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CHAPTER 2

FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

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 multimodal mobility opportunities,
- 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 ecosystems 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)
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Map 2-8	Topography
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Map 2-11	Existing and Future Park and Conservation Areas
Map 2-12	Archaeological and Historic Areas
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Map 2-20	East Market Area
Map 2-21	North Market Area
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Additional maps are adopted and referenced as a part of the Future Land Use Element that are not a part of the required Future Land Use Map Series.

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.

POLICY FLU 1.1.3: PRINCIPLES FOR LIMITING SPRAWL DEVELOPMENT

Pasco County shall limit the proliferation of a large-lot sprawl development pattern over large expanses of land by evaluating plan amendments to RES-1 (Residential - 1 du/ga) Land Use Designation to require that such amendments are either:

- a. Less than 300 acres in size,
- b. Developed as an MPUD Master Planned Unit Development,
- c. Developed as a Conservation Subdivision, or
- d. Developed at a gross residential density not exceeding one (1) unit per five (5) acres of land.

POLICY FLU 1.1.4: RES-1 (RESIDENTIAL - 1 DU/GA) LAND USE, CS-MPUD CONSERVATION SUBDIVISION MASTER PLANNED UNIT DEVELOPMENT REQUIREMENT

Rezoning requests that increase the density within the RES-1 (Residential - 1 du/ga) Land Use Category for all properties that are 100 acres or greater must meet the following criteria:

- a. Be developed as an MPUD Master Planned Unit Development, or
- b. Be developed as a conservation subdivision.

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POLICY FLU 1.1.5: TRANSPORTATION-CORRIDOR MANAGEMENT

Ensure that all new development supports the appropriate development of roads needed for County growth by requiring all development to comply with the Right-of-Way Preservation Ordinance.

POLICY FLU 1.1.6: WATER AND SEWER SERVICE EXPANSION

Pasco County shall encourage compact development and ensure that expansion of urban development occurs in a contiguous fashion through the detailed requirements of various policies within the Potable Water and Sanitary Sewer Subelements which:

- a. Ensure adequate service to residents within the established service area prior to expanding service areas;
- b. Restrict the use of package plants;
- c. Require mandatory hookup to the County utility system; and
- d. Require new development to fund the cost of utility line extension and the expansion of plant capacity.

POLICY FLU 1.1.7: CONCURRENCY MANAGEMENT FOR PUBLIC FACILITIES

Pasco County shall ensure that all new developments are subject to concurrency review and that the County will ensure the availability of public facility capacity sufficient to serve development at the adopted Level of Service, prior to issuance of a Certificate of Capacity or its functional equivalent, consistent with Objective ADM 1.1: Establish Level of Service Standards. Pasco County shall ensure consistency with the adopted Level of Service Standards and provisions of the Capital Improvements Element and the Public Facilities Element, as well as all other elements of the Comprehensive Plan through the issuance of a Certificate of Capacity as laid out in Objective ADM 1.2: Determination of Capacity.

OBJECTIVE FLU 1.2: NATURAL, HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES

Pursuant to Article II, Section 7, of the Constitution of the State of Florida, the County shall ensure that natural, historic, archaeological, and cultural resources are protected for the enjoyment of all citizens through provisions of the Pasco County Land Development Code and the Pasco County Comprehensive Plan policies. These resources shall expressly include, but not necessarily be limited to, those resources that meet one (1) or more of the following standards:

- Water bodies which qualify as Outstanding Florida Waters and other significant natural resources.

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- Districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:
 - That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - That are associated with the lives of persons significant in our past; or
 - That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - That have yielded, or may be likely to yield, information important in prehistory or history.
- Formally designated historic communities which have been identified as having a special character.

POLICY FLU 1.2.1: COMPREHENSIVE STRATEGY FOR CONSERVATION

Pasco County shall implement a regional strategy for the protection of environmentally sensitive lands that includes the following techniques:

- a. Regulations that protect listed species, critical linkages, and wetlands;
- b. Acquisition through the County's Environmental Lands Acquisition and Management Program and resource-based recreational opportunities and education programs in association therewith;
- c. Coordination of mitigation opportunities with the appropriate State and Federal agencies;
- d. Development incentives for clustering and for preserving critical linkages and wetlands based on size, type/category, and quality; and
- e. Conservation land use designations.

POLICY FLU 1.2.2: RIVER SYSTEM SETBACK REQUIREMENTS

Pasco County shall preserve the Hillsborough, Withlacoochee, Pithlachascotee, and Anclote Rivers, the coastal rivers, their tributaries, and streams in a predominantly natural state through the establishment of a fifty (50) foot setback from the mean annual flood line as established by the Southwest Florida Water Management District on both sides of the river from the Hillsborough, Pithlachascotee, Anclote, and Withlacoochee Rivers.

POLICY FLU 1.2.3: CATEGORY I WETLANDS/INCOMPATIBLE USES

Industrial land uses (IH [Industrial - Heavy] and IL [Industrial - Light]) shall not be designated adjacent to Category I wetlands as defined in the Conservation Element, Policy CON 1.3.3. Where industrial land use designations have already been shown adjacent to Category I wetlands on the Future Land Use Map and have been relied on for development or zoning decisions, the designation may

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remain. Any development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect function and replace type for type.

POLICY FLU 1.2.4: ENVIRONMENTAL PROTECTION/UTILITY LOCATION

Locate the placement of bulk, electric-transmission corridors, natural-gas pipelines, and similar facilities in such a way as to protect environmentally sensitive lands and resources in compliance with all applicable Federal, State, and local environmental regulations.

POLICY FLU 1.2.5: FLOODPLAIN PROTECTION

Pasco County shall continue to require the identification of the 100 year floodplain on any proposed development site prior to the issuance of a development order. Development shall be limited within the 100-year floodplain in order to minimize property damage from a 100-year storm event. These restrictions and limitations shall include:

- a. Restriction of uses which are dangerous to health, safety, and property and minimize public and private losses due to flood conditions;
- b. Restrict land filling and grade changes where such activity will cause erosion or inhibit flood waters;
- c. Require development to comply with the requirements and rules of the National Flood Insurance Program;
- d. Require development to comply with the requirements and rules for the installation of septic tanks from the Florida Department of Health; and
- e. Require all subdivisions and site plans to maintain predevelopment runoff characteristics, provide compensating storage, and comply with wetland regulations.

POLICY FLU 1.2.6: REVIEW OF REZONING REQUESTS WITHIN AREAS OF FREQUENT FLOODING

The County shall continue to recognize the 2003 Flood Prone Areas Map and any future updates to that map as a mechanism to evaluate the future development potential of a site during the rezoning process. Potential solutions to reduce flooding in flood-prone areas as identified on the Flood Prone Areas Map may include limitations to density and intensity within these sensitive areas (see Map 2-4a: 2003 Flood Prone Areas).

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POLICY FLU 1.2.7: PLATTING OF CONSERVATION AREAS

All areas platted as Conservation Areas shall, concurrent with platting, be deeded to the mandatory homeowners' association/community development district/merchant's association as required within the County's Land Development Code. The homeowners' association/community development district/merchant's association documents shall provide that the homeowners' association/community development district/merchant's association be responsible for the payment of taxes, if any, on the Conservation Areas.

POLICY FLU 1.2.8: SOIL SUITABILITY

Pasco County shall require that all land use activities utilize soil-stabilization procedures and/or Best Management Practices in order to minimize soil erosion and transport.

POLICY FLU 1.2.9: DEVELOPMENT ON UNSUITABLE SOILS

Those developments which include septic tanks, buildings, and/or public utilities in or on soils which are unsuitable for such uses shall be designed in accordance with State and Federal regulations to prevent water contamination. Prohibit development and land uses which require septic tanks, building types, and/or public utilities in or on soils which are unsuitable for such uses, unless the soils on the site can be altered to meet State and local environmental and land use regulations.

POLICY FLU 1.2.10: ARBOR REGULATIONS

Pasco County shall continue to ensure the preservation of trees and require the replacement of trees removed during development activities through existing Land Development Code provisions or creating when necessary additional standards which:

- a. Requires a permit for the removal, relocation, or replacement of trees; and
- b. Requires the use of protective barriers to prevent the destruction/damage of trees during construction.

POLICY FLU 1.2.11: TREE PRESERVATION

Pasco County shall consider amending the Land Development Code by December 2008 to include additional provisions to address the issue of clearing trees in preparation of development.

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POLICY FLU 1.2.12: PARTNERSHIPS: ARCHAEOLOGICAL RESOURCE PROTECTION

Pasco County shall continue to apply for matching, archaeological site survey grants from the Florida Department of State, Division of Historical Resources Grants-in-Aid Program, and the U.S. Park Service.

POLICY FLU 1.2.13: IDENTIFICATION OF NATURAL, HISTORIC, ARCHAEOLOGICAL, AND CULTURAL RESOURCES

Based upon the availability of funding, Pasco County shall inventory all known natural, archaeological, historic, or cultural resources for use in analyzing future development and preserve these districts, sites, buildings, structures, and objects in accordance with the applicable regulations. Pasco County shall identify historical structures in Western Pasco County by means of a historical resource survey similar to the Central Pasco and Eastern Pasco Historical Surveys and shall consider the adoption of criteria and procedures within the Land Development Code for identifying and protecting cultural resources including, but not limited to, cemeteries, landmarks, monuments, and special places.

Such inventory shall be conducted as appropriate by an archaeologist, historian, or architectural historian qualified under Section 106 of the National Environmental Protection Act (36CFR61 Appendix A). Completion and publication of the inventory shall be accomplished prior to the issuance of any permit for activity which might create a direct or indirect adverse impact to cultural resources.

POLICY FLU 1.2.14: PROTECTION OF HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Significant historical and archaeological districts, sites, buildings, structures, and objects including, but not limited to, sites on the Florida Master Site File, shall be protected by implementing the following:

- a. After identification of historical and archaeological resources, the County shall place such buildings, structures, sites, districts, and objects on the Pasco County Register of Historical and Archaeological Resources as such register is established by resolution.
- b. For archaeological resources not listed on the Pasco County Register, as part of all site plan evaluations, development shall comply with State law and guidelines for the investigation of archaeological sites and the lawful disposition of all artifacts found.
- c. The County shall prevent the destruction or alteration of historic and archaeological resources listed on the Pasco County Register, the Florida Master Site File, and the National Register of Historic Places by cross-checking all requests for development, remodeling, or demolition permits against these files. Where such resources are listed on the Pasco

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County Register, a certificate of appropriateness shall be required prior to such permit being granted. For resources listed on either the Florida or National lists, the appropriate procedures shall be followed.

POLICY FLU 1.2.15: WATER QUALITY AND DRAINAGE CONTROL

Pasco County shall continue to require water quality and drainage control for all new subdivisions and site plans adjacent to water bodies to prevent unnecessary shoreline disruption and maintain water quality through existing Land Development Code provisions.

POLICY FLU 1.2.16: WELLFIELD-PROTECTION AREAS

Pasco County shall, in coordination with the Southwest Florida Water Management District, maintain and update public water-supply, wellhead-protection areas, for all public water-supply wells that have a permitted pumping capacity of over 100,000 gallons per day (hereinafter these wells are referred to as "major supply wells"). The wellhead-protection areas shall be reviewed by the Board of County Commissioners every five years. Wellhead-protection areas may be modified at any time by the Board of County Commissioners upon notice of an advertised public hearing for changes including, but not limited to, changes in technical knowledge, such as transmissivity or porosity; changes in pumping rates; reconfiguration of wellfields; abandonment or relocation of wells; the installation of new wells or wellfields; establishment of minimum flows or levels pursuant to Chapter 373, Florida Statutes; changes in maximum contaminant levels; changes in laws or regulations that may impact the Groundwater Protection Ordinance as identified in Policy 1.2.17 or to accommodate changes in topography, such as newly approved mining areas, in a manner consistent with the methodology and standards established in the Pasco Groundwater Study.

POLICY FLU 1.2.17: GROUNDWATER PROTECTION ORDINANCE

To achieve the implementation of a science-based, wellhead-protection program, the County shall continue to enforce its Groundwater Protection Ordinance that shall include wellhead-protection areas for major supply wells based on the five-year and ten-year travel times, and wellhead protection areas with a 500-foot fixed radius for public supply wells that have a permitted pumping capacity of less than 100,000 gallons per day (hereinafter referred to as "small wells").

POLICY FLU 1.2.18: GROUNDWATER PROTECTION ORDINANCE - PROVISIONS

The County shall continue to enforce its Groundwater Protection Ordinance, which includes the following land use restrictions:

- a. The activities listed below shall be prohibited in wellhead protection areas designated for the five-year travel time:

- (1) Solid waste disposal.

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- (2) Discharges from commercial and industrial wastewater treatment plants and industrial septic systems and commercial and industrial wastewater effluent disposal.
- (3) Wastewater treatment plants. Expansion of existing domestic wastewater treatment plants will be allowed upon demonstration of compliance with the Florida Department of Environmental Protection regulations. Public access to reuse of reclaimed water and land application of domestic wastewater effluent may be allowed upon demonstration of compliance with Rule 62-610, Florida Administrative Code.
- (4) Any use which is a potential source of pollution requiring the issuance of a permit from the Florida Department of Environmental Protection other than residential collection systems for central wastewater systems.
- (5) Any commercial or industrial activity that handles, utilizes, generates, or disposes of regulated substances including, but not limited to, hazardous waste treatment, storage, or disposal facilities as defined in Section 403.703(22), Florida Statutes; or Title 40 Code of Federal Regulations 260.10; or Chapter 62-730, Florida Administrative Code, including transfer facilities, such facilities ancillary to recycling facilities and facilities which burn such hazardous waste for fuel; hazardous waste generators, including conditionally exempt small-quantity generators and small-quantity generators; facilities regulated by the Emergency Planning and Community Right-to-Know Act of 1986, 42 United States Code §§ 11001-11050; vehicle or equipment service and repair facilities; dry-cleaning or laundromat operations; commercial car wash operations; and maintenance yards and pesticide/fertilizer mixing and handling facilities.
- (6) New industrial land use zoning. New commercial/light manufacturing C-3 Commercial/Light Manufacturing zoning shall only be allowed upon the condition that no land use that meets the definition of "industrial" shall be permitted within such zoning area.
- (7) Concentrated animal-feeding operations.
- (8) Land application of wastewater residuals (sludge) or septage.
- (9) Discharges of any regulated substance or untreated stormwater into karst-solution features, sinkholes, or drainage wells. Stormwater facilities that treat stormwater to Chapters 62-25 and 40D-4, Florida Administrative Code, standards shall be presumed to be allowable under this section.

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- (10) Underground storage tanks for regulated substances; however, this does not prohibit the replacement of tanks associated with an existing nonconforming use where such replacement is required to comply with State or Federal regulations.
 - (11) Mining and borrow pits; however, retention or detention ponds required for allowable uses shall not be prohibited, unless the ponds would be prohibited by Paragraphs 17 or 18 below.
 - (12) Residential subdivisions with more than one unit per two acres that do not provide for a central sanitary-sewer facility and wastewater treatment plant outside WPA 2.
 - (13) Junkyards.
 - (14) Land farming of soil contaminated with regulated substances.
 - (15) Stormwater retention or detention ponds that will receive stormwater from land-uses prohibited in WPA 1, WPA 2, or surface water protection area.
 - (16) The siting of underground product lines including, but not limited to, pipelines designed for the transportation of gasoline, oil, or other regulated substances. This prohibition does not include sewer or reclaimed water lines serving uses allowed within these protection areas.
 - (17) Excavation of waterways or drainage facilities that intersect the Floridan aquifer.
 - (18) Excavation that removes or disturbs the confining unit located above the Floridan aquifer.
 - (19) Land application of animal waste.
 - (20) Dairy farms or egg production facilities as defined in Chapter 62-670.200, Florida Administrative Code.
- b. The following activities shall be prohibited in wellhead-protection areas designated for the ten-year travel time:
- (1) Hazardous waste treatment, storage, or disposal facilities as defined in Section 403.703(22), Florida Statutes; or Title 40 Code of Federal Regulations, Section 260.10; or Chapter 62-730, Florida Administrative Code, including transfer facilities, such facilities ancillary to recycling facilities and facilities which burn such hazardous waste for fuel.
 - (2) Solid waste disposal.

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- (3) Discharges from commercial and industrial wastewater treatment plants and industrial septic systems and commercial and industrial wastewater effluent disposal.
- (4) Discharges of any regulated substance or untreated stormwater into karst-solution features, sinkholes, or drainage wells, stormwater facilities that treat stormwater to Chapters 62-25 and 40D-4, Florida Administrative Code, standards shall be presumed to be allowable under this section.
- (5) Land farming of soil contaminated with regulated substances.
- (6) The siting of underground product lines including, but not limited to, pipelines designed for the transportation of gasoline, oil, or other regulated substances. This prohibition does not include sewer or reclaimed water lines serving uses allowed within this zone.
- (7) Underground storage tanks for regulated substances; however, this does not prohibit the replacement of tanks associated with an existing nonconforming use where such replacement is required to comply with State or Federal regulations.
- (8) Residential subdivisions with more than one unit per acre, that do not provide for a central sanitary-sewer facility and wastewater treatment plant outside WPA 2.
- (9) Wastewater treatment plants. Expansion of existing domestic wastewater treatment plants will be allowed upon demonstration of compliance with the Florida Department of Environmental Protection requirements. Public-access reuse of reclaimed water and land application of domestic wastewater effluent may be allowed upon demonstration of compliance with Rule 62-610, Florida Administrative Code.
- (10) Hazardous waste generators, including conditionally exempt small-quantity generators and small-quantity generators.
- (11) Excavation of waterways or drainage facilities that intersect the Floridan aquifer.
- (12) Excavation that removes or disturbs the confining unit located above the Floridan aquifer.

POLICY FLU 1.2.19: GROUNDWATER PROTECTION/SOIL SUITABILITY

Those developments which include septic tanks, buildings, and/or public utilities in or on soils that are unsuitable for such uses shall be designed in accordance with State and Federal regulations to prevent water contamination.

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POLICY FLU 1.2.20: GROUNDWATER PROTECTION/WASTE DISPOSAL AND DISCHARGE

Monitor permit compliance for waste disposal and/or discharge facilities and activities and take appropriate action when necessary. Appropriate action shall include notification of the permitting agency, intervention in agency proceedings, or legal action by the County.

POLICY FLU 1.2.21: GROUNDWATER PROTECTION/PUBLIC, INDUSTRIAL, AGRICULTURAL USES

Monitor permit compliance for public, industrial, or agricultural water uses, and take appropriate action when necessary. Appropriate action shall include notification of the permitting agency, intervention in agency proceedings, or legal action by the County.

POLICY FLU 1.2.22: CONSERVATION AND PROTECTION OF RESOURCES ADOPTED IN THE 10-YEAR WATER SUPPLY FACILITIES WORK PLAN

Pasco County will conserve and protect natural resources as identified in the 10-Year Water Supply Facilities Work Plan and applicable potable water subelement policies.

POLICY FLU 1.2.23: GREEN BUILDING PRINCIPLES

Pasco County shall encourage the establishment of incentives for developments that incorporate Green Building Principles into the design and implementation of the project.

OBJECTIVE FLU 1.3: PROTECTION OF COASTAL HIGH HAZARD AREA

To control land use densities and intensities in Coastal High Hazard Area where property damage and potential loss of life due to natural disasters may occur; e.g. hurricanes and floods.

POLICY FLU 1.3.1: COASTAL HIGH HAZARD AREA: DEVELOPMENT LIMITATIONS

Pasco County shall continue to rely upon the Coastal High Hazard Area as designated in the Future Land Use Map Series (Map 2-2: Coastal High Hazard Area and Evacuation Routes) as the mechanism to limit residential densities through currently adopted Future Land Use Designations and limiting future rezoning actions to the lowest-allowable urban-residential densities within the adopted Future Land Use Designation for single-family detached residential uses or to an MPUD Master Planned Unit Development for multifamily residential uses as permitted within the adopted Future Land Use Designation based upon the standards and guidelines of Policy FLU 1.3.3.

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POLICY FLU 1.3.2: COASTAL HIGH HAZARD AREA: INFRASTRUCTURE LIMITATIONS

Pasco County shall not provide nor allow, either directly or indirectly, infrastructure to be provided to serve the private development of offshore islands, coastal swamps, marshlands, and beaches. Pasco County shall prohibit County investments for public infrastructure within the Coastal High Hazard Area except for public recreation, natural and historic resource restoration or enhancement, or other facilities deemed necessary to serve existing development or due to overriding public interest as determined by the Board of County Commissioners.

POLICY FLU 1.3.3: COASTAL HIGH HAZARD AREA: DEVELOPMENT LIMITATIONS

Pasco County shall require that new development within the Coastal High Hazard Area:

- a. Require those land development applications for development within the Coastal High Hazard Area, except for a single dwelling unit, be planned in a specific manner that is compatible with site characteristics through use of the MPUD Master Planned Unit Development requirements of the Pasco County Land Development Code with specific site and building design provisions that shall mitigate the effects and impacts of evacuation issues for the project site. In addition, the development shall also be required to comply with the County's Hurricane Shelter Mitigation Ordinance.
- b. Prohibit the siting of new, or the expansion of, existing mobile home parks and mobile home subdivisions and/or recreational vehicle parks and recreational vehicle subdivisions within the Coastal High Hazard Area.
- c. Except for expansions and renovations of existing hospitals, prohibit the siting of acute care medical facilities or any other facilities which house nonambulatory persons within the Coastal High Hazard Area.
- d. Within the CL (Coastal Lands) Land Use Classification, development shall be required to preserve open space according to the following schedule:
 - (1) Tracts of 51 acres or more must retain 80 percent open space.
 - (2) Tracts greater than 20 acres, but less than 51 acres, must retain 50 percent open space.
 - (3) Tracts of 20 acres or less are not required to retain open space.

Subsection d of this policy applies to Lots of Record in existence at the time of adoption of the June 15, 1989, Comprehensive Plan. Property subsequently divided must meet open-space requirements applicable to the parcel size of the parent parcel in existence at the time of the Comprehensive Plan adoption. This policy shall not supersede other policies in this Comprehensive Plan.

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OBJECTIVE FLU 1.4: PROTECTION OF RESIDENTIAL NEIGHBORHOODS

To ensure the long-term viability of residential neighborhoods by regulating future development and redevelopment to create compatibility with surrounding land uses.

POLICY FLU 1.4.1: SUBDIVISION STANDARDS

Pasco County shall maintain the viability of established and future residential neighborhoods by continuing to enforce Land Development Code provisions relating to:

- a. Development within flood-prone areas;
- b. Building setbacks and heights;
- c. Roadway buffers;
- d. Landscaping;
- e. Tree preservation;
- f. Signage;
- g. On-site traffic circulation and parking;
- h. Drainage and stormwater management;
- i. Fences, walls, and entrance features;
- j. Maintenance and use of common open-space areas and neighborhood parks through homeowners' associations or Community Development Districts, if approved by the Board of County Commissioners. This requirement does not apply to conservation subdivision open space, which can be held in private ownership;
- k. Arterial and collector, design and spacing standards;
- l. Traffic impact studies and mitigation;
- m. Access management;
- n. Concurrency; and
- o. Corridor Preservation.

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POLICY FLU 1.4.2: RESIDENTIAL COMPATIBILITY: STANDARDS FOR REVIEW OF REZONING REQUESTS

Pasco County shall amend the Land Development Code by December 2008 to include specific review criteria for rezoning actions to address residential compatibility. These criteria shall specifically include a method for 1) determining compatibility between residential zoning classifications and 2) additional buffer or transition requirements that are necessary to develop or achieve compatibility where necessary. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscapes, buffers, natural areas, or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different zoning districts are present, screen undesirable views, preserve tree canopy and vegetation, and facilitate the safe movement of traffic and pedestrians in vehicle-use areas.

POLICY FLU 1.4.3: TRANSITIONAL LAND USES

Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential land use designations, between varying densities of residential land use designations, and in managing redevelopment of areas no longer appropriate as viable residential areas. Exhibit 2-2, Appropriate Transitional Land Uses, is to be used as a guideline in evaluating appropriate transitional uses, except for properties located within the Northeast Pasco County Rural Area Plan or the Rural Transition Area.

POLICY FLU 1.4.4: RESIDENTIAL COMPATIBILITY: BUFFER STANDARDS BETWEEN RESIDENTIAL AND NONRESIDENTIAL LAND USES

The County shall protect residential uses from the sensory intrusions of adjacent uses and shall amend the Land Development Code by December 2008 to include methods of protecting neighborhoods from the sensory intrusions of adjacent nonresidential uses that may affect the long-term viability of those neighborhoods. Sensory intrusions include unwanted light, noise, physical access, odor, and other sources of disruptions. These criteria shall include provisions that:

- Prevent uses that generate obnoxious, sensory intrusion from being developed or expanded in certain areas;
- Eliminate or reduce the sensory intrusions of proposed development or redevelopment; and
- Intercept or prevent the sensory intrusion from affecting the adjacent use.

POLICY FLU 1.4.5: ROADWAY COMPATIBILITY

Pasco County shall encourage the viability of future residential neighborhoods adjacent to collector and arterial roadways by:

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- a. Continuing to require additional setbacks and buffers for residential development and redevelopment adjacent to future major collector and arterial roadways to minimize the impacts of future roadway improvements;
- b. Enforcing existing Land Development Code provisions or creating, when necessary, additional standards providing when and where pedestrian, bicycle, and vehicular linkages between abutting residential areas are required to provide convenient access to recreation, schools, libraries, and shopping.

POLICY FLU 1.4.6: UTILITY COMPATIBILITY

Protect the integrity of existing neighborhoods from the effects, if any, of bulk, electric-transmission corridors; natural-gas pipeline easements; and similar facilities by prohibiting, to the maximum extent of the County's jurisdictional authority, their location through or immediately adjacent to existing neighborhoods.

POLICY FLU 1.4.7: LIMITS ON INDUSTRIAL USES ADJACENT TO RESIDENTIAL AREAS

Pasco County shall ensure that future Comprehensive Plan amendments to industrial uses adjacent to residential land use categories and/or residentially zoned properties shall be light industrial uses only to protect residences from the adverse impacts of smoke, fumes, vibrations, light, glare, odors, and noise. Access which is limited only to local residential roadways shall be considered unacceptable for heavy industrial uses, notwithstanding applicable access management requirements.

POLICY FLU 1.4.8: PERSONAL WIRELESS SERVICE FACILITIES

To the extent allowed by law, Pasco County shall continue to enforce Land Development Code regulations regarding the location, siting, and design of personal wireless service facilities to promote the said facilities' compatibility with surrounding land uses and protect the attractiveness, health, safety, general welfare, and property values of the community.

POLICY FLU 1.4.9: COMMUNICATION TOWERS

To the extent allowed by law, Pasco County shall consider regulating the location, siting, and design of communication towers other than personal wireless service facilities and may adopt land development regulations to promote the said communication towers' compatibility with surrounding land uses and protect the attractiveness, health, safety, general welfare, and property values of the community.

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POLICY FLU 1.4.10: ON-SITE TRAFFIC FLOW

Pasco County shall continue to establish and enforce policies, standards, and regulations which provide safe and convenient on-site traffic flow, considering site access, traffic circulation, and parking for both motorized and nonmotorized movement of vehicles and pedestrians.

OBJECTIVE FLU 1.5: REDUCTION OF NONCONFORMING USES, CONFLICTING ZONINGS, AND ANTIQUATED PLATS

To reduce uses that are inconsistent with community character, future land uses, and capital improvements programs through a consistent review process that is designed to reduce nonconforming uses and conflicting zonings and resolve issues related to antiquated plats.

POLICY FLU 1.5.1: NONCONFORMING USES

Pasco County shall reduce nonconforming uses by means of procedures set forth in the Administration Element of this Comprehensive Plan. No expansion of or change to the nonconforming use within a parcel that contains an existing nonconforming use will be permitted outside of the processes described in the Administrative Element for addressing nonconforming uses. Should the existing use cease for a period of time as specified under the Land Development Code, except under no circumstances shall the set time period exceed 180 days, the use will no longer be permitted. Administrative procedures may be initiated by the County, which could result in rezoning of the property to an appropriate zoning classification.

POLICY FLU 1.5.2: CONFLICTING ZONINGS

Pasco County shall address conflicting zonings by means of procedures set forth in the Administration Element of this Comprehensive Plan. This review will be initiated upon the request of a property owner to review the Future Land Use Designation assigned to the lot or parcel and present evidence regarding the consistency with the Comprehensive Plan of the zoning classification that was assigned prior to the adoption of the Comprehensive Plan. The property owner(s) may file an application to amend the Future Land Use Designation and/or zoning classification. Any requests to develop property and to maintain a zoning that was assigned prior to the adoption of the Comprehensive Plan on June 15, 1989, that is currently a conflicting zoning must be filed with the County, in writing, and public hearings will be scheduled in the manner as with a request for rezoning. The Board of County Commissioners, at a public hearing, may either:

- a. Find the existing zoning classification would be consistent with the policies of the Comprehensive Plan and initiate a compatible amendment to the Future Land Use Designation; or

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- b. Find the existing zoning classification is not consistent with the policies of the Comprehensive Plan and initiate administrative rezoning of the property to a compatible zoning classification.

POLICY FLU 1.5.3: ANTIQUATED PLATS

The County shall continue to resolve land use compatibility and environmental and infrastructure issues related to antiquated plats by way of, but not limited to, the following techniques:

- a. Requiring the combining of lots;
- b. Allowing for replatting and vacating and abandonment procedures; and
- c. Rezoning.

OBJECTIVE FLU 1.6: NONRESIDENTIAL DEVELOPMENT

To establish criteria and standards for future commercial, office, and industrial uses that address size, scale, location, and form of new nonresidential development consistent with the character of the areas to be served and in which the use is located.

POLICY FLU 1.6.1: COMMERCIAL DEVELOPMENT

Commercial development may only be permitted within areas designated as COM (Commercial) or TC (Town Center) on the Future Land Use Map with the following exceptions:

- a. Development occurs in the PD (Planned Development) Future Land Use Classification to provide for the following:
 - (1) Ample public review prior to development approval;
 - (2) Intensity limitations based on traffic impact studies;
 - (3) On-site and necessary off-site sidewalks for convenient and safe pedestrian access;
 - (4) Building size and location to maximize visual compatibility;
 - (5) Sufficient setbacks, landscaping, and buffers to maximize visual compatibility; and
 - (6) Appropriate hours of operation to minimize noise and lighting impacts.
- b. Commercial development may be permitted within areas designated as residential Future Land Use only for (1) those mixed-use projects that are greater than 100 acres in size and that are designed using the County's TND (Traditional Neighborhood Design) Standards as adopted by

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ordinance into the Land Development Code, or (2) for recreational vehicle parks.

- c. Commercial development may be permitted as a support or ancillary use within areas designated as Industrial or EC (Employment Center) Future Land Use Classification;
- d. Commercial development may be permitted within property that was designated as ROR (Retail/Office/Residential) or MU (Mixed Use) Future Land Use Classification;
- e. Commercial development may be permitted within property that was designated as a commercial zoning district prior to the effective date of the Pasco County Comprehensive Plan on April 9, 1991, when such property meets the following commercial, locational criteria:

(1) Small Commercial Nodes

The property must be located within a commercial node at the intersection of at least two (2) roadways functionally classified as collector or higher on the 1999 Roadway Functional Classification Map, Transportation Element Map 7-1A. The commercial node is defined to the extent completely located within either the AG (Agricultural), AG/R (Agricultural/Rural), RES-1 (Residential - 1 du/ga), IL (Industrial - Light), or IH (Industrial - Heavy) Land Use categories on the Future Land Use Map, extending a maximum of 660 feet in each direction along the frontage of such roadways. The 660 feet of frontage is measured from the point of intersection of rights-of-way of the intersecting functionally classified roadways and is measured along property lines adjacent to the roadway right-of-way. The floor area ratio shall not exceed .23.

Please refer to Figures 2-1, 2-1A, and 2-2 for clarification on how a node is defined and for permitted exceptions to the 660-foot limit on the extent of the commercial node.

(2) Medium Commercial Nodes

The property must be located within a commercial node at the intersection of at least two (2) roadways functionally classified as collector or higher on the 1999 Roadway Functional Classification Map, Transportation Element Map 7-1A. The commercial node is defined to the extent completely or partially located within either the RES-3 (Residential - 3 du/ga), RES-6 (Residential - 6 du/ga), RES-9 (Residential - 9 du/ga), RES-12 (Residential - 12 du/ga), or RES-24 (Residential - 24 du/ga) Land Use categories on the Future Land Use Map, as extending a maximum of 1,320 feet in each direction along the frontage of such roadways. The 1,320 feet of frontage is measured from the point of intersection of rights-of-way of the intersecting functionally classified roadways

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and is measured along property lines adjacent to the roadway right-of-way. The floor area ratio shall not exceed .27.

Please refer to Figures 2-1, 2-1A, and 2-2 for clarification on how a node is defined and for permitted exceptions to the 1,320-foot limit on the extent of the commercial node.

- f. Commercial infill development of five (5) acres or less.

POLICY FLU 1.6.2: LOCATION OF COMMERCIAL DEVELOPMENT

Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use Designation only under the following conditions:

- a. The possible locations for the COM (Commercial) Future Land Use Designation shall be limited to areas adjacent to existing collector and arterial roadway intersections in order to maintain road capacity and not set a precedent for further strip development. The review standards included within this policy further provide guidance for determining the compatibility of a COM (Commercial) designation request with the policies of this Comprehensive Plan. Commercial uses may be planned for future collector and arterial roadway intersections to the extent that development of the commercial use is limited or restricted from occurring until the roadway intersection is constructed;
- b. Commercial uses shall not be located in a manner and type that will detract from or limit the development of designated TC (Town Center), which form of commercial development has been identified as the preferred form of commercial development; and
- c. Pasco County shall not designate additional strip commercial development through Comprehensive Plan amendments. Strip commercial land use patterns shall further be avoided by requiring a transition of land uses or the incorporation of a buffer into the development design of commercial uses. Pasco County may allow Comprehensive Plan amendments which permit strip commercial uses only as commercial infill of existing strip commercial areas which do not extend the existing strip commercial area along the roadway.

POLICY FLU 1.6.3: TRANSITIONAL LAND USES

Pasco County shall evaluate Comprehensive Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential land use designations, between varying densities of residential land use designations, and in managing redevelopment of areas no longer appropriate as viable residential areas. Exhibit 2-2, Appropriate Transitional Land Uses, is to be used as a guideline in determining appropriate transitional uses, except for properties located within the Northeast Pasco County Rural Area Plan or the Rural Transition Area.

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POLICY FLU 1.6.4: NEIGHBORHOOD COMMERCIAL USES

Pasco County may permit small-scale neighborhood commercial uses only in areas permitted for commercial development as identified in Policy FLU 1.6.1 or consistent with the following standards:

- a. The commercial use is part of a planned TND (Traditional Neighborhood Design) that meets the standards and requirements for a TND (Traditional Neighborhood Design) under this Comprehensive Plan; or
- b. Pasco County may allow Comprehensive Plan amendments to the COM (Commercial) Future Land Use Designation which permit small-scale neighborhood commercial uses in areas adjacent to residential uses only under the following conditions:
 - (1) Neighborhood commercial uses shall be located on collector or arterial streets, with preference given to locations at the intersections of such streets; and
 - (2) New neighborhood commercial uses shall not be located internally within existing single-family neighborhoods; and,
 - (3) Pasco County shall restrict new neighborhood commercial development that proliferate, extend, or set a precedent for future strip commercialization; and
 - (4) Development intensity is limited and designed to serve the needs of the immediate neighborhoods.

POLICY FLU 1.6.5: OFFICE DEVELOPMENT

Office development may only be permitted within areas designated as OF (Office), COM (Commercial), IL (Industrial - Light), TC (Town Center), or EC (Employment Center) on the Future Land Use Map with the following exceptions:

- a. Office development may be permitted within areas designated as Residential Future Land Use for those projects that are greater than 100 acres in size and that are designed using the County's TND (Traditional Neighborhood Design) Standards;
- b. Office development may be permitted within areas designated as Residential Future Land Use to allow the conversion of existing residential structures to professional office only where:
 - (1) The character of the area has undergone a significant change due to roadway improvements or development trends;
 - (2) Adequate access and parking to redeveloped parcels can be achieved and maintained; and

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- (3) Land Development Code standards for buffers can be provided to effectively maintain the viability of adjacent residential uses.
- c. Small-scale office development of five acres or less may be permitted within areas designated as Residential Future Land Use where the following locational criteria are met:
- (1) The site is sized and configured to provide for adequate setbacks and buffers from any adjacent, existing, or future, residential uses;
 - (2) The site is configured and sized to allow for orientation of structures, site-access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use;
 - (3) The site does not represent an intrusion into any residential area. As used in this standard, "intrusion" means located between two (2) residential uses or sites which are not separated by right-of-way of any roadway functionally classified as collector or higher.
- d. Office development may be permitted within property that was designated as Retail/Office/Residential (ROR) or Mixed Use (MU) Future Land Use Designation.

POLICY FLU 1.6.6: FLOOR AREA RATIOS

Pasco County shall continue to use floor area ratios and flexible height and setback standards as a means of projecting public facility and service needs, protecting important on-site natural features, and providing options for maintaining compatibility with surrounding development.

POLICY FLU 1.6.7: COMMERCIAL USE ACCESS

Pasco County shall require that all proposed commercial projects and residential developments can be accessed from at least one (1) roadway shown on the current year Roadway Functional Classification Map as collector or higher. The order of preference for providing direct access for such uses shall be as follows:

- a. Connections in accordance with corridor access management plans, where adopted and approved by the County and approved by the Florida Department of Transportation for roads on the State highway system.
- b. Connections to existing or extended local public streets where such access will not conflict with residential uses and accesses.
- c. Access to minor collector roadways shown on the current year Roadway Functional Classification Map.

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- d. Access to major collector roadways shown on the current year Roadway Functional Classification Map.
- e. Access to arterial roadways shown on the current year Roadway Functional Classification Map.

POLICY FLU 1.6.8: OUT-PARCEL ACCESS

Pasco County shall require that out-parcels of commercial subdivisions or developments have their sole access from internal drives or parking areas, subject to the County's Access Management Ordinance.

OBJECTIVE FLU 1.7: REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS

To encourage the redevelopment and renewal of blighted areas to maintain and enhance neighborhood viability, revitalize urban corridors, and discourage urban sprawl. Maintain an inventory of areas which, because of age, obsolescence, disuse, or other factors, represent an underutilization of community land, infrastructure, and service resources. Pasco County shall consider the creation of urban infill and redevelopment areas as a land use incentive for enhancement of urban areas.

POLICY FLU 1.7.1: COMMUNITY DEVELOPMENT BLOCK GRANT COORDINATION

Pasco County shall continue to implement the Community Development Block Grant Program for identifying and addressing areas in need of revitalization.

POLICY FLU 1.7.2: REDEVELOPMENT PARTNERSHIPS

Maintain the cooperation of the private sector, State, and Federal officials in developing a program of grants, low-interest loans, and technical assistance to groups and individuals by participating in redevelopment efforts of the Community Development Block Grant Program and other available programs.

POLICY FLU 1.7.3: REDEVELOPMENT OF LOW INCOME NEIGHBORHOODS

Pasco County shall continue to implement and update as necessary neighborhood redevelopment plans for each community development target area. These plans shall provide specific land use, zoning, infrastructure, housing, community service, and financing options to stabilize and revitalize target areas including, but not limited to:

- a. Carver Heights
- b. East Brown Acres
- c. Holiday Hills
- d. Otis Moody

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- e. Tommytown

POLICY FLU 1.7.4: REDEVELOPMENT PLAN FOR THE TRILBY, LACOOCHEE, AND TRILACOOCHEE AREA

Pasco County shall prepare a comprehensive redevelopment plan in the form of a community master plan for the areas of Trilby, Lacoochee, and Trilacoochee by December 2009 to include and address the following redevelopment issues:

- a. Neighborhood rehabilitation and redevelopment;
- b. Employment strategies to include an evaluation of the establishment of a Lacoochee Business District along U.S. 301 as well as issues that would constrain redevelopment potential, including potential contamination of the ground from prior uses, extension of central water and sewer services to serve new industrial/employment uses, and paving of dirt roads around the existing industrial area;
- c. Community building activities including the assessment of the need to renovate or replace the Trilby Community Center; and
- d. Infrastructure to include an evaluation of accidents and safety issues at the major roadway intersections and flooding issues due to potential blockages of the existing drainage structures, schools, and parks/trails.

POLICY FLU 1.7.5: REDEVELOPMENT OF COMMERCIAL CORRIDORS

In order to implement the economic objectives of the County, the County shall prepare individual corridor redevelopment plans for key economic corridors in the following priority order: U.S. 19, from Pinellas County Line to Hernando County Line; and U.S. 301, from the North Zephyrhills city limits to Hernando County Line. The planning process shall be based upon a high degree of citizen participation throughout the process and shall provide an opportunity for stakeholders in the designated area to participate. These plans shall include the following components:

- a. The boundaries of the redevelopment corridor;
- b. Sketches, photographs, and land use cross section that define community character;
- c. Assessment of infrastructure and transportation and traffic-calming plans;
- d. Allowable uses within each corridor, including the density/intensity of each use;
- e. An urban design plan for the redevelopment corridor;
- f. A strategy for planning, funding, and operating infrastructure;

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- g. A communication plan for public involvement; and
- h. Neighborhood compatibility assessment, where applicable.

POLICY FLU 1.7.6: URBAN INFILL AND REDEVELOPMENT PLAN - WEST MARKET AREA

Pasco County shall develop an urban infill and redevelopment plan for the West Market Area in coordination with stakeholders along the corridor, including the Florida Department of Transportation, City of New Port Richey, and City of Port Richey, for the purpose of economic development, job creation, housing, enhanced transportation, crime prevention, neighborhood revitalization and preservation, and creation of land use incentives to encourage urban infill and redevelopment within the area.

OBJECTIVE FLU 1.8: 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 1.8.1: TRADITIONAL NEIGHBORHOOD DESIGN

Pasco County shall provide a development option for traditional neighborhood developments as a means to require efficient urban growth patterns and shall ensure that each TND (Traditional Neighborhood Design) exhibits the following characteristics and conforms to the following design principles:

- a. Village or town centers with mixed uses. A mixture of nonresidential and residential uses of various densities, intensities, and types designed to promote walking between uses and a variety of transportation modes, such as bicycles, transit, and automobiles.
- b. Functional neighborhoods. Residential areas are located and designed as neighborhoods, which embrace a full range of urban facilities including neighborhood retail centers, a variety of housing types, public/civic space, and a variety of open-space amenities, schools, central water and sewer, and fire/safety accessibility.
- c. Walkable streets. Integrated neighborhoods and compact TND (Traditional Neighborhood Design) development that designs a community based on reasonable walking distances, the location of parking, and the design of streetlights, signs, and sidewalks.

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- d. Interconnected circulation network. An interconnected street system that prioritizes pedestrians and bicycle features and links neighborhoods to shopping areas, civic uses, parks, and other recreational features.
- e. Respect for natural features. Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation, and enhancement of these features as a resource amenity to the development.

POLICY FLU 1.8.2: CREATION OF TOWN CENTERS

Pasco County recognizes TC (Town Center) as the preferred pattern for future commercial development as depicted in the Town Center Vision Graphic (Map 2-14, Pasco County Town Center Vision Graphic). Pasco County shall review all requests for development proposal within the vicinity of the areas designated as TC (Town Center) on the vision graphic to ensure that a town center is appropriately and adequately provided as a part of any future development plans for these areas. Town centers shall be developed using transit-oriented design principles and standards or TND (Traditional Neighborhood Design) principles and standards for village centers.

