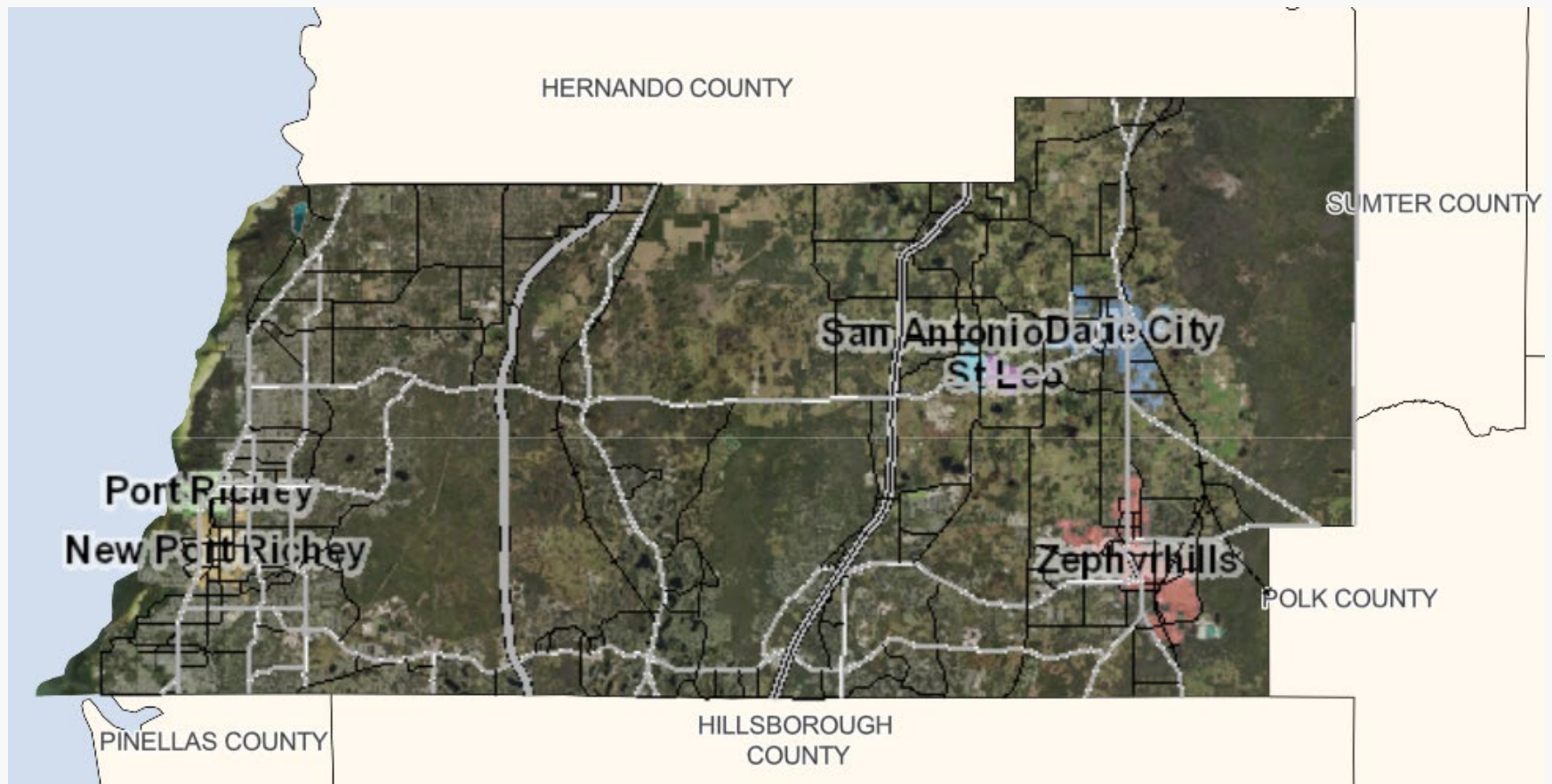


WETLANDS AND REGULATIONS FOR PUBLIC INFORMATION

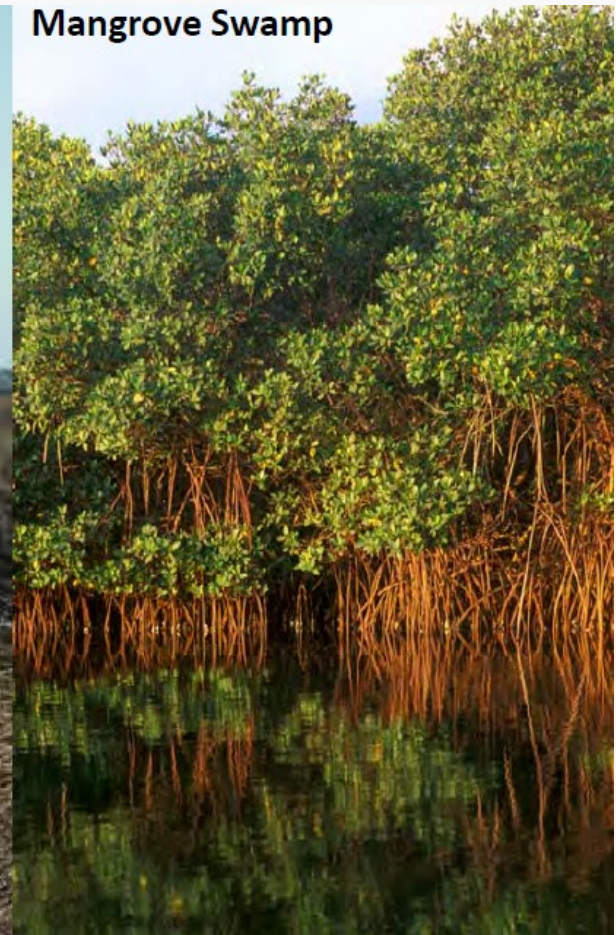
Natural Resources Division

Parks, Recreation, & Natural Resources

Pasco County Map



Florida Wetlands



Slide courtesy of FDEP



Wetland Definitions



- Per subsection 373.019(17), F.S., a “wetland” is defined as an area that is inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils.
- Pasco County Comprehensive Plan: Chapter 3 – Conservation Element
 - Category I, II, and III Definitions
- Pasco County Land Development Code Section 805
 - Category I receives highest priority
 - Category II and III impacts defer to responsible State agency
- If a wetland is within or adjacent to a property, a clear wetland line will be required on development site plans



Category 1 Wetlands



- Shall meet at least one of the following:
 - a. Any wetland of any size that has a hydrological connection (not man-made or by floodplains) to natural surface water bodies, such as natural lakes, rivers, and springs.
 - b. Any wetland of any size that has a direct connection to the Floridian aquifer by way of an open sinkhole or spring.
 - c. Any wetland of any size that is within a lake littoral zone.
 - d. Any isolated uninterrupted wetlands 100 acres or larger.
 - e. Any wetland of any size that provides critical habitat for Federal and/or State-listed threatened or endangered species.



Category 1 Wetlands (cont.)



- Pasco County shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as impacts) within Category I Wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land.
- A minimum of a twenty-five (25) foot upland buffer is required around postdevelopment Category I wetlands unless the applicant has an unexpired SWFWMD, FDEP, or ACOE Permit and/or a County site development plan issued prior to January 26, 2007. These upland buffers are integral to maintaining wetland structure and function and are necessary to protect the natural wetland ecosystem from significant, adverse impacts.



Category II Wetlands



- Meet any of the following criteria:
 - a. Consists of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage and are greater than five (5) acres.
 - b. Are less than 100 acres and do not otherwise qualify as a Category I wetland.
- Impacts to Category II wetlands may be authorized as part of a construction plan approval where SWFWMD rule criteria for impacts to wetlands are met.
- Wetland mitigation may be required



