



PASADENA HILLS

COMPREHENSIVE PLAN AMENDMENT



ADOPTED OCTOBER 25, 2022

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ACKNOWLEDGEMENTS

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CONTENTS

PAGE

Goal FLU 6: Pasadena Hills	1
Figure PH-1: Pasadena Hills Area Plan Boundary	35
Figure PH-2: Pasadena Hills Land Use Vision Plan	36
Figure PH-3: Open Space System	37
Figure PH-4: 2065 Future Transportation Map	38
Figure PH-4A: 2065 Future Alternative Transportation Plan	39
Figure PH-5: Future Land Use Map Illustrating Core Reserve Overlay	40
Figure PH-6: Pasadena Hills 2065 Future Land Use Map	41
Figure PH-7: Village Location Map	42
Figure PH-8: Village Separator or Rural Enclave Buffer	43
Figure PH-12: Village Structure	44
Figure PH-13: Village Prototype	45
Figure PH-14: Rural Enclave Buffer Illustration	46
Figure PH-15: Village Separator Landscape Guide	47
Table PH 2: VOPH Residential Conversion Chart	48
Table PH 3: VOPH Residential Conversion Chart	49
Table PH 4: VOPH Residential Conversion Chart	50

* Figures PH-9 – PH-11 and Table 1 are intentionally excluded from this document.

GOAL FLU 6: PASADENA HILLS

FUTURE LAND USE: PASADENA HILLS AREA PLAN GOALS, OBJECTIVES, AND POLICIES

PASADENA HILLS AREA PLAN: OVERVIEW

The Pasadena Hills Area Plan Goals, Objectives, and Policies are designed as a supplement to the Future Land Use Element of the Pasco County Comprehensive Plan. The Pasadena Hills Area Plan functions to provide a comprehensive, areawide vision for transportation, open space, and land use within the Pasadena Hills Study Area. The adopted Future Land Use Map associated with the Pasadena Hills Study Area functions as an overlay to the adopted Future Land Use Map and does not affect any existing rights of property owners to develop their property as permitted under the pre-existing zoning and land development regulations of Pasco County. The effective date of the Future Land Use Map is regulated through policies included herein that create a specific and definitive timing linkage between the creation of the fundamental transportation network to serve the vision plan land uses and the effective date of those land uses. The 2065 Future Land Use Map, 2065 Future Transportation Map, and the Goals, Objectives, and Policies established herein shall guide the future development of areas within the Pasadena Hills Area Plan boundaries to ensure that such future development creates and establishes an urban form and development pattern for this area of Pasco County in a sustainable manner.

PASADENA HILLS AREA PLAN

Establish a long-term vision for the future of Pasco County that will enhance the livability of the Pasadena Hills area and that will integrate Future Land Use plans and policies with a master transportation network in a manner that will provide:

- A “smart growth” approach to accommodate additional growth and new development in a sustainable form.
- Long-term mobility.
- A logical extension of urban uses that successfully transitions to existing patterns of rural development.
- The capital construction of services and facilities to serve the new land use form.

OBJECTIVE FLU 6.1: PLANNING FRAMEWORK

To create a planning framework and implementation strategy that will enhance the livability of Pasco County and preserve its natural, cultural, and physical resources.

POLICY FLU 6.1.1: PASADENA HILLS PLANNING PRINCIPLES

The Pasadena Hills Area Plan, depicted in Figure PH-1, is an overlay to the Pasco County Future Land Use Map. The purpose of the Pasadena Hills Planning Principles and these policies are to:

- Plan for the logical extension of urban development in a more sustainable form.
- Provide for a variety of land uses and lifestyles to support residents of diverse ages, incomes, and family sizes, including housing that is affordable to residents of Pasco County.
- Reduce automobile trips and trip lengths.
- Create efficiency in planning and provision of infrastructure.
- Allocate development costs appropriately.
- Preserve and protect existing rural enclaves.
- Preserve and protect areas that exhibit existing patterns of rural development along Fort King Road.
- Preserve environmental systems and functional open spaces.

POLICY FLU 6.1.2: PASADENA HILLS VISION PLAN GRAPHIC

The concepts that demonstrate the ideals of the Pasadena Hills Vision Plan are illustrated in Figure PH-2, Pasadena Hills Vision Plan, and represent the long-term vision of the County's development and resource protection. However, the only Comprehensive Plan interpretation, policy application, or other regulatory functions that the Land Use Vision Plan may be used for are expressly set out in Policies FLU 6.5.3(a) and FLU 6.5.6. Other regulatory or policy use of Figure PH-2 is strictly prohibited.

POLICY FLU 6.1.3: MECHANISMS FOR URBAN DEVELOPMENT WITHIN THE PASADENA HILLS STUDY AREA; LIMITED EXEMPTIONS FROM OVERLAY DISTRICT REQUIREMENTS

In order to obtain any increase in residential density or non-residential intensity other than density or intensity that already is available pursuant to a property's pre-existing zoning category and without application of the village and core reserve overlay options set forth in this Pasadena Hills Planning Principles, any land located within the Pasadena Hills Study Area village land use classifications overlay must be rezoned consistent with the village requirements described herein and must adhere to the Financial Plan and Stewardship District Ordinance requirements. In addition, any rezoning request for any land that is located in the Pasadena Hills Study Area outside the village land use classification overlay may be rezoned consistent with the approved Pasco County Future Land Use classification in effect as of January 8, 2008. In the event such proposed rezoning in the PHSA outside the village land use classification is approved after the effective date of the 2020 amendments to the Comprehensive Plan, and is projected to generate more than 100 new daily trips per Pasco County Land Development Code section 901.4 Exhibit A, the land owner shall comply with all of the VOPH Financial Plan, VOPH Overlay District, and Stewardship District Ordinance requirements. Proposed projects outside the village land use classification which do not exceed such de minimis traffic generation threshold, or which were approved prior to the effective date of the 2020 amendments to the Comprehensive Plan, shall not be deemed an "Entitled Property" pursuant to Land Development code Section 602.2.N.3. In addition, and notwithstanding any other provision of Goal 6 and its Policies and Objectives, "Excluded Projects" as defined in Land Development Code Section 602.2.W. shall be exempt from the requirements of Goal 6 and its Policies and Objectives and shall have certain limited exemptions from the VOPH Overlay District and VOPH Financial Plan requirements, but only to the extent set forth in the VOPH Stewardship Ordinance and VOPH Financial Plan.

POLICY FLU 6.1.4: RELATIONSHIP TO EXISTING GOALS, OBJECTIVES, AND POLICIES

Once an application for local development order is submitted and approved so as to render the Pasadena Hills Planning Principles overlay provisions for certain property "effective" in a manner consistent with Policy FLU 6.5.8, then to the extent that there may be a conflict between the Pasadena Hills Area Plan Goals, Objectives, and Policies and the other Goals, Objectives, and Policies of the Pasco County Comprehensive Plan, the Pasadena Hills Planning Principles Goals, Objectives, and Policies shall take precedence. Goals, Objectives, and Policies of the Pasco County Comprehensive Plan that are not in conflict or inconsistent with the Pasadena Hills Planning Principles Goals, Objectives, and Policies including, but not limited to, those which relate to concurrency management (as applicable) and environmental protection, shall continue to be effective after the adoption of the Pasadena Hills Planning Principles Goals, Objectives, and Policies and after the Pasadena Hills Planning Principles overlay is made "effective" as to any property.

CONTEXT-SENSITIVE DESIGN ENVIRONMENTAL CONTEXT SUMMARY

The Pasadena Hills Study Area is demarcated by a ridgeline that roughly divides the study area from east to west and serves as its primary topographic feature. This ridgeline runs to the west and south of Lake Pasadena

and functions as a physical and visual barrier between the rural development and character that dominates the lands to the east along Fort King Road and more urban development opportunities that are emerging to the west. The issues associated with development along the eastern slope of the ridge toward Lake Pasadena should be treated with special attention due to the visual exposure of these lands to Fort King Road and to minimize visual intrusion of urban development into the existing rural development pattern and lifestyle of the neighborhoods to the east through the use of screening, buffering, landscaping, and, where appropriate, “edge” development criteria. In addition, it should also be noted that much of the lands to the east of the ridge are located within a closed drainage basin and/or a drainage basin of special concern.

COMPREHENSIVE ENVIRONMENTAL PROTECTION STRATEGY

The Pasco County Comprehensive Plan and the Land Development Code of Pasco County interact to provide a framework of environmental protection that serves to protect wildlife habitat and wetlands and maintain critical linkages for ecological functions that are sustainable, locally and regionally. The Pasadena Hills policy framework takes a similar comprehensive approach to conservation appropriate for the area’s features, size, and scale and is based on current best practices cited from scientific research. The implementation of the conservation strategy focuses on maintaining the functions of core reserves through existing policy and additional incentives, and connectivity through a series of conservation corridors that function as village separators and scenic corridors along roadways. The Goals, Objectives, and Policies adopted herein are based upon a strategy that reflects the following:

- a. Land use policies and standards that direct incompatible uses away from core reserves.
- b. Identification and mapping of an overlay for protection of the core reserves.
- c. Identification of linkages that serve as connections to locally significant habitat (core reserves) and as buffers that provide physical separation between villages.

The areas for environmental protection as generally depicted in Figure PH 3, Open Space System, function as an overlay for the Future Land Use Map and provide a framework for the protection of important environmental features. The strategies for the protection of these areas include protection of the core reserve, which includes Category I wetlands and contiguous, native upland habitats within one-hundred (100) feet; or the Pasco County Land Development Code Section 805.5 Category I wetland buffer shall be established landward of the wetland line of the Category I wetland in the absence of existing contiguous, native upland habitats. Additional protection is provided through the implementation of the village separators (greenways) and the land use protection afforded the ridge.

OBJECTIVE FLU 6.2: NATURAL RESOURCE PROTECTION

The natural and topographic resources occurring within the Pasadena Hills Study Area contribute to the unique character of Pasco County. The County shall protect the resources within this area, including the ridge, Lake Pasadena, Kersey Lake, Buddy Lake, and significant clusters of wetland/upland habitat systems referred to as the core reserve, by providing incentives that allow the core reserve to generate transfer-development rights at the same density as the adjacent villages and regulating development within this context, reflecting the importance of these areas, as well as the unique spaces in the study area.

POLICY FLU 6.2.1: CONSERVATION FRAMEWORK

The development framework that guides appropriate uses adjacent to the core reserve is based upon the principle that the highest concentration of environmentally sensitive lands are located within regionally significant environmental features (the ridge, Buddy Lake, Lake Pasadena, Kersey Lake, and the core reserve), that ecological buffer zones to protect these lands extend outward from this core and are regulated by State and local codes, and that many of the species that inhabit these areas are protected by State and Federal rules. The intensity of human use shall increase incrementally with the distance from these regional systems.

POLICY FLU 6.2.2: COUNTRYSIDE LINE

The delineation of the urban “village” land use classifications within the Pasadena Hills Study Area is based on the concept of a countryside line, defined as the easternmost boundary of village land use as depicted in Figure PH-6, Pasadena Hills 2065 Future Land Use Map, which supports a community vision to establish a clear transition from urban character west of this delineation to the existing rural development pattern east of this delineation. The countryside line is delineated by proximity to the ridge that additionally serves as a visual demarcation and transition from areas that are urbanizing in the west to the areas east.

POLICY FLU 6.2.3: COUNTRYSIDE AREA

The countryside area was evaluated during the Pasadena Hills study and determined to be an area that is 1) predominantly built and/or platted in a rural development form and 2) within a closed stormwater-drainage basin. Pasco County shall respect the existing rural development pattern of the countryside area as depicted in Figure PH-2, Pasadena Hills Land Use Vision Plan, when reviewing requests for Comprehensive Plan amendments or rezoning applications. Any application to rezone a property within the countryside area shall be governed by Policy 6.1.3 above and should be consistent with the adopted Future Land Use designation for such property as of January 8, 2008. Any such approved rezoning in the countryside area (and any FLUM amendment, if approved) shall require that the landowner comply with the Financial Plan and Stewardship District Ordinance requirements, including provision of any required right(s)-of-way, school site(s), and payment of applicable Development Fees. This policy shall not apply to rezonings or zoning modifications that generate equal to or less than 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A.

POLICY FLU 6.2.4: FORT KING ROAD: RURAL SCENIC ROADWAY

Pasco County may amend the Land Development Code to establish specific standards for rural scenic roads in Pasco County that will assist in the protection of the existing rural development pattern of the area. Any Land Development Code provisions creating these standards should address the following:

- a. Preservation of existing canopy trees.
- b. Planting of new canopy trees.
- c. Landscaping requirements.
- d. Clearing setbacks and restrictions.
- e. Building character, setbacks, and locations of buildings.
- f. Location of parking.
- g. Location and screening of equipment storage.
- h. Location and screening of dumpsters.
- i. Walls, fences, entrance features, and similar structures.
- j. Design of retention ponds.
- k. Location and design of signage.
- l. Location and design of streetlights.

For the purposes of this policy, the term “rural scenic road” shall include the limits of Fort King Road that are located in the Pasadena Hills Study Area.

POLICY FLU 6.2.5: CORE RESERVE/DENSITY TRANSFERS FOR CLUSTERING OF RESIDENTIAL DENSITY

In those cases where proposed residential acreage contains lands which are classified as core reserve, 100 percent of the village-based density of the non-Category I wetland portion of the core reserve may be transferred by the landowner to the other developable property within the applicable village. Lands that are within the core reserve and are not classified as Category I wetlands are eligible to transfer development rights to areas within their assigned village per Figure PH-7, Village Location Map, at any time after each applicable village has an effective village land use classification per Policy FLU 6.5.8. The specific boundaries of sending zone within the core reserve for the transfer of development rights shall be established through the adoption of the required master plan for the applicable receiving village. These sending zones are established based upon environmental objectives as described in the intent for the core reserve. Development rights shall be sold or transferred through a recorded, restrictive covenant in a form approved by Pasco County. The restrictive covenant shall specify the number of development rights sold or transferred, specify the allowable uses retained on the property, and specify that the parcel may only be used in perpetuity for open space uses.

The amount of transfer shall be determined based upon the underlying village land use classification as described in Figure PH-6, Pasadena Hills 2065 Future Land Use Map. The village-based density for the purposes of establishing a transfer rate shall be based upon the maximum average density for the applicable village, where this average is weighted based upon the required percentage mix of each neighborhood type permitted within the village.

POLICY FLU 6.2.6: PROTECTION OF EXISTING TOPOGRAPHY - GENERAL

In addition to the requirements of Policy FLU 6.2.7, topographic alterations within the Pasadena Hills Study Area shall be limited as follows:

- a. Grading within a slope of ten percent (10%) or greater within residential development shall be limited to the development pad area, including the building envelope, infrastructure (including, but not limited to, roads, ponds and utilities) and any on-site parks and amenities, and any necessary rebalancing of the site in accordance with generally acceptable engineering principles. Nothing herein is intended to prohibit or discourage (as set forth herein) development on slopes of ten percent (10%) or greater within the PHSA.
- b. Mining, as defined in Section 404.3 of this Code, of areas within a slope of six percent (6%) or greater shall be conditioned to protect viewsheds in the PHSA; provided, however, that nothing herein shall prohibit the issuance of Mass Grading Permits in accordance with Section 403.6, Land Excavation Operating Permits in accordance with Section 404.2 and conditional use permits in accordance with the Code for the off-site hauling of fill in excess of 30,000 cubic yards created by a permitted bona fide residential development. The intent of these limitations is to prohibit the outright removal of the area's naturally occurring berms or hillsides that provide unique vistas of the area.

POLICY FLU 6.2.7: PROTECTION OF TOPOGRAPHY - SPECIFIC

In order to better protect the viewsheds associated with the ridgeline in the Pasadena Hills Study Area, exposed slopes which are visible from Fort King Road and which are most vulnerable to the visual impacts associated with moderate-built densities, such as those proposed in the Pasadena Hills Study Area, shall be subject to the requirements set forth in this policy. Exposed slopes (defined as portions of an incline which lack canopy vegetation comprising at least eighty-five (85) percent cover) have been determined to be located within Village E, Village H, and Village I. Consequently, based upon the location and extent of the exposed slopes within these villages, development within these villages shall comply with the following:

a. For Village E:

Village E shall use the following design criteria to minimize its visual impact to views from Fort King Road:

- (1) Leaves intact slopes greater than ten (10) percent;
- (2) Clusters development away from the exposed slope;
- (3) Minimizes cut and fill on the exposed slope;
- (4) Places lower density development on or adjacent to the exposed slope;
- (5) Preserves a minimum of thirty (30) percent open space on the exposed slope; and
- (6) Provides additional landscaping as a buffer to views of new development from the roadway.

b. For Village H and Village I:

Village development adjacent to the countryside line shall include a 50-foot rural-enclave buffer as depicted in Figure PH-14, Rural Enclave Buffer Illustration, to protect the viewshed from Fort King Road. The buffer shall have the following characteristics:

- (1) Width. The first twenty-five (25) feet of the buffer (as measured from the countryside line) are important for creating the adequate opacity for screening existing rural homes from new development.
- (2) Native landscape. All plantings shall include native representatives of canopy and understory trees. The key to providing an adequate rural buffer is to maintain and plant native varieties of species that are representative of the locale in which they are planted. This requirement would reinforce the existing rural enclave and native look of the rural enclave buffer (preventing the creation of an “out-of-place” buffer) and promote the aesthetics of the visual barrier.
- (3) Proper use of existing vegetation. Where sufficient existing native landscape exists at eighty-five (85) percent opacity or higher, such landscape shall remain as part of the buffer.
- (4) The specific application of the above requirements within the 50-foot buffer may include berm, landscape, and/or wall buffer techniques which shall be determined on a case by case basis taking into consideration topography, drainage, adjacent density or use, and other pertinent factors.

TRANSPORTATION

The 2065 Future Transportation Map, as depicted in Figure PH-4, depicts the planned arterial and collector road system determined to be necessary to support the land use patterns, densities, and intensities shown in Figures PH-2, Pasadena Hills Land Use Vision Plan, and PH-6, Pasadena Hills 2065 Future Land Use Map, and maintain the adopted Level of Service, livable traffic conditions, and multimodal community framework that is intended to be reached through the implementation of this Future Land Use vision.

OBJECTIVE FLU 6.3: CONNECTED STREET NETWORK

To ensure that new development within the Pasadena Hills Study Area creates a connected street network that extends the existing street-network connections and requires new street-network connections in a manner that preserves and enhances local and regional connectivity through South Central Pasco County.