POLICY FLU 1.8.3: LOCATION CRITERIA FOR TOWN CENTERS

Pasco County shall require an amendment to the Comprehensive Plan for new or the expansion of town centers to establish size, type, and uses on the Future Land Use Map and shall be evaluated based upon:

- a. The designation of a Town Center in the proximate vicinity of the request on Map 2-14, Pasco County Town Center Vision Graphic, or the findings of a market study or employment study, such that:
 - (1) The market study shall demonstrate the need for location and type of new town centers or for the expansion of existing town centers through analysis factors, including population projections within the relevant market or service areas based on estimated build-out of the Future Land Uses.
 - (2) The employment study shall demonstrate the need for location and type of new town centers or for the expansion of existing town centers through analysis of factors, including employment rates, economic development needs, income levels, and jobs-housing balance within the relevant service area based on estimated build-out of the Future Land Uses; and
- b. Urban form requirements as required in the Transit-Oriented Design Policy 1.8.5, wherever possible, confining sites to intersections of proposed multimodal corridors, and sizing sites to allow development of associated activities within the development and minimizing encroachment on existing and future neighborhoods.

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POLICY FLU 1.8.4: MASTER PLAN REQUIREMENT

A detailed master plan shall be prepared for each town center. The master plan shall include an overall site plan that incorporates the transit-oriented design standards in Policy FLU 1.8.5.

POLICY FLU 1.8.5: 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 1.8.6: TOWN CENTERS/TRANSIT COORDINATION

Pasco County shall require Transit Coordination Plans for all town centers. These plans shall cover an area equivalent to one-quarter-mile radius from a planned transit stop in the town center and up to one-half-mile radius for the surrounding neighborhoods. Pedestrian connections to other more distant neighborhoods shall be indicated.

Transit Coordination Plans are required to include:

- a. Land use.
- b. Layouts of public streets and open spaces.
- c. Vehicular, pedestrian, and bicycle circulation.
- d. Parking design.

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- e. Parks and green space.
- f. Transit stop design guidelines.
- g. Capital improvements programming.
- h. Transit service details.
- i. Market feasibility studies.
- j. Phasing.

POLICY FLU 1.8.7: 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.

POLICY FLU 1.8.8: EMPLOYMENT CENTER PURPOSE

The EC (Employment Center) Land Use Designation is designed to implement the County's aggressive strategy to attract specific "target businesses," minimize urban sprawl, provide employment opportunities in close proximity to affordable housing, and to support alternative transportation strategies. This land use is specifically designed and located to:

- a. Ensure that higher-density, residential development and affordable housing is within close proximity to employment centers;
- b. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods from nonresidential areas;
- c. Discourage urban sprawl by clustering targeted employment generating uses within employment centers along major transportation corridors;
- d. Promote the development of target businesses that will provide jobs in close proximity to the County's existing residential areas, support future mass transit systems, and make the most efficient use of the County's substantial investment in infrastructure and services;
- e. Promote target business development in close proximity to the regional road network, providing high visibility and convenient access; and
- f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Element of this Comprehensive Plan.

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POLICY FLU 1.8.9: PUBLIC INFRASTRUCTURE IN EMPLOYMENT CENTER

The County shall place a high priority on providing public infrastructure improvements to areas designated as EC (Employment Center) on the Future Land Use Map.

POLICY FLU 1.8.10: PRESERVATION OF CAPACITY FOR EMPLOYMENT-GENERATING USES

The County shall, through the development review process, ensure that adequate land and transportation capacity is available for present and future high-paying, employment-generating land uses, such as office, industrial, employment center uses.

POLICY FLU 1.8.11: CODE UPDATES FOR EMPLOYMENT CENTER ZONING CLASSIFICATION(S)

The County shall amend the Land Development Code by December 2008 to include zoning classification(s) and standards to implement the EC (Employment Center) Future Land Use Designation.

OBJECTIVE FLU 1.9: PROTECTION OF PRIVATE PROPERTY RIGHTS

The County shall not intentionally enact or impose a land development regulation or intentionally apply a land development regulation that would violate the Bert J. Harris, Jr., Private Property Rights Protection Act or amount to a taking under applicable law.

POLICY FLU 1.9.1: PRIVATE PROPERTY RIGHTS ACT

Pasco County recognizes the provisions of the Bert J. Harris, Jr., Private Property Rights Protection Act, Florida Statutes, Section 70.001, as amended, and shall consider the provisions of that act and other general principles of law when preparing recommendations for land use decisions.

POLICY FLU 1.9.2: ADMINISTRATIVE REMEDIES TO PROTECT PRIVATE PROPERTY RIGHTS

Pasco County shall consider adoption of, through the Land Development Code, administrative remedies which are designed to protect private property rights and address potential Harris Act and takings claims.

POLICY FLU 1.9.3: RELATIONSHIP OF LAND USE TO ZONING CLASSIFICATIONS

The Pasco County Comprehensive Plan sets forth the long-range potential uses of property in the context of a lawful planning horizon and provides for a wide array of potential zoning classifications within each land use designation. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use designation. Numerous

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planning, timing, compatibility, public facility, and other generally acceptable planning issues affect the appropriateness of assigning a particular zoning classification or approving a particular land use with regard to a particular parcel of property.

OBJECTIVE FLU 1.10: COMPATIBILITY

POLICY FLU 1.10.1: COMPATIBILITY REVIEW

Review all plan amendments, rezoning, special exception, and conditional use applications as necessary for compatibility and appropriate timing. Review shall include:

- a. Evaluation of existing uses of land, zonings, and Future Land Uses, including the existing and potential densities and intensities.
- b. Consideration of existing development patterns and approved development in the area.
- c. Evaluation of existing proposed and anticipated transitions between land uses.
- d. Consideration of environmental and cultural features and community characters.
- e. Appropriate timing based on an analysis of availability of adequate public facilities/services, including:
 - (1) Transportation facilities.
 - (2) Water and sewer facilities.
 - (3) Other necessary infrastructure and services.
- f. Analysis of consistency with County policies to limit urban sprawl and protect rural neighborhood.
- g. Analysis of consistency with applicable specific area plans, corridor plans, redevelopment plans, and market area plans.

POLICY FLU 1.10.2: COMPATIBILITY THROUGH APPROPRIATE DESIGN

To foster superior design and to mitigate potential incompatibilities, encourage the use of land use techniques and design. Such techniques may include, but not be limited to, the following:

- a. Use of undisturbed or undeveloped and landscaped buffers.
- b. Use of increased size and opacity of screening.

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- c. Increased setbacks.
- d. Limited building heights.
- e. Innovative site design.
- f. Appropriate building design.
- g. Limits on duration/operation of uses.
- h. Noise attenuation techniques.
- i. Limits on density and/or intensity.
- j. Gradual transition of density and intensity.

POLICY FLU 1.10.3: RESIDENTIAL COMPATIBILITY/TRANSITION

- a. Encourage clustering, as appropriate, to limit impacts of residential development on adjacent agricultural, conservation, open space, or environmentally sensitive uses while protecting the characters of the area.
- b. To foster superior design, encourage the use of design techniques to address noise and other traffic impacts on residential developments adjacent to roadways.

POLICY FLU 1.10.4: INDUSTRIAL COMPATIBILITY AND PERFORMANCE MEASURES

- a. Consider performance standards or other measures to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguished parameters:
 - (1) Toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials.
 - (2) Bulk of raw materials, by-products, or finished products required.
 - (3) Degree and nature of daily traffic associated with the industry.
 - (4) Level, frequency, and nature of any discharges into the atmosphere or surface waters.
 - (5) Level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry.

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- (6) Level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation.
- (7) Height of smokestacks or other industrial structures associated with the industry.
- (8) Level and nature of odor customarily associated with the industry.
- (9) Level of fugitive dust customarily associated with the industry.
- (10) Level and type of vibration customarily associated with the industry.
- (11) Level of glare customarily associated with the industry.
- (12) Level and nature of outdoor storage customarily associated with the industry.

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined to have, using these performance standards, "objectionable impacts" on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

- b. Discourage the adjacency of any IH (Industrial - Heavy) classification on the Future Land Use Map to any residential classification and environmental sensitive lands.

GOAL FLU 2: PROTECTION OF RURAL AREAS

Implement and enforce policies and programs designed to preserve and reinforce the positive qualities of the rural lifestyle and protect rural communities and agricultural areas.

OBJECTIVE FLU 2.1: PRESERVE RURAL LIFESTYLES IN THE NORTHEAST PASCO COUNTY RURAL AREA

To protect the existing rural character of the Northeast Pasco County Rural Area as defined in Map 2-13, Rural Areas, of the Future Land Use Map Series and, thereby, ensure the rural lifestyle is preserved for existing residents and remains available to future residents.

POLICY FLU 2.1.1: RECOGNITION OF THE NORTHEAST PASCO COUNTY RURAL AREA

Pasco County shall recognize through land use policies and land development regulations the Northeast Pasco County Rural Area (as defined in Map 2-13, Rural Areas) as an area with specific rural character. It shall be the policy of the

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County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection, and Land Development Code enforcement consistent with the rural character of such areas.

POLICY FLU 2.1.2: RECOGNITION OF THE RURAL TRANSITION AREA

Pasco County shall recognize through land use policies and land development regulations the Rural Transition Area (as defined in Map 2-13, Rural Areas) as an area that serves as a transition between more urban development and the Northeast Pasco Rural Area.

POLICY FLU 2.1.3: RECOGNITION OF THE PLANNING FRAMEWORK

Pasco County recognizes that the planning framework established within the Comprehensive Plan, including the Future Land Use Map series and the associated policies for the preservation of the rural lifestyles in the Northeast Pasco County Rural Area, is designed to accommodate the projected population growth of Pasco County over the County's planning horizon, 2025.

POLICY FLU 2.1.4: DEVELOPMENT OF A LONG-TERM PLANNING VISION

Pasco County shall develop a long-term vision by December 2008 for the Northeast Pasco Rural Area for a planning horizon of at least fifty (50) years that establishes a planning vision, strategy, and framework that establishes a "build-out" vision for these areas and includes the following:

- a. Specific evaluation criteria to assess the long-term viability of land use alternatives that include both qualitative and quantitative components and which would include, but not be limited to, items such as accommodating projected population growth, preserving neighborhoods and community character, providing a range of housing choices and options, improved mobility, adequacy of public infrastructure to serve various alternatives, assessment of cost to provide adequate public infrastructure, continued viability of agricultural production, availability of water supply, and protection of water quality.
- b. A cost of community services analysis that measures and evaluates how different types of land uses affect the County's budget.
- c. Market potential determination that considers the housing market context of the area, historic settlement patterns, and migration trends in reaching an estimated range of product demand.
- d. A range of cash flow pro forma statements for prospective large landowners, builders, and developers to assist in the evaluation of the feasibility of the various land use alternatives.

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- e. The identification and evaluation of appropriate incentive systems to encourage development options that provide an alternative to conventional large lot subdivisions, including Transfer of Development Rights Programs.
- f. The evaluation of the availability of necessary public infrastructure, including transportation system alternatives and solutions that support the various land use alternatives scenarios.

POLICY FLU 2.1.5: PROTECTION OF EXISTING TOPOGRAPHY

Pasco County shall amend the Land Development Code by December 2008 to include standards that would limit topographic alterations within eastern Pasco County, including Northeast Pasco County Rural Area, and particularly along the Northeast Pasco County Rural Area Boundary; areas along the Brooksville Ridge; and areas along the Polk Ridge, in order to maintain and protect the integrity of the natural rolling vistas and scenic view sheds within the Northeast Pasco County Rural Area. The intent of these standards is to provide limitations for topographic alterations that would remove the unique vistas of the area's naturally occurring berms or hillsides that provide unique vistas of the area or function as buffers.

POLICY FLU 2.1.6: CONSERVATION SUBDIVISIONS

The County shall permit the creation of a conservation subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2008 to establish specific requirements for the creation of conservation subdivisions.

Land Development Code provisions regulating the design of conservation subdivisions shall recognize the following design guidelines and criteria:

- a. A minimum of fifty (50) percent of the gross acreage of the parcel shall be designated as conservation subdivision open space, exclusive of individual lots. Conservation subdivision open space is not required to be owned, held, managed, or maintained through one (1) single owner or through one (1) common ownership mechanism such as a homeowners' association or other common interest development;
- b. Conservation subdivision open space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement or other mechanism that transfers all development rights to the residential development portion of the conservation subdivision and extinguishes all development rights on the conservation subdivision open space;
- c. Conservation subdivision open space shall be configured, when appropriate, to create external connectedness by adding to a larger contiguous, off-site network of interconnected open space, particularly existing habitats, and shall address through the Open-Space Management Plan, opportunities for restoring native habitats. The criteria for the restoration

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- a. Specific review criteria for rezoning actions to address compatibility with adjacent rural neighborhoods. These criteria shall specifically include a method for 1) determining compatibility between residential zoning classifications and 2) additional buffer or transition requirements that are necessary to develop or achieve compatibility where necessary. The purpose of such criteria is to provide standard and predictable measures for establishing and creating compatibility through landscapes, buffers, natural areas, or transitional development practices in an effort to lessen impacts and integrate development along the edges of properties where different zoning districts are present; screen undesirable views; preserve tree canopy and vegetation; and facilitate the safe movement of traffic and pedestrians in vehicle-use areas.

- b. Methods of protecting rural neighborhoods from the sensory intrusions of adjacent nonresidential uses that may affect the long-term viability of those neighborhoods. Sensory intrusions include unwanted light, noise, physical access, odor, and other sources of disruptions. These criteria shall include provisions that:
 - (1) Prevent uses that generate obnoxious sensory intrusion from being developed or expanded in certain areas;
 - (2) Eliminate or reduce the sensory intrusions of proposed development; and
 - (3) Intercept or prevent the sensory intrusion from affecting the adjacent rural neighborhood.

- c. A requirement for a development plan submitted with the rezoning request which includes:
 - (1) A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood;
 - (2) An inventory of adjacent built and proposed development which illustrates the current edge condition; and
 - (3) An inventory of adjacent built and proposed development which illustrates the current edge condition; and
 - (4) Transportation information describing the existing roadway network and the conditions of the road(s).
 - (5) A graphic illustration of the existing development conditions in proximity to the proposed site.

Rezoning requests that create less than fifteen (15) dwelling units shall be exempt from this requirement.

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- d. The applicant shall conduct one (1) neighborhood meeting prior to the Development Review Committee meeting or the Planning Commission hearing, whichever occurs first, for citizen input on the proposed petition. The Land Development Code shall establish specific standards for the notification of affected residents, which standards shall be designed to solicit broad participation by affected property owners, residents, and neighborhoods.

POLICY FLU 2.1.8: NONRESIDENTIAL DESIGN STANDARDS

Pasco County shall amend the Land Development Code by December 2008 to adopt design standards for nonresidential development in Northeast Pasco Rural Area, for the purpose of maintaining the rural character in this area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.

POLICY FLU 2.1.9: RURAL LIGHTING STANDARDS

In order to preserve the rural character and public values of the Northeast Pasco County Rural Area, Pasco County shall amend the Land Development Code by December 2008 to include rural lighting standards that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

POLICY FLU 2.1.10: CORRIDOR OVERLAY DISTRICT FOR RURAL SCENIC ROADWAYS IN THE NORTHEAST PASCO COUNTY RURAL AREA

Pasco County shall amend the Land Development Code by July 2008 to create the Northeast Pasco County Rural Area Scenic Roadway Overlay District for rural scenic roads in the Northeast Pasco County Rural Area in order to protect the rural character of the area. The Land Development Code provisions creating the overlay district shall include standards for land development along the rural scenic roads in the Northeast Pasco County Rural Area that 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;

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- 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; and
- l. Location and design of street lights;

For the purposes of this policy, the term "rural scenic road" means S.R. 52, from Scharber Road extended east to the Dade City limits; St. Joe Road; Blanton Road; Bellamy Brothers Road; and Trilby Road to the extent that they are located in the Northeast Pasco County Rural Area.

POLICY FLU 2.1.11: RURAL-RESIDENTIAL ROADS

Pasco County shall recognize the importance of rural-residential roads within the Northeast Pasco County Rural Area for the purposes of protecting rural character and shall ensure that these roadways sustain and maintain this character. For the purposes of this policy, "rural-residential roads" include Lake Lola Road, Happy Hill Road, Frazee Hill Road, Jessamine Road, Johnston Road, and Scharber Road.

POLICY FLU 2.1.12: RURAL ROADWAY SYSTEM

The collector and arterial roadway system within the Northeast Pasco County Rural Area predominantly consists of two (2) lane facilities. Specific collector, arterial, and rural-residential roads shall not be expected to require, nor are they planned to receive, capacity improvements over the twenty (20) year planning period, unless otherwise consistent with Chapter 7, Transportation Element, Table 7-4A, Pasco County Corridor Preservation Table. Unless otherwise required by State law or County ordinances and policies, including the County Concurrency Ordinance, the County shall discourage additional roadway expansions of these facilities beyond two (2) lanes. Prior to the final determination of any concurrency requirements that would require the expansion of the roadway network, the County shall evaluate whether there are and may impose alternative solutions for meeting the identified capacity need.

POLICY FLU 2.1.13: PROVISION OF POTABLE WATER AND SANITARY SEWER

Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall:

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- a. Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants within the Northeast Pasco County Rural Area;
- b. Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Northeast Pasco County Rural Area;
- c. Require that new development within the Northeast Pasco County Rural Area shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems shall be, if paid for by the landowner/developer, permitted in the future if:
 - (1) The development form is a conservation subdivision; or
 - (2) The development form is an MPUD Master Planned Unit Development in RES-1 (Residential - 1 du/ga); or
 - (3) It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built, but unserved, area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an areawide administrative land use update; or
 - (4) It is a part of the implementation strategies for the comprehensive redevelopment plan for Trilby, Lacoochee, and Trilacoochee. This exception permits the extension of utilities along U.S. 301 to serve the business district uses as described in Policy FLU 1.7.4.
 - (5) It is within the I-75/U.S. 41 interchange mixed use/employment center/RES-9 (Residential - 9 du/ga) designated properties.

POLICY FLU 2.1.14: METHODS OF COLLECTING AND DISPOSING OF SOLID WASTES

Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall continue to use the solid and hazardous waste collection and disposal systems provided throughout the County to serve the Northeast Pasco County Rural Area.

POLICY FLU 2.1.15: PROTECTION OF NATURAL RESOURCES

Pasco County shall:

- a. Protect wetland and flood-prone areas in the Northeast Pasco County Rural Area consistent with the provisions of the Future Land Use, Public Facilities, and Conservation Elements of this Comprehensive Plan.
- b. Protect groundwater systems in the Northeast Pasco County Rural Area by:

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- (1) Continuing to permit residential development at rural densities in the Northeast Pasco County Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
- (2) Relying primarily on a system of small, individual, residential wells for the provision of potable water that disperse the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer; and
- (3) Relying primarily on properly installed and periodically inspected septic tanks in conformance with applicable law on large lots that return water to the aquifer to be the primary system of wastewater disposal.

POLICY FLU 2.1.16: FACILITIES IMPROVEMENTS CONSISTENT WITH THE RURAL CHARACTER

Improvements to public facilities shall be accomplished whenever possible and practical in a manner so as to preserve or enhance the rural character of the Northeast Pasco County Rural Area. This criterion shall apply to Level of Service standards, location, design standards, materials, and any other items impacting the final result.

POLICY FLU 2.1.17: JOINT PLANNING/ANNEXATION AGREEMENTS

Coordinate with the municipalities of Dade City, St. Leo, and San Antonio in the development of twenty (20) year annexation plans that define future annexation boundaries, future land uses, and providers of and enhancements to public facilities/services and other infrastructure. The plans shall assess financial feasibility and the availability/capacity of service providers to serve the areas proposed for annexation and shall also address the following, where applicable:

- a. Protection of the Northeast Pasco County Rural Area.

Recognition that the Northeast Pasco County Rural Area is an area with specific rural character, rather than an area anticipated to be urbanized.

- b. Planning principles and characteristics for the Northeast Pasco County Rural Area.

Inclusion of specific planning principles and standards for development within the Northeast Pasco County Rural Area:

- (1) The Northeast Pasco County Rural Area includes special scenic roadway design standards for rural scenic roads and includes S.R. 52 (from Scharber Road extended to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Trilby

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Road to the extent that they are located in the Northeast Pasco County Rural Area.

- (2) Individual wells and septic tanks shall be accepted as the primary method of providing potable water and sanitary sewer to the residents and other occupants within the Northeast Pasco County Rural Area. New developments within the Northeast Pasco County Rural Area shall not be designed nor constructed with central water and/or sewer systems, except as provided in Policy FLU 2.1.14.
- c. Criteria and standards for the review of amendments to the Northeast Pasco County Rural Area boundary.
 - d. Criteria and standards for the Dade City transition area:
 - (1) Rezoning actions that occur within the Dade City transition area will be evaluated consistent with the standards established pursuant to Policy FLU 2.1.7 and will address the issues of compatibility adjacent to the Northeast Pasco Rural Area boundary, where compatibility is measured based upon the harmonious and appropriate transitioning of residential land uses relative to density, intensity, lot sizes, product types, and setbacks among various residential zoning classifications and additional buffer or transition requirements that are necessary to develop or achieve compatibility where necessary.
 - (2) Comprehensive Plan Amendments to increase the residential density within Dade City transition areas shall be held to the same standards of ensuring compatibility with the Northeast Pasco County Rural Area as those amendments would be evaluated under the Comprehensive Plan Amendment review criteria of the Pasco County Comprehensive Plan.

POLICY FLU 2.1.18: INTERGOVERNMENTAL AGREEMENTS WITH HERNANDO COUNTY, SUMTER COUNTY, AND POLK COUNTY

Update and maintain intergovernmental agreements with Hernando County, Sumter County, and Polk County that provide for the following: a) coordination of land use density and intensity and transportation facilities along the Northeast Pasco County Rural Area boundary; b) the opportunity to review and comment upon all proposed Developments of Regional Impact, Comprehensive Plan Amendments, PUD Planned Unit Developments, MPUD Master Planned Unit Developments, preliminary plan/preliminary site plans, and capital projects occurring within one (1) mile of its mutual borders with adjacent counties; c) the sharing of planning, development, and capital improvement data; d) the exchange of plans, studies, ordinances, and land development regulations that would affect either party; and e) the distribution of information concerning the Level of Service standards for public facilities/services.

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OBJECTIVE FLU 2.2: MAINTAIN THE ECONOMIC VIABILITY OF AGRICULTURAL PRODUCTION AND USES

Encourage the preservation of agriculture as a viable long- and short- term use of land and an asset of Pasco County's economy.

POLICY FLU 2.2.1: AGRICULTURAL PRIMACY

Establish agriculture as the primary use in the AG (Agricultural) and AG/R (Agricultural/Rural) Land Use Classifications (see Land Use Classification System) subject to the General Range of Potential Uses as described in the Appendix to this Comprehensive Plan.

POLICY FLU 2.2.2: AGRICULTURAL/RURAL LAND USE OPEN-SPACE REQUIREMENT

Require development consisting of more than twenty (20) residential units within the AG/R (Agricultural/Rural) Land Use Classification to preserve fifty (50) percent of the project site as open space.

POLICY FLU 2.2.3: AGRICULTURAL/RURAL LAND USE MPUD MASTER PLANNED UNIT DEVELOPMENT/ CLUSTERING REQUIREMENT

Prohibit the rezoning of property in the AG/R (Agricultural/Rural) Land Use Classification which is zoned A-C Agricultural or AC-1 Agricultural (one [1] unit per ten [10] acres) unless the property owner can demonstrate that a rezoning is:

- a. Necessary to support the continuation or expansion of the agricultural use of the property;
- b. Part of a proposed MPUD Master Planned Unit Development District designed to accomplish clustering and open-space requirements so as to limit or prevent urban sprawl which might otherwise occur from a nonagricultural use of the property and to ensure perpetuation of agricultural uses;
- c. A conservation subdivision;
- d. Necessary as a result of changed conditions which deprive the owner of any reasonable use of the property under existing zoning;
- e. Necessary to prevent inconsistency with other requirements of this Comprehensive Plan; or
- f. Necessary to allow an agricultural support, nonresidential use.

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This policy shall not be applicable to future amendments to the Land Use Plan which would change the AG/R (Agricultural/Rural) Land Use Classification to another classification.

POLICY FLU 2.2.4: CONSERVATION SUBDIVISIONS

The County shall permit the contiguous clustering of residential development within all AG (Agricultural) and AG/R (Agricultural/Rural) through the creation of a conservation subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2008 to establish specific requirements for the creation of conservation subdivisions. This alternative development option which would allow for the clustering of housing units in rural and agricultural areas to create permanently protected open spaces that can be added to an interconnected network of agricultural areas, conservation lands, greenways, and open space.

Conservation subdivisions shall be designed based on the following guidelines:

- a. A minimum of fifty (50) percent of the gross acreage of the parcel shall be designated as conservation subdivision open space, exclusive of individual lots. Conservation subdivision open space is not required to be owned, held, managed, or maintained through one (1) single owner or through one (1) common ownership mechanism, such as a homeowners' association or other common interest development;
- b. Conservation subdivision open space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement that transfers all development rights to the residential development portion of the conservation subdivision and extinguishes all development rights on the conservation subdivision open space;
- c. Conservation subdivision open space shall be configured to create external connectedness by adding to a larger contiguous, off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
- d. Conservation subdivision open space shall be configured to create internal connectedness through connected and integrated open space within the subdivision parcel and shall be based upon the context-sensitive, site-design standards;
- e. A plan for the use and maintenance of the open space shall be submitted as a part of the approval process and compliance with the said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open-space conservation easement;
- f. The location of residential development lots shall be arranged in a context-sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose, and

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integrity of the on-site natural resources and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; and to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties; and

- g. The maximum density of a conservation subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the conservation subdivision is located.

POLICY FLU 2.2.5: AGRICULTURAL PROTECTION STRATEGIES

Pasco County shall encourage the continuation of productive agricultural uses through an integrated program of strategies, including innovative land use regulations in conjunction with incentives for clustering residential development and support for the use of local, State, and Federal incentives, including pursuit of funds from State and Federal programs for the purchase of agricultural conservation easements and the purchase of development rights.

POLICY FLU 2.2.6: AGRICULTURAL BUFFERS

Pasco County shall require adequate buffering and/or setbacks between agriculture and residential uses and nonresidential uses to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or creation of nuisances by agricultural operations.

OBJECTIVE FLU 2.3: PROTECT EXISTING RURAL NEIGHBORHOODS

To protect the existing rural character in established, existing, large-lot residential neighborhoods within specified "Rural Character Areas" and "Rural Neighborhood Protection Areas" as defined in Map 2-13, Rural Areas, of the Future Land Use Map Series.

POLICY FLU 2.3.1: RURAL CHARACTER AREAS

Pasco County shall recognize "Rural Character Areas" as defined in Map 2-13, Rural Areas, as rural communities and neighborhoods whereby the existing rural development pattern represents the final form of development that deserves and requires special protection from the intrusion of urban uses, densities, and intensities. These areas shall not be treated as "areas in transition" that have the potential for future urbanization.

POLICY FLU 2.3.2: ESTABLISHMENT OF RURAL NEIGHBORHOOD PROTECTION AREAS

Pasco County shall recognize "Rural Neighborhood Protection Areas" as defined in Map 2-13, Rural Areas, as areas that include existing rural neighborhoods that deserve and require special protection from the intrusion of urban uses, densities, and intensities which shall be minimized through the use of the

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- d. A requirement for a development plan submitted with the rezoning request which includes:
- (1) A narrative describing how the proposed development will maintain and/or protect the existing rural neighborhood;
 - (2) An inventory of adjacent built and proposed development which illustrates the current edge condition; and
 - (3) Transportation information describing the existing roadway network and the conditions of the road(s).
 - (4) A graphic illustration of the existing development conditions in proximity to the proposed site.
- Rezoning requests that create less than fifteen (15) dwelling units shall be exempt from this requirement.
- e. The applicant shall conduct one (1) neighborhood meeting prior to the Development Review Committee meeting or the Planning Commission hearing, whichever occurs first, for citizen input on the proposed petition. The Land Development Code shall establish specific standards for the notification of affected residents, which standards shall be designed to solicit broad participation by affected property owners, residents, and neighborhoods.

POLICY FLU 2.3.4: LIGHTING STANDARDS

In order to preserve the character of existing rural neighborhoods, Pasco County shall amend the Land Development Code by December 2008 to include lighting standards that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to oncoming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and character of rural neighborhoods.

POLICY FLU 2.3.5: RURAL NEIGHBORHOOD PROTECTION AREA ROADS

The County shall continue to require rural-road cross sections for roadways within the Rural Neighborhood Protection Area.

GOAL FLU 3: INTERGOVERNMENTAL COORDINATION

Coordinate growth and development with surrounding municipalities, counties, and other governmental agencies.

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OBJECTIVE FLU 3.1: COORDINATION OF DEVELOPMENT ACTIVITIES

Continue to coordinate with the cities and other agencies to facilitate consistent facility and land use plans, provide cost-effective services, maintain compatible land uses, and ensure coordination of resource planning and management plans. The County shall coordinate with responsible local, regional, and State authorities and private utility companies, as appropriate, in the establishment of Level of Service standards for public facilities. Upon adoption of the County and adjacent governments' Comprehensive Plans, the County shall initiate further coordination efforts, if necessary, to ensure consistency with adopted Level of Service standards.

POLICY FLU 3.1.1: INTERLOCAL AGREEMENT WITH DADE CITY

Pasco County shall continue to implement the Interlocal Agreement between Pasco County and the City of Dade City adopted by the Board of County Commissioners on May 10, 2005, and as may be amended from time to time.

POLICY FLU 3.1.2: JOINT PLANNING AGREEMENTS

Pasco County shall pursue Joint Planning Agreements with each of the cities in Pasco County to address, at a minimum, future annexations, provision of services and facilities, and land use compatibility.

POLICY FLU 3.1.3: REGIONAL COORDINATION

Pasco County shall continue to coordinate with the Florida Department of Environmental Protection, the Southwest Florida Water Management District, the Tampa Bay Water Authority, and the Tampa Bay Regional Planning Council in the development and implementation of resource-management plans through the following:

- a. Forwarding development proposals to State agencies and the Tampa Bay Water Authority for review and comment on projects located adjacent to land owned by the State or by the Tampa Bay Water Authority prior to final action; and
- b. Continuing to coordinate with the Southwest Florida Water Management District in identifying high-priority acquisition areas.

OBJECTIVE FLU 3.2: COORDINATION OF UTILITY SERVICES

To ensure the availability of suitable land for utility facilities to support new development.

POLICY FLU 3.2.1: COUNTY UTILITIES

Pasco County Utilities; i.e., water, sewer, and solid waste, needed to support growth in the unincorporated area should, when possible, be protected from encroachment of incompatible uses through one (1) or more of the following actions:

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- a. County purchase of adjacent property for buffer purposes;
- b. Adequate buffers on development plans; or
- c. Amendment of adjacent land uses to a compatible Future Land Use designation.

POLICY FLU 3.2.2: PRIVATE UTILITIES

Private electric public utilities needed to support growth may be permitted in all land use designations subject to the following:

- a. All electrical service to new subdivisions shall be installed underground;
- b. All feeder service shall be installed underground where the County has designated this requirement in the Land Development Code. The County shall evaluate and revise, if necessary, the County's Right-of-Way Utilization Permit form and Land Development Code provisions relating to utility-permitting activities and consider the viability and possibility of receiving compensation for the use of County right-of-way by utility companies; and
- c. All new power plants and transmission lines shall be subject to applicable State and Federal siting regulations and shall be consistent with the Goals, Objectives, and Policies of this Comprehensive Plan:
 - a. The County shall encourage electrical transmission lines and related facility sitings to be located outside sensitive-lands areas and areas of special concern.
 - b. The County shall encourage service providers to use existing corridors for expansions whenever possible and otherwise consistent with the provisions of this Comprehensive Plan.
 - c. The County shall encourage repowering (increasing voltage) of existing transmission lines whenever possible to reduce the need for securing additional right-of-way corridors and the resulting impacts to the public relating thereto.
- d. All new substations installed after the adoption of these amendments adjacent to single-family neighborhoods or visible from a public roadway shall be reviewed by the County and required to provide landscaping and buffering to minimize visual and noise impacts.

POLICY FLU 3.2.3: WATER SUPPLY FACILITIES PLAN

Pasco County shall coordinate Future Land Use planning efforts with the 10-Year Water Supply Facilities Work Plan, accounting for the following:

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- a. Water conservation efforts.
- b. Environmental concerns.
- c. Resource availability.

GOAL FLU 4: DESIGN

Preserve and enhance the aesthetic quality, value, and livability of the County's neighborhoods, development corridors, town centers, employment centers, and rural lands and promote well-designed private and public development through effective community-design standards, codes, programs, and practices.

OBJECTIVE FLU 4.1: COMMUNITY AREA PLANS

To protect the identity and ensure the long-term viability of the County's many diverse communities and neighborhoods, the County shall support community-level planning.

POLICY FLU 4.1.1: IDENTIFICATION OF COMMUNITY AREAS

The designation of areas for participation in the Community Area Planning Program shall be made by the County Commission.

An applicant for the designation of a "Community Area" under this program shall submit the following information to the County for consideration:

- a. The community or area boundaries;
- b. A discussion of the special and unique characteristics of the area that warrant a Community Area Plan; and
- c. A plan for citizen participation and involvement.

POLICY FLU 4.1.2: COMMUNITY AREA PLANNING PROCESS

Pasco County shall assist the community in the development of a Community Area Plan for each community area designated by the County Commission consistent with the Comprehensive Plan and which specifically:

- a. Protects, maintains, and enhances the community's defined character; and
- b. Protects and maintains the area's existing natural resources and features including, but not limited to, lakes, streams, and vegetation.

POLICY FLU 4.1.3: COMMUNITY AREA PLANS

Community Area Plans shall be developed to further the Comprehensive Plan and shall include, at a minimum, the following components:

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- a. A discussion of the special and unique characteristics of the area under study, an examination of the issues and problems facing the area, and strategies for solutions;
- b. Comprehensive Plan Amendment(s) to incorporate the appropriate sections of the study(s) into the adopted Comprehensive Plan;
- c. Land Development Code revisions to address the special and unique development issues identified; and
- d. A capital improvements program including cost estimates and potential funding sources to address the necessary infrastructure issues identified.

The required components may be developed over time and as such are not required to be completed all at one (1) time; Community Area Plans may be conducted in phases.

OBJECTIVE FLU 4.2: LAND O' LAKES COMMUNITY AREA PLAN

To protect, preserve, and enhance the Land O' Lakes community through protecting existing centers and promoting locations for new town centers, establishing an identity for the area; promoting quality, planned growth that creates a pedestrian-friendly community; and implementing design standards for designated corridors that include landscaping/buffering, fencing, and lighting.

POLICY FLU 4.2.1: LAND O' LAKES COMMUNITY PLAN

Pasco County shall continue to coordinate with the Land O' Lakes community in their community-planning efforts that began with the Land O' Lakes Community Plan, updated in 2005.

POLICY FLU 4.2.2: EXISTING CENTERS/ FUTURE TOWN CENTERS

Pasco County shall continue to coordinate with the citizens of Land O' Lakes to preserve and improve existing residential and commercial centers in the community while also promoting appropriate locations for future town center development in the areas that are conducive to social interaction among community members and economic development. Future town center development shall be in the form of TND (Traditional Neighborhood Design) or transit-oriented design as required in this Comprehensive Plan, which fosters compatible development and unified design and promotes a pedestrian-friendly environment. Town center developments shall also include gateway features that reinforce the community identity and encourage orientation to lakes/water bodies, while protecting lake vistas.

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POLICY FLU 4.2.3: COMMUNITY CHARACTER/IDENTITY

Pasco County shall promote the community character/identity of the Land O' Lakes community by promoting water-based recreational opportunities consistent with the Recreation and Open Space Element of this Comprehensive Plan; permitting the community to produce and install gateway features in a design approved by the County, pending the execution of a maintenance and license agreement and Right-of-Way Use Permit if the feature is to be installed within County right-of-way; and promoting signage and landscaping that clearly define the entrances into the community, enhance transportation corridors, and are consistent with the neighborhood-protection policies included in Objective FLU 2.3, Protect Existing Rural Neighborhoods, contained in this Comprehensive Plan.

POLICY FLU 4.2.4: QUALITY PLANNED GROWTH

Pasco County shall manage growth concurrent with the infrastructure necessary to protect, maintain, and enhance the community's rural/small-town character; protect, preserve, and maintain natural features, including lakes, wetlands and natural vegetation; promote "clean" industrial and commercial development along the railway in order to broaden the community's tax base; continue to provide revenue sources for current and future infrastructure needs; and preserve and enhance recreation and open-space areas in the community.

POLICY FLU 4.2.5: BEAUTIFICATION OF MAJOR ROADWAYS/GATEWAYS

Pasco County shall support the beautification of the major collector corridors in Land O' Lakes that serve as gateways and "windows" to the community through implementing corridor-design standards as specified in this Comprehensive Plan.

OBJECTIVE FLU 4.3: WESLEY CHAPEL COMMUNITY AREA PLAN

To protect, preserve, and enhance the Wesley Chapel community through providing design standards that reflect the preferred form of commercial development in the TC (Town Center) Land Use Classification, establishing an identity for the area, transportation and mobility enhancements, historic and cultural resources protection, preserving rural character and continued economic development programs.

POLICY FLU 4.3.1: WESLEY CHAPEL COMMUNITY AREA PLAN

Pasco County shall continue to coordinate with the Wesley Chapel community in their community-planning efforts that began with creation of the Wesley Chapel Community Vision Statement (June 2005).

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POLICY FLU 4.3.2: WESLEY CHAPEL LAND USE/GROWTH MANAGEMENT

Pasco County shall manage growth concurrent with the infrastructure necessary to protect, maintain, and enhance the Wesley Chapel community's unique character; protect, preserve, and maintain natural features, including lakes, wetlands, and natural vegetation; promote land uses consistent with the community's goals in order to broaden the community's tax base; continue to provide revenue sources for current and future infrastructure needs; and preserve and enhance recreation and open-space areas in the community.

POLICY FLU 4.3.3: WESLEY CHAPEL MAIN STREET VISION PRINCIPLES

Pasco County shall continue to coordinate with the citizens of Wesley Chapel to promote appropriate locations for future town center development in the areas that are conducive to social interaction among community members and economic development. Future town center development shall be in the form of TND (Traditional Neighborhood Design) or transit-oriented design as required in this Comprehensive Plan, which fosters compatible development and unified design and promotes a pedestrian-friendly environment.

POLICY FLU 4.3.4: RURAL NEIGHBORHOOD PROTECTION

Pasco County shall continue to implement Objective FLU 2.3, Protect Existing Rural Neighborhoods, and its associated policies.

POLICY FLU 4.3.5: BEAUTIFICATION OF MAJOR ROADWAYS/GATEWAYS

Pasco County shall support the beautification of the major collector corridors in Wesley Chapel that serve as gateways and "windows" to the community through implementing corridor-design standards as specified in this Comprehensive Plan.

OBJECTIVE FLU 4.4: SUNCOAST PARKWAY - SCENIC ROAD DESIGNATION

To recognize the Suncoast Parkway as a scenic parkway corridor.

POLICY FLU 4.4.1: DESIGNATION OF SUNCOAST PARKWAY AS A SCENIC CORRIDOR

Pasco County recognizes the Suncoast Parkway as a significant inter- and intra-regional transportation corridor that provides a safe and convenient multimodal travel alternative with a number of intrinsic assets that are well worth preserving and supports the vision statement submitted as a part of the application for the Florida Department of Transportation Scenic Corridor designation.

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OBJECTIVE FLU 4.5: SPECIFIC AREA PLANS

To develop, when necessary, specific area plans to provide direction for Comprehensive Plan and Land Development Code updates and in the review and approval of development proposals.

POLICY FLU 4.5.1: U.S. 301 CORRIDOR

Pasco County will 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. Further study will include a land use evaluation along this corridor, particularly between U.S. 301 and the proposed reverse-frontage roads, and a refinement of the design for future improvements reflected in the existing U.S. 301 Corridor Study. Emphasis will be placed on the consideration of frontage roads along selected sections of U.S. 301.

POLICY FLU 4.5.2: S.R. 52 CORRIDOR - DADE CITY ENTRANCEWAY

Pasco County will coordinate with Dade City and the Florida Department of Transportation to prepare a redevelopment study of the S.R. 52 Corridor for the purposes of preserving and enhancing this important entranceway into Dade City, neighborhood revitalization, neighborhood-support uses, coordinating land development activity, and enhanced transportation.

OBJECTIVE FLU 4.6: CORRIDOR DESIGN STANDARDS

In recognition that public streets serve a recreational purpose, the County shall evaluate the development of design standards to establish a vision for the street network and enhance its visual quality, protect its scenic and environmental resources, provide a framework of ideal standards and classification for its roadways, and promote interconnectivity of its neighborhoods, parks, schools, and other civic uses.

POLICY FLU 4.6.1: DESIGN PRINCIPLES

The visual and functional characteristics of streets are important in the design of the community. The design principles are:

- a. Streets should be designed as a part of the public realm with amenities;
- b. Streets should be designed to accommodate a mix of travel modes, including vehicles, bikes, transit, and pedestrians;
- c. Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrianways, lighting, signs, front-yard setback areas, and building facades; and
- d. Neighborhoods may connect to adjacent activities, subdivisions, and neighborhood-serving businesses through the design of a street and

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pedestrian system that provides context-sensitive design and traffic-calming measures where appropriate.

POLICY FLU 4.6.2: LANDSCAPING AND MAINTENANCE OF PUBLIC ROADWAYS

Pasco County shall amend the Land Development Code by December 2008 to include, at minimum, provisions implementing each of the following policies:

- a. Evaluate buffer widths and landscaping including irrigation standards for buffers adjacent to roadways to ensure the viability of new landscaping;
- b. Enhance landscaping regulations to regulate the size of wells (planting area) where new trees are planted to ensure that the well is of adequate size to allow sufficient root growth and to ensure that wells are free of construction debris when trees are planted;
- c. Consider retention/detention facilities that are designed without fencing and that include proper landscaping as lands contributing to open space and landscape requirements;
- d. Require the use of hedges, walls, and landscaping at intersections and development entryways along arterial and collector roadways, consistent with line-of-sight safety standards, to identify community areas to the traveling public; and
- e. Include additional landscaping and design techniques between commercial areas and highway frontage in conjunction with sign controls to enhance community aesthetics and maintain neighborhood viability.

POLICY FLU 4.6.3: COORDINATION WITH OTHER ORGANIZATIONS ON ROADWAY BEAUTIFICATION

To ensure implementation of improved landscaping and beautification techniques, Pasco County will consider entering into Joint Participation Agreements with the Florida Department of Transportation to enhance the aesthetics of roadways within the County.

POLICY FLU 4.6.4: SCENIC ROADWAYS PROTECTION

Pasco County shall protect scenic and canopy roadways by restricting development activity within rights-of-way to ensure preservation of canopy trees and native vegetation.

POLICY FLU 4.6.5: SCENIC CORRIDOR PROTECTION PROGRAM

Pasco County shall develop a Scenic Corridor Protection Program that protects roadways including, but not limited to, roadways with existing heavy vegetation and natural canopy trees on designated roads. Designated scenic corridors

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include the Suncoast Parkway and Strauber Memorial Highway and other corridors as designated in the future. County staff or a public or private entity may make a request to the Board of County Commissioners for the scenic corridor designation of the roadway. The future designation of sections or entire roadways as scenic roadways will be based upon road characteristics, in accordance with the Florida Scenic Highways Program criteria and other relevant criteria that include, but are not limited to, the following:

- a. Amount of existing vegetation cover, especially canopy trees, along the roadway;
- b. Amount and character of development on the roadway;
- c. Number of curb cuts, traffic signals, and other visual impacts;
- d. Future Land Use Classifications along the roadway;
- e. Resource(s) must be visible and/or accessible from the roadway;
- f. Roadways (publicly maintained) generally should be more than one (1) mile in length; and
- g. A majority of the corridor must exhibit intrinsic resources such as scenic resources (natural and manmade features that give remarkable character to the visual landscape), natural resources (wetlands, marshes, geological features, forests, land forms or topography, as well as water bodies and vegetation), cultural resources (portions of the human environment that express aesthetics, traditions, values, and customs), historical resources (distinctive physical elements in the landscape, either natural or manmade, that reflect human actions in relation to past events, sites, or structures), archeological resources (physical evidence or remains of known historic or prehistoric human life, activity, or culture), and/or recreational resources (active or passive, outdoor recreational activities). These resources must be as continuous as possible throughout the corridor.

