

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 24-16

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 ROR (RETAIL/OFFICE/RESIDENTIAL), COM (COMMERCIAL), AND RES-3 (RESIDENTIAL-3 DU/AC) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 76.72 ACRES OF REAL PROPERTY LOCATED SOUTH OF STATE ROAD 52 APPROXIMATELY 900 FEET WEST OF LAND O' LAKES BOULEVARD; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.76 – LAND O' LAKES 52-41; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(76) LAND O' LAKES 52-41; 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 December 7, 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 January 9, 2024, 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 March 12, 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 ROR (Retail/Office/Residential), COM (Commercial), and RES-3 (Residential-3 du/ac) to PD (Planned Development) on approximately 76.72 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 7.1.76-Land O' Lakes 52-41 is hereby created, 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 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 on this 12th day of March 2024.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Ronald E. Oakley
RONALD E. OAKLEY
CHAIRMAN

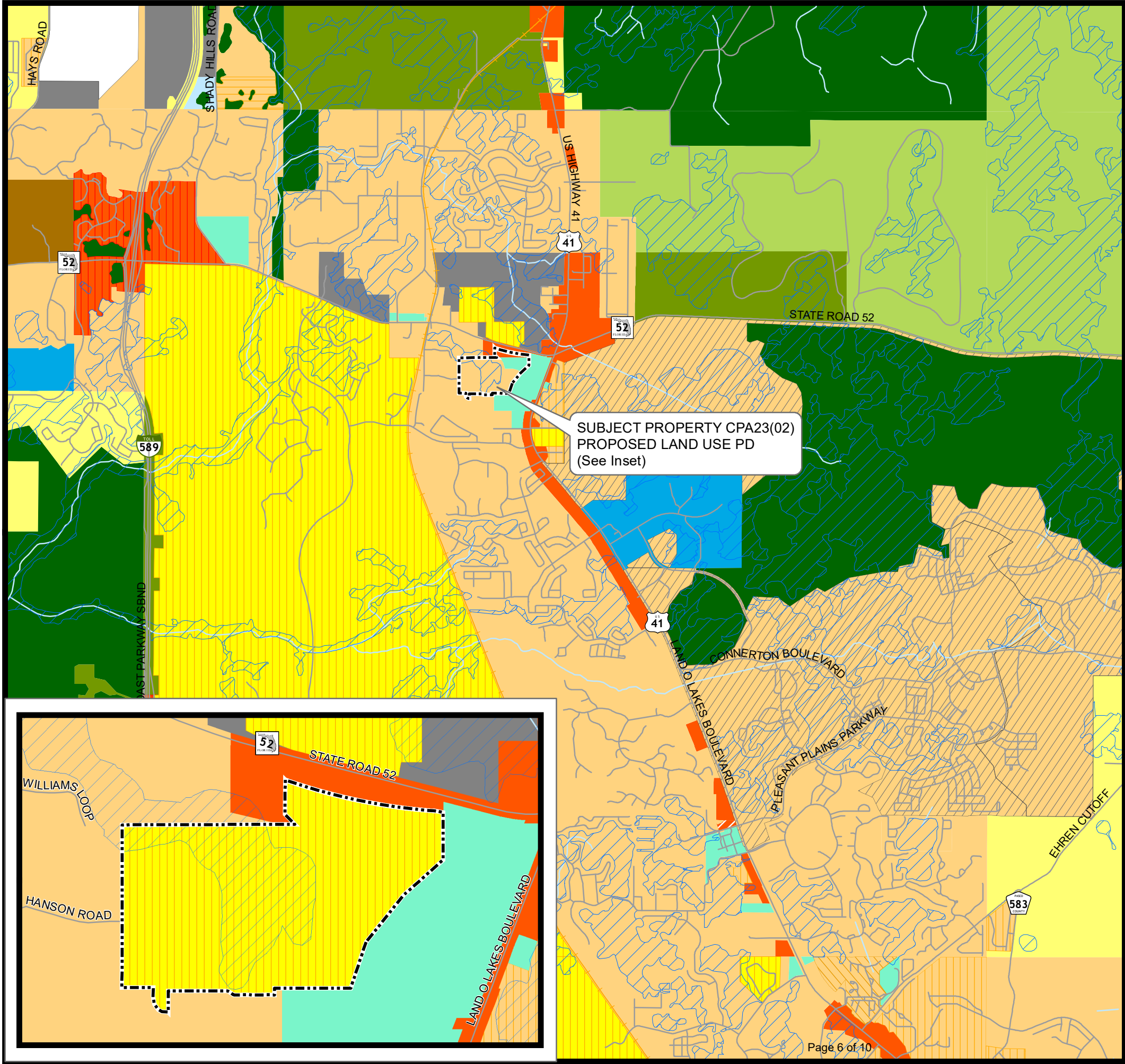
APPROVED
IN SESSION

MAR 12 2024

PASCO COUNTY
BCC

Exhibit A

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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

