THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO.** 10-20

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO THE FUTURE LAND USE AND INTERGOVERNMENTAL COORDINATION ELEMENTS; CREATING GOAL FLU 8: MARKET AREA PLANNING WITH SUPPORTING OBJECTIVES, POLICIES AND MAPS; CREATING POLICY ICE 1.1.7; AMENDING GOAL FLU 1, OBJECTIVES FLU 1.1 AND FLU 1.2, POLICIES FLU 1.1.1, FLU 1.1.2, FLU 1.2.1 AND FLU 1.2.2; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, authorize and require the Board of County Commissioners of Pasco County to prepare and enforce a Comprehensive Plan for the development of the County; and

WHEREAS, the Board of County Commissioners adopted a Comprehensive Plan on June 15, 1989, which has been subsequently amended; and

WHEREAS, on February 24, 2010, the Board of County Commissioners authorized transmittal of the proposed amendment to the adopted Comprehensive Plan to the Florida Department of Community Affairs (FDCA) to obtain review and comment on the said amendment; and,

WHEREAS, on May 19, 2010, the Board of County Commissioners received a FDCA Objection, Recommendation, and Comment Report (FDCA No. 10-1) on the proposed amendment to the adopted Comprehensive Plan; and,

WHEREAS, as part of the said report, FDCA made recommendation to revise the amendments to be based on a consistent population projection and planning timeframe, and to remove references to the Transportation Concurrency Exemption Area (TCEA) until the County adopts a TCEA in order to have the FDCA find the proposed amendment to the Comprehensive Plan in compliance; and,

WHEREAS, an ORC response to FDCA was made regarding to the recommendation on population projection and land use allocation methodology and modification was made to remove references to the Urban Service Area (USA) and TCEA; and,

WHEREAS, the Board of County Commissioners, on July 27, 2010, held an adoption public hearing on the proposed amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Fla. Stat., said hearing which was continued until August 10, 2010, and has considered all comments received during the public hearing and provided for necessary revisions.

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

SECTION 1. The Pasco County Comprehensive Plan, Chapter 2, Future Land Use Element is amended to create GOAL FLU 8 with supporting Objectives and Policies as shown below in underline format:

GOAL FLU 8: MARKET AREA PLANNING

Market areas that serve as the basis for land use, transportation and economic development planning in a manner to protect critical county resources, celebrate our diversity of lifestyle opportunities and provide the foundation for the long term, sustainable development of Pasco County.

OBJECTIVE FLU 8.1: ESTABLISH MARKET AREAS

Establish five market areas within Pasco County each with a specific vision, mission and associated policies to meet the overall goals of a sustainable Pasco County.

POLICY FLU 8.1.1: WEST MARKET AREA ESTABLISHMENT

The West Market area is hereby established as shown on Map 2-17.

a. **WEST MARKET AREA VISION**

The West Market Area as established on Map 2-17 is envisioned as an Urban Coastal/Inland Area with redevelopment and infill opportunities. The significant inventory of affordable housing neighborhoods shall be enhanced through infill and redevelopment in a manner which will strengthen their vitality. Compact, mixed use development in a manner which will enhance energy efficiency and conservation and reduce greenhouse gas emissions shall be encouraged.

b. **WEST MARKET AREA MISSION**

The mission for the West Market Area is creation of a competitive and unique location with a choice of living, working, shopping, education, employment and leisure time opportunities in an environmentally sound and safe setting.

c. **REDEVELOPMENT/INFILL PLAN**

By 2011, the County shall complete a redevelopment/infill plan for the West Market Area that considers Land Use, Infrastructure and Job Enhancement strategies.

d. **PRIORITY REVIEW**

Pasco County shall prioritize the review of development applications in West Market Area.

e. **FINANCIAL INCENTIVES**

Pasco County shall examine financial incentives for development located in West Market Area including differential fees.

f. **TRANSIT ORIENTED DEVELOPMENT**

Pasco County shall examine Transit Oriented Development (TOD) and form based code strategies as appropriate in West Market Area.

g. **TRANSFERABLE DEVELOPMENT RIGHTS**

In support of transit oriented development, Pasco County shall develop a transferable development rights program providing the opportunity for property owners in West Market Area to receive transferable development rights.

POLICY FLU 8.1.2: SOUTH MARKET AREA ESTABLISHMENT

The South Market area is hereby established as shown on Map 2-18.

a. **SOUTH MARKET AREA VISION**

The South Market Area as established on Map 2-18 is envisioned as urban gateway opportunity area with intensification supported by transit opportunities in a manner which will enhance energy efficiency and conservation and reduce greenhouse gas emissions. This area has a distinct and dual role as a gateway to and from Pasco County and shall serve as a premier location for employers in Pasco County. This area shall be characterized by dense, vertical non-residential development and sophisticated residential development with quality design, intensity and density necessary to support transit opportunities.

b. **SOUTH MARKET AREA MISSION**

The mission for the South Market Area is creation of a high density, compact and mixed use location with maximized transportation opportunities that attracts a broad spectrum of employers and businesses. This area promotes higher density, compact development and encourages mixed-use communities that are live/work.

c. **GATEWAY STUDY**

By 2012, the County shall complete a gateway study for the South Market Area that considers strategies to intensify development, respect natural systems and attract and maintain employers.