POLICY FLU 4.6.6: SCENIC CORRIDOR PROTECTION ORDINANCE

Pasco County shall prepare a Scenic Corridor Protection Ordinance by December 2008 to identify a process for designation of the roadways and establish standards for the protection of identified scenic roads and State highways. The ordinance shall incorporate standards for scenic corridors based on relevant criteria as identified in Policy FLU 4.6.5.

POLICY FLU 4.6.7: SCENIC CORRIDOR DESIGN STANDARDS

Pasco County shall amend the Land Development Code by December 2008 to include scenic corridor design standards that preserve the intrinsic resources and quality of scenic roadways with visual and noise buffers by developing standards

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for future development along designated scenic roadways, which include at a minimum:

- a. Building setbacks and heights;
- b. Signage and lighting;
- c. Curb cuts and utilities in the right-of-way;
- d. Fences and walls and other structures within the setback; and
- e. Minimum tree size, arbor, and supplemental landscaping requirements.

POLICY FLU 4.6.8: JOINT PROJECTS

Pasco County shall pursue interlocal agreements and joint projects with municipalities, private agencies, and the Florida Department of Transportation for the implementation and funding of roadway programs for greenways, scenic corridors, and/or other enhancements, where appropriate.

POLICY FLU 4.6.9: JOINT FUNDING

Pasco County shall identify and determine the feasibility of alternative revenue sources for the implementation of roadway programs for greenways, scenic roadways, and/or other enhancements, and may budget funding for these programs as appropriate.

OBJECTIVE FLU 4.7: S.R. 54/56 CORRIDOR DESIGN STANDARDS

To create an attractive roadway corridor along S.R. 54/56 that enhances property values and quality of life and preserves the viability and function of the facility through the implementation of the S.R. 54/56 Corridor Study dated October 2001.

POLICY FLU 4.7.1: URBAN ROADWAY SECTION

Pasco County asserts that the S.R. 54/56 Corridor, from the Mitchell Bypass to U.S. 301, should be developed as an urban roadway cross section to provide consistency with the emerging development patterns and improve visual character through corridor enhancements such as sidewalks, trees, street lighting, and other amenities. The County shall coordinate with the Florida Department of Transportation to review long-range plans and maintenance efforts for the corridor and work with the Florida Department of Transportation to adopt an urban cross section that is consistent with the County, Regional, and stakeholder vision for the corridor.

POLICY FLU 4.7.2: PUBLIC REALM: STREETSCAPE PROGRAM

Pasco County shall create a long-term, streetscape program for the S.R. 54/56 Corridor. The streetscape program shall include the following provisions:

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- a. Public landscaping and buffer improvements to protect existing neighborhoods when existing collector or arterial roads are expanded;
- b. Encourage community groups to help fund beautification improvements above the County's base-line level; and
- c. Pursue long-range funding options with public and private partners, such as joint funding for beautification efforts through a joint planning agreement, or some other form of partnering mechanism.

POLICY FLU 4.7.3: PUBLIC REALM: UTILITIES

By December 2008, Pasco County shall evaluate the feasibility of a variety of options to overhead power and telecommunication lines along the S.R. 54/56 Corridor. Alternative solutions to the full burial of overhead power and telecommunications lines may include "spot burials" of overhead lines (at critical locations) and the simplification of existing facilities.

POLICY FLU 4.7.4: PUBLIC REALM: SPECIAL FEATURES

By December 2008, Pasco County shall evaluate the feasibility of incorporating the use of special features to enhance the S.R. 54/56 Corridor and provide a sense of place. Special features should be consistent in color and materials between both the public-sector and private-sector improvements and should include the following components:

- a. Gateway monuments at corridor edges, municipality limits, and neighborhood entries;
- b. Special paving at intersections, crosswalks, and development entries;
- c. Enhanced amenities targeted specifically for pedestrians and/or bicyclists at key locations; and
- d. Civic enhancements such as public art, civic plazas, and fountains at appropriate locations.

POLICY FLU 4.7.5: S.R. 54 CORRIDOR ZONING OVERLAY

Pasco County shall amend the Land Development Code by December 2008 to create a corridor-zoning overlay along S.R. 54/56, including Seven Springs Boulevard (from the County line to Mitchell Boulevard), Mitchell Boulevard (from Seven Springs Boulevard to Little Road), Trinity Boulevard (from the County line to S.R. 54), Little Road (from Trinity Boulevard to S.R. 54), and extending to U.S. 301. The corridor-zoning overlay shall encompass a depth of at least 300 feet along each side of the roadways and impose higher design standards for future development, including provisions for mandatory retrofitting as identified in these policies.

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POLICY FLU 4.7.6: SITE PLANNING AND DESIGN STANDARDS

Pasco County shall amend the Land Development Code by December 2008 with enhanced site planning and design standards to enhance the appearance of newly developed and planned properties adjacent to the S.R. 54/56 Corridor. These standards should address the following items as further described herein:

- a. Pedestrian/bicycle improvements;
- b. Landscape-enhancement buffers/foundation plantings;
- c. Signage enhancements, including height, size, color, and design;
- d. Lighting;
- e. Site planning; and
- f. Access and connectivity.

POLICY FLU 4.7.7: SIGNAGE ENHANCEMENTS

Pasco County shall amend the Land Development Code by December 2008 to require signage enhancements with specific standards for individual commercial, office, or light-industrial uses. Roadway signage should satisfy the functional requirements of their intended purpose in a legible manner; be generally compatible with their surroundings and corridor objectives; allow for flexibility in design, within general parameters, to express a desired theme and individuality; and be required to always be maintained in good repair.

POLICY FLU 4.7.8: LIGHTING

Pasco County shall amend the Land Development Code by December 2008 with special lighting design standards for the S.R. 54/56 Corridor to provide for aesthetics, crime prevention, and the comfort and safety of pedestrians that consider the following issues:

- a. Roadway and streetscape lighting options should be considered early in the development process to avoid costly retrofits and reduce costs;
- b. Lighting standards;
- c. Light sources should avoid glare, provide a white or near-white light, and not overly illuminate the roadway surface or sidewalk; and
- d. Full-cutoff light fixtures.

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POLICY FLU 4.7.9: FENCES AND WALLS

Pasco County shall amend the Land Development Code by December 2008 for the S.R. 54/56 Corridor to address fences and walls. Any fence or wall, which is visible from the S.R. 54/56 right-of-way, should be designed as an integral feature of the architectural design of the principal structure.

POLICY FLU 4.7.10: ACCESS AND CONNECTIVITY

Pasco County shall amend the Land Development Code by December 2008 to incorporate access and connectivity standards for developments along the S.R. 54/56 Corridor with the following provisions:

- a. Development should approach the internal street network with an "additional smaller streets" ideal, rather than "fewer larger streets";
- b. Collectors and arterials should be spaced in accordance with the County's adopted arterial/collector spacing standards to provide diversity in the network and minimize pressure on S.R. 54/56;
- c. Balance access-management standards along S.R. 54/56 with the access needs of adjacent development;
- d. Require joint access for new developments between the allowable driveway openings and parking lots between developments to increase internal circulation and connectivity;
- e. Incorporate a restricted Florida Department of Transportation Access Classification of "Five" that includes the following standards:
 - (1) 440 feet between driveway connections;
 - (2) 660 feet between directional-median openings;
 - (3) 2,640 feet between full-median openings; and
 - (4) 2,640 feet between signalized intersections.
- f. Provide frontage roads/reverse-frontage roads as required.

GOAL FLU 5: CONNERTON NEW TOWN

To create a compact urban center in Central Pasco County providing an alternative to the County's historically scattered, low-density development pattern.

OBJECTIVE FLU 5.1: CONNERTON NEW TOWN CLASSIFICATION

Direct twenty (20) percent of the growth, which will occur in Pasco County between 2000 and 2015, into a centrally located urban center.

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It shall be the policy of Pasco County to:

POLICY FLU 5.1.1: ESTABLISH CONNERTON NEW TOWN CLASSIFICATION

Adopt a Connerton NT (New Town) Future Land Use Classification which will facilitate the development of an urban center.

POLICY FLU 5.1.2: INFRASTRUCTURE PRIORITY

Prioritize the provision of infrastructure necessary to support the Connerton NT (New Town) through amendments to the Transportation, Infrastructure, and Capital Improvements Elements. Prioritization shall be coordinated with the Pasco County local government, Pasco County Metropolitan Planning Organization, Florida Department of Transportation, and other State agencies.

POLICY FLU 5.1.3: CENTRAL PASCO GOVERNMENT

Develop, by the Year 2010, a Central Pasco Government Center.

OBJECTIVE FLU 5.2: BALANCE RESIDENTIAL AND NONRESIDENTIAL LAND USES

Encourage economic development while creating a functional balance between residential and nonresidential land uses as quantified in Policy FLU 5.2.1.

POLICY FLU 5.2.1: EMPLOYMENT MIX

Require that the Connerton NT (New Town) provide a minimum of 1.3 jobs per household within a five (5) mile radius at build-out.

POLICY FLU 5.2.2: PHASING OF RESIDENTIAL DEVELOPMENT

Require the phasing of residential development within the Connerton NT (New Town) to ensure the coordination of jobs and housing.

OBJECTIVE FLU 5.3: CONNERTON NEW TOWN CLASSIFICATION: ALTERNATE TRANSPORTATION MODES

Reduce reliance on the automobile as the primary mode of transportation for Connerton NT (New Town) residents.

POLICY FLU 5.3.1: MIX OF USES/PROXIMITY

Require a mix of land uses within close proximity to work and home as specified in Policy FLU 5.5.2.

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POLICY FLU 5.3.2: CENTRAL PASCO GOVERNMENT CENTER

Develop, by the Year 2010, a Central Pasco Government Center to meet the needs of Connerton NT (New Town) residents.

POLICY FLU 5.3.3: NETWORK FOR ALTERNATIVE TRANSPORTATION MODES

Provide a network of pedestrian trails and bicycle paths which are as good as the network for motorists.

POLICY FLU 5.3.4: PEDESTRIAN/BICYCLE ALTERNATIVES

Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

POLICY FLU 5.3.5: TRANSIT-ORIENTED DEVELOPMENT

Incorporate transit-oriented design features, such as:

- Mix of land uses vertically as well as horizontally.
- Inclusion of civic uses.
- Placement of higher-density and senior housing near commercial centers and civic uses.
- Design of street networks with multiple connections and relatively direct routes.

POLICY FLU 5.3.6: TRANSPORTATION DEMAND MANAGEMENT

Require, as appropriate, new nonresidential development within the Connerton NT (New Town) to provide transportation-demand management programs for local employees which may include such programs as:

- Car and van pools.
- Ride sharing.
- Staggered work hours.
- Telecommuting.

OBJECTIVE FLU 5.4: CONNERTON NEW TOWN CLASSIFICATION: ENVIRONMENTAL DESIGN

Require a system's approach to environmental planning and design within the Connerton NT (New Town).

POLICY FLU 5.4.1: SITE DESIGN

Channel development into areas that are already disturbed.

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POLICY FLU 5.4.2: HABITAT PRESERVATION

Preserve high-quality habitat connected by wildlife corridors of an average 100 feet in width.

POLICY FLU 5.4.3: WETLAND AVOIDANCE

Design around significant wetlands, preserving the wetlands on site consistent with the following policies:

a. Category I conservation areas shall mean those wetland areas which meet at least one (1) of the following criteria:

- (1) Any wetland of any size that has a hydrological connection to natural surface, water bodies or the Floridan aquifer.
- (2) Any wetland of any size that is within a lake-littoral zone.
- (3) Any large, isolated, uninterrupted wetlands 100 acres or larger.
- (4) Any wetland of any size that provides critical habitat for Federal- and/or State-listed, threatened or endangered species.

Category II conservation areas shall mean those wetland areas which meet any of the following criteria:

- (1) Consist of isolated wetlands or formerly isolated wetlands which, by way of man's activities, have been directly connected to other surface-water drainage and are greater than or equal to five (5) acres.
- (2) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Category III conservation areas shall mean those wetland areas which meet all of the following criteria:

- (1) Isolated wetlands less than five (5) acres.
- (2) Do not otherwise qualify as a Category I or Category II conservation area.

b. Limit the removal, alteration, and encroachment within Category I conservation areas to cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. Removal, encroachment, and alteration for Category II conservation areas should

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be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Removal, encroachment, and alteration may be allowed in Category III conservation areas.

- c. Wetlands shall be identified on any proposed development site prior to the issuance of development orders which permit site alteration.
- d. When Category I wetlands, which provide critical habitats for listed species, are proposed for alteration, the proposal shall be submitted to the Florida Fish and Wildlife Conservation Commission for review and recommendations.
- e. No development shall occur in a Category I, II, or III wetland or wetland setback except as follows:
 - (1) Clearing and/or construction of walking trails.
 - (2) Construction of timber boardwalks/catwalks for direct access to water bodies, construction of wildlife management shelters, footbridges, observation decks, and similar structures not requiring dredging and/or filling for their placement.
 - (3) Dredging and filling within wetlands if:
 - (a) Such activity is consistent with Paragraph e.(2) above; and
 - (b) Such activity complies with requirements of all Federal, State, and regional agencies claiming jurisdiction over wetland alteration; and
 - (c) Appropriate justification for alterations is provided to the County.
- f. Maximum gross residential-density calculations shall be based on pre-development upland and wetland acreages. Where proposed residential acreage contains wetlands and water bodies, except natural lakes, density credit will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten (10) percent of the developable residential acreage.
- g. Maximum gross nonresidential-intensity calculations shall be based on predevelopment upland and wetland acreages. Where proposed nonresidential acreage contains wetlands and water bodies, except natural lakes, intensity credit for Floor Area Ratio calculations will be allowed for those wetlands and water bodies, except natural lakes, provided that the areas so classified do not exceed ten (10) percent of the developable nonresidential acreage.

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POLICY FLU 5.4.4: UPLAND BUFFERS

Require upland buffers around postdevelopment wetlands consistent with Conservation Element policies.

POLICY FLU 5.4.5: PRESERVE UPLAND HABITAT

Preserve significant upland habitat consistent with policies contained in the Conservation Element, the amount and location of which will be determined through on-site surveys of wildlife and wildlife habitat.

POLICY FLU 5.4.6: ECOLOGICAL FUNCTION

Encourage restoration and enhancement of ecological functions damaged by prior activities.

POLICY FLU 5.4.7: CLUSTERING

Minimize runoff by clustering development and using infiltration facilities.

POLICY FLU 5.4.8: DRAINAGE SYSTEM DESIGN

Detain runoff with open, natural-drainage systems.

POLICY FLU 5.4.9: DRAINAGE SYSTEM DESIGN

Design manmade lakes and stormwater ponds for maximum environmental value.

POLICY FLU 5.4.10: RECLAIMED WATER

Use reclaimed water and integrated pest management on large landscaped areas.

POLICY FLU 5.4.11: XERISCAPE

Use and require the use of xeriscape landscaping.

OBJECTIVE FLU 5.5: CONNERTON NEW TOWN CLASSIFICATION: GUIDING DEVELOPMENT POLICIES

Implement policies which ensure that development within the Connerton NT (New Town) will be:

- Compact, discouraging urban sprawl, and building a sense of place and community.
- Mixed use, providing a greater variety of uses closer to home and work.
- Pedestrian oriented, reducing reliance on the automobile.

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- Environmentally sensitive, providing wildlife corridors and upland habitat preservation.
- Able to provide a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- Able to provide a reasonable balance between jobs and housing.

POLICY FLU 5.5.1: CONNERTON NEW TOWN COMPONENTS

Require the Connerton NT (New Town) to utilize neighborhoods, villages, and village centers as building blocks around a central town center.

POLICY FLU 5.5.2: TOWN CENTER PRINCIPLES AND STANDARDS

Require the implementation of the following principles and standards:

a. Town Center Principles and Standards

- (1) A town center shall be developed in support of the villages in the Connerton NT (New Town). The purpose of the town center will be to provide a place for civic, public, residential, office, retail, and business land uses with a more communitywide market base, the scale and intensity of which shall not be permitted in the villages. The town center shall be planned and located so that it has access to the major road network. The town center must be designed to be integrated with the collector streets and pedestrian and bike path systems provided in individual villages.
- (2) The following standards shall be used in designing the town center:

Minimum Size	171 net developable acres
Minimum Density	2.0 units/gross residential acre and 8.0 units/net residential acre
Minimum Floor Area Ratio	3.0

<u>Land Use Mix</u>	<u>Minimum Land Area Required**</u>
Residential*	15 Percent
Retail and Personal Services	20 Percent
Regional Office	20 Percent
Regional Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

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* Residential dwellings are permitted above the ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one (1) use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

b. Village Principles and Standards

Each village must adhere to the following planning principles:

- (1) Each village shall be designed so that it includes no less than 300 and no greater than 1,000 acres of gross land area. Village gross land area refers to the total land area encompassing the neighborhoods and village centers.
- (2) The minimum average gross density within the village shall be two (2) units/acre. Gross density refers to the total number of dwelling units divided by the village gross land area. The minimum average net density for all residential development within the NT (New Town) shall be four (4) units per net residential acre.
- (3) The village shall be composed of five (5) or more residential neighborhoods of approximately twenty-five (25) to 100 acres of developable area each. Developable area refers to the gross land area less conservation areas, natural water bodies, public open space, and institutional uses.
- (4) Planning for the village shall be in the form of complete and integrated neighborhoods and a village center containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of the village residents.
- (5) Village size shall be such that housing is generally within a one (1) mile radius of the village center (shops, services, and other activities). The radius may be relaxed where natural or community facilities and services interrupt the design.
- (6) Each village must contain a central, public focal point consisting of an elementary school (if village demographics require school facilities) and any, all, or a combination of parks; public facilities, such as churches or community centers; and neighborhood-commercial uses as described below.
- (7) The village shall contain useable open space in the form of squares, greens, and parks whose use is encouraged through placement and design.

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- (8) Each village shall have a well-defined, designated edge, which will be established through greenbelts or natural areas permanently protected from development or other physical separation.
- (9) Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected routes from individual neighborhoods, to the village center, and to other villages.
- (10) The natural terrain, drainage, and vegetation of the area shall be preserved with examples contained within parks or greenbelts.

c. Village Center Principles and Standards

- (1) Commercial development shall be permitted in conjunction with a village center. The village center shall function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The village center shall provide for a mix of residential and nonresidential uses. Nonresidential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods.
- (2) The following standards shall be used in designing the village center:

Minimum Size	60 net developable acres
Minimum Density	2.0 units/gross acre and 6.0 units/net acre
Minimum Floor Area Ratio	2.0

<u>Land Use Mix</u>	<u>Minimum Land Area Required**</u>
Residential*	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

* Residential dwellings are permitted above the ground-floor commercial uses.

** Vertical integration of uses is encouraged. Where more than one (1) use occupies a structure, the acreage associated with that structure may be counted toward the minimum requirement for each use.

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- (3) The village center shall be located on a road which functions as a collector serving the village or at the junction of two (2) such collector roads. The collector road may not split the village center unless the posted speed is reduced to twenty-five (25) miles per hour.
- (4) The village center may not be consolidated into a larger commercial complex serving more than one (1) village.
- (5) The village center shall maintain a separation of approximately 3,960 feet (three-quarters mile) from another village center.
- (6) School sites, if required, shall not be included in the computation for maximum size of the village center.

d. Employment Center Principles and Standards

- (1) In order to further ensure that the Connerton NT (New Town) achieves a functional balance between jobs and housing as specified in Policy FLU 5.2.1, a designated employment center will be established. The employment center shall have good access to the major road network while providing internal access to the villages and town center. Connerton NT (New Town) residents shall be able to make the trip from home to the employment center without leaving the Connerton NT (New Town).
- (2) The following standards and criteria shall be used in designing the employment center:
 - Local and collector streets, pedestrian paths, and bike paths which contribute to a system of fully connected routes between villages, village centers, and the town center.
 - Useable open space for employees and visitors.
 - Preservation of the natural terrain, drainage, and vegetation with examples contained within parks, open space, or greenbelts.
- (3) Uses permitted for consideration within the employment center include retail, office, service, light industrial, warehouse/distribution, and public.
- (4) The maximum Floor Area Ratio in the employment center shall be .75.

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OBJECTIVE FLU 5.6: CONNERTON NEW TOWN CLASSIFICATION: DEVELOPMENT STANDARDS

Replace piecemeal planning which reacts to development on a project-by-project basis with a long-range vision.

POLICY FLU 5.6.1: VILLAGE AREA PLAN

Require the preparation, submission, and approval of detailed area plans for each village, the town center, and the employment center prior to the initiation of construction within individual villages, the town center, or the employment center. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy FLU 5.7.1 below.

POLICY FLU 5.6.2: VILLAGE AREA PLAN: MINIMUM REQUIREMENTS

- a. Detailed village boundaries must be established through the adoption of Village Area Plans. No development shall be permitted within a neighborhood or village center until Village Area Plans for the entire village have been approved by the Pasco County Board of County Commissioners. Village Area Plans must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.
- b. Village Area Plans must include at a minimum, the following information:
 - (1) Identification of preliminary Village Area Plans boundaries.

Preliminary boundaries will be based on the criteria contained in Policies FLU 5.5.1 and FLU 5.5.2 of the Connerton NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.
 - (2) Site analysis.
 - (a) Identification of the extent and location of natural features in the Village Area Plans area. The preparation of any Village Area Plans shall utilize, but not be limited to, the base-line environmental mapping prepared for the Connerton NT (New Town) Development of Regional Impact Application for Development Approval.
 - (b) Identification of the environmental opportunities and constraints to development within the area.
 - (c) Identification of the gross and net usable land area.

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- (d) Identification of the preliminary areas suitable to address stormwater-management requirements.
 - (e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.
- (3) Master Development Plan.

A village Master Development Plan must be prepared and include the following elements:

- (a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of the net and gross density shall be provided, along with permitted uses, the character of proposed uses, and proposed lot sizes. For the village center, a computation of net and gross density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy FLU 5.5.2.a.(2), Town Center Principles and Standards, OR c.(2), Village Center Principles and Standards.
- (b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in Village Area Plans, design criteria shall be included addressing:
 - Right-of-way width.
 - On-street parking (if applicable).
 - Design cross section.
 - Streetscape.
- c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.
- d. Preliminary design criteria for each land use proposed for the village including, but not limited to:
 - Minimum lot size.
 - Setbacks.
 - Height.
 - Density.
 - Floor Area Ratio.
 - Signage.

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POLICY FLU 5.6.3: TOWN CENTER PLAN MINIMUM REQUIREMENTS

The Town Center Area Plan must meet the following criteria:

a. Detailed town center boundaries must be established through the adoption of the Town Center Area Plan. No development shall be permitted within the town center until the Town Center Area Plan has been approved by the Pasco County Board of County Commissioners. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan consistent with Policy FLU 5.7.1 below. The Town Center Area Plan must be developed in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

b. The Town Center Area Plan must include at a minimum the following information:

(1) Identification of the preliminary Town Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy No. 5.5.2.a of the Connerton NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

(2) Site analysis.

(a) Identification of the extent and location of natural features in the Town Center Area Plan area. The preparation of any Town Center Area Plan shall utilize, but not be limited to, the base-line environmental mapping prepared for the Connerton NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

1) Identification of the preliminary areas suitable to address stormwater-management requirements.

2) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

(3) Master Development Plan.

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A town center Master Development Plan must be prepared and include the following elements:

- (a) A detailed land use plan indicating the location of neighborhoods and the village center. A computation of residential density and nonresidential intensity shall be provided along with permitted uses, the character of proposed uses, and proposed lot sizes. For the town center, a computation of net and gross residential density shall be provided, as well as the area and percentage of land use mix in conjunction with the categories found in Policy No. 5.5.2.a.
- (b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Town Center Area Plan, design criteria shall be included addressing:
 - Right-of-way width.
 - On-street parking (if applicable).
 - Design cross section.
 - Streetscape.
- c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.
- d. Preliminary design criteria for each land use proposed for the town center including, but not limited to:
 - Minimum lot size.
 - Setbacks.
 - Height.
 - Density.
 - Floor Area Ratio.
 - Signage.

POLICY FLU 5.6.4: EMPLOYMENT CENTER PLAN MINIMUM REQUIREMENTS

The Employment Center Area Plan must meet the following criteria:

- a. Detailed employment center boundaries must be established through the adoption of the Employment Center Area Plan. No development shall be permitted within the employment center until the Employment Center Area Plan has been approved by the Pasco County Board of County Commissioners. The Employment Center Area Plan must be developed

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in sufficient detail to allow evaluation of the interrelationship of its parts and establish consistency with the policies in this section.

- b. The Employment Center Area Plan must include at a minimum the following information:

- (1) Identification of preliminary Employment Center Area Plan boundaries.

Preliminary boundaries will be based on the criteria contained in Policy FLU 5.5.2.d. of the Connerton NT (New Town) Land Use Classification, as well as other applicable provisions of the Pasco County Comprehensive Plan.

- (2) Site Analysis.

(a) Identification of the extent and location of natural features in the Employment Center Area Plan area. The preparation of any Employment Center Area Plan shall utilize, but not be limited to, the base-line environmental mapping prepared for the Connerton NT (New Town) Development of Regional Impact Application for Development Approval.

(b) Identification of the environmental opportunities and constraints to development within the area.

(c) Identification of the gross and net usable land area.

(d) Identification of the preliminary areas suitable to address stormwater-management requirements.

(e) Identification of public facilities and services available to the area, capacity available, and any deficiencies.

- (3) Master Development Plan.

An employment center Master Development Plan must be prepared and include the following elements:

(a) A computation of nonresidential intensity shall be provided along with permitted uses and the character of proposed uses.

(b) Circulation routes for automobiles, pedestrians, and bicycles, including consideration for connection with surrounding villages. For each facility to be included in the Employment Center Area Plan, design criteria shall be included addressing:

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- Right-of-way width.
 - On-street parking (if applicable).
 - Design cross section.
 - Streetscape
- c. The proposed location, size, or capacity of major infrastructure components, including wastewater, effluent reuse, water, stormwater, and solid waste.
- d. Preliminary design criteria for each land use proposed for the employment center including, but not limited to:
- Minimum lot size.
 - Setbacks.
 - Height.
 - Density.
 - Floor Area Ratio.
 - Signage.

OBJECTIVE FLU 5.7: CONNERTON NEW TOWN CLASSIFICATION: APPROVAL PROCESS

To ensure that development within the Connerton NT (New Town) is in conformance with the objectives, policies, principles, standards, and criteria contained herein.

POLICY FLU 5.7.1: CONNERTON NEW TOWN REVIEW PROCEDURES

Require review and approval of Connerton NT (New Town) development as follows:

- a. The Connerton NT (New Town) must receive approval as a Development of Regional Impact as specified in Chapter 380, Florida Statutes.
- b. Subsequent to approval of the Development of the Regional Impact development order, the Connerton NT (New Town) must be rezoned to an MPUD Master Planned Unit Development as specified in the Pasco County Land Development Code.
- c. No development or land alteration is permitted within villages, the town center, or the employment center until the Village Area Plan, Town Center Area Plan, or Employment Center Area Plan is completed and approved. Each Village Area Plan, Town Center Area Plan, and Employment Center Area Plan must be approved as an amendment to the Master Development Plan and will be subject to additional agency review through the submittal of a notification of proposed change, pursuant to Section 380.06, Florida Statutes. The Section 380.06, Florida Statutes, review of the said plans shall be limited to a consideration of wetland boundaries for the area; additional review and coordination with the Florida Fish and Wildlife Conservation Commission regarding listed

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species in the area; and an archaeological and historical resources survey of the area, including coordination with the Department of State, Division of Historical Resources, and shall take into consideration the Map of Potential Regionally Significant Resources attached as Exhibit F. Mitigation for impacts shall be identified in each area plan and a modification to Map H, provided, identifying general development land uses, preservation, and wetland areas within the area plan. Development of the community college campus and/or public uses within the government center may be developed prior to the completion of the Town Center Area Plan, provided the limited review described above for wetlands, listed species, and archaeological and historic resources for those tracts on which the college and/or public uses are to be developed is completed and submitted for agency review pursuant to Section 380.06, Florida Statutes. Village Area Plans, Town Center Area Plans, and Employment Center Area Plans will be submitted with the Development of Regional Impact Annual Report for the reporting period in which they were approved. Annual reports will also monitor and report on development within approved area plans and compliance with applicable policies.

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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 Comprehensive Plan, the Zoning Ordinance, or the 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 2050 Future Land Use Map, 2050 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.

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- 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 Highway.
- 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

In order to obtain any increase in residential density other than increases that are already available without application of the village and core reserve overlay options set forth in this Pasadena Hills Planning Principles, land located within the Pasadena Hills Study Area village land use classifications overlay must be rezoned consistent with the village requirements described herein.

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 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

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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 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; contiguous, naturally vegetated uplands; contiguous, 100-year floodplain; Category II and III wetlands that are contiguous to the included floodplain and uplands; and a fifty (50) foot buffer in the absence of those contiguous features. 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

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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 2050 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

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. 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.

POLICY FLU 6.2.4: FORT KING ROAD: RURAL SCENIC ROADWAY

Pasco County shall amend the Land Development Code by 2012 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. The Land Development Code provisions creating these standards shall address the following at a minimum:

- 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.

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- 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 street lights.

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 land owner 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 a 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 2050 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

Pasco County shall amend the Land Development Code by 2012 to include standards that would limit topographic alterations within the Pasadena Hills Study Area in order to maintain and protect the integrity of the natural rolling vistas and scenic viewsheds within

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the area. The intent of these standards is to provide limitations for topographic alterations of the area's naturally occurring berms or hillsides that provide unique vistas of the area or function as buffers.

POLICY FLU 6.2.7: PROTECTION OF TOPOGRAPHY - SPECIFIC

Pasco County shall preserve the viewsheds associated with the ridgeline in the Pasadena Hills Study Area through the protection of the exposed slopes which are visible from Fort King Highway and which are most vulnerable to the visual impacts associated with moderate-built densities, such as those proposed in the Pasadena Hills Study Area. Exposed slopes are defined as portions of an incline which lack canopy vegetation comprising at least eighty-five (85) percent cover and have been determined to be located within Village E, Village H, and Village I. 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 Highway:

- (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 100-foot rural-enclave buffer as depicted in Figure PH-14 to protect the viewshed from Fort King Highway. The buffer shall have the following characteristics:

- (1) Width. The first fifty (50) 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

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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.

TRANSPORTATION

The 2050 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 2050 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, 2050 Future Transportation Map, identifies the minimum required transportation network that is needed to support the development of the Pasadena Hills 2050 Future Land Use Map, and is a supplement to the adopted Future Transportation Map and Map 7-36, Highway Vision Plan. The future capital improvements that are necessary to create this transportation network are identified in Table PH-1 and are hereby incorporated into the Transportation Element by this reference. Additional roadway links may be added to this network or may be realigned 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, 2050 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 Table PH-1 and Figure PH-4 as set forth in Policy FLU 6.5.10.

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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 shall provide multimodal 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. Streets should be designed to accommodate a mix of travel modes including vehicles, bikes, transit, 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 Table PH-1, 2050 Roadway Summary, and the associated cross sections as depicted Figure PH-9, Arterial Roadway Cross Section; Figure PH-10, Collector Roadway Cross Section; and Figure PH-11, Local Roadway Cross Section, or the County's adopted TND (Traditional Neighborhood Design) standards. Those roadways located in the Pasadena Hills Area Plan boundary which had approved route studies, a Project Development and Environment Study, 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 Figures PH-9, PH-10, and PH-11.

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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. Multiuse trails 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 Map, 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., Village Type 1, Village Type 2, and Village Type 3, and one (1) land use

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overlay (core reserve) as 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 that include a broad range of family sizes and incomes in a variety of housing types, including affordable-housing units, which are integrated with commercial, office, and civic uses.
- b. Support a fully connected system of streets and roads that encourage alternative means of transportation, such as pedestrian, bicycle, and transit.
- 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 Pasco County, and 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 100-foot rural enclave buffer (see Policy FLU 6.5.6 and illustrative examples of rural enclave buffers, Figure PH-14, Rural Enclave Buffer Illustration).

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- c. Defines centers and edges. A village separator shall be constructed to provide discrete edges to each village development as a method to explicitly designate different village developments (see Figure PH-8, Village Separation).
- 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 that provide local connectivity.
- e. Creates and defines a connected system of open spaces. The core reserve overlay (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 have an overall financial strategy approved by the County to construct and maintain any infrastructure improvements. In the alternative of the financial strategy required in Policy FLU 6.5.10 being completed, all new development and redevelopment within the Pasadena Hills Area Plan shall prepare an interim financial strategy, which is approved by the County and consistent with the overall financial strategy of the County for the Pasadena Hills Area Plan, to construct and maintain any required infrastructure improvements, consistent with the County's Concurrency Management System, that are necessary to mitigate the impact of, and to provide all necessary functions for, such development project(s). All such infrastructure improvements for such project(s) must be consistent with the long-term requirements for the Pasadena Hills Area Plan.

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 a 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 from another as identified in Figure PH-8, Village Separation, through the application of the street cross sections as contained in Figure PH-9, Arterial Roadway Cross Section; Figure PH-10, Collector Roadway

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Cross Section; or Figure PH-11, Local Roadway Cross Section, 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.

- c. Village centers shall be designed with sufficient nonresidential uses to provide for the daily and weekly needs of village residents in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- d. All neighborhood residential development that is developed at a density greater than 3.5 dwelling units per developable residential acre; all residential that includes attached residential dwelling units (either attached single-family or attached multiple family); and all neighborhoods that provide thirty (30) percent or more of the single-family detached units on lots fifty (50) feet wide or smaller shall be required to develop in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- e. Villages shall include a range of housing types that supports a broad range of family sizes and incomes. Village development applications shall include a strategy to provide housing that is affordable to a family with a median income that does not 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, villages shall otherwise mitigate for affordable housing impacts in accordance with County policy, based upon the scope, form, and use characteristics of a given project, or elect to mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing, to the extent and in the manner such ordinances are applicable to the Pasadena Hills Area Plan.
- f. Villages shall include compact design that includes a system of land subdivision and development which links one neighborhood to another.
- g. Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
- h. Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees, and on-street parking, which provide distinct separation between pedestrians and traffic, spatially define streets and sidewalks by arranging buildings in a pattern that is unbroken by parking lots, and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation.
- i. Villages shall provide both open space and recreational space.
- j. Villages shall apply the adopted financial plan to be used for the provision of required infrastructure for their project as required in Policy FLU 6.5.10.

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POLICY FLU 6.5.4: VILLAGE SEPARATION

Villages shall be separated one from another as identified in Figure PH-8, Village Separation, and Table PH-1, through the application of the street cross sections for the Pasadena Hills Study Area (see Figures PH-9, PH-10.a.1, PH-10.a.2, PH 10.b, and PH-11) which function to establish a 150-foot "buffer" that is landscaped as described in Figure PH-15 around each village that helps to define each village as separate and compact communities, subject to Policy FLU 6.4.2.

POLICY FLU 6.5.5: COMMERCIAL SEPARATION

The center of the village-scale and community-scale centers shall be separated one 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 Master Planned Unit Development 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; (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 either one of the roadways identified on Figure PH-8 or a 100-foot rural-enclave buffer to protect these neighborhoods from interference within the rural enclaves caused by the visual impacts of adjacent urban development. If the required separator consists of the 100-foot rural-enclave buffer as depicted in Figure PH-14, it shall have the following characteristics:

- a. Width. The first fifty (50) 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.

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POLICY FLU 6.5.7: NETWORK OF BIKEWAYS AND TRAILS

Village development shall provide for the construction of a network of pedestrian, bicycle, and recreational 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 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 (a) the applicant 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 (b) the other parcel owner(s) within the entire village center are provided notice of the pending rezoning application upon the submittal of the application, and an 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 Plan.
- 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

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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.
 - (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 (a) 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 (b) the other parcel owner(s) within the entire village are provided notice of the pending rezoning application upon the submittal of the application, and an 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. 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 connected roadway network and corridors 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, 2050 Future Transportation Map.
- f. 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.

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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 improvements as depicted in Figure PH-4, Future Transportation Map, and Table PH-1, Year 2050 Roadway Summary.
- b. The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.

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:

- c. A demand analysis for the proposed development extended to build-out.
- d. A list of potential, permissible supply sources and the capacities thereof.
- e. A comparison of the demand versus supply capacity of all sources on the list.
- f. 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 Pasco County Board of County Commissioners that 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 Table PH-1, Year 2050 Roadway Summary and Figure PH-4, 2050 Future Transportation Map; district and regional parks, schools, and the extension and provision of potable water and sanitary sewer 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 final plan. Interim measures of financing the required infrastructure were included in the final plan, including mitigation pipeline projects, Community Development Districts, tax districts, or other financing alternatives or 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.

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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 may aggregate acreage for the regional park and one (1) or more district parks to provide for a "super park" amenity that can provide additional recreational uses, both active and passive, and to reduce operational and maintenance costs, in the County's discretion.

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 nonresidential uses within villages and within the overall villages of the Pasadena Hills Study Area, conversion of a limited number of residential entitlements to nonresidential 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 fifteen (15) percent of the maximum residential potential within a village (see Table PH-2 for maximum residential entitlements per villages).
- b. Residential units may be converted to office square feet, commercial square feet, or a combination of both nonresidential uses utilizing the conversion rates found in Table PH-3.
- c. Applications for conversions of residential units to nonresidential square footage will be considered in the same manner as a rezoning.
- d. Since the financial plan has been calibrated to provide incentives for nonresidential development by imposing development fees (impact fees plus surcharges) on residential development, the County will impose additional

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development fees on applicants which would have been required without residential conversion. The imposition of the additional development fees will be included in the conversion approval process.

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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 multiple-family 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. Portions of the Type 1 Village Mixed Use (VMU-1) Land Use Classification require a TND (Traditional Neighborhood Design) development form as specified in the Comprehensive Plan.

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 to be constructed in a TND (Traditional Neighborhood Design) form. This new development form 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

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rural development, where adjacent, in an effort to protect the character of the rural landscape.

(2) Mix of Use

Each village within the Type 1 Village Mixed Use (VMU-1) Land Use Classification shall include the following uses:

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

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

<u>Uses</u>	<u>Density/Intensity</u>	<u>Minimum Land Area</u>	<u>Maximum Land Area</u>
Public Spaces		15 Percent	
Village Center (Includes Neighborhood Core Residential)	Minimum 4 du ¹ /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 540,000 Gross 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 Maximum 0.75 Floor Area Ratio for Public Uses	45 Percent	55 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre 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 village center shall be based upon the total developable acreage of the center. Developable acreage means that portion of the

¹ du=dwelling units

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total site area which will be developed inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Developable acreage does not include any lands within the project which are classified as 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 (a) 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 (b) the other parcel owner(s) within the entire village center are provided notice of the pending rezoning application and an 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:
 - (a) When a village-scale center is combined with one (1) 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 map 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 fifteen (15) percent 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 2050, 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.

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- (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.
- (b) 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 and affordable housing 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 a 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 Separation, through the application of the street cross sections as contained in Figure PH-9, Arterial Roadway Cross Section; Figure PH-10, Collector Roadway Cross Section; or Figure PH-11, Local Roadway Cross Section, as applicable to the roadway separator, subject to Policy

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FLU 6.4.2. The roadway cross section establishes a "village separator" as described in Policy FLU 6.5.4, Village Separation.

- (d) Type 1 Villages shall include a village center with sufficient nonresidential uses to provide for the daily and weekly needs of village residents in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- (e) All neighborhood-residential development that is developed at a density greater than 3.5 dwelling units per developable residential acre; all residential that includes attached residential dwelling units (either attached single-family or attached multiple family); and all neighborhoods that provide thirty (30) percent or more of the single-family detached units on lots fifty (50) feet wide or smaller shall be required to develop in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- (f) Villages shall include a range of housing types that support a broad range of family sizes and incomes. Village development applications shall include a strategy to provide housing that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, villages may otherwise mitigate for affordable housing impacts in accordance with County policy, based upon the scope, form, and use characteristics of a given project, or elect to mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing, to the extent and in the manner such ordinances are applicable to the Pasadena Hills Area Plan.
- (g) Villages shall include compact design that includes a system of land subdivision and development which links one (1) neighborhood to another.
- (h) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
- (i) Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees, and on-street parking which provide distinct separation between pedestrians and traffic; spatially define streets and sidewalks by arranging buildings in a regular pattern that is unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation.
- (j) Villages shall provide both open space and recreational space.

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- (k) Villages shall apply the adopted 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. For villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development.
 - 3) Infrastructure financing strategy and procedure for implementing the financing strategy throughout the village.
 - 4) Phasing plan for development (including timing and amount and phasing of residential and nonresidential development). The timing/ phasing of residential to nonresidential land use mix shall be determined on a case-by-case basis for each village center and shall be based upon a market analysis study to determine the total amount of commercial/ retail/office uses to support each village. The timing/phasing conditions shall be established to ensure the adequate provision of nonresidential development by phase or subphase of development.
 - 5) Submittals required by the County's TND (Traditional Neighborhood Design) Ordinances (for those portions of the village required to be in TND [Traditional Neighborhood Design] form).
 - (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 2050 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 (a) provides as part of its specific parcel(s)

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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 (b) the other parcel owner(s) within the entire village center are provided notice of the pending rezoning application upon submittal of the application, and an 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) Provide notice of the pending rezoning application to all parcel owners within the entire village upon submittal of the application.
- (d) 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, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Facilities.
 - 2) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- (e) 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, and one (1) district park 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, high school, and district park 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

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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.

- (f) 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.

(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

Each development within a Type 1 Village shall have a financial strategy approved by the County to construct and maintain all required infrastructure. 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. This infrastructure is identified in four (4) tiers of requirements and the financial strategy shall address at a minimum the method for providing each of the following:

- 1) Pasadena Hills Study Area: The minimum improvements necessary for any village development to occur within the study area.
 - a) All primary improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary, to serve the Pasadena Hills Study Area.
 - b) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- 2) Type 1 Villages - Overall: The improvements that are required to serve the demand generated by the development planned for all Type 1 Villages.

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- a) The provision of land for one (1) middle school and one (1) high school.
 - b) The provision of land for one (1) district park and two (2) community parks.
- 3) Village Specific: The improvements that are required to serve the individual village within which the development application is submitted:
- a) The intermediate improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary, that are necessary to serve the entirety of the village within which the development application is submitted. The applicable intermediate improvements for a specific village shall be determined during the development review process and shall include those facilities that serve the village internally as the roadway "backbone" for that village and facilities that serve as the link to adjacent villages.
 - b) A master regional stormwater system.
 - c) For development within Villages D and G, the location of an elementary school within each of these villages.
- 4) Local: The improvements that are required to serve the specific development application under review:
- a) The local improvements as specified by the County's Land Development Code, that are necessary to serve the specific development application under review.
 - b) Central water and sewer for the development application under review.

Such financial strategy 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.

- (b) Standards for Review

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

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- 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 integrity of the mixed-use district is not compromised by allowing extensive single uses. The land use mix shall be phased to provide an adequate mix of nonresidential uses to serve residential development.
- 4) That the required on-site and off-site infrastructure will be available to serve each development phase as it is constructed.

(c) 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 permits single-family and multiple-family residential uses, community- and neighborhood-scale commercial uses, office uses, university campuses, schools, and civic land 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 2-A Villages or Type 2-B Villages dependent upon location and intended function. The factors that limit the density and intensity of these villages, including the limitations on village-scale centers include 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

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approved adjacencies. 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. Portions of the Type 2 Village Mixed Use (VMU-2) Land Use Classification require a TND (Traditional Neighborhood Design) development form as specified in the Comprehensive Plan.

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. If a Type 2 Village includes neighborhood commercial areas as a use, these areas, as well as proximate residential uses, are required to be constructed in a TND (Traditional Neighborhood Design) form. This new development form is designed to reduce development pressure in other areas of the County, 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).

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

<u>Uses</u>	<u>Density/Intensity</u>	<u>Minimum Land Area</u>	<u>Maximum Land Area</u>
Public Spaces		15 Percent	
Village Center	Minimum 4 du/Developable Acre ⁽¹⁾ Maximum 10 du/Developable Acre ⁽¹⁾	15 Percent	25 Percent
Nonresidential			
Limit One Community-Scale Center per Type 2-A Village	Maximum 130,000 Gross Leasable Square Feet ^{(2) (4)}		
Limit One Community-Scale Center per Type 2-B Village	Maximum 80,000 Gross Leasable Square Feet ^{(2) (4)}		
Employment Uses (Includes Office) Type 2-A 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 Maximum 0.75 Floor Area Ratio for Public Uses	40 Percent	50 Percent
Neighborhood Edge	Maximum 2 du/Developable Residential Acre 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 shall be based upon the total developable acreage of the core residential. 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 wetlands, CON (Conservation Lands), or water bodies.

(2) This maximum may be exceeded when:

(a) A community-scale center is combined with one (1) 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 addition of the maximum permitted for the community-scale center to the maximum permitted

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for the 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) The Residential Conversion Tables PH-2 and PH-3 are utilized; a maximum of fifteen (15) percent 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 nonresidential 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 1,120,000 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 a 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.

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 2-A Villages include Villages "A," "C," "I," and "J" and Type 2-B Villages include "B," "F," and "H," as shown in Figure PH-7, Village Location Map.
- (b) Future Type 2-A and Type 2-B 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 and affordable housing in close proximity to employment centers.

(4) Guiding Principles

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

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- (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 a 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 Separation, through the application of the street cross sections as contained in Figure PH-9, Arterial Roadway Cross Section; Figure PH-10, Collector Roadway Cross Section; or Figure PH-11, Local Roadway Cross Section, 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.
- (d) Type 2 Villages shall include an area of core residential in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- (e) All neighborhood-residential development that is developed at a density greater than 3.5 dwelling units per developable residential acre; all residential that includes attached-residential dwelling units (either attached single-family or attached multiple family); and all neighborhoods that provide thirty (30) percent or more of the single-family detached units on lots fifty (50) feet wide or smaller shall be required to develop in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- (f) Villages shall include a range of housing types that supports a broad range of family sizes and incomes. Village development applications shall include a strategy to provide housing that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, villages may otherwise mitigate for affordable housing impacts in accordance with County policy based upon the scope, form, and use characteristics of a given project, or elect to mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing, to the extent and in the manner such ordinances are applicable to the Pasadena Hills Area.
- (g) Villages shall include compact design that includes a system of land subdivision and development which links one to another.

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- (h) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, and motor vehicles, and which are built with design speeds that are appropriate for neighborhoods.
 - (i) Villages shall include alternatives for pedestrians and bicyclists through the provision of sidewalks, street trees, and on-street parking which provide distinct separation between pedestrians and traffic; spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation.
 - (j) Villages shall provide both open space and recreational space.
 - (k) Villages shall apply the adopted 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. For villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development.
 - 3) Infrastructure-financing strategy and procedure for implementing the financing strategy throughout the village.
 - 4) Phasing plan for development (including timing and amount and phasing of residential and nonresidential development).
 - 5) Submittals required by the County's TND (Traditional Neighborhood Design) Ordinances (for those portions of the village required to be in TND [Traditional Neighborhood Design] form).
 - (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 2050 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

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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) Provide notice of the pending rezoning application to all parcel owners within the entire village upon submittal of the application.
- (d) 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, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary.
 - 2) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- (e) 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, one (1) high school location, and one (1) district park 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, high school and district park 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.

(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 have a financial strategy approved by the County to construct and maintain all required

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infrastructure. 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. This infrastructure is identified in four (4) tiers of requirements and the financial strategy shall address at a minimum the method for providing each of the following:

- 1) Pasadena Hills Study Area: The minimum improvements necessary for any village development to occur within the study area:
 - a) All primary improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary, to serve the Pasadena Hills Study Area.
 - b) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- 2) Type 2 Villages - Overall: The improvements that are required to serve the demand generated by the development planned for all Type 2 Villages.
 - a) The provision of land for one (1) middle school and one (1) high school.
 - b) The provision of land for one (1) district park and two (2) community parks.
- 3) Village Specific: The improvements that are required to serve the individual village within which the development application is submitted:
 - a) The intermediate improvements as depicted in Figure PH-4, 2050 Roadway Transportation Map and Table PH-1, Year 2050 Roadway Summary, that are necessary to serve the entirety of the village within which the development application is submitted. The applicable intermediate improvements for a specific village shall be determined during the development review process and shall include those facilities that serve the village internally as the roadway "backbone" for that village and facilities that serve as the link to adjacent villages.
 - b) A master regional stormwater system.

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- c) For development within Village B, Village F, Village J, Village H, and Village I, the location of an elementary school within each of these villages.
- 4) Local: The improvements that are required to serve the specific development application under review:
 - a) The local improvements as specified by the County's Land Development Code, that are necessary to serve the specific development application under review.
 - b) Central water and sewer for the development application under review.

Such financial strategy 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 plan approval process for each additional project, within each village.

(b) Standards for Review

All development shall conform to the village principles as enumerated in Section D 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.

(c) Compliance with Subsequent Regulations

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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 permits single-family and multiple-family 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, including the limitations on village and community-scale centers, include 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. Portions of the Type 3 Village Mixed Use (VMU-3) Land Use Classification may require TND (Traditional Neighborhood Design) development form as specified in the Comprehensive Plan.

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. If a Type 3 Village includes neighborhood-commercial areas as a use, these areas as well as proximate residential uses are required to be constructed in a TND (Traditional Neighborhood Design) form. This new development form is designed to reduce development pressure in other areas of the County, reduce road congestion, and other community impacts associated with sprawl development.

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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 the 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:

- (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:

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

² du=dwelling units

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- (1) 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 3 Villages combined shall not exceed 120,000 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 (1) 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 nonresidential 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 fifteen (15) percent 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," "K," "L," and "M" 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 and affordable housing 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 a 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

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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 from another as identified in Figure PH-8, Village Separation, through the application of the street cross sections as contained in Figure PH-9, Arterial Roadway Cross Section; Figure PH-10, Collector Roadway Cross Section; or Figure PH-11, Local Roadway Cross Section, 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.
- (c) All neighborhood-residential development that is developed at a density greater than 3.5 dwelling units per developable residential acre; all residential that includes attached-residential dwelling units (either attached single-family or attached multiple family); and all neighborhoods that provide thirty (30) percent or more of the single-family detached units on lots fifty (50) feet wide or smaller shall be required to develop in a TND (Traditional Neighborhood Design) form as specified in the Comprehensive Plan and Land Development Code.
- (d) Villages shall include a range of housing types that supports a broad range of family sizes and incomes. Village development applications shall include a strategy to provide housing that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, villages may otherwise mitigate for affordable housing impacts in accordance with County policy, based upon the scope, form, and use characteristics of a given project, or elect to mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing, to the extent and in the manner such ordinances are applicable to the Pasadena Hills Area.
- (e) Villages shall include compact design that includes a system of land subdivision and development which links one neighborhood to another.
- (f) Villages shall include interconnected streets that are designed to balance the needs of all users, including pedestrians, bicyclists, 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, street trees, and on-street parking which provide distinct separation between pedestrians and traffic; spatially define streets and sidewalks by arranging buildings in a regular pattern that are unbroken by parking lots; and provide adequate lighting that is designed for safe walking and signage which has a pedestrian orientation.
- (h) Villages shall provide both open space and recreational space.

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- (i) Villages shall apply the adopted 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. For villages, the application and development order shall include the following:
 - 1) Master plan.
 - 2) Specific design guidelines for the development.
 - 3) Infrastructure-financing strategy and procedure for implementing the financing strategy throughout the village.
 - 4) Phasing plan for development (including timing and amount and phasing of residential and nonresidential development).
 - 5) Submittals required by the County's TND (Traditional Neighborhood Design) Ordinances (for those portions of the village required to be in TND [Traditional Neighborhood Design] form).
 - (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 2050 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) Provide notice of the pending rezoning application to all parcel owners within the entire village upon submittal of the application.
 - (d) 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:

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- 1) The construction of the primary improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary.
 - 2) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- (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 have a financial strategy approved by the County to construct and maintain all required infrastructure. 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. This infrastructure is identified in four (4) tiers of requirements, and the financial strategy shall address at a minimum the method for providing each of the following:

- 1) Pasadena Hills Study Area: The minimum improvements necessary for any village development to occur within the study area.
 - a) All primary improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary, is to serve the Pasadena Hills Study Area.
 - b) The provision of land for one (1) regional park within the Pasadena Hills Study Area boundary.
- 2) Village Specific: The improvements that are required to serve the individual village within which the development application is submitted:
 - a) The intermediate improvements as depicted in Figure PH-4, 2050 Future Transportation Map and Table PH-1, Year 2050 Roadway Summary, that are necessary to serve the entirety of the village within which the development application is submitted. The applicable intermediate improvements for a specific village shall be determined during the development review process and shall include those facilities that serve the village internally

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as the roadway "backbone" for that village and facilities that serve as the link to adjacent villages.

- 3) Local: The improvements which are required to serve the specific development application under review:
 - a) The local improvements as specified by the County's Land Development Code for the preliminary plat that are necessary to serve the specific development application under review.
 - b) Central water and sewer for the development application under review.

Such financial strategy 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.

(b) Standards for Review

All development shall conform to the village principles as enumerated in Section D above and in 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.

(c) Compliance with Subsequent Regulations

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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 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 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.
- 100-year floodplain. While the extent of 100-year floodplain within the study area is relatively limited, these lands serve to support and reinforce the large wetland systems.
- Natural vegetated uplands. Because of the extensive alteration of the historic natural systems within the study area, the presence of natural, vegetated uplands is relatively fragmented and substantially altered from historic natural processes. However, where these areas continued to exist adjacent to the important wetland system of the base-level framework, these uplands function to provide additional protection of these areas.
- Minimum buffers. A minimum fifty (50) foot buffer to wetlands was established that either contained extensive areas of naturally vegetated uplands adjacent to wetlands or could be sustained by requiring a buffer to wetland systems that will ultimately be restored to naturally occurring vegetation.

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:

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- (a) Contiguous, naturally vegetated uplands which includes all naturally vegetated uplands, not just forested (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).
- (b) Contiguous, 100-year floodplain.
- (c) Category II and III wetlands that are contiguous to the included floodplain and uplands.
- (d) In the absence of any of the items listed in a-c above, a fifty (50) foot buffer shall be established landward of the wetland line of the Category I wetland.

The boundaries of these Core Reserve Overlay components may be revised from the boundaries shown on Figure PH-3 upon the completion and mapping of more accurate site-specific studies.

(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, and wetlands mitigation. Local and collector roads 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.

(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

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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 2050 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.

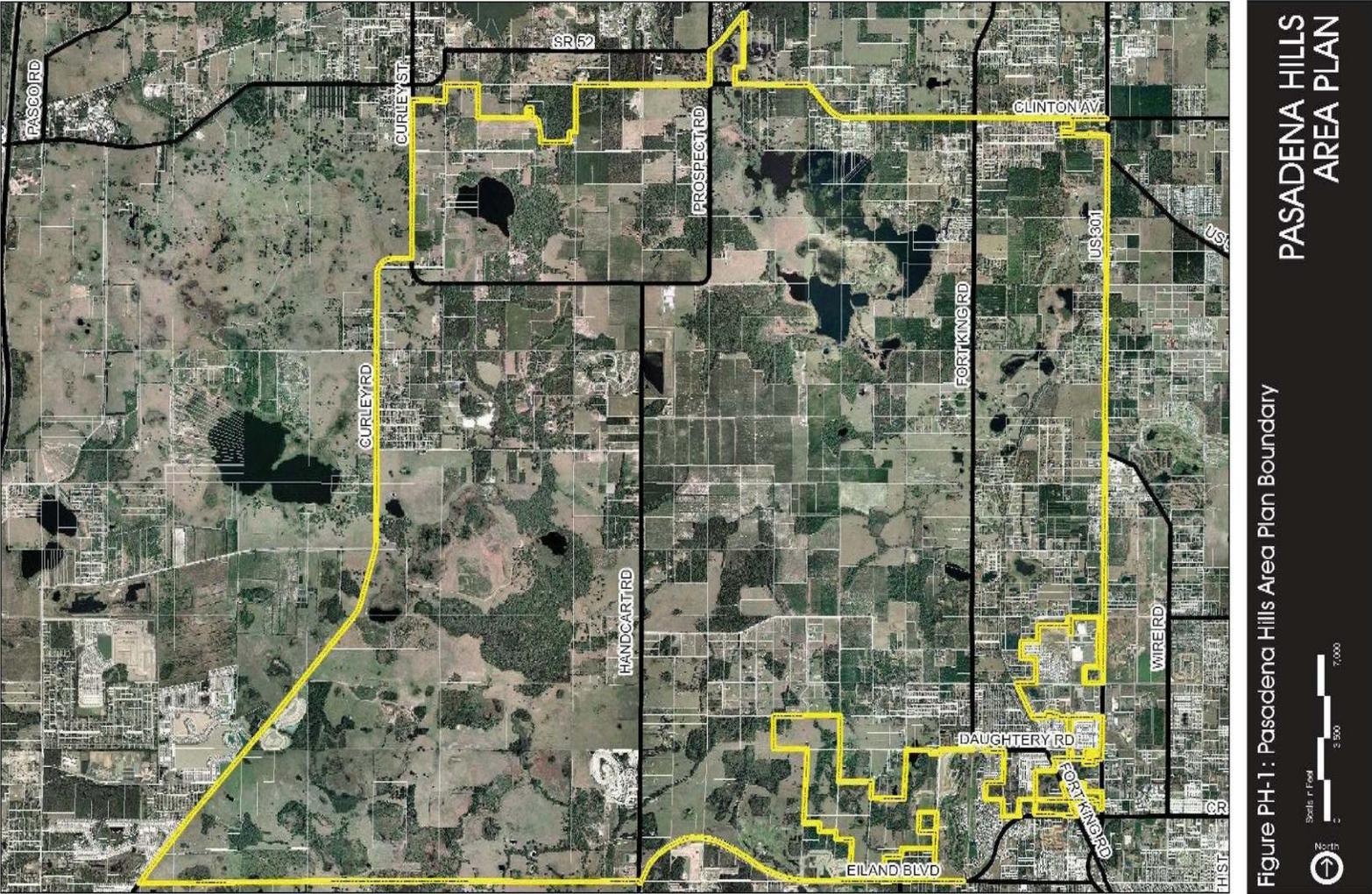
(4) Effective Date of Core Reserve Overlay

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 2050 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 (a) 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 (b) the other parcel owner(s) within the entire village are provided notice of the pending rezoning application upon submittal of the application, and an 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.

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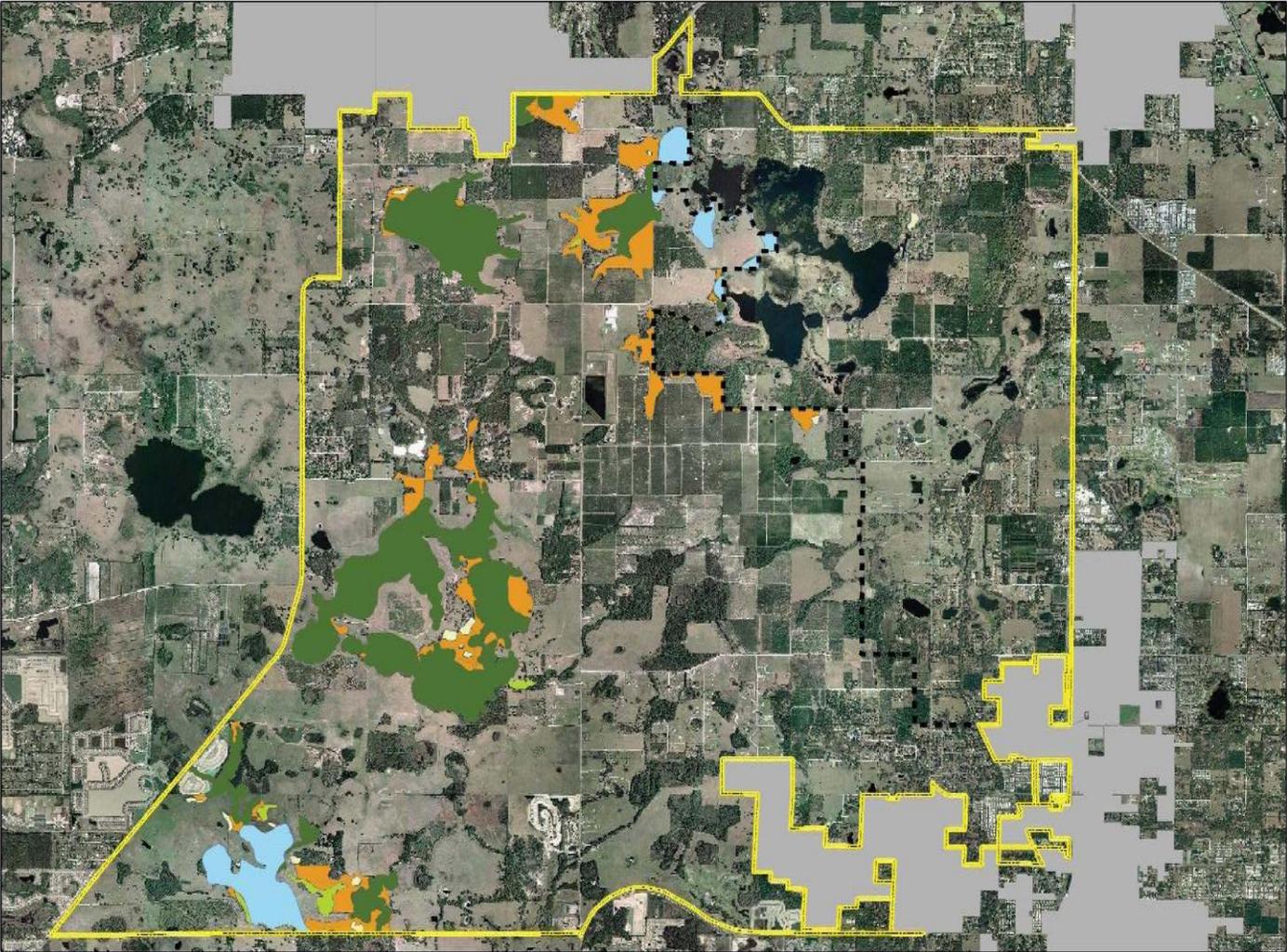
FIGURE PH-1:

PASADENA HILLS AREA PLAN BOUNDARY



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FIGURE PH-3:
OPEN SPACE SYSTEM



**PASADENA HILLS
AREA PLAN**

Countywide Line
City
Category 1 Wetlands (2013 Buffer)
Category 2 Wetlands
Category 3 Wetlands
Floodplain
Natural Vegetated Areas

Figure PH-3: Open Space System

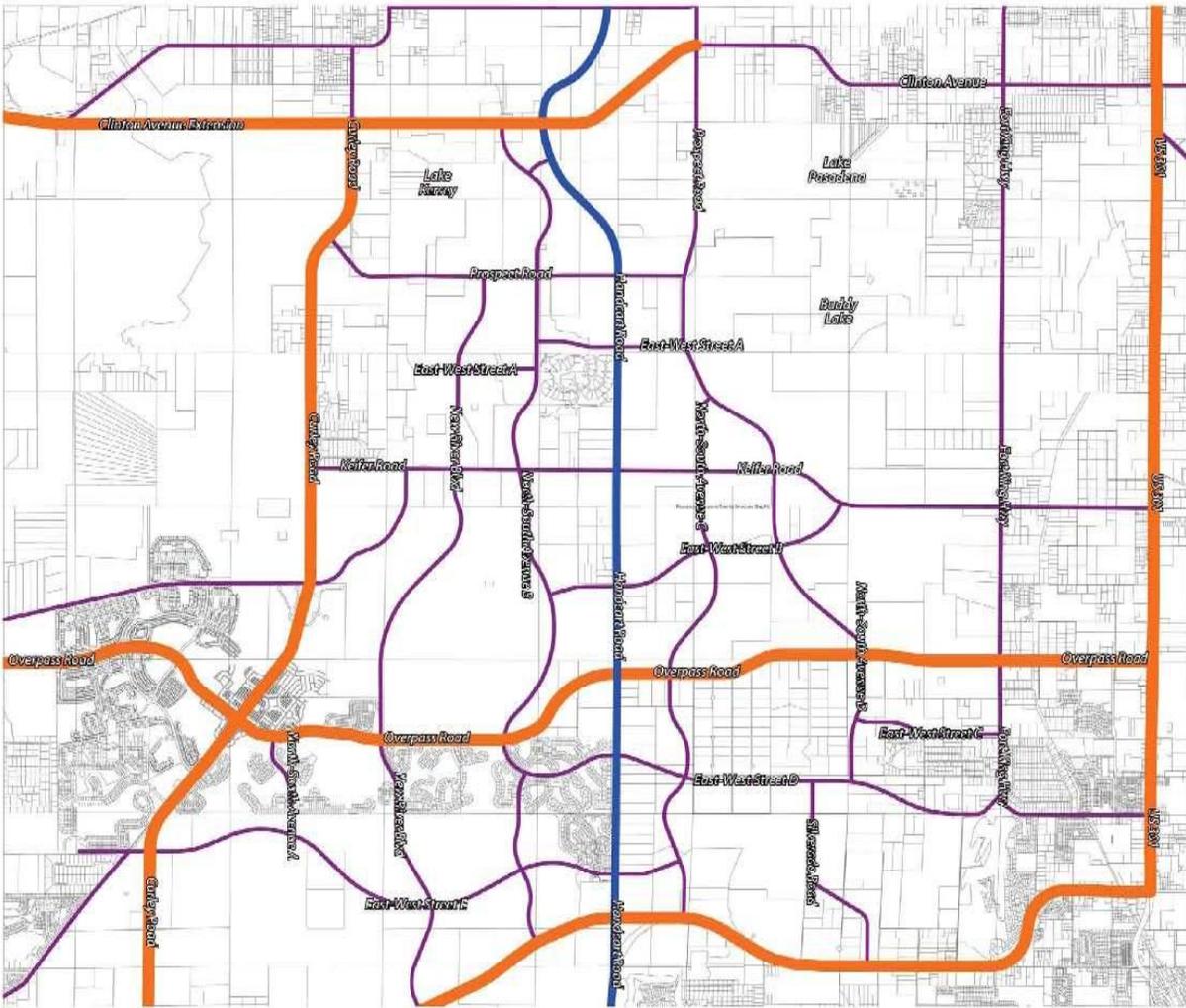
Scale: 1" = 4000'
0 2000 4000

North

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FIGURE PH-4:

2050 FUTURE TRANSPORTATION MAP



**PASADENA HILLS
AREA PLAN**

Figure PH-4: 2050 Future Transportation Map

- 3 Lanes Each
- 4 Lanes Each
- 2 Lanes Each

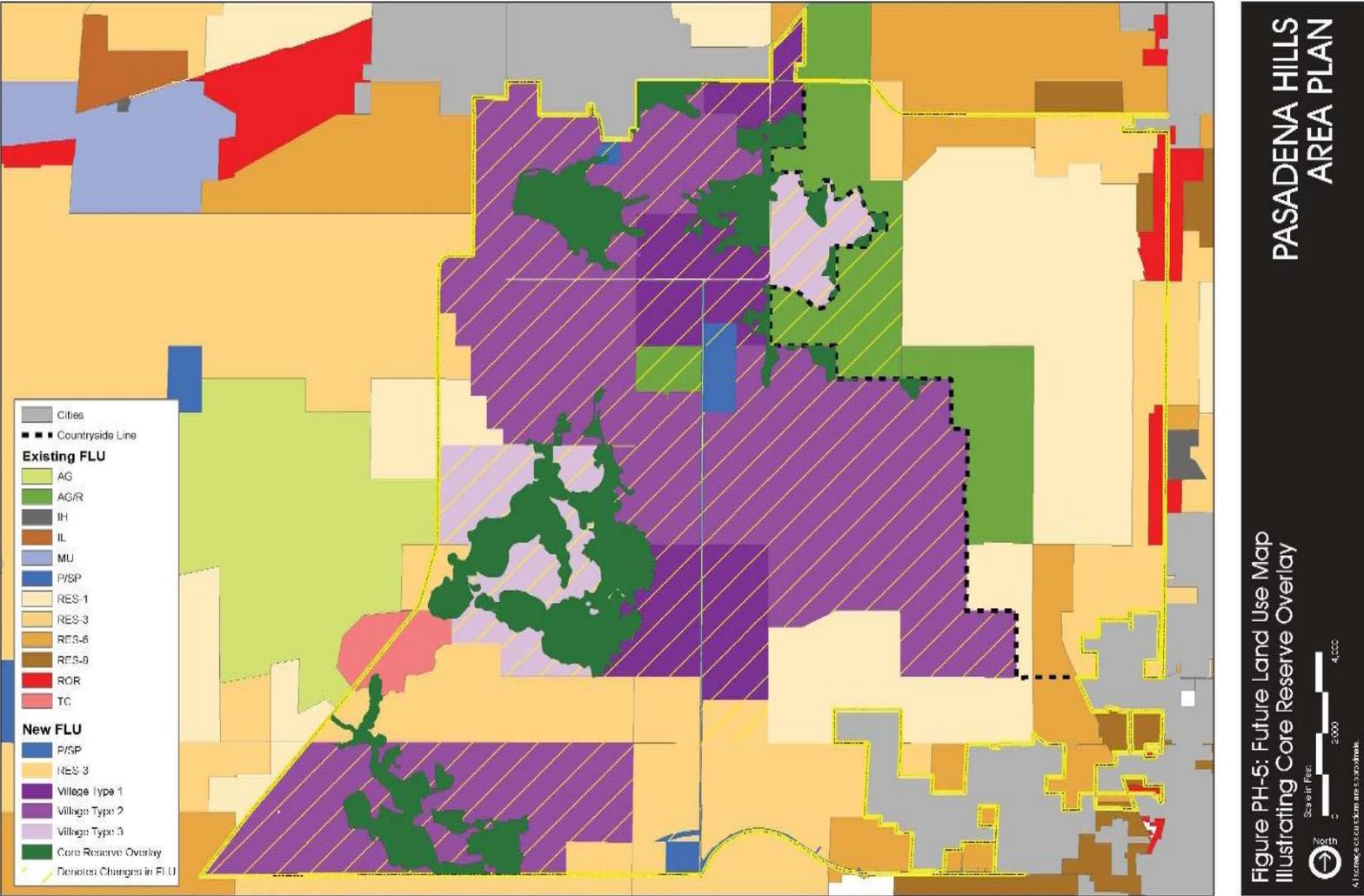
Scale: 1" = 4000'

North

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FIGURE PH-5:

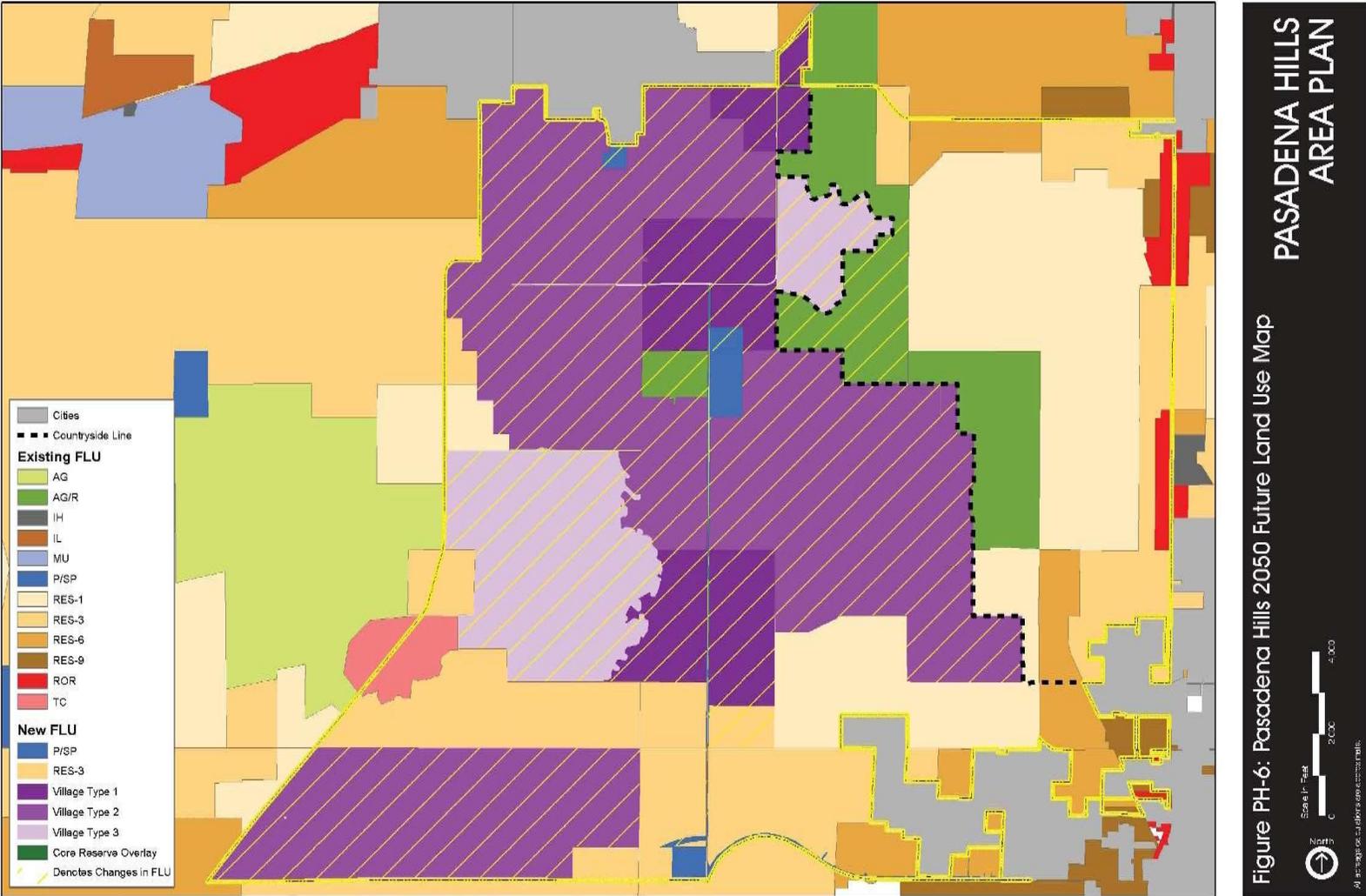
FUTURE LAND USE MAP ILLUSTRATING CORE RESERVE OVERLAY



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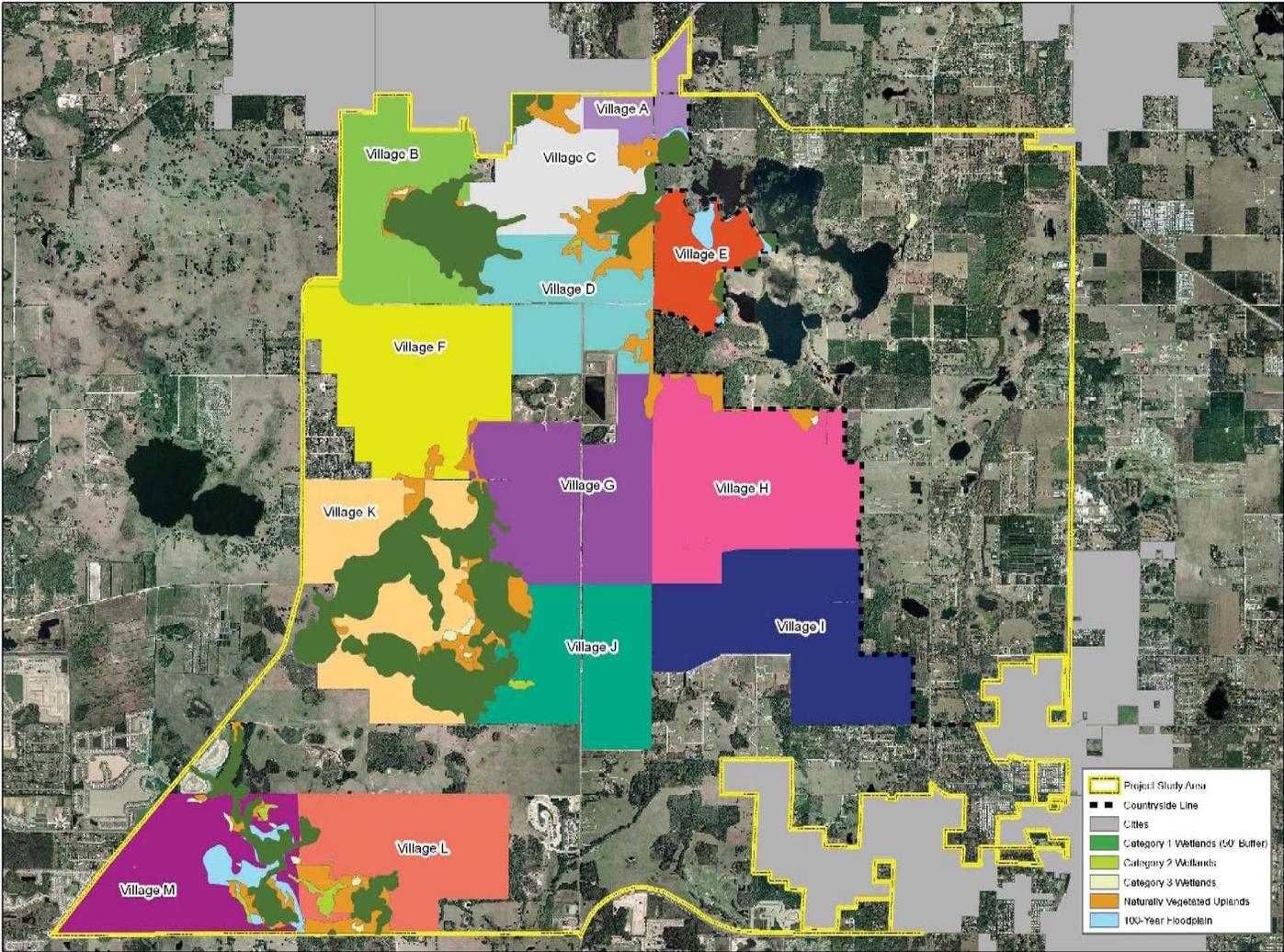
FIGURE PH-6:

PASADENA HILLS 2050 FUTURE LAND USE MAP



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**FIGURE PH-7:
VILLAGE LOCATION MAP**



**PASADENA HILLS
AREA PLAN**

Figure PH-7: Village Location Map

Scale - Feet
0 2,300 4,600
North
Map Source: Citibank, GIS.com, Esri.com

2025 COMPREHENSIVE PLAN
PASCO COUNTY, FLORIDA

FIGURE PH-9:

ARTERIAL ROADWAY CROSS SECTION

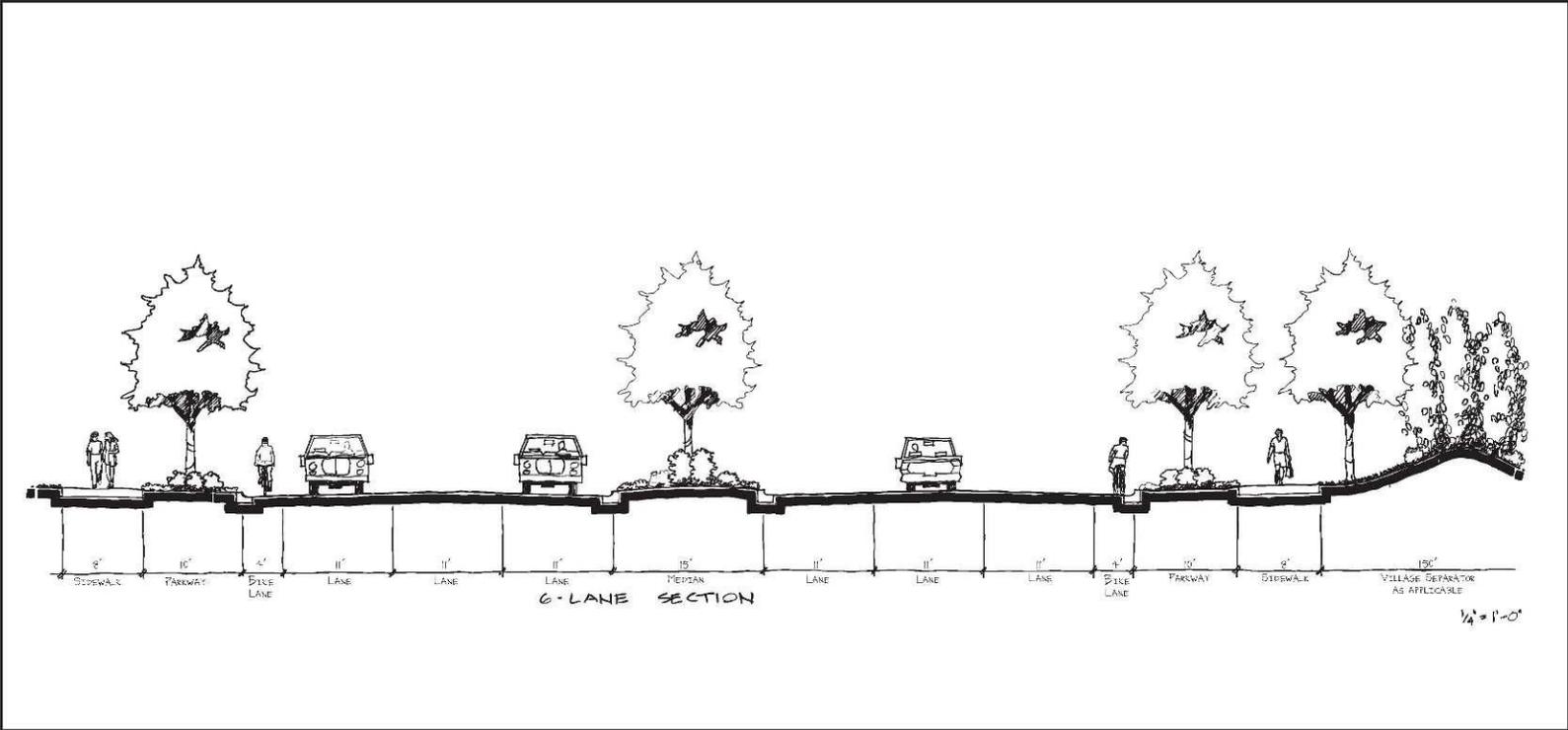


Figure PH-9: Arterial Roadway Cross-Section

PASADENA HILLS
AREA PLAN

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PASCO COUNTY, FLORIDA

FIGURE PH-10a1:

COLLECTOR URBAN ROADWAY CROSS SECTION

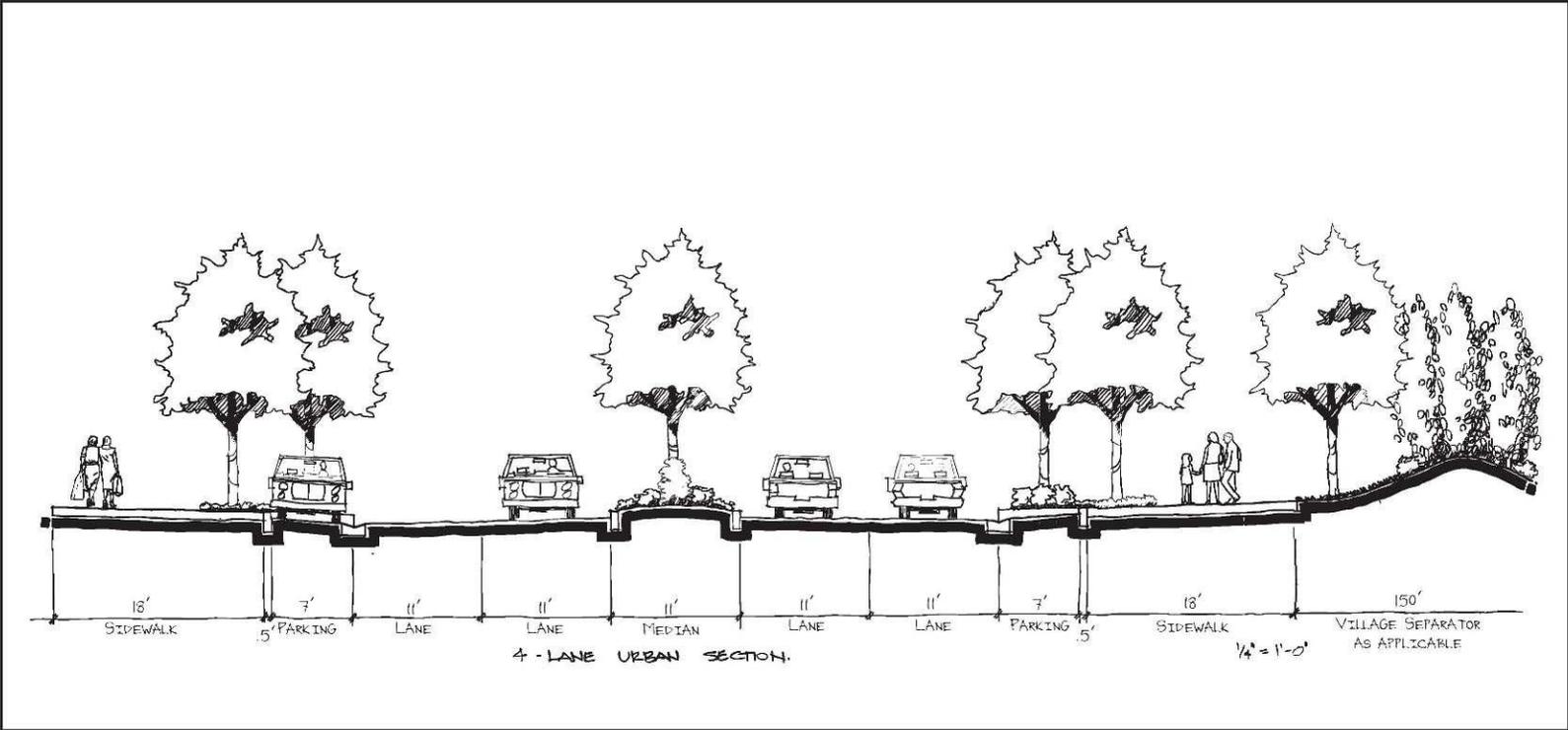


Figure PH-10a1: Collector – Urban Cross-Section

PASADENA HILLS
AREA PLAN

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FIGURE PH-10a2:

COLLECTOR URBAN ROADWAY CROSS SECTION

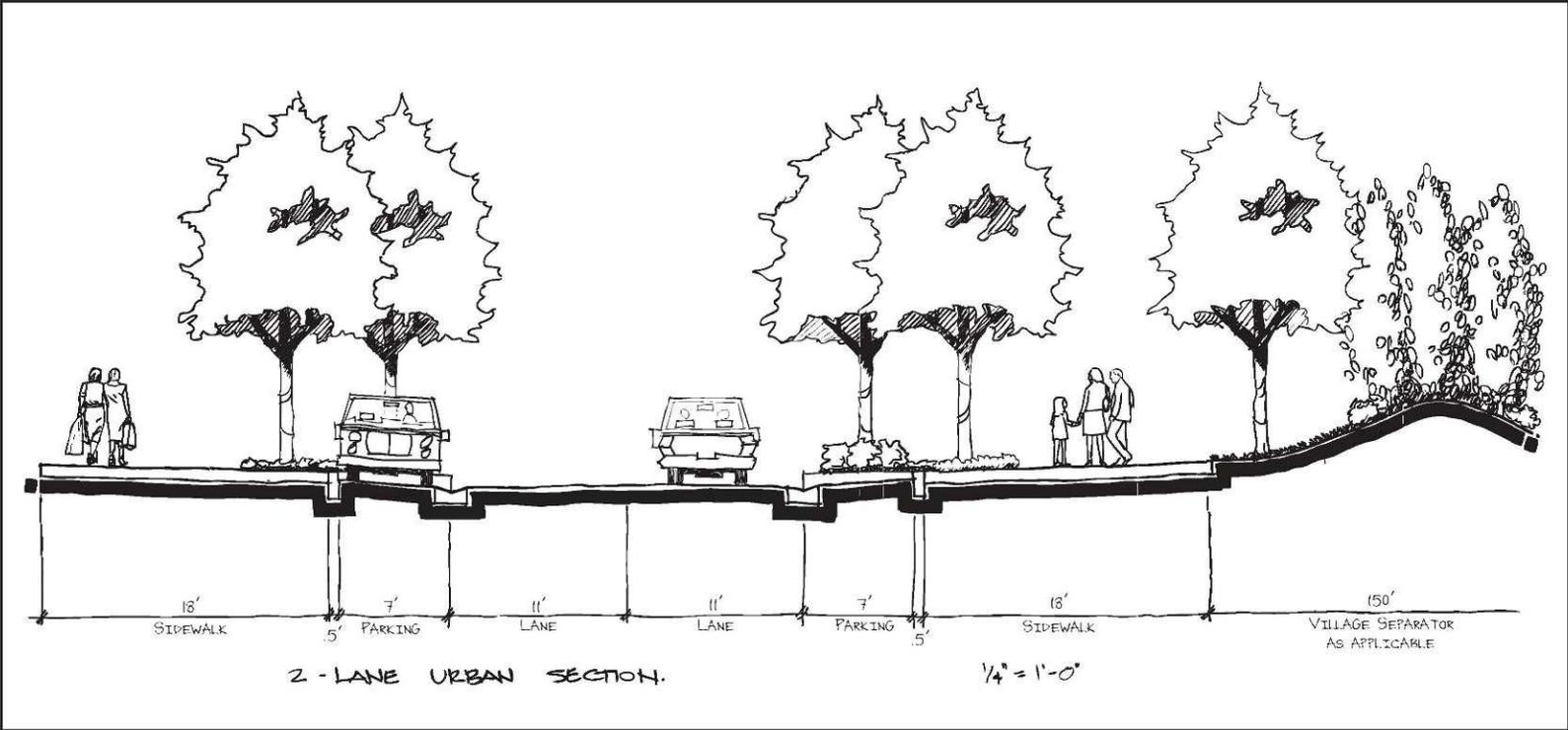


Figure PH-10a2: Collector – Urban Cross-Section

PASADENA HILLS
AREA PLAN

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FIGURE PH-10b:

COLLECTOR NEIGHBORHOOD GENERAL ROADWAY CROSS SECTION

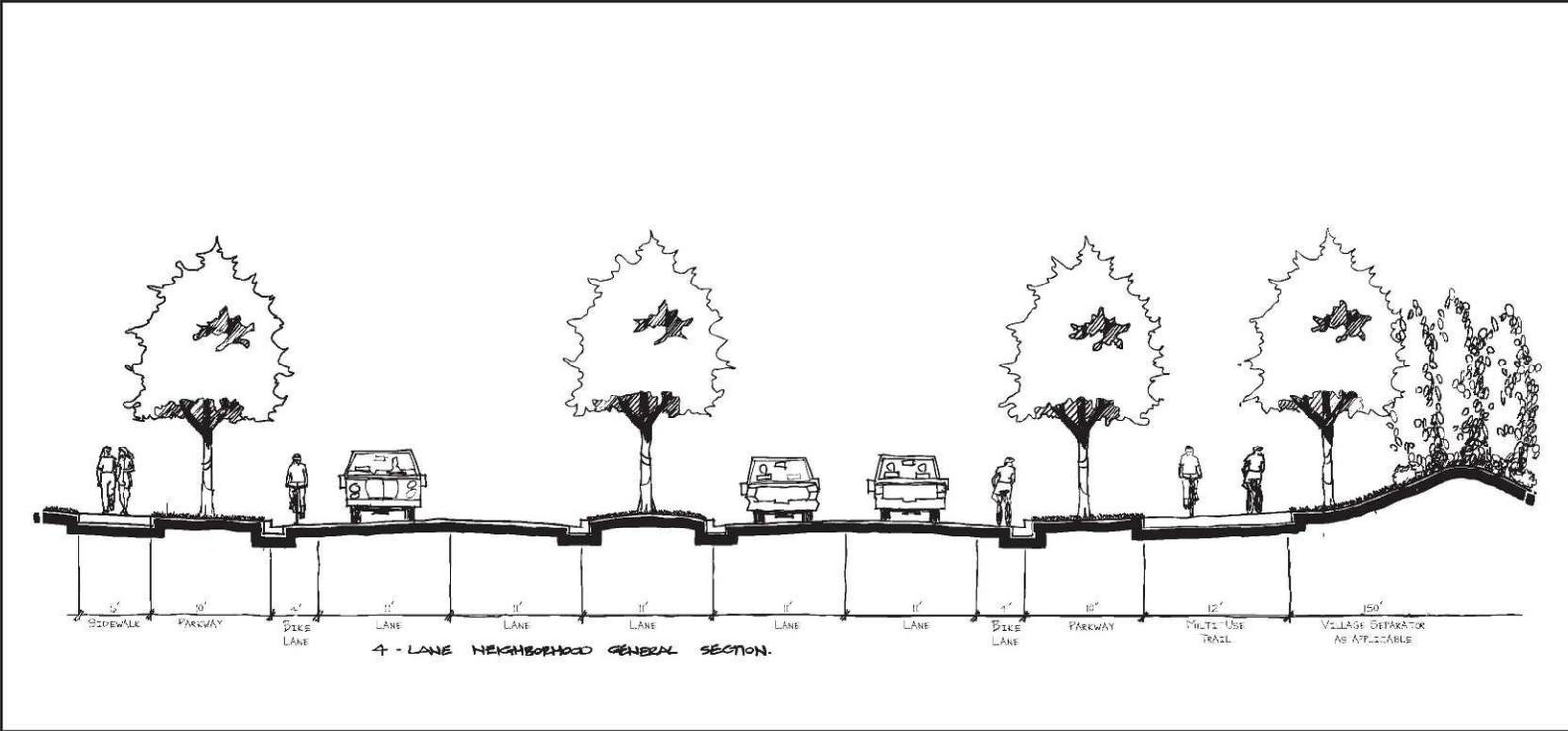


Figure PH-10b: Collector – Neighborhood General Cross-Section

PASADENA HILLS
AREA PLAN

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PASCO COUNTY, FLORIDA

FIGURE PH-11:

LOCAL ROADWAY CROSS SECTION

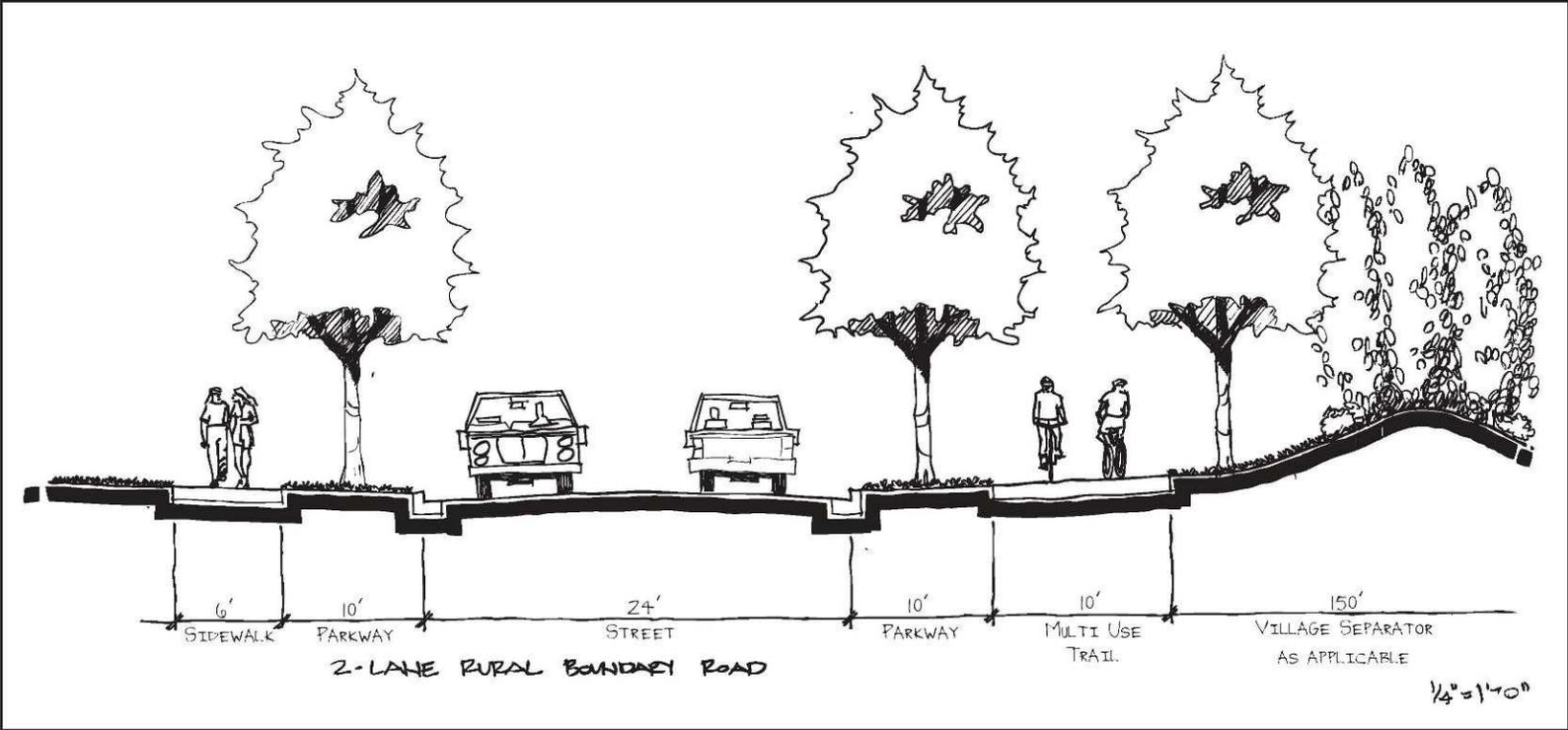
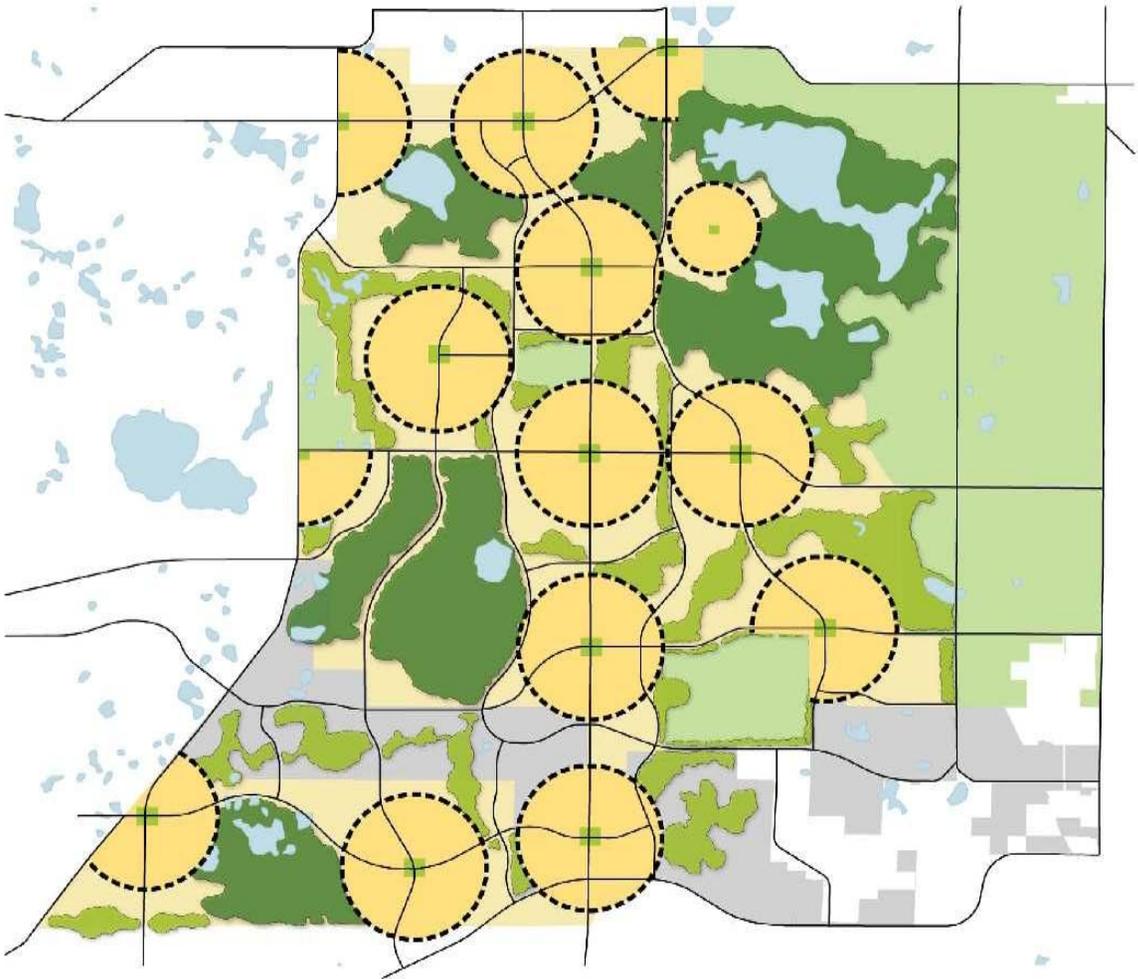


Figure PH-11: Local Roadway Cross-Section

PASADENA HILLS
AREA PLAN

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PASCO COUNTY, FLORIDA**

**FIGURE PH-12:
VILLAGE STRUCTURE**

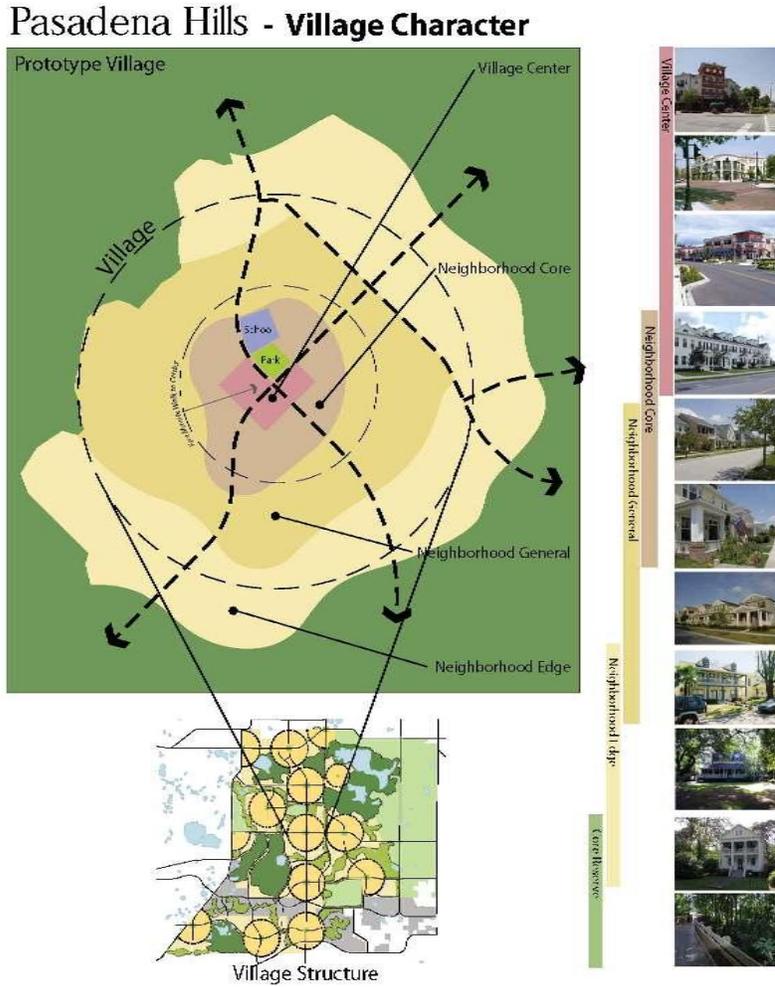


**PASADENA HILLS
AREA PLAN**

Figure PH-12: Village Structure

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

FIGURE PH-13:
VILLAGE PROTOTYPE



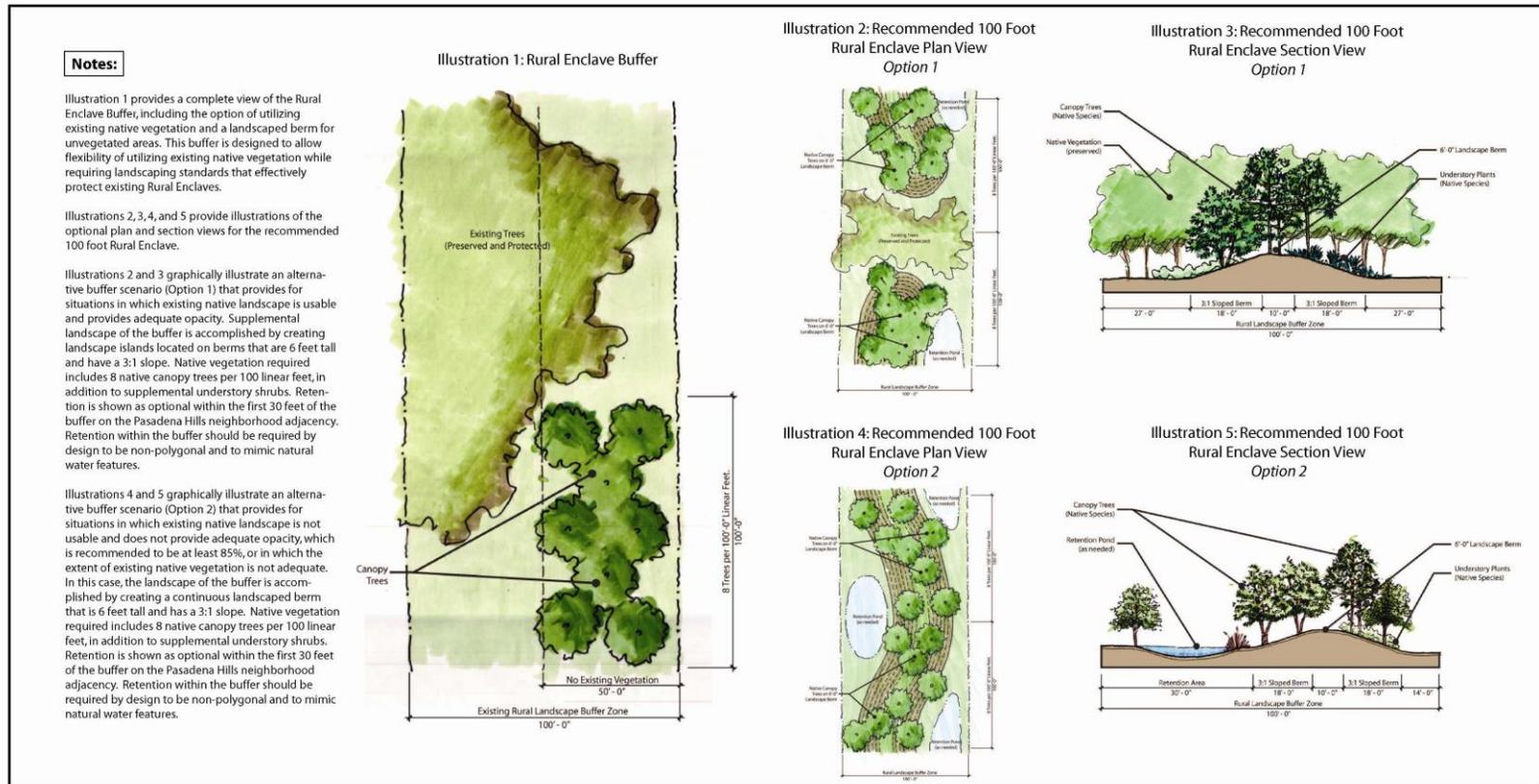
PASADENA HILLS
AREA PLAN

Figure PH-13: Village Prototype

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FIGURE PH-14:

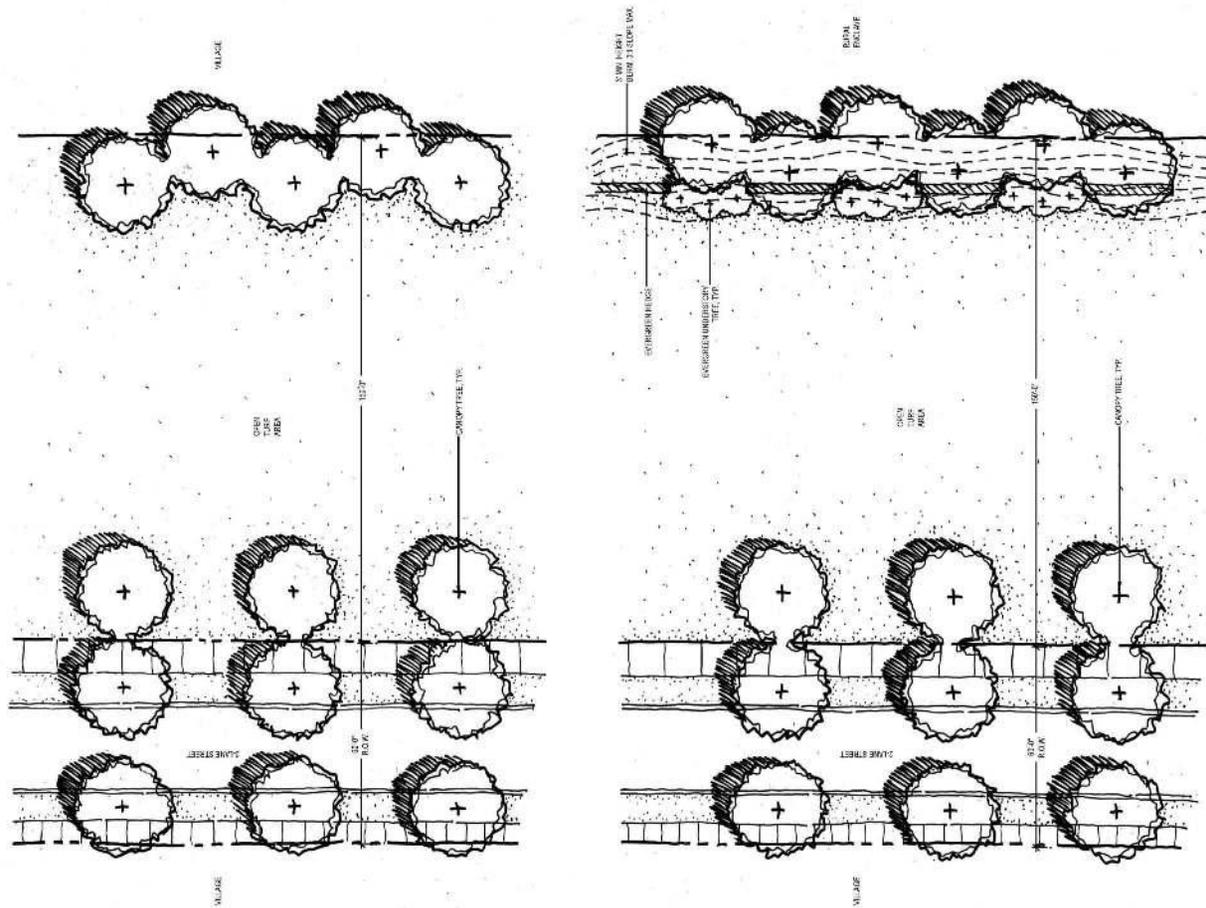
RURAL BELT BUFFERS ILLUSTRATION



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FIGURE PH-15:

VILLAGE SEPARATOR LANDSCAPE GUIDE



PASADENA HILLS
AREA PLAN

Figure PH-15: Village Separator Landscape Guide

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

TABLE PH-1

YEAR 2050 ROADWAY SUMMARY PASADENA HILLS AREA PLAN

Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
East-West Roadways							
S.R. 52/Clinton Avenue Extension							
I-75 to Boyette Road	Primary	4	6	125	166	No	Included as 4-Lane Road
Boyette Road to Curley Road	Primary	4	6	125	135	No	Included as 4-Lane Road
Curley Road to North-South Avenue B	Primary	2	6	125	142	No	Included as 2-Lane Road
North-South Avenue B to Handcart Road	Primary	2	6	125	142	No	Included as 2-Lane Road
Handcart Road to North-South Avenue D	Primary	2	6	125	142	No	Included as 2-Lane Road
North-South Avenue D to Fort King Highway	Intermediate	2	4	101	142	No	No
Fort King Highway to U.S. 301	Intermediate	2	4	101	142	No	No
Prospect Road							
Curley Road to New River Blvd.	Intermediate	2	2	60	200	Yes	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	60	200	Yes	No
North-South Avenue B to Handcart Rd.	Intermediate	2	2	73	200	No	No
Handcart Rd. to North-South Avenue D	Intermediate	2	2	73	200	No	No
East-West Street A							
New River Blvd. to North-South Avenue B	Intermediate	2	2	73	Not Included	No	No
North-South Avenue B to Handcart Rd.	Intermediate	2	2	60	Not Included	Yes	No
Handcart Rd. to North-South Avenue D	Intermediate	2	2	60	Not Included	Yes	No
Keifer Road							
Curley Rd. to Elam Rd.	Intermediate	2	2	60	Not Included	Yes	No
Elam Rd. to New River Blvd.	Intermediate	2	2	60	Not Included	Yes	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	60	Not Included	Yes	No
North-South Avenue B to Handcart Rd.	Intermediate	2	2	73	Not Included	No	No

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Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
Handcart Rd. to North-South Avenue C	Intermediate	2	2	73	Not Included	No	No
North-South Avenue C to North-South Avenue D	Intermediate	2	2	73	Not Included	No	No
North-South Avenue D to Fort King Highway	Intermediate	2	2	60	Not Included	Yes	No
Fort King Highway to U.S. 301	Intermediate	2	2	60	Not Included	No	No
Elam Road							
Boyette Rd. to Curley Rd.	Intermediate	2	2	60	Not Included	No	No
Curley Rd. to Keifer Rd.	Intermediate	2	2	60	Not Included	No	No
East-West Street B							
North-South Avenue B to Handcart Rd.	Intermediate	2	2	60	Not Included	Yes	No
Handcart Rd. to North-South Avenue C	Intermediate	2	2	60	Not Included	Yes	No
North-South Avenue C to North-South Avenue D	Intermediate	2	2	60	Not Included	Yes	No
North-South Avenue D to Keifer Rd.	Intermediate	2	2	60	Not Included	Yes	No
Overpass Road							
Old Pasco Rd. to Boyette Rd.	Primary	2	6	125	166	No	No
Boyette Rd. to Curley Rd.	Primary	2	6	125	200	No	No
Curley Rd. to North-South Avenue A	Primary	2	6	125	166	No	No
North-South Avenue A to New River Blvd.	Primary	2	6	125	166	No	No
New River Blvd. to North-South Avenue B	Primary	2	6	125	166	No	No
North-South Avenue B to Handcart Rd.	Primary	2	6	125	166	No	No
Handcart Rd. to North-South Avenue C	Primary	2	6	125	166	No	No
North-South Avenue C to North-South Avenue D	Primary	2	6	125	166	Yes	No
North-South Avenue D to Fort King Hwy.	Primary	2	6	125	166	No	No
Fort King Hwy. to U.S. 301	Primary	2	6	125	166	No	No
East-West Street C							

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Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
North-South Avenue D to Fort King Hwy.	Intermediate	2	2	60	Not Included	No	No
East-West Street D							
North-South Avenue B to Handcart Rd.	Intermediate	2	2	60	Not Included	No	No
Handcart Rd. to North-South Avenue C	Intermediate	2	2	60	Not Included	No	No
North-South Avenue C to North-South Avenue D	Intermediate	2	2	60	Not Included	No	No
North-South Avenue D to Fort King Hwy.	Intermediate	2	2	60	Not Included	No	No
Fort King Hwy. to U.S. 301	Intermediate	2	2	60	Not Included	No	No
East-West Street E							
Curley Rd. to North-South Avenue A	Intermediate	2	2	60	Not Included	No	No
North-South Avenue A to New River Blvd.	Intermediate	2	2	60	Not Included	No	No
New River Blvd. to North-South Avenue B	Intermediate	2	2	73	Not Included	No	No
North-South Avenue B to Handcart Rd.	Intermediate	2	2	73	Not Included	No	No
Handcart Rd. to North-South Avenue C	Intermediate	2	2	73	Not Included	No	No
S.R. 54/Eiland Blvd. Extension							
I-75 to Curley Rd.	Primary	4	6	125	166	No	No
Curley Rd. to New River Blvd.	Primary	2	6	125	220	No	Included as 2-Lane Road
New River Blvd. to Handcart Rd.	Primary	2	6	125	166	No	Included as 2-Lane Road
Handcart Rd. to Dean Dairy Rd.	Primary	2	6	125	200	No	No
Dean Dairy Rd. to Fort King Hwy.	Primary	2	6	125	166	No	No
Fort King Hwy. to U.S. 301	Primary	2	6	125	142	No	No
North-South Roadways							
Curley Road							
S.R. 52 to Clinton Ave. Ext.	Intermediate	2	2	Not addressed	166	No	No
Clinton Ave. Ext. to Prospect Rd.	Primary	2	6	125	166	No	Included as 4-Lane Road
Prospect Rd. to Keifer Rd.	Primary	2	6	125	166	Yes	Included as 4-Lane Road

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Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
Keifer Rd. to Elam Rd.	Primary	2	6	125	166	No	Included as 4-Lane Road
Elam Rd. to Overpass Rd.	Primary	2	6	125	166	No	Included as 4-Lane Road
Overpass Rd. to S.R. 54	Primary	2	6	125	166	No	Included as 4-Lane Road
North-South Avenue A							
Overpass Rd. to East-West Street E	Intermediate	2	2	60	Not included	No	No
New River Blvd.							
Prospect Rd. to East-West Street A	Intermediate	2	2	73	Not included	No	No
East-West Street A to Keifer Rd.	Intermediate	2	2	73	Not included	No	No
Keifer Rd. to Overpass Rd.	Intermediate	2	2	60	Not included	No	No
Overpass Rd. to East-West Street E	Intermediate	2	2	60	Not included	No	No
East-West Street E to S.R. 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No
North-South Avenue B							
S.R. 52/Clinton Ave. Ext. to Prospect Rd.	Intermediate	2	2	60	Not included	No	No
Prospect Rd. to East-West Street A	Intermediate	2	2	60	Not included	Yes	No
East-West Street A to Keifer Rd.	Intermediate	2	2	60	Not included	Yes	No
Keifer Rd. to East-West Street B	Intermediate	2	2	60	Not included	No	No
East-West Street B to Overpass Rd.	Intermediate	2	2	60	Not included	No	No
Overpass Rd. to East-West Street D	Intermediate	2	2	60	Not included	No	No
East-West Street D to East-West Street E	Intermediate	2	2	60	Not included	No	No
East-West Street E to S.R. 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No
Handcart Road							
S.R. 52/Clinton Ave. Ext. to Prospect Rd.	Primary	2	4	106	Not included	No	No
Prospect Rd. to East-West Street A	Primary	2	4	106	200	No	No
East-West Street A to Keifer Rd.	Primary	2	4	106	200	No	No
Keifer Rd. to East-West Street B	Primary	2	4	106	200	Enclave Frontage only	No

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Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
East-West Street B to Overpass Rd.	Primary	2	4	106	200	No	No
Overpass Rd. to East-West Street D	Primary	2	4	106	200	No	No
East-West Street D to East-West Street E	Primary	2	4	106	200	No	No
East-West Street E to S.R. 54/Eiland Ext.	Primary	2	4	106	200	No	No
North-South Avenue C							
North-South Avenue D to Keifer Rd.	Intermediate	2	2	60	Not included	Yes	No
Keifer Rd. to East-West Street B	Intermediate	2	2	60	Not included	Yes	No
East-West Street B to Overpass Rd.	Intermediate	2	2	60	Not included	Yes	No
Overpass Rd. to East-West Street D	Intermediate	2	2	60	Not included	Yes	No
East-West Street D to East-West Street E	Intermediate	2	2	60	Not included	Yes	No
East-West Street E to S.R. 54/Eiland Ext.	Intermediate	2	2	60	Not included	Yes	No
North-South Avenue D							
S.R. 52/Clinton Ave. Ext. to Prospect Rd.	Intermediate	2	2	60	200	No	No
Prospect Rd. to East-West Street A	Intermediate	2	2	60	Not included	No	No
East-West Street A to North-South Avenue C	Intermediate	2	2	60	Not included	No	No
North-South Avenue C to Keifer Rd.	Intermediate	2	2	60	Not included	No	No
Keifer Rd. to Overpass Rd.	Intermediate	2	2	60	Not included	No	No
Overpass Rd. to East-West Street C	Intermediate	2	2	60	Not included	Yes	No
East-West Street C to East-West Street D	Intermediate	2	2	60	Not included	Yes	No
Silverado Rd.							
East-West Road D to S.R. 54/Eiland Ext.	Intermediate	2	2	60	Not included	No	No
Fort King Hwy.							
Clinton Ave. Ext. to Keifer Rd.	Intermediate	2	2	60	135	No	No
Keifer Rd. to Overpass Rd.	Intermediate	2	2	60	135	No	No
Overpass Rd. to East-West Street C	Intermediate	2	2	60	135	No	No

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Roadway/Segment	Roadway Type (Primary or Intermediate)	Initial Number of Lanes	Year 2050 Number of Lanes	Right-of-Way Width (Feet)		Village Separator or Rural Enclave Buffer Required?	In Capital Improvements Element Program?
				Plan Recommendation	Pasco Corridor Preservation		
East-West Street C to East-West Street D	Intermediate	2	2	60	135	No	No
U.S. 301							
Clinton Ave. Ext. to Keifer Rd.	Primary	4	6	Not addressed	220	No	No
Keifer Rd. to Overpass Rd.	Primary	4	6	Not addressed	235	No	No

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GOAL FLU 7: FUTURE LAND USE SUBAREAS

The County may identify subarea policies where (1) the maximum density and intensity of certain Future Land Use classifications would enable development for which there is inadequate public facilities, services, or infrastructure to serve the maximum development potential of the land use classification; or (2) the subarea otherwise requires additional constraints or conditions to (a) ensure consistency with the Comprehensive Plan, (b) further implementation of the Market Area Strategy, or (c) ensure compatibility with surrounding land uses.

OBJECTIVE FLU 7.1: ESTABLISHMENT OF SUBAREAS

Consider the conditional and limited approval of development activity in delineated project subareas to ensure adequate public facilities, services, and infrastructure are available; development is consistent with the Goals, Objectives, and Policies in the Comprehensive Plan and compatible with surrounding land uses.

LONG LAKE RANCH SUBAREA POLICIES

POLICY FLU 7.1.1: LONG LAKE RANCH

Identify the Long Lake Ranch Subarea on Future Land Use Subarea Map 2-9 and Map 2-9(4). The subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Long Lake Ranch Development of Regional Impact Development Order and any subsequent amendments. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.1, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following levels of development within the Long Lake Ranch Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions, are supported by adequate public facilities, services, and infrastructure:

Land Use	Square Footage/ Dwelling Units
Office	1,305,000 Square Feet
Retail	577,000 Square Feet
Multiple-Family	1,030 Dwelling Units
Hotel	220 Units

- a. Construction of the entitlements identified above shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact development order and the

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Development Agreement. The Development of Regional Impact development order shall require the construction of a north-south road (known as Sunlake Boulevard in Pasco County) which shall be constructed at a minimum of two (2) lanes within Pasco County from S.R. 54 to the connection at the existing terminus of Sunlake Boulevard in Hillsborough County.

- b. Entitlements within the Long Lake Ranch Development of Regional Impact Subarea may be reduced, exchanged, utilized, and traded off pursuant to an adopted Land Use Trade-Off Equivalency Matrix as part of the Development of Regional Impact development order conditions and will be subject to the restrictions set forth in such matrix and Development of Regional Impact development order conditions.
- c. The Long Lake Ranch Development of Regional Impact Subarea shall adhere, where applicable and as provided in the Development of Regional Impact development order conditions, to the intent and guiding principles of the EC (Employment Center) Future Land Use Classification as set forth in Chapter 2, Future Land Use Appendix, of the Pasco County Comprehensive Plan subject to the density and intensity maximums of the ROR (Retail/Office/Residential) Future Land Use Classification and this subarea policy.

CYPRESS CREEK TOWN CENTER SUBAREA POLICIES

POLICY FLU 7.1.2: CYPRESS CREEK TOWN CENTER

Identify the Cypress Creek Town Center Development of Regional Impact Subarea on Future Land Use Subarea Map 9 and Map 2-9(2). This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Cypress Creek Town Center Development of Regional Impact Development Order and Development Agreement. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.2, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure area available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Cypress Creek Town Center Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order and Development Agreement conditions are supported by adequate public facilities, services, and infrastructure:

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Land Use	Square Footage/Dwelling Units/Hotel Rooms
Regional Mall	1,300,000 Square Feet
Retail Center	600,000 Square Feet
Office	120,000 Square Feet
Highway Commercial	96,000 Square Feet
Multiple-Family Residential	230 Dwelling Units
Hotel	350 Rooms

- a. Construction of the entitlements identified above shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact development order and the Development Agreement.
- b. Office entitlements within the Cypress Creek Town Center Subarea may not be reduced, exchanged, utilized, or traded off for retail, highway commercial, multiple-family residential, or hotel entitlements.
- c. Retail entitlements within the Cypress Creek Town Center Subarea may be reduced, exchanged, utilized, and traded off for office entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- d. Multiple-family residential entitlements within the Cypress Creek Town Center Subarea may be reduced, exchanged, utilized, and traded off for retail and office land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- e. The land areas shown as CON (Conservation Lands) within the subarea boundaries shall not be altered or reduced in size. Enhancements that improve or restore the function of the natural ecosystem in these conservation lands shall not be prohibited. The areas designated as CON (Conservation Lands) shall be identified as conservation easements in the development review process.
- f. Any land areas within the Cypress Creek Town Center identified as preservation/conservation prior to or during preliminary plan/preliminary site plan development, that are not designated as CON (Conservation Lands) on the Future Land Use Map, shall be amended to CON (Conservation Lands) through the Biannual Comprehensive Plan Amendment process.

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CURLEY ROAD/S.R. 54 SUBAREA POLICIES

POLICY FLU 7.1.3: CURLEY ROAD/S.R. 54 SUBAREA POLICIES

Identify the Curley Road/S.R. 54 Subarea on Subarea Map 2-9 and Map 2-9(1). Any property located in this subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. The subarea shall consist of not more than two (2) MPUD Master Planned Unit Developments, and all MPUD Master Planned Unit Development applications shall be submitted simultaneously. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.3, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the Curley Road/S.R. 54 Subarea shall be limited to the following:

Land Use	Square Footage/ Dwelling Units
Office	280,000 Square Feet
Retail	699,000 Square Feet
Multiple-Family Residential	1,945 Dwelling Unit

The general range of potential uses for the office, retail, and multiple-family residential land uses shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The minimum upland acres for the office land uses shall be eighteen (18) acres. The location of the required office acreage shall be shown on the MPUD Master Planned Unit Development zoning master plans for any property located in the subarea.

The minimum upland acres for the multiple-family residential land uses shall be fifty-five (55) acres. The location of the required multiple-family residential acreage shall be shown on the MPUD Master Planned Unit Development zoning master plans for any property located in the subarea.

The office entitlements and the eighteen (18) acres of land necessary to construct the entitlements within the Curley Road/S.R. 54 Subarea may not be reduced, exchanged, utilized, or traded off for retail or residential entitlements, except that multiple-family residential uses vertically integrated with office uses and accessory retail located within office buildings may be located in the office land area.

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The fifty-five (55) acres of land necessary to construct the multiple-family residential entitlements may not be reduced, exchanged, utilized, or traded off for retail entitlements.

Retail entitlements within the Curley Road/S.R. 54 Subarea may be reduced, exchanged, utilized, and traded off for office and multiple-family entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

Multiple-family residential entitlements within the Curley Road/S.R. 54 Subarea may be reduced, exchanged, utilized, and traded off for office land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may, upon approval of the Board of County Commissioners, waive or delay any subarea policy or Development of Regional Impact, MPUD Master Planned Unit Development, or Preliminary Development Agreement condition for a primary target industry.

If any MPUD Master Planned Unit Development zoning master plan prepared in accordance with the subarea policies exceeds applicable Development of Regional Impact thresholds, then the MPUD Master Planned Unit Development must obtain Board of County Commissioners and Florida Department of Community Affairs approval of the MPUD Master Planned Unit Development as a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approval may require additional amendment(s) of the Comprehensive Plan. However, any MPUD Master Planned Unit Development master plan may include entitlements that are below the Development of Regional Impact threshold. Notwithstanding the foregoing, the County and/or Florida Department of Community Affairs are under no obligation to approve the subarea or any MPUD Master Planned Unit f

Construction of the entitlements identified above shall be contingent upon the developer's submittal and County's approval of the required Traffic Impact Study prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Master Planned Unit Development conditions of approval.

In the event the landowner(s) or developer(s) seek, pursuant to Section 319.9 of the Right-of-Way Preservation Ordinance, a waiver from, or compensation for, the required right-of-way dedications for the Zephyrhills Bypass, the Curley Road Extension, S.R. 54, or any other right-of-way or land areas required to be dedicated by Pasco County for roads, or in the event the landowner(s) or developers seek Transportation Impact Fee credits for such right-of-way or land, the value of such right-of-way or land shall be determined based on the land use classification and land values existing prior to the adoption of this subarea and the ROR (Retail/Office/Residential) Land Use Classification.

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KING RANCH SUBAREA POLICIES

POLICY FLU 7.1.4: KING RANCH

Identify the King Ranch Subarea on Subarea Map 2-9 and Map 2-9(3). This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions thereof. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.4, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The maximum levels of development within the King Ranch Subarea shall be limited to the following:

Land Use	Square Footage/ Dwelling Units
Employment Center	600,000 Square Feet
Themed Specialty Retail	223,000 Square Feet
Retail	130,000 Square Feet
Office	52,200 Square Feet
Residential: Multiple-Family	548 Dwelling Units
Residential: Single-Family	3 Dwelling Units

The general range of potential uses for the EC (Employment Center) Land Use Classification shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The general range of potential uses for OF (Office) Land Use Classification shall be established as a condition of the MPUD Master Planned Unit Development zoning approval and be consistent with the Comprehensive Plan.

The minimum upland acres for the EC (Employment Center) Land Use Classification shall be fifty-five (55) acres, and the minimum upland acres for office shall be six (6) acres.

Construction of the entitlements identified above shall be contingent upon the developer's submittal and County's approval of the required Traffic Impact Study prior to rezoning approval and mitigation of transportation impacts as provided in the MPUD Master Planned Unit Development conditions of approval.

Office and employment center entitlements and the sixty-one (61) acres of land necessary to construct the entitlements within the King Ranch Subarea may not

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be reduced, exchanged, utilized, or traded off for themed specialty retail, retail, or residential entitlements.

Retail entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for office and employment center, and multiple-family entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

Multiple-family residential entitlements within the King Ranch Subarea may be reduced, exchanged, utilized, and traded off for employment center and office land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

The land areas designated as CON (Conservation Lands) Land Use within the King Ranch Subarea are based upon aerial photography and field observations and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies. The applicant or their successor in interest shall provide Pasco County with a sealed survey of the agency-approved jurisdictional line by a licensed public land surveyor. Pasco County shall amend the Future Land Use Map during the next-occurring biannual map amendment to designate all jurisdictional wetlands as CON (Conservation Lands) Land Use, with the exception of the wetlands, if approved by the legislated regulatory agencies to be impacted for one (1) access to the themed specialty commercial; for one (1) access, if necessary, to the King Ranch Homestead; and to accommodate a themed specialty retailer (approximately three [3] acres) all as generally shown on the revised conceptual plan dated August 1, 2005, as submitted with the King Ranch Biannual Comprehensive Plan Amendment Application. The land areas designated as CON (Conservation Lands) Land Use shall not be impacted, altered, or reduced in size.

Unless the County-approved Traffic Impact Study submitted in connection with the MPUD Master Planned Unit Development and applicable County transportation concurrency and access-management requirements demonstrate that some portion of the entitlements set forth above can be constructed without the extension of C.R. 54, construction in King Ranch shall not commence until the proposed C.R. 54 Extension is built or committed to be built at a minimum as a two (2) lane road with a minimum of 142 feet of right-of-way from S.R. 54/S.R. 56 to County Line Road (Hillsborough County).

In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may upon approval of the Board of County Commissioners, waive or delay any subarea policy or Development of Regional Impact, MPUD Master Planned Unit Development, or Preliminary Development Agreement condition for a primary target industry.

The project's stormwater-management system shall be designed, constructed, and maintained to meet or exceed Rule 40D-4, Florida Administrative Code, and Pasco County ordinances as provided in the MPUD Master Planned Unit Development conditions of approval.

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If the MPUD Master Planned Unit Development zoning master plan prepared in accordance with the subarea policy exceeds applicable Development of Regional Impact thresholds, then the King Ranch Subarea must obtain either Board of County Commissioners and Florida Department of Community Affairs approval of the King Ranch Subarea as a Regional Activity Center in accordance with the requirements of Rule 28-24.014(10), Florida Administrative Code, or a Development of Regional Impact in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code. Such approvals may require additional amendment(s) of the Comprehensive Plan. However, the MPUD Master Planned Unit Development master plan may include entitlements that are below the Development of Regional Impact threshold. Notwithstanding the foregoing, the County and/or Florida Department of Community Affairs are under no obligation to approve the subarea as a regional activity center or Development of Regional Impact.

In accordance with the County's interlocal agreement with Hillsborough County, comments and recommended conditions regarding the rezoning may be included in the MPUD Master Planned Unit Development conditions of approval.

BEXLEY RANCH SUBAREA POLICIES

POLICY FLU 7.1.5: BEXLEY RANCH

- a. Identify the Bexley Ranch Subarea 5(a) on Subarea Map 2-9. The subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Bexley Ranch Development of Regional Impact Development Order. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.5, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as amended; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following levels of development within the Bexley Ranch Subarea 5(a), if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions and subarea policies set forth below, are supported by adequate public facilities, services, and infrastructure:

Land Use	Phase I	Phase II	Phase III	Total
Office (Square Feet)	50,000	200,000	0	250,000
Retail (Square Feet)	125,000	183,500	91,500	400,000
Residential (Dwelling Units)	0	600	400	1,000

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- (1) Retail entitlements and acreage within the Bexley Ranch Town Center/Office Park area may be exchanged for office/employment center land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- (2) The 400,000 square feet of retail entitlements and the thirty (30) acres allocated to construct such entitlements within the Bexley Ranch Town Center/Office Park (Subarea 5[a]) shall not be reduced, exchanged, utilized, or traded off for residential land uses, except such land area as may be utilized for vertically integrated retail and multiple-family uses as permitted within the town center as stated in Development Order Condition No. 5b(4)(c).
- (3) The 250,000 square feet of office entitlements shall be increased via the Land use Trade-Off Equivalency Matrix to 537,200 square feet in accordance with Development Order Condition No. 5b(4)(a).
- (4) The 537,200 square feet of office entitlements may be increased to a maximum of 1,550,000 square feet via a Notice of Proposed Change in accordance with Section 380.06(19), Florida Statutes, as specified in Development Order Condition No. 5b(4)(b). Such Notice of Proposed Change shall require a transportation analysis, an affordable-housing study, and an analysis and verification of water and utilities availability as well as any other studies or analyses that may be required by any agency.
- (5) The total office entitlements as amended via the Land Use Trade-Off Equivalency Matrix and the Notice of Proposed Change and the 100 acres allocated to construct such entitlements within the Bexley Ranch Town Center/Office Park (Subarea 5[a]) shall not be reduced, exchanged, or utilized for any other land uses, except such land area as may be utilized for accessory commercial uses located within office/employment center buildings and vertically integrated retail and multiple-family uses as permitted within the town center as stated in Development Order Condition No. 5b(4)(c).
- (6) Residential entitlements and acreage within the Bexley Ranch Town Center/Office Park area may be exchanged for retail and office/employment center land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- (7) Residential - Single-family entitlements within the Bexley Ranch Subarea 5(b) may be exchanged to residential multiple-family entitlements within the Bexley Ranch Subarea 5(a) pursuant to an adopted Land Use Equivalency Matrix.

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- (8) Residential – Multiple-family entitlements within the Bexley Ranch Subarea 5(a) may be exchanged to single-family entitlements within Bexley Ranch Subarea 5(a) pursuant to an adopted Land Use Equivalency Matrix. However, only single-family attached and multiple family are permitted in the Bexley Ranch Subarea 5(a).
 - (9) Any residential entitlements assigned to the Bexley Ranch Subarea 5(a) may be transferred to Subarea 5(b) provided that such transfer is consistent with the conditions of the Development of Regional Impact development order, Subarea Policies 7.1.5(a) and 7.1.5(b), and the MPUD Master Planned Unit Development rezoning. In no event will the number of residential units in Subarea 5(a) be reduced to less than 400 units.
 - (10) No individual land use; i.e., office/employment center, retail, and residential, shall exceed forty-five (45) percent of the total net land area of the Bexley Ranch Town Center/Office Park, except for the 100 acres allocated to construct office park entitlements, which shall have a 100 percent maximum for office/employment center land uses.
 - (11) Phase III entitlements shall require additional transportation and air-quality analysis in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code, prior to specific approval (Development Order, Section 4-a).
- b. Identify the Bexley Ranch Subarea 5(b) on Subarea Map 2-9. The subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Bexley Ranch Development of Regional Impact Development Order. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.5(b); and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as amended; the requirements of Rule 9J-5, Florida Administrative Code, and Chapter 163, Florida Statutes. The following levels of development within the Bexley Ranch Subarea 5(b), if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions and subarea policies set forth below, are supported by adequate public facilities, services, and infrastructure:

Land Use	Phase I	Phase II	Phase III	Total
Residential (Dwelling Units)	2,450	2,480	1,070	6,000

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- (1) Residential entitlements and acreage within the Bexley Ranch Subarea 5(b) may not be exchanged for retail.
- (2) Residential – Multiple-family entitlements within the Bexley Ranch Subarea (a) may be exchanged to single-family entitlements within Bexley Ranch Subarea 5(b) pursuant to an adopted Land Use Equivalency Matrix.
- (3) Residential - Single-family entitlements within the Bexley Ranch Subarea 5(b) may be exchanged to residential multiple-family entitlements within the Bexley Ranch Subarea 5(b) pursuant to an adopted Land Use Equivalency Matrix.
- (4) Any residential entitlements assigned to Subarea 5(b) may be transferred to Bexley Ranch Subarea 5(a) provided that such transfer is consistent with the conditions of the Development of Regional Impact development order, Subarea Policies 7.1.5(a) and 7.1.5(b), and the MPUD Master Planned Unit Development rezoning.
- (5) Phase III entitlements shall require additional transportation and air-quality analysis in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code, prior to specific approval (Development Order, Section 4-a).

SUNLAKE CENTRE SUBAREA POLICIES

POLICY FLU 7.1.6: SUNLAKE CENTRE

Identify the Sunlake Centre Development of Regional Impact Subarea on Subarea Map 2-9. The subarea shall be zoned MPUD Master Planned Unit Development, and shall be governed by the terms and conditions of the Sunlake Centre Development of Regional Impact Development Order. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.6, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Sunlake Centre Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions, are supported by adequate public facilities, services, and infrastructure subject to Policy 7.1.6(c) below:

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Land Use	Phase 1	Phase 2	Total
Retail (Square Feet)	110,000	530,000	640,000
Office (Square Feet)	95,000	245,000	340,000
Residential (Dwelling Units)	600	0	600

- a. Office entitlements and the land area necessary to construct such entitlements within the Sunlake Centre Development of Regional Impact Subarea may not be reduced, exchanged, utilized, or traded off for retail or residential land uses.
- b. No individual land use; i.e., office, retail, or residential, shall exceed seventy-five (75) percent of the total net land area of the Sunlake Centre Development of Regional Impact Subarea.
- c. Phase 2 entitlements shall require additional transportation and air-quality analysis in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code.

ASHLEY GLEN SUBAREA POLICIES

POLICY FLU 7.1.7: ASHLEY GLEN

Identify the Ashley Glen MPUD Master Planned Unit Development Subarea on Subarea Map 2-9. The subarea is currently zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.7, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and Chapter 163, Florida Statutes. The following maximum levels of development within the Ashley Glen MPUD Master Planned Unit Development Subarea, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure subject to Table 7.1.7 below:

**TABLE 7.1.7
Summary of Ashley Glen Mixed Uses**

Land Use	Total
Residential (Dwelling Units)	900
Townhouse/Condominiums	(600)
Multiple Family Apartments	(300)
Retail (Square Feet)	444,000
Day Care (Square Feet)	6,000
Office (Square Feet)	1,800,000
Elementary School	1

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- a. Office entitlements, and the land area necessary to construct such entitlements, within the Ashley Glen MPUD Master Planned Unit Development Subarea may not be reduced, exchanged, or traded off for retail or residential land uses.
- b. The Ashley Glen MPUD Master Planned Unit Development will adhere where applicable to the intent, locational criteria, and guiding principles of the EC (Employment Center) Future Land Use Classification as set forth in Chapter 2, Future Land Use Appendix, of the Pasco County Comprehensive Plan subject to the density and intensity maximums of the ROR (Retail/Office/Residential) Future Land Use.
- c. Retail entitlements within the Ashley Glen Subarea may be reduced, exchanged, utilized, and traded off for office and multiple-family residential entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- d. Townhouse and condominium units may be exchanged for multiple-family apartment units pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

WIREFRASS RANCH SUBAREA POLICIES

POLICY FLU 7.1.8: WIREFRASS RANCH

- a. Wiregrass Ranch Maximum Levels of Development

The Wiregrass Ranch Development of Regional Impact Subarea shall be identified on Future Land Use Subarea Map 2-9. This subarea shall be zoned in a single MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the Wiregrass Ranch Development of Regional Impact Development Order, Development Agreement, and MPUD Master Planned Unit Development zoning. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.8, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate such increased density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Wiregrass Ranch Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact development order conditions, are supported by adequate public facilities, services, and infrastructure.

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Land Use	
Residential (Units)	16,000
Commercial (Square Feet)	3,500,000
Hotel/Motel (Rooms)	600
Office (Square Feet)	2,600,000
Hospital (Beds)	600
Community College (Full-Time Equivalent Students)	4,000
Light Industrial (Square Feet)	1,000,000
Recreation/Attraction:	
Movie Theaters (Screens)	24
Serial Performance Facility (Seats)	6,000
Golf Course (Holes)	36

Construction of the above (Development of Regional Impact specific approval, Phases 1-3) shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact development order and any related Development Agreement.

- b. The Wiregrass Ranch Subarea shall provide a minimum of three (3) of the approved uses.

- c. The Wiregrass Ranch Subarea shall be zoned MPUD Master Planned Unit Development and shall be further governed by the terms and conditions of the Wiregrass Ranch Development of Regional Impact Development Order and, if applicable, the Development Agreement. Any development that would generate public facility impacts in excess of the Levels of Service identified in the table below shall require an amendment to the Wiregrass Future Land Use Classification, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to demonstrate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

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Public Facility	Maximum Service Demand
Water	4.14 mgd
Wastewater	3.83 mgd
Solid Waste	538.11 Tons per Day
Public Schools, K-12	2,384 Students or the Students Generated from 4,000 Multiple Family Units and 6,000 Single Family Detached Units
Transportation	15,604 Net P.M. Peak-Hour Trips

d. Wiregrass Ranch Guiding Principles

The Wiregrass Ranch Development of Regional Impact shall be developed in conformance with the following guiding principles where practical and appropriate:

- (1) A unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development, which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open-space areas.
- (2) The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community, and providing walkability between uses/parcels.
- (3) Development of the project shall maintain a balance of jobs to housing at build-out of the project, ensuring that there is adequate land set aside within the project to maintain a balance of job opportunities, to live and work within the project, and to comply with the intent of the Pasco County Comprehensive Plan.
- (4) The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle-trip lengths and to support pedestrian, bicycle, or other alternative modes of transportation and mass-transit opportunities.
- (5) Development of the project shall support and actively promote multimodal transportation containing interconnected street networks and pedestrian-friendly streets.
- (6) The project shall provide opportunities for multimodal transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity.

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- (7) A diversity of housing to enable citizens from various economic levels and age groups to live within the site.
 - (8) An affordable housing mitigation program shall be implemented to mitigate the project's impacts on affordable housing.
- e. Wiregrass Ranch Development Standards
- (1) The areas designated in the Future Land Use Map as CON (Conservation Lands) Land Use within the Wiregrass Ranch Development of Regional Impact Subarea shall be limited to passive recreational and conservation land uses including picnic shelters, boardwalks, and pedestrian trail systems; e.g., walking/jogging, nonmotorized cycling, and rollerblading. The CON (Conservation Lands) Future Land Use Classification shall allow for road crossings only where necessary for major arterials or internal, interconnected street networks including those roadways required by any approved Master Roadway Phasing Plan, the MPUD Master Planned Unit Development approval(s), and/or the Pasco County Land Development Code. Road crossings shall be designed to comply with the conditions of the development order and should be consistent with wildlife corridors or roadway undercrossing systems. Pedestrian and bicycle connections shall be allowed where necessary to create an interconnected greenways and trails system.
 - (2) The project shall be designed to provide interconnected streets between uses and provide adequate opportunities for pedestrian/bicycle connectivity where practical and appropriate.
 - (3) All commercial development within the Wiregrass Ranch Development of Regional Impact shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses where practical. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of connected routes between residential uses, the town center, office, and commercial areas; and schools, parks, civic uses, and conservation and open-space areas. The design details shall be established by a site plan controlled by the MPUD Master Planned Unit Development zoning and implemented through the preliminary site plans for each development area.
 - (4) In order to ensure consistency with the Economic Element of the Comprehensive Plan, the County may, upon approval of the Board of County Commissioners, waive or delay any subarea

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policy, Development of Regional Impact, or MPUD Master Planned Unit Development condition for a primary target industry as defined by the "Target Industry Study for Pasco County."

- (5) The Wiregrass Development of Regional Impact Phase IV entitlements shall require a Comprehensive Plan Amendment and additional transportation, public facilities, and air-quality analysis in accordance with Section 380.06, Florida Statutes, and Rule 9J-2, Florida Administrative Code, prior to the specific approval.
- (6) The developers of the Wiregrass Ranch Development of Regional Impact shall coordinate with the Pasco County Planning and Development Department, the Metropolitan Planning Organization, and the Florida Department of Transportation to plan for potential bicycle/pedestrian bridges over S.R. 56 and/or Wiregrass Ranch Boulevard. Consideration shall be given to potential inclusion of such bridges in the Bicycle Pedestrian Plan at the time of zoning or preliminary plan approval for affected parcels.
- (7) Notwithstanding anything in the foregoing Wiregrass Special Provisions, Development Standards, or Guiding Principles, the Wiregrass Subarea and Wiregrass Ranch Development of Regional Impact shall not be prohibited from receiving any benefits that are otherwise allowed within the Pasco County Comprehensive Plan, the Land Development Code, or applicable law related to transit, transfer of development rights or other use, density, or intensity provisions and incentives.
- (8) Temporary industrial uses necessary to support the development activities are permitted.
- (9) Portions of the property may continue to be used for agricultural activities, such as, but not limited to, citrus production, cattle ranching, crop production, rangeland, timber harvesting, or other similar uses, until the property has been fully developed.
- (10) Nonresidential-Use Locations: Commercial and other non-residential uses within the planned development are encouraged to be placed in locations that will provide convenient multimodal access for residents of the planned development community, locations maximizing potential for transit-oriented design concepts, and will minimize the impact of these uses on external adjacent communities. Light Industrial uses shall be developed along collector or arterial roadways and with an adequate buffer to residential uses adjacent to the Wiregrass Ranch Subarea and not immediately adjacent to Category 1 Wetlands.

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POLICY FLU 7.1.9: SMITH 54 SUBAREA POLICIES

a. Smith 54 Maximum Levels of Development

Identify the Smith 54 Subarea on Future Land Use Subarea Map 2-9. This subarea shall be zoned in a single MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.9, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Smith 54 Subarea, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure:

**TABLE 7.1.9
Summary of Smith 54 Mixed Uses**

Land Use	Density (Dwelling Units)		Intensity (Square Feet)	
	Minimum	Maximum	Minimum	Maximum
COM (Commercial)	50	64	70,000	150,000
OF (Office)	N/A	N/A	100,000	120,000
RES-12 (Residential - 12 du/ga)	N/A	1,534	N/A	N/A
Total	50	1,598	170,000	270,000

Office entitlements, and the land area necessary to construct such entitlements, within the Smith 54 Subarea may not be reduced, exchanged, or traded off for retail or residential land uses.

b. Smith 54 Development Standards

- (1) **Compatibility:** Development within the Smith 54 Subarea shall maintain compatibility among land uses by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and nonresidential areas consistent with the 2025 Comprehensive Plan; Chapter 2, Future Land Use, Policies FLU 1.4.3, Transitional Land Uses, and FLU 1.6.3, Transitional Land Uses; and Exhibit 2-2, Appropriate Transitional Land Uses.
- (2) **Walkability:** Development within the Smith 54 Subarea shall use the pedestrian-oriented design guidelines established by the Florida Department of Transportation. Pedestrian spaces and routes shall be designed to invite walking throughout the

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commercial development. Routes shall be integrated to form a comprehensive circulation system providing convenient, safe, and visually attractive access to all destinations on the site, including the office/retail and residential portions of the project.

Major roadways adjacent to and within the project shall be designed to efficiently move traffic in and throughout the project while allowing safe pedestrian movements at intersections and pedestrian interconnections between land uses. Local roads and driveways shall be designed to provide greater connectivity between parcels to create a pedestrian-scale environment, ensuring walkability within the project and maximizing internal capture.

- (3) Landscape: Provide a well-landscaped and pedestrian-friendly character to the commercial development, which promotes a comfortable walkable environment while maintaining efficient traffic circulation. The corridors along perimeter arterial streets and internal collectors shall provide a visually cohesive, open-space system. Similar landscape treatments shall be used at all entrances and intersections. Plant materials, massing, spacing, and height characteristics shall reinforce the hierarchy of roadways and be similar in nature to the surrounding landscape. Planting and grading shall work together to create a variety of experiences along these roadways and to call attention to open-space amenities. Perimeter edge treatments shall establish identity for the project and convey a high-quality image.

The coordination of landscape design for individual building sites and larger multiparcel projects is essential for creating a consistent high-quality character. A coordinated design unifies the various buildings and strengthens the cohesiveness of the development. Individual landscape treatments for building sites shall complement the roadway landscapes, create distinctive settings for buildings, reinforce the design of the open-space systems, and provide amenities for pedestrians.

Hardscape features shall be of a unified design throughout the project. Visual consistency of elements, such as paving, lighting, site furniture, bollards, screen walls, fencing, etc., is desired throughout the project and shall complement the architectural style used for development of the Smith 54 site.

- (4) Architecture: Buildings shall be sited so that the character of existing land forms and site features are enhanced, the relationships between buildings are strengthened, and pedestrian and vehicular circulation is facilitated. Some buildings shall be oriented closer to the street to screen parking in the interior of the

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site and to provide strong pedestrian connections between buildings.

Building masses shall respond to the "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level. All buildings within a proposed development shall be visually and physically compatible with one (1) another and with existing buildings on adjacent sites.

- (5) **Parking:** Parking lots shall be integrated with the site and buildings such that large parking fields are broken up into smaller areas distributed between buildings and screened with landscape and architectural elements. Surrounding buildings or wrapping the project perimeter with parking lots, especially along the street front, is not permitted. Building setbacks shall be varied to enhance visual interest along the streetscape.
- (6) **Affordable Housing:** The Smith 54 Subarea shall provide adequate affordable housing consistent with the policies of the 2025 Comprehensive Plan; Chapter 6, Housing; Objectives HSG 1.1, Supply, and 2.1, Affordability.

BELL FRUIT/ZENEDA SUBAREA POLICIES

POLICY FLU 7.1.10: BELL FRUIT/ZENEDA

- a. **Bell Fruit/Zeneda Maximum Levels of Development**

Identify the Bell Fruit/Zeneda Subarea on Future Land Use Subarea Map 2-9. The subarea shall be zoned in a single MPUD Master Planned Unit Development, which may occur in distinct phases and shall be governed by the terms of this subarea policy. Any development that would exceed the densities or intensities, or is not consistent with the applicable guiding principles under this subarea policy, shall require an amendment to this policy, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure that are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the applicable Pasco County Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following levels of development within the Bell Fruit/Zeneda Subarea are approved as the maximum authorized densities and intensities, and are subject to future compliance with MPUD Master Planned Unit Development conditions, including adequate public facilities, services, and infrastructure which shall be determined in the MPUD Master Planned Unit Development process.

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Entitlements Table	
Type of Development	Square Footage/ Dwelling Units
RES-3 (Residential - 3 du/ga), RES-12 (Residential - 12 du/ga), and Credits*	1,316 Dwelling Units
OF (Office)	144,000 Square Feet
Industrial IL (Industrial - Light) Business Park (85%) Retail (15%)	616,200 Square Feet 103,265 Square Feet

*Residential credits include seventeen (17) units for RES-1 (Residential - 1 du/ga) Corridor Preservation acreage and twenty-seven (27) units for density credit of 1.25 on 21.6 acres upland from RES-1 (Residential - 1 du/ga) to Critical Linkage CON (Conservation Lands).

- (1) Office/IL (Industrial - Light)/Targeted Industry square footage and acreage necessary to construct such entitlement shall not be reduced, exchanged, or traded off for Retail or Residential entitlements.
- (2) Retail square footage and acreage necessary to construct such entitlement may only be reduced, exchanged, or traded off for Office entitlements pursuant to a Land Use Trade-Off Equivalency Matrix as part of the MPUD Master Planned Unit Development process.

b. **Bell Fruit/Zeneda Guiding Principles**

The Bell Fruit/Zeneda Subarea shall be developed in conformance with the following guiding principles which may apply if practical and appropriate. The design details shall be established by a site plan controlled by the MPUD Master Planned Unit Development zoning and implemented through the preliminary site plans for each development area.

- (1) The project shall be planned as a unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development, which horizontally and vertically integrates the land uses, recreation, and open-space areas. Development shall be clustered to the maximum extent reasonably practicable to preserve a connected system of open space and focus development in compact, economically feasible, and environmentally sustainable fashion.

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- (2) The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community, and providing to the extent reasonably practicable, walkability between uses/parcels.
- (3) Development of the project shall maintain a balance of at least one (1) job per household at build-out of the project by ensuring that there is adequate land set aside within the project to maintain this balance.

The Bell Fruit/Zeneda MPUD Master Planned Unit Development shall include phasing requirements that provide for the early provision of on-site and off-site infrastructure to support target industry, corporate business park, and industrial uses, and to link the construction of residential units to nonresidential building construction, so as to contribute to a balanced mix of uses with the goal of achieving a job-to-housing ratio of 1:1. The purpose of the phasing requirement is to ensure residential development does not outpace the provision of nonresidential infrastructure. Nothing in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development.

The Bell Fruit/Zeneda Phasing Plan sets forth the minimum nonresidential building square footage which must be constructed prior to final plat approval (or construction plan approval when a final plat is not required) for the first unit of the next phase of residential development. For example, prior to final plat approval (or construction plan approval when a final plat is not required) of the 637th residential unit, 286,200 square feet of nonresidential buildings must be constructed.

**Bell Fruit/Zeneda Phasing Plan
Residential Units Linked to Nonresidential Building(s)
Phases 1-3
(1:1 Jobs-to-Housing Ratio at One (1) Job per
450 Square-Foot Average)**

Phase	Authorized Residential Dwelling Units	Nonresidential Building Square Feet (Prior to Starting Next Residential Phase)
1	636	286,200
2	900	405,000
3	1,100	495,000

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Maximum Project Build-out (1:1 Jobs-to-Housing Ratio)

	Maximum Residential Dwelling Units	Maximum Building Square Feet
Project Build-Out	Up to 1,316	Up to 863,465

- (4) The approximate fifty-two (52) acres of RES-12 (Residential - 12 du/ga) shall require a minimum density of eight (8) du/ga.
- (5) The Bell Fruit/Zeneda Subarea shall provide adequate, affordable housing opportunities consistent with the policies of the 2025 Comprehensive Plan, Chapter 6 Housing, and Objectives HSG 1.1 and 2.1. A diversity of housing will provide opportunity for citizens from various economic levels and age groups to live within the site.
- (6) Development of the project shall support multimodal transportation, including mass-transit opportunities, and contain interconnected street networks and pedestrian-friendly streets between the retail, residential, office, and industrial uses, and provide adequate opportunities for pedestrian/bicycle connectivity where practicable and appropriate.
- (7) All development within the Bell Fruit/Zeneda Subarea shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation within the project and allows for vehicular, bicycle, and/or pedestrian interconnectivity between land uses where practical. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of connected routes between residential uses, industrial, office, and commercial areas; and parks, conservation, and open-space areas.

c. **Bell Fruit/Zeneda Natural Resource Protection Requirements**

- (1) The areas designated in the Future Land Use Subarea Map 2-9(10) as CON (Conservation Lands) Land Use and lying within the critical linkage, as defined in Subparagraph (2) below, for the Bell Fruit/Zeneda Subarea shall be limited to uses allowed by the Critical Linkage Ordinance, if adopted; the criteria in the MPUD Master Planned Unit Development, if a Critical Linkage Ordinance is not adopted at the time that a completed MPUD Master Planned Unit Development application is submitted; or pursuant to a variance from the Critical Linkage Ordinance, if the Ordinance is adopted, and the Pasco County Comprehensive Plan.

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- (2) The land areas designated as CON (Conservation Lands) Land Use within the Bell Fruit/Zeneda Subarea include, as identified in Map 2-9(10), all Class I, II, and III wetlands, a 23.1+/- acre, 100-foot-wide upland edge area adjacent to the western edge of the entire length of the Class I wetlands and the 21.6+/- acre eastern upland area. The critical linkage on the properties shall exclusively be comprised of the Class I wetlands, the 100-foot-wide upland edge area, and the 21.6 +/- acre eastern upland area. If adjustments are required as a result of the sealed survey described in Subparagraph (3) below, Pasco County, without need of any further request by the applicant, shall update the Future Land Use Map to designate all critical linkages as CON (Conservation Lands) Land Use. The adjacent land uses will be adjusted accordingly to reflect the revised CON (Conservation Lands) areas, provided there shall be no increase in density, intensity, or change in the mix of uses. The existing RES-1 (Residential - 1 du/ga) density within the critical linkage, together with the density incentive, shall be transferred to the upland residential property as more specifically referenced in the Entitlements Table under Policy FLU 7.1.10(a).
- (3) The wetland areas (Categories I, II, and III) designated as CON (Conservation Lands) within the Upland Residential Property within the Bell Fruit/Zeneda Subarea are based upon aerial photography and field observations which are noncontrolling, preliminary, and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies during the MPUD Master Planned Unit Development zoning process. The applicant or successor in interest shall provide Pasco County with a sealed survey of the agency-approved jurisdictional line by a licensed public land surveyor. If adjustments are required, Pasco County, without need of any further request by the applicant, shall update the Future Land Use Map to adjust, but not eliminate, the wetland areas designated as CON (Conservation Lands) Land Use to coincide with the jurisdictional line established by the agencies. The adjacent land uses will be adjusted accordingly to reflect the revised CON (Conservation Lands) areas, provided there shall be no increase in density, intensity, or change in the mix of uses. These land areas designated as CON (Conservation Lands) will receive a density incentive that shall be transferred to remaining areas of the Upland Residential Property, as more specifically referenced in the Entitlements Table under Policy FLU 7.1.10(a).
- (4) Development of the Bell Fruit/Zeneda Subarea shall reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources including the CON (Conservation Lands) Land Use on site.

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- (5) An Environmental Management Plan for the long-term conservation and management of the lands designated as CON (Conservation Lands) on Future Land Use Subarea Map 2-9(10) shall be submitted to the County. Approval of the EMP by the Zoning and Site Development Department shall be required prior to the first preliminary plan/preliminary site plan approval associated with the first phase/increment of the development.
- (6) Development of the site shall include measures to protect water quality including a Surface Water Quality Monitoring Program that identifies, measures, reports, and corrects any site-related continuous and/or long-term pre and postdevelopment changes in water quality and an analysis of current or projected Total Maximum Daily Load contaminants in the watershed in accordance with the applicable County, State, or Federal law.
- (7) Development of RES-3 (Residential - 3 du/ga) and RES-12 (Residential - 12 du/ga) areas shall be designed to blend densities by providing a transitional area of varying densities between the low density lands north of the site to higher densities on the southern portion of the site with enhanced environmental protection, including preservation of open space areas, clustering on the most suitable portions of the RES-3 (Residential - 3 du/ga) and RES-12 (Residential - 12 du/ga) areas, and setbacks from the Pithlachascotee River and Category I Wetlands.

d. Bell Fruit/Zeneda Public Facility Requirements

- (1) The phasing of development within the Bell Fruit/Zeneda Subarea is expressly related to the provision of the necessary infrastructure to serve such development, and all development approvals shall be in accordance with the County's Concurrency Management System.
- (2) Within 90 days of the County's request, the Bell Fruit/Zeneda developer shall either deed, dedicate, or provide an easement to Pasco County for any required right-of-way for Shady Hills Road, which right-of-way, after the required conveyance, shall not exceed a maximum width of 142 feet of right-of-way as identified in the Right-of-Way Preservation Ordinance.
- (3) The County shall not make the request for title of any of the identified lands affected by the foregoing right-of-way or land conveyance until such time that private or public funds for the improvements that will utilize the right-of-way or land have been committed or planned in the County's adopted Capital Improvement Element. The Bell Fruit/Zeneda developer (or

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developers) may be eligible for impact fee credits for the foregoing right-of-way or land conveyance, subject to the requirements of the County's applicable impact fee ordinances in effect at the time of the transaction.

- e. The permitted uses in the IL (Industrial - Light) Future Land Use, exclusive of residential uses, shall be consistent with the intent and general range of potential uses in the IL (Industrial - Light) Future Land Use. At the time of MPUD Master Planned Unit Development review and approval, specific uses shall be selected from the I-1 Light Industrial Park, C-2 General Commercial, and C-3 Commercial/Light Manufacturing Zoning Districts or its successor zoning district and the Pasco County list of targeted businesses. These specific uses will be consistent with Policy FLU 4.6.5.g, natural and manmade features that give remarkable character to the visual landscape along the Suncoast Parkway, and will be characterized by clean industry aesthetically pleasing to the area.

TWO RIVERS SUBAREA POLICIES

POLICY FLU 7.1.11: TWO RIVERS

- a. Two Rivers Maximum Levels of Development

Identify the Two Rivers Subarea on Future Land Use Subarea Map 2-9. The subarea shall be zoned in not more than two (2) Master Planned Unit Development (MPUD) projects and shall be governed by the terms of this policy. One (1) MPUD Master Planned Unit Development project shall include all or part of the employment center and may include areas outside the employment center. Any development that would exceed the impacts of the level of development allowed under this subarea policy shall require an amendment to this policy, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following levels of development within the Two Rivers Subarea are approved as the maximum authorized densities and intensities, and if in compliance with MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure.

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Land Use	Square Footage/ Dwelling Units
Single-Family Residential	3,875 Dwelling Units
Multiple-Family Residential	1,400 Dwelling Units
Age-Restricted Residential	1,125 Dwelling Units
Office/Target Industry	1,335,000 Square Feet
Industrial	1,335,000 Square Feet
Retail	630,000 Square Feet

- (1) Office/targeted industry square footage and acreage necessary to construct such entitlement shall not be reduced, exchanged, or traded off for retail or residential entitlements.
- (2) Retail square footage and acreage necessary to construct such entitlement may only be reduced, exchanged or traded off for office entitlements.

b. Two Rivers Guiding Principles

The Two Rivers Subarea shall be developed in conformance with the following guiding principles where practical and appropriate:

- (1) A unified, pedestrian-friendly, low-impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open-space areas.
- (2) The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community and providing walkability between uses/parcels.
- (3) Development of the project shall maintain a balance of jobs to housing at build-out of the project ensuring that there is adequate land set aside within the project to maintain a balance of job opportunities to live and work within the project and to comply with the intent of the Pasco County Comprehensive Plan.
- (4) The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle-trip lengths and to support pedestrian, bicycle, and mass-transit opportunities.
- (5) Development of the project shall support multimodal transportation containing interconnected street networks and pedestrian-friendly

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streets. The project shall be designed to provide interconnected streets between the retail, residential, office, and employment-center uses and provide adequate opportunities for pedestrian/bicycle connectivity where practical and appropriate.

- (6) The project shall provide opportunities for transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity where appropriate and practical.
- (7) All development within the Two Rivers Subarea shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses where practical. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of connected routes between residential uses; the employment center, office, and commercial areas; and schools, parks, civic uses, and conservation and open-space areas. The design details shall be established by a site plan controlled by the MPUD Master Planned Unit Development Zoning and implemented through the preliminary site plans for each development area.
- (8) The Two Rivers Subarea shall provide adequate affordable housing consistent with the policies of the 2025 Comprehensive Plan, Chapter 6 Housing, Objectives HSG 1.1 and 2.1. A diversity of housing will provide opportunities for citizens from various economic levels and age groups to live within the site.
- (9) All references in Policy FLU 7.1.11 to specific Comprehensive Plan or land development regulations or other documents are the provisions in effect on the date of adoption of this policy. The applicability of Comprehensive Plan or land development regulation changes to this policy and this subarea shall be governed by applicable law.

c. Two Rivers Development Standards

- (1) Land Use Allocations for Lands Designated as COM (Commercial)

The COM (Commercial) Land Use Classification, located on the northwestern portion of the Two Rivers Subarea, allows a mix of retail and office uses in close proximity to higher density residential land use to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. Development within the COM (Commercial) Land Use Classification will be consistent with the guiding principles provided in the Two Rivers Subarea policies.

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- (2) A minimum of forty (40) upland developable acres will be designated as an integrated mixed-use town center containing office, retail, and residential uses (excluding single-family detached units) within the COM (Commercial) designated lands, consistent with Policy FLU 1.8.2 and Map 2-14 of the County's Comprehensive Plan. The town center portion of the COM (Commercial) shall be developed consistent with transit-oriented development and the TND (Traditional Neighborhood Design) town center standards and mixture of uses in the Pasco County TND (Traditional Neighborhood Design) Ordinance form requirements as stated in Section 808.A.1. of the Pasco County Land Development Code.

d. Two Rivers Natural Resource Protection Requirements

- (1) The areas designated in the Future Land Use Map as CON (Conservation Lands) Land Use Classification within the Two Rivers Subarea shall be limited to passive recreational and conservation land uses, including picnic shelters, boardwalks, and pedestrian trail systems; e.g., walking/jogging, nonmotorized cycling, and rollerblading. The CON (Conservation Lands) Future Land Use Classification shall allow for road crossings only where necessary for major arterials or internal, interconnected street networks, including those roadways required by the Pasco County Land Development Code. Road crossings shall be designed to be consistent with wildlife corridors or roadway undercrossing systems. Pedestrian and bicycle connections shall be allowed where necessary to create an interconnected greenways and trails system. Select areas designated as CON (Conservation Lands) Land Use Classification within the Two Rivers Subarea are based upon aerial photography and field observations and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies.
- (2) Development of the Two Rivers Subarea shall be specifically designed to reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources including the CON (Conservation Lands) Land Use Classification on site.
- (3) An Environmental Management Plan shall be developed to provide enhanced environmental protection to regional resources, enhanced open space, and enhanced water-quality protection. The Environmental Management Plan shall specify implementation methods, enforcement, such as deed restrictions to prohibit dumping, clearing, and disturbance of buffers; maintenance; and protection, including the enhancement of buffers through pine

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reforestation planting and planting other native vegetation (as may be required for habitat mitigation).

- (4) Development of the site shall include measures to protect water quality including a Surface Water Quality Monitoring Program that identifies, measures, reports, and addresses any continuous and/or long-term pre- and postdevelopment changes in water quality attributable to the property and the activities thereon and an analysis of current or projected Total Maximum Daily Load contaminants in the watershed.
- (5) The developer shall cooperate with Pasco County, including coordination of the drainage infrastructure planning and permitting for the development of the Two Rivers Project, in connection with Pasco County's efforts to solve drainage issues related to the "Indian Creek Restoration Project" north of the Two Rivers Project. Pasco County and the developer agree that any drainage easement(s) conveyed to Pasco County in connection with this process must conform with the Southwest Florida Water Management District permitting or exemption requirements.
- (6) Development of Two Rivers shall not materially impact watershed impacts attributable to the property and the activities thereon and will provide qualitative/quantitative analysis of the project's impacts on the New River and Upper Hillsborough Basins.
- (7) Development of RES-3 (Residential - 3 du/ga) areas shall be designed to provide a transitional area between the very-low-density lands south of the site to higher densities and intensities in the northern portion of the site and enhanced environmental protection, including preservation of open-space areas, clustering on the most suitable portions of the RES-3 (Residential - 3 du/ga) area, and setbacks from Indian Creek and Category 1 wetlands.
- (8) The Two Rivers Subarea shall provide for the continuation of any existing regionally significant wildlife corridor(s) or habitat systems as identified by the applicant and the County with reference to wildlife habitat data published by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.

e. Two Rivers Public Facility Requirements

- (1) The timing of development within the Two Rivers Subarea 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 maintain the adopted Level of Service standards are programmed within the Pasco County Capital Improvements Element prior to the approval of development activity or to ensure that impacts to

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public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.

- (2) Any time infrastructure capacity for the Two Rivers Subarea is evaluated through the review process, preservation of capacity for the employment center shall be considered to ensure that adequate land and transportation capacity is available for EC (Employment Center) uses consistent with Policy FLU 1.8.10.
- (3) The Two Rivers developer shall dedicate any right-of-way for S.R. 56 or any road shown on Map 7-36, Pasco County Highway Vision Plan, pursuant to the terms of approved MPUD Master Planned Unit Development and/or Development of Regional Impact applications.
- (4) Two Rivers shall coordinate with the District School Board of Pasco County regarding the location and timing of the required school sites within the Two Rivers Subarea. Land requested by the District School Board of Pasco County shall not exceed twenty-two (22) acres for an elementary school, forty (40) acres for a middle school, and seventy (70) acres for a high school. These acreages may be reduced if facilities are collocated with other schools, parks, or other facilities that allow for the sharing of infrastructure.
- (5) The County shall require, where feasible, that new urban-residential development within the Two Rivers Subarea collocate neighborhood parks with schools.
- (6) Within twelve (12) months of the final approval of the Two Rivers Comprehensive Plan Amendment, or such later time as may be approved by the Board of County Commissioners, the developer shall file with Pasco County an application for MPUD Master Planned Unit Development rezoning and/or Development of Regional Impact, as applicable. This MPUD Master Planned Unit Development and/or Development of Regional Impact application shall also include an infrastructure-financing plan for Pasco County Highway Vision Plan roads, parks, schools, water and sewer, drainage, floodplain mitigation, and any other public infrastructure deemed necessary and will include items, such as the scope, timing, funding source(s), credits, and any necessary additions to the Capital Improvements Element.

Any infrastructure-financing plan shall be consistent with the requirements of the County's Concurrency Management System to ensure the timely construction of the necessary infrastructure to maintain the adopted Level of Service standards and to serve the development within the Two Rivers area.

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As part of the final approval of Two Rivers' infrastructure-financing plan, the County shall issue a Certificate of Capacity or concurrency exemption for all public facilities that are included in the infrastructure-financing plan. Such determination or exemption shall apply to development within Two Rivers that is undertaken consistent with the requirements of the Two Rivers Subarea policies and any site-specific requirements of the financing strategy.

Within eighteen (18) months of the above-noted MPUD Master Planned Unit Development and/or Development of Regional Impact application deadline or such later time as may be approved by the Board of County Commissioners, it shall be the obligation of the developer to obtain a final approval of such application and infrastructure-financing plan. No development shall be allowed within Two Rivers until such time that the specific approval application and infrastructure-financing plan have been approved by the County.

- (7) Pasco County shall place high priority on providing transportation improvements to the Two Rivers Subarea in order to support the employment center uses.
- f. Prior to any development of the site, the applicant shall file an Application for Development Approval or obtain a formal written determination from the Florida Department of Community Affairs on the Development of Regional Impact status of the project.

CENTRAL PASCO EMPLOYMENT VILLAGE SUBAREA POLICIES

POLICY FLU 7.1.12: CENTRAL PASCO EMPLOYMENT VILLAGE

- a. Maximum Levels of Development
 - (1) Identify the Central Pasco Employment Village Subarea on Future Land Use Subarea Map 2-9(12). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Central Pasco Employment Village Subarea and to define the guiding principles and specific conditions for development. The Central Pasco Employment Village Subarea is the result of a coordinated and unified planning approach in conjunction with the County initiated Central Pasco Employment Village Area Plan. The Central Pasco Employment Village Area Plan, dated February 2008, is incorporated herein by reference.
 - (2) The subarea shall be zoned in a single EC-MPUD Employment Center Master Planned Unit Development and shall be governed by the terms of this policy. Any development that would exceed the impacts of the level of development allowed under this

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subarea policy shall require an amendment to this policy, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

- (3) The following levels of development within the Central Pasco Employment Village Subarea are approved as the maximum authorized densities and intensities, and if in compliance with the approved EC-MPUD Employment Center Master Planned Unit Development conditions and Financial Plan, are supported by adequate public facilities, services, and infrastructure:

Type of Development	Square Footage/ Dwelling Units
Corporate Business Park Targeted Primary Business Industrial Uses	3,700,000 Square Feet
Support/Commercial Office	950,000 Square Feet
Residential	4,500 Dwelling Units

- (4) A Land Use Equivalency Matrix is a required component of the Central Pasco Employment Village EC-MPUD Employment Center Master Planned Unit Development. Any utilization of the Land Use Equivalency Matrix shall demonstrate the proposed action does not cause a greater impact on public facilities, services, and infrastructure.
- (5) Residential uses may be reduced, exchanged, or traded off for Corporate Business Park, Target Primary Business, Industrial, and Support Commercial/Office entitlements.
- (6) Corporate Business Park, Target Primary Business, Industrial, and Support Commercial/Office may not be reduced, exchanged, or traded off for Residential entitlements.
- (7) Corporate Business Park, Target Primary Business, and Industrial may be reduced, exchanged, or traded off among each other.
- (8) Corporate Business Park, Target Primary Business, and Industrial may not be reduced, exchanged, or traded off for Support Commercial/Office.

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b. Central Pasco Employment Village Guiding Principles

The Central Pasco Employment Village Subarea shall be developed in conformance with the following guiding principles where practical and appropriate:

- (1) A unified, pedestrian-friendly, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which horizontally and vertically integrates office and retail development with residential and institutional uses and recreation and open-space areas.
- (2) The project's overall design shall establish a framework that creates a pedestrian-friendly, human-scale environment, building a sense of place and community, providing walkability between uses/parcels.
- (3) Development of the project shall maintain a balance of jobs to housing at build-out of the project ensuring that there is adequate land set aside within the project to maintain a balance of job opportunities to live and work within the project and to comply with the intent of the Pasco County Comprehensive Plan.
- (4) The project as a whole, composed of its interconnected uses/parcels, shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle trip lengths and to support pedestrian, bicycle, and mass-transit opportunities.
- (5) Development of the project shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between the Corporate Business Park, Target Primary Business, Industrial Uses, Support Commercial/Office, and Residential uses, and provide adequate opportunities for pedestrian/bicycle connectivity, where practical and appropriate.
- (6) The project shall provide opportunities for transit facilities and incorporate transit-oriented design features, such as a vertical mix of uses, pedestrian-oriented street design, on-street parking where appropriate, and internal connectivity, where appropriate and practical.
- (7) All development within the Central Pasco Employment Village Subarea shall be consistent with the established subarea policies such that development incorporates varying streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and/or pedestrian interconnectivity between land uses, where practical. Local and collector streets, pedestrian paths, and bike

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paths shall contribute to a system of connected routes between employment generating uses, residential, schools, parks, civic uses, and conservation and open-space areas. The design details shall be established by a site plan controlled by the EC-MPUD Employment Center Master Planned Unit Development zoning and implemented through the preliminary site plans for each development area.

- (8) The Central Pasco Employment Village Subarea shall not promote urban sprawl with the proliferation of strip commercial development along S.R. 52.
- (9) All references in Policy FLU 7.1.12 to specific Comprehensive Plan, Land Development Code, or other documents are to the provisions in effect on the date of adoption of this policy. The applicability of Comprehensive Plan or Land Development Code changes to this policy and this subarea shall be governed by applicable law.

c. Central Pasco Employment Village Development Standards

- (1) The Central Pasco Employment Village shall be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park Targeted Primary Business Industrial Uses	30%	75%
Residential	20%	60%
Support/Commercial Office	5%	20%

- (2) The composite land use mix shall be determined on the overall Central Pasco Employment Village land area rather than individual ownership, parcels, or phases. The composite land use mix calculation does not include Central Pasco Employment Village Master Plan CON (Conservation Lands) area (critical linkage, Category I Wetlands).
- (3) Identify the Central Pasco Employment Village Master Plan on the Pasco Comprehensive Plan 2025 Subarea Map 2-15. The Central Pasco Employment Village Master Plan shall serve as the long-term vision for the Central Pasco Employment Village development and resource protection. The Master Plan shall be utilized in a regulatory function to govern general location of land uses, open space, and buffer areas. The Master Plan shall be modified to reflect best available information related to formal wetland determinations, floodplain studies, roadway engineering,

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etc., to coincide with the EC-MPUD Employment Center Master Planned Unit Development submittal.

- (4) The Central Pasco Employment Village shall respect the Rural Transition Area on the north side of S.R. 52 and shall establish specific standards for the creation of a buffer. At a minimum, the Central Pasco Employment Village EC-MPUD Employment Center Master Planned Unit Development standards shall address along S.R. 52 the following:
 - (a) Central Pasco Employment Village Area Plan "Buffer A" (100-foot landscape buffer) adjacent to Target Business, Light Manufacturing, and Corporate Business Park Uses.
 - (b) Preservation of existing canopy trees, where practical.
 - (c) Planting of new canopy trees.
 - (d) Native variety landscaping requirements.
 - (e) Building character, setbacks, and location of buildings.
 - (f) Location of parking.
 - (g) Screening of equipment storage and dumpsters.
 - (h) Location and design of signage.
 - (i) Location and design of street lights.
- (5) All parks and schools will be located within the Residential areas of the Central Pasco Employment Village.
- (6) Residential phase development applications within high-density land use shall include a strategy to provide a component of housing that is affordable to a family with a median income that does not exceed 120 percent of the median income for the Tampa-St. Petersburg-Clearwater Standard Metropolitan Statistical Area. Alternatively, residential phases shall otherwise mitigate for affordable housing impacts in accordance with any future Countywide ordinances relating to affordable housing.
- (7) Central Pasco Employment Village shall include a variety of housing types to provide housing options for residents of diverse ages, incomes, and family sizes working within and around the area. Low-density, residential, single-family, detached product shall be limited to twenty (20) percent of total allowable residential units. Medium and high-density residential areas on the Master Plan shall allow a variety of additional housing types such as, but

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not limited to, apartments, townhomes, paired homes, cottage homes, quadplexes, etc. Development of the Central Pasco Employment Village shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between retail, residential, office, and employment center uses, and provide adequate opportunities for pedestrian/bicycle connectivity, where practical and appropriate.

- (8) The Central Pasco Employment Village shall minimize access points along S.R. 52 to facilitate traffic flow.
- (9) A Central Pasco Employment Village Transit Master Plan shall be submitted for approval prior to preliminary plan approval. Alternatively, the Central Pasco Employment Village shall comply with any applicable Countywide ordinance related to transit facilities.
- (10) The County shall require, where feasible, that new urban residential development within the Central Pasco Employment Village Subarea co-locate neighborhood parks with schools.

d. Central Pasco Employment Village Natural Resource Protection Requirements

- (1) The subarea shall have Future Land Use Map designations of EC (Employment Center) and CON (Conservation Lands) as identified on the Central Pasco Employment Village Master Plan. CON (Conservation Lands) Future Land Use includes the 210 acres of critical linkage and seventy-one (71) acres of Category I Wetlands outside the critical linkage. Existing CON (Conservation Lands) Future Land Use within the Central Pasco Employment Village, along the southern boundary of the site, is to remain CON (Conservation Lands) Future Land Use.
- (2) Areas designated as CON (Conservation Lands) Land Use within the Central Pasco Employment Village Subarea are based upon aerial photography and field observations. These areas shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies and as determined by the environmental/habitat study and roadway crossing design. Pasco County shall update the Future Land Use Map to reflect the foregoing adjustments.
- (3) The areas designated in the Future Land Use Map as CON (Conservation Lands) Land Use within the Central Pasco Employment Village Subarea shall be limited to passive recreational and conservation land uses, including picnic shelters, boardwalks, and pedestrian trail systems; e.g., walking/jogging,

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nonmotorized cycling, and rollerblading. The Administrative Element of the 2025 Plan and Policy FLU 1.5.1: Nonconforming Uses shall apply to any existing nonconforming uses.

- (4) The CON (Conservation Lands) Future Land Use classification shall allow for road crossings only where necessary for roadways required by the Central Pasco Employment Village EC-MPUD Employment Center Master Planned Unit Development approval(s) and/or the Pasco County Land Development Code. Pedestrian and bicycle connections shall be allowed where necessary to create an interconnected greenways and trails system.
- (5) Development of the Central Pasco Employment Village Subarea shall be specifically designed to reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources including the CON (Conservation Lands) Land Use on site.
- (6) A Central Pasco Employment Village Environmental Management Plan shall be developed for CON (Conservation Lands) Future Land Use areas to provide enhanced environmental protection to regional resources, enhanced open space, and enhanced water quality protection. The Environmental Management Plan shall specify implementation methods; enforcement, such as deed restrictions to prohibit dumping, clearing, and disturbance of buffers; maintenance; and protection, including the enhancement of buffers through pine reforestation planting and planting of other native vegetation as may be required for habitat mitigation.
- (7) Development of the site shall include measures to protect water quality, including a Surface Water Quality Monitoring Program that identifies, measures, reports, and addresses any continuous and/or long-term pre- and post-development changes in water quality attributable to the property and the activities thereon and an analysis of current or projected Total Maximum Daily Load contaminants in the watershed.
- (8) Development of the Central Pasco Employment Village shall not adversely impact the Cypress Creek and Upper East Cypress Creek Drainage Basins in accordance with the Southwest Florida Water Management District and Pasco County regulations.
 - (a) Postdevelopment stormwater runoff from the Central Pasco Employment Village shall be pretreated prior to discharge in accordance with Southwest Florida Water Management District regulations to avoid degradation of downstream water quality.

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- (b) Postdevelopment peak discharge of stormwater runoff from all developments within the Central Pasco Employment Village shall not exceed predevelopment peak discharge rates for the twenty-four (24) hour recurrence of the 2-year, 10-year, 25-year, and 100-year storm events.
 - (9) The Central Pasco Employment Village Subarea shall only locate low-density residential development, open space, and roadway and stormwater infrastructure adjacent to the critical linkage.
 - (10) The Central Pasco Employment Village shall comply with the Pasco County Groundwater Protection Ordinance. In addition, all land use activities prohibited within the wellhead protection area designated five-year travel time are prohibited adjacent to Cypress Creek and Cypress Creek Category I Wetlands.
 - (11) Septic tanks are prohibited within the Central Pasco Employment Village.
 - (12) Wetlands that have CON (Conservation Lands) Land Use Classification shall be protected consistent with the Goals, Objectives, and Policies of the Pasco County Comprehensive Plan and applicable Land Development regulations.
- e. Central Pasco Employment Village Public Facility Requirements
- (1) The timing of development within the Central Pasco Employment Village Subarea 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 maintain the adopted Levels of Service standards are programmed within the Pasco County Capital Improvements Element prior to the approval of development activity or to ensure that impacts to public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.

Central Pasco Employment Village development is limited to the level that will generate 604 net external p.m. peak-hour trips. No further development may occur until a determination that the segment of S.R. 52 from Bellamy Brothers Road to Old Pasco Road meets the adopted Level of Service. Upon said road segment failing the Level of Service, Pasco County shall include the segment in the Pasco County Capital Improvements Element/ Long-Term Concurrency Management System if Pasco County determines that the required improvements are financially feasible, or the Central Pasco Employment Village, Florida

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Department of Transportation, or others commit to fund the required improvements.

- (2) Anytime infrastructure capacity for the Central Pasco Employment Village Subarea is evaluated through the review process, preservation of capacity for Corporate Business Park, Targeted Primary Business, and Industrial entitlements shall be considered to ensure that adequate land and transportation capacity is available for EC (Employment Center) uses consistent with Policy FLU 1.8.10.
 - (3) Within five (5) years of the Florida Department of Community Affairs Notice of Intent to approve the Central Pasco Employment Village Comprehensive Plan Amendment, or such later time as may be approved by the Board of County Commissioners, the developer shall file with Pasco County an application for EC-MPUD Employment Center Master Planned Unit Development rezoning. A Central Pasco Employment Village Financial Plan is a required component of the EC-MPUD Employment Center Master Planned Unit Development application and approval.
 - (4) It shall be the obligation of the land owners to work with the County to obtain a final approval of the EC-MPUD Employment Center Master Planned Unit Development and Financial Plan within eighteen (18) months of the above-noted EC-MPUD Employment Center Master Planned Unit Development application deadline, or such later time as may be approved by the Board of County Commissioners.
- f. The Central Pasco Employment Village Financial Plan shall include the following:
- (1) On-Site Roadway Improvements (Includes Roadway, Drainage, Floodplain Mitigation, and Wetland Mitigation, and Excludes Right-of-Way)
 - (a) Pasco Village Parkway (East/West Collector Roadway)
 - (b) West Village Parkway (Western North/South Collector Roadway)
 - (c) East Village Parkway (Eastern North/South Collector Roadway)
 - (2) Off-Site Roadway Improvements
 - (a) S.R. 52 (as Determined by the Transportation Impact Study)

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- (3) Potable Water Transmission Mains
 - (a) S.R. 52
 - (b) Collier Parkway/Ehren Cutoff
 - (c) Pasco Village Parkway (East/West Collector Roadway)
 - (d) West Village Parkway (Western North/South Collector Roadway)
 - (e) East Village Parkway (Eastern North/South Collector Roadway)
 - (4) Sanitary Sewer Force Mains
 - (a) S.R. 52
 - (b) Collier Parkway/Ehren Cutoff
 - (c) Pasco Village Parkway (East/West Collector Roadway)
 - (d) West Village Parkway (Western North/South Collector Roadway)
 - (e) East Village Parkway (Eastern North/South Collector Roadway)
 - (5) Buffer Acreage
 - (a) Adjacent to S.R. 52
 - (b) Adjacent to Cypress Creek Well Field
 - (6) School Site Acreage
 - (7) Park Acreage
 - (8) Any other public facility infrastructure deemed necessary by the Pasco County Land Development Code or to adequately mitigate in accordance with the County's Concurrency Management System.
- g. The EC-MPUD Employment Center Master Planned Unit Development shall include phasing requirements that provide for the early provision of on-site and off-site infrastructure to support target industry, corporate business park, and industrial uses, and to link the construction of residential units to nonresidential building construction, so as to contribute to a balanced mix of uses with the goal of achieving a job to housing ratio

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of 1:1. The purpose of the phasing requirement is to ensure residential development does not outpace the provision of nonresidential infrastructure. Nothing in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development.

- (1) The Central Pasco Employment Village Plan sets forth the minimum nonresidential building square footage that must be constructed for the number of dwelling units at the time of plat, or construction plan approval if no plat is required, of the last dwelling unit of any particular phase before residential units may proceed to the next phase.
- (2) Central Pasco Employment Village Phasing Plan (Residential Units Linked to Nonresidential Building[s])

Phases 1-4 (1:1 Jobs-to-Housing Ratio at 1 Job per 450-Square-Foot Average)

Phase	Authorized Residential Dwelling Units	Building Square Feet (Prior to Starting Next Residential Phase)
1	700	315,000
2	2,000	900,000
3	3,000	1,350,000
4	4,000	1,800,000

Maximum Project Build-out (1:2.3 Jobs-to-Housing Ratio)

	Maximum Residential Dwelling Units	Maximum Building Square Feet
Project Build-out	Up to 4,500	Up to 4,650,000

- (3) The Central Pasco Employment Village Financial Plan shall be consistent with the requirements of the County's Concurrency Management System to ensure the timely construction of the necessary infrastructure to maintain the adopted Level of Service standards and to serve the development within the Central Pasco Employment Village Subarea.
- (4) As part of the final approval of the Central Pasco Employment Village infrastructure financing plan, the County shall issue a Certificate of Capacity or Concurrency Exemption for all public facilities that are included in the infrastructure financing plan. Such determination or exemption shall apply to development within the Central Pasco Employment Village Subarea that is

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undertaken consistent with the requirements of the Central Pasco Employment Village Subarea Policies and any site-specific requirements of the financing strategy.

- (5) If the County or Florida Department of Transportation places the widening (construction) of S.R. 52 adjacent to the Central Pasco Employment Village Subarea in the County's Five-Year Capital Improvement Plan, or the Florida Department of Transportation's Five-Year Work Program, the Central Pasco Employment Village Subarea landowners shall, subject to the provisions of the Right-of-Way Preservation Ordinance, convey at no cost to Pasco County 125 feet of right-of-way from the centerline of construction of S.R. 52, pursuant to the Project Development and Environment Study for S.R. 52, Roadway Segment S.R. 52 from U.S. 41 to Bellamy Brothers Road.

In addition, if the County or the Florida Department of Transportation places the widening (construction) of S.R. 52 adjacent to the Central Pasco Employment Village Subarea in the County's Five-Year Capital Improvement Plan, or the Florida Department of Transportation's Five-Year Work Program, the Central Pasco Employment Village Subarea landowners shall, at no cost to Pasco County, provide land for appropriate and sufficient drainage/retention, wetland, and floodplain mitigation facilities to mitigate all impacts associated with the initial and future planned; i.e., in the current County Comprehensive Plan Transportation Element or Metropolitan Planning Organization Long-Range Plan, improvements of S.R. 52 within or adjacent to the boundaries of the Central Pasco Employment Village Subarea including, but not limited to, mitigation for initial and future lanes of travel, shoulders, frontage roads, sidewalks, multimodal paths, medians, and other roadways' appurtenances. The required drainage/retention, wetland, and floodplain mitigation facilities shall be determined no later than at the time of Stormwater Management Plan review for the portion(s) of the project adjacent to S.R. 52, and this paragraph shall expire after such Stormwater Management Plans have been approved, unless such facilities are required pursuant to a development agreement approved pursuant to the Land Development Code, Section 403. All Stormwater Management Plans, reports, or calculations for the Central Pasco Employment Village Subarea shall include a detailed scope of design and permitting parameters and a signed and sealed certification that such plans, reports, or calculations comply with this condition.

The foregoing dedications shall occur prior to or concurrent with the first record plat, or construction plan approval where no plat is required adjacent to S.R. 52, or within ninety (90) days of the County's request, whichever occurs first.

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- (6) Should the conditions of the subarea policies and EC-MPUD Employment Center Master Planned Unit Development not be satisfied, the County reserves the right to initiate a Comprehensive Plan Amendment to revert all or any part of the Central Pasco Employment Village Subarea to the Future Land Use designated prior to the Comprehensive Plan Amendment establishing the Central Pasco Employment Village Subarea.

STARKEY RANCH SUBAREA POLICIES

POLICY FLU 7.1.13: STARKEY RANCH MAXIMUM LEVELS OF DEVELOPMENT

Identify the Starkey Ranch PD (Planned Development) Subarea on Future Land Use Subarea Map 2-9. This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the MPUD Master Planned Unit Development conditions of approval and, if applicable, a Development Agreement. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.13, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and Chapter 163, Florida Statutes. The following are the maximum levels of development within the Starkey Ranch Subarea if in compliance with the MPUD Master Planned Unit Development and supported by adequate public facilities, services, and infrastructure.

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a. Permitted Uses and Development Limits

Land Use	Square Footage/Dwelling Units
Office	1,000,000 Square Feet
Light Industrial	1,000,000 Square Feet
Commercial/Retail, including recreation and institutional uses, such as nursing homes, day care, cemetery, private educational institutions/schools, and churches	307,150 Square Feet
Adult Congregate Living Facility	120 Beds
Multiplex Theater	16 Screens
Hotel	220 Rooms
Residential	5,050* Dwelling Units

Note: Public institutional uses, such as public schools, colleges and universities, and government uses/buildings shall be permitted.

*May be increased by up to 250 units predicated upon creation of the Ecological Compatibility Zone pursuant to the MPUD Master Planned Unit Development conditions of approval or for units generated through a Transfer of Development Rights program.

b. Land Use Exchanges

- (1) Office and light-industrial entitlements within the Starkey Ranch Subarea may not be reduced, exchanged, utilized, or traded off for commercial/retail, hotel, or residential entitlements.
- (2) Commercial/retail, hotel, and residential entitlements within the Starkey Ranch Subarea may be reduced, exchanged, utilized, and traded off for office or industrial entitlements pursuant to an adopted Land Use Trade-Off Equivalency Matrix.
- (3) Residential entitlements within the Starkey Ranch Subarea may be reduced, exchanged, utilized, and traded off for commercial/retail, hotel, office, or industrial land uses pursuant to an adopted Land Use Trade-Off Equivalency Matrix.

c. Starkey Ranch Guiding Principles. The Starkey Ranch Subarea shall be developed in conformance with the following guiding principles:

- (1) Development Pattern. Development of Starkey Ranch shall promote a compact development footprint with upland preservation. Methods to achieve such compact development at the time of MPUD Master Planned Unit Development rezoning

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and/or preliminary development plan/preliminary site plan submittal include, but are not limited to:

- (a) Neighborhood form with distinct centers/edges.
 - (b) Higher density clustered toward neighborhood centers.
 - (c) Open access and passive recreational uses in preservation areas to the extent permitted by the Comprehensive Plan and the Land Development Code.
- (2) Street and Road Network. A Master Roadway Plan shall be approved by the County prior to approval of the first preliminary development plan/preliminary site plan for any development in the Starkey Ranch Subarea, unless deferring such approval is authorized by the Development Review Committee. The Master Roadway Plan shall promote the following:
- (a) Primary Streets/Roadways. A connected network of primary streets/roadways, which serve both local and through-traffic, providing reasonably direct routes within and between neighborhoods and the surrounding roadway network.
 - (i) Primary streets/roadways include the following:
 - 1) Tower Road Extension shall be designed, permitted, and constructed as either:
 - a) One four (4) lane boulevard with a tree-lined median including areas for pedestrian crossings and sidewalks/multiuse paths on both sides; or
 - b) Two (2) two (2) lane roads with the northern road expandable to four (4) lanes including sidewalks/multiuse paths on both sides; or
 - c) A combination thereof.
 - d) Cross sections and right-of-way widths shall be included.
 - 2) Trinity Boulevard Extension.
 - 3) Gunn Highway Extension.

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- (ii) The developer is encouraged to design and construct all or part of the primary streets/roadways to be pedestrian-oriented in accordance with industry-standard, pedestrian-oriented design principles. If so, such streets may be fronted with residential, mixed-use, and/or commercial building lots, subject to the following:
 - 1) Vehicular access to lots must be via alley or side-streets.
 - 2) Parallel parking, street trees, sidewalks, street furnishings (where appropriate) and other pedestrian-oriented design features must be provided.
 - 3) No direct driveway or alley access unless approved under the MPUD Master Planned Unit Development for exceptional conditions.
 - 4) Right-of-way and vehicle lane widths shall be reduced from County minimums for collector roads, as long as drainage, utilities, and other associated facilities are provided for.
- (b) Local Streets: Local street through-connections shall be provided between the primary streets and all existing median openings on S.R. 54 and Starkey Boulevard in accordance with interconnectivity requirements outlined below. Such connections shall not be required to be direct.
- (c) Interconnectivity: Street layout and design shall promote a highly interconnected and pedestrian-friendly street/block network in most of the development areas. Deviations from the following may be approved at the time of site plan review due to site constraints such as wetlands:
 - (i) Block perimeters shall average about one-quarter mile in perimeter.
 - (ii) Some larger blocks may be up to one-half mile in perimeter, but shall contain mid-block pedestrian passages.

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- (d) Trails: Paved multiuse trail(s) through neighborhoods and preservation areas with connections to Jay B. Starkey Wilderness Park and the Starkey Boulevard Trail.
- (e) Internal Access:
 - (i) Starkey Ranch shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Internal access may be provided using sidewalks, cross-access easements, connected parking lots, and other similar means.
 - (ii) The local street system shall provide safe and secure access to residential and nonresidential areas.
- (3) Locational Guidance. At the time of MPUD Master Planned Unit Development approval, consideration shall be given to:
 - (a) Light industrial/office/retail uses to be concentrated at the intersections of S.R. 54 at Gunn Highway and Trinity Boulevard.
 - (b) Retail, civic, and office uses allowed in neighborhood centers.
 - (c) Compatibility with surrounding existing and planned uses.
 - (d) Transit-Oriented Design principles and objectives.
 - (e) Economic development objectives.
 - (f) Adequacy of existing and programmed public services and facilities.
- (4) Design Policies. Design in the Starkey Ranch shall create a pedestrian-friendly, human-scale environment. The design shall establish a framework providing for connectivity and walkability between uses/parcels, efficient traffic circulation, and maximum internal capture. The overall composition within the Starkey Ranch shall define the public realm creating an opportunity to live, work, learn, and play within the development:
 - (a) Pedestrian trips should be short and easy access daily uses and needs. Sidewalks shall be integral to the street network.

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- (b) Compact mixed-use areas shall be used to support pedestrian access among a variety of housing, services, and employment choices.
 - (c) Mixed-use areas shall have patterns of compact blocks that form a well-connected street network to reduce the number and length of automobile trips, encourage walking, and conserve energy.
- (5) Building Orientation and Character. Mixed use, retail, civic, and office buildings shall be sited so that the character of existing land forms and site features are enhanced, the relationships between uses are strengthened, and pedestrian and vehicular circulation is facilitated. In such areas:
 - (a) Building intensities, orientation, and massing should promote an active commercial center, which creates a sense of place, supporting transit and pedestrian activity.
 - (b) Buildings placed closer to the street to screen parking in the interior of the block and provide strong pedestrian connections to buildings is encouraged.
- (6) Open Space. The Starkey Ranch shall provide open space, recreation, and pedestrian circulation as a component of site design. Urban open spaces shall be located in the urban areas in the forms of squares, plazas, and parks and provide for a variety of uses. The open spaces designed to serve the more urban areas shall be located in close proximity to transit amenities or pedestrian pathways, as applicable.
 - (a) Developer(s) of Starkey Ranch shall make efforts to carefully locate open spaces, so that they are located within reasonable walking distance from residential areas.
 - (b) Existing trees within public spaces shall be preserved where practical.
- (7) Other Applicable Standard.: It is expressly recognized that there are many ways to achieve consistency with the above guiding principles including, but not limited to, development in accordance with the County's standards for Traditional Neighborhood Design, Transit-Oriented Design, and/or Optional Neighborhood Design in the Transfer of Development Rights Ordinance.

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SUNWEST HARBOURTOWNE SUBAREA POLICIES

POLICY FLU 7.1.14: SUNWEST HARBOURTOWNE

Identify the SunWest Harbourtowne Development of Regional Impact Subarea on Future Land Use Subarea Map 2-9. This subarea shall be zoned MPUD Master Planned Unit Development and shall be governed by the terms and conditions of the SunWest Harbourtowne Development of Regional Impact Development Order and, if applicable, the Development Agreement. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.14, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following are the maximum levels of development within the SunWest Harbourtowne Development of Regional Impact Subarea, if in compliance with the MPUD Master Planned Unit Development and Development of Regional Impact Development Order conditions, and are supported by adequate public facilities, services, and infrastructure.

Land Use	
Permanent Residential	2,500 Units
Commercial	
Retail	275,000 Square Feet
Office	200,000 Square Feet
Resort Hotel	750 Rooms
Golf Course	18 Holes
Boat Slips (Marina Basin)	500 Slips

- a. A minimum of twenty acres of the forty undisturbed upland acres within the 564± acres formerly designated as CL (Coastal Lands) shall remain as pervious areas.
- b. A minimum of 80 percent of 564± acres formerly designated as CL (Coastal Lands) area must remain in open space or recreation land uses. For purposes of this requirement, the open space and recreation land uses include lakes, preserved wetlands, parks, recreational areas, trails, golf course, landscape buffers, and other pervious areas.
- c. Pasco County shall require MPUD Master Planned Unit Development zoning conditions to discourage permanent residential units in the velocity zone. These conditions shall include limitations on lot coverage, minimum open space requirements, and shoreline setbacks.

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- d. Pasco County shall require MPUD Master Planned Unit Development zoning conditions to incentivize transient units and nonresidential water-dependent, water-enhanced, and water-related uses.
- e. Permanent residential units in the velocity zone shall not exceed 100 units.
 - (1) Prior to construction of any permanent units in the velocity zone, and prior to any development on the 90-acre site (being exchanged from the Southwest Florida Water Management District to the applicant/developer pursuant to the Exchange Agreement [Weekiwachee Preserve, SWF Parcel No. 15-773-202] between the Southwest Florida Water Management District and the applicant/developer), the applicant/developer shall convey 396± acres of adjacent RES-6 (Residential - 6 du/ga) lands to the Southwest Florida Water Management District in accordance with such Exchange Agreement.
 - (2) In addition, no construction of any permanent residential units shall occur in the velocity zone unless and until the County has adopted a Future Land Use policy requiring that if the adjacent 396-acre parcel is ever developed, 100 residential units shall be clustered outside of the velocity zone.
- f. Notwithstanding the reduction in total residential dwelling units in the Coastal High-Hazard Area, Pasco County shall require mitigation for hurricane evacuation and hurricane shelter space, a hurricane evacuation education program, and a site specific hurricane evacuation plan.
- g. In addition to Federal, State, and local building requirements in the velocity zone, all construction in the velocity zone shall be “fortified” or certified as disaster resistant by the Institute for Business and Home Safety, or an equivalent standard.
- h. The project's stormwater management system shall be designed, constructed, and maintained to meet or exceed Chapters 62-25, and 40D-4 or 40D-40, Florida Administrative Code, and County stormwater management requirements as may be amended from time to time. Treatment shall be provided by biological filtration, wherever feasible. Best Management Practices for reducing adverse water-quality impacts, as required by the regulations of the County and other appropriate regulatory bodies, shall be implemented, including those which prevent construction-related turbidity.
- i. Environmental Monitoring Plan: Groundwater and Surface Water: Environmental Monitoring Plan shall be developed to include a groundwater-monitoring program and a surface-water monitoring program. The applicant/developer shall ensure the Environmental Monitoring Plan is developed in accordance with Rule 62-4.246(3) and

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Chapter 62-522.600, Florida Administrative Code, and in coordination with the Florida Department of Environmental Protection, Southwest Florida Water Management District, and Tampa Bay Water to establish parameters, methodology, sampling frequency, establishment of baseline data, and locations of monitoring sites. Any such program shall be submitted to the Florida Department of Environmental Protection, Southwest Florida Water Management District, Tampa Bay Water, and Pasco County for review, and shall be approved by Pasco County prior to any construction activities within the project.

- j. Prior to approval of any construction, geotechnical and subsurface investigations shall be performed to determine proper development scenarios to protect against potential sinkhole and/or karst feature damage. The development activities shall not breach the clay-confining layer (aquiclude). A breach of the aquiclude shall be defined as any excavation into the confining layer that degrades the integrity of that confining layer, as determined by Tampa Bay Water, Southwest Florida Water Management District, or the County, on a site-by-site basis.
- k. To compensate for unavoidable impacts to the Florida black bear habitat, prior to any development in the subarea, the applicant/developer shall establish an off-site mitigation plan, including site protection and management plans, in perpetuity for mitigation of impacts to the Florida black bear in accordance with Rule 9J-2.041, Florida Administrative Code (collectively referred to as the Florida Black Bear Habitat Mitigation Plan). No Florida black bear habitat shall be disturbed or adversely impacted prior to completion of all off-site mitigation for the particular phase of development requiring mitigation. The Florida Black Bear Habitat Mitigation Plan shall be prepared consistent with the Pasco County Comprehensive Plan and the Development Order and shall establish the parameters for determining the quantity, quality, and the general location of habitat mitigation.
- l. Construction of the entitlements identified above shall be contingent upon the developer's mitigation of transportation impacts as provided in the Development of Regional Impact Development order and, if applicable, the Development Agreement.
- m. Upon adoption of the Comprehensive Plan Amendment, existing and future mining activity shall be limited to thirty-eight (38) acres within the areas that have been previously disturbed by mining activities, and there shall be no expansion of mining activities beyond these limits.
 - (1) Any mining in excess of thirty-eight (38) acres will require a Notice of Proposed Change Application to the Development of Regional Impact to evaluate impacts to regional resources.
 - (2) Prior to submittal of the first preliminary plan/preliminary site plan for any entitlement within the SunWest Harbourtowne Subarea, all

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commercial mining activities shall cease, and mining materials generated within the subarea boundaries shall only be utilized for Project-related fill requirements.

- (3) Except as necessary for Project-related improvements, the applicant/developer shall surrender all commercial mining permits and extinguish all commercial-related mining rights pursuant to such permits prior to approval of the first preliminary plan/preliminary site plan.

MITCHELL - U.S. 41 SUBAREA POLICIES

POLICY FLU 7.1.15: MITCHELL - U.S. 41

- a. Mitchell - U.S. 41 Maximum Development Potential

Identify the Mitchell – U.S. 41 ("Mitchell") Subarea on Future Land Use Subarea Map 2-9(15). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Mitchell Subarea and to define the guiding policies and specific conditions for development.

The subarea shall be zoned in not more than three (3) MPUD Master Planned Unit Developments and shall be governed by the terms of these subarea policies. Any development that would exceed the impacts of the level of development allowed under this subarea policy shall require an amendment to this policy, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

The following levels of development within the Mitchell Subarea are approved as the maximum authorized densities and intensities for combined development within all approved MPUD Master Planned Unit Developments for the subject site.

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Type of Development	Square Footage/Dwelling Units
IL (Industrial - Light)*	880,000 square feet 132,000 square feet must be set aside for commercial uses
OF (Office)	99,000 square feet
Residential	1,438 dwelling units No less than 65 percent multiple-family, villas, patio homes, and/or townhomes

*Post-secondary schools shall be permitted in the areas designated for the IL (Industrial - Light) Future Land Use Classification in the Mitchell Subarea, but shall be designed as part of the MPUD Master Planned Unit Development process to ensure that post-secondary schools are compatible with and likely to be interrelated to the surrounding land uses.

b. Mitchell - U.S. 41 Guiding Development Policies

The Mitchell Subarea shall be developed in conformance with the following guiding development policies. Specific design elements shall be established by site plan(s) accompanying MPUD Master Planned Unit Development zoning(s).

- (1) The Mitchell Subarea shall be designed as a pedestrian-scale, low impact, environmentally and economically sustainable, aesthetically pleasing, multiuse development which integrates office and light industrial development with residential uses, recreation, and conservation areas.
- (2) The overall design of each MPUD Master Planned Unit Development shall establish a framework creating pedestrian connectivity in a human-scale environment, building a sense of place and community and providing for walkability between complementary uses, and providing connectivity to existing and planned multipurpose trails. Development shall be clustered to preserve a connected system of open space, and to focus the design of the development as compact, economically feasible, and environmentally sustainable.
- (3) Development of the subarea shall be designed to contribute to a balanced and synergistic mix of uses (that will achieve a desirable jobs-to-housing ratio of 1.5:1 at build-out) and to create the pedestrian-friendly development noted above. To ensure that development proceeds with the desired mix of uses, these

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subarea policies contain various phasing and infrastructure requirements, such as: (a) phasing requirements for the provision of on-site and off-site infrastructure to support employment-generating uses, (b) utility and transportation infrastructure phasing to ensure that site-ready land is available to respond to market opportunities, and (c) provisions that ensure that development is timed, and improvements constructed, to maintain adopted Level of Service standards at build-out of each of the three (3) land use classifications.

- (4) The subarea, as a whole, and each MPUD Master Planned Unit Development shall be composed of interconnected uses/parcels, and shall maintain a balanced mix of uses to reduce overall vehicle trips and vehicle trip lengths and to support pedestrian, bicycle, and mass transit opportunities.
- (5) Development of the subarea shall support the future implementation of mass transit opportunities as they become available to the site and shall provide pedestrian-oriented design features, on-street parking where appropriate, and internal connectivity. Transit-oriented design standards shall be used to reinforce the use of public transportation by locating higher-density residential uses adjacent to employment-oriented businesses in proximity to the transit station site. Development shall recognize the transit core area, transit neighborhood, and transit support area. As part of the MPUD Master Planned Unit Developments, the guidelines for the transit station will be related to the evolution of the mass transit system incorporating, as they become feasible, park and ride, express and local bus hubs, and commuter and light rail.
- (6) All development within the Mitchell Subarea shall be consistent with the established subarea policies such that development incorporates infrastructure and varying streetscapes that promote safe, convenient, and efficient traffic circulation throughout the project and allow for vehicular, bicycle, and pedestrian connectivity between land uses where practical. Local and collector streets, pedestrian paths, and bicycle paths shall contribute to a system of connected routes between employment-generating uses, residential, schools, parks, conservation, and open-space areas. The design details shall be established by a site plan controlled by no more than three (3) MPUD Master Planned Unit Development zoning districts and implemented through accompanying preliminary site plans. The preservation of the critical linkage must be done prior to or concurrent with the first MPUD Master Planned Unit Development.
- (7) All references in these subarea policies to the Comprehensive Plan, land development regulations, or other documents are to the

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provisions in effect on the date of adoption of this policy. The applicability of Comprehensive Plan or land development regulation changes to this policy and this subarea shall be governed by applicable law.

c. Mitchell – U.S. 41 Development Location Standards

- (1) All parks will be located within the residential areas RES-3 (Residential - 3 du/ga) of the Mitchell Subarea.
- (2) The Mitchell Subarea shall include a variety of housing types to provide housing options for residents of diverse ages, incomes, and family sizes working within and around the area.
- (3) Development of the Mitchell Subarea shall support multimodal transportation containing interconnected street networks and pedestrian-friendly streets. The project shall be designed to provide interconnected streets between residential and nonresidential uses, and to provide adequate opportunities for pedestrian and bicycle connectivity where practical and appropriate
- (4) Concurrent with the first MPUD Master Planned Unit Development, a conceptual master plan (that may be amended in connection with subsequent rezonings as appropriate) shall be submitted, including, at minimum, the following:
 - (a) Site design elements and guidelines - general orientation and character.
 - (b) Demonstration of consistency with these subarea policies.
 - (c) Transit station location.
 - (d) Conceptual roadway and pedestrian layouts.
 - (e) Identification of transit core, transit neighborhood, and transit support areas with associated densities and intensities.
 - (f) Open space locations and types.
 - (g) Minimization of access points along U.S. 41 to facilitate traffic flow within the Mitchell Subarea.
 - (h) New residential development within the Mitchell Subarea shall collocate neighborhood parks with public schools, where feasible.

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- (i) A transit station site, not to exceed five (5) acres, shall be provided to maximize access to public transportation.
 - (j) A conceptual master roadway and pedestrian plan shall be included and approved with the first MPUD Master Planned Unit Development. This plan may be amended in connection with subsequent rezonings as appropriate.
- d. Mitchell – U.S. 41 Natural Resource Protection Policies
- (1) The subarea shall have Future Land Use Map designations of CON (Conservation Lands) for critical linkage areas, and delineated wetlands areas. CON (Conservation Lands) Future Land Use includes approximately 216.92 acres of critical linkage and approximately 196.41 additional acres of Category I, II, and III wetlands outside the critical linkage.
 - (2) With the exception of the critical linkage, areas designated as CON (Conservation Lands) land use within the Mitchell Subarea are based upon the Pasco County Geographic Information System and shall be adjusted as determined by the approval of a wetland jurisdictional line by the legislated regulatory agencies during the MPUD Master Planned Unit Development zoning process. Pasco County shall update the Future Land Use Map to reflect the foregoing adjustments.
 - (3) The areas designated in the Future Land Use Map as CON (Conservation Lands) land use within the Mitchell Subarea shall be limited to passive recreational and conservation land uses including picnic shelters, boardwalks, and pedestrian trail systems; e.g. walking/jogging, nonmotorized cycling, and roller-blading. Road crossings are prohibited within the CON (Conservation Lands) Future Land Use classification within the Mitchell Subarea. Pedestrian and bicycle connections shall be allowed within CON (Conservation Lands) where necessary to create an interconnected greenways and trails system.
 - (4) Development of the Mitchell Subarea shall be specifically designed to reflect a conservation strategy that includes a regional approach to protect and enhance environmental resources, including CON (Conservation Lands) land use on site.
 - (5) Development of the RES-3 (Residential - 3 du/ga) area shall be designed to provide a transitional area of varying densities between the low-density residential uses on the west portion of the site to higher residential densities on the eastern portion of the site with enhanced environmental protection, including:

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- (a) Preservation of open space areas located at various locations throughout the site;
 - (b) The use of clustering on the most suitable portions of the RES-3 (Residential - 3 du/ga) area for development; and
 - (c) The use of appropriate residential building setbacks from the Pithlachascotee River, the critical linkage and Category I wetlands.
- (6) Preservation of the critical linkage shall be accomplished in one of the following ways: (a) the conveyance of fee simple title to the County of the lands within the critical linkage; (b) conveyance of a conservation easement to the County of the lands within the critical linkage on terms and conditions acceptable to the County; or (c) a combination of the above options. The preservation of the entire critical linkage must be done prior to or concurrent with the first MPUD Master Planned Unit Development. If the critical linkage, or any portion thereof, is conveyed to the County, it also shall be placed under a conservation easement.
- (7) The Mitchell Subarea shall only locate low-density residential development, open space and roadway, and stormwater infrastructure immediately adjacent to the critical linkage.
- (8) The Mitchell Subarea shall comply with the Pasco County Groundwater Protection Ordinance.
- (9) Septic tanks are prohibited within the Mitchell Subarea except to service any improvements to the subject property that exist as of the date of adoption of these subarea policies.
- (10) Wetlands that have CON (Conservation Lands) designation shall be protected consistent with the goals, objectives, and policies of the Pasco County Comprehensive Plan and applicable land development regulations.
- e. Mitchell – U.S. 41 Public Facility Policies
- (1) The phasing of development within the Mitchell Subarea is expressly related to the provision of the necessary infrastructure to serve such development. All development approvals shall be timed to ensure that the improvements that are necessary to maintain adopted Level of Service standards are programmed into the Pasco County Five-Year Capital Improvement Plan prior to the approval of development activity or to ensure that impacts to public facility infrastructure are adequately mitigated in accordance with the County's Concurrency Management System.

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- (2) Within 90 days of the County's request, the Mitchell Subarea developer shall either deed or dedicate required right-of-way for U.S. 41 in compliance with the Right-of-Way Preservation Ordinance.
- (3) The Mitchell Subarea MPUD Master Planned Unit Development(s) shall include phasing requirements that provide for the early provision of on-site and off-site infrastructure to support allowable uses. The developer shall be responsible for the construction of utilities and transportation infrastructure, which shall be phased to ensure site-ready land is available to respond to market opportunities and contribute to a balanced mix of uses to achieve a desirable jobs-to-housing ratio of 1.5:1. Nothing contained in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development.
- (4) Should the conditions of the subarea policies and MPUD Master Planned Unit Development(s) not be satisfied, the County reserves the right to initiate a Comprehensive Plan Amendment to revert all or any part of the Mitchell Subarea to the Future Land Use designated prior to the Comprehensive Plan Amendment establishing the Mitchell Subarea.
- (5) Prior to or concurrent with the approval of the first MPUD Master Planned Unit Development for the residential part of the Mitchell Subarea, preservation of capacity for office and industrial entitlements shall be considered by means of (a) a traffic study approved by Pasco County as part of the MPUD Master Planned Unit Development process or otherwise, or (b) an alternative mechanism otherwise approved by the Board of County Commissioners to ensure that adequate land and transportation capacity is available for employment-generating uses consistent with Policy FLU 1.8.10.
- (6) The first Mitchell MPUD Master Planned Unit Development shall include phasing requirements that provide for the early provision of on-site and off-site infrastructure to support target industry, corporate business parks and industrial uses, and to link the construction of residential units to nonresidential building construction so as to contribute to a balanced mix of uses with the goal of achieving a job-to-housing ratio of 1:1. The purpose of the phasing requirement is to ensure residential development does not outpace the provision of nonresidential infrastructure. Nothing contained in the phasing requirement shall prohibit nonresidential development from proceeding prior to residential development.
 - (a) The Mitchell – U.S. 41 Level of Residential Development sets forth the minimum nonresidential building square footage that must be constructed for the number of

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dwelling units at the time of platting (or construction plan approval if no plat is required) of the last dwelling unit at any particular level, before residential units may proceed to the next level.

Mitchell – U.S. 41 Level of Residential Development Residential Units Linked to Nonresidential Buildings

Levels 1-3 (1:1 Jobs-to-Housing Ratio at one job per 450 square feet average):

	Authorized Residential Dwelling Units	Nonresidential Building Square Footage*
Phase 1	650	292,500
Phase 2	912	410,400
Phase 3	1,174	528,300

*Prior to starting next residential phase

Maximum Project Build-Out (1.5:1 Jobs-to-Housing Ratio)

	Maximum Residential Dwelling Units	Maximum Nonresidential Building Square Footage
Project build-out	Up to 1,428	Up to 979,000

HARVEY - S.R. 54/MADISON AVENUE SUBAREA POLICIES

POLICY FLU 7.1.16: HARVEY - S.R. 54/MADISON AVENUE

a. Harvey - S.R. 54/Madison Avenue Maximum Levels of Development

Identify the Harvey - S.R. 54/Madison Avenue Subarea on Future Land Use Subarea Map 2-9(16). Any rezonings within the subarea shall be to MPUD Master Planned Unit Development District(s) and shall be governed by the terms of this policy. Any development that would exceed the impacts of the level of development allowed under this subarea policy shall require an amendment to this policy, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

The following levels of development with the Harvey - S.R. 54/Madison Avenue Subarea are approved as the maximum authorized intensities and densities:

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Entitlements Table	
Type of Development	Square Footage/ Dwelling Units
IL (Industrial - Light)	244,000 Square Feet
COM (Commercial)	395,000 Square Feet
RES-6 (Residential - 6 du/ga), RES-12 (Residential - 12 du/ga), and RES-24 (Residential - 24 du/ga)	1,043 Dwelling Units

b. Harvey - S.R. 54/Madison Avenue Guiding Principles

The Harvey - S.R. 54/Madison Avenue Subarea shall be developed in conformance with the following guiding principles:

- (1) The project's overall design shall establish a framework that provides for connectivity and walkability between uses/parcels; efficient traffic circulation and maximum internal capture; and creates a pedestrian-friendly, human-scale environment building a sense of place and community. This may be accomplished by more than one MPUD Master Planned Unit Development, provided that a conceptual master roadway and pedestrian plan for the entire subarea is included and approved with the first MPUD Master Planned Unit Development. This plan may be amended in connection with subsequent rezonings as appropriate. Commercial buildings shall be sited so that the character of existing land forms and site features are enhanced, the relationships between commercial buildings are strengthened, and pedestrian and vehicular circulation is facilitated. Orienting some commercial buildings closer to the street to screen parking in the interior of the site and provide strong pedestrian connections to buildings is encouraged. Surrounding commercial buildings or wrapping the project perimeter with parking lots, especially along the street front, is discouraged. Varying commercial building setbacks to enhance visual interest along the streetscape is encouraged.
- (2) In order to promote integrated site design, subject to approval of an MPUD Master Planned Unit Development that includes all of the IL (Industrial - Light) and COM (Commercial) Land Uses within the subarea, COM (Commercial) and/or IL (Industrial - Light) uses may be allowed within 100 feet of either side of the COM (Commercial)/IL (Industrial - Light) boundary.
- (3) Within the RES-12 (Residential - 12 du/ga) and RES-24 (Residential - 24 du/ga) Land Uses, the general range of residential uses shall be single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, and townhouses).

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- (4) Single-family detached uses shall be limited to a maximum of fifty (50) dwelling units.
- (5) Within the IL (Industrial - Light) Land Use, the general range of permitted uses shall, where compatible, be office, including medical and professional office, light industry, research/corporate parks, warehouses/distribution, retail uses, and hotels/motels, subject to the limitations in the IL (Industrial - Light) Land Use Classification.
- (6) A transit site shall be provided for within the subarea at a mutually acceptable location not to exceed 2.5 acres to maximize access to public transportation. The proposed location shall be indicated on a conceptual master roadway and pedestrian plan with the first MPUD Master Planned Unit Development, or on the master plan if there is one MPUD Master Planned Unit Development for the subarea. The proposed location may be changed to another mutually acceptable location in connection with subsequent rezonings or an amendment to the conceptual master roadway and pedestrian plan approved by the Board of County Commissioners.
- (7) Prior to or concurrent with the approval of the first MPUD Master Planned Unit Development for the residential part of the Harvey - S.R. 54/Madison Avenue Subarea, preservation of capacity for industrial entitlements shall be considered by means of 1) a traffic study approved by Pasco County as part of the MPUD Master Planned Unit Development process or otherwise, or 2) an alternative mechanism otherwise approved by the Board of County Commissioners to ensure that adequate transportation capacity is available for employment-generating uses consistent with Policy FLU 1.8.10.
- (8) Prior to or concurrent with the approval of the first MPUD Master Planned Unit Development for the Harvey - S.R. 54/Madison Avenue Subarea, a conceptual drainage plan shall be submitted to the County for review and approval by the County. The stormwater management system shall be designed to maintain the natural hydroperiod of the receiving wetlands and shall meet or exceed established water quality treatment standards as specified under Chapter 62-40.432, Florida Administrative Code. Direct (untreated) discharge of stormwater into the Anclote River shall not be permitted.
- (9) Areas designed as CON (Conservation Lands) Land Use within the Harvey - S.R. 54/Madison Avenue Subarea are based upon the Pasco County Geographic Information System and shall be adjusted as determined by the approval of the floodway limits and wetland jurisdictional limits by the legislated regulatory agencies

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during the development review process. Based on the jurisdictional and geotechnical review, the onsite area designated as CON (Conservation Lands) may be adjusted. This adjustment may require designation of a larger area as CON (Conservation Lands). Pasco County shall update the Future Land Use Map to reflect the foregoing adjustments.

- (10) A fifty (50) foot mandatory setback from the Anclote River, including the spring and spring run, measured from the wetland jurisdictional limit determined by the legislated regulatory agencies during the development review process for the adjacent property, shall be required, except that in the area generally depicted on Map 2-9(16A), the mandatory setback, shall be seventy-five (75) feet. The mandatory setback shall generally remain in native vegetation and prohibit the location of impervious surfaces, except canoe launches, pedestrian trails, benches, docks, drainage features, such as spreader swales and discharge structures, and other similar facilities.
- (11) Uplands located between fifty (50) and 150 feet from the spring and spring run, measured from the wetland jurisdictional limit determined by the legislated regulatory agencies during the development review process for the adjacent property in the area generally depicted on Map 2-9(16A), have been determined to meet the neighborhood park requirements of the Land Development Code and shall be used as a neighborhood park to meet the Land Development Code neighborhood park requirements.
- (12) Uplands, not to exceed five (5) acres, located adjacent to the fifty (50) foot mandatory setback from the Anclote River, measured from the wetland jurisdictional limit determined by the legislated regulatory agencies during the development review process for the adjacent property in the area generally depicted on Map 2-9(16A), have been determined to meet the neighborhood park requirements of the Land Development Code and shall be used as a neighborhood park to meet the Land Development Code neighborhood park requirements.
- (13) The neighborhood park, pursuant to Subsections (11) and (12) above, shall have a one-half-acre open-play area located within the area subject to Subsection (12) and within an area already cleared, if possible, unless the Land Development Code is amended to not require that each required neighborhood park have an open-play area or a variance is granted. The neighborhood park, pursuant to Subsections (11) and (12) above, shall be a passive use neighborhood park, with the exception of the one-half-acre open-play area unless the Land Development Code is amended or a variance is granted.

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- (14) The portions of the property subject to Subsection (10) above shall, at the time of platting of the adjacent property, be platted as a "conservation area" or, if platting is not required, shall be included in a conservation easement conveyed to Pasco County or another entity acceptable to Pasco County prior to the issuance of any Site Development Permit for the adjacent property. Except for any open-play area required pursuant to Subsection (13) above, the portions of the property subject to Subsections (11) and (12) above shall, at the time of platting of the adjacent property, be platted as a "passive use park/conservation area" or, if platting is not required, shall be included in a conservation easement conveyed to Pasco County or another entity acceptable to Pasco County prior to the issuance of any Site Development Permit for the adjacent property.
- (15) Low impact development techniques shall be utilized in site design, with specific consideration being given to those areas designated RES-24 (Residential - 24 du/ga) and IL (Industrial - Light). Construction and Operation Best Management Practices, including those which prevent construction-related turbidity, shall be utilized to minimize negative impacts of erosion and sedimentation within wetlands and aquatic habitats.

CROSS PARK SUBAREA POLICIES

POLICY FLU 7.1.17: CROSS PARK MAXIMUM LEVELS OF DEVELOPMENT

The subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.17, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Cross Park Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure.

Proposed Land Use	Proposed Amount of Development
Office	145,000 Square Feet
Retail*	30,000 Square Feet

*Retail is limited to 30,000 square feet and shall be limited in retail uses specified in the corresponding MPUD Master Planned Unit Development.

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LEGACY SUBAREA POLICIES

POLICY FLU 7.1.18: LEGACY MAXIMUM LEVELS OF DEVELOPMENT

The subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.18, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the Legacy Planned Development, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure.

Proposed Land Use	Proposed Amount of Development
Residential	900 Units
Office, Commercial, and Light Industrial	740,000 Square Feet

Land uses may be modified pursuant to an adopted Legacy MPUD Master Planned Unit Development Table of Allowable Land Uses provided that:

The total number of p.m. peak hour trips does not exceed 2,551, residential units shall not exceed 1,183, and all uses must be identified and approved pursuant to the MPUD Master Planned Unit Development.

POLICY FLU 7.1.19: EILAND COMMERCE CENTER

- a. Identify the Eiland Commerce Center Subarea on Future Land Use Subarea Map 2-9(19). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Eiland Commerce Center Subarea.
- b. Potential uses within the Eiland Commerce Center Subarea include professional office, retail, service, and medical office. The following levels of development are approved as the maximum authorized intensities, and if in compliance with the approved MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure:

	Maximum Square Footage
Total Project	172,000
Maximum Retail	138,000

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POLICY FLU 7.1.20: STONY BROOK COMMERCE PARK SUBAREA

- a. Identify the Stony Brook Commerce Park Subarea on Future Land Use Subarea Map 2-9(20). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Stony Brook Commerce Park Subarea and to define the guiding principles and specific conditions for development.
- b. The following levels of development within the Stony Brook Commerce Park Subarea are approved as the maximum authorized densities and intensities, and if in compliance with the approved MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure:

Type of Development	Square Footage
Neighborhood Commercial and Office	192,600 A Maximum of 138,000 Retail

POLICY FLU 7.1.21: MARTIN MARIETTA MATERIALS SUBAREA

- a. Identify the Martin Marietta Materials Subarea on Future Land Use Subarea Map 2-9(21). The purpose of these policies is to acknowledge the unique size, location, and characteristics of the Martin Marietta Materials Subarea and to define the guiding principles and specific conditions for development.
- b. The following levels of development within the Martin Marietta Materials Subarea are approved as the maximum authorized densities and intensities, and if in compliance with the approved MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure:

Type of Use	Building Maximum Square Footage
Aggregate Transfer Facility and Asphalt Plant	10,000

POLICY FLU 7.1.22: RESERVED

POLICY FLU 7.1.23: NEW RIVER

- a. Identify the New River Planned Development Subarea on Future Land Use Subarea Map 2-9(23). This subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.23, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with

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the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Chapter 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes. The following maximum levels of development within the New River Planned Development Subarea, if in compliance with the MPUD Master Planned Unit Development conditions, are supported by adequate public facilities, services, and infrastructure:

Type of Development	Maximum Development Potential
Residential	4,348 Units
Nonresidential	671,830 Square Feet

- b. If the entitlements within the Town Center in the MPUD Master Planned Unit Development are relocated, the development form of these entitlements shall be in accordance with the TC (Town Center) Future Land Use Classification.

POLICY FLU 7.1.24: SUNWEST/SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT SUBAREA

Should there be residential development of the area identified on FLU Map 2-9(24), 100 of the units which would be permitted in the Velocity Zone shall be clustered outside of the Velocity Zone. This subarea policy shall not restrict the total number of units permitted on the property.

POLICY FLU 7.1.25: RESERVED

POLICY FLU 7.1.26: OVERPASS AT I-75

- a. Timing of Development. The development of the property shall be phased as follows:
- (1) Phase 1 shall proceed only after dedication of the west parcel to Pasco County. The west parcel donation shall proceed concurrently with approval of the EC-MPUD Employment Center Master Planned Unit Development rezoning. No development shall be allowed prior to donation of the west parcel.
 - (2) The proposed Phase I land uses and intensities for the project shall be as follows:

Type of Development Phase 1	Square Footage/Dwelling Units
Retail and Service	50,000 Square Feet
Office	100,000 Square Feet
Multiple-Family Residential	200 Units

- (3) Phase 2 shall be developed only after construction of a functional interchange at Overpass Road and I-75. The proposed land uses,

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density, and maximum intensities of the project at build-out shall be as follows:

Type of Development Build-Out	Square Footage/Dwelling Units
Retail and Service	100,000 Square Feet
Office	300,000 Square Feet
Multiple-Family Residential	600 Units

- b. West Parcel Limitations. The west parcel may only be used for right-of-way, potential park and ride or other mass-transit facilities, landscaping, stormwater, mitigation requirements, and the existing cell tower.

- c. MPUD Master Planned Unit Development Requirement
 - (1) The proposed maximum development at build-out includes up to a maximum 300,000 square feet of office, 100,000 square feet of retail and service, and 600 multiple-family residential units, limited to the uses specified in the corresponding MPUD Master Planned Unit Development.

 - (2) In addition to the dedication requirements of Paragraph a(1), the MPUD Master Planned Unit Development also shall address the future right-of-way donation requirements for the northeast quadrant of the interchange and Overpass Road, right-of-way requirements for Overpass Road, the required realignment/vacation requirements for McKendree Road, and the required realignment/vacation requirements for Boyette Road, within the east parcel. The existing helipad use on the east parcel may be authorized to continue in the MPUD Master Planned Unit Development to support the employment center uses.

- d. Design Requirements. To ensure compatibility with adjacent uses, the corresponding MPUD Master Planned Unit Development shall address, at a minimum, buffering, setbacks, lighting, and building heights.
 - (1) Site design should integrate the built and natural environment, including the stormwater management system and landscape open spaces, and shall include the potential for developing a transit component serving the general area.

 - (2) The substantial Class I Wetlands should be integrated in the general site design to serve as an amenity for residents, employees, and visitors alike.

 - (3) The various uses on the property should be integrated through pedestrian and vehicular circulation, open space, and public amenities.

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- (4) The creation of a retail and office village with plazas, alcoves, walkways, variations in height, building offsets, a garden parking court, intense landscaping, and streetscapes should be a guiding design principle. Retail and multiple-family uses should be vertically integrated on the site where possible.
- (5) Adequate opportunities for pedestrian and bicycle connectivity shall be provided where practical and appropriate.
- (6) To promote pedestrian circulation, significant amenities, including "gathering spaces" for residents, visitors, and the workforce shall be created on site along with an internal network of trails and sidewalks connecting the various elements on the property.

WESTERN HUB SUBAREA POLICIES

POLICY FLU 7.1.27: WESTERN HUB SUBAREA

The Western Hub Subarea is identified on Future Land Use Subarea Map 2-9(27).

- a. Permitted Uses and Maximum Levels of Development

Residential Uses	Maximum Dwelling Units
Single Family and Multiple Family Attached and Detached Units	6,773 Units

Nonresidential Uses	Maximum Square Feet
Commercial/Retail Office, Including Administrative, Medical and Professional Office, and Facilities	5,253,161 Square Feet IL (Industrial - Light) Maximum of 1,531,134 Square Feet and Retail/Office Maximum of 3,772,027 Square Feet
Light Industry	
Research/Corporate Parks	
Warehouse/Distribution	
Hotels/Motels	
Churches, Education, and Civic Facilities	

¹Retail/Office uses will be consistent with the general range of potential nonresidential uses for the ROR (Retail/Office/Residential) FLU Classification.

The maximum levels of development within the Western Hub Subarea have been established to not exceed the maximum amounts of development previously allowed by the various and multiple Future Land Use Classifications prior to the establishment of the PD (Planned Development) classification.

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- (1) Any development that would exceed the level of development allowed under this subarea policy shall require an amendment to Policy 7.1.27, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall also be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.
- b. Requirement for Concept Plan and MPUD Master Planned Unit Development:
- (1) The subarea shall be zoned MPUD Master Planned Unit Development(s) and shall be consistent with the Western Hub Concept Plan (as adopted by the Board of County Commissioners, as amended from time to time) and the provisions of the PD Planned Development Future Land Use Classification.
 - (2) Prior to the commencement of actual development in the Western Hub Subarea, a concept plan showing the general arrangement of land uses, densities, and intensities and the maximum number of residential units and nonresidential square footage shall be approved and the property shall be rezoned to the MPUD Master Planned Unit Development zoning classification.
- c. Arrangement of Land Uses: Establishment of density and intensity for specific locations within the Western Hub Subarea shall be made at the time of MPUD Master Planned Unit Development approval(s). In determining the appropriate level of development, considerations shall be given to:
- (1) Compatibility with surrounding existing and planned uses.
 - (2) Transit-oriented design principles and objectives.
 - (3) Economic development objectives.
 - (4) Adequacy of existing and programmed public services and facilities.
- d. Compatibility of Uses: The Western Hub Subarea shall provide for a wide mix of land uses with functional compatibility through appropriate and complimentary uses consistent with sound design principles. External compatibility with adjacent land uses shall be achieved through appropriate buffering from adjoining properties.
- e. Design Policies: The design in the Western Hub Subarea shall create a pedestrian-friendly, human-scale environment. The design shall establish

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a framework providing for connectivity and walkability between uses/parcels, efficient traffic circulation, and maximum internal capture. The overall composition within the Western Hub Subarea shall define the public realm creating an opportunity to live, work, and play.

- (1) Compact mixed-use development areas shall be used to support pedestrian access.
 - (2) Pedestrian trips should be short and easily access daily uses and needs. Sidewalks shall be interconnected with the street network.
 - (3) Mixed-use areas shall be used to support a variety of housing, services, and employment choices.
 - (4) Mixed-use areas shall have patterns of compact blocks that form a well-connected grid network to reduce the number and length of automobile trips, encourage walking, and conserve energy.
- f. Mixed-Use Orientation and Character: Mixed use, retail, and office buildings shall be sited so that the character of existing land forms and site features are enhanced; the relationships between uses are strengthened; and pedestrian and vehicular circulation is facilitated. In such mixed use, retail, and office areas:
- (1) Building intensities, orientation, and massing should promote an active commercial center which creates a sense of place, supporting transit and connectivity.
 - (2) Orienting buildings closer to the street to screen parking in the interior of the site and provide strong pedestrian connections to buildings is encouraged.
 - (3) Open spaces shall be centrally located and integrated in the urban areas in the form of squares, plazas, and parks.
- g. Access:
- (1) All development applications within Western Hub Subarea shall incorporate transit-oriented design elements consistent with the adopted County transportation plans. The Western Hub Subarea shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Sidewalks, cross-access easements, connected parking lots, and other similar means of providing internal access shall be required.
 - (2) A minimum of two (2) transit stations shall be provided to facilitate access within the site and for the S.R. 54 transportation corridor.

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The local street system shall provide safe and secure access to residential and nonresidential areas.

- h. Open Space: The Western Hub Subarea shall provide open space, recreation, and pedestrian circulation as a component of site design.
 - (1) Urban open spaces shall be located in the urban areas in the form of squares, plazas, and parks and provide for a variety of uses. The open spaces designed to serve the more urban areas shall be located in close proximity to transit amenities or pedestrian pathways.

BEACON WOODS SUBAREA POLICIES

POLICY FLU 7.1.28: BEACON WOODS SUBAREA

- a. The Beacon Woods Subarea is established. The Beacon Woods Subarea shall be identified on the Future Land Use Subarea Map 2-9. This subarea is a portion of the Beacon Woods Development of Regional Impact, is a portion of the Beacon Woods MPUD Master Planned Unit Development, and shall be governed by the terms and conditions of the Beacon Woods Development of Regional Impact Development Order and MPUD Master Planned Unit Development zoning. Any development that would generate impacts in excess of the level of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.28, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate such increased density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; the requirements of Rule 9J-5, Florida Administrative Code; and Chapter 163, Florida Statutes.

- b. Beacon Woods Maximum Service Demand

The cumulative development within the Beacon Woods Subarea shall not exceed the public facility impacts identified below in Table FLU 7.1.28(a). Demonstration of consistency with this policy shall be provided with each application for development within the Beacon Woods Subarea.

Public Facility	Maximum Service Demand
Potable Water	82,760 Gallons per Day
Wastewater	75,800 Gallons per Day
Solid Waste	4,384 lbs. per Day
Public Schools	133 Students
Transportation	315 Trips

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Any development within the Beacon Woods Subarea that would generate public facility impacts in excess of the Levels of Service identified in the table below shall require an amendment to the Beacon Woods Subarea Policy 7.1.28, and such amendment shall be supported by data and analysis that demonstrates adequate public facilities, services, and infrastructure are available. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, the requirements of Rule 9J-5, Florida Administrative Code, and Chapter 163, Florida Statutes.

c. **Beacon Woods Maximum Levels of Development by Land Use**

The maximum development by land use shall be as identified below in Table FLU.7.1.28(b). These maximums represent the level of development which cannot be exceeded by each land use type. In determining the overall development mix within the subarea, the public facility impacts in Policy FLU 7.1.28.2 may not be exceeded.

**Table FLU 7.1.28(b)
Beacon Woods Subarea - Maximum Development by Land Use**

Land Use	Maximum Development
Residential	390 Units
Commercial	84,340 Square Feet
Office	260,000 Square Feet
ACLF/Nursing Home/Hospital	630 Beds
Church/Recreational Center	570,000 Square Feet

LAND TRUST 76 SUBAREA POLICIES

POLICY FLU 7.1.29: LAND TRUST 76 SUBAREA

- a. The Land Trust 76 Subarea is identified on Future Land Use Subarea Map 2-9(29).

**Table FLU 7.1.29(a)
Permitted Uses and Maximum Levels of Development**

Proposed Land Use	Proposed Amount of Development
Residential	175 Units
Office and Commercial	70,000 Square Feet

- b. Requirement for Concept Plan and MPUD Master Planned Unit Development

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- (1) The Land Trust 76 Subarea shall be a mixed-use development with a mix of the commercial, office, and multiple family located closest to County Line Road.
- (2) The project shall be developed in patterns of compact blocks that form a well-connected grid network to reduce the number and length of automobile trips, encourage walking, and conserve energy.
- (3) The master plan shall show the transition and integration between the retail and office with multiple family and amenity areas.
- (4) Land Trust 76 Development shall incorporate an amenity area/park centralized within the single-family dwelling units.
- (5) The proposed site design shall define the edge of enclosure of public open spaces, amenity areas, and streets with proportionate building placement and fronts to create "outdoor rooms" with a comfortable sense of enclosure along the public realm.
- (6) Several multiple-family buildings in the proposed development shall be clustered around or adjacent to the open space/amenity area to create a public plaza or courtyard effect.
- (7) The development shall be connected by sidewalks and/or trails to promote pedestrian circulation.

ENTERPRISE ROAD RECYCLING AND DISPOSAL FACILITY SUBAREA POLICIES

POLICY FLU 7.1.30: ENTERPRISE ROAD RECYCLING AND DISPOSAL FACILITY SUBAREA

a. Permitted Uses

- (1) Uses permitted in the AG/R (Agricultural/Rural) Future Land Use Classification, subject to appropriate permitting in accordance with the Comprehensive Plan and Land Development Code.
- (2) Waste tire processing/shredding and concrete/asphalt crushing operations in accordance with an approved MPUD Master Planned Unit Development and associated preliminary site plan(s).
 - (a) Use of land for waste tire processing/shredding and concrete/asphalt crushing operations shall be limited to one (1) fifteen (15) acre site at any one time.

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- (b) The waste tire processing/shredding and concrete/asphalt crushing operations shall remain a minimum of 500 feet inside the property boundary of land owned by the owner/operator.

FIFTH THIRD BANK SUBAREA POLICY

POLICY FLU 7.1.31 FIFTH THIRD BANK

The Fifth Third Bank Subarea is identified on Future Land Use Subarea Map 2-9(31).

This subarea shall be zoned MPUD Master Planned Unit Development and shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. The MPUD Master Planned Unit Development review shall consider Policy FLU 8.1.2 South Market Area Vision, including access, connectivity to abutting parcels, pedestrian circulation, accessibility to transit, compact design, parking, and buffering and landscaping.

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Exhibit 2-1

Services and Facilities by Classification

Future Land Use (1)	Conservation Lands	Agricultural	Agricultural/Rural	Residential-1	Residential-3	Residential-6	Residential-9	Residential-12	Residential-24	Commercial	Office	Industrial - Light	Industrial - Heavy	Mixed Use	Employment Center/Business Park	Employment Center/Target Industry	Town Center	Planned Development	Public/Semi-Public	Major Attractors	Major Recreation/Open Space	Activity Center	Coastal Lands	Connerston New Town	Wetland/Lakes Overlay
	Service Facilities																								
Central Water		x	x	x	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Central Sewer		x	x	x	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Paved Road		x	x	x	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Solid Waste Collection		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Fire Protection/ Emergency-Medical		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Law Enforcement		*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	
Sidewalks Internal				*	*	*	*	*	*	*	*	x	x	*	*	*	*	+		*		*		*	
Sidewalks External		x	x	x	*	*	*	*	*	*	*	x	x	*	*	*	*	+		*		*		*	
Transit				x	x	x	x	x	x	x	x	x	x	x	x	x	x	+		x		x		x	
Street Lights				x	*	*	*	*	*	*	*	*	*	*	*	*	*	+		*		*		*	

(1) The Planned Development land use is not specifically listed on this table as it allows for a variety of uses and intensities within a development site, and service and facility requirements will vary according to development intensity. At a minimum, services and facilities are to be consistent with the requirements of individual land use designations which correspond to the uses and intensities on the development site.

- *** Services and facilities required
- x** Services and facilities may be required on a site specific basis
- +** See appropriate land use category

NOTE: In some cases central water and sewer may not be in close proximity to infill development parcels and well or septic may be used on an interim basis. However, at such time central water and sewer become available, the development will be required to connect to those systems. Also, any future expansion, redevelopment or site change will subject the property to the requirement to connect to central water and sewer.

revised: June 2006

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Exhibit 2-2

Transitional Land Uses General Guidelines

This table is to be used as a general guide in evaluating compatibility between proposed and adjacent land uses. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services, and comprehensive plan policies will also apply to amendment requests.

Proposed Land Use	Agricultural	Agricultural/Rural	Residential-1	Residential-3	Residential-6	Residential-9	Residential-12	Residential-24	Commer-ton New Town	Commercial	Office	Industrial-Light	Industrial-Heavy	Employment Center	Town Center	Planned Development	Public/Semi-Public
Agricultural*	x	x	x														
Agricultural/Rural*	x	x	x														
Residential - 1 du/ga*			x	x	+	+	+	+	x	+	+			+	+	+	+
Residential - 3 du/ga				x	x	x	x	x	x	+	+	+		x	x	x	+
Residential - 6 du/ga				x	x	x	x	x	x	+	+	+		x	x	x	+
Residential - 9 du/ga				x	x	x	x	x	x	+	+	+		x	x	x	+
Residential - 12 du/ga				x	x	x	x	x	x	+	+	+		x	x	x	+
Residential - 24 du/ga				x	x	x	x	x	x	+	+	+		x	x	x	+
Commercial	+	+	+	+	x	x	x	x	+	x	x	x	+	x	x	x	x
Office			+	x	x	x	x	x	x	x	x	x	+	x	x	x	x
Industrial-Light					+	+	+	+		x	x	x	x	x	x	x	x
Industrial-Heavy								x		x	+	x	x	x	x	x	x
Employment Center					+	+	+	+		x	x	x	x	x	x	x	x
Town Center				+	+	+	+	+	+	x	x	x	+	x	x	x	x
Planned Development				+	+	+	+	+	+	x	x	x	+	x	x	x	x
Mixed Uses		+	+	+	+	+	+	+	+	x	x	x	+	x	x	x	x
Public/Semi-Public																	

X Compatible Transitional Land Uses

+ Can be a compatible transitional use with sensitive site design *such as **transitioning** lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require an MPUD or CPD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.

***** Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in the Northeast Pasco Rural Area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of the Northeast Pasco Rural Area and Rural Transition Area boundaries) between rural and urban densities is considered more effective in protecting rural character. For transitions that are being evaluated outside of the Northeast Pasco Rural Area and Rural Transition Area, the standard articulated in footnote (+) shall apply.

Note: Conservation Lands and Coastal Lands adjacencies are regulated by policy as stated in this Comprehensive Plan. Revised: July 2009

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EXHIBIT A

The Official Future Land Use Map

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EXHIBIT B

FUTURE LAND USE MAP 2-9(26)

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EXHIBIT C

FUTURE LAND USE MAP 2-9(27)

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EXHIBIT D

FUTURE LAND USE MAP 2-9, FUTURE LAND USE SUBAREAS

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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 (5) 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 the West Market Area.

e. Financial Incentives

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

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f. Transit-Oriented Development

Pasco County shall examine Transit-Oriented Development and form-based code strategies as appropriate in the 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 the West Market Area to receive transferable development rights.

h. Urban Concentration Area/Urban Service Area

The West Market Area shall be included in the Urban Concentration Area established pursuant to Goal FLU 9 and shall be considered for inclusion in any Urban Service Area adopted pursuant to Goal FLU 9.

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 an 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 nonresidential 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.

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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-use development at transit nodes and encourage vertical development and street activities.

f. Priority Review

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

g. Financial Incentives

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

h. Transit-Oriented Development

Pasco County shall examine Transit-Oriented Development and form-based code strategies as appropriate in the 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 the South Market Area to receive transferable development rights.

j. Urban Concentration Area/Urban Service Area

The South Market Area shall be included in the Urban Concentration Area established pursuant to Goal FLU 9 and shall be considered for inclusion in any Urban Service Area adopted pursuant to Goal FLU 9.

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.

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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 shall be encouraged in the 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 the 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

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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 a 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 ecotourism, 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, Southwest Florida Water Management District 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.

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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 the 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, and encourage innovative design and clustered development in a manner that preserves open space and enhances existing ecological areas.

c. Infrastructure Control

Pasco County shall control utility expansion and 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.

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f. Respect Natural Systems

Pasco County shall encourage clustered development, conservation subdivisions, transfer of development rights, and purchase of development rights 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 the North Market Area to transfer development rights.

j. Pasco County shall ensure that development in proximity to the Green Swamp provides adequate transitional use/buffering to minimize negative impacts.

GOAL FLU 9: URBAN CONCENTRATION AREA

An Urban Concentration Area which will be the focal point of development in Pasco County creating a live, work, play environment to attract high-quality development.

OBJECTIVE FLU 9.1: DEVELOPMENT LOCATION

The proportion of overall Pasco County development occurring in the Urban Concentration Area shall be as follows:

- New Residential Development 50 percent
- New Commercial Development 60 percent
- New Office Development 65 percent
- New Industrial Development 65 percent
- New Hospitality Development 75 percent
- New Infill Development 80 percent
- Neighborhood Redevelopment 80 percent

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POLICY FLU 9.1.1: URBAN CONCENTRATION AREA

The West and South Market Areas, as identified on Maps 2-17 and 2-18, are the Pasco County Urban Concentration Area.

POLICY FLU 9.1.2: PRIORITY REVIEW

Pasco County shall prioritize the review of development applications in the Urban Concentration Area.

POLICY FLU 9.1.3: FINANCIAL INCENTIVES

Pasco County shall provide financial incentives for development located in the Urban Concentration Area, including differential mobility fees.

POLICY FLU 9.1.4: URBAN DEVELOPMENT STANDARDS

Pasco County shall amend the Land Development Code to establish appropriate urban development design standards for the Urban Concentration Area by 2012.

POLICY FLU 9.1.5: REGULATORY INCENTIVES

Pasco County shall provide regulatory incentives in the Land Development Code by 2012 for development located in the Urban Concentration Area.

POLICY FLU 9.1.6: DISCOURAGE URBAN SPRAWL

Pasco County shall consider the establishment of minimum density requirements within the Urban Concentration Area. Any minimum densities must be consistent with Comprehensive Plan policies prohibiting density increases within vulnerable coastal areas.

POLICY FLU 9.1.7: URBAN SERVICE AREA

The Pasco County Urban Service Area pursuant to Section 163.3164(50), Florida Statutes, shall be the Urban Service Area as identified on Map 2-22.

POLICY FLU 9.1.8: URBAN SERVICE AREA INTERGOVERNMENTAL COORDINATION

Pasco County shall establish mechanisms to ensure coordination with adjacent jurisdictions regarding development proposals located within the Urban Service Area which previously would have been subject to Development of Regional Impact review.

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POLICY FLU 9.1.9: URBAN SERVICE AREA EXPANSION AREA

Any areas of the Urban Concentration Area which are not initially included in the Urban Service Area adopted pursuant to Goal FLU 9, shall be considered as future Urban Service Area Expansion Area. Expansion of the Urban Service Area shall be accomplished through a Comprehensive Plan Amendment demonstrating compliance with applicable provisions of State and local law.

OBJECTIVE FLU 9.2: MOBILITY

Increase by 10 percent nonautomobile trips within the Urban Service Areas of the Urban Concentration Area.

POLICY FLU 9.2.1: MOBILITY PLAN

Pasco County shall prepare and adopt a Mobility Plan for the Urban Service Area by 2012.

POLICY FLU 9.2.2: DEVELOPMENT MITIGATION

Projects within the Urban Service Area may mitigate transportation impacts with multimodal and design alternatives. Other mitigating measures may include, but not be limited to, the following:

- Operational or capital enhancements for transit
- Participation in a transit pass program for employees: van pooling and ride-sharing programs
- Pedestrian improvements
- Bus shelter/transit stop improvements
- Bicycle improvements
- Lighting improvements
- Connectivity improvements
- Any other measures which increase mobility options and intermodal connections as may be approved by the County.

These mitigation provisions and alternatives do not limit the ability of the County to evaluate discretionary development proposals, such as plan amendments and rezonings, and ensure appropriate timing and phasing consistent with nonconcurrency Levels of Service, circulation, and safety requirements, or otherwise ensure adequate access to development sites.

POLICY FLU 9.2.3: DESIGN REQUIREMENTS

Development within the Urban Concentration Area shall be compatible with such Transit-Oriented Design principles as are established in this Comprehensive Plan as further implemented through the Land Development Code.

GOAL FLU 10: TRANSIT-ORIENTED DEVELOPMENT

Creation of a land use planning framework encouraging, supporting, and implementing transit-oriented development in a manner supporting and implementing the Tampa Bay Area Regional Transportation Authority and One Bay regional vision of concentrated land use by decreasing automobile dependency and increasing the economic viability, sustainability, and livability of Pasco County.

OBJECTIVE FLU 10.1: TRANSIT EMPHASIS CORRIDOR

A Transit Emphasis Corridor connecting activity centers within Pasco County and the Tampa Bay region.

POLICY FLU 10.1.1: Pasco County Transit Emphasis Corridor is as depicted in Future Land Use Map 2-23.

POLICY FLU 10.1.2: The County shall encourage the use of mass transit in order to decrease the dependency of automobile trips.

POLICY FLU 10.1.3: The County shall coordinate with the Tampa Bay Area Regional Transportation Authority, Pasco Metropolitan Planning Organization, Florida Department of Transportation, and other regional transit agencies regarding the provision of transit service and location of stations.

OBJECTIVE FLU 10.2: TRANSIT-ORIENTED DESIGN

The Transit Emphasis Corridor will have an increasing percentage of development and redevelopment based upon Transit-Oriented Design principles, including neighborhood context, connectivity, public-realm improvements, and site development standards.

POLICY FLU 10.2.1: Pasco County shall adopt a Transit-Oriented Design Ordinance by 2012 containing specific and detailed provisions necessary to implement Objective FLU 10.2 and the policies thereunder. Notwithstanding anything to the contrary herein or within Objective FLU 10.2 and the policies thereunder, a property owner with an unexpired Development of Regional Impact, preliminary plan, or MPUD Master Planned Unit Development zoning approved prior to the effective date of the Transit-Oriented Design Ordinance shall have the option to develop pursuant to the approved and unexpired Development of Regional Impact, MPUD Master Planned Unit Development, or preliminary plan.

POLICY FLU 10.2.2: Pasco County shall establish design principles that concentrate a mix of complementary, well-integrated land uses within walking distance (one-half mile) of anticipated transit stations.

POLICY FLU 10.2.3: Pasco County shall encourage multiuse developments which include a mixture of uses on the same site.

POLICY FLU 10.2.4: Pasco County shall encourage mixed-use developments with a mixture of uses within buildings.

POLICY FLU 10.2.5: Pasco County shall encourage a mixture of housing types, including workforce housing.

POLICY FLU 10.2.6: Pasco County shall encourage mixed-use developments with patterns of compact blocks that form well-connected networks to encourage walking, promote and support mass transit, reduce the number and length of automobile trips, and conserve energy.

POLICY FLU 10.2.7: Guidelines created by Pasco County shall address streetscape design to encourage pedestrian activity and create streets which are safe, comfortable, and interesting to the pedestrian.

POLICY FLU 10.2.8: The Transit-Oriented Development Ordinance shall address the transition to transit use and the evolution of development sites during that transition.

OBJECTIVE FLU 10.3: TRANSIT CENTER OVERLAY

Development of supportive land use patterns adjacent to future identified transit stations.

POLICY FLU 10.3.1: TRANSIT CENTER OVERLAY ESTABLISHMENT

The Transit Center Overlay, depicted in Future Land Use Map 2-24, is an overlay to the Pasco County Future Land Use Map. The Transit Center Overlay and its associated policies are established to:

- a. Plan effectively for the provision of transit and supporting land uses;
- b. Reduce automobile trips and trip lengths; and
- c. Create efficiency in planning and provision of infrastructure.

POLICY FLU 10.3.2: TRANSIT CENTER OVERLAY STATUS

The adopted Transit Center Overlay Future Land Use Map 2-24 functions as an overlay to the Future Land Use Map and does not affect any rights of property owners to develop their property as permitted under the Comprehensive Plan, the underlying Future Land Use Classification, the Zoning Ordinance, or the land development regulations of Pasco County. The utilization of the Transit Center Future Land Use Map Overlay is regulated through policies included herein that create a specific and definitive linkage between the creation of the transit network to serve the overlay land uses and effective date of those land uses.

POLICY FLU 10.3.3: TRANSIT CENTER OVERLAY IMPLEMENTATION

To facilitate the furtherance of transit opportunities, the Board of County Commissioners may utilize the Transit Center Overlay to establish stations pursuant to the typology in Figure 10-1, Transit Station Typology. The application of the typology and establishment of specific station locations providing for increased density and intensity shall only be effective after:

- a. Completion and adoption of a Transit Station Area Plan as described in Policy FLU 10.3.6;
- b. Identification of a premium transit route in an approved Long-Range Transportation Plan; and
- c. Approval by the Board of County Commissioners in a public hearing after receiving a recommendation from the Tampa Bay Area Regional Transportation Authority and the Local Planning Agency. Adopted Station Area Plans shall be included in the technical support document of the Comprehensive Plan and reflected on the Official Zoning Map.

Increased density and intensity may only occur within the boundaries of the Transit Center Overlay and shall be subject to the Station Allocations in Figure 10-2, Transit Center Overlay Station Allocations.

In determining whether to adopt a Station Area Plan, the Board of County Commissioners shall consider the extent to which the density and intensity increases provided for in the Transit Center Overlay can be offset by transferred development rights.

POLICY FLU 10.3.4: TRANSIT STATION TYPOLOGY

Figure 10-1 Transit Station Typology

Station Type	Maximum Number of Stations	Project Development Standards*	Land Use Allocation
Regional Commercial	2	FAR: 1-2.25 Stories: 1-5 DU/Acre: 20-30	Commercial: 45%-60% Residential: 5%-15% Office: 30%-40%
Regional Professional Service	3	FAR: 1-3.6 Stories: 3-12 DU/Acre: 40-60	Commercial: 15%-30% Residential: 15%-30% Office: 55%-65%
Regional Mixed Use	3	FAR: 1-5 Stories: 2-10 DU/Acre: 40-60	Commercial: 10%-30% Residential: 25%-35% Office: 40%-50%
Community Commercial	2	FAR: 0.3-1.25 Stories: 1-5 DU/Acre: 10-20	Commercial: 40%-50% Residential: 15%-25% Office: 30%-40%
Community Professional Service	2	FAR: 0.6-2.5 Stories: 2-8 DU/Acre: 10-20	Commercial: 15%-25% Residential: 15%-25% Office: 55%-65%
Community Mixed Use - New Town/Village	3	FAR: 0.6-1.35 Stories: 1-5 DU/Acre: 20-30	Commercial: 15%-25% Residential: 55%-65% Office: 15%-25%
Community Business Commerce Park	2	FAR: 0.15-0.50 Stories: 1-2 DU/Acre: 10-20	Commercial: 15%-25% Residential: 15%-25% Office: 15%-25% Industrial: 35%-45%
Neighborhood	2	FAR: 0.6-1.35 Stories: 1-3 DU/Acre: 20-30	Commercial: 5%-15% Residential: 75%-85% Office: 5%-15%

*FAR refers to the Floor Area Ratio per net developable acre. Density refers to the number of dwelling units per net developable acre.

POLICY FLU 10.3.5: TRANSIT CENTER OVERLAY STATION ALLOCATIONS

Figure 10-2 identifies the maximum number of stations and the station types which may be located in each portion of the Transit Center Overlay. Future Land Use Map 2-24 identifies the areas of the Transit Center Overlay to be used in implementing Figure 10-2.

Figure 10-2 Transit Center Overlay Station Allocations

Area Overlay	Maximum Number of Stations	Station Types*
Western Hub	3	Regional Commercial Regional Professional Service Regional Mixed Use
Suncoast Parkway	4	Regional Professional Service Community Professional Service Mixed Use - New Town/Village Community Business Commerce Park Neighborhood
Sunlake Boulevard	2	Regional Mixed Use Neighborhood
U.S. 41	1	Community Commercial
I-75	2	Regional Commercial Mixed Use - New Town/Village
Wiregrass Boulevard	4	Regional Mixed Use Regional Professional Service Community Commercial Community Professional Service Mixed Use - New Town/Village Community Business Commerce Park

*Station types within a Transit Center Overlay Area may be replaced with a less intensive station type.

POLICY FLU 10.3.6: TRANSIT STATION AREA PLANS

- a. Transit Station Area Plans shall be prepared prior to system construction and prior to or during design phase of the Transit Corridor to efficiently and effectively plan the land uses around proposed transit stations.
- b. At the initiation of a Station Area Planning process, all property owners within the affected Transit Center Overlay shall be notified.
- c. Station Area Plans shall be based on a detailed study which will include all areas within a one-half-mile walking distance from the transit station to determine specific Station Area Plan boundaries. In determining the specific Station Area Plan boundaries, existing Future Land Use and zoning classification boundaries and physical, contractual, environmental, and community features, boundaries, and borders shall be considered. A Station Area Plan shall not require increased density and intensity if there

is reasonable density and intensity to support station location. Upon adoption, the Station Area Plan shall be the development standard for the identified area.

- d. Regardless of how the Station Area Plan is funded, a public involvement program, including community stakeholders, public agencies, property owners, citizens, and private developers, shall be part of the Station Area Planning Process. This process shall include community design and public workshops.
- e. At a minimum, the Station Area Plan shall address:
 - (1) Station area typology and development/redevelopment vision.
 - (2) Surrounding development pattern and community character.
 - (3) Location-based station area market analysis and assessment for near and intermediate development projections to identify intensity and land use mix within one-half mile of stations.
- f. Station Area Plans shall include design principles for the Transit Station Impact Area which shall consider the following:
 - (1) Building and Site Design
 - (a) Building Form, Setbacks, and Site Design
 - (b) Building Heights
 - (c) Transitions to/Compatibility with Surrounding Development Patterns
 - (d) Alternative Development Standards (Vehicular/Bicycle Parking, Stormwater, etc.)
 - (e) Parking
 - 1) Create parking strategies that can reduce the parking requirements and promote shared parking opportunities.
 - (f) LEED (Leadership in Energy and Environmental Design) or Other Sustainable Design Principles
 - (g) Roadway Typical Sections
 - (h) Bicycle and Pedestrian Facilities

- (i) Public Realm, Streetscape, and Open Space
 - 1) Public art, street trees, pedestrian scale lighting, arcades, awnings, wayfinding signage, and benches.
 - (j) Guidelines based on street types: pedestrian priority streets (fronts of buildings/doors and windows) and secondary streets (backs of buildings/blank walls/service areas).
 - (k) Buildings designed to front on public streets or on open spaces, with minimal setbacks and with windows and doors at street level instead of expansive blank walls.
 - (l) Building entrances located to minimize the walking distance between the transit station and the building entrance.
 - (m) Surface parking is located in the rear of buildings, with the encouragement of on-street parking.
 - (n) Unencumbered pedestrian paths through surface parking to transit stations.
 - (o) Parking structures are designed to include active uses on the ground floor street frontage.
 - (p) Encourage that buildings are the tallest and most intensely developed structures located near the transit stations.
- (2) Connectivity
- (a) Direct pedestrian routes within station areas. Sidewalk locations and widths based on the anticipated level of service needed within public rights-of-way within a one-half-mile walking distance from all station locations.
 - (b) Encourage pedestrian plazas and other amenities that will enhance the pedestrian environment in and around transit stations.
 - (c) Encourage the development of bike lanes on arterial and collector roadways that provide connectivity with the station area.
 - (d) Encourage an interconnected network of compact blocks and pedestrian-friendly streets.
 - (e) Logical linkages to connect with the pedestrian/bike trail systems.

- (3) Policy
 - (a) Housing Mix
 - (b) Workforce and Affordable Housing
 - (c) Incremental Parking Reduction Policies
 - (d) Land Use Flexibility
 - (e) Station Development Evolution/Requirement Triggers and Thresholds
 - (f) Economic Incentives to Implement
- (4) Implementation Strategies
 - (a) Regulatory
 - (b) Public/Private Partnerships
 - (c) Joint/Shared Facilities
 - (d) Capital Improvement Funding/Public Investment
 - (e) Property Aggregation
 - (f) Anchor Tenant Identification