CPA23(02) PROPOSED LAND USE T 2 5 S R 1 8 E

DATE ADOPTED: 06/15/1989

SHEET 12 OF 24

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

Exhibit B

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LAND O' LAKES 52-41 SUBAREA POLICY

POLICY FLU 7.1.76- LAND O' LAKES 52-41

The Land O' Lakes 52-41 Subarea is identified on Future Land Use Subarea Map 2-9 (76).

This Subarea shall be zoned Master Planned Unit Development (MPUD) and shall be consistent with the Goals, Objectives and Policies of the Comprehensive Plan and shall be consistent with Policy FLU 8.1.3 Central Market Area.

All rezonings within the subarea shall be MPUD and shall be governed by the terms of this subarea policy. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to this policy, Policy FLU 7.1.76, 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.

- a. The following maximum levels of development and permitted uses within the Land O' Lakes 52-41 subarea are approved, subject to Land Use Equivalency Exchange of multi-family residential entitlements for additional retail/commercial/office as set forth in the MPUD conditions of approval.

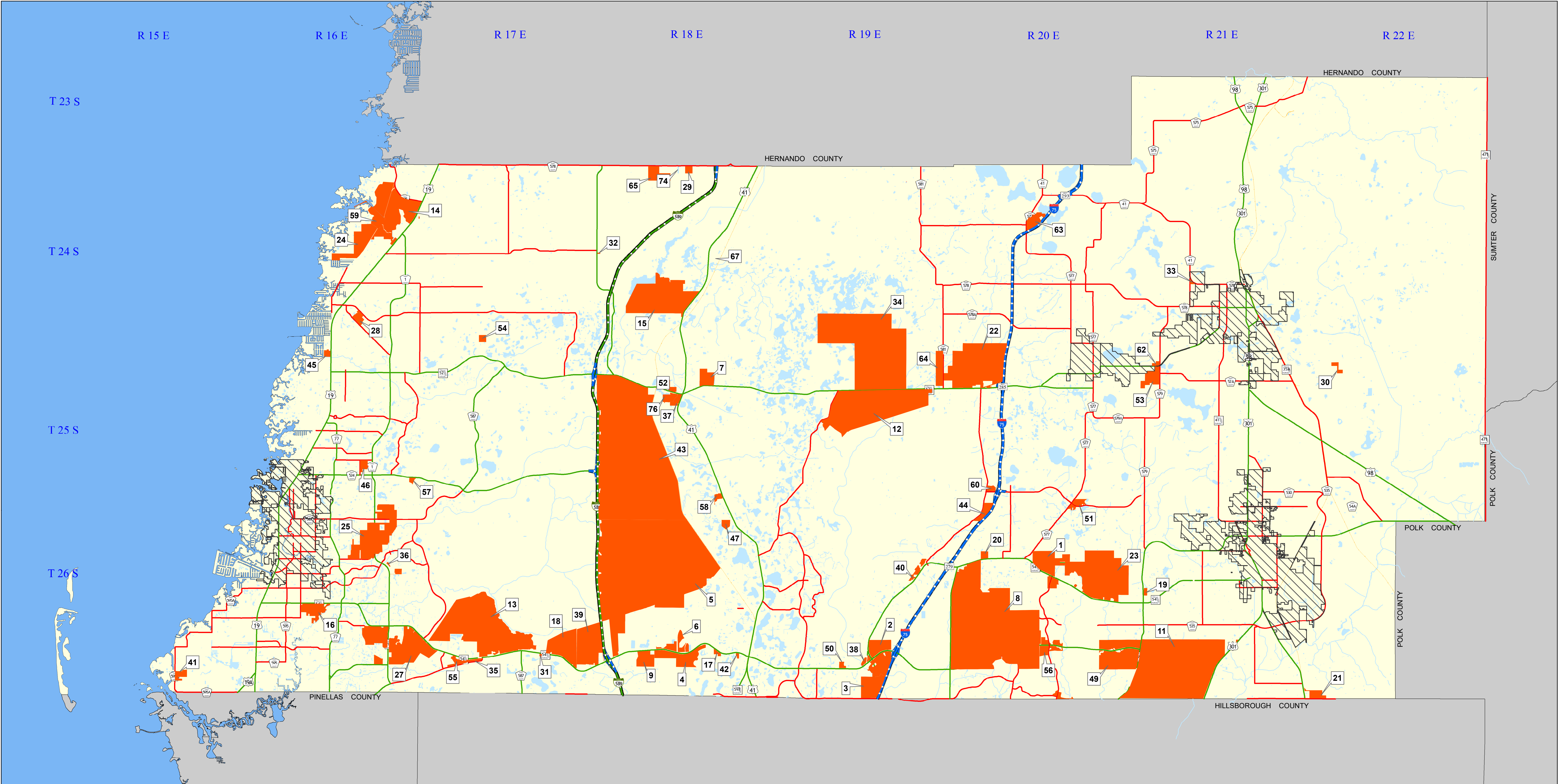
<u>Maximum Development Potential</u>	
<u>Land Uses</u>	<u>Intensity/Density</u>
<u>Retail/Commercial/Office</u>	<u>130,000 square feet</u>
<u>Multi-Family</u>	<u>350 Dwelling Units</u>