Category III Wetlands

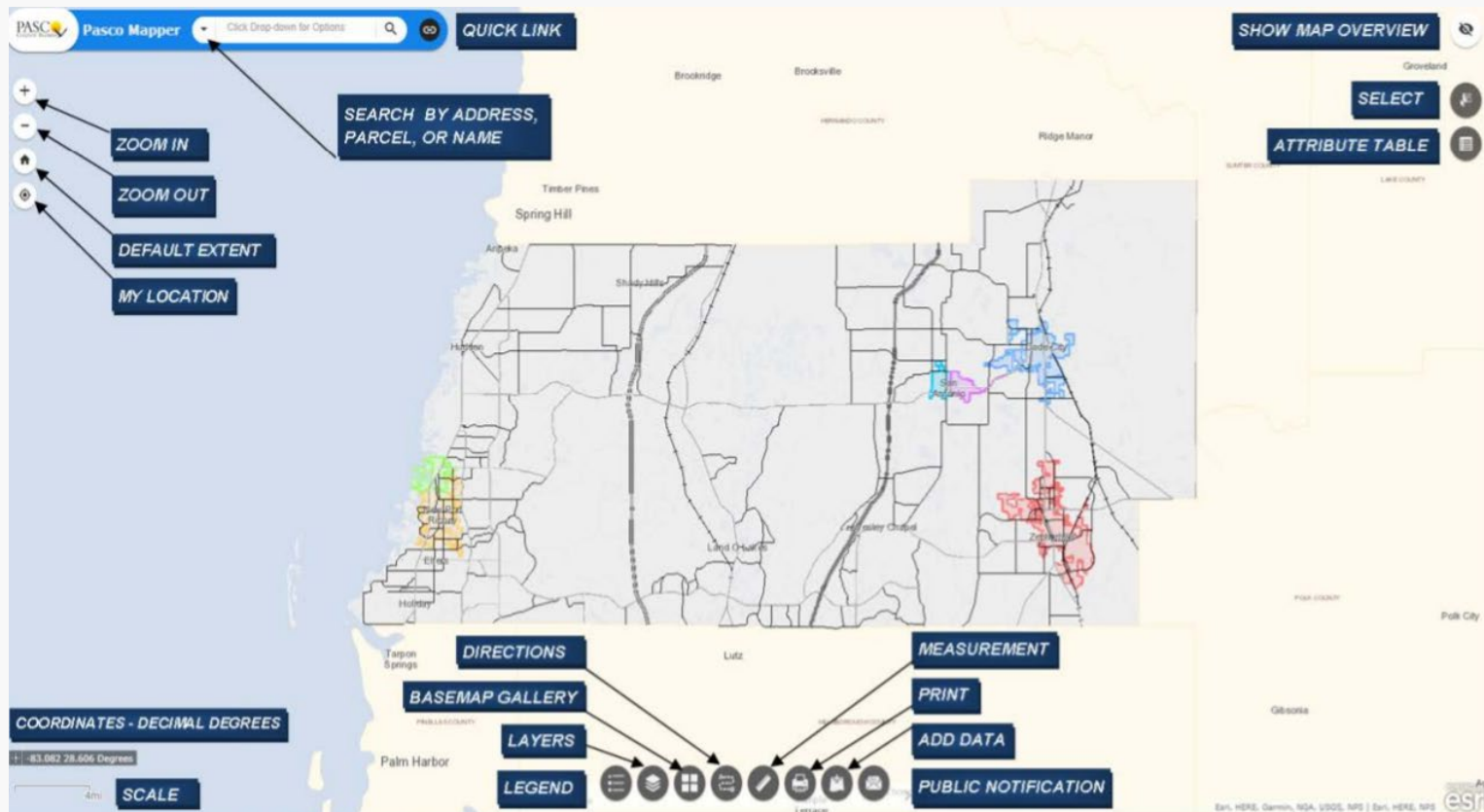


- Meet any of the following criteria:
 - a. Isolated wetlands of less than five (5) acres.
 - b. Do not otherwise qualify as Category I or Category II Wetlands.
- Impacts may be allowed in Category III Wetlands with SWFWMD approved permit.
- Wetland mitigation may be required



