

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 11) FROM RES-3 (RESIDENTIAL-3 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 10.42 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF RIDGE ROAD APPROXIMATELY 1,185 FEET WEST OF THE INTERSECTION OF RIDGE ROAD AND MOON LAKE ROAD; RES-6 (RESIDENTIAL-6 DU/DA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 13.03 ACRES OF REAL PROPERTY LOCATED ON THE SOUTH SIDE OF RIDGE ROAD APPROXIMATELY 1,187 FEET WEST OF THE INTERSECTION OF RIDGE ROAD AND MOON LAKE ROAD; AND RES-9 (RESIDENTIAL-9 DU/GA) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 9.86 ACRES OF REAL PROPERTY LOCATED ON THE EAST SIDE OF MOON LAKE ROAD APPROXIMATELY 1,455 FEET NORTH OF THE INTERSECTION OF RIDGE ROAD AND MOON LAKE ROAD; AND A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.84 – RIVER RIDGE PD; AND A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9 (84) RIVER RIDGE PD; 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 163.3187, 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 June 19, 2025, 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 found the proposed amendment consistent with the adopted Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, on August 19, 2025, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public

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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. 11 is hereby amended to change the Future Land Use classification from RES-3 (Residential-3 du/ga) to PD (Planned Development) on approximately 10.42 acres of real property, and RES-6 (Residential-6 du/ga) to PD (Planned Development) on approximately 13.03 acres of real property, and RES-9 (Residential-9 du/ga) to PD (Planned Development) on approximately 9.86 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 7.1.84 – RIVER RIDGE PD 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.

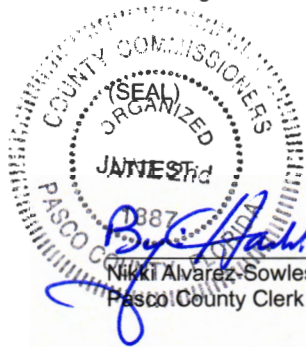
This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after 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 19th day of August 2025.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

[Signature]
KATHRYN STARKEY, CHAIRMAN

APPROVED
IN SESSION

AUG 19 2025

PASCO COUNTY
BCC

Exhibit A

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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025





