Maximum Non-Residential Intensity: Floor Area Ratio 0.60

- a. In addition to compliance with Land Development Code requirements and any approved variations or alternative standards for cross-access and interconnectivity to the adjacent properties, special consideration shall be given to vehicular and pedestrian/bicycle connectivity to/from the property to the east, to/from Bulloch Boulevard and to/from SR 52 and the MPUD Master Plan shall note same.
- b. The northern portion of the project adjacent to SR 52 shall contain Retail/Commercial/Office land uses as depicted on the Conceptual plan. Any multi-family uses along the SR 52 frontage shall be permissible if vertically- integrated (non-residential uses on the bottom floor).
- c. Any multi-family development is encouraged to be developed as a Mixed-Use Trip Reduction Measures (MUTRM) development, but may be developed with standards which are different than those for MUTRM as set forth in the Land Development Code.

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

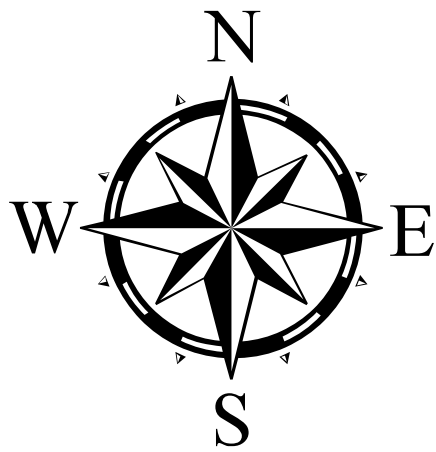
- 31 Fifth Third Bank (COM) CPAL 13(01)
- 32 Shady Hills Road (COM) CPAS 14(01)
- 33 College Hill (PD) CPAS 14(02)
- 34 Palmetto Ridge CPAL 20(13)
- 35 Trinity Communities Parcel CPAL 15 (06)
- 36 River Crossing CPAL 16(01)
- 37 Tibbetts Lands CPAL 16(03)
- 38 Brightwork Crossing CPAL 16(02)
- 39 South 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)
- 76 Land O' Lakes CPA23(02)



0 1.5 3 6
Miles

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY



MAP 2 - 9 SUBAREA



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 15, 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. 24-16, which was filed in this office on March 14, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh