



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 13, 2023

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. 23-40, which was filed in this office on October 12, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

AN ORDINANCE BY THE PASCO COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE PASCO COUNTY LAND DEVELOPMENT CODE; SECTION 604 NORTHEAST PASCO RURAL PROTECTION OVERLAY DISTRICT; FIGURE 604-1 NORTHEAST PASCO RURAL PROTECTION OVERLAY DISTRICT BOUNDARY; FIGURE 604-2 NORTHEAST PASCO RURAL SCENIC ROADWAYS; FIGURE 604-4 LIMITS TO TOPOGRAPHIC ALTERATIONS; AND OTHER SECTIONS, AS NECESSARY, FOR INTERNAL CONSISTENCY; PROVIDING FOR APPLICABILITY; REPEALER, SEVERABILITY; INCLUSION INTO THE LAND DEVELOPMENT CODE, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Pasco County, Florida, is authorized under Chapters 125, 162, 163, and 380 Florida Statutes, to enact zoning and other land development regulations to protect the health, safety and welfare of the citizens of Pasco County; and

WHEREAS, Sections 163.3201, 163.3202, 163.3211 and 163.3213, Florida Statutes, empowers and requires the Board of County Commissioners of Pasco County, Florida, to implement adopted Comprehensive Plans by the adoption of appropriate land development regulations and specifies the scope, content and administrative review procedures for said regulations; and

WHEREAS, on July 6, 2023, the Local Planning Agency conducted a duly noticed public hearing and found the proposed amendments consistent with the Pasco County 2025 Comprehensive Plan; and

WHEREAS, the Board of County Commissioners conducted duly noticed public hearings on September 5, 2023 and October 10, 2023, where the Board of County Commissioners considered all oral and written comments, including staff reports and information received during said public hearings and declares that this Ordinance is consistent with the 2025 Pasco County Comprehensive Plan; and

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

SECTION 1. AUTHORITY.

This ordinance is enacted pursuant to Chapter 125 and 163, Florida Statutes (2023) and under the home rule powers of the County.

SECTION 2. RECITALS.

The WHEREAS Clauses above are true and accurate and are incorporated herein by reference and made a part of this Ordinance.

SECTION 3. APPLICABILITY AND EFFECT ON EXISTING DEVELOPMENT APPROVALS.

The applicability and effect of this amendment shall be as provided for in Sections 103.1 and 103.2 of the restated Land Development Code.

SECTION 4. LAND DEVELOPMENT CODE AMENDMENT.

Figures 604-1, 604-2, and 604-4 of the Pasco County Land Development Code is hereby amended as shown and described in Exhibit A, attached hereto and made part hereof.

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. SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

SECTION 7. 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 after adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt.

ADOPTED with a quorum present and voting this 10th day of October, 2023.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

APPROVED
IN SESSION

OCT 10 2023

PASCO COUNTY
BOC



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

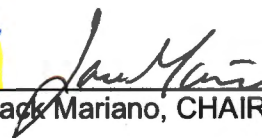
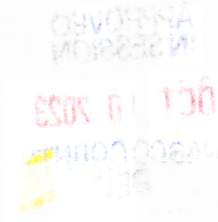








Jack Mariano, CHAIRMAN

Exhibit A
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FIGURE 604-1: NORTHEAST PASCO RURAL PROTECTION OVERLAY DISTRICT BOUNDARY

- | | | |
|---|--|--|
|  Arterial |  Residential |  Northeast Pasco Rural Area |
|  Collector |  Toll | Parcels |
|  Interstate |  Scenic Roads | |