POLICY FLU 6.3.1: FUTURE TRAFFIC CIRCULATION IMPROVEMENTS/ FUTURE TRANSPORTATION MAP

Figure PH-4, 2065 Future Transportation Map, and Figure PH-4a, 2065 Future Alternative Transportation Map, identify the minimum required transportation network that is needed to support the development of the Pasadena Hills 2065 Future Land Use Map, and is a supplement to the adopted Map 7-36, Highway Vision Plan and Functional Class Map. The future capital improvements that are necessary to create this transportation network are identified in the VOPH Master Roadway Plan (LDC Section 602 Stewardship District 602-E) and are hereby incorporated into the Transportation Element by this reference. Additional roadway links may be added to this network or may be realigned, per LDC Section 602.9.B., consistent with the provisions for implementing Map 7-36 at the time of approval of the specific development proposal.

POLICY FLU 6.3.2: GRID NETWORK

The County shall require new urban residential and nonresidential development within the Pasadena Hills Study Area to be developed within a connected roadway network that creates a grid of existing and new streets that provide local connectivity consistent with Figure PH-4, 2065 Future Transportation Map.

POLICY FLU 6.3.3: PRIVATE DEVELOPMENT FUNDING

The County shall require the cooperation, participation, and financial support from new development to achieve the implementation of the regional and local roadway network depicted in VOPH Master Roadway Plan and Figure PH-4, 2065 Future Transportation Map, and Figure PH-4a, 2065 Future Alternative Transportation Map, as set forth in Policy FLU 6.5.10.

OBJECTIVE FLU 6.4: CORRIDOR DESIGN STANDARDS

The County shall establish corridor design standards that recognize that public streets serve a broad community purpose, that implement the Pasadena Hills Study Area vision for the street network to enhance the visual quality of roadways, protect scenic and environmental resources, separate village development one from another, provide a framework of ideal standards and classification for roadways, and promote interconnectivity of the parks system with schools and other civic uses.

POLICY FLU 6.4.1: CONNECTED, MULTIMODAL TRANSPORTATION SYSTEM

The transportation system for the Pasadena Hills Study Area, as defined by the adopted VOPH Master Roadway Plan, shall provide multi-modal capabilities and be connected through a network of streets that are visually appealing and supportive of nonmotorized travel modes. The visual and functional characteristics of streets are important in the design of the community and shall be guided by the following design principles:

- a. Streets should be designed to create a sense of place, with attention to maintaining the visual integrity of the community including sidewalks, street trees, landscaped medians, and other rights-of-way;
- b. Transportation facilities (streets and/or multipurpose paths) shall be designed to accommodate a mix of travel modes including vehicles, golf carts, electric personal assistance mobility devices, mopeds, motorized scooters, micro-mobility devices, bicycles, and pedestrians;

- c. Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian ways, lighting, signs, front-yard setback areas, and building facades; and
- d. Neighborhood streets should be designed to address two specific goals: connectivity and protection of the neighborhood. This should be accomplished by providing connections to adjacent activities and neighborhood-serving businesses with streets that offer multiple route choices, but do not encourage cut-through traffic.

POLICY FLU 6.4.2: CONTEXT-SENSITIVE DESIGN

The County shall require that all new or improved roadways be designed and constructed in a manner that is supportive and reflective of adjacent land uses and development patterns consistent with the standards set forth in the adopted VOPH Master Roadway Plan. Those roadways located in the Pasadena Hills Area Plan boundary which had approved route studies, Project Development and Environment Studies, and associated cross sections as of the adoption date of the Pasadena Hills Area Plan shall not be required to comply with the typical cross sections depicted in the adopted VOPH Master Roadway Plan.

These new street-design standards shall be established to transform existing and future streets into tree-lined boulevards, avenues, and parkways that define the Pasadena Hills area urban form; improve the aesthetic qualities of the driving experience; and provide safe bicycle and pedestrian circulation. The design standards shall incorporate standards for each type of roadway that include at a minimum:

- a. Right-of-way width.
- b. Maximum design speed.
- c. Sidewalk width and location.
- d. Bike-lane requirements.
- e. Curb requirements.
- f. Travel-lane width.
- g. Multipurpose lanes or paths.
- h. Number of lanes required.
- i. Median requirements.
- j. Landscaping requirements.
- k. Parking requirements.

LAND USE AND DESIGN

The Pasadena Hills Study Area is a land use overlay as depicted in Figure PH-1, Pasadena Hills Area Plan Boundary, which specifically establishes:

- New land use classifications that require new urban development to be organized into mixed-use villages.
- A geographic limit for urban development in South Central Pasco County that respects the natural rolling topography of the area through the creation of a countryside line.
- A connected transportation network that includes local roads and that is designed to serve the proposed land use vision.
- Areas of environmental preservation.
- A timing/financing strategy to support the land use vision.

The intent of this new form of development is to establish specific policy and regulatory guidance for the development of new mixed-use urban areas in a sustainable development form in an effort to provide adequate opportunity for new growth and development within South Central Pasco County while restricting development activities that could result in either 1) the extension of incremental low-density sprawl development in South Central Pasco County or 2) the need for the further extension of the urban service area into the Northeast Pasco Rural Area to accommodate projected growth within a longer-term planning horizon. This new form of development is regulated through three (3) mixed-use land use classifications; i.e., Type 1 Village, Type 2 Village, and Type 3 Village, and one (1) land use overlay (core reserve) as generally depicted in Figure PH-5, Future Land Use Map Illustrating Core Reserve Overlay. Each of these land use classifications is designed to avoid the negative impacts of urban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.

The Pasadena Hills Vision Plan relies upon a series of principles that address community design, transportation connectivity, open-space creation, and environmental protection to guide the creation of appropriate Future Land Use Classifications for this area.

OBJECTIVE FLU 6.5: LAND USE AND FORM

To prevent low-density sprawl development by guiding the development of urban lands inside the Pasadena Hills Study Area into compact, mixed-use, pedestrian-friendly villages connected by areas of permanent open space.

POLICY FLU 6.5.1: ESTABLISHMENT OF PLANNING FRAMEWORK

Pasco County, through the adoption of the Pasadena Hills Area Plan, has established a development policy framework that enhances the livability of the County and preserves its natural, cultural, physical, and other resources by creating planning and development policies and Future Land Use categories that address development issues. This new development pattern shall:

- a. Be formed around neighborhoods which are integrated with commercial, office, and civic uses.
- b. Support a fully connected system of streets and multipurpose paths that encourage alternative means of transportation, including facilities for pedestrians, bicycles, micro-mobility devices, motorized scooters, mopeds, electric personal assistance mobility devices, and golf carts.
- c. Integrate permanently dedicated open space.

POLICY FLU 6.5.2: OVERALL DESIGN PRINCIPLES

The design principles that shall guide the growth and development of areas within the Pasadena Hills Study Area shall be consistent with those principles embodied in Figure PH-2, Pasadena Hills Land Use Vision Plan, as follows:

- a. Respects the natural topography and ecology of the area. Significant environmental resources and systems shall serve to form a natural delimiter between urban and rural/agricultural development and shall be protected by providing a countryside line as a separator between urban and rural areas.
- b. Protects the character of rural enclaves. The low-density character of rural enclaves as identified in Figure PH-2, Pasadena Hills Land Use Vision Plan, shall be protected through a minimum 50-foot rural enclave buffer (see Policy FLU 6.5.6 and illustrative examples of rural enclave buffers, Figure PH-14, Rural Enclave Buffer Illustration).

- c. Defines centers and edges. A village separator shall be constructed to provide separation between each village development as a method to explicitly designate different village developments (see Figure PH 8, Village Separation, and Figure PH-15, Village Separator Landscape Guide).
- d. Encourages a connected network of small streets. The urban portion of the Pasadena Hills Study Area shall be developed into neighborhoods where new residential development is an organized grid of roads designed to provide multiple options for local connectivity, to the extent practical given wetland systems, core reserve areas, topography, or other such limiting factors.
- e. Creates and defines a connected system of open spaces. The core reserve overlay as generally depicted on Figure PH-3, Open Space System, is designed to provide regional-scale, natural resource protection; passive, resource-based recreation; and other resource-based passive uses, such as environmental education within the Pasadena Hills Study Area in conjunction with development of the villages.
- f. Fosters social and civic engagement. Mixed-use centers shall be required to serve the daily and weekly needs of neighborhood residents and shall be sized and spaced accordingly.
- g. Fiscally feasible. All new development and redevelopment within the Pasadena Hills Study Area that is constructed under the provisions of these Goals, Objectives, and Policies shall comply with the Villages of Pasadena Hills Financial Plan, as amended from time to time.

POLICY FLU 6.5.3: VILLAGE CHARACTERISTICS

Village developments shall exhibit all of the following characteristics:

- a. Villages shall include a design in which the majority of housing is within walking distance, or one-quarter mile radius, of a village or neighborhood center, with the higher densities closer to the center. A neighborhood center shall include public spaces such as parks, schools, and other civic uses. The general locations of “general” neighborhoods and “edge” neighborhoods are identified in the vision graphic, Figure PH-2, Pasadena Hills Land Use Vision Plan, and generally represent this principle. This graphic shall be used as a guide to determine the locations of “general” and “edge” neighborhoods.
- b. Villages shall be separated one (1) from another as identified in Figure PH 8, Village Separator or Rural Enclave Buffer and through the application of the street cross sections as contained in the adopted VOPH Master Roadway Plan, as applicable to the roadway separator, subject to Policy FLU 6.4.2. The roadway cross section and Figure PH-15, Village Separator Landscape Guide, establish a “village separator” as described in Policy FLU 6.5.4, Village Separation.
- c. Village centers shall be designed with sufficient nonresidential uses to provide for the daily and weekly needs of village residents.
- d. Villages shall include compact design that includes a system of land subdivision and development which links one (1) neighborhood to another. TND, MUTRM, and TOD forms of development shall be encouraged through incentives, but are not mandatory, based upon the mandatory alternative transportation network requirements that are incorporated into the Pasadena Hills Area Plan and the VOPH Master Roadway Plan.
- e. Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, micro-mobility device users, motorized scooter users, moped users, electric personal assistance mobility device users, golf carts and motor

- vehicles, and which are built with design speeds that are appropriate for neighborhoods.
- f. Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, multipurpose paths, street trees, on-street parking, and multipurpose lanes, which provide distinct separation between pedestrians and vehicles.
- g. Villages shall provide both open space and recreational space.
- h. Villages shall apply the adopted VOPH Financial Plan to be used for the provision of required infrastructure for their project, as required in Policy FLU 6.5.10.

POLICY FLU 6.5.4: VILLAGE SEPARATION

Villages shall be separated one (1) from another as identified in Figure PH 8, Village Separator or Rural Enclave Buffer, and the VOPH Master Roadway Plan, through the application of the street cross sections for the Pasadena Hills Study Area which function to establish a 150 foot “buffer” that is landscaped as described in Figure PH 15, Village Separator Landscape Guide, to help define each village as separate and compact communities, subject to Policy FLU 6.4.2. Village separators may include wetlands, floodplain and stormwater management systems, sidewalks, golf cart paths (Alternative Transportation Facilities), neighborhood parks, recreational facilities, and other like uses, but no non-recreational structures. The 150-foot Village Separator buffer is only required in one of the two adjacent Villages for a total of 150 feet, not 300 feet. Village separator buffers are not required in the Village where non-residential development is adjacent to a Primary or Intermediate Road separating two villages or where Core Reserve or wetlands are separating two villages. Village separators are not required on the boundary of a Village if that boundary not is adjacent to another Village, but is instead adjacent to the overall VOPH boundary, Excluded Properties, Rural Enclaves, or Countryside Area. Any other request to deviate from the buffer locations and/or widths shown in Figure PH-8, Village Separator or Rural Enclave Buffer, shall be presented to the Planning and Policy Committee for a recommendation and decided by the Board of Supervisors at noticed public hearings.

POLICY FLU 6.5.5: COMMERCIAL SEPARATION

The center of the Village-scale and Community –scale centers shall be separated one (1) from another and from other regional-serving centers, including town centers or other large scale commercial or office development, by approximately one (1) mile. Appropriate commercial separations between villages shall be finalized as part of the MPUD zoning approval in order to ensure that nonresidential development within the village types do not 1) detract from or limit the development of designated town centers, which form of commercial development has been identified as the preferred form of commercial development; or 2) become identified as strip commercial development; or 3) collocate multiple nonresidential use types in one location in such a manner as to subvert the explicit service area and scale definitions as included in the land use classification definitions for each type of village.

POLICY FLU 6.5.6: RURAL ENCLAVE BUFFER

Village development adjacent to rural enclaves within the Pasadena Hills Study Area shall include a 50 foot rural enclave buffer, as depicted on Figure PH 8, Village Separator or Rural Enclave Buffer, to protect these neighborhoods from interference within the rural enclaves caused by the visual impacts of adjacent village development. Rural Enclave buffers are not required where non-residential development is adjacent to a Primary or Intermediate Road at the edge of a Village across from a Rural Enclave. Any other request to deviate from the buffer locations shown in Figure PH-8, Village Separator or Rural Enclave Buffer, shall be presented to the Planning and Policy Committee for a recommendation and decided by the Board of Supervisors at noticed public hearings. If the required separator consists of the 50-foot rural enclave buffer as depicted

in Figure PH 14, Rural Enclave Buffer Illustration, it shall have the following characteristics:

- a. Width. The first twenty-five (25) feet of the rural-enclave buffer (as measured from the existing rural enclave) are important for creating the adequate opacity for screening existing rural homes from new development.
- b. Native landscape. All plantings shall include native representatives of canopy and understory trees. The key to providing an adequate rural buffer is to maintain and plant native varieties of species that are representative of the locale in which they are planted. This requirement would reinforce the existing rural enclave and native look of the rural enclave buffer (preventing the creation of an “out-of-place” buffer), and promote the aesthetics of the visual barrier.
- c. Proper use of existing vegetation. Where sufficient existing native landscape exists at eighty-five (85) percent opacity or higher, such landscape shall remain as part of the rural enclave buffer.
- d. The specific application of the above requirements within the 50-foot buffer may include berm, landscape, and/or wall buffer techniques which shall be determined on a case by case basis taking into consideration topography, drainage, adjacent density or use, and other pertinent factors.

POLICY FLU 6.5.7: NETWORK OF MULTIPURPOSE LANES, PATHS AND TRAILS

Village development shall provide for the construction of a network of multipurpose lanes, path and trails that connect parks to other parks, neighborhoods, schools, mixed-use centers, civic buildings, and other community destinations through the development review process and private development contributions and/or dedications.

POLICY FLU 6.5.8: EFFECTIVE DATE OF VILLAGE AND CORE RESERVE FUTURE LAND USE CLASSIFICATIONS

The village and core reserve Future Land Use Classification represents the long term compatible land uses for the areas generally depicted within Figure PH-5, Future Land Use Map Illustrating Core Reserve Overlay, and Figure PH-3, Open Space System, and only become effective through the rezoning and Master Development Plan process. Each village is identified in Figure PH-7, Village Location Map.

- a. The effective date of the land use classification for an entire Type 1 Village is determined by the date of the rezoning of the first parcel of land in the village center for that village to MPUD Master Planned Unit Development consistent with the standards set forth herein, subject to the following:
 - (1) If a single landowner or group of landowners seeking to rezone their parcel(s) cannot assemble the minimum acreage required to master plan an entire Village Center, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village Center, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village Center, and (ii) the other parcel owner(s) within the entire Village Center are provided notice of the pending rezoning application prior to the Pasadena Hills Planning and Policy Committee meeting, and opportunity at public hearing to comment upon the master concept plan for the entire Village Center. This process is intended to include multiple owners whenever practical

and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village Center, in connection with future rezoning applications for parcels within such Village Center, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area.

- b. The effective date of the land use classification for an entire Type 2 Village is determined by the date of the rezoning of the first parcel of land for that village to MPUD Master Planned Unit Development consistent with the standards set forth herein.
- c. The effective date of the land use classification for an entire Type 3 Village is determined by the date of the rezoning of the first parcel of land for that village to MPUD Master Planned Unit Development consistent with the standards set forth herein.
- d. The effective date of the land use classification for a Core Reserve Area is determined by the date of rezoning of the first parcel of land within the applicable village to MPUD Master Planned Unit Development consistent with the standards set forth herein, subject to the following:
 - (1) If a single landowner or group of landowners seeking to rezone their parcel(s) do not own the entire Core Reserve area within the Village they are applying for development within, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village, and (ii) the other parcel owner(s) within the entire Village are provided notice of the pending rezoning application prior to the Pasadena Hills Planning and Policy Committee, and opportunity at public hearing to comment upon the master concept plan for the entire Village. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village, in connection with future rezoning applications for parcels within such Village, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area Plan.
- e. Notwithstanding the foregoing, the implementation of the land use classification change for an entire village based upon the first MPUD rezoning hereunder, shall not preclude another land owner who has not rezoned from developing, or retaining existing uses, in accordance with their pre-existing zoning category in effect as of January 8, 2008, or requesting additional density or intensity so long as it does not exceed 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A, even if such pre-existing zoning or de minimis additional uses are inconsistent with the Village and Core Reserve future land use classifications.
- f. Upon the effective date of the land use classification all lands within the Village shall be subject to all policies and requirements of the Pasadena Hills Area Plan and, consistent with the requirements of Policy FLU 6.3.2, the effective date of the land use classification for any Village shall include that portion of the adopted VOPH Master Roadway Plan within the Village and any adjacent Village necessary to create the grid of existing and new streets that provide local connectivity in accordance with Figure PH-4, 2065 Future Transportation Map, and Figure PH-4, 2065 Future Alternative Transportation Map.

- g. Annexations within the Pasadena Hills Area Plan are discouraged because of the adverse impact to the VOPH Financial Plan, required VOPH infrastructure, and the required land use pattern. However, in the event lands within the Pasadena Hills Area Plan are subsequently annexed by a municipality and the entitlements for those lands authorized under the Future Land Use Classification have not been allocated and fully mitigated by the owners of said lands then the County may reallocate such entitlements to the remaining lands within the Village or to any adjacent Village.

POLICY FLU 6.5.9: TIMING OF DEVELOPMENT

The timing of more urban development within the Pasadena Hills Study Area 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 that are necessary to serve the entire study area are programmed within the Pasco County Capital Improvements Element prior to the approval of any development activity under any of the village land use classifications. These improvements include:

- a. The construction of the primary transportation improvements as depicted in Figure PH-4, 2065 Future Transportation Map, Figure PH-4a, 2065 Future Alternative Transportation Map, and the VOPH Master Roadway Plan.
- b. The provision of land for the Super Park within the Pasadena Hills Study Area boundary.
- c. Facility Capacity: The phasing conditions of each village master plan shall address at a minimum 1) the requirement that adequate public facilities and services be available to accommodate the development and maintain the adopted Level of Service standards and 2) the availability of water supply, wastewater service, solid waste disposal, and regional stormwater facilities to serve the development. The availability of water supply shall be demonstrated through:
 - (1) A demand analysis for the proposed development extended to build-out.
 - (2) A list of potential, permissible supply sources and the capacities thereof.
 - (3) A comparison of the demand versus supply capacity of all sources on the list.
 - (4) The availability of reclaimed water and stormwater for irrigation use within the village and the quantity of potable water these sources will offset.

