

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT PERTAINING TO INDUSTRIAL COMPATIBILITY ADJACENT TO WETLANDS, COMMERCIAL INFILL DEVELOPMENT, AND COMMERCIAL LOCATION LIMITATIONS; PROVIDING FOR TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT APPENDIX SECTIONS FLU-A 4, CALCULATIONS OF RESIDENTIAL DENSITIES, AND FLU-A 6, THE OFFICIAL LAND USE MAP; PROVIDING FOR TEXT AMENDMENTS TO THE CONSERVATION ELEMENT PERTAINING TO INDUSTRIAL COMPATIBILITY ADJACENT TO WETLANDS; 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, the Local Planning Agency, on March 7, 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, on April 10, 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 ("Florida Commerce") 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 Florida Commerce; 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 June 18, 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 Pasco County Comprehensive Plan Chapter 2, Future Land Use Element, is hereby amended, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. FUTURE LAND USE APPENDIX TEXT AMENDMENT

The Official 2025 Pasco County Comprehensive Plan Chapter 2, Future Land Use Appendix, is hereby amended, attached hereto as Exhibit B, and made a part hereof.

SECTION 3. CONSERVATION ELEMENT TEXT AMENDMENT

The Official 2025 Pasco County Comprehensive Plan, Chapter 3, Conservation Element, is hereby amended, attached hereto as Exhibit C, and made a part hereof.

SECTION 4. 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 5. REPEALER.

All provisions of the Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

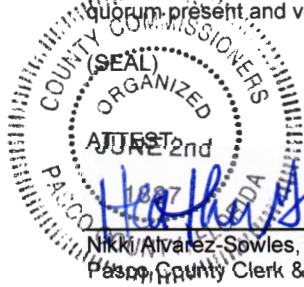
SECTION 6. EFFECTIVE DATE.

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 this 18th day of June, 2024.



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

JUN 18 2024

PASCO COUNTY
BCC

Exhibit A

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POLICY FLU 1.2.3: CATEGORY I WETLANDS/INCOMPATIBLE USES

Heavy Industrial activities and land uses (~~HH [Industrial—Heavy and IL [Industrial—Light]~~) shall not be designated adjacent to Category I wetlands as defined in the Conservation Element, Policy CON 1.3.3. Where industrial land use designations have already been shown over or adjacent to Category I wetlands on the Future Land Use Map and have been relied on for development or zoning decisions, the designation may remain. Any development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result, and an increased buffer will be required. ~~or that adequate mitigation/compensation will be provided to protect function and replace type for type.~~

POLICY FLU 1.6.1: - COMMERCIAL DEVELOPMENT

Commercial development may only be permitted within areas designated as COM (Commercial) or TC (Town Center) on the Future Land Use Map with the following exceptions:

- a. Development occurs in the PD (Planned Development) Future Land Use Classification to provide for the following:
 - (1) Ample public review prior to development approval;
 - (2) Intensity limitations based on traffic impact studies;
 - (3) On-site and necessary off-site sidewalks for convenient and safe pedestrian access;
 - (4) Building size and location to maximize visual compatibility;
 - (5) Sufficient setbacks, landscaping, and buffers to maximize visual compatibility; and
 - (6) Appropriate hours of operation to minimize noise and lighting impacts.
- b. Commercial development may be permitted within areas designated as residential Future Land Use only for (1) those mixed-use projects that are greater than 100 acres in size and that are designed using the County's TND (Traditional Neighborhood Design) Standards as adopted by ordinance into the Land Development Code, or (2) for recreational vehicle parks.
- c. Commercial development may be permitted as a support or ancillary use within areas designated as Industrial or EC (Employment Center) Future Land Use Classification.
- d. Commercial development may be permitted within property that was designated as ROR (Retail/Office/Residential) or MU (Mixed Use) Future Land Use Classification.
- e. Commercial development may be permitted within property that was designated as a commercial zoning district prior to the effective date of the Pasco County Comprehensive Plan on April 9, 1991, when such property meets the following commercial, locational criteria:
 - (1) Small Commercial Nodes. The property must be located within a commercial node at the intersection of at least two existing roadways or roadways to be constructed within the following two fiscal years in accordance with a land development agreement, the County's adopted Capital Improvement Plan (CIP), or FDOT's Transportation Improvement Program, and functionally classified as collector or higher on the Highway Vision Plan and Functional Class Map (Map 7-36). The commercial node is defined to the extent completely located within either the AG (Agricultural), AG/R (Agricultural/Rural), RES-1 (Residential - 1 du/ga), IL (Industrial - Light), or IH (Industrial - Heavy) Land Use categories on the Future Land Use Map, extending a maximum of 660 feet in each direction along the frontage of such roadways. The 660 feet of frontage is measured from the point of intersection of rights-of-way of the intersecting functionally classified roadways and is measured along property lines adjacent to the roadway right-of-way.

For property located within the Urban Service Area (USA) the floor area ratio (FAR) shall not exceed 3.0. For property located outside of the USA, the FAR shall not exceed .23 for

AG and AG/R Future Land Use Classifications, and the FAR shall not exceed .27 for RES-1, IL, or IH.

Please refer to Figures 2-1, 2-1A, and 2-2 for clarification on how a node is defined and for permitted exceptions to the 660-foot limit on the extent of the commercial node.

- (2) Medium Commercial Nodes. The property must be located within a commercial node at the intersection of at least two existing roadways or roadways to be constructed within the following two fiscal years in accordance with a land development agreement, the County's adopted Capital Improvement Plan (CIP), or FDOT's Transportation Improvement Program, and functionally classified as collector or higher on the Highway Vision Plan and Functional Class Map (Map 7-36). The commercial node is defined to the extent completely or partially located within either the RES-3 (Residential - 3 du/ga), RES-6 (Residential - 6 du/ga), RES-9 (Residential - 9 du/ga), RES-12 (Residential - 12 du/ga), or RES-24 (Residential - 24 du/ga) Land Use categories on the Future Land Use Map, as extending a maximum of 1,320 feet in each direction along the frontage of such roadways. The 1,320 feet of frontage is measured from the point of intersection of rights-of-way of the intersecting functionally classified roadways and is measured along property lines adjacent to the roadway right-of-way.