d. **MINIMUM INTENSITY**

Pasco County shall encourage a minimum required intensity for office development in order to maximize the land available for office and other business development.

e. **INTENSIFY DEVELOPMENT**

Pasco County shall focus highest and mixed used development at transit nodes, and encourage vertical development and street activities.

f. **PRIORITY REVIEW**

Pasco County shall prioritize the review of development applications in South Market Area.

g. **FINANCIAL INCENTIVES**

Pasco County shall examine financial incentives for development located in South Market Area including differential fees.

h. **TRANSIT ORIENTED DEVELOPMENT**

Pasco County shall examine Transit Oriented Development (TOD) and form based code strategies as appropriate in South Market Area.

i. **TRANSFERABLE DEVELOPMENT RIGHTS**

In support of transit oriented development, Pasco County shall develop a transferable development rights program providing the opportunity for property owners in South Market Area to receive transferable development rights.

POLICY FLU 8.1.3 CENTRAL MARKET AREA ESTABLISHMENT

The Central Market area is hereby established as shown on Map 2-19.

a. **CENTRAL MARKET AREA VISION**

The Central Market Area as established on Map 2-19 is envisioned as a suburban area with concentrated development in activity nodes with emphasis on employment centers and town centers. Development is in an ecological form consistent with the conservation land in the market area.

b. **CENTRAL MARKET AREA MISSION**

The mission for the Central Market Area is creation of a compact and mixed use location to preserve open space, enhance existing ecological areas, and attract a broad selection of employers to designated employment centers and nodes. Compact and clustered development and Traditional Neighborhood Development (TND) shall be encouraged in Central Market Area.

c. **INFRASTRUCTURE CONTROL**

Pasco County shall control utility expansion, maximize the use of land that already has services and roads, and prioritize projects with job potential with essential public services.

d. **CLUSTERED AND COMPACT DEVELOPMENT**

Pasco County shall encourage development to be concentrated in clusters, or nodes, with a balance of mutually-supportive uses and maximized transportation opportunities.

e. **ECOLOGICAL DEVELOPMENT FORM**

Pasco County shall encourage utilization of an ecological development form that reinforces the unique environment of the water recharge zones that flow through the area.

f. **PASADENA HILLS AREA PLAN**

Pasco County shall continue to implement the Pasadena Hills Area Plan Goals, Objectives and Policies.

g. **THE AREA NORTH OF S.R. 52 BETWEEN U.S. 41 AND THE SUNCOAST PARKWAY**

Pasco County shall encourage development in the area between U.S. 41 and the Suncoast Parkway north of S.R. 52 as shown on Map 2-19. Development shall be of an ecological form with mixed land uses concentrated in nodes or clusters that promote higher residential densities, integrated with employment, retail and mutually supportive uses.

h. **TRANSFERABLE DEVELOPMENT RIGHTS**

Pasco County shall develop a transferable development rights program providing the opportunity for owners of properties in Central Market Area either to transfer or receive development rights where to do so will support the growth policies for the Central Market Area. Properties eligible to receive development rights should be limited to those intended to support activity nodes, and centers, clustered development, traditional neighborhood development, and diverse transportation opportunities

POLICY FLU 8.1.4 EAST MARKET AREA ESTABLISHMENT

The East Market area is hereby established as shown on Map 2-20.

a. **EAST MARKET AREA VISION**

The East Market Area as established on Map 2-20 is envisioned as an area that preserves small town traditional lifestyle, creates a sustainable development pattern that discourages sprawl and encourages smart growth / infill development opportunities, promotes employment opportunities, and protects natural resources. It encompasses two small cities, Dade City and Zephyrhills, with conservation lands on the edge creating a rural to suburban character.

b. **EAST MARKET AREA MISSION**

The mission for the East Market Area is to maintain the distinct character and development patterns of a small town, promote downtown redevelopment and economic development opportunities around the Zephyrhills Municipal Airport and the Dade City Business Center, focus and encourage sustainable development along existing corridors, preserve open space and agricultural lands, and improve recreational and employment opportunities while maintaining quality of housing stock.

c. **INFRASTRUCTURE CONTROL**

Pasco County shall control utility expansion, maximize the use of land that already has services and roads, and prioritize projects with job potentials with essential public services.

d. **IMPROVE RECREATIONAL OPPORTUNITIES**

Pasco County shall protect existing recreation attractions, promote eco-tourism, optimize the trail system, and promote the exotic air sports.

e. **PROTECTION OF CONSERVATION LANDS**

Pasco County shall ensure that development proximate to the Green Swamp, State Parks / SWFWMD owned lands and open agricultural lands provides adequate transitional use/buffering to minimize negative impacts.

f. **PROTECTION OF RESIDENTIAL NEIGHBORHOODS**

Pasco County shall discourage intrusion of existing and future industrial development into residential neighborhoods.

g. **U.S. 301 CORRIDOR PLAN**

Pasco County should coordinate with the Florida Department of Transportation, the Pasco County Metropolitan Planning Organization, Dade City, and Zephyrhills to facilitate further study of the U.S. 301 Corridor consistent with Policy FLU 4.5.1 and develop a corridor plan. Transportation / Land Use Planning efforts should incorporate context sensitive design principles.

h. **TRANSFERABLE DEVELOPMENT RIGHTS**

Pasco County shall develop a transferable development rights program providing the opportunity for property owners in East Market Area to transfer development rights.