POLICY FLU 6.5.10: FINANCIAL STRATEGY

A financing strategy mechanism was submitted to Pasco County in December 2008 as required in Policy FLU 6.5.10. The Financial Plan was adopted in February 2009 by the BOCC, and updated in June 2012 and again in April 2020, and identified the financing mechanism to be used for the provision of required infrastructure within the Study Area. The portion(s) of the roadways identified in the VOPH Master Roadway Plan; Figure PH-4; 2065 Future Transportation Map; Figure PH-4a, 2065 Future Alternative Transportation Map; Super Park; schools; as necessary to meet the impact of, and to functionally serve, the intended development consistent with the County's Concurrency Management System and the long term requirements of the Pasadena Hills Area Plan were included in the Financial Plan. Interim measures of financing the required infrastructure were included in the Financial Plan including mitigation pipeline projects; Community Development Districts, tax districts, or other financing alternatives; or other means approved by the County as consistent with the Pasadena Hills Area Plan. The County shall ensure that such interim pipeline or other infrastructure projects, when aggregated, will be consistent with the

roadway and other infrastructure requirements envisioned by the Pasadena Hills Area Plan.

As a part of the final approval of the overall infrastructure financing strategy by Pasco County, including the creation of the dependent district, the County has issued a concurrency Certificate of Capacity, or concurrency exemption, for all applicable public facilities that are included within the financing strategy to meet concurrency. This exemption shall apply to development within the Pasadena Hills Study Area that is undertaken consistent with the requirements of the Pasadena Hills Study Area policies contained within the Pasco County Comprehensive Plan and consistent with site specific requirements of the adopted financing strategy.

POLICY FLU 6.5.11: COLLOCATION OF PUBLIC FACILITIES

The County shall require, where feasible, that new urban residential development within the Pasadena Hills Study Area collocate parks and schools. As a further incentive to collocate these facilities, Pasco County shall allow a reduction in the minimum acreage requirement for community parks from a minimum of twenty (20) acres to a minimum of five (5) acres for community parks when they are collocated with a school. The County has aggregated acreage for the Regional Park and District Parks to provide for a “Super Park” amenity that provides additional recreational uses, both active and passive, and to reduce operational and maintenance costs.

POLICY FLU 6.5.12: ALTERNATIVE SCHOOL PROTOTYPES

Pasco County shall require new urban residential development within the Pasadena Hills Study Area to coordinate with the District School Board of Pasco County to develop, where feasible, alternative school prototypes, such as urban block designs and collocated elementary and middle schools.

POLICY FLU 6.5.13: RESIDENTIAL CONVERSION

To ensure an appropriate balance of residential and non-residential uses within Villages and within the overall Villages of Pasadena Hills Study Area, conversion of a limited number of residential entitlements to non-residential uses (office and/or commercial) may be allowed under the following circumstances:

- a. The maximum number of residential units to be converted is limited to 15 percent of the maximum residential potential within a Village (see Table PH-2, Residential Conversion Chart, for maximum residential entitlements per Village).
- b. Residential units may be converted to office square feet, commercial square feet, or a combination of both non-residential uses utilizing the conversion rates found in Table PH-3, Residential Conversion Chart.
- c. Applications for conversions of residential units to non-residential square footage will be considered a non-substantial zoning modification.

POLICY FLU 6.5.14: APPLICABILITY AND EFFECT ON EXISTING DEVELOPMENT APPROVALS

The VOPH Comprehensive Plan Amendments to Chapter 2 shall apply both prospectively and retroactively to the existing MPUDs already approved in VOPH (except for Excluded Projects). On May 5, 2020, the Board of County Commissioners delegated authority to the County Administrator or his designee, to administratively amend any and all existing VOPH MPUDs in order to conform to these amendments, without the necessity of an MPUD amendment application or application fee, after notice to the affected VOPH-MPUD owner, and to adjacent property owners. Such

administrative amendments may occur at the time of the first preliminary site plan/preliminary plan approval for the applicable VOPH MPUD under review.

LAND USE CLASSIFICATIONS

a. VILLAGE MIXED USE - TYPE 1 (VMU-1)

Intent. The Type 1 Village Mixed Use (VMU-1) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, village-scale commercial uses, neighborhood-scale commercial uses, office/light industrial uses, university campuses, schools, and civic and public uses. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian friendly communities, and to reduce the cost of public infrastructure.

The Type 1 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network that creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and requiring village and neighborhood-scale commercial and office uses that serve these areas as well as proximate residential uses. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development to a village or neighborhood center. Specifically, villages shall be designed to facilitate the availability of higher-density residential uses within a one-quarter-mile walking distance of each village center and shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to "neighborhood-scale centers," but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

Type 1 Villages shall be supported by internally designed, mixed-use village centers (designed specifically to serve the daily and weekly retail, office, civic, and government use and services needs of village residents). Each village shall have a defined village center, which shall serve as a focal point for the development of the area, and a defined edge, which shall serve to provide separation between villages, and between a village and an existing low-density rural development, where adjacent, in an effort to protect the character of the rural landscape.

(2) Mix of Use

- (a) Each Village within the Type 1 Village Mixed Use (VMU-1) Land Use Classification shall include the following uses:
- (b) Public Spaces (Includes Parks and Open Spaces)
- (c) Village Center (Includes the Core Residential Neighborhood and Village Scale Centers)
- (d) Neighborhoods (Includes General and Edge Neighborhoods and Neighborhood Scale Centers)

The Type 1 Village Mixed Use (VMU-1) shall be developed to accommodate an areawide composite land use mix as described below:

Uses	Density/Intensity	Minimum Land Area	Maximum Land Area
Public Spaces		15 Percent	
Village Center (Includes Neighborhood Core Residential)	Minimum 4 du/Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	25 Percent; However, the Village Center Shall Not be Less Than 150 Acres ⁽²⁾⁽³⁾	35 Percent; However, the Village Center Shall Not Exceed 200 Acres ⁽²⁾
Nonresidential		20 Percent of Total Village Center Acreage (30 Acres)	25 Percent of Total Village Center Acreage (50 Acres)
General Commercial/ Office) (Excluding Civic Uses) Limit One Village-Scale Center per Type 1 Village	Maximum 540,000Gross Leasable Square Feet ⁽⁴⁾⁽⁵⁾		
Employment Uses (Includes Office)	Maximum 150,000 Gross Leasable Square Feet		
Public Uses			
Neighborhood Core Residential	Maximum 0.75 Floor Area Ratio	80 Percent of Total Village Center Acreage (120 Acres)	75 Percent of Total Village Center Acreage (150 Acres)
Neighborhood General	Maximum 5 du/Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	45 Percent	55 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	5 Percent	15 Percent
Limit Two Neighborhood- Scale Centers per Type 1 Village	20,000 Gross Leasable Square Feet Maximum (Each)		

(1) Minimum and maximum residential density within the core residential, general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.

(2) Vertically mixed-use buildings that contain retail/support services on the first floor of the structure and residential uses on second floor and above shall be counted toward the percentage mix requirement for nonresidential area.

(3) If a single landowner or group of landowners seeking to rezone their parcel(s) cannot assemble the minimum acreage required to master plan an entire Village Center, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village Center, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village Center, and (ii) the other parcel owner(s) within the entire Village Center are provided notice of the pending rezoning application upon submittal of the application, and opportunity at public hearing to comment upon the master concept plan for the entire Village Center. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village Center, in connection with future rezoning applications for parcels within such Village Center, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area.

(4) The maximum nonresidential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study. The total maximum gross leasable square feet of nonresidential development permitted within all Type 1 Villages combined shall not exceed 1,020,000 square feet. An individual village may exceed the maximum square footage for an individual village center under the following conditions:

¹ du=dwelling units

- (a) When a village-scale center is combined with one or more neighborhood-scale center(s), in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for the village-scale center to the maximum permitted for neighborhood-scale center(s) with which it is being combined. Under this provision the maximum nonresidential-use square footage shall not exceed this combined total for an individual village; and
 - (b) An individual village center within any specific Type 1 Village may be permitted up to an additional 150,000 square feet of office employment uses which shall not be included within the 1,020,000 square feet; and
 - (c) When the Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 15% of the residential units may be converted to commercial and/or office square feet.
- (5) Since the maximum nonresidential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study, and since the horizon of this planning effort is Year 2065, an applicant, in coordination with Pasco County, may prepare an updated areawide market assessment as support documentation for an amendment to this land use mix.

This distribution range represents the mix of uses within each area designated as a village in Figure PH-7, Village Location Map, which would be accommodated over the planning horizon.

(3) Locational Criteria

Within the Pasadena Hills Area Plan, Type 1 Villages include Villages “D” and “G” as shown in Figure PH-7, Village Location Map.

- (a) Village centers shall be generally located in the center of the village, in the vicinity of the following crossroads:
 - 1) Village D. The village center for Village “D” shall be located in the vicinity of the intersection of Handcart Road and Prospect Road.
 - 2) Village G. The village center for Village “G” shall be located in the vicinity of the intersection of Handcart Road and Kiefer Road.
- (a) Future Type 1 Villages may be located in other parts of Pasco County following the completion of a special area study for the area that addresses the following:
 - 1) The need to accommodate additional residential density and growth.
 - 2) Discourage urban sprawl by clustering residential and support commercial/office uses in future growth areas.
 - 3) Make the most efficient use of the County’s investments in infrastructure and services.
 - 4) Provide higher-density residential development in close proximity to employment centers.

(4) Guiding Principles

Developments within a Type 1 Village shall exhibit all of the following characteristics:

- (a) Type 1 Villages shall include a mix of uses, including residential, commercial, office/light industrial, public/civic, university campuses, schools, and recreational space that provides for most of the daily needs of residents.
- (b) Villages shall include a design in which the majority of housing is within walking distance, or one-quarter-mile radius, of a village or neighborhood center, with the higher densities

closer to the center. The general locations of “general” neighborhoods and “edge” neighborhoods are identified in the vision graphic, Figure PH-2, Pasadena Hills Land Use Vision Plan, and generally represent this principle. This graphic shall be used as a guide to determine the locations of “general” and “edge” neighborhoods.

- (c) Villages shall be separated one from another as identified in Figure PH-8, Village Separator or Rural Enclave Buffer, through the application of the street cross sections as contained in the adopted VOPH Master Roadway Plan, as applicable to the roadway separator, subject to Policy FLU 6.4.2. The roadway cross section establishes a “village separator” as described in Policy FLU 6.5.4, Village Separation and Figure PH-15, Village Separator Landscape Guide.
 - (d) Type 1 Villages shall include a village center with sufficient non-residential uses to provide for the daily and weekly needs of village residents.
 - (e) Villages shall include compact design that includes a system of land subdivision and development which links one (1) neighborhood to another. TND, MUTRM, TOD or other trip-reduction forms of development shall be encouraged through incentives, but are not mandatory, based upon the alternative transportation network requirements that are incorporated into the VOPH Master Roadway Plan.
 - (f) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, micromobility device users, motorized scooter users, moped users, electric personal assistance mobility device users, golf carts and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
 - (g) Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, multipurpose paths, street trees, on-street parking, and multipurpose lanes, which provide distinct separation between pedestrians and vehicles.
 - (h) Villages shall provide both open space and recreational space.
 - (i) Villages shall apply the adopted VOPH Financial Plan to be used for the provision of required infrastructure for their project, as required in Policy FLU 6.5.10.
- (5) Submittal Requirements/Timing of Development
- (a) All development within a village land use classification shall be required to rezone to an MPUD Master Planned Unit Development type zoning district and shall be planned through a master plan process that integrates development, open space, and infrastructure corridors, with the exception of rezonings or zoning modifications that generate equal to or less than 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A even if such de minimis additional uses are inconsistent with the Village Future Land Use Classification. For all other development in villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development outlined in the conditions of approval.
 - 3) Statement in the conditions of approval requiring compliance with the financing strategy in the VOPH Financial Plan.

- (b) The Type 1 Village Mixed Use Future Land Use Classification represents the long-term compatible land uses for the areas depicted within Figure PH-6, Pasadena Hills 2065 Future Land Use Map, and only become effective through the rezoning and Master Development Plan process. The effective date of the land use classification for an entire Type 1 Village is determined by the date of the rezoning of the first parcel of land within the village center for that village to MPUD Master Planned Unit Development consistent with the standards set forth for village center development, subject to the following:
- 1) If a single landowner or group of landowners seeking to rezone their parcel(s) cannot assemble the minimum acreage required to master plan an entire Village Center, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s) application a master concept plan for the entire Village Center, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village Center, and (ii) the other parcel owner(s) within the entire Village Center are provided notice of the pending rezoning application prior to the Pasadena Hills Planning and Policy Committee meeting, and opportunity at public hearing to comment upon the master concept plan for the entire Village Center. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village Center, in connection with future rezoning applications for parcels within such Village Center, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area.

Each village is identified in Figure PH-7, Village Location Map.

- (c) The timing of more urban development within the Pasadena Hills Study Area 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 that are necessary to serve the entire study area are programmed within the Pasco County Capital Improvements Element prior to the approval of any development activity under any of the village land use classifications. These improvements include:
- 1) The construction of the primary improvements as depicted in Figure PH-4; 2065 Future Transportation Map and the VOPH Master Roadway Plan.
 - 2) The provision of land for the Super Park within the Pasadena Hills Study Area boundary.
- (d) In addition to other infrastructure requirements, the total residential units projected for Type 1 Villages specifically generate the need for a minimum of two (2) elementary school locations, one (1) middle school location, one (1) high school location. This estimate for the number of school locations is based upon the current Level of Service standards and facility size requirements of the District School Board of Pasco County for school facilities. While the elementary school locations can be secured during the review for each applicable village development application, the manner in which the middle school and high school shall be acquired shall be addressed during the review and approval of the first application for rezoning and master plan approval within a Type 1 Village. Such obligation may be addressed by the applicant in the form of the proposal of a financial and land-acquisition strategy to ensure that these obligations are addressed concurrent with the demand for these facilities based upon the phasing and timing of development.

- (e) The timing of development of residential neighborhoods (neighborhood core, neighborhood general and neighborhood edge) within each Type 1 Village as identified herein and designated in Figure PH-7, Village Location Map, requires that the Type 1 Village Land Use Classification be effective prior to rezoning to any density greater than that which is permitted by the underlying land use classification, thus the completion of the rezoning of the village center to MPUD Master Planned Unit Development for that village is required prior to such additional residential development.
 - (f) The applicant shall host a publicly noticed Village Meeting at least thirty (30) days prior to the Pasadena Hills Planning and Policy Committee meeting.
- (6) Master Plan Requirements/Standards of Review

Pasco County shall review the following information for development within a Type 1 Village.

- (a) Financial Strategy Requirements
- (b) Each development within a Type 1 Village shall adhere to the adopted VOPH Financial Plan. The portion of the Financial Plan infrastructure which reasonably is required to support such Type I Village shall be determined concurrent with the MPUD approval based upon the anticipated phasing and timing of development. Village Specific: The improvements that are required to serve the individual village within which the development application is submitted:

For development within Villages D and G, the location of an elementary school within each of these villages, unless the Pasco County School Board determines one is not necessary at either of these locations.

- (c) Local: The improvements that are required to serve the specific development application under review:
 - 1) The local improvements as specified by the County's Land Development Code, that are necessary to serve the specific development application under review.
 - 2) Central water and sewer for the development application under review. The initial phase of infrastructure requirements shall be established not later than the approval of the first preliminary plan/construction plan for any proposed project within the village center development for each Type 1 Village, to the extent infrastructure is necessary to support the scope of such project, and then updated as necessary for each subsequent development project at the preliminary plan/construction plan approval process for each such additional project, within each village.

- (d) Standards for Review

All development shall conform to the village principles as enumerated in Section (4) above and in Policy FLU 6.5.3, Village Characteristics, and demonstrate the following:

- 1) That the development complies with all applicable County environmental preservation regulations provided, however, that the development shall also separately comply with applicable Federal and State environmental preservation regulations.
- 2) That the location of the developed areas on the site:
 - a) Respects existing adjacent development patterns.

- b) Permits the most density and intensity in areas that are most proximate to the village center.
 - c) Respects existing natural and environmental features on the site.
- 3) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.
- (e) Compliance with Subsequent Regulations

The approval of an MPUD Master Planned Unit Development within a village so as to make the village classification “effective” shall not be construed, in and of itself, as an agreement on the part of Pasco County to exempt future development approvals or permits from changes in land development regulations. A Development Agreement may, however, provide specific exemption from future changes to land development regulations as an integral component of the negotiated Development Agreement.

b. VILLAGE MIXED USE - TYPE 2 (VMU-2)

Intent: The Type 2 Village Mixed Use (VMU-2) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, community and neighborhood-scale commercial uses, office uses, university campuses, schools, and civic and public uses. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is the second tier of “village” classifications where the uses, density, and intensity of such areas are more restricted than Type 1 Villages due to the location of the village or the size of the village. The Type 2 Village Mixed Use (VMU-2) Land Use Classification is further classified as either Type 2A Villages or Type 2B Villages dependent upon location and intended function.

The factors that limit the density and intensity of these villages, include the limitations on village-scale centers, their proximity to other existing or designated regional or village-scale centers, their proximity to the countryside area, and the size of area included in the village due to built or approved adjacent development. Commercial and/or retail uses that are designed to serve a village-scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that provide for a mix of uses within a development site or within a multiple parcel area to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure.