For property located within the Urban Service Area (USA) the floor area ratio (FAR) shall not exceed 3.0. For property located outside of the USA, the FAR shall not exceed .237 for RES-3, RES-6, RES-9, RES-12, or RES-24.

Please refer to Figures 2-1, 2-1A, and 2-2 for clarification on how a node is defined and for permitted exceptions to the 1,320-foot limit on the extent of the commercial node.

- f. Commercial infill development of five acres or less shall be permitted within all land use classifications except for CON (Conservation Lands) and R/OS (Major Recreation/Open Space) and shall be deemed consistent with the Comprehensive Plan provided the following siting criteria is met:

- (1.) The infill site is located along a roadway where the predominate existing uses along the roadway in both directions are commercial uses.
- (2.) The infill site does not set a precedent for further strip commercial development because either the site is surrounded by existing, built commercial development; or the geographic features, including physical infrastructure such as roads, adjacent to the site preclude any extension of the commercial use to an adjacent or adjoining property.
- (3.) For property located within the Urban Service Area (USA) the floor area ratio (FAR) shall not exceed 3.0, except for EC, TC, MU, and P/SP where the FAR shall not exceed 4.0. For property located outside of the USA, the FAR shall be consistent with the Future Land Use Classification.

POLICY FLU 1.6.2: - LOCATION OF COMMERCIAL DEVELOPMENT

Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use Designation only under the following conditions:

- a. The possible locations for the COM (Commercial) Future Land Use Designation shall be limited to areas adjacent to existing collector and arterial roadway intersections (may be in any combination of collector and/or arterial Intersection(s)) in order to maintain road capacity and not set a precedent for further strip development. The review standards included within this policy further provide guidance for determining the compatibility of a COM (Commercial) designation request with the policies of this Comprehensive Plan. Commercial uses may be planned for future collector and arterial roadway intersections to the extent that development of the commercial use is limited or restricted from occurring until the roadway intersection is constructed;
- b. Commercial uses shall not be located in a manner and type that will detract from or limit the development of designated TC (Town Center), which form of commercial development has been identified as the preferred form of commercial development; and
- c. Pasco County shall not designate additional strip commercial development through Comprehensive Plan amendments. Strip commercial land use patterns shall further be avoided by requiring a transition of land uses or the incorporation of a buffer into the development design of commercial uses. Pasco County may allow Comprehensive Plan amendments which permit strip commercial uses only as commercial infill of existing strip commercial areas which do not extend the existing strip commercial area along the roadway.

POLICY FLU 1.6.4: NEIGHBORHOOD COMMERCIAL USES

Pasco County may permit Small-Scale Neighborhood Commercial uses only in areas permitted for commercial development as identified in Policy FLU 1.6.1 or consistent with the following standards:

- a. The commercial use is part of a planned TND (Traditional Neighborhood Design) that meets the standards and requirements for a TND (Traditional Neighborhood Design) under this Comprehensive Plan; or
- b. Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use ~~Designation-Classification, not to exceed five (5) acres, which to~~ permit Small-Scale Neighborhood Commercial Uses in areas adjacent to residential uses only under the following conditions:
 - (1) Neighborhood commercial uses shall be located on collector or arterial streets, with preference given to locations at the intersections of such streets; and
 - (2) New neighborhood commercial uses shall not be located internally within existing single-family neighborhoods; and,
 - (3) Pasco County shall restrict new neighborhood commercial development that proliferate, extend, or set a precedent for future strip commercialization; and
 - (4) Development intensity is limited and designed to serve the needs of the immediate neighborhoods.

Exhibit B

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SECTION FLU A-4 CALCULATION OF RESIDENTIAL DENSITIES

Densities/Intensities and Density/Intensity Credits

1. The density and/or intensity of each development proposal shall be considered separately. In applying densities to acreages, certain nonresidential land use types that lie within a project's boundaries, such as office, commercial, and industrial uses, are excluded from the calculations. Except where the Comprehensive Plan and the Land Development Code allow for density/intensity transfers from another site to a project, only those lands specifically within a project's boundaries may be used for calculating any density/intensity incentives. Along coastal areas, only land above the mean high tide line may be used in determining acreage size.
2. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided herein. For those matters not associated with wetland or critical linkage density incentives, as set forth below, fractional density calculations which exceed .5 units per acre, the density shall round up to the nearest whole number; for those matters which are less than or equal to .5 units per acre, the density shall not be eligible to round up. Proposed developable residential acreage means that portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The Future Land Use classifications set forth the long-range potential uses of property in the context of the lawful planning horizon and provides for a wide array of potential zoning classifications within each land use classification. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use classification. Thus, in some cases, the application of zoning, subdivision, environmental, and other regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.
3. In those cases where proposed residential or nonresidential acreage contains lands which are classified as Category I Wetlands (except naturally occurring water bodies), a 25 percent density/intensity incentive* will be allowed provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.
4. In those cases where proposed residential acreage contains lands which are classified as critical linkages, 100 percent of the base density of the upland portion of the critical linkage may be transferred to the developed portion of the property as well as an additional 25 percent density incentive*, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County. See Policy CON 1.2.2.a for a discussion of other permissible density/intensity transfers for critical linkages.
5. In those cases where proposed residential or nonresidential acreage contains lands which are classified as Category II or Category III Wetlands, a ten percent density/intensity incentive* will be allowed, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.
6. For the purpose of group homes and similar facilities, the density computation shall be as provided by the zoning code. Congregate living facilities and group homes shall be permitted within any residential classification, subject to the Floor Area Ratio (FAR), provided that the density limitations of this element and the provisions of the Land Development Code and the location guidelines of the Housing Element are complied with.