POLICY FLU 8.1.5 NORTH MARKET AREA ESTABLISHMENT

The North Market area is hereby established as shown on Map 2-21.

a. **NORTH MARKET AREA VISION**

The North Market Area as established on Map 2-21 is envisioned as a predominantly rural area with activity centers, employment nodes, and village centers at strategic locations. Development should be concentrated in clusters, or nodes, with a balance of mutually supportive uses.

b. **NORTH MARKET AREA MISSION**

The mission for the North Market Area is to preserve rural lifestyle, agricultural lands and natural resources, maintain economic viability, encourage innovative design and clustered development in a manner that preserves open space and enhance existing ecological areas.

c. **INFRASTRUCTURE CONTROL**

Pasco County shall control utility expansion, maximize the use of land that already has services and roads.

d. **PRESERVE RURAL LIFESTYLES**

Pasco County shall continue with Protection of Rural Areas as required by Goal FLU 2 and its accompanying objectives and policies.

e. **ECOLOGICAL DEVELOPMENT FORM**

Pasco County should encourage utilization of an ecological development form that reinforces the unique environment of the water recharge zones that flow through the area.

f. **RESPECT NATURAL SYSTEMS**

Pasco County shall encourage clustered development, conservation subdivisions, Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) in the North Market Area to preserve and protect natural systems.

g. **NORTHEAST PASCO RURAL AREA PLAN**
Pasco County shall implement the Northeast Pasco Rural Area Plan and continue preparation of required implementing ordinances.

h. **LACOOCHEE-TRILBY STRATEGIC MASTER PLAN**

Pasco County shall consider the recommendations of and implement the Lacoochee-Trilby Strategic Master Plan.

i. **TRANSFERABLE DEVELOPMENT RIGHTS**

Pasco County shall develop a transferable development rights program providing the opportunity for property owners in North Market Area to transfer development rights.

SECTION 2. GOAL FLU 1 and its supporting Objectives and Policies of the Pasco County Comprehensive Plan, Chapter 2, Future Land Use Element, are amended as follows in ~~strikethrough~~/underline format:

GOAL FLU 1: FOUNDATION FOR GROWTH MANAGEMENT

Implement the County's Future Land Use Plan to achieve an appropriate balance between public and private interests in the:

- Protection of the environment,
- Creation of favorable economic conditions,
- Provision of affordable housing,

- Provision of adequate services and facilities,
- Maintenance of established residential neighborhoods,
- Protection of rural and agricultural areas,
- Provision of ~~high quality, aesthetically designed roadways~~ multi-modal mobility opportunities, and
- Protection of private-property rights.

OBJECTIVE FLU 1.1: PRINCIPLES FOR GROWTH MANAGEMENT

To pursue a vision for the future growth and development of the County that both preserves and enhances the quality and value of its communities. This vision relies upon a solid foundation for future planning which is reflected in its adopted Future Land Use Map and capital improvements program and which:

- Establishes market areas and market area visions
- Protects rural neighborhoods and effectively limits urban sprawl;
- Relies upon a lands-acquisition program that is designed to preserve key eco-systems and protect wildlife, water resources, and natural areas;
- Includes an economic incentives program to attract targeted business industries and create new high-paying jobs; and
- Provides a solid infrastructure support system.

POLICY FLU 1.1.1: ADOPTED FUTURE LAND USE MAP SERIES

The Future Land Use Map series embodies strategies designed to build long-term community value, discourage urban sprawl, and ensure that public facilities and services are provided in the most cost-effective and efficient manner. Pasco County provides appropriate Future Land Use planning for a planning horizon through the Year 2025 and adopts the Future Land Use Map Series as depicted in the following exhibits in the Map Appendix:

Map 2-1	Wells, Wellfields, and Wellhead-Protection Areas
Map 2-2	Coastal High Hazard Areas and Evacuation Routes
Map 2-3	Rivers and Lakes
Map 2-4	Floodplains
Map 2-5	Wetlands (Southwest Florida Water Management District)
Map 2-6	Mineral Resources
Map 2-7	Soils (Southwest Florida Water Management District)
Map 2-8	Topography
Map 2-9	Future Land Use Subareas
Map 2-9(1)	FLU Subareas - Curley Road/S.R. 54
Map 2-9(2)	FLU Subareas - Cypress Creek Town Center
Map 2-9(3)	FLU Subareas - King Ranch
Map 2-9(4)	FLU Subareas - Long Lake Ranch
Map 2-9(5a)	FLU Subareas - Bexley Ranch
Map 2-9(5b)	FLU Subareas - Bexley Ranch
Map 2-9(6)	FLU Subareas - Sunlake Centre
Map 2-9(7)	FLU Subareas - Ashley Glen
Map 2-9(8)	FLU Subareas - Wiregrass
Map 2-9(9)	FLU Subareas - Smith 54
Map 2-9(10)	Reserved
Map 2-9(11)	FLU Subareas - Two Rivers
Map 2-9(12)	Reserved
Map 2-9(13)	FLU Subareas - Starkey Ranch
Map 2-10	Urban Infill/Redevelopment Target Area
Map 2-11	Existing and Future Park and Conservation Areas
Map 2-12	Archaeological and Historic Areas
Map 2-13	Rural Areas
Map 2-14	Town Center Vision Graphic
Map 2-15	2025 Future Land Use Map
Map 2-16	Planned Development Subareas
Map 2-16(1)	Planned Development Subareas - Shoppes at Ballantrae
Map 2-16(2)	Planned Development Subareas – Birren
Map 2 -17	West Market Area
Map 2-18	South Market Area
Map 2-19	Central Market Area
Map 2-20	East Market Area
Map 2-21	North Market Area