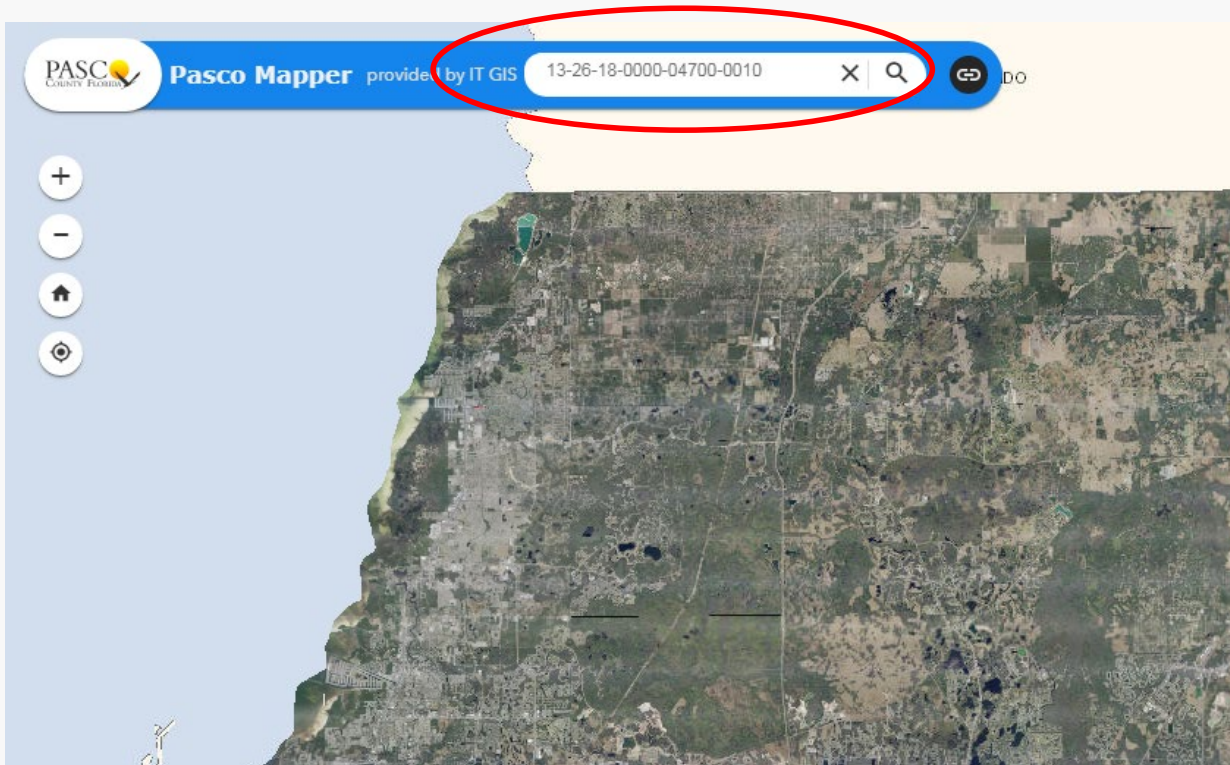
Conceptual Wetlands—Pasco Mapper

- To get an idea of what wetlands may be within or adjacent to your property, use Pasco Mapper



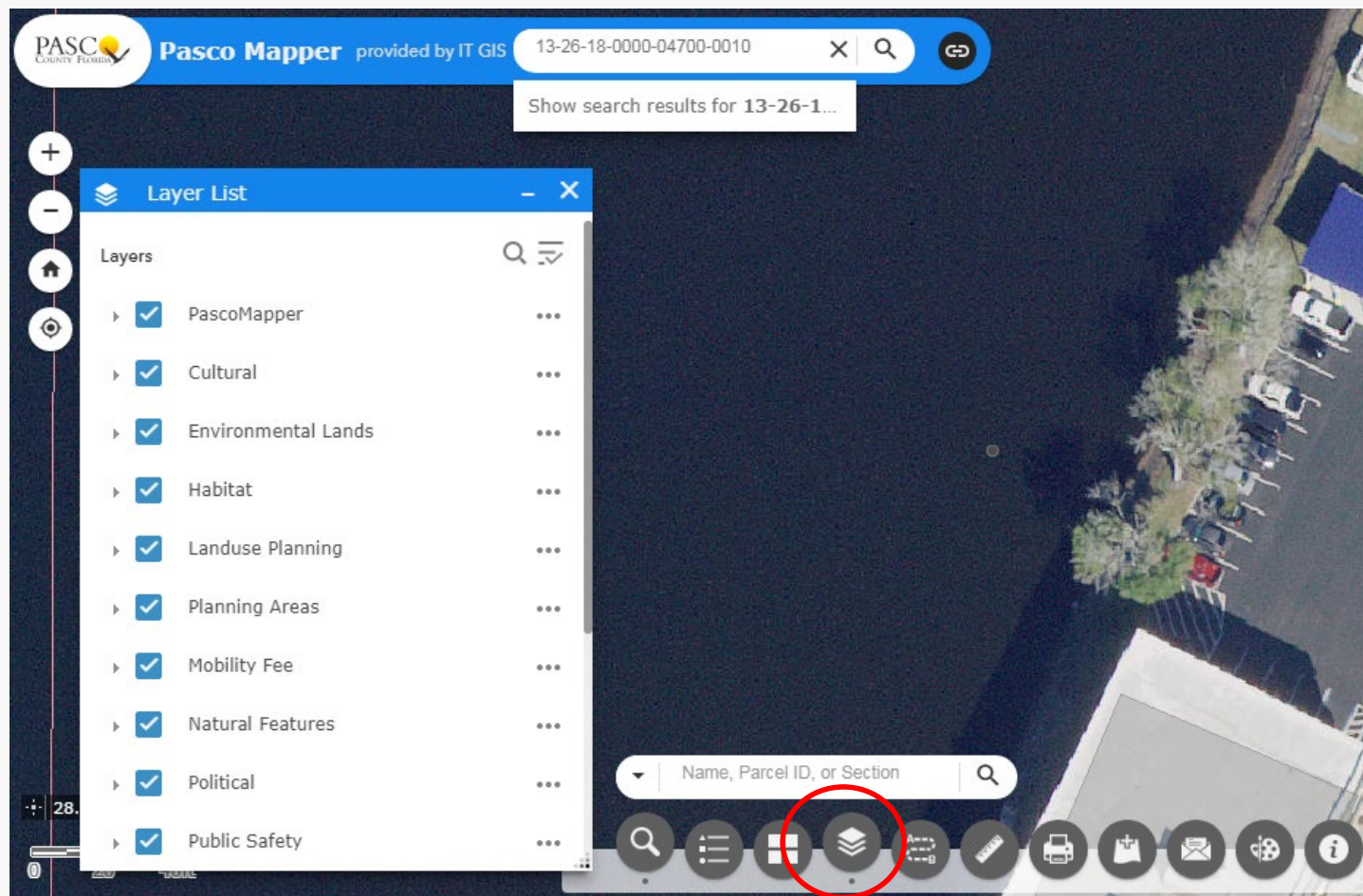
Conceptual Wetlands—Pasco Mapper (Cont.)