EXHIBIT 2A-1
DENSITY INCENTIVE EXAMPLES FOR CATEGORY I WETLANDS

(Developable Residential Acreage + Density Incentive [Maximum of 25 Percent of Preserved Conservation Area]) X
Future Land Use Classification (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

EXAMPLE 1

Total Residential Acreage:	100	Acres
Wetlands:	<u>- 10</u>	Acres
Developable Residential Acreage:	90	Acres
Wetlands:	10	Acres
Density Incentive:	<u>× .25</u>	
	2.5	Acres

Future Land Use Classification: RES-3 (Residential - 3 du/ga)

90 Acres (Developable Residential Acres) × 3.0 (Dwelling Units/Gross Acre) = 270 Units + (Density Incentive of 2.5 Acres [Density Incentive] × 3.0 [Dwelling Units/Gross Acre]) = 7.5 Additional Units

277.5 Maximum Residential Units Allowable*

* Partial units > 0.5 will be rounded up.

Partial units ≤ 0.5 will be rounded down.

SECTION FLU A-6 THE OFFICIAL FUTURE LAND USE MAP

General Application

1. The Pasco County Future Land Use Element contains an official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements.
2. The official Future Land Use Map depicts the following land use classifications and map symbols. Such symbols shall be used to implement the Future Land Use concept subject to the projections of future population and employment as described in the Future Land Use Technical Support Document.

TABLE 2-1

Resource Protection Land Use Classifications	
Coastal Lands	C/L
Conservation Lands	CON
Major Recreation/Open Space	R/OS
Wetlands/Lakes Overlay	WLO
Rural Land Use Classifications	
Agricultural	AG
Agricultural/Rural	AG/R
Residential - 1	RES-1
Residential Land Use Classifications	
Residential - 1	RES-1
Residential - 3	RES-3
Residential - 6	RES-6
Residential - 9	RES-9
Residential - 12	RES-12
Residential - 24	RES-24
Nonresidential Land Use Classifications	
Commercial	COM
Office	OF
Industrial - Light	IL
Industrial - Heavy	IH
Mixed-Use Land Use Classifications	
Employment Center	EC
Town Center	TC
Planned Development	PD
Connerton New Town	NT
Gateway Hub	GH
New Port Corners	NPC
Other	
Public/Semipublic	P/SP
Overlay Land Use Classification	
Transit Center Overlay	TRC
Inactive Land Use Classifications	
Activity Center	AC
Major Attractors	AT
Retail/Office/Residential	ROR
Mixed Use	MU

3. Within the Northeast Pasco Rural Area, RES-1 (Residential - 1 du/ga) Future Land Use Classification is deemed to be a rural land use classification. Within the rural transition area, RES-1 (Residential - 1 du/ga) may be developed as either a conservation subdivision or as an MPUD (Master Planned Unit Development).
4. The land use classifications shown on the official Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that classification. Other uses, such as, but not limited to, recreational uses and minor public/semipublic uses, may be permitted in any land use classification consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. Major public/semipublic uses require either the Public/Semipublic Future Land Use Classification or specific inclusion in the range of potential uses of another Future Land Use classification. Specific locations for other uses are not shown on the map because they are predicated on conditions and events which cannot be predicted at this time.

The character of each land use classification is defined by development intensity, residential density, functional use, and the physical characteristics of the land. Each classification has a range of potentially permissible uses which, although not exhaustive, illustrate the character of uses permitted within the land use classification. Not all of the potential uses are acceptable anywhere within the classification. Each potential use must be evaluated in accordance with the Goals, Objectives, and Policies of the Future Land Use Element.

For example, although a residential development must comply with the maximum gross density requirements, it is not ensured of the maximum density allowed for that classification. The application of Comprehensive Plan policies dealing with the natural environment, public facilities, transportation, and/or surrounding land use compatibilities may preclude the development of maximum density on any particular site.

5. The development of a single-family detached home, when the individual Lot of Record does not meet the maximum density requirement of the Future Land Use Element, shall be permitted. Development, as described above, shall be subject to all State and local development regulations including, but not limited to, those regulations designed to effectuate its intent.
6. All land use classifications shall permit the consideration of churches, schools, day-care facilities, and sites for compatible public facilities, when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations.
7. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided in Section FLU A-4. For those matters not associated with wetland or critical linkage density incentives, as set forth below, fractional density calculations which exceed .5 units per acre, the density shall round up to the nearest whole number; for those matters which are less than or equal to .5 units per acre, the density shall not be eligible to round up.
8. For nonresidential projects, the maximum gross building square footage shall be the sum of the nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.
9. Schools shall be permitted in all Future Land Use classifications except CL (Coastal Lands) and CON (Conservation Lands). Pasco shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use Classifications only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:
 - a. The student population density of the area, such as sufficient student population of the existing rural communities;

- b. Require, where feasible, the location of new elementary and middle schools, internal or adjacent to residential neighborhoods; and
- c. Public safety.

Pasco County shall permit consideration of location of schools for grades nine and above, including postsecondary, IL (Industrial - Light), and IH (Industrial - Heavy), upon demonstration of the interrelatedness and compatibility of the proposed school and surrounding land uses.

All public-school facilities shall be consistent with the school siting standards set forth in the Public-School Facilities Element to the extent practicable.

~~10. Overlay Land Use classifications are established and defined for use on the Official Future Land Use Map to establish targeted geographic areas within which the application of highly specialized policies can be implemented.~~

~~11.10.~~ Overlay Land Use classifications comprise the second part of the Future Land Use Classification system. No land shall be designated on the Official Future Land Use Map using any Overlay Land Use classification other than those listed in the summary table FLU A-6, Table 2-1. Policies applicable to Overlay Land Use classifications are described in the Future Land Use Appendix.

~~12.11.~~ Overlay Land Use classifications are intended to act in concert with the underlying Future Land Use classifications. In circumstances where there is an Overlay Land Use classification, the proper reference for the Future Land Use Classification on a property shall be Underlying Future Land Use Classification/Overlay Future Land Use Classification. For example, if a property had an underlying classification of COM (Commercial) and had the Transit Center Overlay, it would be referred to as COM (Commercial)/ TRC (Transit Center Overlay).