POLICY FLU 1.1.2: CONCENTRATION OF URBAN DENSITIES

Pasco County shall optimize public investment in supporting infrastructure by concentrating land uses in locations where public facilities that are necessary to support a Future Land Use Designation or Future Land Use Map amendment are available as established in Exhibit 2-1: Services and Facilities by Classification. Emphasis shall be given to locations in the West and South Market areas.

OBJECTIVE FLU 1.2: GROWTH MANAGEMENT POLICIES FOR INNOVATIVE PLANNING STRATEGIES TO REDUCE URBAN SPRAWL

To develop and enforce innovative planning techniques and land development regulations designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, preserve natural resources, reinforce the market area concepts, and reduce the proliferation of urban sprawl. Pasco County recognizes the need to facilitate transit-oriented design development along major roadways to provide alternate modes of travel by providing a mix of transit-supportive uses that focus on accessibility for the elderly and special needs community.

POLICY FLU 1.2.1: TRANSIT-ORIENTED DESIGN

Pasco County shall amend the Land Development Code by December 2008 to include transit-oriented design standards to reinforce the use of public transportation by locating higher-density, mixed-use development, including employment-oriented businesses and higher-density residential uses, adjacent to transit stops, which shall address at a minimum:

a. Establishment of block lengths;

b. Building setbacks and orientation to the street;

c. Establishing minimum density and floor area ratio;

d. Uses that support public transportation and walkability;

e. Reduction in parking requirements and encourage shared parking;

f. Prohibiting auto-oriented uses within a transit-oriented design; and

g. Open-space requirements.

Transit oriented design concepts shall be specifically encouraged in the West and South Market Areas.

POLICY FLU 1.2.2: ECONOMIC DEVELOPMENT

Pasco County shall encourage development which will contribute more to the County in revenue than it will consume in services, provided that such development can be accomplished within the spirit of this Comprehensive Plan. Location within the West and South Market areas is encouraged.

SECTION 3. The Pasco County Comprehensive Plan, Chapter 12, Intergovernmental Coordination Element, is amended to create POLICY ICE 1.1.17 as shown below in underline format:

POLICY ICE 1.1.7 TRANSFERABLE DEVELOPMENT RIGHTS

Pasco County shall develop a transferable development rights program to support the growth policies of the County consistent with GOAL FLU 8: MARKET AREA PLANNING. Incorporated municipalities also may, but are not required to, participate in Pasco County's transferable development rights program, subject to compliance with their respective Comprehensive Plans and Land Development Regulations.

SECTION 4. The Pasco County Comprehensive Plan, Chapter 2, Future Land Use Element, is amended to create Maps 2-17, 2-18, 2-19, 2-20, and 2-21 as attached hereto as Attachment A.

Map 2-17	West Market Area
Map 2-18	South Market Area
Map 2-19	Central Market Area
Map 2-20	East Market Area
Map 2-21	North Market Area

SECTION 5. REPEALER.

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

SECTION 6. SEVERABILITY.

If any section, subsection, sentence, clause, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, then the said holding shall in no way affect the validity of the remaining portions of this ordinance having contained such section, subsection, sentence, clause, or provision, and shall not be affected by such holding.

SECTION 7. EFFECTIVE DATE.

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board within ten (10) days after adoption of this ordinance. The effective date of this large scale comprehensive plan amendment shall be twenty-one (21) days after the FDCA issues a notice of intent to find the amendment in compliance if no appeal is filed. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status; and a copy of such resolutions shall be sent to the Florida Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

ADOPTED this 10th day of August, 2010.