The Type 2 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County’s growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County’s current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing community and neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development

to a village or neighborhood center. Specifically, villages shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to “neighborhood-scale centers,” but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

(2) Mix of Use

Each village within the Type 2 Village Mixed Use (VMU-2) Land Use Classification shall include the following uses:

- (a) Public Spaces (Includes Parks and Open Spaces)
- (b) Village Center (Includes Community-Scale Center and Neighborhood Core Residential)
- (c) Neighborhoods (Includes General and Edge Neighborhoods and Neighborhood-Scale Centers)

The Type 2 Village Mixed Use (VMU-2) shall be developed to accommodate an areawide composite land use mix as described below⁽⁵⁾:

Uses	Density/Intensity	Minimum Land Area	Maximum Land Area
Public Spaces		15 Percent	
Village Center	Minimum 4 du ² /Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	15 Percent	25 Percent
Nonresidential			
Limit One Community-Scale Center per Type 2A Village	Maximum 130,000 Gross Leasable Square Feet ⁽²⁾ ⁽⁴⁾		
Limit One Community-Scale Center per Type 2B Village	Maximum 80,000 Gross Leasable Square Feet ⁽²⁾ ⁽⁴⁾		
Employment Uses (Includes Office) Type 2A Village only	Maximum 50,000 Gross Leasable Square Feet ⁽³⁾		
Public Uses	Maximum 0.75 Floor Area Ratio		
Neighborhood Core Residential	See Density Above		
Neighborhoods			
Neighborhood General	Maximum 5 du/Developable Residential Acre ⁽¹⁾ Maximum 0.75 Floor Area Ratio for Public Uses	40 Percent	50 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾ Maximum 0.35 Floor Area Ratio for Public Uses	20 Percent	30 Percent
Limit Three Neighborhood-Scale Centers per Type 2 Village	Maximum 20,000 Gross Leasable Square Feet (Each)		

- (1) Minimum and maximum residential density within the core residential, general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.

- (2) This maximum may be exceeded when:

- (a) A community-scale center is combined with one or more neighborhood-scale centers in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for the community-scale center to the maximum permitted for the neighborhood-scale center(s) with which it is being

¹ du=dwelling units

- combined. Under this provision the maximum non-residential use square footage shall not exceed this combined total for an individual village; and
- (b) The Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 15% of the residential units may be converted to commercial and/or office square feet.
- (3) This office/employment use shall not be included in the maximum limit on non-residential density within the Type 2-A Village.
 - (4) The total maximum gross leasable square feet of nonresidential development permitted within all Type 2 Villages combined shall not exceed 1,160,000 square feet.
 - (5) Due to the size and peripheral location of "Village A" as designated in Figure PH-7, Village Location Map, and its proximity to other residential neighborhoods outside of the Pasadena Hills Study Area, the land use mix of Village A, which includes a total of approximately 153 acres, shall be regulated as a village center. The mix of uses as described herein for a village center shall apply. In addition, Village "A" Village Center shall be permitted 190,000 gross leasable square feet of village-scale center uses and an additional 50,000 square feet of employment/office under the land use.
 - (6) The total maximum entitlements for Villages L & M shall be permitted as shown on Residential Conversion Tables PH-2 and PH-3. No community scale centers are permitted in Village L or M. Village Centers may include neighborhood center uses, schools, parks, public spaces and/or residential uses.

This distribution range represents the mix of uses within each area designated as a village in Figure PH-7, Village Location Map, which would be accommodated over the planning horizon.

(3) Locational Criteria

- (a) Within the Pasadena Hills Area Plan, Type 2A Villages include Villages "A", "C", "I" and "J" and Type 2B Villages include "B", "F", "H", "L" and "M" as shown in Figure PH-7, Village Location Map.
- (b) Future Type 2A and Type 2B Villages may be located in other parts of Pasco County following the completion of a special area study for the area that addresses the following:
 - 1) The need to accommodate additional residential density and growth.
 - 2) Discourage sprawl by clustering residential and support commercial/office uses in future growth areas.
 - 3) Make the most efficient use of the County's investments in infrastructure and services.
 - 4) Provide higher-density residential development in close proximity to employment centers.

(4) Guiding Principles

Developments within a Type 2 Village shall exhibit all of the following characteristics:

- (a) Type 2 Villages shall include a mix of uses, including residential, commercial, office, public/civic, university campuses, schools, and recreational space.
- (b) Villages shall include a design in which the majority of housing is within walking distance, or one-quarter-mile radius, of a village or neighborhood center, with the higher densities closer to the center. The general locations of "general" neighborhoods and "edge" neighborhoods are identified in the vision graphic, Figure PH-2, Pasadena Hills Land Use Vision Plan, and generally represent this principle. This graphic shall be used as a guide to determine the locations of "general" and "edge" neighborhoods.
- (c) Villages shall be separated one (1) from another as identified in Figure PH-8, Village Separator or Rural Enclave Buffer, through the application of the street cross sections as contained in the adopted VOPH Master Roadway Plan, as applicable to the roadway separator, subject to Policy FLU 6.4.2. The roadway cross section establishes a "village

separator” as described in Policy FLU 6.5.4, Village Separation and Figure PH-15, Village Separator Landscape Guide.

- (d) Villages shall include compact design that includes a system of land subdivision and development which links one neighborhood to another. TND, MUTRM, TOD or other trip-reduction forms of development shall be encouraged through incentives, but are not mandatory, based upon the alternative transportation network requirements that are incorporated into the VOPH Master Roadway Plan.
- (e) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, micromobility device users, motorized scooter users, moped users, electric personal assistance mobility device users, golf carts and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
- (f) Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, multipurpose paths, street trees, on-street parking, and multipurpose lanes, which provide distinct separation between pedestrians and vehicles.
- (g) Villages shall provide both open space and recreational space.
- (h) Villages shall apply the adopted VOPH Financial Plan to be used for the provision of required infrastructure for their project, as required in Policy FLU 6.5.10.

(5) Submittal Requirements/Timing of Development

- (a) All development within a village land use classification shall be required to rezone to an MPUD Master Planned Unit Development type zoning district and shall be planned through a master plan process that integrates development, open space, and infrastructure corridors, with the exception of rezonings or zoning modifications that generate equal to or less than 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A even if such deminimis additional uses are inconsistent with the Village Future Land Use Classification. For all other development in villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development outlined in the conditions of approval.
 - 3) Statement in the conditions of approval requiring compliance with the financing strategy in the VOPH Financial Plan.
- (b) The Type 2 Village Mixed Use Future Land Use Classification represents the long-term compatible land uses for the areas depicted within Figure PH-6, Pasadena Hills 2065 Future Land Use Map, and only become effective through the rezoning and Master Development Plan process. The effective date of the land use classification for an entire Type 2 Village is determined by the date of the rezoning of the first parcel of land for that village to MPUD Master Planned Unit Development consistent with the standards set forth herein. Each village is identified in Figure PH-7, Village Location Map.
- (c) The timing of more urban development within the Pasadena Hills Study Area 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 that are necessary to serve the entire study area are programmed within the Pasco County Capital Improvements Element prior to the approval of any development activity under any of the

village land use classifications. These improvements include:

- 1) The construction of the primary improvements as depicted in Figure PH-4, 2065 Future Transportation Map and the VOPH Master Roadway Plan.
 - 2) The provision of land for the Super Park within the Pasadena Hills Study Area boundary.
- (d) In addition to other infrastructure requirements, the total residential units projected for Type 2 Villages specifically generate the need for a minimum of five (5) elementary school locations, one (1) middle school location, and one (1) high school location. This estimate for the number of school locations is based upon the current Level of Service standards and facility size requirements of the District School Board of Pasco County for school facilities. While the elementary school locations can be secured during the review for each applicable village development applications, the manner in which the middle school and high school shall be acquired shall be addressed during the review and approval of the first application for rezoning and master plan approval within a Type 2 Village. Such obligation may be addressed by the applicant in the form of the proposal of a financial and land acquisition strategy to ensure that these obligations are addressed concurrent with the demand for these facilities based upon the phasing and timing of development.
- (e) The applicant shall host a publicly noticed Village Meeting at least thirty (30) days prior to the Pasadena Hills Planning and Policy Committee meeting.
- (6) Master Plan Requirements/Standards of Review

Pasco County shall review the following information for development within a Type 2 Village.

- (a) Financial Strategy Requirements
- Each development within a Type 2 Village shall adhere to the adopted VOPH Financial Plan. The portion of the Financial Plan infrastructure which reasonably is required to support such Type 2 Village shall be determined concurrent with the MPUD approval based upon the anticipated phasing and timing of development.
- (b) Village Specific: The improvements that are required to serve the individual village within which the development application is submitted:
- For development within Village B, Village J, Village H, Village I, and Village L, the location of an elementary school within each of these villages, unless the Pasco County School Board determines one of these is not necessary.
- (c) Local: The improvements that are required to serve the specific development application under review:
- 1) The local improvements as specified by the County's Land Development Code, that are necessary to serve the specific development application under review.
 - 2) Central water and sewer for the development application under review.

The initial phase of infrastructure requirements shall be established not later than the approval of the first preliminary plan/construction plan for any proposed project for each Type 2 Village, to the extent infrastructure is necessary to support the scope of such project, and then updated as necessary for each subsequent development project at the preliminary plan/construction approval process for each additional project, within each village.

(d) Standards for Review

All development shall conform to the village principles as enumerated in Section (4) above and in Policy FLU 6.5.3, Village Characteristics, and demonstrate the following:

- 1) That the development complies with all applicable County environmental preservation regulations provided, however, that the development shall also separately comply with applicable Federal and State environmental preservation regulations.
- 2) That the location of the developed areas on the site:
 - a) Respects existing adjacent development patterns.
 - b) Permits the most density and intensity in areas that are most proximate to the core residential, which shall generally be located in the center of each designated village.
 - c) Respects existing natural and environmental features on the site.
- 3) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.

(e) Compliance with Subsequent Regulations

The approval of an MPUD Master Planned Unit Development within a village so as to make the village classification “effective” shall not be construed, in and of itself, as an agreement on the part of Pasco County to exempt future development approvals or permits from changes in land development regulations. A Development Agreement may, however, provide specific exemption from future changes to land development regulations as an integral component of the negotiated Development Agreement.

c. VILLAGE MIXED USE - TYPE 3 (VMU-3)

Intent: The Type 3 Village Mixed Use (VMU-3) Land Use Classification is a mixed-use land use classification that functions as an overlay to the Pasco County Future Land Use Map and permits single family and multifamily residential uses, neighborhood-scale commercial uses, office uses, university campuses, and civic and public uses. The Type 3 Village Mixed Use (VMU-3) Land Use Classification is the third tier of “village” classifications where the uses, density, and intensity of such areas are more restricted than either the Type 1 or Type 2 Villages due to the location of the village and the geography of these areas. The use limitations include the exclusion of village and community-scale commercial/office uses.

The factors that limit the density and intensity of these villages, include the limitations on village and community-scale centers, their proximity to other existing or designated regional, village, or community-scale centers; their proximity to the countryside area; the proximity and amount of important natural or environmental features that have been identified during the special area study process as serving a regional purpose; and/or the physical features of these areas that serve to limit development options and opportunities. Commercial and/or retail uses that are designed to serve a village or community scale or regional purpose are expressly prohibited. This land use classification is governed by special design standards that are intended to transition to environmentally sensitive lands within an overall village concept for the entirety of the Pasadena Hills Study Area that is intended to promote sustainable development use and form, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure.

The Type 3 Village Mixed Use Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision by establishing a new development form for urban Pasco County that requires new urban development to be developed within a connected roadway network and creates a grid of existing and new streets that provide local connectivity. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by requiring an urban street network grid to serve residential development, requiring a mix of residential uses, and allowing neighborhood-scale commercial and office uses to serve these areas. This new development form in concert with the required alternative transportation network is designed to reduce development pressure in other areas of the County and reduce road congestion and other community impacts associated with sprawl development.

SPECIAL PROVISIONS AND MIX OF USES:

(1) Description

Villages are a collection of residential neighborhoods that have been designed so that there is an established linkage between residential density and the proximity of residential development to a neighborhood center. Specifically, villages shall ensure that a majority of all of the housing units shall be within a one-quarter-mile walking distance of a neighborhood center. Neighborhood centers are not limited to "neighborhood-scale centers," but may include other public areas and spaces such as parks, schools, community centers, and civic centers.

(2) Mix of Use

The Type 3 Village Mixed Use (VMU-3) Land Use Classification is generally a single use district that provides limited opportunity for neighborhood-scale centers based upon separation requirements. Each village within the Type 3 Village Mixed Use (VMU-3) Land Use Classification shall include the following uses:

- (a) Public Spaces (Includes Parks and Open Spaces)
- (b) Neighborhoods (Includes General and Edge Neighborhoods and Neighborhood Scale Centers)

The Village Mixed Use (VMU-3) shall be developed to accommodate an areawide composite land use mix as described below:

Uses	Density/Intensity	Mix (Land Area)
Public Spaces		15 Percent
Neighborhoods		
Neighborhood General	Maximum 5 du ³ /Developable Residential Acre ⁽¹⁾	15 Percent
	Maximum 0.75 Floor Area Ratio for Public Uses	
Neighborhood Edge	Maximum 2 du/Developable Residential Acre ⁽¹⁾	70 Percent
	Maximum 0.35 Floor Area Ratio for Public Uses	
Limit Three Neighborhood-Scale Centers per Type 3 Village	Maximum 20,000 Gross Leasable Square Feet (Each) ⁽²⁾	

- (1) Maximum residential density within the general and edge shall be based upon the total developable acreage of those neighborhoods. Developable acreage means that portion of the total site area which will be developed inclusive of street rights-of-way, public and private parks, community facilities, schools, etc. Developable acreage does not include any lands within the project which are classified as core reserve, wetlands, CON (Conservation Lands), or water bodies.

¹ du=dwelling units

- (2) The maximum non-residential intensity within the Pasadena Hills Study Area is limited by the market assessment prepared in support of this study. The total maximum gross leasable square feet of non-residential development permitted within all Type 3 Villages combined shall not exceed 80,000 square feet. An individual Village may exceed the maximum square footage for an individual Neighborhood Center under the following conditions:
 - (a) When a Neighborhood Center is combined with one or more other Neighborhood Scale Center(s) in accordance with Policy FLU 6.5.5. The new maximum for the combined center shall be equal to the maximum permitted by adding the maximum permitted for a single Neighborhood Scale Center to the maximum permitted for the additional Neighborhood Scale Centers(s) with which it is being combined. Under this provision the maximum non-residential use square footage shall not exceed this combined total for an individual Village.
 - (b) When the Residential Conversion Tables PH-2 and PH-3 are utilized, a maximum of 15% of the residential units may be converted to commercial and/or office square feet.

This distribution range represents the mix of uses within each area designated as a village in Figure PH-7, Village Location Map, which would be accommodated over the planning horizon.

(3) Locational Criteria

- (a) Within the Pasadena Hills Area Plan, Type 3 Villages include Villages “E” and “K” as shown in Figure PH-7, Village Location Map.
- (b) Future Type 3 Villages may be located in other parts of Pasco County following the completion of a special area study for the area that addresses the following:
 - 1) The need to accommodate additional residential density and growth.
 - 2) Discourage urban sprawl by clustering residential and support commercial/office uses in future growth areas.
 - 3) Make the most efficient use of the County’s investments in infrastructure and services.
 - 4) Provide higher-density residential development in close proximity to employment centers.

(4) Guiding Principles

Developments within a Type 3 Village shall exhibit all of the following characteristics:

- (a) Villages shall include a design in which the majority of housing is within walking distance, or one-quarter-mile radius, of a neighborhood center, with the higher densities closer to the center. The general locations of “general” neighborhoods and “edge” neighborhoods are identified in the vision graphic, Figure PH-2 Pasadena Hills Land Use Vision Plan, and generally represent this principle. This graphic shall be used as a guide to determine the locations of “general” and “edge” neighborhoods.
- (b) Villages shall be separated one (1) from another as identified in Figure PH-8, Village Separator or Rural Enclave Buffer, through the application of the street cross sections as contained in the adopted VOPH Master Roadway Plan, as applicable to the roadway separator, subject to Policy FLU 6.4.2. The roadway cross section establishes a “village separator” as described in Policy FLU 6.5.4, Village Separation and Figure PH-15, Village Separator Landscape Guide.
- (c) Villages shall include compact design that includes a system of land subdivision and

development which links one neighborhood to another. TND, MUTRM, TOD or other trip-reduction forms of development shall be encouraged through incentives, but are not mandatory, based upon the alternative transportation network requirements that are incorporated into the VOPH Master Roadway Plan.

- (d) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, micromobility device users, motorized scooter users, moped users, electric personal assistance mobility device users, golf carts and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
 - (e) Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, multipurpose paths, street trees, on-street parking, and multipurpose lanes, which provide distinct separation between pedestrians and vehicles.
 - (f) Villages shall provide both open space and recreational space.
 - (g) Villages shall apply the adopted VOPH Financial Plan to be used for the provision of required infrastructure for their project, as required in Policy FLU 6.5.10.
- (5) Submittal Requirements/Timing of Development
- (a) All development within a village land use classification shall be required to rezone to an MPUD Master Planned Unit Development type zoning district and shall be planned through a master plan process that integrates development, open space, and infrastructure corridors, with the exception of rezonings or zoning modifications that generate equal to or less than 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A even if such deminimis additional uses are inconsistent with the Village Future Land Use Classification. For all other development in villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development outlined in the conditions of approval.
 - 3) Statement in the conditions of approval requiring compliance with the financing strategy in the VOPH Financial Plan.
 - (b) The Type 3 Village Mixed Use Future Land Use Classification represents the long-term compatible land uses for the areas depicted within Figure PH-6, Pasadena Hills 2065 Future Land Use Map, and only become effective through the rezoning and Master Development Plan process. The effective date of the land use classification for an entire Type 3 Village is determined by the date of the rezoning of the first parcel of land for that village to MPUD Master Planned Unit Development consistent with the standards set forth herein. Each village is identified in Figure PH-7, Village Location Map.
 - (c) The timing of more urban development within the Pasadena Hills Study Area 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 that are necessary to serve the entire study area are programmed within the Pasco County Capital Improvements Element prior to the approval of any development activity under any of the village land use classifications. These improvements include:
 - 1) The construction of the primary improvements as depicted in Figure PH-4, 2065

- 2) The provision of land for the Super Park within the Pasadena Hills Study Area boundary.
- (d) The applicant shall host a publicly noticed Village Meeting at least thirty (30) days prior to the Pasadena Hills Planning and Policy Committee meeting.
- (6) Master Plan Requirements/Standards of Review

Pasco County shall review the following information for development within a Type 3 Village.

(a) Financial Strategy Requirements

Each development within a Type 3 Village shall adhere to the VOPH Financial Plan. The portion of the Financial Plan infrastructure which reasonably is required to support such Type 3 Village shall be determined concurrent with the MPUD approval based upon the anticipated phasing and timing of development.

(b) Local: The improvements that are required to serve the specific development application under review:

The local improvements as specified by the County's Land Development Code, that are necessary to serve the specific development application under review.

Central water and sewer for the development application under review.