~~Pasco County shall permit consideration of location of schools for grades nine and above, including postsecondary, IL (Industrial - Light), and IH (Industrial - Heavy), upon demonstration of the interrelatedness of the proposed school and surrounding land uses.~~

~~All public school facilities shall be consistent with the school siting standards set forth in the Public School Facilities Element to the extent practicable.~~

DEFINITIONS OF FUTURE LAND USE CLASSIFICATIONS

RES-3 (RESIDENTIAL 3 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum of 3.0 dwelling units/developable residential acre. Attached residential development at a maximum of 3.0 dwelling units/developable residential acre may be permitted within an MPUD Master Planned Unit Development.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 4.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions - Dwelling Units/Developable Residential Acre: 3.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.27

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

RES-6 (RESIDENTIAL 6 DU/GA)

Intent: To recognize those areas suited for single-and multiple-family residential development having a maximum density of six dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed nine dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions - Dwelling Units/Developable Residential Acre: 6.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.27

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

RES-9 (RESIDENTIAL 9 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of nine dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 13.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions - Dwelling Units/Developable Residential Acre: 9.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.27

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

RES-12 (RESIDENTIAL 12 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of 12 dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 18 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions - Dwelling Units/Developable Residential Acre: 12.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.27

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

RES-24 (RESIDENTIAL 24 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of 24 dwelling units/developable residential acre.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions - Dwelling Units/Developable Residential Acre: 24.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.27

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

ROR (RETAIL/OFFICE/RESIDENTIAL)

Note: This Future Land Use classification is INACTIVE. Existing properties assigned ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, or both a Notice of Proposed Change to an existing Development of Regional Impact and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an ROR (Retail/Office/Residential) Future Land Use Classification.

Intent: To identify established areas exhibiting a broad range of commercial and residential uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the ROR (Retail/Office/Residential) Land Use Classification.

The mix of uses within the areas designated for future ROR (Retail/Office/Residential) development must contain at least two of the following uses with amounts of each within the ranges shown below:

Residential: 0—75 Percent

Retail: 0—75 Percent

Office: 0—75 Percent

General Range of Potential Uses:

Commercial uses, residential uses, hotels, motels, compatible light manufacturing, processing, and assembling of goods.

Density Restrictions - Dwelling Units/Developable Residential Acre: 24.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.60

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

MU (MIXED USE)

Note: This Future Land Use classification is INACTIVE. Existing properties assigned MU (Mixed Use) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to MU (Mixed Use) as of the effective date of this Comprehensive Plan may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an MU (Mixed Use) Future Land Use Classification.

Intent: To identify areas which are established as, or suitable for, major centers of suburban/urban activity and are limited to areas with a high level of public-facility availability along expressways. Also, to provide incentives to encourage or require the horizontal or vertical integration of various residential and nonresidential uses within these areas and the development of a high-quality environment for living, working, or visiting.

General Range of Potential Uses:

Commercial, light-industrial, research/corporate parks; warehouse/distribution; residential uses; hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions - Dwelling Units/Developable Residential Acre: 32.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 3.0

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 4.0.

COM (COMMERCIAL)

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the COM (Commercial) Land Use Classification.

General Range of Potential Uses:

Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two or more stories, wherein the first-floor uses are commercial, office, and/or other nonresidential uses. Parking areas do not count as a nonresidential use in this context.

Density Restrictions - Dwelling Units/Developable Residential Acre: 24.00 Maximum

Note: Small-Scale Comprehensive Amendments to the COM (Commercial) Future Land Use Classification shall be limited to a maximum residential density of ten dwelling units/gross acre and shall be delineated on the Future Land Use Map with a specific symbol/pattern and a footnote.

Maximum Nonresidential Intensity - Floor Area Ratio: 0.60

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

OF (OFFICE)

Intent: To consist of a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. This land use should be located along collector and arterial roadways to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher-intensity nonresidential uses and a variety of residential uses and is generally less than ten acres in size.

General Range of Potential Uses:

Conversion of existing residential structures to low-intensity professional office uses, general office development, nursery schools, libraries, laboratories, day-care centers, public elementary schools, public middle schools, and public high schools; and special exception uses, such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. This land use requires a full range of urban services and facilities (see Exhibit 2-1, Services and Facilities by Classification).

Density Restrictions - Dwelling Units/Developable Residential Acre: 0.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 0.35

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

IL (INDUSTRIAL-LIGHT)

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

General Range of Potential Uses:

Office, Hotels, light industry, research/corporate parks, solar facility, and warehouses/distribution.

~~Maximum Nonresidential Intensity - Floor Area Ratio: 0.50~~ Other retail/commercial support may be limited to 15 percent of the net project acreage, and may include uses such as restaurants, ~~banks~~, day-care centers, dry cleaners, ~~hotels, motels~~, auto maintenance and repair, and service stations.

~~Other retail/commercial support uses shall be limited to 15 percent of the net project acreage.~~

Maximum Nonresidential Intensity - Floor Area Ratio: 0.50

Maximum Floor Area Ratio:

0.27 Retail/Commercial Support Uses

0.50 ~~Hotels/Motels~~

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

Density Restrictions - Dwelling Units/Developable Residential Acre: 0.00

IH (INDUSTRIAL-HEAVY)

Intent: To recognize areas suited for development of all industrial uses which may have objectionable aesthetics or be associated with adverse noise, smoke, dust, or vibration impacts.

General Range of Potential Uses:

Light industry, Hotels, heavy industry, mining, ports, solar facility, and warehouse/distribution.

Other retail/commercial support uses may be limited to 15 percent of the net project acreage, and may include uses such as restaurants, banks, dry cleaners, auto maintenance and repair, and service stations. Day-care centers and hotels/motels are not permitted in IH (Industrial - Heavy).

~~Other retail/commercial support uses shall be limited to 15 percent of the net project acreage.~~

Maximum Floor Area Ratio:

Nonresidential Intensity - Floor Area Ratio: 0.50

0.27 Retail/Commercial Support Uses

0.50 ~~Hotels/Motels~~

Density Restrictions - Dwelling Units/Developable Residential Acre: 0.00

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 3.0.