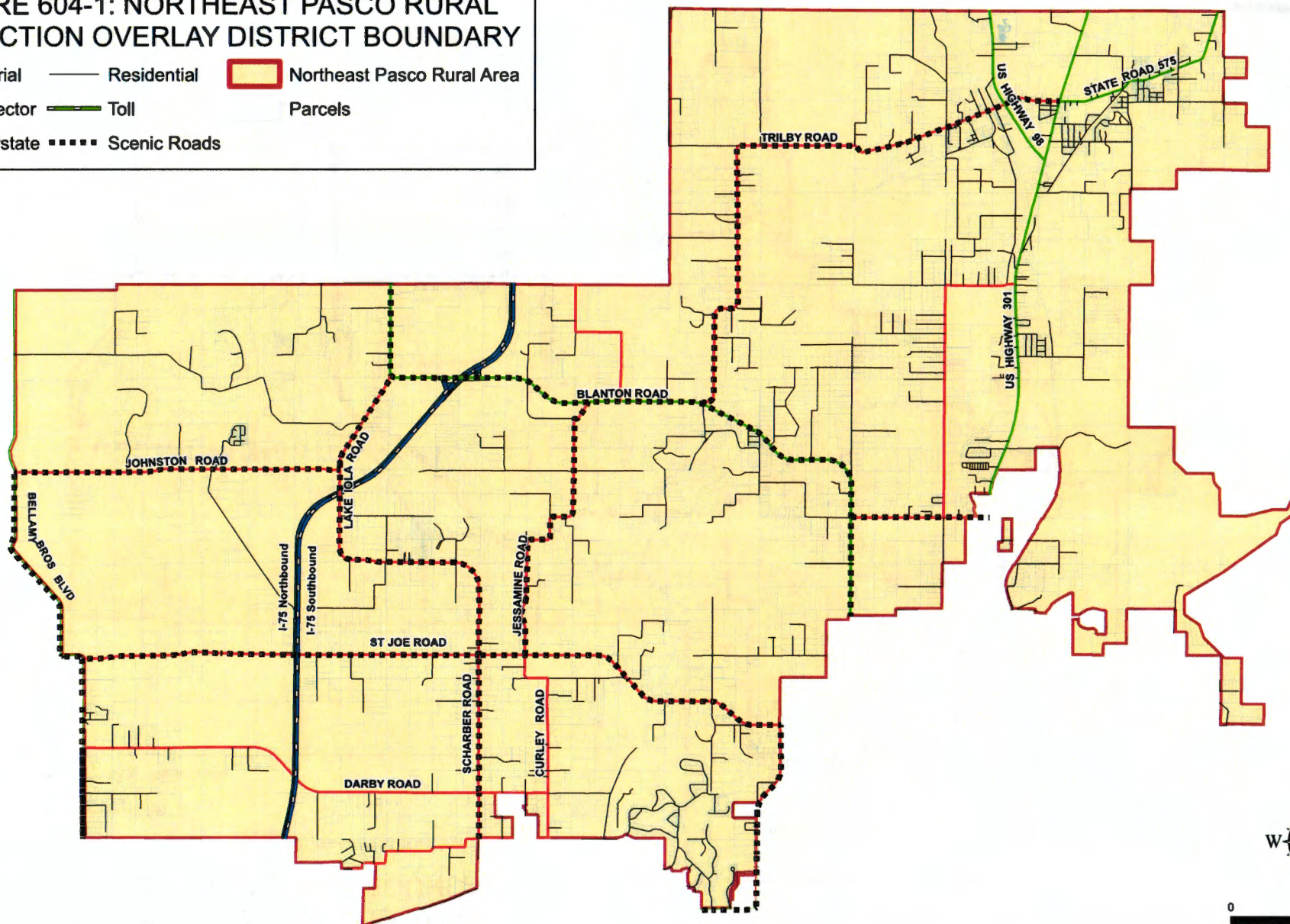







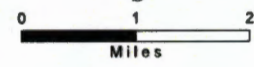
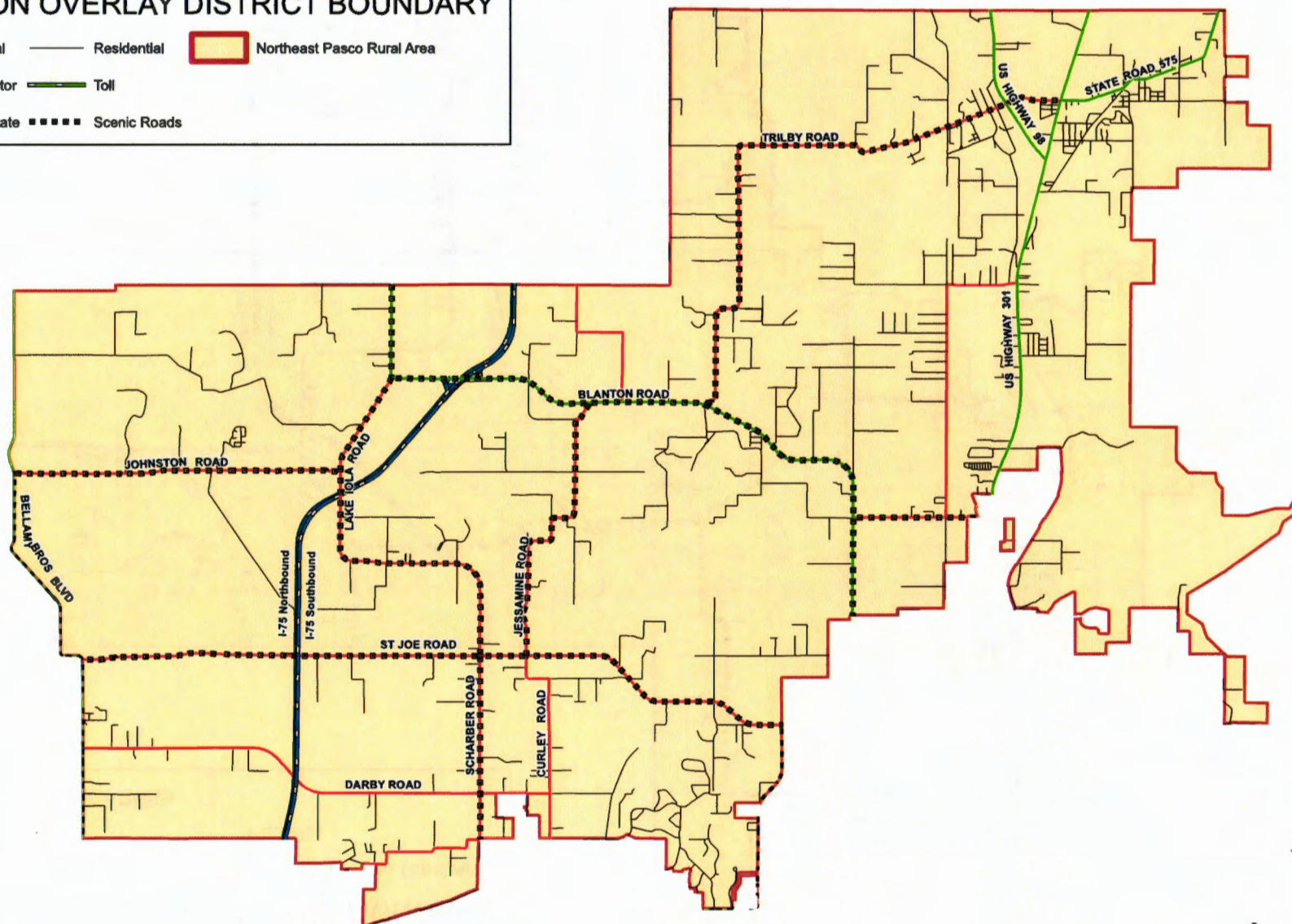


FIGURE 604-2: NORTHEAST PASCO RURAL PROTECTION OVERLAY DISTRICT BOUNDARY

- | | | |
|--|--|--|
|  Arterial |  Residential |  Northeast Pasco Rural Area |
|  Collector |  Toll | |
|  Interstate |  Scenic Roads | |



**FIGURE 604-4: LIMITS TO
TOPOGRAPHIC ALTERATIONS**