The initial phase of infrastructure requirements shall be established not later than the approval of the first preliminary plan/construction plan for any proposed project for each Type 3 Village, to the extent infrastructure is necessary to support the scope of such project, and then updated as necessary for each subsequent development project at the preliminary plan/construction plan approval process for each such additional project, within each village.

(c) Standards for Review

All development shall conform to the village principles as enumerated in Section (4) above and in Policy FLU 6.5.3, Village Characteristics, and demonstrate the following:

- 1) That the development complies with all applicable County environmental preservation regulations provided, however, that the development shall also separately comply with applicable Federal and State environmental preservation regulations.
- 2) That the location of the developed areas on the site:
 - a) Respects existing adjacent development patterns.
 - b) Permits the most density and intensity in areas that are most proximate to existing and/or planned urban development.
 - c) Respects existing natural and environmental features on the site.
- 3) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.

(d) Compliance with Subsequent Regulations

The approval of an MPUD Master Planned Unit Development within a village so as to make the village classification “effective” shall not be construed, in and of itself, as an agreement on the part of Pasco County to exempt future development approvals or permits from changes in land development regulations. A Development Agreement may, however, provide specific exemption from future changes to land development regulations as an integral component of the negotiated Development Agreement.

d. CORE RESERVE OVERLAY (CR)

Intent: The Core Reserve Overlay (CR) Land Use Classification is designed to provide natural resource protection; passive, resource-based recreation; and other resource-based, passive uses, such as environmental education within the Pasadena Hills Study Area in conjunction with development of the villages as defined in Figure PH 7, Village Location Map.

The Core Reserve Overlay (CR) Land Use Classification is designed to support and reinforce Pasco County’s growth management vision by providing for continued preservation of natural resources, including ecologically valuable wetlands and uplands in forms that are sustainable to wildlife and passive recreation. The following list of criteria was used to establish large-scale, independently functioning core reserves in the study area:

- The presence of large wetland systems. Several large functioning systems occur in the study area and form the base level framework of the core reserve.
- Native upland habitat. Because of the extensive alteration of the historic natural systems within the study area, the presence of native upland habitat is relatively fragmented and substantially altered from historic natural processes. However, where these areas continued to exist adjacent to the Category I wetland systems of the base-level framework, these uplands function to provide additional protection of these areas.
- Minimum buffers. The buffer to Category I wetlands set forth in the Pasco County Land Development Code Section 805.5 is required for native upland habitat adjacent to Category I wetlands and for other adjacent uplands that will ultimately be naturally restored.

SPECIAL PROVISIONS:

(1) Locational Criteria

The Core Reserve Overlay is generally illustrated in Figure PH-3, Open Space System and shall be specifically defined by the existence of Category I wetlands within these areas in combination with the following parameters and resources, to the extent that such resources are adjacent to the defined Category I wetlands:

- (a) Contiguous, native upland habitats (which includes all land use/land cover codes from the Southwest Florida Water Management District land use classification system in the 300s and 400s are included, with the exception of 4400, Tree Plantation) within one hundred (100 feet of the Category I wetland limits.
- (b) The Pasco County Land Development Code Section 805.5 Category I wetland buffer shall be established landward of the wetland line of the Category I wetland in the absence of existing contiguous, native upland habitats.

The boundaries of these Core Reserve Overlay components may be revised from the boundaries shown on Figure PH-3 upon completion and mapping of more accurate site-specific studies, submitted by the applicant/developer, prior to PSP/PDP approval, and provided any changes continue to meet the intent to provide natural resource protection through the Core Reserve Overlay (CR) in the Future Land Use Element of the Comprehensive Plan. The Core Reserve Overlay limits shown on Figure PH 3 are generalized, estimated locations based upon dated historical public data.

(2) General Range of Uses

Within the Core Reserve Overlay, lands may only be used as open space which shall be permanently protected. These open spaces shall restrict uses to include only uses that are compatible with the preservation purpose of the core reserve and high priority shall be placed on native habitat protection. Uses may include public or private parks, trails, floodplain mitigation and wetlands mitigation. Local and collector roads (and associated stormwater management facilities) required for access to, and to form connections between, developable areas are also permissible uses within the Core Reserve Overlay in those circumstances where no other viable access is available. The intent of this policy is to minimize the conversion of significant native habitat where practical.

(3) Density/Transfer of Development Rights

In those cases where proposed residential acreage contains lands which are classified as core reserve, 100 percent of the village-based density of the non-Category I wetland portion of the core reserve may be transferred to the developable portion of the property. Lands that are within the core reserve and are not classified as Category I wetlands are eligible to transfer development rights to areas within their assigned village per Figure PH-7, Village Location Map, at any time after each applicable village has an effective village land use classification per Policy PH 5.8. The specific boundaries of the sending zone within the core reserve for the transfer of development rights shall be established through the adoption of the required master plan for the applicable receiving village. These sending zones are established based upon environmental objectives, as described in the intent for the core reserve. Development rights shall be sold or transferred through a recorded restrictive covenant in a form approved by Pasco County. The restrictive covenant shall specify the number of development rights sold or transferred, specify the allowable uses retained on the property, and specify that the parcel may only be used in perpetuity for open space uses.

The amount of transfer shall be determined based upon the underlying village land use classification as described in Figure PH-6, Pasadena Hills 2065 Future Land Use Map. The village-based density for the purposes of establishing a transfer rate shall be based upon the maximum average density for the applicable village, where this average is weighted based upon the required percentage mix of each neighborhood type permitted within the village.

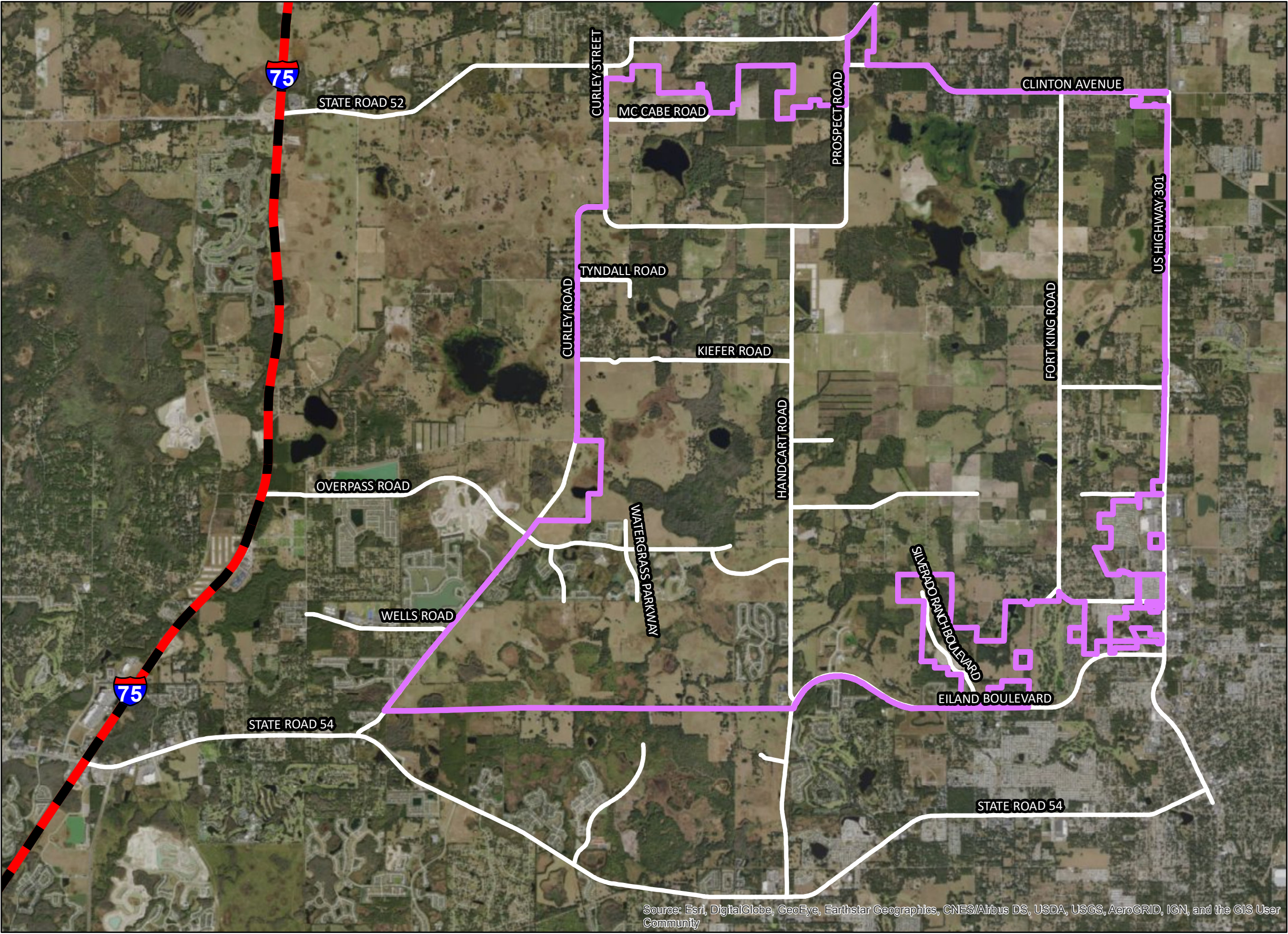
(4) Effective Date of Core Reserve Overlay

Each of the three (3) village Future Land Use Classifications represents the long-term compatible land uses for the areas depicted within Figure PH-6, Pasadena Hills 2065 Future Land Use Map, and only become effective through the rezoning and Master Development Plan process. The effective date of the Core Reserve Overlay is concurrently established through the rezoning and master planning process of the applicable underlying village when a landowner/applicant submits an application per Policy FLU 6.5.8. If a single landowner or group of landowners seeking to rezone their parcel(s) do not own the entire Core Reserve area within the Village they are applying for development within, the applicant nevertheless shall have the right to seek rezoning for its parcel(s), provided that the applicant (i) provides as part of its specific parcel(s)

application a master concept plan for the entire Village, to demonstrate that its individual rezoning is conceptually consistent with the potential future planning for the entire Village, and (ii) the other parcel owner(s) within the entire Village are provided notice of the pending rezoning application prior to the Pasadena Hills Planning and Policy Committee meeting, and opportunity at public hearing to comment upon the master concept plan for the entire Village. This process is intended to include multiple owners whenever practical and to provide an opportunity for stakeholders in the designated area to participate in the planning process. In any event, the County shall retain the right to modify any master concept plan for any Village, in connection with future rezoning applications for parcels within such Village, to ensure the practical ability to encourage development of individual parcels in a manner consistent with the policies of the Pasadena Hills Area Plan. Each village is identified in Figure PH-7, Village Location Map.

Notwithstanding the foregoing, the implementation of the land use classification change for an entire village based upon the first MPUD rezoning hereunder, shall not preclude another land owner who has not rezoned from developing, or retaining existing uses, in accordance with their pre-existing zoning category in effect as of January 8, 2008, or requesting additional density or intensity so long as it does not exceed 100 daily trips per Pasco County Land Development Code Section 901.4 Exhibit A, even if such pre-existing zoning or deminimis additional uses are inconsistent with the Core Reserve future land use classification.

FIGURE PH-1: PASADENA HILLS AREA PLAN BOUNDARY



LEGEND

 VOPH Boundary

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0 5,000 10,000
Feet

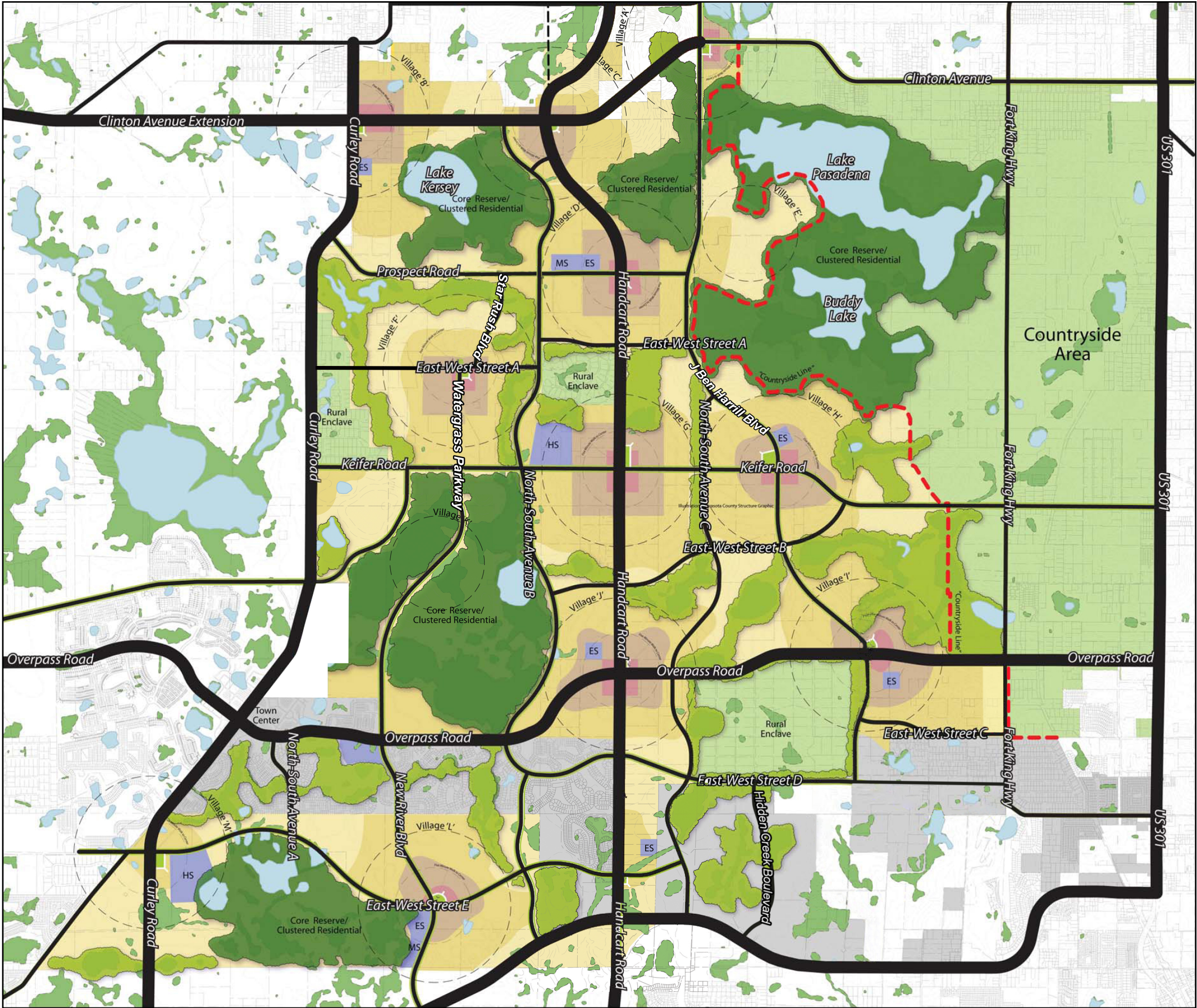
Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: January 3, 2020

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

Date Saved: 1/20/2020 Map Document: G:\GIS_Projects\VOPH\MXD\Comp_Plan\VOPH_boundary_20191202.mxd -- E Caltagirone

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

FIGURE PH-2: PASADENA HILLS LAND USE VISION PLAN



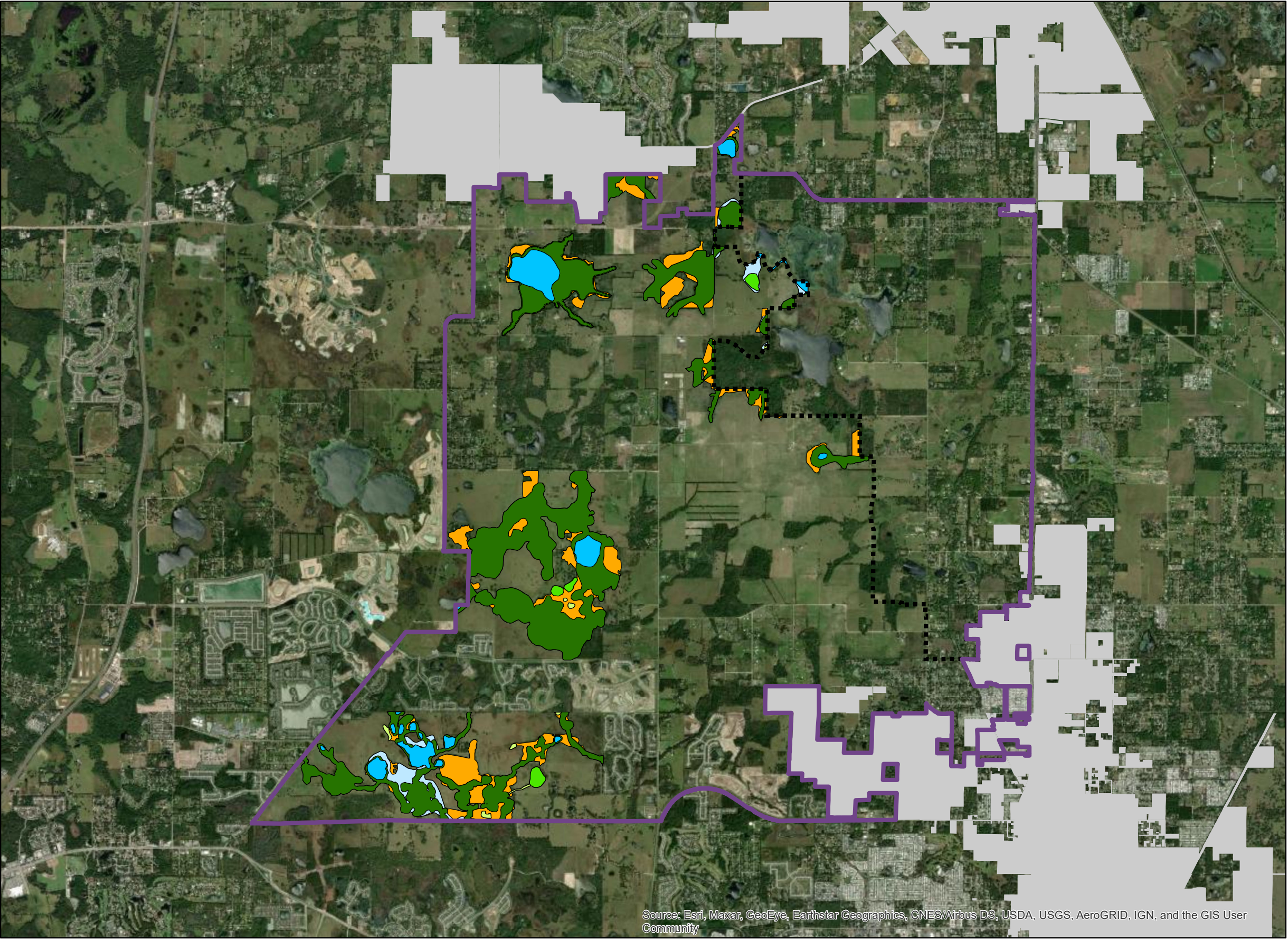
LEGEND

- Countryside Areas and Rural Enclaves
- Existing Approved MPUDs and Suburban Neighborhoods
- Core Reserve Clustered Residential
- Neighborhood Conservation Corridors
- Existing Road
- Proposed Road
- Village Center
- Neighborhood Core
- Neighborhood General
- Neighborhood Edge

Village Centers, which contain commercial/retail and other non-residential uses, are not shown to scale and are generally sited based upon an approximate location of adjoining neighborhoods for visioning purposes. The number and size of school, park and open space sites is general for visioning purposes.