MU (MIXED USE)

~~Note: This Future Land Use classification is INACTIVE. Existing properties assigned MU (Mixed Use) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to MU (Mixed Use) as of the effective date of this Comprehensive Plan may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an MU (Mixed Use) Future Land Use Classification.~~

~~Intent: To identify areas which are established as, or suitable for, major centers of suburban/urban activity and are limited to areas with a high level of public facility availability along expressways. Also, to provide incentives to encourage or require the horizontal or vertical integration of various residential and nonresidential uses within these areas and the development of a high-quality environment for living, working, or visiting.~~

~~The mix of uses within areas designated as MU (Mixed Use) must contain at least two of the following uses with amounts of each within the range shown below:~~

~~Residential: 0—75 Percent~~

~~Retail: 0—75 Percent~~

~~Office: 0—75 Percent~~

~~Light Industrial: 0—75 Percent~~

General Range of Potential Uses:

Commercial, light industrial, research/corporate parks, warehouse/distribution, residential uses, hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

~~Density Restrictions—Dwelling Units/Developable Residential Acre: 32.00 Maximum~~

~~Maximum Nonresidential Intensity—Floor Area Ratio: 3.0~~

EC (EMPLOYMENT CENTER)

Intent: The EC (Employment Center) Land Use Classification is a mixed-use land use classification that permits corporate business parks, "targeted primary businesses," higher-density residential, and industrial uses. Retail uses

are limited to only those uses that support the primary businesses and residences located within the employment center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

The EC (Employment Center) Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision and economic development goals by focusing development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by creating a specific mechanism to locate higher-intensity target-business uses in compact locations along major roadways and intersections in order to reduce development pressure in other areas of the County, thereby reducing road congestion and other community impacts associated with sprawl development.

Special Provisions and Mix of Uses:

1. Mix of Use:

- a. The employment center shall be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	100 75%
Multiple-family Uses	20%	40%
Support Commercial/Office Uses	0 5%	20%

This distribution range represents the mix of uses within each area designated as an employment center which would be accommodated over the planning horizon. The specific method for determining the land use mix distribution on a parcel-by-parcel basis during the development review processes will be established as either a part of the standards and guidelines of the Land Development Code or as a part of an areawide master planning process. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described above. The uses permitted within the land use classification may be developed in any sequence.

- b. ~~Small Projects: The Zoning/Code Compliance Administrator~~ Planning and Economic Growth Department (PEG) Director or designee may allow an exemption from the mix-of-use requirements as follows:

- (1) Any parcel of record as of January 26, 2007, with an EC (Employment Center) Future Land Use Classification that is ten acres or less in size may be developed with any of the allowable uses in the EC-MPUD Employment Center Master Planned Unit Development.
- ~~(2) Any parcel of record as of January 25, 2007, with an EC (Employment Center) Land Use Classification that is 20 acres or less in size is exempt from the minimum multiple family component requirement. The maximum development for industrial, target industry, and/or corporate business park uses shall be 95 percent.~~

2. Locational Criteria:

In order to achieve the stated purpose, employment centers shall include or be located to achieve the following objectives:

- a. Promote the development of employment centers in close proximity to the regional road network, providing high visibility and convenient access;
- b. Discourage urban sprawl by clustering economic development activities along growth corridors;

- c. Promote the development of target primary businesses that will make the most efficient use of the County's investments in infrastructure and services;
 - d. Provide high-density residential development and affordable housing in close proximity to employment centers;
 - e. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and uses from nonresidential areas; and
 - f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Development Element of the Comprehensive Plan or other economic policies adopted by the Board of County Commissioners.
3. Guiding Principles:
- a. Future Land Use Classification Requires Rezoning: Comprehensive Plan Amendments to ~~E~~mployment Center land use classification(s) are required to be rezoned to one of the following:
 - 1) ~~A~~n EC-MPUD Master Planned Unit Development Zoning District; or an Employment Center Planned Development prior to development.
 - 2) Euclidean Zoning district with a Development Agreement (DA); or
 - 3) A Development Agreement (DA) on the existing Euclidean zoning district.
 - b. Development Intensities: The County shall establish the following development intensities as the maximum intensity/density for employment center development.

Intensity: 3.0 Floor Area Ratio

Density: 32 Dwelling Units/Developable Residential Acre

The criteria for establishing appropriate intensities within a specific site includes compatibility with surrounding existing and planned uses, adequacy of existing and programmed public services and facilities, economic-development objectives, and consistency with the Comprehensive Plan based upon the unique characteristics of each site.

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 4.0.
 - c. Compatibility: The Employment Center Planned Development Master Development Plan shall include standards and options for "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses, to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco Rural Area, where applicable.
 - d. Development Phasing: Development of the phases of an employment center shall be timed to insure that required facility capacity is available concurrent with the demands of the center in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
 - e. Access Within the Development: Employment centers shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Sidewalks, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.

TC (TOWN CENTER)

Intent: To provide for a mix of uses within a development site or within a multiple-parcel area to promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. The TC (Town Center) Land Use Classification requires a TND (Traditional Neighborhood Design) or transit-oriented design development form as specified in the Comprehensive Plan.

General Range of Uses:

The TC (Town Center) Land Use Classification requires a mix of land uses. Development shall include a mix of nonresidential, retail, residential, civic, and community common-area uses.

Special Provisions and Mix of Uses:

1. Retail: A minimum of 25 percent of the total buildable land area shall be developed as nonresidential uses. Vertically mixed-use buildings that provide retail uses on the ground floor shall count toward meeting this requirement. Additionally, a minimum of 30 percent and a maximum of 75 percent of the total nonresidential (including retail and office) floor space shall be constructed for retail uses.
2. Residential: A minimum of 25 percent of the total buildable land area shall be developed as residential use.
3. Community Common Areas: A minimum of 15 percent of each town center shall be usable community common areas and open space accessible to the public. Two types of community common areas, as described below, are required. All community common areas shall be owned and maintained by the property owner, property owner associations, homeowners' associations, or similar entities.
 - a. A minimum of five percent of the total land area shall be provided in the form of greens, squares, and plazas.
 - b. A community park a minimum of one contiguous acre in size shall be provided within the land use classification. Community parks shall include, at minimum, one shelter and walking paths/trails. Parks may also include open-play areas and ball fields.
4. Compatibility: Development within the TC (Town Center) Land Use Classification shall be designed in a manner to promote compatibility of uses. Special consideration shall be given to pedestrian connections, building setbacks, and building heights, and the location, type, and size of buffering and landscaping to prevent adverse impacts to adjacent established residential neighborhoods.
5. Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see Exhibit 2-1, Services and Facilities by Classification) and facility plans. The construction of facility capacity must be designed and constructed to provide sufficient facility capacity for each phase of development, such that each phase is "self-sufficient" with regard to the provision of adequate facility capacity on a cumulative basis in case subsequent phases are delayed or abandoned.