COUNTY COMMISSIONERS ORGANIZED JUNE 2nd 1887 PASCO COUNTY FLORIDA

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

Paula S. O'Neil, Ph.D., Pasco County Clerk and Comptroller

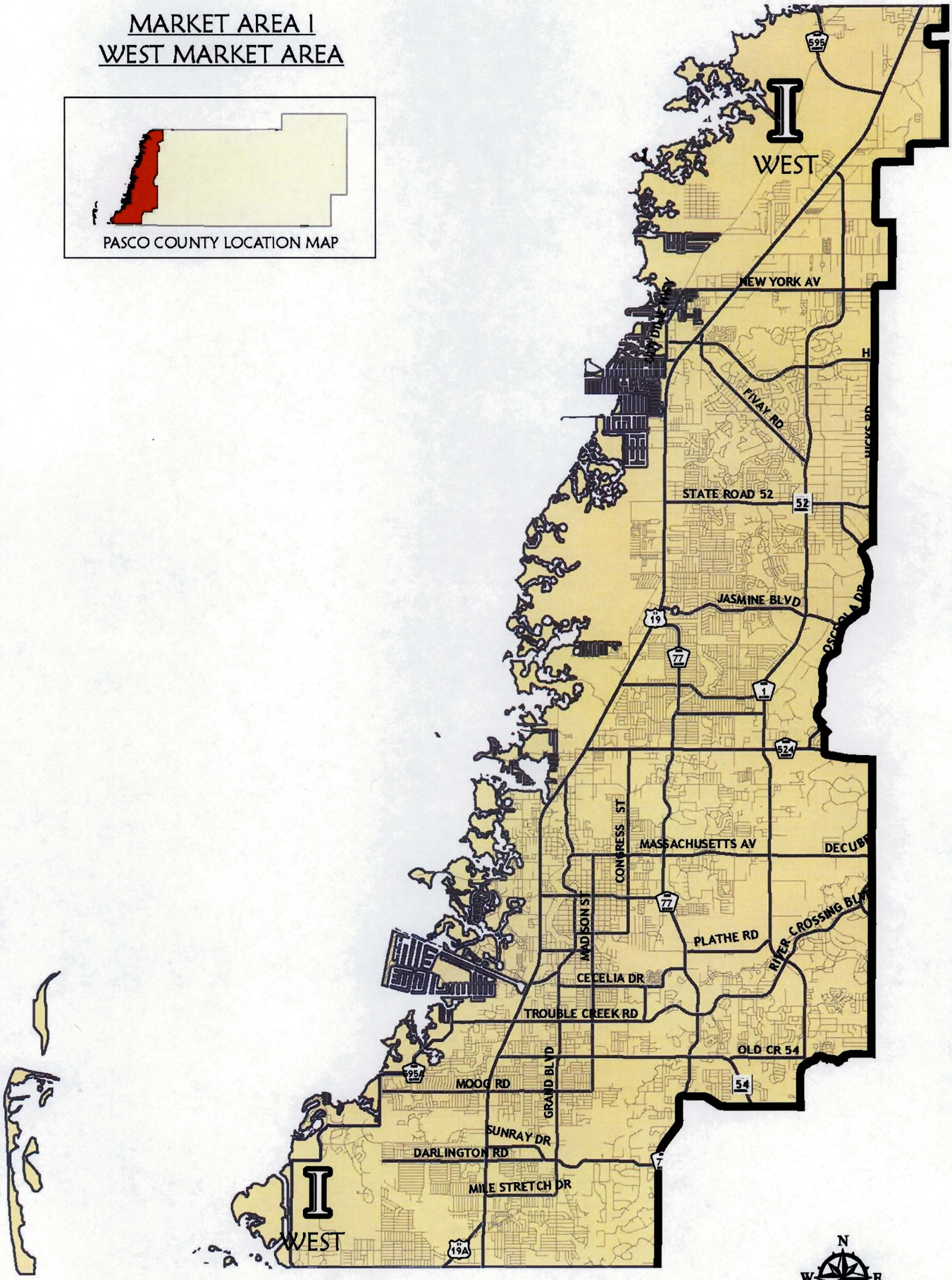
Pat Mulieri, Ed.D. Chairman

APPROVED
AUG 10 2010
BOCC

Attachment A

MAP 2-17

MARKET AREA I
WEST MARKET AREA



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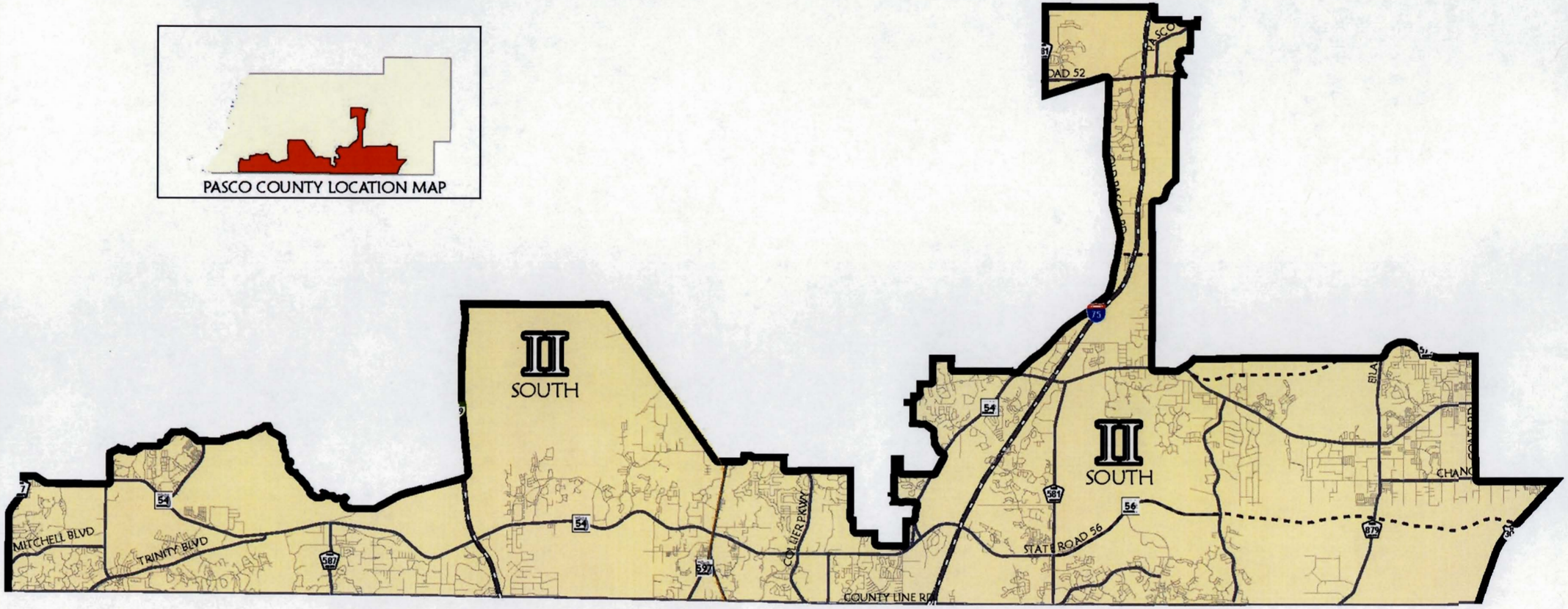
MAP 2-18

MARKET AREA II
SOUTH MARKET AREA



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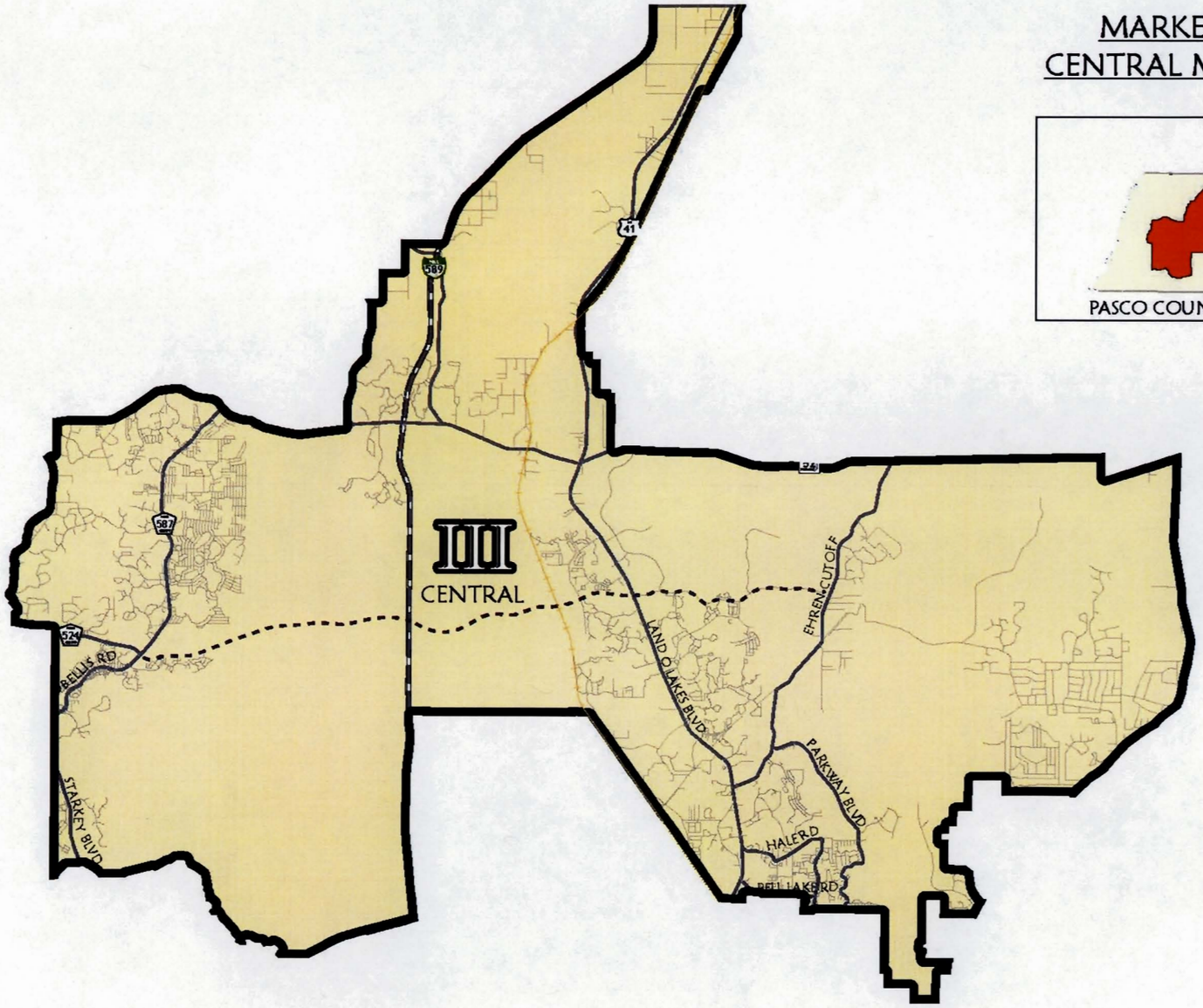
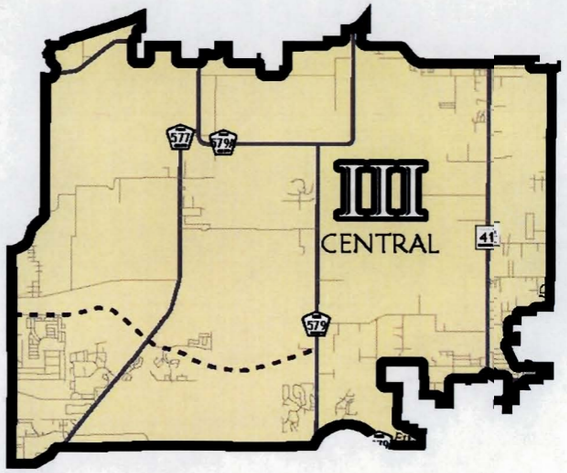
MAP 2-19