CPAS24(22) PROPOSED LAND USE
T 2 5 S R 1 7 E

DATE ADOPTED: 06/15/1989

SHEET 11 OF 24

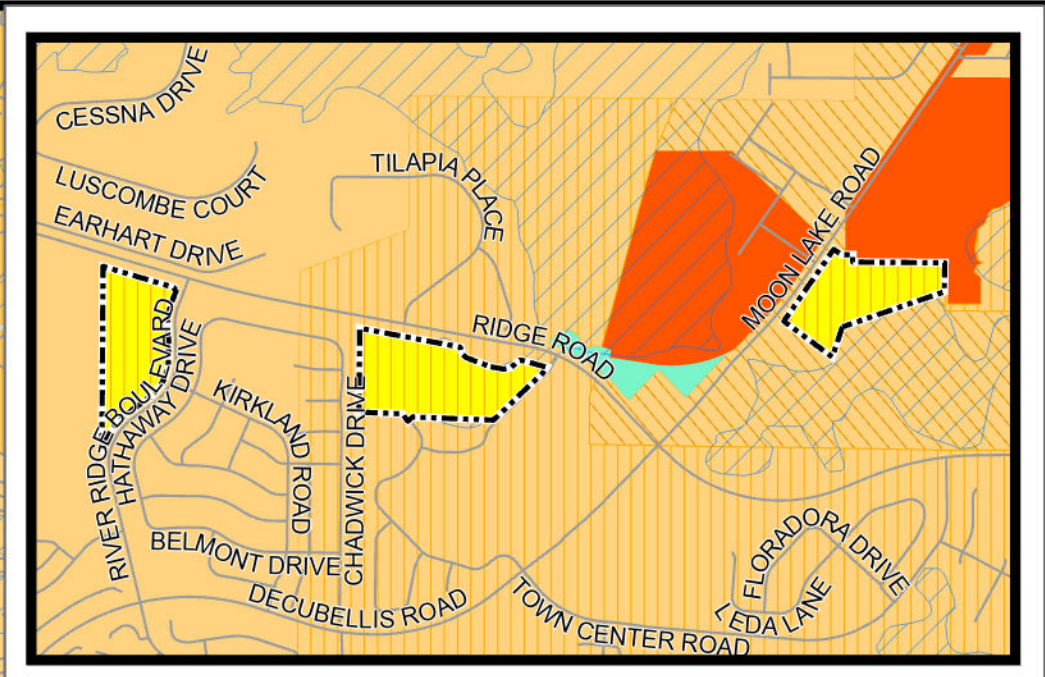
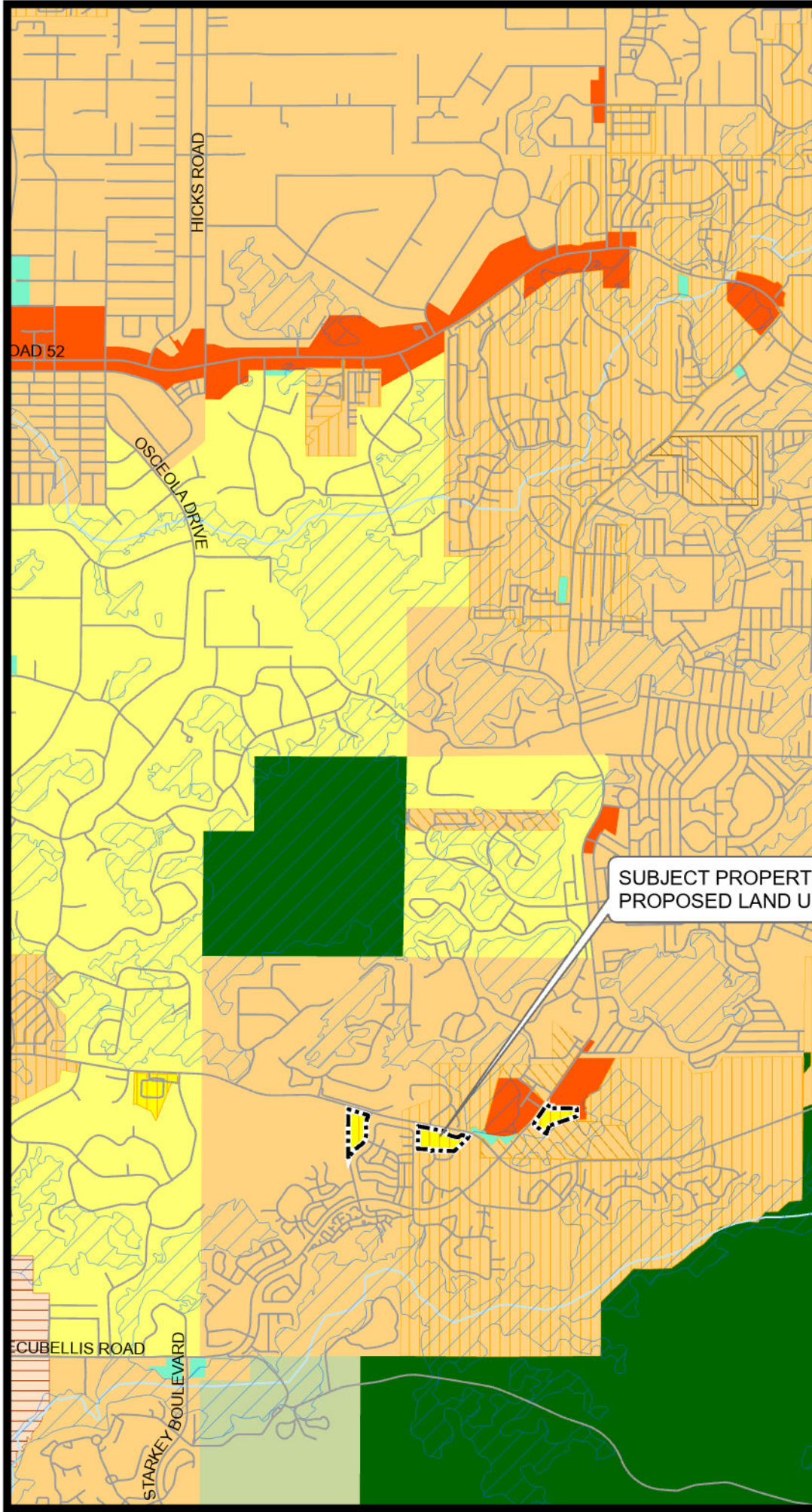
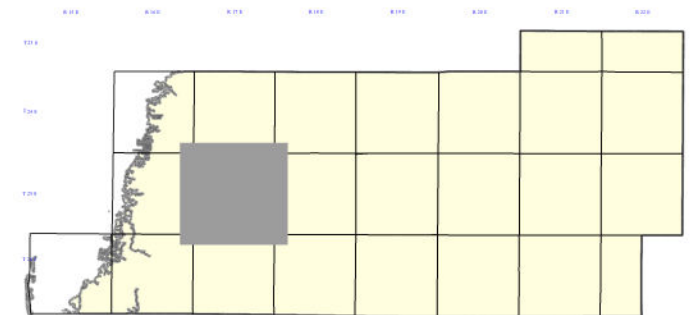
ORDINANCE # 89-13