- <https://pascocounty.maps.arcgis.com/apps/webappviewer/index.html?id=16d0b8ac89b44da18a2aa2b1104232dd>
- Enter parcel number



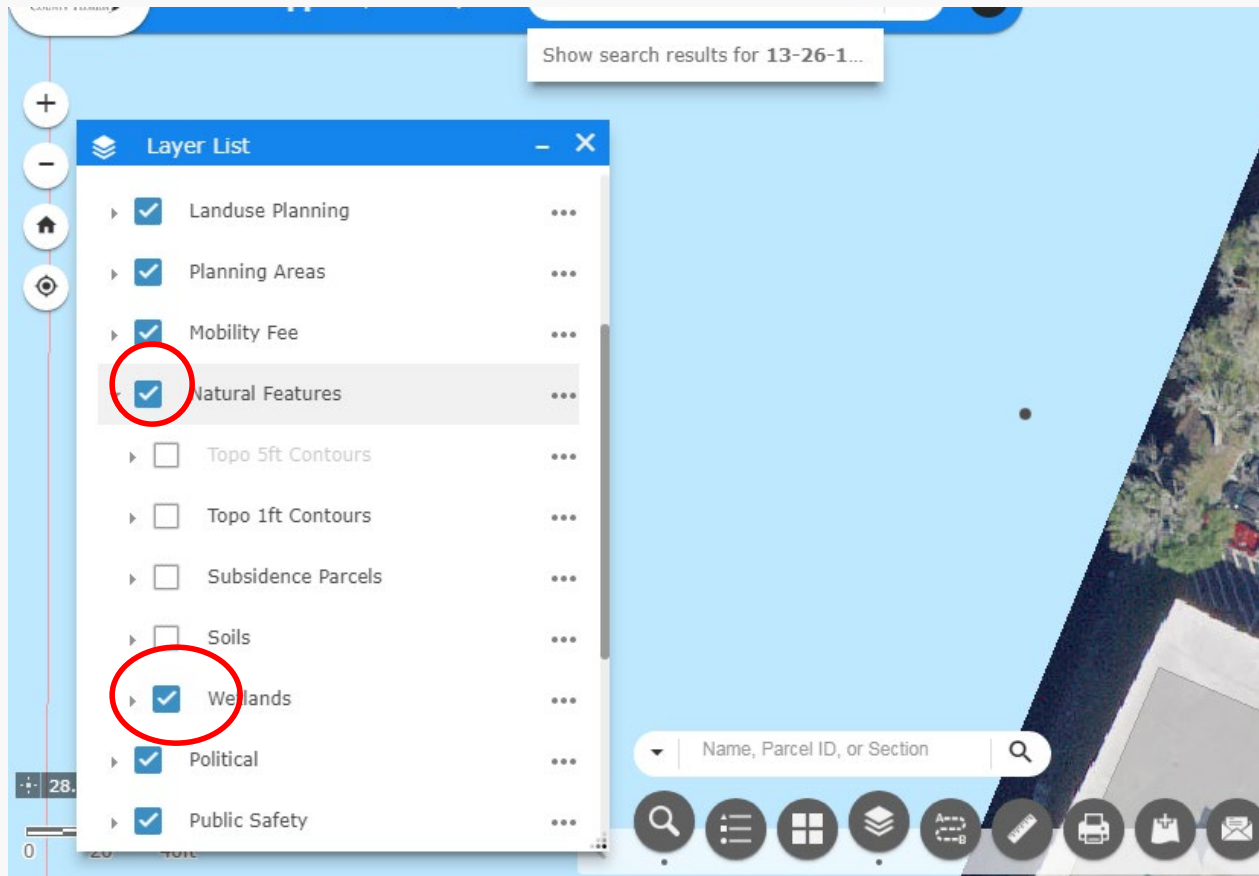
Conceptual Wetlands—Pasco Mapper (Layers List)