FIGURE PH-3: OPEN SPACE SYSTEM



LEGEND

- Pasadena Hills Boundary
- Countryside Area
- Lakes
- Category 3 Wetlands
- Category 2 Wetlands
- Category 1 Wetlands
- Floodplain
- Naturally Vegetated Uplands
- Adjacent City Limits

The graphic depictions of the various areas herein are generalized, estimated locations based upon dated historical public data, are conceptual only, and may be revised upon completion and mapping of more accurate site-specific studies, submitted by the applicant/developer, prior to PSP/PDP approval. Specific reference should be made to the provisions of the Comprehensive Plan related to the Core Reserve Overlay (CR) for more definitive application of such requirements.

Map Created By:



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0 5,000 10,000
Feet

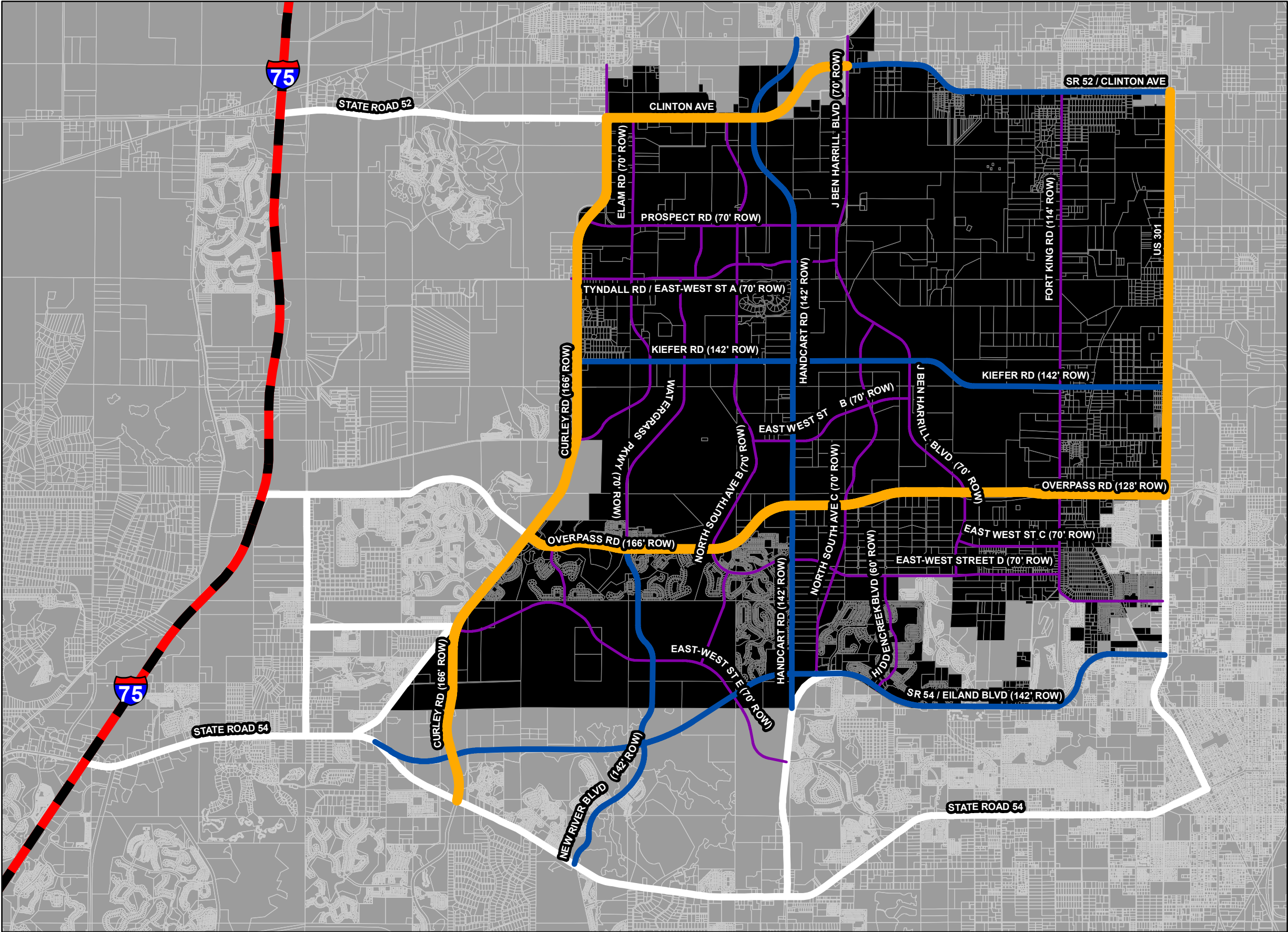
Source: Heidt Design, Pasco County, Pasco County PAO, SWFWMD
Imagery: ESRI 2020

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date Saved: 10/8/2020 Map Document: G:\GIS_Projects\IOPH\MXD\Comp_Plan\IOPH_app_core_reserve_2020120.mxd -- E Callagione

FIGURE PH-4: 2065 FUTURE TRANSPORTATION MAP



LEGEND

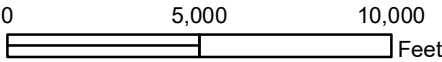
LANES

- 2 Lanes
- 4 Lanes
- 6 Lanes

Map Created By:



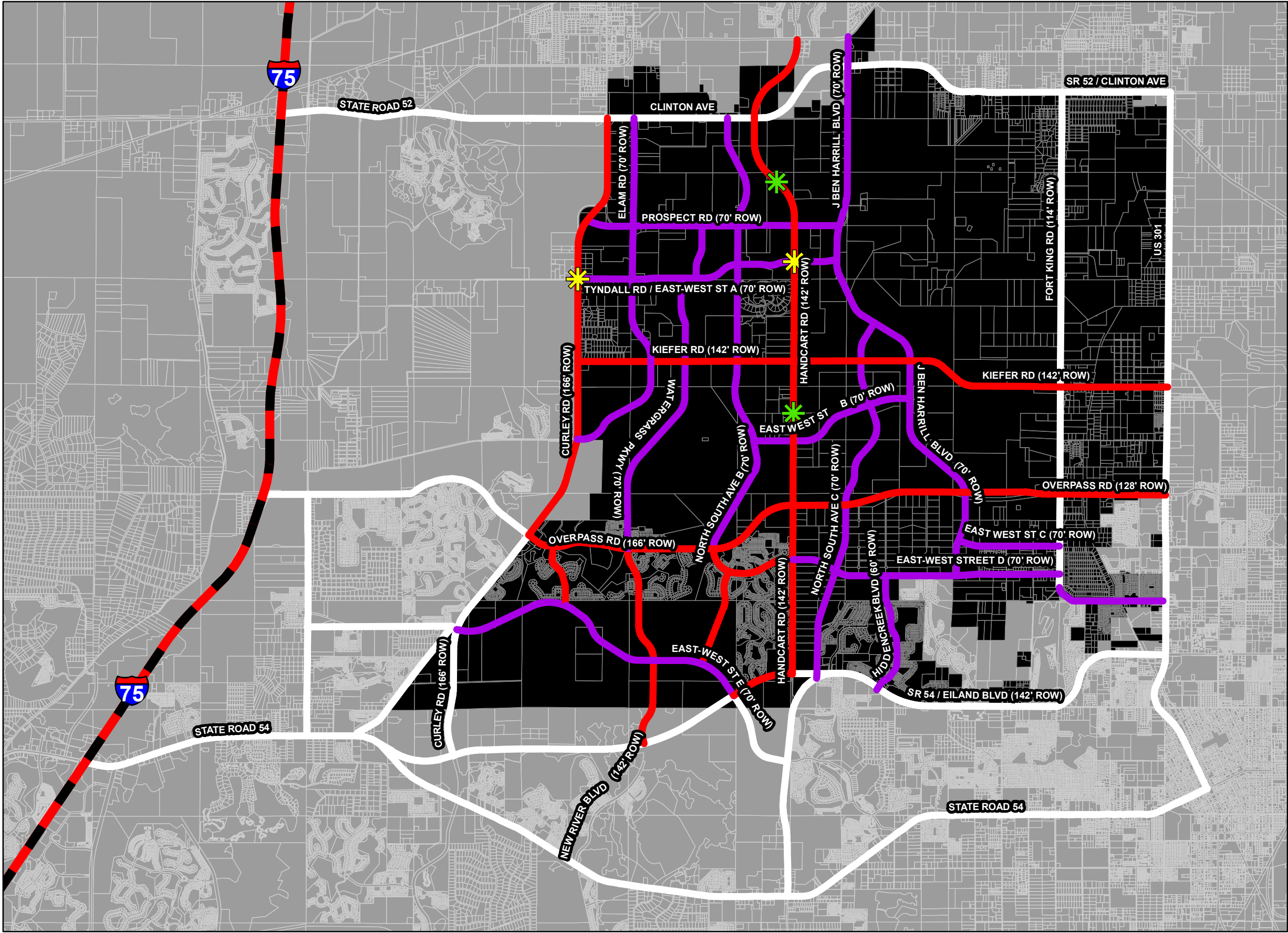
HEIDT
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Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: June 2, 2022

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

FIGURE PH-4A: 2065 FUTURE ALTERNATIVE TRANSPORTATION PLAN



LEGEND

- At-Grade Trail Crossing
- Underpass Trail Crossing
- Multipurpose Paths
- Multipurpose Lanes

Map Created By:



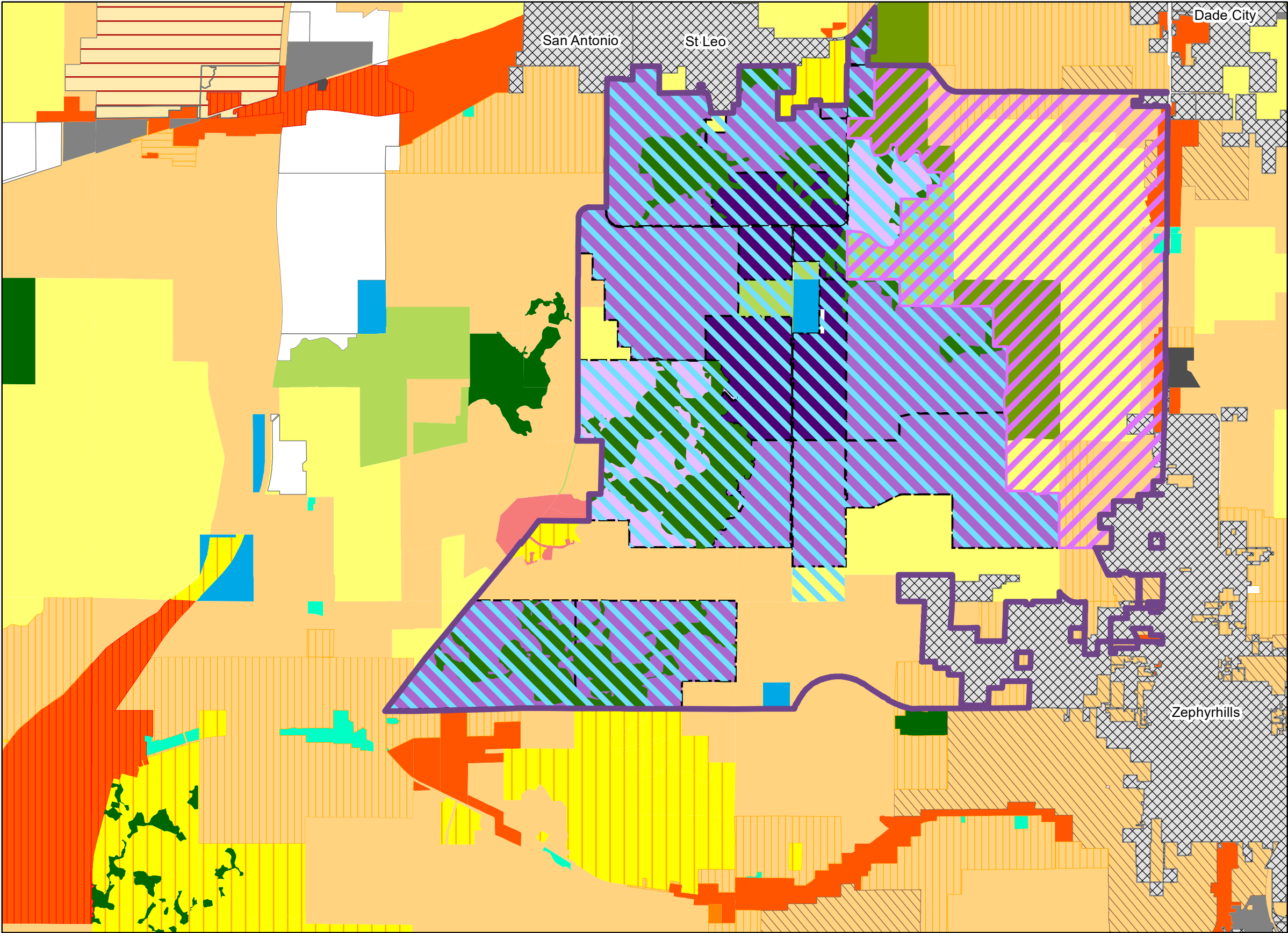
HEIDT
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0 5,000 10,000
Feet





Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: June 2, 2022

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.
























FIGURE PH-5: FUTURE LAND USE MAP ILLUSTRATING CORE RESERVE OVERLAY



LEGEND

-  Pasadena Hills Boundary
-  VOPH Countryside
-  Denotes Change in FLU in 2008
-  Adjacent City Boundaries

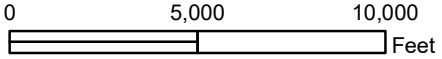
Future Land Use

- | | | |
|--|---|---|
|  AG |  PD |  VMU-2 |
|  AG/R |  RES-1 |  VMU-3 |
|  COM |  RES-12 | |
|  CON |  RES-24 | |
|  EC |  RES-3 | |
|  GH |  RES-6 | |
|  IH |  RES-9 | |
|  IL |  ROR | |
|  MU |  TC | |
|  P/SP |  CR-O | |
| |  VMU-1 | |

Map Created By:



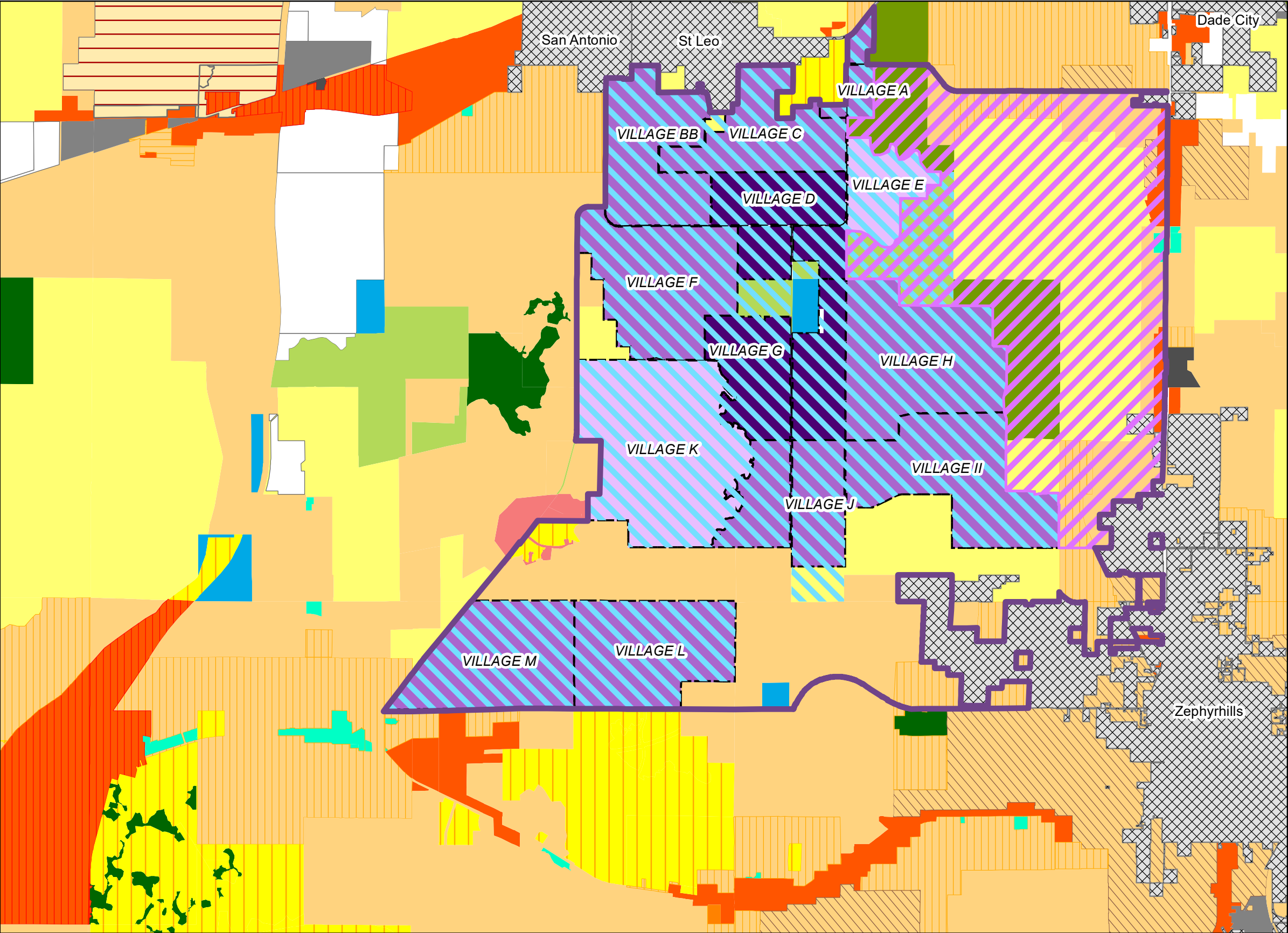
HEIDT
DESIGN
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Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: January 3, 2020

