

**AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 22) FROM RES-3 (RESIDENTIAL 3 DU/GA) TO RES-6 (RESIDENTIAL 6 DU/GA) ON APPROXIMATELY 61.04 ACRES OF REAL PROPERTY LOCATED AT EAST OF BILLMAR ROAD, NORTH OF ZEPHYRHILLS BYPASS; 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 Large-Scale Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

**WHEREAS**, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

**WHEREAS**, all map amendments exclude applicable Transportation Corridor Preservation width as established in Table 7-2, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

**WHEREAS**, the Local Planning Agency, on November 3, 2022, 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 November 15, 2022, 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 Economic Opportunity (DEO) 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 DEO; 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 January 10, 2023, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Pasco County, Florida, as follows:

**SECTION 1. FUTURE LAND USE ELEMENT MAP AMENDMENT.**

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 22 is hereby amended to change the Future Land Use classification from RES-3 (RESIDENTIAL 3 DU/GA) to RES-6 (RESIDENTIAL-6 DU/GA) on approximately 61.04 acres of real property, attached hereto as Exhibit A, and made a part hereof.

**SECTION 2. REPEALER.**

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Pasco County Comprehensive Plan adopted pursuant to Ordinance No. 89-13, as amended, in conflict herewith are hereby repealed.

**SECTION 3. SEVERABILITY.**

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

**SECTION 4. EFFECTIVE DATE.**

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely challenged, shall be (thirty-one) 31 days after 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 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 10th day of January, 2023.



ATTEST:

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

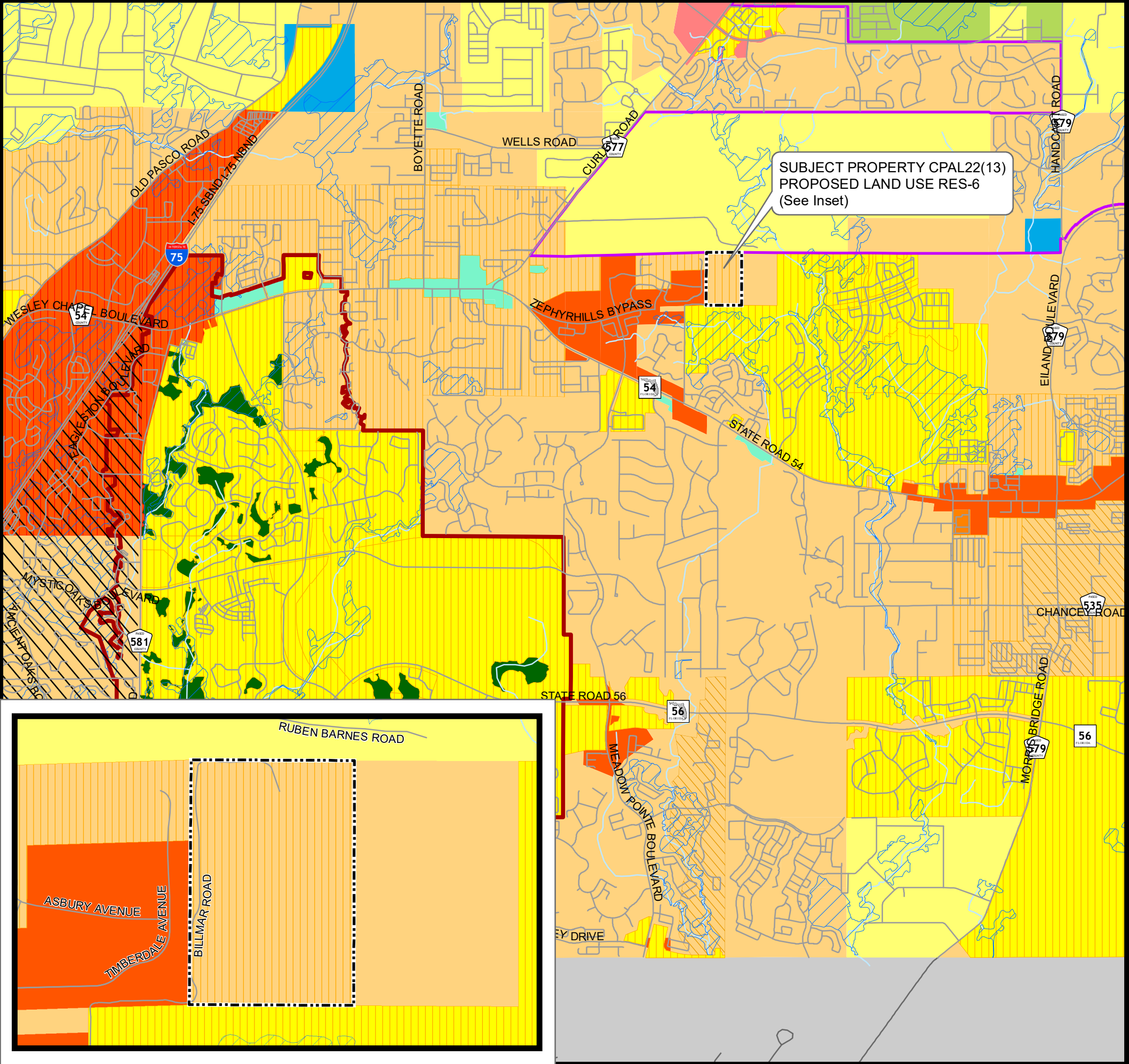
APPROVED  
IN SESSION

JAN 10 2023  
PASCO COUNTY  
BCC

BOARD OF COUNTY COMMISSIONERS  
OF PASCO COUNTY, FLORIDA

*Jack Mariano*  
Jack Mariano, Chairman

**Exhibit A**  
[This page intended to be blank]



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

**CPAL22(13) PROPOSED LAND USE**

**T 2 6 S R 2 0 E**

**SHEET 22 of 24**

DATE ADOPTED: 06/15/1989

ORDINANCE # 89-13

**FUTURE LAND USE 2025 CLASSIFICATIONS**

- |                              |                                       |                                      |
|------------------------------|---------------------------------------|--------------------------------------|
| AG<br>Agricultural           | IL<br>Industrial - Light              | RES-12<br>Residential                |
| AG/R<br>Agricultural / Rural | MU<br>Mixed Uses                      | RES-24<br>Residential                |
| AT<br>Major Attractors       | NPC<br>New Port Corners               | RES-3<br>Residential                 |
| C/L<br>Coastal Land          | NT<br>New Town                        | RES-6<br>Residential                 |
| COM<br>Commercial            | OFF<br>Office                         | RES-9<br>Residential                 |
| CON<br>Conservation Land     | P/SP<br>Major Public / Semi - Public  | ROR<br>Retail / Office / Residential |
| EC<br>Employment Center      | PD<br>Planned Development             | TC<br>Town Center                    |
| GH<br>Gateway Hub            | R/OS<br>Major Recreation / Open Space | VMU1<br>Village Mixed Use - Type I   |
| IH<br>Industrial - Heavy     | RES-1<br>Residential                  | VMU2A<br>Village Mixed Use - Type 2A |
|                              |                                       | VMU2B<br>Village Mixed Use - Type 2B |

**OVERLAYS**

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

