



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

March 28, 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. 24-18, which was filed in this office on March 28, 2024.

Sincerely,

Matthew Hargreaves  
Administrative Code and Register Director

MJH/wlh

THE BOARD OF COUNTY COMMISSIONERS

ORDINANCE NO. 24-18

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 5) FROM RES-1 (RESIDENTIAL – 1 DU/GA) TO COM (COMMERCIAL) ON APPROXIMATELY 4.00 ACRES OF REAL PROPERTY LOCATED AT THE INTERSECTION OF SHADY HILLS ROAD AND HELEN K DRIVE; 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 March 26, 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. 5 is hereby amended to change the Future Land Use classification from RES-1 (RESIDENTIAL – 1 DU/GA) to COM (COMMERCIAL) affecting approximately 4.00 acres of real property, attached hereto as Exhibit A, and made a 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.

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.

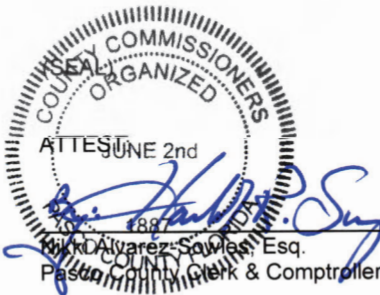
## SECTION 4. EFFECTIVE DATE.

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 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 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 26<sup>TH</sup> day of March, 2024.



BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

  
RONALD E. OAKLEY, CHAIRMAN

APPROVED  
IN SESSION  
MAR 26 2024  
PASCO COUNTY  
BCC

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

## CPA23(12) PROPOSED LAND USE T24S R17E

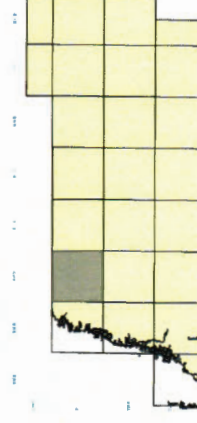
DATE ADOPTED: 06/15/1989 SHEET 4 OF 24 ORDINANCE # 89-13

### FUTURE LAND USE 2025 CLASSIFICATIONS

AG Agricultural	RE-12 Residential	RE-12 Residential
AGR Agricultural / Rural	RE-24 Residential	RE-24 Residential
AI Major Attractions	RE-3 Residential	RE-3 Residential
CL Coastal Land	RE-4 Residential	RE-4 Residential
COM Commercial	RE-4 Residential	RE-4 Residential
CON Conservation Land	RE-4 Residential	RE-4 Residential
EC Employment Center	RE-4 Residential	RE-4 Residential
GH Gateway Hub	RE-4 Residential	RE-4 Residential
HI Industrial - Heavy	RE-4 Residential	RE-4 Residential
LI Industrial - Light	RE-4 Residential	RE-4 Residential
MU Mixed Uses	RE-4 Residential	RE-4 Residential
NP-C New Port Canals	RE-4 Residential	RE-4 Residential
NT New Town	RE-4 Residential	RE-4 Residential
OP Office	RE-4 Residential	RE-4 Residential
PP Public / Semi - Public	RE-4 Residential	RE-4 Residential
PD Planned Development	RE-4 Residential	RE-4 Residential
PS Public Services	RE-4 Residential	RE-4 Residential
SH Major Recreation / Open Space	RE-4 Residential	RE-4 Residential
SE-1 Residential	RE-4 Residential	RE-4 Residential
SE-2 Residential	RE-4 Residential	RE-4 Residential
SE-3 Residential	RE-4 Residential	RE-4 Residential
SE-4 Residential	RE-4 Residential	RE-4 Residential
SE-5 Residential	RE-4 Residential	RE-4 Residential
SE-6 Residential	RE-4 Residential	RE-4 Residential
SE-7 Residential	RE-4 Residential	RE-4 Residential
SE-8 Residential	RE-4 Residential	RE-4 Residential
SE-9 Residential	RE-4 Residential	RE-4 Residential
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SE-11 Residential	RE-4 Residential	RE-4 Residential
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SE-99 Residential	RE-4 Residential	RE-4 Residential
SE-100 Residential	RE-4 Residential	RE-4 Residential

### OVERLAYS

CLASS I WETLANDS / LAKES	FLEXIBLE PLAN BOUNDARY	PASADENA HILLS OVERLAY
CITY LIMITS	ROR OVERLAY	TRANSIT CENTER OVERLAY



Pasco County, Florida

Geographic Information Systems

Information Technology

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