MARKET AREA III
CENTRAL MARKET AREA





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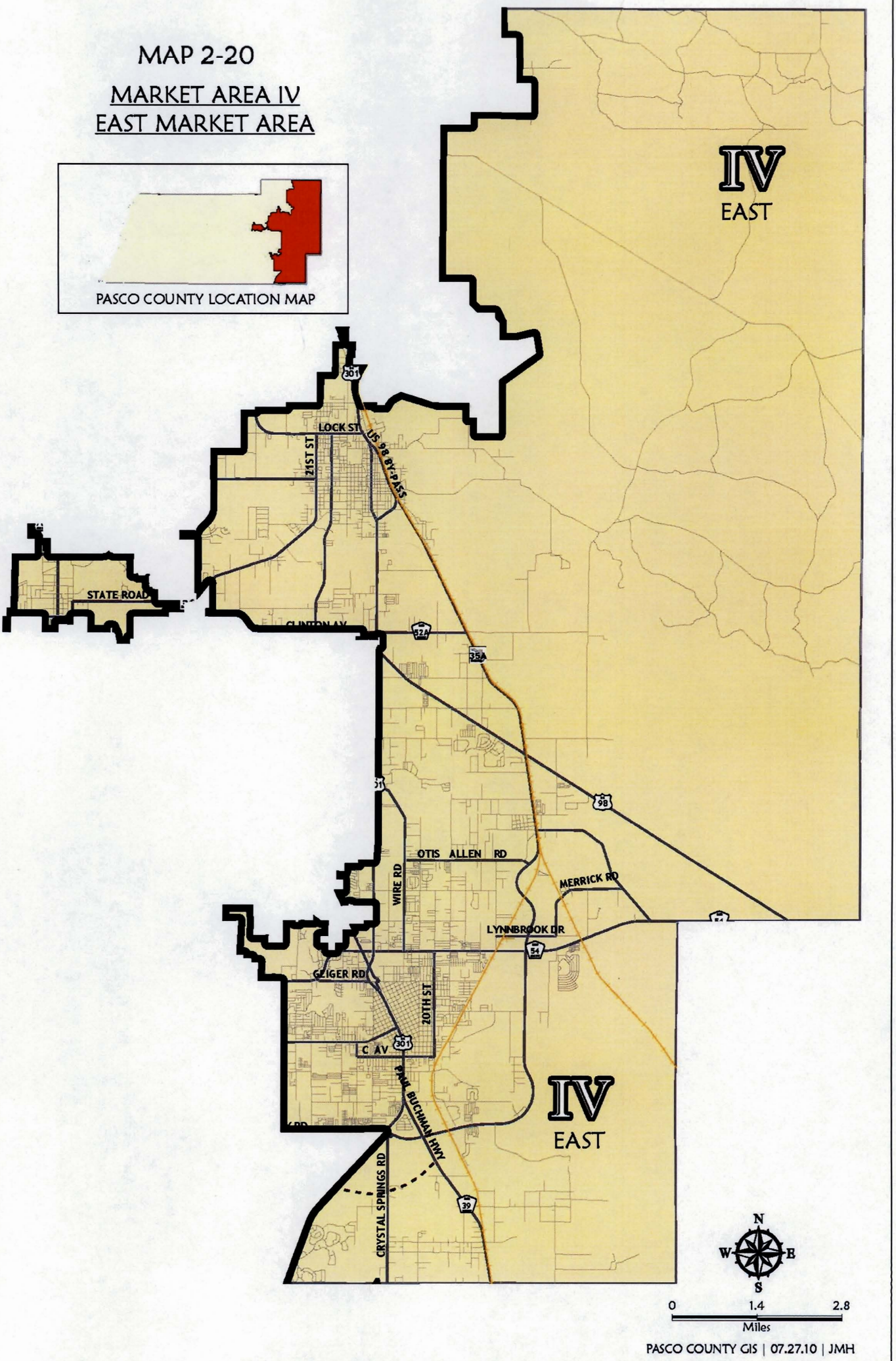
MAP 2-20