Minimum Size:

Individual locations for a town center must be a minimum of 40 acres to qualify for a TC (Town Center) Future Land Use Classification.

Density Restrictions - Dwelling Units/Developable Residential Acre: 24.00 Maximum

Maximum Nonresidential Intensity - Floor Area Ratio: 3.0

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 4.0.

PD (PLANNED DEVELOPMENT)

Intent: To provide for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

Comprehensive Plan Amendment requests for the assignment of a PD (Planned Development) Future Land Use Classification must be accompanied by a concept plan identifying: the range of uses, density, intensity, maximum units, and nonresidential square feet. The concept plan shall also show a general arrangement of land uses and shall articulate the guiding development principles for the PD (Planned Development). All PD (Planned Developments) require rezoning to either MPUD Master Planned Unit Development or commercial planned

development prior to development. All rezoning requests must be accompanied by a Master Development Plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting, and building heights to ensure compatibility with adjacent uses.

If the proposed plan does not or cannot achieve the desired level of compatibility as determined by the Board of County Commissioners, the Board of County Commissioners may deny the rezoning request.

PD (Planned Development) Land Use Classifications are made through amendments to the Future Land Use Map.

General Range of Potential Uses:

Mixed-use developments (residential and nonresidential uses on the development site); residential developments with a range of unit types and densities; nonresidential developments such as office, commercial, industrial, elementary schools, middle schools, and high schools; attendant-on-site facilities such as utilities and recreation areas. Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial) land use classifications for uses on the development site (see Exhibit 2-1, Services and Facilities by Classification).

Special Provisions and Mix of Uses:

1. Future Land Use Classification Requires Concept Plan and Rezoning: Comprehensive Plan Amendments to PD (Planned Development) must be accompanied by a concept plan as provided above. The specific mix of uses of the land use classification will be established at the time that the classification is assigned. The specific arrangement of uses shall be determined upon completion of all required development review processes provided for the MPUD Master Planned Unit Development and commercial planned development zoning districts as described in the Pasco County Land Development Code.
2. Conservation and Open Space: Planned developments are required to provide protection of defined conservation areas and open space, and provide recreation and pedestrian circulation as a component of site design.
3. Minimum Open Space: Open space areas shall be designated as appropriate to meet the needs of the project, the community, and the vision of the market area in which the PD (Planned Development) is located.
4. Compatibility with Adjacent Uses: Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.
5. Nonresidential-Use Locations: Commercial and other nonresidential uses within planned developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian, and bicycle access for residents of the planned development community and will minimize the impact of commercial uses on adjacent and surrounding communities.
6. Minimum Size: Mixed-use planned developments are required to be the size necessary in order to effectively design the site for residential and nonresidential uses.

Mix of Uses:

The mix of uses for PD (Planned Development) Land Use Classifications shall be established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

Density Restrictions - Dwelling Units/Developable Residential Acre:

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

Maximum Nonresidential Intensity - Floor Area Ratio:

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

PD Index: Identification of Specific PD Designations and Associated Master Planned Unit Development (MPUD) Re-Zoning Conditions.

Each individual PD designation on the Future Land Use Map shall be indexed with a separate number to distinguish the specific MPUD conditions associated with the given PD designation. Each PD designation will also list within the Comprehensive Plan the density, intensity and general mix of uses approved by the associated MPUD. This index is contained in the following table:

Planned Development Index Table

PD No.	MPUD No.	Density	Intensity	Mix of Uses
PD-1	RZ6758	0 du/ga	61,090 sq. ft.	Commercial
			10,000 sq. ft.	Professional Office
PD-2	RZ6765	20 du/ga	25,000 sq. ft.	Commercial
			85,000 sq. ft.	Professional Office
			70,000 sq. ft.	Self Storage

GH (Gateway Hub)

Intent: To recognize the unique characteristics of the Gateway to Pasco County and the Tampa Bay Region at the intersection of S.R. 52 and I-75. The purpose is to create a mixed use classification that will provide for appropriate development of this critical regional location.

The classification includes:

1. Subareas with identified use, and maximum densities/intensities.
2. Guiding principles.
3. Implementation procedures.

The Gateway Hub shall be applied as shown on Future Land Use (FLU) Map 2-15, Sheet Nos. 07 and 14.

The Gateway Hub consists of the subareas identified on the conceptual plan and shown on FLU Map 2-9(22A).

Maximum Development Potential by Subarea

Subcategory	Acreage	Maximum Density Per Acre	Maximum Dwelling Units	Maximum Intensity	Maximum Sq. Ft. Per Subcategory
Community Mixed Use - 9	348.37	9 du/ga	1,098	.27 FAR	2,235,592
Corporate Center	146.17	32 du/ga	936	3 FAR	11,465,602
Interstate Mixed Use - 9	411.1	9 du/ga	925	.35 FAR	3,699,240
Office/Commercial	104.8	9 du/ga	356	.35 FAR	994,344
Multiple-family - 9	377.4	9 du/ga	3,393		
Single-family - 3	215.28	3 du/ga	645		
Single-family Estate - 1	27.25	1 du/ga	27		

Development Mix by Subarea

Subarea Name	Residential %	Nonresidential %
Community Mixed Use - 9	35%	65%
Corporate Center	See Table Under Permitted Uses	See Table Under Permitted Uses

Interstate Mixed Use - 9	25%	75%
Office/Commercial	See Table Under Permitted Uses	See Table Under Permitted Uses
Single-family - 3	100%	
Single-family-Estate - 1	100%	

Notwithstanding the maximum densities and intensities identified above:

1. The total number of daily external trips shall not exceed 349,249.
2. The number of residential units may not exceed 7,402.

Permitted Uses by Subarea

The following is the general range of uses permitted by Gateway Hub Subarea:

Community Mixed Use-9 Subarea

Uses permitted for consideration within the Community Mixed Use-9 Subarea include administrative and professional offices, banks, conference facilities, day-care centers, hotels, motels, condotels, junior department stores, personal services, post-secondary education, private schools, medical offices, professional services, public and quasi-public buildings and facilities, research and development facilities, residential treatment and care facilities, restaurants, retail services, schools for business or industrial training, service establishments, and service stations. Residential uses include two-family, triplex, quadruplex, multiple-family, townhouses, and live-work units.

Corporate Center Subarea

The Corporate Center Subarea shall be limited to the following use types: uses permitted under the EC (Employment Center) Future Land Use Classification.

The Corporate Center Subarea shall be developed to accommodate an area-wide composite land use mix as described below:

Composite Land Use Mix

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	75%
Multiple-Family Uses	20%	40%
Support Commercial/Office Uses	5%	20%

Interstate Mixed Use-9 Subarea

Uses permitted for consideration within the Interstate Mixed Use-9 Subarea include administrative and professional offices, banks, civic centers, convention facilities, compatible light manufacturing, conference facilities, dancing and entertainment establishments, day-care centers, highway freight transportation, hotels, motels, condotels, junior department stores, light-industrial uses, personal services, post-secondary education, private schools, processing and assembling of goods, medical offices, professional services, public and quasi-public buildings and facilities, residential treatment and care facilities, restaurants, retail services, schools for business or industrial training, service establishments, service stations, warehouses, and wholesale distribution. Residential uses include two-family, triplex, quadruplex, multiple-family, townhouses, and live-work units.

Office/Commercial Subarea

Uses permitted for consideration within the Office/Commercial Subarea include administrative and professional offices, banks, business incubators, career academies, civic centers, convention facilities, compatible light manufacturing, conference facilities, dancing and entertainment establishments, day-care centers, grocery stores, hotels, motels, condotels, junior department stores, light industrial uses, medical offices, personal services, post-secondary education, private schools, processing and assembling of goods, professional services, public and quasi-

public buildings and facilities, research and development facilities, residential treatment and care facilities, restaurants, retail services, schools K-12, business or industrial training schools, service establishments, and service stations. Residential uses are limited to two-family, triplex, quadruplex, multiple-family, townhouses, and live-work units.

The Office/Commercial Subarea shall be developed to accommodate an areawide composite land use mix as described below:

Composite Land Use Mix

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	75%
Multiple-Family Uses	20%	40%
Support Commercial/Office Uses	5%	20%

Multiple-Family Subarea

The Gateway Multiple-Family Subarea shall be limited to the following use types: two-family, triplex, quadruplex, multiple-family, townhouses, live-work units, and schools.

Single-family-3 Subarea

The Single-family-3 Subarea shall be limited to the following use types: single-family detached dwellings on individual lots, accessory residential units, and schools.

Residential Estate Subarea

The Residential Estate-1 Subarea shall be limited to the following use types: single-family detached dwellings on individual lots, residential support uses, and schools.

Gateway Hub Public Facility Requirements

1. The timing of development within the Gateway Hub is expressly related to the provision of the necessary infrastructure to serve such development, and all development approvals shall be timed to ensure that the improvements necessary to maintain the adopted Levels of Service Standards are programmed within the Pasco County Capital Improvements Element prior to the approval of development activity or to ensure that impacts to public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.
2. Any time infrastructure capacity for the Gateway Hub is evaluated through the review process, preservation of capacity for Corporate Center and office entitlements shall be considered to ensure that adequate land and transportation capacity is available for employment-generating uses consistent with Policy FLU 1.8.10.

Gateway Hub Guiding Principles

The Gateway Hub shall be developed in conformance with the following guiding principles where practical and appropriate:

1. Design Approach

The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community and providing walkability between uses/parcels. Design principles shall consider neighborhood context, connectivity, public realm improvements, and site development standards.

2. Integration of Uses

- a. A unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open space areas.
- b. The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle trip lengths and to support pedestrian, bicycle, and mass transit opportunities.
- c. Mixing of uses within buildings is permitted and encouraged.

3. **Compatibility**

- a. Compatibility shall be maintained through transition of land use types, densities, intensities, buffers, screening, scale, massing, and building heights. The interface of Area II and Area V will be examined to consider property ownership with specific design consideration given to the Northeast Pasco Rural Area through gradual reduction of intensities and uses and minimization of visual and noise impacts on the Northeast Pasco Rural Area.

4. **Connectivity**

- a. Development of the project shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between the Corporate Center, Office/Commercial, Mixed-Use, and Residential Uses and provide adequate opportunities for pedestrian/bicycle connectivity where practical and appropriate.
- b. The Gateway Hub shall provide opportunities for transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity where appropriate and practical.
- c. All development within the Gateway Hub shall incorporate streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses where practical. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of connected routes between employment-generating uses, residential, schools, parks, civic uses, and conservation and open space areas. The design details shall be established by a site plan controlled by the Gateway Hub Master Plan or development district overlay and implemented through the preliminary site plans for each development area.
- d. The Gateway Hub shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to facilitate travel between and among the several uses and activities. Sidewalks, trails, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.
- e. The Gateway Hub shall not promote urban sprawl with the proliferation of strip commercial development along S.R. 52.
- f. In order to ensure that the Gateway Hub develops in a cohesive manner, providing coherent transitions between rural, suburban, and neighborhood areas as well as environmental features, the Gateway Hub development shall integrate transportation and land use, emphasizing an internal circulation network linking the various uses and amenities inside the Gateway Hub and providing logical connections to external circulation networks.

5. **Orientation and Character**

- a. Commercial buildings shall be sited so that the character of existing land forms and site features are enhanced; the relationships between commercial buildings are strengthened; and pedestrian and vehicular circulation is facilitated.

- b. Whenever possible, the Gateway Hub shall provide an interconnected open-space network that incorporates Category I wetlands, stormwater management systems, and passive and active recreation areas.