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

FIGURE PH-6: PASADENA HILLS 2065 FUTURE LAND USE MAP



LEGEND

- Pasadena Hills Boundary
- VOPH Countryside
- Denotes Change in FLU in 2008
- Adjacent City Boundaries

Future Land Use

- | | | |
|------|--------|-------|
| AG | PD | VMU-2 |
| AG/R | RES-1 | VMU-3 |
| COM | RES-12 | |
| CON | RES-24 | |
| EC | RES-3 | |
| GH | RES-6 | |
| IH | RES-9 | |
| IL | ROR | |
| MU | TC | |
| P/SP | VMU-1 | |



Map Created By:



HEIDT
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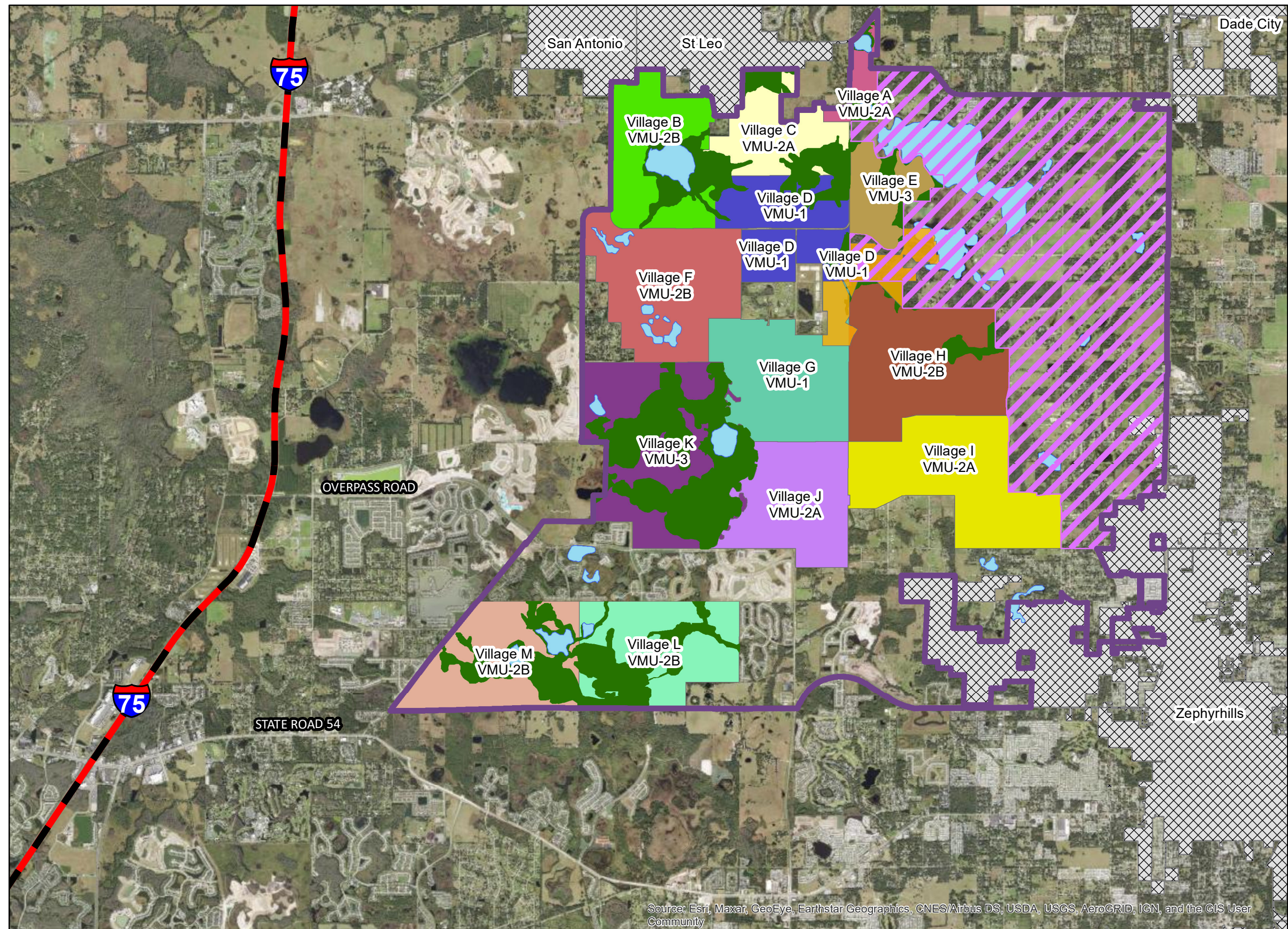
0 5,000 10,000
Feet

Source: Heidt Design, Pasco County, Pasco County PAO, SWFWMD






Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

Date Saved: 6/1/2022 Map Document: G:\GIS_Projects\Pasco\VOPH\Comp_Plan\2022\2065_FLU_2065_20220527.mxd -- E Callagrone

FIGURE PH-7: VILLAGE LOCATION MAP



LEGEND

-
-  Pasadena Hills Boundary
 -  VOPH Countryside
 -  Super Park
 -  Approved Core Reserve
 -  Adjacent City Limits

Map Created By:

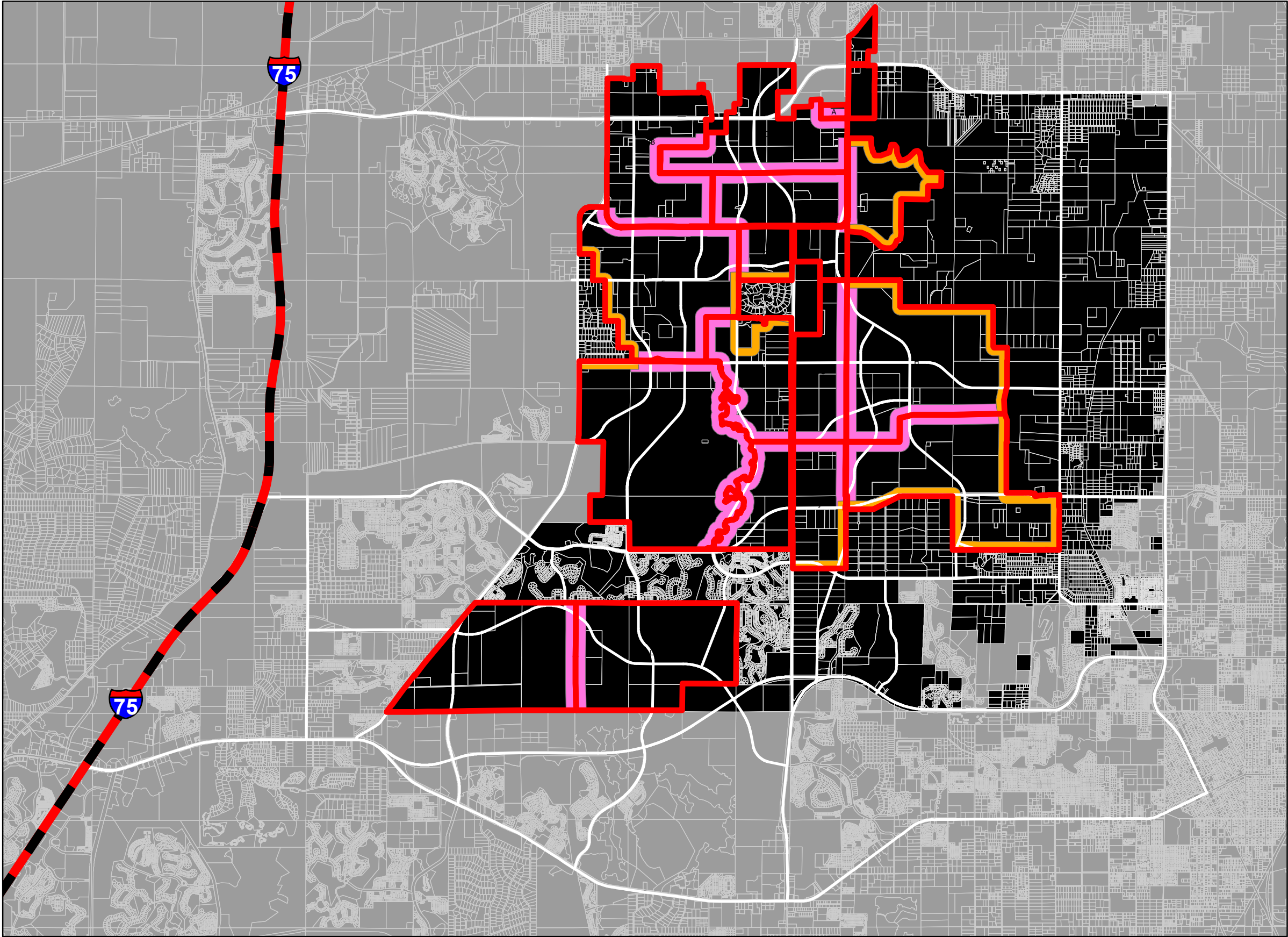


A horizontal number line representing distance in feet. It has three major tick marks labeled 0, 5,000, and 10,000. A shaded rectangular box covers the segment from 0 to 5,000.

Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: January 3, 2020

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

FIGURE PH-8: VILLAGE SEPARATOR OR RURAL ENCLAVE BUFFER



Date Saved: 7/29/2022 Map Document: G:\GIS_Projects\Pasco\VOPH\Comp_Plan\2022\PH8_VOPH_village_buffer_20220620.mxd -- E Callagrone

LEGEND

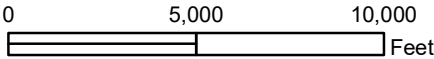
- VOPH Villages
- 50' RURAL ENCLAVE BUFFER
- 150' VILLAGE SEPARATOR BUFFER

The 150-foot Village Separator buffer is only required in one of the two adjacent Villages for a total of 150 feet, not 300 feet. Village separator buffers are not required in the Village where non-residential development is adjacent to a Primary or Intermediate Road separating two villages or where Core Reserve or wetlands are separating two villages. Village separators are not required on the boundary of a Village if that boundary not is adjacent to another Village, but is instead adjacent to the overall VOPH boundary, Excluded Properties, Rural Enclaves, or Countryside Area. Any other request to deviate from the buffer locations and/or widths shown in Figure PH-8, Village Separator or Rural Enclave Buffer, shall be presented to the Planning and Policy Committee for a recommendation and decided by the Board of Supervisors at noticed public hearings.

Map Created By:



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Source: Heidt Design, Pasco County, Pasco County PAO, FDOT
Date of Source Data: June 2, 2022

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

FIGURE PH-12: VILLAGE STRUCTURE

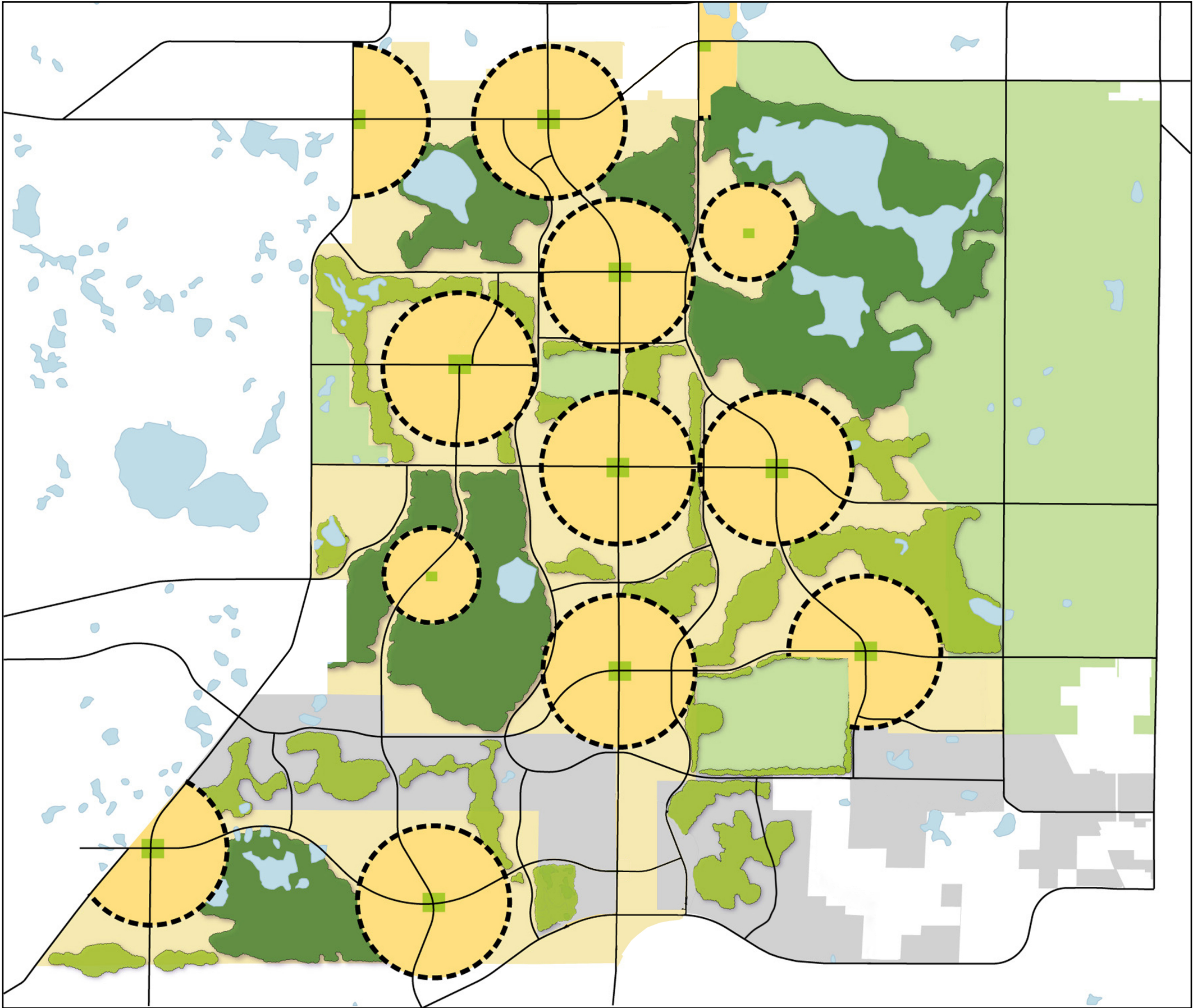


FIGURE PH-13: VILLAGE PROTOTYPE

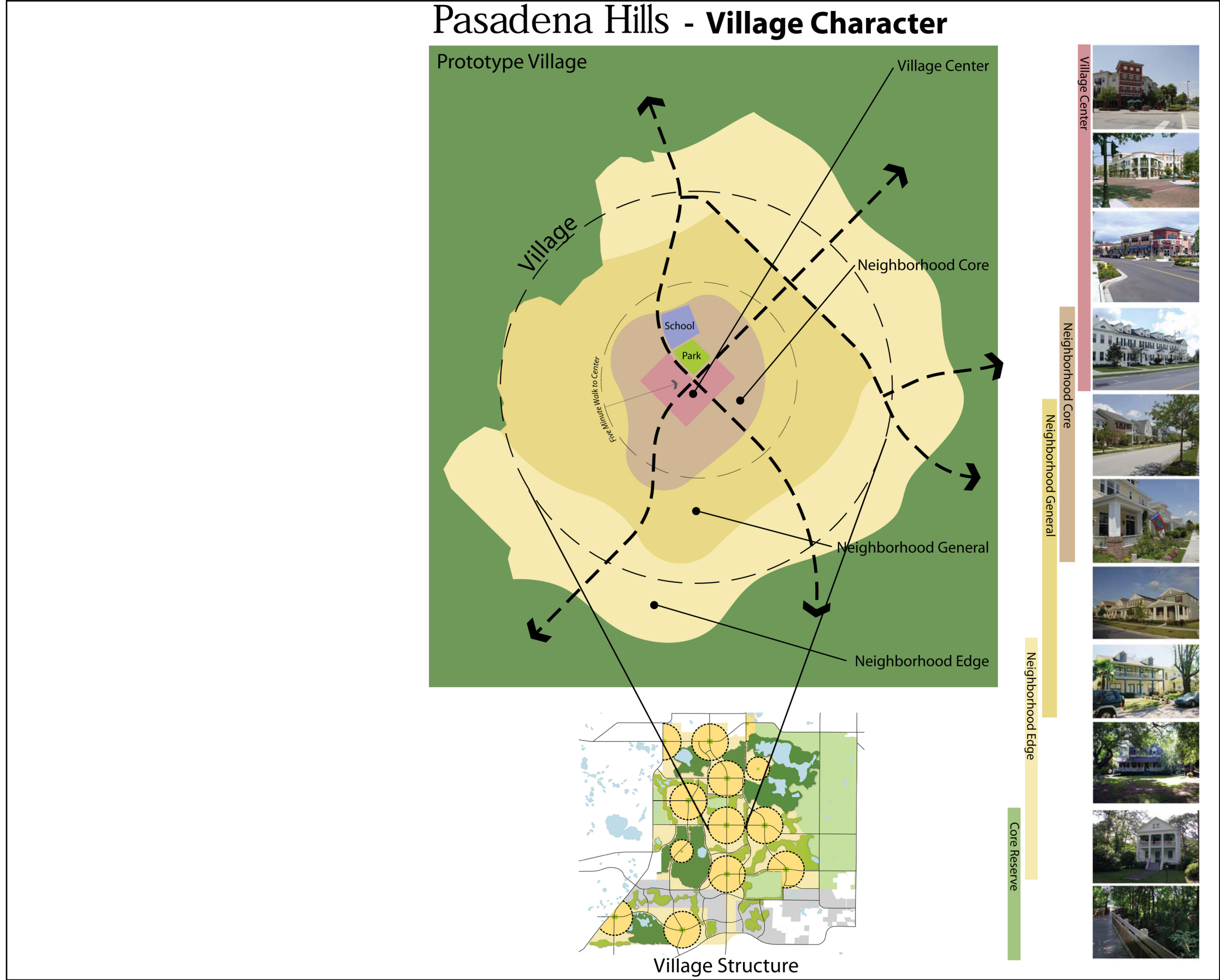


FIGURE PH-14: RURAL ENCLAVE BUFFER ILLUSTRATION

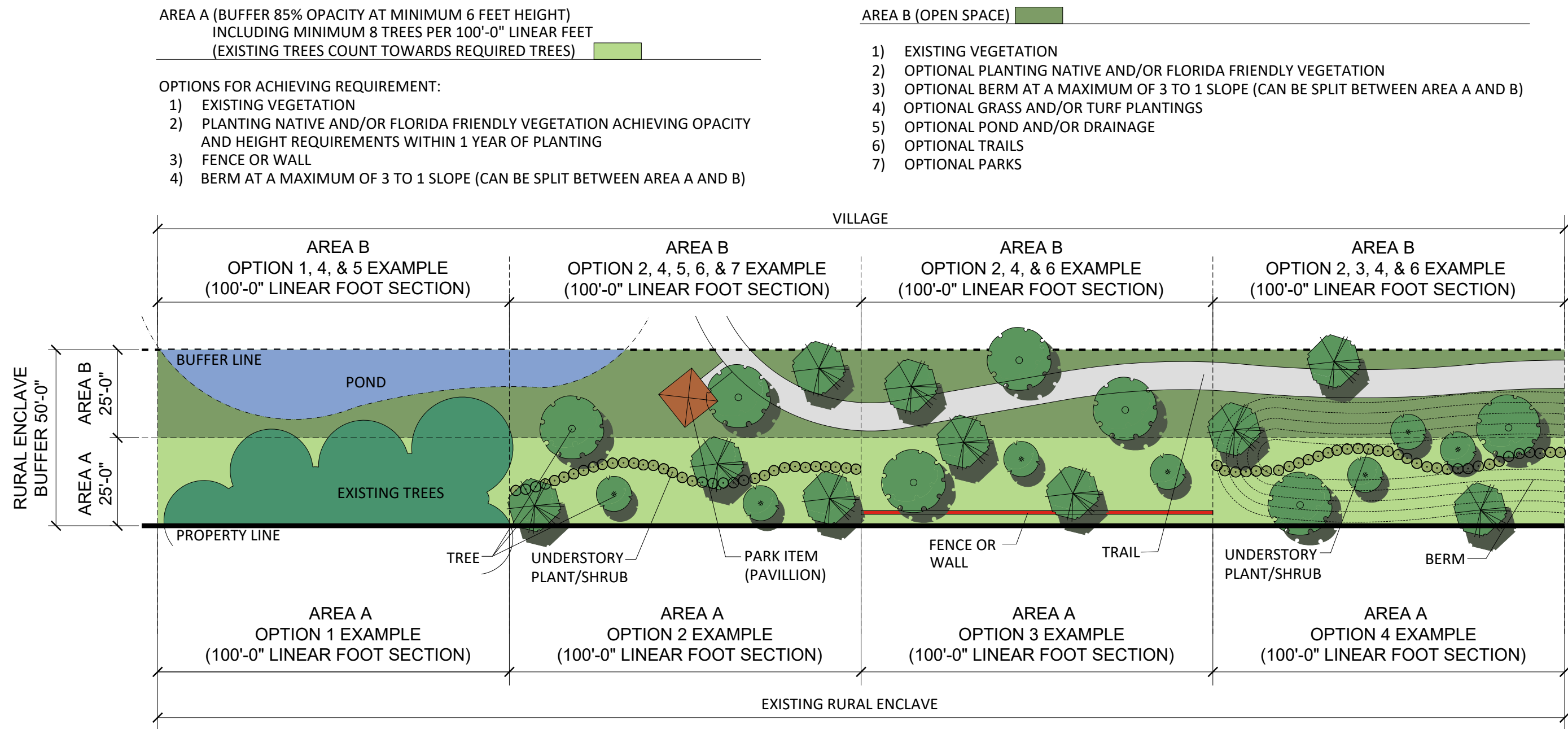


FIGURE PH-15: VILLAGE SEPARATOR LANDSCAPE GUIDE

VILLAGE SEPARATOR (OPEN SPACE AND/OR LINEAR PARK)
REQUIRED SHADE TREES PLANTED AT A RATE OF SIX (6) TREES PER 100' LINEAR FEET
(EXISTING TREES COUNT TOWARDS REQUIRED TREES)

- 1) EXISTING VEGETATION
- 2) OPTIONAL BERM AT A MAXIMUM OF 3 TO 1 SLOPE
- 3) OPTIONAL GRASS OR TURF PLANTINGS
- 4) OPTIONAL POND OR DRAINAGE
- 5) OPTIONAL TRAILS
- 6) OPTIONAL PARKS

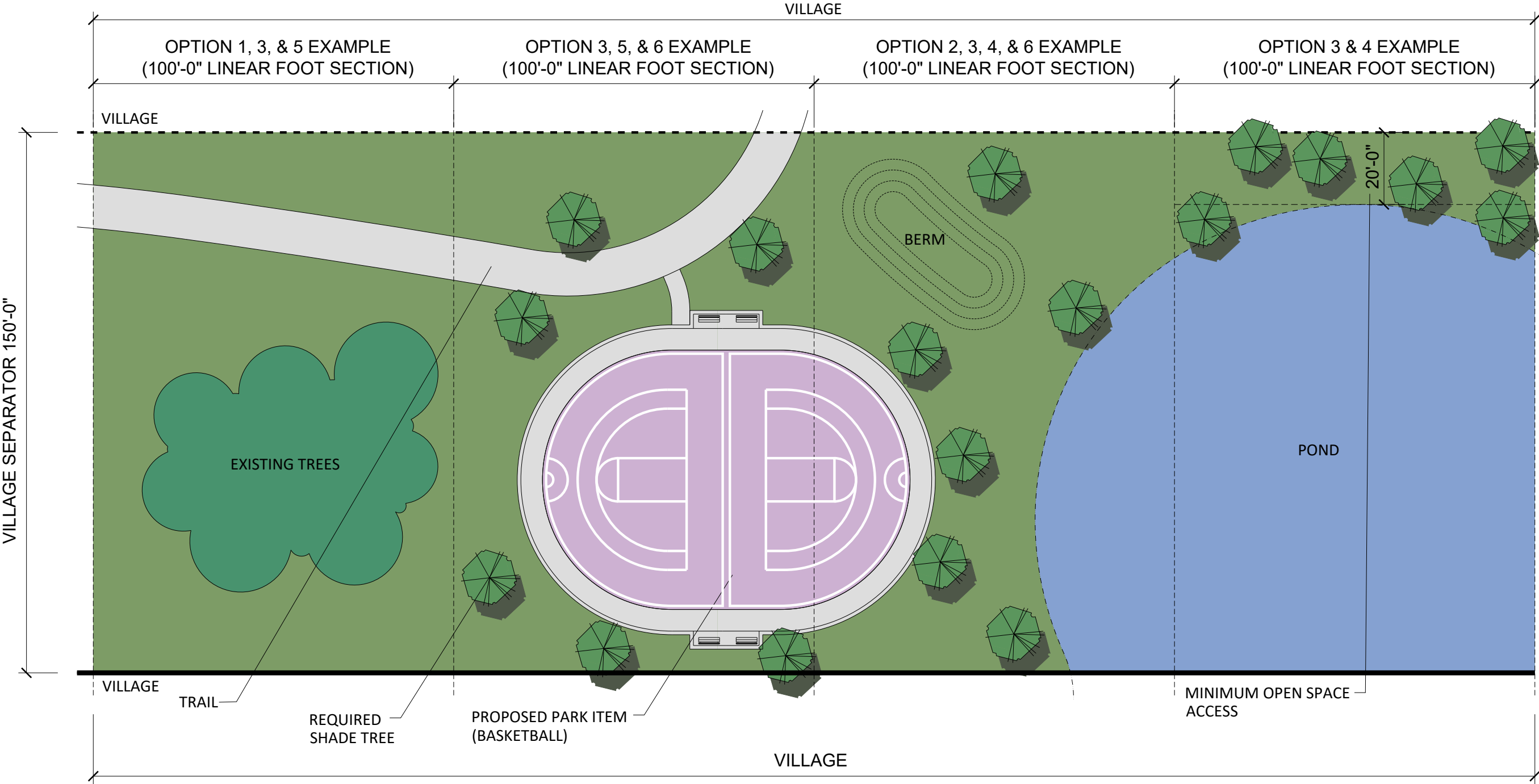


TABLE PH 2: VOPH RESIDENTIAL CONVERSION CHART

Village	Village Type	Area Plan Entitlements				Maximum Non-Residential Entitlements			Maximum Residential Entitlements	
		Residential Entitlements (du)	Commercial Entitlements (1) (sf)	Office Entitlements (2) (sf)		Maximum Commercial Entitlements (3) (sf)	Maximum Office Entitlements (4) (sf)		Maximum Residential Entitlements (5) (du)	Adjusted Maximum Residential Entitlements (6) (du)
A	2A	898	190,000	50,000		197,517	66,226		898	763
B	2B	3,289	80,000	0		107,450	59,254		3,289	2,796
C	2A	2,611	190,000	50,000		211,827	97,114		2,611	2,219
D	1	4,201	580,000	150,000		635,068	274,016		4,201	3,571
E	3	950	40,000	0		45,393	9,166		950	807
F	2B	4,599	140,000	0		178,419	82,931		4,599	3,909
G	1	5,315	440,000	150,000		509,666	306,889		5,315	4,518
H	2B	5,298	140,000	0		184,266	95,551		5,298	4,503
I	2A	4,388	190,000	50,000		226,637	129,085		4,388	3,730
J	2A	3,133	190,000	50,000		216,170	106,489		3,133	2,663
K	3	2,870	40,000	0		56,253	27,627		2,870	2,439
L	2B	2,326	20,000	0		33,161	22,371		2,326	1,977
M	2B	<u>2,109</u>	<u>20,000</u>	<u>0</u>		<u>31,916</u>	<u>20,256</u>		<u>2,109</u>	<u>1,793</u>
		41,987	2,260,000	500,000		2,633,743	1,296,975		41,987	35,688

- Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.
- Note (2) : Office Entitlements exclude commercial uses.
- Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to commercial entitlements.
- Note (4) : The Maximum Office Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to office entitlements.
- Note (5) : The Maximum Residential Entitlements will only be achieved if no conversion of non-residential entitlements is
- Note (6) : The Adjusted Maximum Residential Entitlements reflect the conversion to non-residential uses of the maximum number of eligible residential entitlements.

TABLE PH 3: VOPH RESIDENTIAL CONVERSION CHART

		Area Plan Entitlements			Maximum Commercial Entitlement Calculation (3) (sf)			Maximum Office Entitlement Calculation (6) (sf)			Adjusted Residential Entitlements to Achieve Maximum Non-Residential Entitlements	
Village	Village Type	Residential Entitlements (du)	Commercial Entitlements (1) (sf)	Office Entitlements (2) (sf)	15% Residential Entitlement Reduction (du)	Residential to Commercial Conversion Rate (sf/du)	Commercial Entitlement Conversion (4) (sf)	Maximum Commercial Entitlements (5) (sf)	Residential to Office Conversion Rate (sf/du)	Office Entitlement Conversion (7) (sf)	Maximum Office Entitlements (8) (sf)	Adjusted Residential Entitlements (9) (du)
A	2A	898	190,000	50,000	135	55.68	7,517	197,517	120.19	16,226	66,226	763
B	2B	3,289	80,000	0	493	55.68	27,450	107,450	120.19	59,254	59,254	2,796
C	2A	2,611	190,000	50,000	392	55.68	21,827	211,827	120.19	47,114	97,114	2,219
D	1	4,201	580,000	150,000	630	87.41	55,068	635,068	196.85	124,016	274,016	3,571
E	3	950	40,000	0	143	37.71	5,393	45,393	64.10	9,166	9,166	807
F	2B	4,599	140,000	0	690	55.68	38,419	178,419	120.19	82,931	82,931	3,909
G	1	5,315	440,000	150,000	797	87.41	69,666	509,666	196.85	156,889	306,889	4,518
H	2B	5,298	140,000	0	795	55.68	44,266	184,266	120.19	95,551	95,551	4,503
I	2A	4,388	190,000	50,000	658	55.68	36,637	226,637	120.19	79,085	129,085	3,730
J	2A	3,133	190,000	50,000	470	55.68	26,170	216,170	120.19	56,489	106,489	2,663
K	3	2,870	40,000	0	431	37.71	16,253	56,253	64.10	27,627	27,627	2,439
L	2B	2,326	20,000	0	349	37.71	13,161	33,161	64.10	22,371	22,371	1,977
M	2B	<u>2,109</u>	<u>20,000</u>	<u>0</u>	<u>316</u>	37.71	<u>11,916</u>	<u>31,916</u>	64.10	<u>20,256</u>	<u>20,256</u>	<u>1,793</u>
		41,987	2,260,000	500,000	6,299		373,743	2,633,743		796,975	1,296,975	35,688

- Note (1) : Commercial Entitlements may include commercial uses, office uses, university campuses, and civic and public uses.
- Note (2) : Office Entitlements exclude commercial uses.
- Note (3) : The Maximum Commercial Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to commercial entitlements.
- Note (4) : The Commercial Entitlement Conversion is calculated by multiplying the Residential to Commercial Conversion Rate within the Village by the Residential Entitlement Reduction.
- Note (5) : The Maximum Commercial Entitlements are calculated by adding the Area Plan Commercial Entitlements to the Commercial Entitlement Conversion within the Village.
- Note (6) : The Maximum Office Entitlements are only achievable if the entire 15% reduction of residential entitlements within the Village are converted to office entitlements.
- Note (7) : The Office Entitlement Conversion is calculated by multiplying the Residential to Office Conversion Rate within the Village by the Residential Entitlement Reduction.
- Note (8) : The Maximum Office Entitlements are calculated by adding the Area Plan Office Entitlements to the Office Entitlement Conversion within the Village.
- Note (9) : The Adjusted Residential Entitlements are calculated by reducing the Area Plan Residential Entitlements by the Residential Entitlement Reduction selected within the Village.

TABLE PH 4: VOPH RESIDENTIAL CONVERSION CHART

Residential Conversion Example One

Village G
Village Type : 1
Residential to Commercial Conversion Rate : 87.41 sf/du
Residential to Office Conversion Rate : 196.85 sf/du

- Assumptions:**
- 1) Applicant desires to convert 500 du of residential entitlements to commercial entitlements.
 - 2) Applicant desires to convert 297 du of residential entitlements to office entitlements.
- Calculations:**
- 1) $500\text{ du} + 297\text{ du} = 797\text{ du}$ which does not exceed the maximum allowable conversion of residential to non-residential within Village G.
 - 2) $5,315\text{ du} - 797\text{ du} = 4,518\text{ du}$ of Adjusted Residential Entitlements within Village G.
 - 3) $500\text{ du} \times 87.41\text{ sf/du} = 43,705\text{ sf}$ of additional commercial entitlements to be added to the Commercial Entitlements within Village G.
 - 4) $440,000\text{ sf} + 43,705\text{ sf} = 483,705\text{ sf}$ of Commercial Entitlements which does not exceed the Maximum Commercial Entitlements within Village G.
 - 5) $297\text{ du} \times 196.85\text{ sf/du} = 58,464\text{ sf}$ of additional office entitlements to be added to the Office Entitlements within Village G.
 - 6) $150,000\text{ sf} + 58,464\text{ sf} = 208,464\text{ sf}$ of Office Entitlements which does not exceed the Maximum Office Entitlements within Village G.

Results of Residential Conversion Request:
Adjusted Commercial Entitlements : 483,705 sf
Adjusted Office Entitlements : 208,464 sf
Adjusted Residential Entitlements : 4,518 du

Residential Conversion Example Two

Village B
Village Type : 2B
Residential to Commercial Conversion Rate : 55.68 sf/du
Residential to Office Conversion Rate : 120.19 sf/du

- Assumptions:**
- 1) Applicant desires to convert 390 du of residential entitlements to commercial entitlements.
 - 2) Applicant desires to convert 103 du of residential entitlements to office entitlements.
- Calculations:**
- 1) $390\text{ du} + 103\text{ du} = 493\text{ du}$ which does not exceed the maximum allowable conversion of residential to non-residential within Village B.
 - 2) $3,289\text{ du} - 493\text{ du} = 2,796\text{ du}$ of Adjusted Residential Entitlements within Village B.
 - 3) $390\text{ du} \times 55.68\text{ sf/du} = 21,715\text{ sf}$ of additional commercial entitlements to be added to the Commercial Entitlements within Village B.
 - 4) $80,000\text{ sf} + 21,715\text{ sf} = 101,715\text{ sf}$ of Commercial Entitlements which does not exceed the Maximum Commercial Entitlements within Village B.
 - 5) $103\text{ du} \times 120.19\text{ sf/du} = 12,380\text{ sf}$ of additional office entitlements to be added to the Office Entitlements within Village B.
 - 6) $0\text{ sf} + 12,380\text{ sf} = 12,380\text{ sf}$ of Office Entitlements which does not exceed the Maximum Office Entitlements within Village B.

Results of Residential Conversion Request:
Adjusted Commercial Entitlements : 101,715 sf
Adjusted Office Entitlements : 12,380 sf
Adjusted Residential Entitlements : 2,796 du

Residential Conversion Example Three

Village L
Village Type : 2B
Residential to Commercial Conversion Rate : 37.71 sf/du
Residential to Office Conversion Rate : 64.10 sf/du

- Assumptions:**
- 1) Applicant desires to convert 265 du of residential entitlements to commercial entitlements.
 - 2) Applicant desires to convert 84 du of residential entitlements to office entitlements.
- Calculations:**
- 1) $265\text{ du} + 84\text{ du} = 349\text{ du}$ which does not exceed the maximum allowable conversion of residential to non-residential within Village L.
 - 2) $2,326\text{ du} - 349\text{ du} = 1,977\text{ du}$ of Adjusted Residential Entitlements within Village L.
 - 3) $265\text{ du} \times 37.71\text{ sf/du} = 9,993\text{ sf}$ of additional commercial entitlements to be added to the Commercial Entitlements within Village L.
 - 4) $20,000\text{ sf} + 9,993\text{ sf} = 29,993\text{ sf}$ of Commercial Entitlements which does not exceed the Maximum Commercial Entitlements within Village L.
 - 5) $84\text{ du} \times 64.10\text{ sf/du} = 5,384\text{ sf}$ of additional office entitlements to be added to the Office Entitlements within Village L.
 - 6) $0\text{ sf} + 5,384\text{ sf} = 5,384\text{ sf}$ of Office Entitlements which does not exceed the Maximum Office Entitlements within Village L.

Results of Residential Conversion Request:
Adjusted Commercial Entitlements : 29,993 sf
Adjusted Office Entitlements : 5,384 sf
Adjusted Residential Entitlements : 1,977 du

PASADENA HILLS

COMPREHENSIVE PLAN AMENDMENT