➤ Select layers



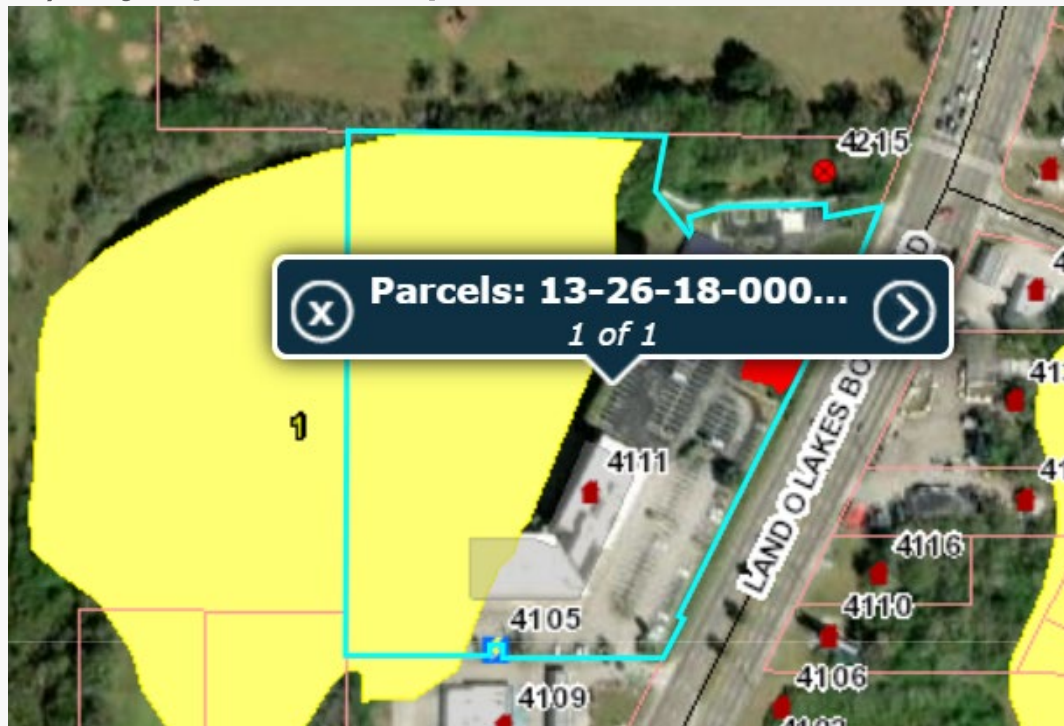
Conceptual Wetlands—Pasco Mapper (Layers List Cont.)

- Check “Natural Features” layer; check “Wetlands” sublayer



Conceptual Wetlands—Pasco Mapper (Wetland example)

- This is only to be used as a conceptual indicator of wetlands and their categories
- A true wetland line must be determined in the field (or on the ground) by qualified professional



Jurisdictional Wetland Lines



- The landward extent (i.e., the boundary) of wetlands as defined in subsection 62-340.200(19), F.A.C., shall be determined by applying reasonable scientific judgement to evaluate the dominance of plant species, soils, and other hydrologic evidence of regular and periodic inundation and saturation as set forth below. In applying reasonable scientific judgement, all reliable information shall be evaluated in determining whether the area is a wetland as defined in subsection 62-340.200(19), F.A.C.



Jurisdictional Wetland Lines (Cont.)