6. Phasing

- a. Development of the Gateway Hub shall be timed to ensure that required facility capacity is available concurrent with the demands in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.

7. Gateway Hub Implementation

- a. In order to ensure that the Gateway Hub develops in a cohesive manner, prior to any application for rezoning, site plan approval, or Building Permit within the Gateway Hub, there shall be either:
 - (1) Adoption by Pasco County of a Gateway Hub Development District Overlay, or
 - (2) Approval by the Pasco County Board of County Commissioners of a Conceptual Master Plan for a Gateway Hub after public hearings in a manner consistent with rezoning.
- b. Pasco County shall notify the property owner(s) in writing if the County intends to prepare an overlay, or initiate an amendment to same, and of the public hearing dates.
- c. Item "b" above shall not preclude Pasco County from including a Gateway Hub along with other properties in corridor plans, sector plans, zoning overlays, zoning districts, and/or other planning programs or development regulations which may be prepared and adopted by the Board of County Commissioners after public hearing upon written notice to the property owner(s).
- d. The Gateway Hub Development District Overlay and/or the Conceptual Master Plan for a Gateway Hub shall include, at a minimum, the following:
 - (1) Site design elements and guidelines - general building placement, orientation, and character.
 - (2) Establishment of appropriate intensities and densities for the specific areas of the classification after consideration of compatibility of surrounding and planned uses, adequacy of existing and programmed concurrency facilities, and consistency with the Comprehensive Plan.
 - (3) Public realm category, street types, building lot types, park and open space types.
 - (4) Identification of infrastructure needs and an implementation plan for the provision of that infrastructure.
 - (5) Urban landscape standards.
 - (6) Demonstration of consistency with the guiding principles contained within the FLU classification.
 - (7) Development phasing plan.
- e. Mining and agricultural uses currently authorized, whether currently ongoing or subject to future permitting, consistent with the existing zoning, and in accordance with the limitations of the Pasco County Land Development Code, shall be allowed until phased out as other uses are developed pursuant to the development phasing plan. Mining shall not be considered "development" that would trigger the requirement for adoption or approval of a Gateway Hub Development District Overlay or a Conceptual Master Plan.

P/SP (PUBLIC/SEMIPUBLIC)

Intent: To recognize major existing and programmed public/semipublic facilities, primarily those facilities associated with public or private utilities and those associated with frequent or regular use by the residents of the community; e.g., educational and health care facilities. Also, to recognize major public facilities which are also not

permitted within the residential land use classifications of this Comprehensive Plan. Additional uses under this classification may be recognized by amendments to the Future Land Use Map, if appropriate.

Where used to designate easements for electrical transmission lines and any other utility easements, the P/SP (Public/Semipublic) Classification functions as an overlay classification.

General Range of Potential Uses:

Public/semipublic facilities; solar facility; sanitary landfills; permanent water and wastewater treatment/storage/facilities; solid waste management facilities including, but not limited to, major maintenance facilities, solid waste transfer stations, major utility-transmission corridors.

Universities, colleges, or groupings of other major educational facilities, hospitals, and complementary or accessory health-care uses not designated under other Future Land Use classifications; community centers.

Major public/semipublic facilities not permitted in other Future Land Use classifications must be located in the P/SP (Public/Semipublic) classification.

Density Restrictions - Dwelling Units/Developable Residential Acre: N/A

Maximum Nonresidential Intensity - Floor Area Ratio: 3.0

Within the Urban Service Area (USA) the Floor Area Ratio (FAR) shall not exceed 4.0.

For uses where Floor Area Ratio is not an appropriate measure of intensity, a minimum of 20 percent of the land area must be kept as open space.

AT (MAJOR ATTRACTORS)

Note: This Future Land Use Classification is INACTIVE. Existing properties assigned AT (Major Attractors) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an AT (Major Attractors) Future Land Use Classification.

Intent: To recognize major existing and programmed facilities, both public and private, which by virtue of their highly specialized function; e.g., theme or amusement parks, or their infrequent (but significant) impact on public facilities, are inconsistent with the intent and definition of other Future Land Use classifications.

General Range of Potential Uses:

Mass-seating facilities, civic centers, convention facilities, and other major attractors.

Density Restrictions - Dwelling Units/Gross Acre: N/A

Maximum Nonresidential Intensity - Floor Area Ratio: N/A

~~WLO (WETLANDS/LAKES OVERLAY)~~

~~Intent: To conceptually set forth publicly or privately owned, naturally occurring lakes and those lands which meet the definition of Category I wetlands. Development in these areas, as well as Categories II and III wetlands, may be restricted by Federal, State, and/or local environmental regulations and is subject to the Goals, Objectives, and Policies of the Pasco County Comprehensive Plan and applicable land development regulations.~~

~~The use of these areas, as well as Categories II and III wetlands, is described in the Conservation Element, Policy 1.3.6. Incentives for limiting development impacts and the preservation of these areas in perpetuity are provided in the Future Land Use Element in the form of residential density incentives.~~

~~The WLO (Wetlands/Lakes Overlay) classification on the Future Land Use Map identifies and depicts areas which require on-site evaluation to verify their existence and determine their extent on a given parcel.~~

~~General Range of Potential Uses:~~

~~See Conservation Element, Objective 1.3, and associated policies.~~

~~Density Restrictions—Dwelling Units/Gross Acre: N/A~~

~~Maximum Nonresidential Intensity—Floor Area Ratio: N/A~~

Exhibit C

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POLICY CON 1.3.12: INCOMPATIBLE USES

Heavy Industrial activities and land uses (~~HH [Industrial – Heavy] and HL [Industrial – Light]~~) shall not be designated adjacent to Category I wetlands as defined in the Conservation Element, Policy CON 1.3.3. Where industrial land use designations have already been shown over or adjacent to Category I wetlands on the Future Land Use Map and have been relied on for development or zoning decisions, the designation may remain. Any development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result, and an increased buffer shall be required. ~~or that adequate mitigation/compensation will be provided to protect function and replace type for type.~~



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 20, 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. 24-27, which was filed in this office on June 20, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh