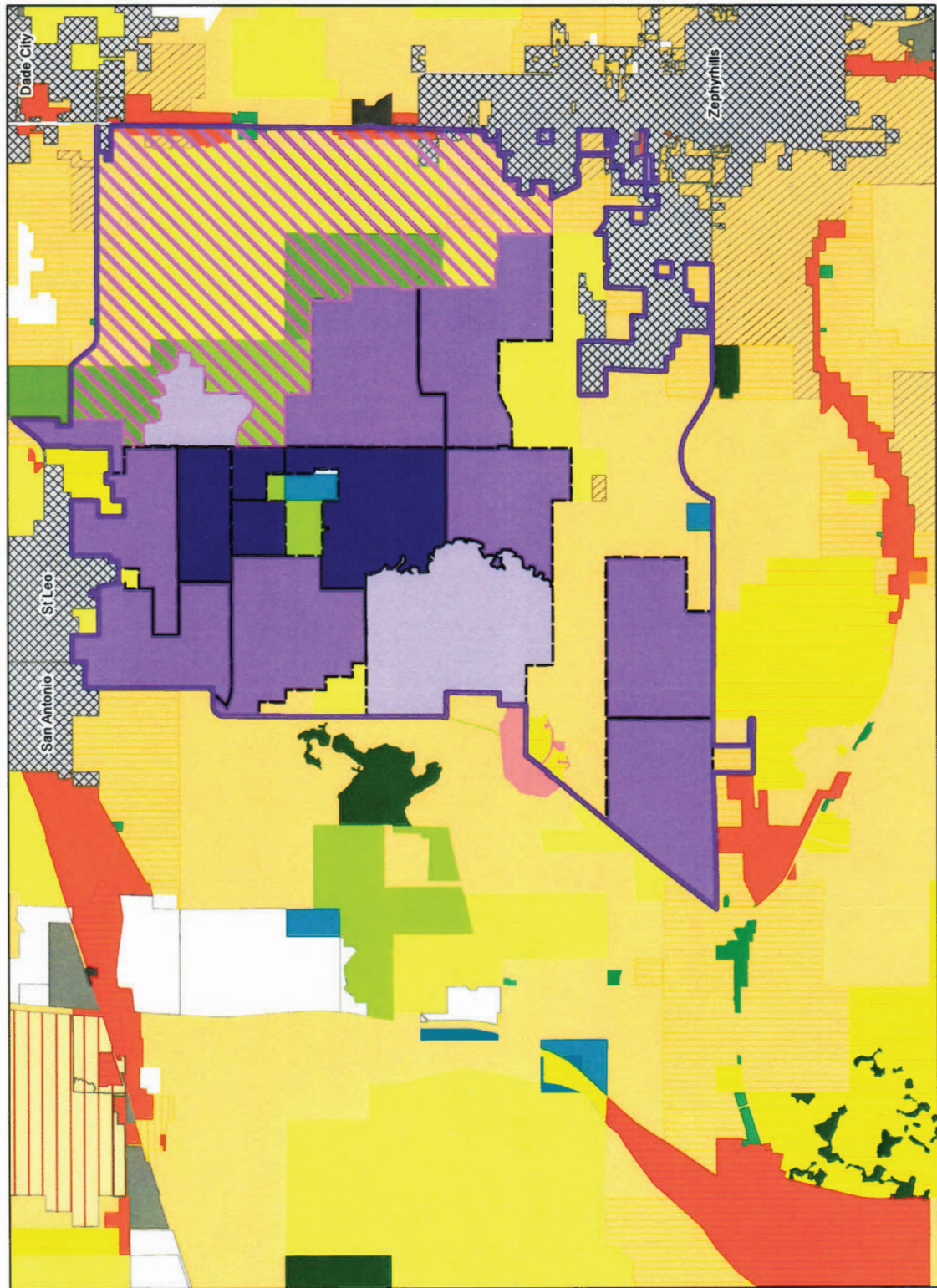


**FIGURE PH-5: FUTURE LAND USE MAP ILLUSTRATING CORE RESERVE OVERLAY**





# FIGURE PH-6: PASADENA HILLS 2065 FUTURE LAND USE MAP



## LEGEND

- Pasadena Hills Boundary
- VOPH Countryside
- Adjacent City Boundaries

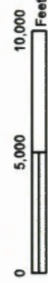
## Future Land Use

- |      |        |       |
|------|--------|-------|
| AG   | PD     | VMU-2 |
| AG/R | RES-1  | VMU-3 |
| COM  | RES-12 |       |
| CON  | RES-24 |       |
| EC   | RES-3  |       |
| GH   | RES-6  |       |
| IH   | RES-9  |       |
| IL   | ROR    |       |
| MU   | TC     |       |
| P/SP | VMU-1  |       |

Map Created By:



**HEIDT**  
DESIGN  
[www.heiddesign.com](http://www.heiddesign.com)

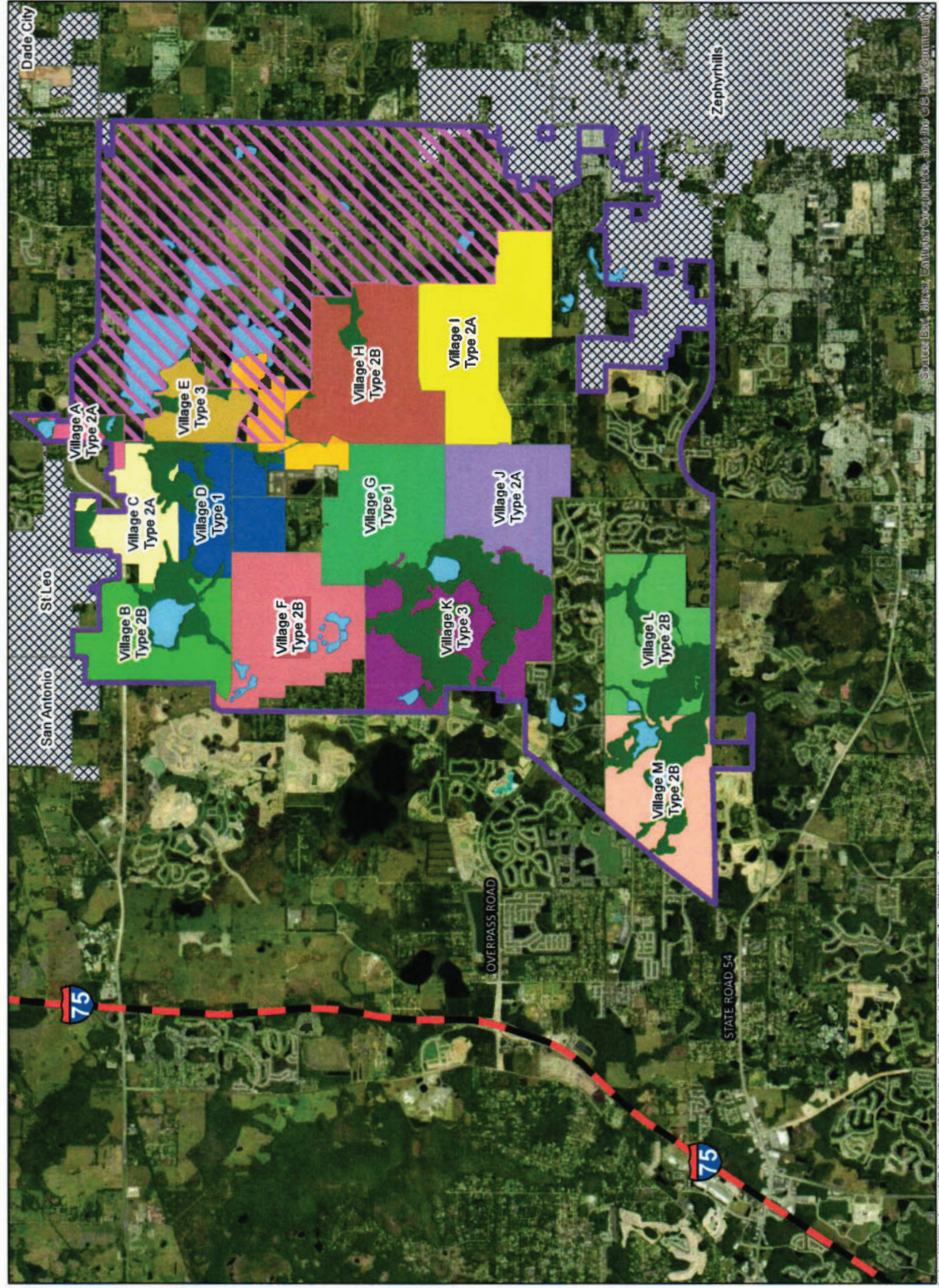


Source: Heidt Design, Pasco County, Pasco County PAC, BPP/MMD

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by third parties. Heidt Design is not responsible for any errors or omissions in the information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.



FIGURE PH-7: VILLAGE LOCATION MAP



## LEGEND

- Pasadena Hills Boundary
- VOPH Countryside
- Super Park
- Approved Core Reserve
- Adjacent City Limits

Map Created By:



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DESIGN  
www.heidt-design.com

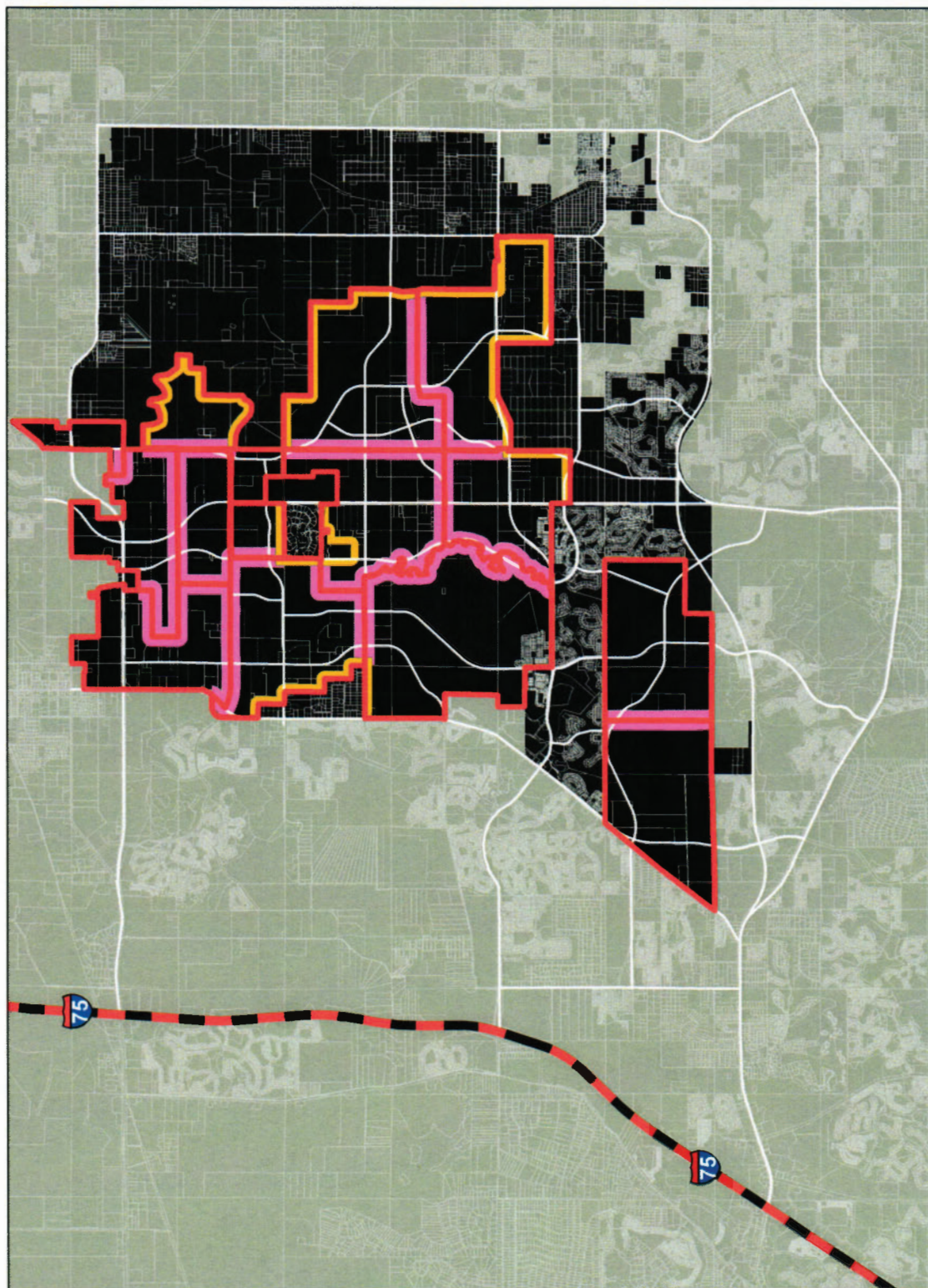
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Source: Heidt Design, Pasco County, Pasco County PNO, FDOT

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by third parties. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.



### FIGURE PH-8: VILLAGE SEPARATOR OR RURAL ENCLAVE BUFFER



## LEGEND

VOPH Villages  
50' RURAL ENC  
150' VILLAGE S  
VOPH Boundary

The 150-foot Village Separator buffer is only required in one of the two adjacent Villages for a total of 150 feet, not 300 feet. Village separator buffers are not required in the Village where non-residential development is adjacent to a Primary or Intermediate Road separating two villages or where Core Reserve or wetlands are separating two villages. Village separators are not required on the boundary of a Village if that boundary is adjacent to another Village, but is instead adjacent to the overall VOPH boundary. Excluded Properties, Rural Enclaves, or Countryside Area. Any other request to deviate from the buffer locations and/or widths shown in Figure PH-8, Village Separator or Rural Enclave Buffer, shall be presented to the Planning and Policy Committee for a recommendation and decided by the Board of Supervisors at noticed public hearings.

Map Created By:



DESIGN  
www.heltdesign.com

Source: Heltl Design, Pasco County, Pasco County PAO, FDOT

Data were acquired from various sources including but not limited to state, county, and local social entities. Hedi Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

**Exhibit B**  
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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	197,517	66,226	898	763
B	2B	<del>3,289</del> 3,389	80,000	0	107,450	59,254	3,289	<del>2,796</del> 2,880
C	2A	2,611	190,000	50,000	211,827	97,114	2,611	2,219
D	1	4,201	580,000	150,000	635,068	274,016	4,201	3,571
E	3	950	40,000	0	45,393	9,166	950	807
F	2B	<del>4,599</del> 4,499	140,000	0	178,419	82,931	4,599	<del>3,909</del> 3,824
G	1	5,315	440,000	150,000	509,666	306,889	5,315	4,518
H	2B	5,298	140,000	0	184,266	95,551	5,298	4,503
I	2A	4,388	190,000	50,000	226,637	129,085	4,388	3,730
J	2A	3,133	190,000	50,000	216,170	106,489	3,133	2,663
K	3	2,870	40,000	0	56,253	27,627	2,870	2,439
L	2B	2,326	20,000	0	33,161	22,371	2,326	1,977
M	2B	<del>2,109</del>	20,000	0	<del>31,916</del>	<del>20,256</del>	<del>2,109</del>	<del>1,793</del>
		<b>41,987</b>	<b>2,260,000</b>	<b>500,000</b>	<b>2,633,743</b>	<b>1,296,975</b>	<b>41,987</b>	<b>35,688</b>

- 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 15% reduction of residential entitlements within the Village are converted to commercial entitlements.
- Note (4) : The Maximum Office Entitlements are only achievable if the entire 15% 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 C**  
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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)	15% 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	135	55.68	7,517	197,517	120.19	16,226	66,226	763			
B	2B	<del>3,289</del> 3,389	80,000	0	<del>493</del> 508	55.68	27,450	107,450	120.19	59,254	59,254	<del>2,796</del> 2,880			
C	2A	2,611	190,000	50,000	392	55.68	21,827	211,827	120.19	47,114	97,114	2,219			
D	1	4,201	580,000	150,000	630	87.41	55,068	635,068	196.85	124,016	274,016	3,571			
E	3	950	40,000	0	143	37.71	5,393	45,393	64.10	9,166	9,166	807			
F	2B	<del>4,599</del> 4,499	140,000	0	<del>690</del> 674	55.68	38,419	178,419	120.19	82,931	82,931	<del>3,909</del> 3,824			
G	1	5,315	440,000	150,000	797	87.41	69,666	509,666	196.85	156,889	306,889	4,518			
H	2B	5,298	140,000	0	795	55.68	44,266	184,266	120.19	95,551	95,551	4,503			
I	2A	4,388	190,000	50,000	658	55.68	36,637	226,637	120.19	79,085	129,085	3,730			
J	2A	3,133	190,000	50,000	470	55.68	26,170	216,170	120.19	56,489	106,489	2,663			
K	3	2,870	40,000	0	431	37.71	16,253	56,253	64.10	27,627	27,627	2,439			
L	2B	2,326	20,000	0	349	37.71	13,161	33,161	64.10	22,371	22,371	1,977			
M	2B	2,109	20,000	0	316	37.71	11,916	31,916	64.10	20,256	20,256	1,793			
		41,987	2,260,000	500,000	6,299		373,743	2,633,743		796,975	1,296,975	35,688			

- Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.  
Office Entitlements exclude commercial uses.  
Note (1):  
Note (2):  
Note (3):  
Note (4):  
Note (5):  
Note (6):  
Note (7):  
Note (8):  
Note (9):
- The Maximum Commercial Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to commercial entitlements.  
The Commercial Entitlement Conversion is calculated by multiplying the Residential to Commercial Conversion Rate within the Village by the Residential Entitlement Reduction.  
The Maximum Commercial Entitlements are calculated by adding the Area Plan Commercial Entitlements to the Commercial Entitlement Conversion within the Village.  
The Maximum Office Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to office entitlements.  
The Office Entitlement Conversion is calculated by multiplying the Residential to Office Conversion Rate within the Village by the Residential Entitlement Reduction.  
The Maximum Office Entitlements are calculated by adding the Area Plan Office Entitlements to the Office Entitlement Conversion within the Village.  
The Adjusted Residential Entitlements are calculated by reducing the Area Plan Residential Entitlements by the Residential Entitlement Reduction selected within the Village.