- Visible water does not necessarily indicate a wetland
- Jurisdictional wetland line must be set by a qualified environmental professional to satisfy Chapter 62-340 F.A.C.
- Wetland delineations must be performed in the field by qualified scientists to examine hydric soils, vegetation, and hydrological indicators



Wetland Delineation Methods

➤ Hydric Soils



Images courtesy of FDEP



Wetland Delineation Methods – Example 1

➤ Vegetation



Image courtesy of FDEP



Wetland Delineation Methods – Example 2

➤ Hydrological Indicators



Image courtesy of FDEP



Obtaining Wetland Delineations

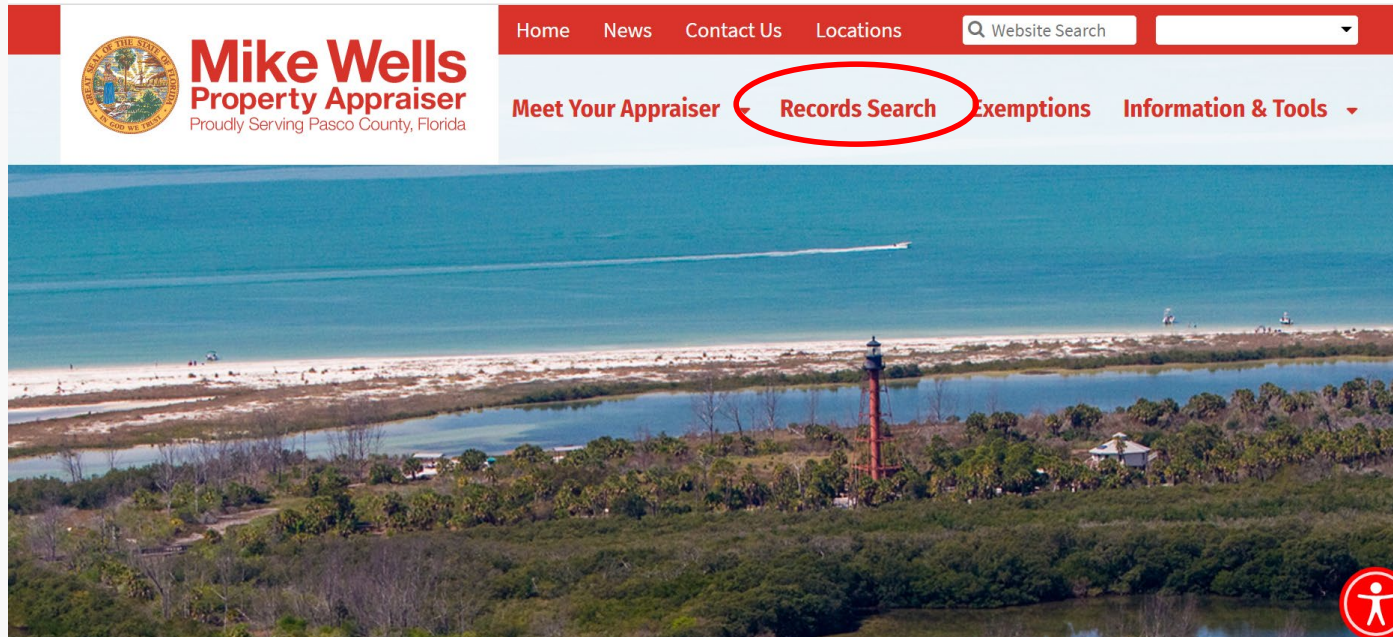


- Pasco County personnel do not have the delegation by the state to set wetland lines
- Wetland delineations for a master planned development or a commercial property will need to be obtained by contacting the Southwest Florida Water Management District (SWFWMD)
- Wetland delineations for single family lots will need to be obtained by contacting the Florida Department of Environmental Protection (FDEP)
- To hire a qualified scientist to delineate a wetland, please search online using the keywords “delineate” “wetlands” “Pasco County.”



Property Appraiser

- By using the Property Appraiser website, you can also observe wetlands through historic aerials
- <https://www.pascopa.com/>
- Click “records search”



Property Appraiser (Records Search)

➤ Type in parcel #

Pasco County Records Search

EXAMPLE 26 24 21 0000 01900 0020
Parcel Submit Reset
SC TW RG SUB BLOCK LOT

EXAMPLE TIITF/DOT
Name Submit Reset
LastName(or Company Name) FirstName -- LastName Required

EXAMPLE 38053 LIVE OAK
Address Submit Reset
(Street#) (StreetName)


EXAMPLE 0898 0753
O.R. Submit Reset
Book Page

EXAMPLE BEACON WOODS
Sub Name Submit Reset
One word of sub name required

[Search Recent Sales](#) [Search Mineral Rights](#)

[Search Tangible Personal Property](#)

[View Maps](#) [Downloads](#)

[Civic Association Listing](#) 



Property Appraiser (Map)

➤ Click "Map"

[Search Again](#) [Map](#) [Estimate Taxes](#) [Frequently Asked Questions](#)

Notice of Proposed Taxes **2020**

Other Agency Data: [Tax Collector](#) [School Board](#) [Supervisor of Elections](#) [Utilities Service](#) [Pasco County Permitting](#)

Parcel ID		26-24-21-0000-01900-0020 (Card: 1 of 1)	
Classification		08600-Cty Inc Nonmuni	
Mailing Address		Property Value	
PASCO COUNTY FACILITIES MANAGEMENT DEPT 7220 OSTEEN RD NEW PORT RICHEY, FL 34653-2359		Just Value \$8,296,549 Ag Land \$0 Land \$931,260 Building \$7,280,125 Extra Features \$85,164	
Physical Address - See All 3 addresses		Non-School	
38053 LIVE OAK AVENUE, DADE CITY, FL 33523		\$8,296,549	
14418 5TH STREET, DADE CITY, FL 33523		- \$0	
Legal Description (First 200 characters)		School	
NW 1/4 OF SW 1/4 W OF RR FORMALLY KNOWN AS MASSEY FIELD & EXC W 200 FT OF THE S 335 RB 898 PG 753		- \$0	
Jurisdiction		- \$8,296,549	
CITY OF DADE CITY		Taxable Value	
Community Dev District		\$0	
N/A		\$0	

Line	Use	Code	Description	Zoning	Units	Type	Price	Condition	Value
1	8600C	MLIOA-1	County	ORIO	1,000.00	SF	\$8.00	1.00	\$8,000
2	8600C	MLIOA-2	County	ORIO	4,000.00	SF	\$4.00	1.00	\$16,000
3	8600C	MLIOA-3	County	ORIO	604,840.00	SF	\$1.50	1.00	\$907,260

Acres	Tax Area	FEMA Code	Sinkhole Status	Neighborhood Code(s)
14.00	10DC	--	None Reported	MLIO

[View Sketch](#) **Building Information - Use 8600-County Buildings (Card: 1 of 1)**

Year Built	Stories
1980	3.0
Exterior Wall 1	Exterior Wall 2
Precast Panel	None
Roof Structure	Roof Cover
Prestress Concrete	Built-Up Tar and Gravel
Interior Wall 1	Interior Wall 2
Drywall	None
Flooring 1	Flooring 2
Carpet	None
Fuel	Heat
Electric	Forced Air - Ducted
A/C	Baths
Packaged Roof Top	19.0

Line	Code	Description	Sq. Feet	Value
1	BAS01	LIVING AREA	42,353	\$3,455,975
2	BAS02	LIVING AREA	42,353	\$3,455,975
3	UST03	UNFINISHED STORAGE	8,020	\$261,771
4	CAN01	CANOPY	4,348	\$106,405

Line	Code	Description	Year	Units	Value
1	CPAVASP	PAVING ASPHALT	1980	139,750	\$40,877
2	CTILPTO	TILE PATIO	1980	11,160	\$6,361
3	CELEVATR	ELEVATOR(USE SCHED)	1980	2	\$18,480
4	CPAVASP	PAVING ASPHALT	1989	528	\$155
5	CLIGHTSC	LIGHT SINGLE CONC	2008	15	\$17,985
6	CCLFENCE	CHAIN LINK FENCE	2009	2,560	\$1,306

Previous Owner:	N/A				
Month/Year	Book/Page	Type	DOR Code	Condition	Amount
07/1977	0898 / 0753			Vacant	\$50,000



➤ Click “Basemap Gallery” icon



➤ Ex. Historic aerial from 1941



Additional Resources



- Section 805: Wetlands of Pasco County's Land Development Code
<https://www.pascocountyfl.net/DocumentCenter/View/3855/LDC-Section-805-Wetlands?bidId>
- Chapter 3: Conservation Element of Pasco County's Comprehensive Plan
https://www.pascocountyfl.net/DocumentCenter/View/11365/CP-c03_conservationelement-7_25_13?bidId=
- Florida Department of Environmental Protection (FDEP)
<https://floridadep.gov/>
- Southwest Florida Water Management District (SWFWMD) <https://www.swfwmd.state.fl.us/>