MARKET AREA IV
EAST MARKET AREA



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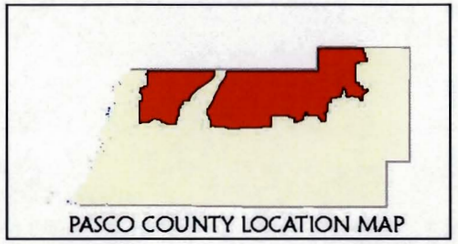
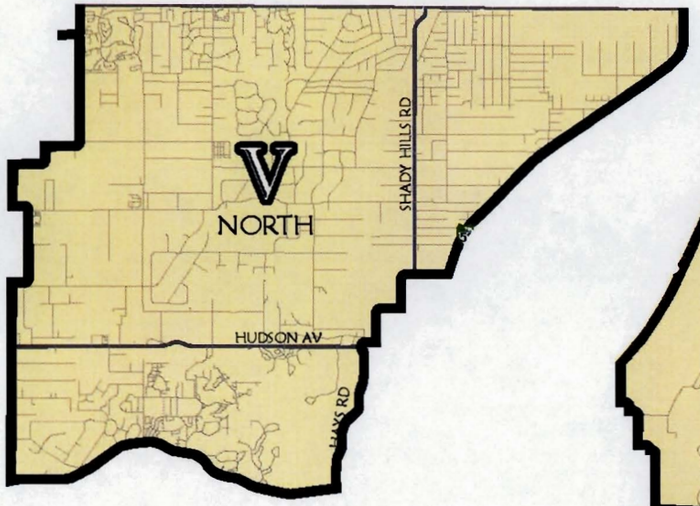
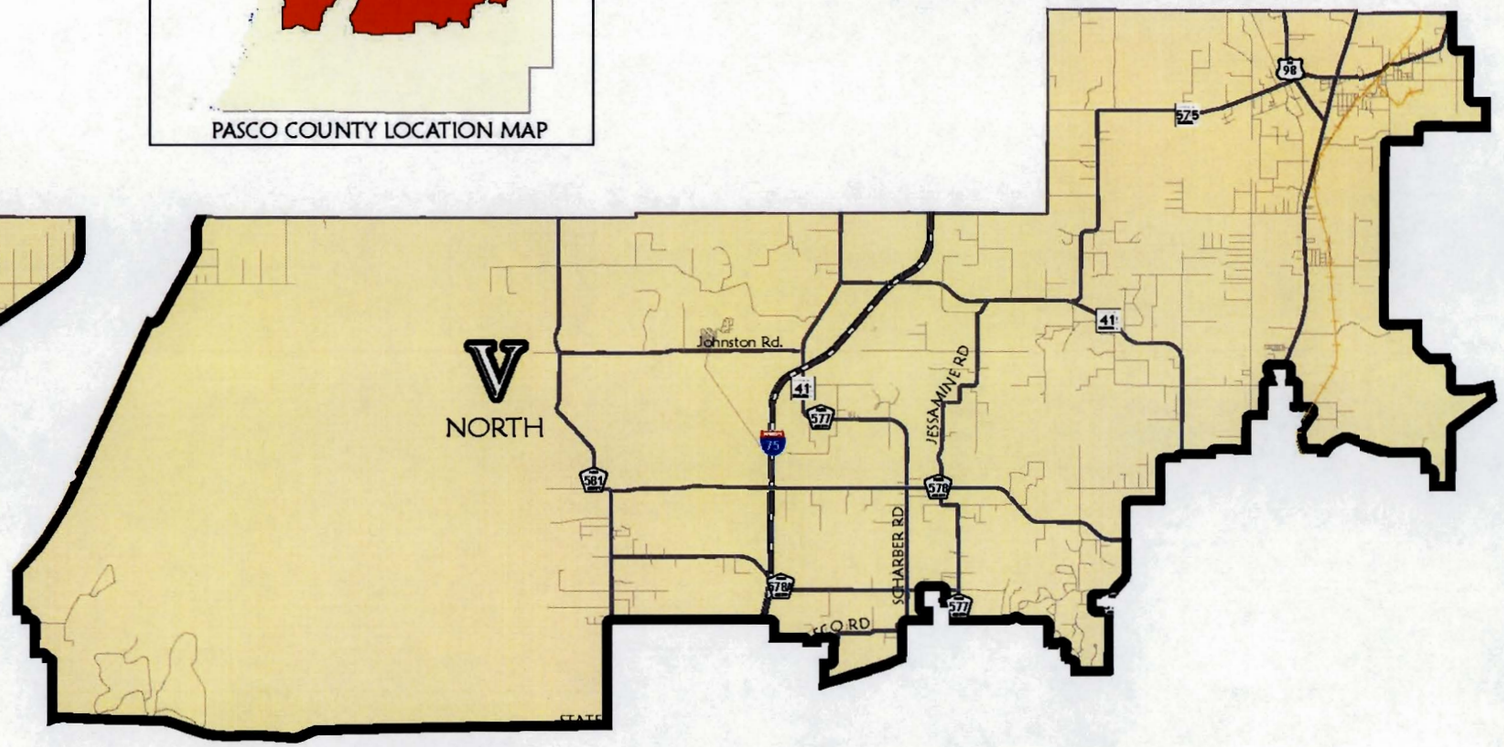
MAP 2-21

MARKET AREA V
NORTH MARKET AREA







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