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 |



Pasco County, Florida

Geographic Information Systems
(G.I.S.)
Information Technology

Modified By: helmrich Date Saved: 5/1/2025 8:14 AM
Path: T:\GIS Main\GIS\Fla\02\FLU\CPAS25(07)

Exhibit B

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RIVER RIDGE PD SUBAREA POLICY

POLICY FLU 7.1.84 RIVER RIDGE PD

- a. The River Ridge Planned Development (PD) is identified on Future Land Use (FLU) Subarea Map 2-9. All rezonings within the subarea shall be MPUD Master Planned Unit Development District(s) 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 7.1.84, 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.

- b. The following maximum levels of development and permitted uses within River Ridge PD Subarea are approved.

| <u>Maximum Development Potential</u> | |
|---|---|
| <u>Type of Development</u> | <u>Square Footage</u> |
| <u>29-25-17-0000-00600-0000 (Parcel K3)</u> <u>Retail</u> <u>Commercial</u> <u>Office</u> | <u>125,000 Square Feet</u> |
| <u>30-25-17-0000-00200-0000 (Parcel I2)</u> <u>Retail</u> <u>Commercial</u> <u>Office</u> | <u>13,590 Square Feet</u> |
| <u>29-25-17-0000-00400-0020 (Parcel P2)</u> <u>Retail</u> <u>Commercial</u> <u>Office</u> <u>Multi-Family Residential</u> | <u>7,500 Square Feet</u> <u>225 Multi-Family Residential</u> |

Exhibit C

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Gulf of Mexico

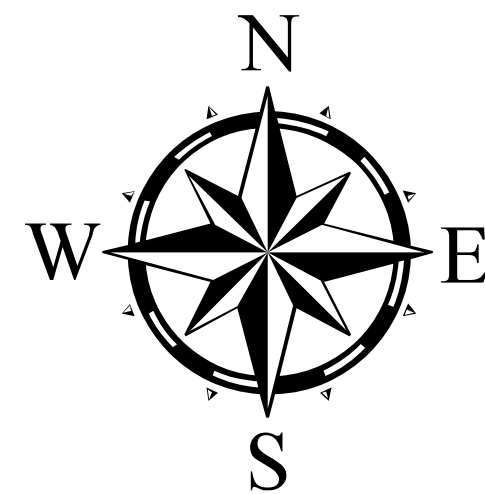
Legend

| Number | Name |
|--------|--|
| 2 | CYPRESS CREEK TOWN CENTER DRI (#252) |
| 3 | KING RANCH BCPA05-2(12) |
| 4 | LONG LAKE RANCH DRI (247) |
| 5 | BEXLEY NORTH (a)BEXLEY SOUTH (b) DRI (#255) |
| 6 | SUNLAKE CENTRE DRI (#248) |
| 8 | WIREGRASS DRI (#260) |
| 9 | SMITH 54 CPAL08-1(02) |
| 10 | GREENFIELD DEL WEBB RIVER RESERVE PD (K&A BELL FRUIT/ZENEDA PARTNERS) CPAL22(09) |
| 11 | TWO RIVERS CPAL08-2(04) |
| 12 | CENTRAL PASCO EMPLOYMENT VILLAGE CPAL08-2(11) |
| 13 | STARKEY RANCH DRI (#264) |
| 14 | SUNWEST HARBOUR TOWNE DRI (#267) |
| 15 | MITCHELL US 41 CPA23(05) |
| 16 | HARVEY CPAL17(04) |
| 17 | CROSS PARK PD CPAL21(25) |
| 18 | LEGACY CPAL09-1(22) |
| 19 | GATEWAY SUBAREA CPAL17(07) |
| 20 | STONEBROOK CPAL17(06) |
| 21 | MARTIN - MARIETTA CPAL10-2(10) |
| 22 | GATEWAY HUB SUBAREA CPAL10-2(06) |
| 23 | NEW RIVER CPAL10-2(14) |
| 24 | SUNWEST/SWFWM DRI CPAL10-2(04A) |
| 25 | NEW PORT CORNERS CPAL20(16) |

| Number | Name |
|--------|--|
| 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) |
| 31 | FIFTH THIRD BANK (COM) CPAL13(01) |
| 32 | SHADY HILLS ROAD (COM) CPAL14(01) |
| 33 | UPPER HILLSBOROUGH TRACT CPAS14(06) |
| 34 | PALMETTO RIDGE CPAL20(13) |
| 35 | TRINITY COMMUNITIES PARCEL CPAL15(06) |
| 36 | RIVER CROSSING CPAL16(01) |
| 37 | TIBBETTS LANDS CPAL18(03) |
| 38 | BRIGHTWORK CROSSING CPAL16(02) |
| 39 | SOUTH BRANCH RANCH CPAL16(06) |
| 40 | LEXINGTON OAKS COMMERCIAL CPAL17(02) |
| 41 | ANCLOTE RESORT, A TRADEWINDS RESORT CPAL17(05) |
| 42 | SIENNA VILLAGE II CPAS17(09) |
| 43 | PROJECT ARTHUR CPAL19(01) |
| 44 | OVERPASS BUSINESS PARK CPAL18(01) |
| 45 | GULF BREEZE MANOR CPAL18(05) |
| 46 | GALEN WILSON COMPLEX CPAL18(02) |
| 47 | HAGMAN CPAL18(09) |

| Number | Name |
|--------|--|
| 49 | RIVER LANDING CPAL18(19) |
| 50 | AIKEN MIXED USE PD CPAL19(05) |
| 51 | PROMENADE BUSINESS CENTRE CPAL18(07) |
| 52 | PAW MATERIALS PD ((52A)) CPAS22(27) |
| 52 | PAW MATERIALS PD CPAL21(02) |
| 53 | GRANDE OAKS CPAL18(13) |
| 54 | COLONY ROAD CPAL20(02) |
| 55 | TRINITY COPORATE CENTER PD CPAL20(09) |
| 56 | WESLEY CHAPEL LAKES NORTH CPAL20(11) |
| 56 | WESLEY CHAPEL LAKES NORTH CPAL20(11) |
| 56 | WESLEY CHAPEL LAKES NORTH CPAL20(11) |
| 57 | RIDGE ROAD & TANGLEWOOD DRIVE CPAL20(15) |
| 58 | CAUSEWAY PD CPAL21(03) |
| 59 | SUNWEST PARK PD CPAL21(01) |
| 60 | ADRIAN PHILIP CPAL21(06) |
| 62 | PITTMAN/MASSEY-HAPPY HILL CPAS22(10) |
| 63 | NORTH PASCO RV RESORT CPAL21(10) |
| 64 | FAIRCLOTH AT BELLAMY CPAL21(05) |
| 65 | NORTH RIDGE CPAL21(23) |
| 66 | SADDLEBROOK RESORT PD CPAL22(06) |
| 67 | SEVEN DIAMONDS COMMERCE PARK PD CPAL22(04) |

| Number | Name |
|--------|---------------------------------------|
| 68 | ODESSA TOWN CENTRE PD CPAL22(01) |
| 69 | SR 54 BLACK LAKE PD CPAS22(07) |
| 70 | 4G RANCH PD CPAL22(02) |
| 71 | THE CORWYN AT WESLEY HILLS CPAS23(01) |
| 73 | BAYONET GARDENS CPAS23(04) |
| 76 | LAND O' LAKES 52-41 |
| 84 | RIVER RIDGE PD CPAS24(22) |



0 1 2
Miles

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY



MAP 2 - 9 SUBAREA



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

August 22, 2025

Nikki Alvarez-Sowles, Esq.
County Clerk and Comptroller
Pasco County
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. 25-38, which was filed in this office on August 22, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp