

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 24-12

**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 COM (COMMERCIAL) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 48.98 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S.R. 52 AND LAND O' LAKES BLVD; AND A TEXT AMENDMENT AMENDING SUBAREA POLICY FLU 7.1.37: - TIBBETS LAND AT GOWERS CORNER SUBAREA POLICY; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 MODIFYING SUBAREA MAP 2-9 (37) TIBBETS LAND; AND 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 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 January 18, 2024, 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 February 20, 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 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 12 is hereby amended to change the Future Land Use classification from COM (COMMERCIAL) to PD (PLANNED DEVELOPMENT) affecting approximately 48.98 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 7.1.37 – Tibbetts Land at Gowers Corner Subarea Policy is hereby modified, 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.

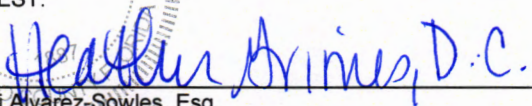
**SECTION 7. LEGISLATIVE FINDINGS OF FACT**

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

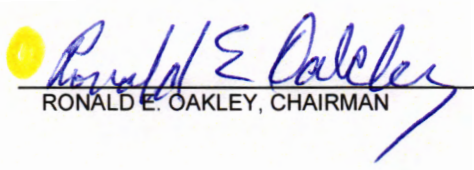
**ADOPTED** by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 20<sup>TH</sup> day of February, 2024.

(SEAL)

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

  
RONALD E. OAKLEY, CHAIRMAN

APPROVED  
IN SESSION

FEB 20 2024

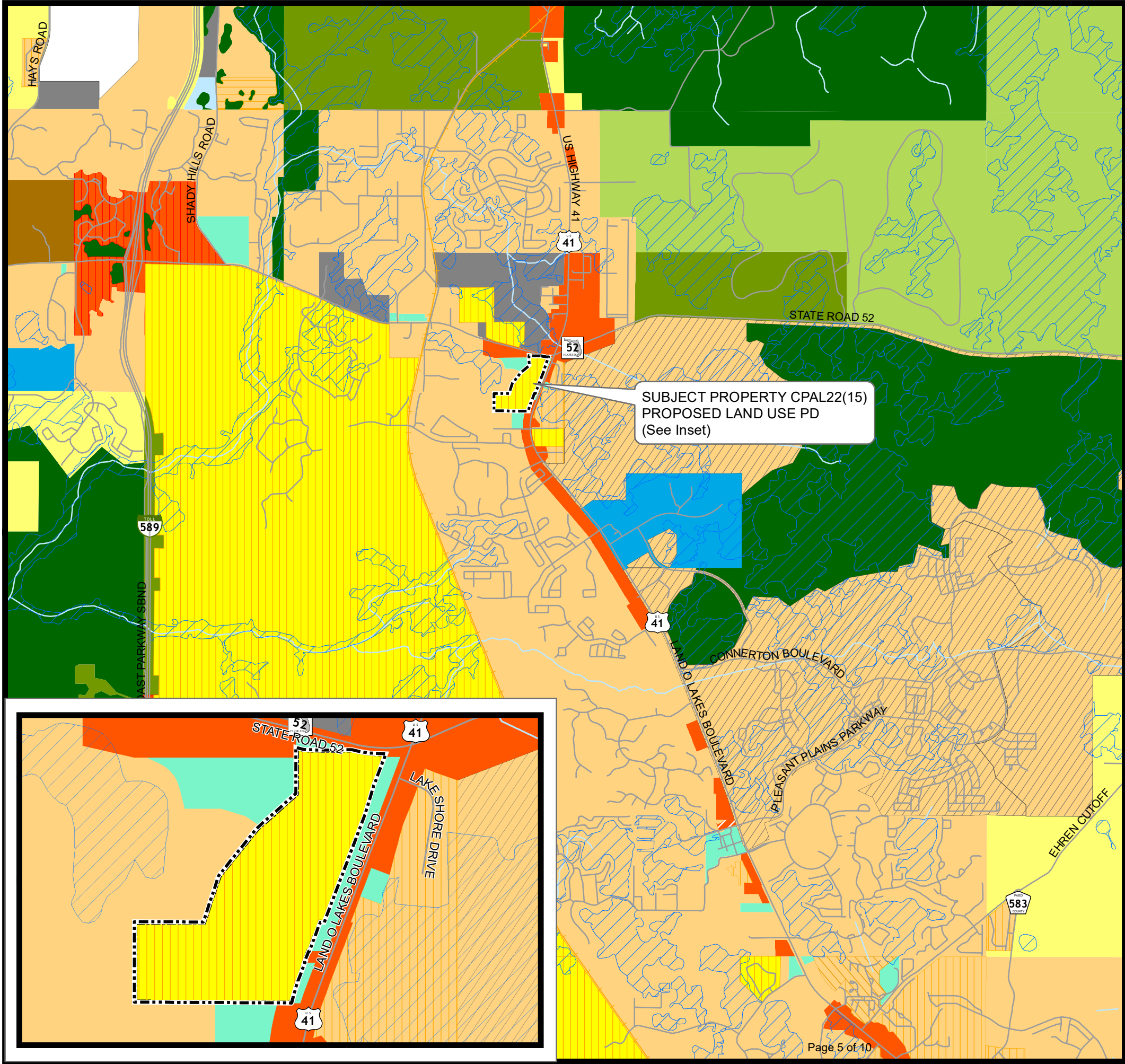
PASCO COUNTY  
BCC

**Exhibit A**

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APPROVED  
IN SESSION

ASCO COUNT  
80



THE COMPREHENSIVE PLAN  
OF UNINCORPORATED PASCO COUNTY  
FUTURE LAND USE 2025

CPAL22(15) PROPOSED LAND USE

T 2 5 S R 1 8 E

SHEET 12 of 24

DATE ADOPTED: 06/15/1989

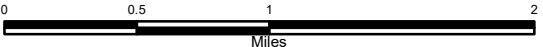
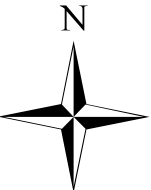
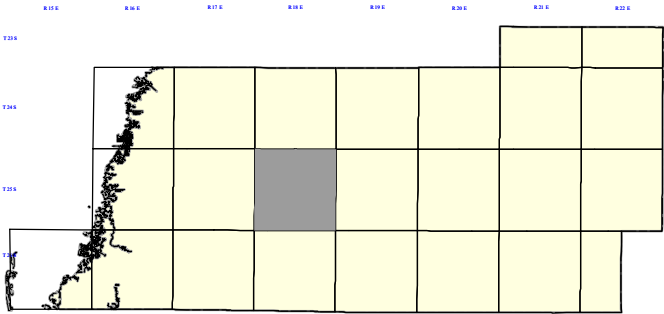
ORDINANCE # 89-13

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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**Exhibit B**

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**POLICY FLU 7.1.37: TIBBETTS LAND AT GOWERS CORNER SUBAREA POLICY  
AND SUBAREA MAP 2-9(37)**

Tibbetts Land at Gowers Corner Subarea **PD (Planned Development)** is identified on Future Land Use Subarea Map 2-9(37).

This Subarea shall be zoned **MPUD** Master Planned Unit Development **District** and shall be consistent with the Goals, Objectives and Policies of the Comprehensive Plan, Policy FLU 8.1.3 Central Market Area Vision, **and shall be governed by the terms of this Subarea Policy. Any development that would exceed the Maximum Levels of Development allowed under this Subarea Policy shall require an amendment to Policy FLU 7.1.37, 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.**

~~The MPUD shall require connectivity to abutting parcels, pedestrian circulation, accessibility to transit, compact design including a central main street feature, internalized and screened parking, enhanced architectural standards, amenity area/park, and buffering and landscaping requirements.~~

- a. The following Maximum Levels of Development and permitted uses within the Tibbetts Land at Gowers Corner Subarea may be modified through a LUEM adopted by the MPUD.**

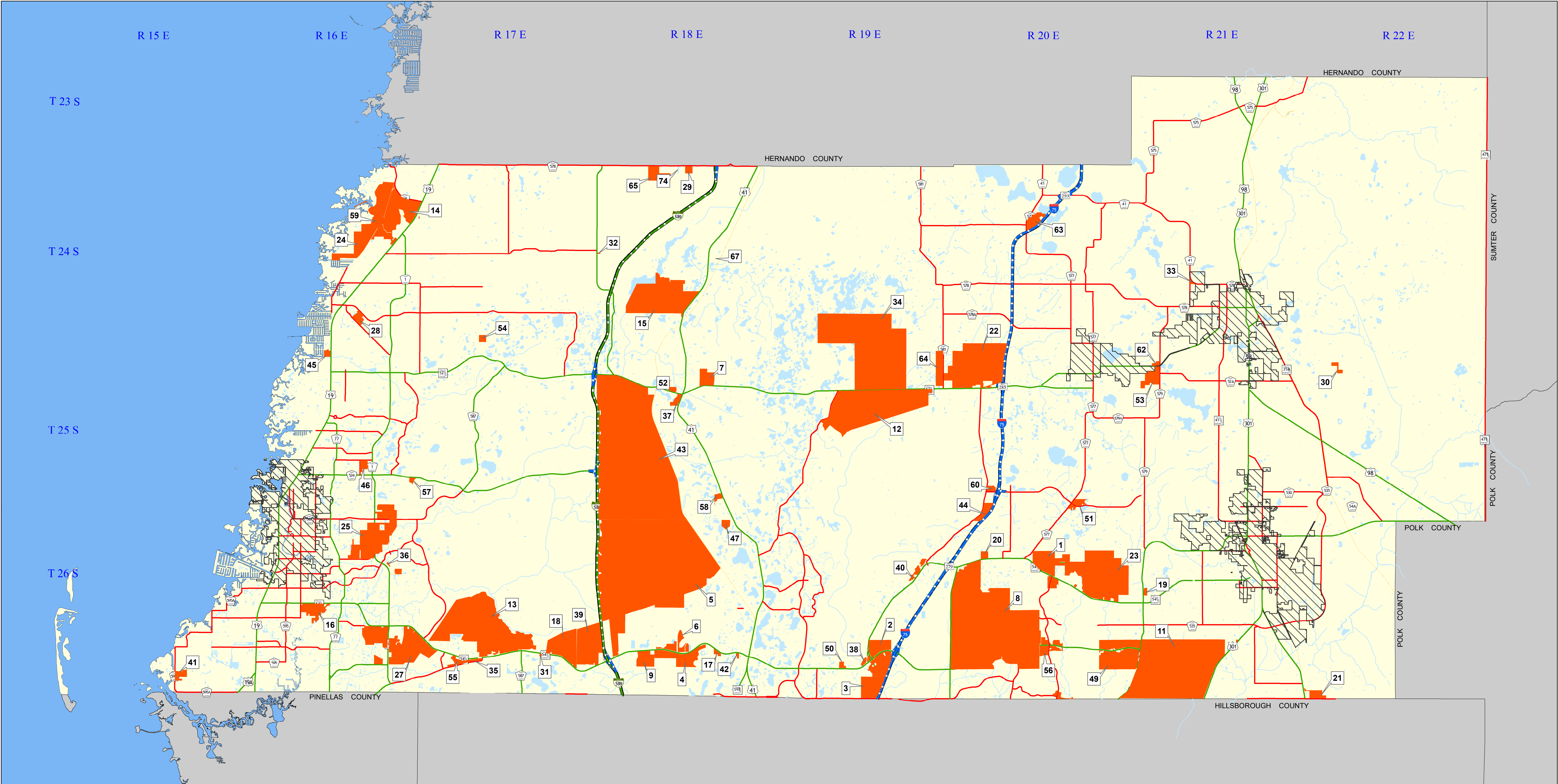
<b><u>Maximum Levels of Development</u></b>	
<b><u>Land Uses</u></b>	<b><u>Density/Intensity</u></b>
<b><u>Multi-family</u></b>	<b><u>400 Units</u></b>
<b><u>Commercial/Office</u></b>	<b><u>500,000 Square Feet</u></b>

- b. The northern portion of the project, as depicted on the MPUD Master Plan, shall contain Commercial/Office land uses. If Multi-family units are proposed in this area, they shall only occur if vertically integrated with non-residential uses.**
- c. Commercial/office uses shall be permitted everywhere within the Subarea.**
- d. Mixed-Use Trip Reduction Measures (MUTRM) development shall be encouraged.**

**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 Greenfield Del Webb CPAL22(09)
- 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
- 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

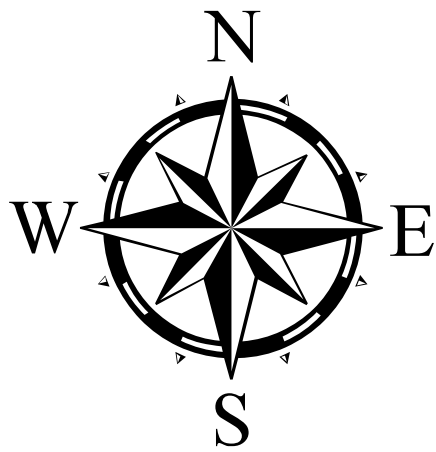
- 31 Fifth Third Bank (COM) CPAL 13(01)
- 32 Shady Hills Road (COM) CPAS 14(01)
- 33 College Hill (PD) CPAS 14(02)
- 34 Palmetto Ridge CPAL 20(13)
- 35 Trinity Communities Parcel CPAL 15 (06)
- 36 River Crossing CPAL 16(01)
- 37 Tibbetts Lands CPAL 16(03)
- 38 Brightwork Crossing CPAL 16(02)
- 39 South 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)



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## THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY

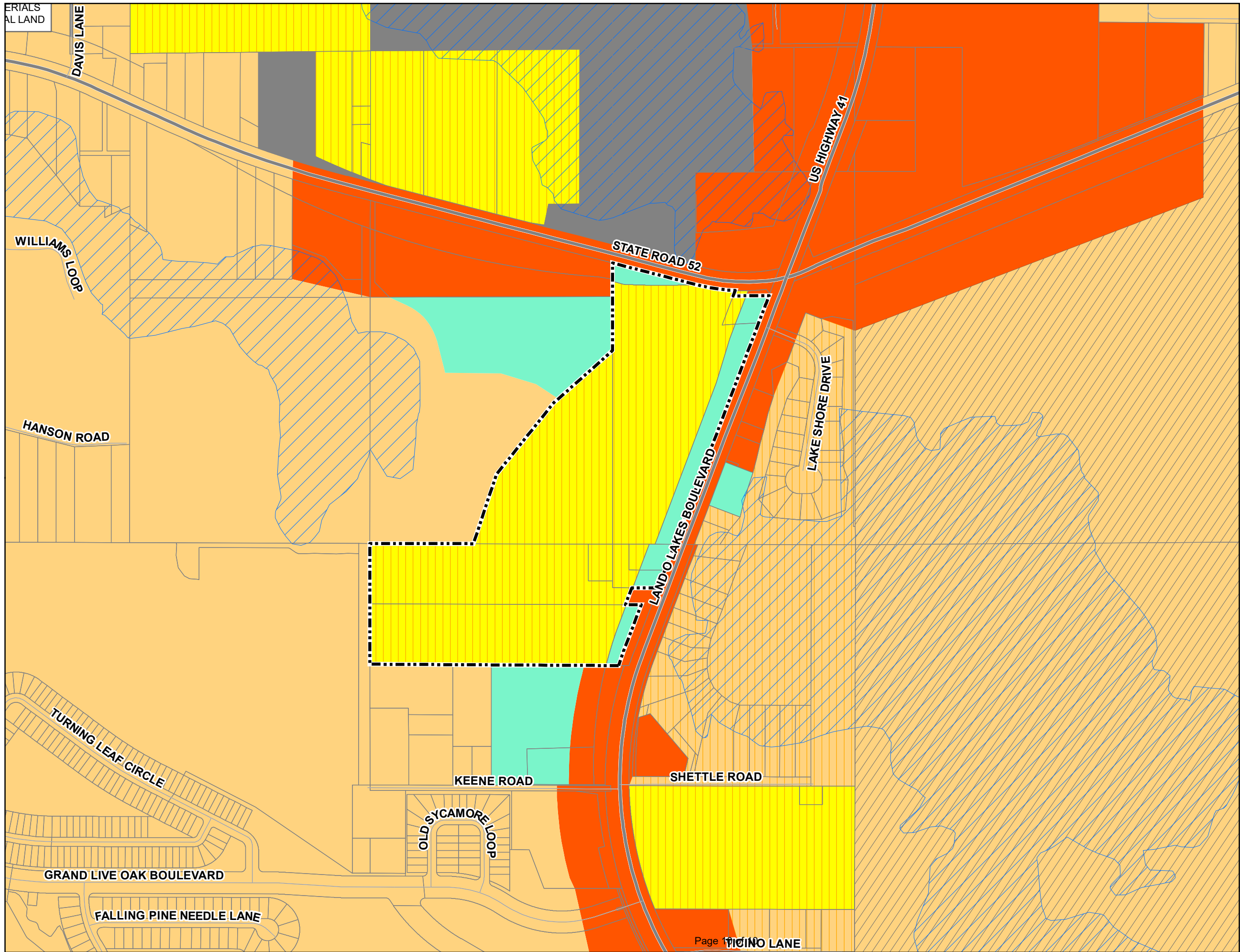


## MAP 2 - 9 SUBAREA

Author: jhlmrich

Date: 10/18/2023





**THE COMPREHENSIVE PLAN  
OF UNINCORPORATED  
PASCO COUNTY**

**MAP # 2-9 (37)  
TIBBETS LANDS**

**FLU Subareas  
SUBAREA DETAILS**

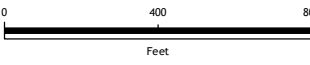
PROPOSED FLU CODE

- Wetlands - Class I
- Flexible Plan Boundry
- City Limits

**FUTURE LAND USE**

- COM
- IL
- NT
- PD
- RES-3
- RES-6
- ROR

REVISIONS:			
DATE	//	ORDINANCE #	DATE // ORDINANCE #
12/21/10	//	10-50	





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

February 23, 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. 24-12, which was filed in this office on February 23, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh