

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

FUTURE LAND USE ELEMENT APPENDIX

SECTION FLU A-1 COMPREHENSIVE PLAN AMENDMENT STANDARDS OF REVIEW

The Pasco County Comprehensive Plan is designed to preserve and enhance the public health, safety, and welfare through the management of growth, the provision of adequate public services, and the protection of natural resources. These purposes are accomplished by the legislative establishment of Goals, Objectives, and Policies that are designed to guide the future growth and development of lands within the unincorporated portions of Pasco County.

All applications for a Comprehensive Plan Amendment relating to the development patterns described and supported within the Comprehensive Plan including, but not limited to, site-specific applications for changes in land use classifications, are presumed to involve a legislative function of local government which, if approved, would be by legislative act of the County and shall, therefore, be evaluated based upon the numerous generally acceptable planning, timing, compatibility, and public-facility considerations detailed or inferred in the policies of the Comprehensive Plan. Each application for an amendment to Map 2-15, 2025 Future Land Use Map, by changing the land use classification assigned to a parcel of property shall also be reviewed to determine and assess any Countywide impacts or any significant areawide impacts of the proposed amendment including, but not limited to, the effect of the land use change on either the internal consistency or fiscal structure of the Comprehensive Plan.

This Comprehensive Plan Amendment application review and evaluation process will be prepared and presented in a format consistent with the four (4) major categories of Comprehensive Plan policies as follows:

1. **General Public Facilities/Services:** Since the Comprehensive Plan policies address the continuance, expansion, and initiation of new government service and facility programs including, but not limited to, capital facility construction, each application for a land use classification amendment shall include a description and evaluation of any Comprehensive Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment, if approved. This analysis shall include the availability of, and actual and anticipated demand on, facilities and services serving, or proposed to serve, the subject property. The facilities and services required for analysis include emergency services, parks and recreation, potable water, public transportation, sanitary sewer, schools, solid waste, stormwater, and the transportation network.
2. **Natural Resources/Natural Features:** The policies of the Comprehensive Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Comprehensive Plan. Specifically, each amendment will be evaluated to determine (1) the existence of natural resources features subject to coastal flooding, coastal areas, groundwater-recharge areas, marine resources, water wells, wetlands, and wildlife habitat; (2) the existence of any historical or archaeological sites; (3) the location of flood zones and the demonstration that the land uses proposed in flood-prone areas are suitable to the continued natural functioning

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of floodplains; and (4) the suitability of the soil and topography to the development proposed.

3. **Comprehensive Plan Review:** Additional criteria and standards are also included in the Comprehensive Plan that describe when, where, and how development is to occur. Comprehensive Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.
4. **Transportation:** Land use amendment applications shall comply with the Transportation Needs Assessment provisions of the Pasco County Land Development Code.

Amendments to Existing Planned Development Sites (PD [Planned Development] Future Land Use Classification)

The following standards apply when determining whether a Comprehensive Plan Amendment is required for new development proposals on sites that were previously approved under the PD (Planned Development) Future Land Use Classification:

1. A Comprehensive Plan Amendment is required if the proposal shows uses or land areas not previously approved. The only exception to this criterion is public and quasi-public uses; e.g., libraries, schools, recreation, roads, which provide an areawide benefit to the community.
2. A Comprehensive Plan Amendment is required if the proposal shows a change in the intensity or density of a previously approved use which results in a cumulative increase of ten (10) percent or more in the number of average daily trips as defined by the Institute of Transportation Engineers trip-generation standards of the original approved use.
3. Any reduction in the amount of approved open space.

Standards for Amending the Northeast Pasco County Rural Area Boundary

Any and all Future Land Use Map amendment applications within the Northeast Pasco County Rural Area that petition for any residential or mixed-use Future Land Use classification that permits more density than permitted by the RES-1 (Residential - 1 du/ga) Future Land Use Classification or any other Future Land Use classification that requires the installation of central water and sewer services per Exhibit 2-1, Services and Facilities by Classification, shall be required to be accompanied by an associated and concurrent amendment request to the rural area boundary in order to permit the extension of urban uses consistent with the policies of this Comprehensive Plan and Objective FLU 2.1 to include the parcel(s) under consideration.

Standards for Review of Increased Density within the Northeast Pasco County Rural Area and the Rural Character Area

Requests for amendments to the Future Land Use Map within the Northeast Pasco County Rural Area for any Future Land Use classification that permits more density than permitted by the RES-1 (Residential - 1 du/ga) Future Land Use Classification or any other Future Land Use classification that requires the installation of central water and sewer services per Exhibit 2-1, Services and Facilities by Classification, or amendments within the "rural character area" for any

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Future Land Use classification that permits three (3) or more dwelling units per developable residential acre shall be held to the following standard of review and may be considered only if all of the following standards are affirmatively met:

1. Demonstration of Need

An applicant shall demonstrate that additional lands are required to accommodate the population, housing, or employment needs of the County projected over the horizon of the Comprehensive Plan. This analysis shall be performed consistent with the requirements of Rule 9J-5.006(2)(c), Florida Administrative Code, that establish the standards for an analysis of the amount of land needed to accommodate the projected population.

2. Compatibility

- a. An applicant shall demonstrate that the proposed amendment shall create and/or provide an appropriate transition of land uses adjacent to existing rural-residential development within either the Northeast Pasco County Rural Area or the rural character area.
- b. An applicant shall demonstrate how the proposed amendment shall protect existing rural neighborhoods consistent with FLU 2.1.7 or FLU 2.3.3 as applicable.
- c. An applicant shall perform a soil-suitability analysis and shall demonstrate that the soils can support the proposed amendment.

3. Contiguity to Existing Urban Development Patterns

An applicant shall demonstrate that the proposed development is contiguous to existing urban patterns of development.

4. Consistency with Goals, Objectives, and Policies of the Comprehensive Plan

An applicant shall demonstrate that the proposed amendment is consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The above standards shall be evaluated by means of the preparation of needs-analysis statements and land use compatibility analyses. If an amendment to the Northeast Pasco County Rural Area boundary or the rural character area boundary is adopted, the above-referenced documentation shall also be submitted as support documents.

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SECTION FLU A-2 ADDITIONAL STANDARDS OF REVIEW FOR PLAN AMENDMENTS AND REZONINGS

Land Use Densities/Intensities and Allowable Zoning Classifications

All land use classifications, zoning classifications, and resulting development shall be consistent with the standards set forth in this Comprehensive Plan.

Quasi-Judicial Application Standards of Review

A landowner seeking to rezone property or seeking quasi-judicial approval of an individual site through special exceptions, conditional uses, variances, site-plan approval, and/or other quasi-judicial applications has the burden of proving that the proposal is consistent with the Comprehensive Plan and complies with all procedural requirements of the Land Development Code. At this point, the burden shifts to the governmental board to demonstrate that maintaining the existing zoning classification with respect to the property, or denial of the quasi-judicial application accomplishes a legitimate public purpose. In effect, the landowners' traditional remedies will be subsumed within this rule, and the Board of County Commissioners will now have the burden of showing that the refusal to rezone the property or denial of the application, is not arbitrary, discriminatory, or unreasonable. If the Board of County Commissioners carries its burden, the application should be denied.

For purposes of this standard of review, legitimate public purposes include:

1. Protecting the integrity of the Goals, Objectives, and Policies of the Comprehensive Plan.
2. Public reliance upon an approved plan of development.
3. Other legitimate public purposes as determined by applicable law.

Optional Land Use Classifications

The Board of County Commissioners may determine that a land use classification other than the classification requested by the applicant is appropriate.

State/Federal Agency Review

Proposed amendments shall be forwarded to appropriate State agencies (and Federal agencies, when appropriate) for review and comment on projects located adjacent to State or Federally owned lands, within any area subject to special provisions of law or upon request of the State or Federal agency.

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SECTION FLU A-3 INTERPRETATION OF COMPREHENSIVE PLAN BOUNDARIES

1. Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies. In the event that any Comprehensive Plan boundary shown on the official Future Land Use Map (see Policy FLU 1.1.1 for a full listing of this series) cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Pasco County Administrator or his/her designee. Decisions of the Pasco County Administrator or his/her designee may be appealed to the Board of County Commissioners whose decision shall be final.
2. Comprehensive Plan boundaries shall be interpreted as fixed boundaries in all cases, except in the limited circumstance where the blending of densities in residential land use classifications may be considered for a residential MPUD Master Planned Unit Development, where an applicant can demonstrate by site plan within residential land use classifications an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan.

The blending of densities within rural land use classifications may be considered within a residential MPUD Master Planned Unit Development where an applicant can demonstrate by site plan an equivalency of development rights, improvement in the overall master plan, and consistency with the Goals, Objectives, and Policies in the Comprehensive Plan. In addition, the location of residential-development lots shall be arranged in a context-sensitive manner, such that they preserve the integrity of the rural community and protect and preserve the rural appearance of land when viewed from public roads and from abutting properties.

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SECTION FLU A-4 CALCULATION OF RESIDENTIAL DENSITIES

Densities/Intensities and Density/Intensity Credits

1. The density and/or intensity of each development proposal shall be considered separately. In applying densities to acreages, certain nonresidential land use types that lie within a project's boundaries, such as office, commercial, and industrial uses, are excluded from the calculations. Except where the Comprehensive Plan and the Land Development Code allow for density/intensity transfers from another site to a project, only those lands specifically within a project's boundaries may be used for calculating any density/intensity incentives. Along coastal areas, only land above the mean high tide line may be used in determining acreage size.
2. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided herein. Proposed developable residential acreage means that portion of the total site area which will be developed for residential use inclusive of street rights-of-way, utility rights-of-way, public and private parks, community facilities, etc. Proposed developable residential acreage does not include any lands within the project which are classified as wetlands, CON (Conservation Lands), or water bodies. The Future Land Use classifications set forth the long-range potential uses of property in the context of the lawful planning horizon and provides for a wide array of potential zoning classifications within each land use classification. A property owner is not entitled to all zoning classifications or the most potentially dense or intense zoning classification within a land use classification. Thus, in some cases, the application of zoning, subdivision, environmental, and other regulations may result in an actual project density less than the maximum permitted by the Comprehensive Plan. The Future Land Use Map does not guarantee that maximum densities will be achieved in all cases and does not serve as a substitute density limit in place of any other regulations that would place further restrictions and/or limitations on the development density of a parcel.
3. In those cases where proposed residential or nonresidential acreage contains lands which are classified as Category I Wetlands (except naturally occurring water bodies), a twenty-five (25) percent density/intensity incentive will be allowed provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.
4. In those cases where proposed residential acreage contains lands which are classified as critical linkages, 100 percent of the base density of the upland portion of the critical linkage may be transferred to the developed portion of the property as well as an additional twenty-five (25) percent density incentive, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County. See Policy CON 1.2.2.a for a discussion of other permissible density/intensity transfers for critical linkages.

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5. In those cases where proposed residential or nonresidential acreage contains lands which are classified as Category II or Category III Wetlands, a ten (10) percent density/intensity incentive will be allowed, provided that the areas so classified are not impacted by the development and are preserved in perpetuity by conservation easement or dedication to a government entity as approved by Pasco County.

6. For the purpose of group homes and similar facilities, the density computation shall be as provided by the zoning code. Congregate living facilities and group homes shall be permitted within any residential classification provided that the density limitations of this element and the provisions of the Land Development Code and the location guidelines of the Housing Element are complied with.

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EXHIBIT 2A-1

DENSITY INCENTIVE EXAMPLES FOR CATEGORY I WETLANDS

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-Five (25) Percent of Preserved Conservation Area]) X Future Land Use Classification (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

EXAMPLE 1

Total Residential Acreage:	100	Acres
Wetlands:	<u>- 10</u>	Acres
Developable Residential Acreage:	90	Acres
Wetlands:	10	Acres
Density Incentive:	<u>X .25</u>	
	2.5	Acres

Future Land Use Classification: RES-3 (Residential - 3 du/ga)

Ninety (90) Acres (Developable Residential Acres) X 3.0 (Dwelling Units/Gross Acre) = 270 Units + (Density Incentive of 2.5 Acres [Density Incentive] X 3.0 [Dwelling Units/Gross Acre]) = 7.5 Additional Units

277.5 Maximum Residential Units Allowable*

* Partial units > 0.5 will be rounded up.
Partial units ≤ 0.5 will be rounded down.

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EXHIBIT 2A-2

DENSITY INCENTIVE EXAMPLES FOR CRITICAL LINKAGES (UPLANDS ONLY)

(Developable Residential Acreage + Density Incentive [Maximum of Twenty-Five (25) Percent of Preserved Conservation Area]) X Future Land Use Classification (Dwelling Units/Gross Acre) = Maximum Residential Units Allowable

EXAMPLE 2

Total Residential Acreage:	100	Acres
Critical Linkage (Upland Area):	<u>- 10</u>	Acres
Developable Residential Acreage:	90	Acres
Base Density (RES-3 (Residential - 3 du/ga)):	X 3.0 = 270	Units
Critical Linkage (Upland Area):	10	Acres
Base Density (RES-3 (Residential - 3 du/ga)):	X 3.0 = 30	Units
Density Incentive:	(.25 * 10 Acres) = 7.5	Units
Maximum Residential Units:	307	Units*

* Partial units > 0.5 will be rounded up.
Partial units ≤ 0.5 will be rounded down.

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EXHIBIT 2A-3

RESIDENTIAL TO NONRESIDENTIAL CALCULATION FOR DEVELOPMENT TRANSFER (CRITICAL LINKAGE UPLANDS)

EXAMPLE 3

Total Residential Acreage:	100	Acres
Critical Linkage (Upland Area):	<u>- 10</u>	Acres
Developable Residential Acreage:	90	Acres
Base Density (RES-3 (Residential - 3 du/ga)):	X 3.0	= 270 Units
Critical Linkage (Upland Area):	10	Acres
Base Density Credit (RES-3 (Residential - 3 du/ga)):	X 3.0	= 30 Units
Density Incentive:	(.25 * 10 Acres) X 3.0	= 7.5 Units
Total Transferable Density:	37.5	Units
Trips Per Unit:	1.01	Trips
Trips Per 1,000 Square Feet Research and Development Center:	1.07	Trips

1.01 Trips/Dwelling Units/1.07 Trips/1,000 Square Feet = 943.93 Research and Development Square Feet/ Dwelling Units

943.93 X 37.5 = 35,397.38 Total Research and Development Square Feet Available for Transfer

Note: Trip generation rates are based on the Institute of Transportation Engineers *Trip Generation Manual*, 8th Edition. Trip generation rates are subject to change as revised data becomes available.

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EDITOR'S NOTE: EXAMPLE

100-Acre Site
RES-3 (Residential - 3 du/ga)

Current Development Potential - Prior Comprehensive Plan (3 Dwelling Units/1 Acre)		Development Potential - Adopted Comprehensive Plan (3 Dwelling Units/1 Acre)	
Wetland Credit - Category I Wetlands			
100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres		100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres	
Base Density 90 x 3.0 =	270 Units	Base Density 90 x 3.0 =	270 Units
Wetland Credit 90 x .10 = 9 x 3.0 =	<u>27</u> Units	Wetland Credit 10 x .25 = 2.5 x 3.0 =	<u>7.5</u> Units
Total:	297 Units	Total:	277 Units
297 Total Units		277 Total Units	
Critical Linkage Credit			
100 Acres <u>-10</u> Acres Wetlands 90 Developable Residential Acres		100 Acres <u>-20</u> Acres Critical Linkage (10 Acres Wetlands; 10 Acres Uplands) 80 Developable Residential Acres	
Base Density 90 x 3.0 =	270 Units	Base Density 80 x 3.0 =	240 Units
Wetland Credit 90 x .10 = 9 x 3.0 =	<u>27</u> Units	Wetland Credit 10 x .25 = 2.5 x 3.0 =	7.5 Units
Total:	297 Units	Critical Linkage Base Credit 10 x 3 =	30 Units
		Critical Linkage Bonus Credit 10 x .25 = 2.5 x 3.0 =	<u>7.5</u> Units
		Total:	285 Units
297 Total Units		285 Total Units	

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SECTION FLU A-5 CALCULATION OF FLOOR AREA RATIOS

1. For nonresidential projects, the maximum gross building square footage shall be the sum of the developable nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.
2. Only those lands specifically within a project's boundaries may be used for calculating the maximum permitted gross building square footage. The above notwithstanding, no nonresidential intensity may be transferred from one (1) parcel of land to another when the parcels are physically separated from each other, except as by roadways, streams, rivers, or lakes. Along coastal areas, only land above mean high tide may be used in determining acreage size.

The foregoing limitations shall not apply where the Comprehensive Plan or Land Development Code specifically allow for density or intensity transfers from another site to a project.

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SECTION FLU A-6 THE OFFICIAL FUTURE LAND USE MAP

General Application

1. The Pasco County Future Land Use Element contains an official Future Land Use Map. This map depicts a land use classification system which defines the location and range of permitted uses in each classification, the range of permitted densities and/or intensities of use, and other data necessary to comply with minimum State requirements.
2. The official Future Land Use Map depicts the following land use classifications and map symbols. Such symbols shall be used to implement the Future Land Use concept subject to the projections of future population and employment as described in the Future Land Use Technical Support Document.

TABLE 2-1

Resource Protection Land Use Classifications	
Coastal Lands	C/L
Conservation Lands	CON
Major Recreation/Open Space	R/OS
Wetlands/Lakes Overlay	WLO
Rural Land Use Classifications	
Agricultural	AG
Agricultural/Rural	AG/R
Residential - 1	RES-1
Residential Land Use Classifications	
Residential - 1	RES-1
Residential - 3	RES-3
Residential - 6	RES-6
Residential - 9	RES-9
Residential - 12	RES-12
Residential - 24	RES-24
Nonresidential Land Use Classifications	
Commercial	COM
Office	OF
Industrial - Light	IL
Industrial - Heavy	IH
Mixed-Use Land Use Classifications	
Employment Center	EC
Town Center	TC
Planned Development	PD
Connerton New Town	NT
Gateway Hub	GH

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New Port Corners	NPC
Other	
Public/Semipublic	P/SP
Overlay Land Use Classification	
Transit Center Overlay	TRC
Inactive Land Use Classifications	
Activity Center	AC
Major Attractors	AT
Retail/Office/Residential	ROR
Mixed Use	MU

3. Within the Northeast Pasco Rural Area, RES-1 (Residential - 1 du/ga) Future Land Use Classification is deemed to be a rural land use classification. Within the rural transition area, RES-1 (Residential - 1 du/ga) may be developed as either a conservation subdivision or as an MPUD (Master Planned Unit Development).
4. The land use classifications shown on the official Future Land Use Map are identified according to the predominant use or maximum level of intensity intended for that classification. Other uses, such as, but not limited to, recreational uses and minor public/semipublic uses, may be permitted in any land use classification consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. Major public/semipublic uses require either the Public/Semipublic Future Land Use Classification or specific inclusion in the range of potential uses of another Future Land Use classification. Specific locations for other uses are not shown on the map because they are predicated on conditions and events which cannot be predicted at this time.

The character of each land use classification is defined by development intensity, residential density, functional use, and the physical characteristics of the land. Each classification has a range of potentially permissible uses which, although not exhaustive, illustrate the character of uses permitted within the land use classification. Not all of the potential uses are acceptable anywhere within the classification. Each potential use must be evaluated in accordance with the Goals, Objectives, and Policies of the Future Land Use Element.

For example, although a residential development must comply with the maximum gross density requirements, it is not ensured of the maximum density allowed for that classification. The application of Comprehensive Plan policies dealing with the natural environment, public facilities, transportation, and/or surrounding land use compatibilities may preclude the development of maximum density on any particular site.

5. The development of a single-family detached home, when the individual Lot of Record does not meet the maximum density requirement of the Future Land Use Element, shall be permitted. Development, as described above, shall be subject to all State and local development regulations including, but not limited to, those regulations designed to effectuate its intent.
6. All land use classifications shall permit the consideration of churches, schools, and sites for compatible public facilities, when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations.

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7. In general, the computation of maximum gross density shall be the maximum density allowed by the land use classification applicable to the subject property, multiplied by the proposed developable residential acreage of the project plus any density incentives as provided in Section FLU A-4.
8. For nonresidential projects, the maximum gross building square footage shall be the sum of the nonresidential project acreage multiplied by the maximum Floor Area Ratio permitted by the applicable land use classification.
9. Schools shall be permitted in all Future Land Use classifications except CL (Coastal Lands) and CON (Conservation Lands). Pasco shall permit the location of schools within the AG (Agricultural) and AG/R (Agricultural/Rural) Future Land Use Classifications only upon demonstrated need consistent with the following criteria. In the planning, siting, land acquisition, and development of the facility, evaluation shall include consideration of:
 - a. The student population density of the area, such as sufficient student population of the existing rural communities;
 - b. Require, where feasible, the location of new elementary and middle schools, internal or adjacent to residential neighborhoods; and
 - c. Public safety.
10. Overlay Land Use classifications are established and defined for use on the Official Future Land Use Map to establish targeted geographic areas within which the application of highly specialized policies can be implemented.
11. Overlay Land Use classifications comprise the second part of the Future Land Use Classification system. No land shall be designated on the Official Future Land Use Map using any Overlay Land Use classification other than those listed in the summary table FLU A-6, Table 2-1. Policies applicable to Overlay Land Use classifications are described in the Future Land Use Appendix.
12. Overlay Land Use classifications are intended to act in concert with the underlying Future Land Use classifications. In circumstances where there is an Overlay Land Use classification, the proper reference for the Future Land Use Classification on a property shall be Underlying Future Land Use Classification/Overlay Future Land Use Classification. For example, if a property had an underlying classification of COM (Commercial) and had the Transit Center Overlay, it would be referred to as COM (Commercial)/TRC (Transit Center Overlay).

Pasco County shall permit consideration of location of schools for grades nine and above, including postsecondary, IL (Industrial - Light), and IH (Industrial - Heavy), upon demonstration of the interrelatedness of the proposed school and surrounding land uses.

All public school facilities shall be consistent with the school siting standards set forth in the Public School Facilities Element to the extent practicable.

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DEFINITIONS OF FUTURE LAND USE CLASSIFICATIONS

The definitions and uses provided for in each of the following Future Land Use classifications are descriptive definitions only. A comprehensive listing of permitted and special exception uses are provided in the Pasco County Land Development Code as may be amended from time to time, which uses are hereby incorporated herein by this reference thereto as if fully set forth herein verbatim.

The special provisions provided for in certain Future Land Use classifications represent conditions to be complied with in approving land use classification amendments, rezonings, development orders, permits, and agreements.

CON (CONSERVATION LANDS)

Intent: To recognize public or private lands held for conservation.

General Range of Potential Uses:

Open space, passive nature parks, selected agricultural activities, accessory structures.

Density Restrictions: Dwelling Units/Developable Residential Area

0.00

Maximum Nonresidential Intensity: Floor Area Ratio

0.00

AG (AGRICULTURAL)

Intent: To maintain agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agro-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

General Range of Potential Uses:

Agricultural, rural-residential uses; mining; agro-industrial uses; small commercial uses related to the agricultural use of the property; recreation facilities.

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Density Restrictions:

AG (Agricultural)		
Maximum Base Density Dwelling Units/Developable Residential Acre (No Open-Space Requirement)	1 Dwelling Unit/10 Acres	
	CS - Rural Area	CS - Other
Density Incentives for Clustering as a Conservation Subdivision or AG (Agricultural) MPUD Master Planned Unit Development: Dwelling Units/Gross Acre		
Up to 10 Percent Open Space		
11 Percent-20 Percent		
21 Percent-40 Percent		
41 Percent-50 Percent	1 du/4.5 Acres	1 du/4.5 Acres
51 Percent-60 Percent This density incentive permits more than a 100 percent increase in density (more than double), if one-half the property is preserved as open space or agricultural uses.	1 du/4.5 Acres	1 du/4.5 Acres
61 Percent-80 Percent	1 du/3.9 Acres	1 du/3.9 Acres
More than 80 Percent	1 du/3.3 Acres	1 du/3.3 Acres

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

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EDITOR'S NOTE: EXAMPLE

100-Acre Site
AG (Agricultural)

Current Development Potential (1 Dwelling Unit/10 Acres)		AG (Agricultural) MPUD Master Planned Unit Development - Development Potential (25 Percent Open Space - 1 Dwelling Unit/5.5 Acres)	
10 Dwelling Units		18 Dwelling Units	
Developed Area:	100 Acres	Developed Area:	75 Acres
Open Space:	0 Acres	Open Space	25 Acres
Minimum Lot Size:	10 Acres	Minimum Lot Size:	None
		Likely Approximate Lot Size:	4 Acres
Current Development Potential (1 Dwelling Unit/ 10 Acres)		Conservation Subdivision Development Potential (50 Percent Open Space - 1 Dwelling Unit/4.5 Acres)	
10 Dwelling Units		22 Dwelling Units	
Developed Area:	100 Acres	Developed Area:	50 Acres
Open Space:	0 Acres	Open Space	50 Acres
Minimum Lot Size:	10 Acres	Minimum Lot Size:	None
		Likely Approximate Lot Size:	2.2 Acres

Maximum Nonresidential Intensity: Floor Area Ratio

0.23

AG/R (AGRICULTURAL/RURAL)

Intent: To maintain rural and agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Mining and agro-industrial uses are exempt from maximum Floor Area Ratio.

Mining activities which require ancillary processing are permitted only with special approval, as applicable, by the Board of County Commissioners.

General Range of Potential Uses:

Agricultural, rural-residential uses; mining; agro-industrial uses; small commercial uses related to the agricultural use of the property; recreation facilities.

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Density Restrictions:

AG/R (Agricultural/Rural)		
Maximum Base Density Dwelling Units/Developable Residential Acre (No Open-Space Requirement)	1 Dwelling Unit/5 Acres	
	CS - Rural Area	CS - Other
Density Incentives for Clustering as a Conservation Subdivision: Dwelling Units/ Gross Acre		
50 Percent Open Space This density incentive permits more than a 100 percent increase in density (double), if one-half the property is preserved as open space or agricultural uses.	1 du/2.5 Acres	1 du/2.5 Acres

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

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EDITOR'S NOTE: EXAMPLE

100-Acre Site
AG/R (Agricultural/Rural)

Current Development Potential (1 Dwelling Unit/5 Acres)		Conservation Subdivision Development Potential (50 Percent Open Space - 1 Dwelling Unit/2.5 Acres)	
20 Dwelling Units		40 Dwelling Units	
Developed Area:	100 Acres	Developed Area:	50 Acres
Open Space:	0 Acres	Open Space	50 Acres
Minimum Lot Size:	5 Acres	Minimum Lot Size:	None
		Likely Approximate Lot Size:	1.25 Acres

Maximum Nonresidential Intensity: Floor Area Ratio

0.23

This maximum intensity does not apply to mining and agro-industrial uses which are exempt from this maximum.

RES-1 (RESIDENTIAL - 1 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum density of one (1) dwelling unit/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 1.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family detached residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Special Provisions:

1. All properties designated as RES-1 (Residential - 1 du/ga) that are developed as a residential subdivision greater than 300 acres in size shall be required to rezone as a cluster-residential subdivision under either the County's MPUD Master Planned Unit Development or conservation subdivision regulations, or develop at a gross residential density not exceeding one (1) unit per five (5) acres of land.

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2. **Minimum Open Space:** For those cluster-residential subdivisions developed under Special Provision 1 above, a minimum of twenty-five (25) percent of the site must be designated as open space if the site is developed as an MPUD Master Planned Unit Development. A minimum of fifty (50) percent of the site must be designated as conservation subdivision open space if the site is developed as a conservation subdivision.

3. **Compatibility:** The location of residential development lots shall be configured to meet the following standards:
 - a. Residential lots shall be arranged in a pattern that protects and preserves the character and appearance of land when viewed from abutting properties.

 - b. Residential lot-size adjacencies shall comply with the standards that are developed to implement Policy FLU 1.4.2.

Density Restrictions: Dwelling Units/Developable Residential Acre

RES-1 (Residential - 1 du/ga)		
Maximum Base Density (No Open-Space Requirement)	1 Dwelling Unit/1 Acre	
	CS - Rural Area	CS - Other
Density Incentives for Clustering as a Conservation Subdivision		
50 Percent Open Space This density incentive permits more than a 100 percent increase in density (double), if one-half the property is preserved as open space or agricultural uses.	1.5 du/1 Acre	1.5 du/1 Acre

du=Dwelling Unit

CS=Conservation Subdivision

Rural Area=Northeast Pasco Rural Area

Other=All Lands Outside of the Northeast Pasco Rural Area

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

RES-3 (RESIDENTIAL - 3 DU/GA)

Intent: To recognize those areas suited for single-family detached residential development at a maximum of 3.0 dwelling units/developable residential acre. Attached residential development at a maximum of 3.0 dwelling units/developable residential acre may be permitted within an MPUD Master Planned Unit Development.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 4.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

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General Range of Potential Uses:

Residential uses; agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions: Dwelling Units/Developable Residential Acre

3.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

RES-6 (RESIDENTIAL - 6 DU/GA)

Intent: To recognize those areas suited for single-and multiple-family residential development having a maximum density of six (6) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed nine (9) dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple-family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions: Dwelling Units/Developable Residential Acre

6.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

RES-9 (RESIDENTIAL - 9 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of nine (9) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed 13.5 dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

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General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems.

Density Restrictions: Dwelling Units/Developable Residential Acre

9.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

RES-12 (RESIDENTIAL - 12 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of twelve (12) dwelling units/developable residential acre.

Projects which were developed or rezoned prior to the original adoption of this Comprehensive Plan, June 15, 1989, may exceed the density limits of this classification provided, however, that the maximum gross density shall not exceed eighteen (18) dwelling units/gross acre, and the project shall comply with all other applicable policies and standards of this Comprehensive Plan.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities; neighborhood-scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions: Dwelling Units/Developable Residential Acre

12.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

RES-24 (RESIDENTIAL - 24 DU/GA)

Intent: To recognize those areas suited for single-family and multiple-family residential development having a maximum density of twenty-four (24) dwelling units/developable residential acre.

General Range of Potential Uses:

Single-family and multiple-family residential uses (duplexes, multiple family units, condominiums, townhouses); agriculture and agriculturally related uses; recreation facilities;

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neighborhood-scale public and semipublic uses, such as central utility systems. Also hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.27

ROR (RETAIL/OFFICE/RESIDENTIAL)

Note: This Future Land Use classification is INACTIVE. Existing properties assigned ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, or both a Notice of Proposed Change to an existing Development of Regional Impact and a request to amend the Future Land Use Map to ROR (Retail/Office/Residential) as of the effective date of this Comprehensive Plan, may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an ROR (Retail/Office/Residential) Future Land Use Classification.

Intent: To identify established areas exhibiting a broad range of commercial and residential uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the ROR (Retail/Office/Residential) Land Use Classification.

The mix of uses within the areas designated for future ROR (Retail/Office/Residential) development must contain at least two (2) of the following uses with amounts of each within the ranges shown below:

Residential:	0-75 Percent
Retail:	0-75 Percent
Office:	0-75 Percent

General Range of Potential Uses:

Commercial uses, residential uses, hotels, motels, compatible light manufacturing, processing, and assembling of goods.

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Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.60

COM (COMMERCIAL)

Intent: To identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.

No uses which have a primary purpose of distribution of goods shall be permitted in the COM (Commercial) Land Use Classification.

General Range of Potential Uses:

Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial.

Residential uses are only permitted when constructed in combination with commercial uses within a single building of two (2) or more stories, wherein the first-floor uses are commercial, office, and/or other nonresidential uses. Parking areas do not count as a nonresidential use in this context.

Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Note: Small-Scale Comprehensive Amendments to the COM (Commercial) Future Land Use Classification shall be limited to a maximum residential density of ten (10) dwelling units/gross acre and shall be delineated on the Future Land Use Map with a specific symbol/pattern and a footnote.

Maximum Nonresidential Intensity: Floor Area Ratio

0.60

OF (OFFICE)

Intent: To consist of a variety of office uses and allow for the conversion of existing residential structures to low intensity (residential professional) office uses. This land use should be located along collector and arterial roadways to provide convenient access to transit facilities. This land use can serve as an effective transitional use between higher-intensity nonresidential uses and a variety of residential uses, and is generally less than ten (10) acres in size.

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General Range of Potential Uses:

Conversion of existing residential structures to low-intensity professional office uses, general office development, nursery schools, libraries, laboratories, day-care centers, public elementary schools, public middle schools, and public high schools; and special exception uses, such as hospitals, funeral homes, medical clinics, banks, and public utility and service structures. This land use requires a full range of urban services and facilities (see Exhibit 2-1, Services and Facilities by Classification).

Density Restrictions: Dwelling Units/Developable Residential Acre

0.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

0.35

IL (INDUSTRIAL - LIGHT)

Intent: To recognize areas suitable for light-industrial uses or for other uses without objectionable, aesthetic impact and without adverse noise, smoke, dust, vibration, or glare impacts.

General Range of Potential Uses:

Office, light industry, research/corporate parks, and warehouses/distribution.

Maximum Nonresidential Intensity: Floor Area Ratio

0.50

Other retail/commercial support such as restaurants, banks, day-care centers, dry cleaners, hotels, motels, and service stations.

Other retail/commercial support uses shall be limited to fifteen (15) percent of the net project acreage.

Maximum Floor Area Ratio

0.27 Retail/Commercial Support Uses

0.50 Hotels/Motels

Density Restrictions: Dwelling Units/Developable Residential Acre

0.00

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IH (INDUSTRIAL - HEAVY)

Intent: To recognize areas suited for development of all industrial uses which may have objectionable aesthetics or be associated with adverse noise, smoke, dust, or vibration impacts.

General Range of Potential Uses:

Light industry, heavy industry, mining, ports, and warehouse/distribution.

Other retail/commercial support uses such as restaurants, banks, dry cleaners, and service stations. Day-care centers and hotels/motels are not permitted in IH (Industrial - Heavy).

Other retail/commercial support uses shall be limited to fifteen (15) percent of the net project acreage.

Maximum Floor Area Ratio

0.27 Retail/Commercial Support Uses

0.50 Hotels/Motels

Density Restrictions: Dwelling Units/Developable Residential Acre

0.00

MU (MIXED USE)

Note: This Future Land Use classification is INACTIVE. Existing properties assigned MU (Mixed Use) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. Developments of Regional Impact that have submitted to Pasco County both an Application for Development Approval and a request to amend the Future Land Use Map to MU (Mixed Use) as of the effective date of this Comprehensive Plan may also continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an MU (Mixed Use) Future Land Use Classification.

Intent: To identify areas which are established as, or suitable for, major centers of suburban/urban activity and are limited to areas with a high level of public-facility availability along expressways. Also, to provide incentives to encourage or require the horizontal or vertical integration of various residential and nonresidential uses within these areas and the development of a high-quality environment for living, working, or visiting.

The mix of uses within areas designated as MU (Mixed Use) must contain at least two (2) of the following uses with amounts of each within the range shown below:

Residential:	0-75 Percent
Retail:	0-75 Percent
Office:	0-75 Percent
Light Industrial:	0-75 Percent

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General Range of Potential Uses:

Commercial, light-industrial, research/corporate parks; warehouse/distribution; residential uses; hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions: Dwelling Units/Developable Residential Acre

32.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

3.0

EC (EMPLOYMENT CENTER)

Intent: The EC (Employment Center) Land Use Classification is a mixed-use land use classification that permits corporate business parks, "targeted primary businesses," higher-density residential, and industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences located within the employment center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

The EC (Employment Center) Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision and economic development goals by focusing development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by creating a specific mechanism to locate higher-intensity target-business uses in compact locations along major roadways and intersections in order to reduce development pressure in other areas of the County, thereby reducing road congestion and other community impacts associated with sprawl development.

Special Provisions and Mix of Uses:

1. Mix of Use

- a. The employment center shall be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	75%
Multiple-family Uses	20%	40%
Support Commercial/Office Uses	5%	20%

This distribution range represents the mix of uses within each area designated as an employment center which would be accommodated over the planning horizon. The specific method for determining the land use mix distribution on a parcel-by-parcel basis during the development review processes will be established as

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either a part of the standards and guidelines of the Land Development Code or as a part of an areawide master planning process. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described above. The uses permitted within the land use classification may be developed in any sequence.

- b. Small Projects: The Zoning/Code Compliance Administrator may allow an exemption from the mix-of-use requirements as follows:
 - (1) Any parcel of record as of January 26, 2007, with an EC (Employment Center) Future Land Use Classification that is ten (10) acres or less in size may be developed with any of the allowable uses in the EC-MPUD Employment Center Master Planned Unit Development.
 - (2) Any parcel of record as of January 25, 2007, with an EC (Employment Center) Land Use Classification that is twenty (20) acres or less in size is exempt from the minimum multiple-family component requirement. The maximum development for industrial, target industry, and/or corporate business park uses shall be 95 percent.

2. Locational Criteria

In order to achieve the stated purpose, employment centers shall include or be located to achieve the following objectives:

- a. Promote the development of employment centers in close proximity to the regional road network, providing high visibility and convenient access;
- b. Discourage urban sprawl by clustering economic development activities along growth corridors;
- c. Promote the development of target primary businesses that will make the most efficient use of the County's investments in infrastructure and services;
- d. Provide high-density residential development and affordable housing in close proximity to employment centers;
- e. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and uses from nonresidential areas; and
- f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Development Element of the Comprehensive Plan or other economic policies adopted by the Board of County Commissioners.

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3. Guiding Principles

- a. Future Land Use Classification Requires Rezoning: Comprehensive Plan Amendments to employment center land use are required to be rezoned to an MPUD Master Planned Unit Development Zoning District or an Employment Center Planned Development prior to development.
- b. Development Intensities: The County shall establish the following development intensities as the maximum intensity/density for employment center development.

Intensity: 3.0 Floor Area Ratio

Density: 32 Dwelling Units/Developable Residential Acre

The criteria for establishing appropriate intensities within a specific site includes compatibility with surrounding existing and planned uses, adequacy of existing and programmed public services and facilities, economic-development objectives, and consistency with the Comprehensive Plan based upon the unique characteristics of each site.

- c. Compatibility: The Employment Center Planned Development Master Development Plan shall include standards and options for "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses, to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco Rural Area, where applicable.
- d. Development Phasing: Development of the phases of an employment center shall be timed to insure that required facility capacity is available concurrent with the demands of the center in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- e. Access Within the Development: Employment centers 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 full internal access shall be required.

TC (TOWN CENTER)

Intent: To provide for a mix of uses within a development site or within a multiple-parcel area to promote employment opportunities near residential areas, to encourage flexible and creative design, to promote pedestrian-friendly communities, and to reduce the cost of public infrastructure. The TC (Town Center) Land Use Classification requires a TND (Traditional Neighborhood Design) or transit-oriented design development form as specified in the Comprehensive Plan.

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General Range of Potential Uses:

The TC (Town Center) Land Use Classification requires a mix of land uses. Development shall include a mix of nonresidential, retail, residential, civic, and community common-area uses.

Special Provisions and Mix of Uses:

1. Retail: A minimum of twenty-five (25) percent of the total buildable land area shall be developed as nonresidential uses. Vertically mixed-use buildings that provide retail uses on the ground floor shall count toward meeting this requirement. Additionally, a minimum of thirty (30) percent and a maximum of seventy-five (75) percent of the total nonresidential (including retail and office) floor space shall be constructed for retail uses.
2. Residential: A minimum of twenty-five (25) percent of the total buildable land area shall be developed as residential use.
3. Community Common Areas: A minimum of fifteen (15) percent of each town center shall be usable community common areas and open space accessible to the public. Two (2) types of community common areas, as described below, are required. All community common areas shall be owned and maintained by the property owner, property owner associations, homeowners' associations, or similar entities.
 - a. A minimum of five (5) percent of the total land area shall be provided in the form of greens, squares, and plazas.
 - b. A community park a minimum of one (1) contiguous acre in size shall be provided within the land use classification. Community parks shall include, at minimum, one (1) shelter and walking paths/trails. Parks may also include open-play areas and ball fields.
4. Compatibility: Development within the TC (Town Center) Land Use Classification shall be designed in a manner to promote compatibility of uses. Special consideration shall be given to pedestrian connections, building setbacks, and building heights, and the location, type, and size of buffering and landscaping to prevent adverse impacts to adjacent established residential neighborhoods.
5. Development Phasing: Development of the phases of a mixed-use development must be timed concurrent with facility capacity to ensure the provision of adequate public services according to adopted standards (see Exhibit 2-1, Services and Facilities by Classification) and facility plans. The construction of facility capacity must be designed and constructed to provide sufficient facility capacity for each phase of development, such that each phase is "self-sufficient" with regard to the provision of adequate facility capacity on a cumulative basis in case subsequent phases are delayed or abandoned.

Minimum Size:

Individual locations for a town center must be a minimum of forty (40) acres to qualify for a TC (Town Center) Future Land Use Classification.

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Density Restrictions: Dwelling Units/Developable Residential Acre

24.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

3.0

PD (PLANNED DEVELOPMENT)

Intent: To provide for a variety of land uses and intensities within a development site to preserve conservation areas above and beyond Land Development Code requirements; reduce public investment in provision of services; encourage flexible and creative site design; and provide sites for schools, recreation, and other public facilities which provide an areawide benefit to the community.

Comprehensive Plan Amendment requests for the assignment of a PD (Planned Development) Future Land Use Classification must be accompanied by a concept plan identifying: the range of uses, density, intensity, maximum units, and nonresidential square feet. The concept plan shall also show a general arrangement of land uses and shall articulate the guiding development principles for the PD (Planned Development). All PD (Planned Developments) require rezoning to either MPUD Master Planned Unit Development or commercial planned development prior to development. All rezoning requests must be accompanied by a Master Development Plan as set forth in the Land Development Code. Such plans shall address, at a minimum, buffering, setbacks, lighting, and building heights to ensure compatibility with adjacent uses.

If the proposed plan does not or cannot achieve the desired level of compatibility as determined by the Board of County Commissioners, the Board of County Commissioners may deny the rezoning request.

PD (Planned Development) Land Use Classifications are made through amendments to the Future Land Use Map.

General Range of Potential Uses:

Mixed-use developments (residential and nonresidential uses on the development site); residential developments with a range of unit types and densities; nonresidential developments such as office, commercial, industrial, elementary schools, middle schools, and high schools; attendant-on-site facilities such as utilities and recreation areas. Service and facility requirements will vary according to development intensity. Services and facilities are to be at a minimum, consistent with the requirements of comparable individual (residential, office, commercial, industrial) land use classifications for uses on the development site (see Exhibit 2-1, Services and Facilities by Classification).

Special Provisions and Mix of Uses:

1. Future Land Use Classification Requires Concept Plan and Rezoning: Comprehensive Plan Amendments to PD (Planned Development) must be accompanied by a concept plan as provided above. The specific mix of uses of the land use classification will be

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established at the time that the classification is assigned. The specific arrangement of uses shall be determined upon completion of all required development review processes provided for the MPUD Master Planned Unit Development and commercial planned development zoning districts as described in the Pasco County Land Development Code.

2. **Conservation and Open Space:** Planned developments are required to provide protection of defined conservation areas and open space, and provide recreation and pedestrian circulation as a component of site design.
3. **Minimum Open Space:** Open space areas shall be designated as appropriate to meet the needs of the project, the community, and the vision of the market area in which the PD (Planned Development) is located.
4. **Compatibility with Adjacent Uses:** Due to the ability to cluster units and provide for a mixture of uses on site, planned developments require special consideration of the location, type, and size of buffer yards to maximize compatibility with adjacent land uses.
5. **Nonresidential-Use Locations:** Commercial and other nonresidential uses within planned developments are encouraged to be placed in locations that will provide convenient vehicular, pedestrian, and bicycle access for residents of the planned development community and will minimize the impact of commercial uses on adjacent and surrounding communities.
6. **Minimum Size:** Mixed-use planned developments are required to be the size necessary in order to effectively design the site for residential and nonresidential uses.

Mix of Uses:

The mix of uses for PD (Planned Development) Land Use Classifications shall be established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

Density Restrictions: Dwelling Units/Developable Residential Acre:

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

Maximum Nonresidential Intensity: Floor Area Ratio:

Established at the time that the classification is assigned to an individual parcel through an amendment to the Future Land Use Map of the Comprehensive Plan.

GH (Gateway Hub)

Intent: To recognize the unique characteristics of the Gateway to Pasco County and the Tampa Bay Region at the intersection of S.R. 52 and I-75. The purpose is to create a mixed use classification that will provide for appropriate development of this critical regional location.

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The classification includes:

1. Subareas with identified use, and maximum densities/intensities.
2. Guiding principles.
3. Implementation procedures.

The Gateway Hub shall be applied as shown on Future Land Use (FLU) Map 2-15, Sheet Nos. 07 and 14.

The Gateway Hub consists of the subareas identified on the conceptual plan and shown on FLU Map 2-9(22A).

Maximum Development Potential by Subarea

Subcategory	Acreage	Maximum Density Per Acre	Maximum Dwelling Units	Maximum Intensity	Maximum Sq. Ft. Per Subcategory
Community Mixed Use - 9	348.37	9 du/ga	1,098	.27 FAR	2,235,592
Corporate Center	146.17	32 du/ga	936	3 FAR	11,465,602
Interstate Mixed Use - 9	411.1	9 du/ga	925	.35 FAR	3,699,240
Office/Commercial	104.8	9 du/ga	356	.35 FAR	994,344
Multiple Family - 9	377.4	9 du/ga	3,393		
Single Family - 3	215.28	3 du/ga	645		
Single Family Estate - 1	27.25	1 du/ga	27		

Development Mix by Subarea

Subarea Name	Residential %	Nonresidential %
Community Mixed Use - 9	35%	65%
Corporate Center	See Table Under Permitted Uses	See Table Under Permitted Uses
Interstate Mixed Use - 9	25%	75%
Office/Commercial	See Table Under Permitted Uses	See Table Under Permitted Uses
Single Family – 3	100%	
Single Family-Estate – 1	100%	

Notwithstanding the maximum densities and intensities identified above:

1. The total number of daily external trips shall not exceed 349,249.
2. The number of residential units may not exceed 7,402.

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Permitted Uses by Subarea

The following is the general range of uses permitted by Gateway Hub Subarea:

Community Mixed Use-9 Subarea

Uses permitted for consideration within the Community Mixed Use-9 Subarea include administrative and professional offices, banks, conference facilities, day-care centers, hotels, motels, condotels, junior department stores, personal services, postsecondary education, private schools, medical offices, professional services, public and quasi-public buildings and facilities, research and development facilities, residential treatment and care facilities, restaurants, retail services, schools for business or industrial training, service establishments, and service stations. Residential uses include two-family, triplex, quadruplex, multiple family, townhouses, and live-work units.

Corporate Center Subarea

The Corporate Center Subarea shall be limited to the following use types: uses permitted under the EC (Employment Center) Future Land Use Classification.

The Corporate Center Subarea shall be developed to accommodate an area-wide composite land use mix as described below:

Composite Land Use Mix

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	75%
Multiple-Family Uses	20%	40%
Support Commercial/Office Uses	5%	20%

Interstate Mixed Use-9 Subarea

Uses permitted for consideration within the Interstate Mixed Use-9 Subarea include administrative and professional offices, banks, civic centers, convention facilities, compatible light manufacturing, conference facilities, dancing and entertainment establishments, day-care centers, highway freight transportation, hotels, motels, condotels, junior department stores, light-industrial uses, personal services, post-secondary education, private schools, processing and assembling of goods, medical offices, professional services, public and quasi-public buildings and facilities, residential treatment and care facilities, restaurants, retail services, schools for business or industrial training, service establishments, service stations, warehouses, and wholesale distribution. Residential uses include two-family, triplex, quadruplex, multiple family, townhouses, and live-work units.

Office/Commercial Subarea

Uses permitted for consideration within the Office/Commercial Subarea include administrative and professional offices, banks, business incubators, career academies, civic centers, convention facilities, compatible light manufacturing, conference facilities, dancing and entertainment establishments, day-care centers, grocery stores, hotels, motels, condotels, junior

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department stores, light industrial uses, medical offices, personal services, postsecondary education, private schools, processing and assembling of goods, professional services, public and quasi-public buildings and facilities, research and development facilities, residential treatment and care facilities, restaurants, retail services, schools K-12, business or industrial training schools, service establishments, and service stations. Residential uses are limited to two-family, triplex, quadruplex, multiple family, townhouses, and live-work units.

The Office/Commercial Subarea shall be developed to accommodate an areawide composite land use mix as described below:

Composite Land Use Mix

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55%	75%
Multiple-Family Uses	20%	40%
Support Commercial/Office Uses	5%	20%

Multiple-Family Subarea

The Gateway Multiple-Family Subarea shall be limited to the following use types: two-family, triplex, quadruplex, multiple family, townhouses, live-work units, and schools.

Single Family-3 Subarea

The Single Family-3 Subarea shall be limited to the following use types: single-family detached dwellings on individual lots, accessory residential units, and schools.

Residential Estate Subarea

The Residential Estate-1 Subarea shall be limited to the following use types: single-family detached dwellings on individual lots, residential support uses, and schools.

Gateway Hub Public Facility Requirements

1. The timing of development within the Gateway Hub 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 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.
2. Any time infrastructure capacity for the Gateway Hub is evaluated through the review process, preservation of capacity for Corporate Center and office entitlements shall be considered to ensure that adequate land and transportation capacity is available for employment-generating uses consistent with Policy FLU 1.8.10.

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Gateway Hub Guiding Principles

The Gateway Hub shall be developed in conformance with the following guiding principles where practical and appropriate:

1. Design Approach

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. Design principles shall consider neighborhood context, connectivity, public realm improvements, and site development standards.

2. Integration of Uses

- a. 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.
- b. 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.
- c. Mixing of uses within buildings is permitted and encouraged.

3. Compatibility

- a. Compatibility shall be maintained through transition of land use types, densities, intensities, buffers, screening, scale, massing, and building heights. The interface of Area II and Area V will be examined to consider property ownership with specific design consideration given to the Northeast Pasco Rural Area through gradual reduction of intensities and uses and minimization of visual and noise impacts on the Northeast Pasco Rural Area.

4. Connectivity

- a. 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 Center, Office/Commercial, Mixed-Use, and Residential Uses and provide adequate opportunities for pedestrian/bicycle connectivity where practical and appropriate.
- b. The Gateway Hub 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.
- c. All development within the Gateway Hub shall incorporate streetscapes and infrastructure that promote safe, convenient, and efficient traffic circulation

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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 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 Gateway Hub Master Plan or development district overlay and implemented through the preliminary site plans for each development area.

- d. The Gateway Hub shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to facilitate travel between and among the several uses and activities. Sidewalks, trails, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.
- e. The Gateway Hub shall not promote urban sprawl with the proliferation of strip commercial development along S.R. 52.
- f. In order to ensure that the Gateway Hub develops in a cohesive manner, providing coherent transitions between rural, suburban, and neighborhood areas as well as environmental features, the Gateway Hub development shall integrate transportation and land use, emphasizing an internal circulation network linking the various uses and amenities inside the Gateway Hub and providing logical connections to external circulation networks.

5. Orientation and Character

- a. 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.
- b. Whenever possible, the Gateway Hub shall provide an interconnected open-space network that incorporates Category I wetlands, stormwater management systems, and passive and active recreation areas.

6. Phasing

- a. Development of the Gateway Hub shall be timed to ensure that required facility capacity is available concurrent with the demands in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.

7. Gateway Hub Implementation

- a. In order to ensure that the Gateway Hub develops in a cohesive manner, prior to any application for rezoning, site plan approval, or Building Permit within the Gateway Hub, there shall be either:

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- (1) Adoption by Pasco County of a Gateway Hub Development District Overlay, or
 - (2) Approval by the Pasco County Board of County Commissioners of a Conceptual Master Plan for a Gateway Hub after public hearings in a manner consistent with rezoning.
- b. Pasco County shall notify the property owner(s) in writing if the County intends to prepare an overlay, or initiate an amendment to same, and of the public hearing dates.
- c. Item "b" above shall not preclude Pasco County from including a Gateway Hub along with other properties in corridor plans, sector plans, zoning overlays, zoning districts, and/or other planning programs or development regulations which may be prepared and adopted by the Board of County Commissioners after public hearing upon written notice to the property owner(s).
- d. The Gateway Hub Development District Overlay and/or the Conceptual Master Plan for a Gateway Hub shall include, at a minimum, the following:
- (1) Site design elements and guidelines - general building placement, orientation, and character.
 - (2) Establishment of appropriate intensities and densities for the specific areas of the classification after consideration of compatibility of surrounding and planned uses, adequacy of existing and programmed concurrency facilities, and consistency with the Comprehensive Plan.
 - (3) Public realm category, street types, building lot types, park and open space types.
 - (4) Identification of infrastructure needs and an implementation plan for the provision of that infrastructure.
 - (5) Urban landscape standards.
 - (6) Demonstration of consistency with the guiding principles contained within the FLU classification.
 - (7) Development phasing plan.
- e. Mining and agricultural uses currently authorized, whether currently ongoing or subject to future permitting, consistent with the existing zoning, and in accordance with the limitations of the Pasco County Land Development Code, shall be allowed until phased out as other uses are developed pursuant to the development phasing plan. Mining shall not be considered "development" that would trigger the requirement for adoption or approval of a Gateway Hub Development District Overlay or a Conceptual Master Plan.

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NPC (NEW PORT CORNERS)

Intent: The New Port Corners FLU Classification is designed to create a sense of place in a critical infill location in the West Market Area. The classification provides for establishment of a focal point on the Little Road corridor. That focal point will serve as a destination location for the region.

The classification includes:

1. Permitted uses.
2. Maximum units and nonresidential square feet.
3. Village categories with accompanying uses.
4. Guiding principles.
5. Implementation procedures.

The New Port Corners Classification shall be applied on FLU Map 2-15, Sheets 10 and 18.

The New Port Corners Classification consists of the subareas identified on FLU Map 2-9(25), Village Category Map.

a. Permitted Uses and Development Limits

Residential Uses	Maximum Dwelling Units
Single-family and Multiple family attached and detached units	3,397

Nonresidential Uses	Maximum Square Feet
Commercial/Retail	1,400,000
Office, including Administrative, Medical, and Professional Office Medical Facilities and Clinics Light Industry Research/Corporate Parks Research and Development Facilities Flex Space Sales and Manufacturing Educational Institutions and Facilities (Public and Private) Government Buildings and Uses Public Service Facilities Hotels/Motels Day Care Churches Adult Congregate Living Facilities Residential Treatment and Care Facilities	3,400,000
Total Nonresidential	4,800,000

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b. New Port Corners Village Categories

New Port Corners consists of the villages as identified on FLU Map 2-9(25) Village Category Map.

(1) Village Center Core

Minimum Height: Two stories

General Range of Potential Uses: Mixed-use, commercial/retail and services, office, and multiple family.

The Village Center Core shall be in the location and configuration as generally depicted on FLU Map 2-9(25), unless otherwise approved by the Board of County Commissioners as a part of d. New Port Corners Implementation (1) a. or b., or any amendments thereto.

(2) Village Center General

General Range of Potential Uses: Mixed-use, commercial and services, office including administrative, medical, and professional, medical facilities and clinics, research/corporate parks, hotels, motels, research and development facilities, adult congregate living facilities, residential treatment and care facilities, day care, churches, flex space sales and compatible light manufacturing, compatible light industrial, educational institutions and facilities (public and private), public service facilities, residential, excluding single-family detached.

(3) Employment Mix

General Range of Potential Uses: Office including administrative, medical, and professional, medical facilities and clinics, research/corporate parks, research and development facilities, light industrial, flex space sales and manufacturing, hotels, motels, educational institutions and facilities (public and private), adult congregate living facilities, residential treatment and care facilities, day care, churches, public service facilities, support commercial/retail and services, residential, excluding single-family detached.

(4) Neighborhood General

General Range of Potential Uses: Multiple family, single-family attached and detached units, and neighborhood commercial.

c. New Port Corners Guiding Principles

The New Port Corners shall be developed in conformance with the following guiding principles where practical and appropriate:

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- (1) **Compatibility of Uses:** New Port Corners will provide for a wide mix of land uses intended to achieve functional compatibility through appropriate and complimentary uses consistent with sound urban design principles. External compatibility with adjacent land uses shall be achieved through appropriate buffering from adjoining properties.
- (2) **Design Principles:** The 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.

Design principles include neighborhood context, connectivity, public realm improvements, and site development standards. New development shall be compact, mixed-use, and pedestrian-friendly.

- (a) Compact development will be used to support pedestrian access.
 - (b) Pedestrian trips should be short and easy access daily uses and needs. Sidewalks will be interconnected with the street network.
 - (c) Mixed uses will be used to support a variety of housing, services, and employment choices.
 - (d) Mixed-use developments will 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.
 - (e) Active street fronts are encouraged to be designed to accommodate significant pedestrian activity and create streets which are safe, comfortable, and interesting to the pedestrian.
 - (f) The creation of an environment that is unique and promotes a sense of place with well-designed public spaces and amenity areas. Integrate pedestrian plazas and other amenities that will enhance the pedestrian environment.
- (3) **Orientation and Character:** 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.
 - (a) The local street system for the New Port Corners Project should be recognizable, formalized, and interconnected converging toward the four corners plaza, core commercial area, and secondary employment areas surrounding the wetlands preservation areas. Multiple parallel and alternative routes must be provided between the core commercial areas, residential, and

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primary and secondary employment areas so that local trips are not forced onto adjacent arterial streets.

- (b) Streets should feel and act as urban streets, be pedestrian-friendly with sidewalks, street trees, curbs, and on-street parking. Buildings should frame the streets, and parking should be placed to the rear of the buildings.
 - (c) Building entries, façade appendages, and on-street parking must shelter and enhance the walking environment.
 - (d) Within the Village Center Core area building intensities, orientation and massing should promote an active commercial center which creates a sense of place, supports transit, connectivity, and reinforces the public open spaces. The Village Center Core shall be interconnected providing direct access and easy circulation between the east and west.
 - (e) 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.
 - (f) Surrounding commercial buildings or wrapping the project perimeter with parking lots, especially along the street front, is discouraged.
 - (g) Varying commercial building setbacks to enhance visual interest along the streetscape is encouraged.
 - (h) Open spaces shall be centrally located and integrated in the urban areas in the form of squares, plazas, and parks.
 - (i) Whenever possible, New Port Corners shall provide an interconnected open space network linking Category 1 Wetlands, stormwater management features, and recreation areas.
- (4) Nonresidential Use Locations: Commercial and other nonresidential uses within New Port Corners will be placed in locations providing convenient vehicular, pedestrian, and bicycle access for residents of the community. The location of nonresidential uses will minimize the impact of these uses on adjacent and surrounding communities.
- (5) Access and Connectivity: New Port Corners shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities.
- (a) Sidewalks, cross-access easements, connected parking lots, and other similar means of providing internal access shall be required.

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- (b) The local street system shall provide safe and secure access to residential and nonresidential areas in a grid network.
 - (c) New Port Corners shall integrate transportation and land use, emphasizing an internal circulation network linking the various uses and amenities inside New Port Corners and providing logical connections to external circulation networks.
 - (d) New Port Corners shall be designed in a manner which creates a sense of place on Little Road while ensuring compliance with the adopted Level of Service standards.
- d. New Port Corners Implementation
- (1) In order to ensure that New Port Corners develops in a cohesive manner, prior to any application for rezoning, site plan approval, or building permit within New Port Corners or until December 31, 2030, prior to the sale of any portion of New Port Corners, there shall either be:
 - (a) Adoption by Pasco County of a New Port Corners Development District Overlay, or
 - (b) Approval by the Pasco County Board of County Commissioners of a Conceptual Master Plan for New Port Corners after public hearings in a manner consistent with rezoning.
 - (i) The Overlay and/or Conceptual Master Plan may be amended in the same manner that it is adopted/approved.
 - (2) Pasco County shall not adopt a New Port Corners Development District Overlay or amend same prior to December 31, 2020, unless requested by the property owner. After December 31, 2020, Pasco County shall notify the property owner(s) in writing if the County intends to prepare an overlay, or initiate an amendment to same, and of the public hearing dates.
 - (3) The limitation provided in Item d.(2) above shall not preclude Pasco County from including New Port Corners along with other properties in corridor plans, sector plans, zoning overlays, zoning districts, and/or other planning programs or development regulations which may be prepared and adopted by the Board of County Commissioners after public hearing upon written notice to the property owner(s).
 - (4) The New Port Corners Development District Overlay and/or the Conceptual Master Plan for New Port Corners shall include, at a minimum, the following:
 - (a) Identification of street layout.

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- (b) Site design elements and guidelines - general building placement, orientation, and character.
 - (c) Establishment of appropriate intensities and densities for the specific areas of the classification after consideration of compatibility of surrounding and planned uses, adequacy of existing and programmed concurrency facilities, and consistency with the Comprehensive Plan.
 - (d) Public realm category, street types, building lot types, and park and open space types.
 - (e) General assignment of land uses to lots, blocks, or block groups.
 - (f) Consideration of an integrated and consistent development pattern for the twenty (20)-acre area surrounded by, but not included in, the New Port Corners FLU Classification, located east of Little Road and south of DeCubellis Road.
 - (g) Identification of infrastructure needs and an implementation plan for the provision of that infrastructure.
 - (h) Preservation of transportation capacity for the office and industrial entitlements consistent with Policy FLU 1.8.10.
 - (i) Urban landscape standards.
 - (j) A general parking plan.
 - (k) Demonstration of consistency with the guiding principles contained within the FLU Classification.
- (5) Any parcel of land within New Port Corners seeking to increase entitlements shall be consistent with the New Port Corners Development District Overlay and/or the Conceptual Master Plan.

P/SP (PUBLIC/SEMIPUBLIC)

Intent: To recognize major existing and programmed public/semipublic facilities, primarily those facilities associated with public or private utilities and those associated with frequent or regular use by the residents of the community; e.g., educational and health care facilities. Also, to recognize major public facilities which are also not permitted within the residential land use classifications of this Comprehensive Plan. Additional uses under this classification may be recognized by amendments to the Future Land Use Map, if appropriate.

Where used to designate easements for electrical transmission lines and any other utility easements, the P/SP (Public/Semipublic) Classification functions as an overlay classification.

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General Range of Potential Uses:

Sanitary landfills; permanent water and wastewater treatment/storage/facilities; solid waste management facilities including, but not limited to, major maintenance facilities, solid waste transfer stations, major utility-transmission corridors.

Universities, colleges, or groupings of other major educational facilities, hospitals, and complementary or accessory health-care uses not designated under other Future Land Use classifications; community centers.

Major public/semipublic facilities not permitted in other Future Land Use classifications must be located in the P/SP (Public/Semipublic) classification.

Density Restrictions: Dwelling Units/Developable Residential Acre

N/A

Maximum Nonresidential Intensity: Floor Area Ratio

3.0

For uses where Floor Area Ratio is not an appropriate measure of intensity, a minimum of twenty (20) percent of the land area must be kept as open space.

AT (MAJOR ATTRACTORS)

Note: This Future Land Use Classification is INACTIVE. Existing properties assigned AT (Major Attractors) as of the effective date of this Comprehensive Plan may continue to rely upon this definition for future development proposals. No new Future Land Use Map amendment requests may be considered for or granted as an AT (Major Attractors) Future Land Use Classification.

Intent: To recognize major existing and programmed facilities, both public and private, which by virtue of their highly specialized function; e.g., theme or amusement parks, or their infrequent (but significant) impact on public facilities, are inconsistent with the intent and definition of other Future Land Use classifications.

General Range of Potential Uses:

Mass-seating facilities, civic centers, convention facilities, and other major attractors.

Density Restrictions: Dwelling Units/Gross Acre

N/A

Maximum Nonresidential Intensity: Floor Area Ratio

N/A

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R/OS (MAJOR RECREATION/OPEN SPACE)

Intent: To recognize major recreation and permanent open-space lands.

General Range of Potential Uses:

Major parks, publicly owned or operated recreational facilities.

Density Restrictions: Dwelling Units/Developable Residential Acre

N/A

Maximum Nonresidential Intensity: Floor Area Ratio

N/A

CL (COASTAL LANDS)

Intent: To limit land use densities and intensities in Coastal High Hazard Areas where potential property damage and loss of life due to natural disasters exists.

General Range of Potential Uses:

Low-density residential uses; appropriate small-scale, residential-support uses; and appropriate water-dependent, water-related, or water-enhanced nonresidential uses.

Density Restrictions: Dwelling Units/Developable Residential Acre

0.025 Maximum
(1 Dwelling Unit/40 Gross Acres)

Special Provisions:

Residential development shall be clustered as a part of an MPUD Master Planned Unit Development. The open space created through the MPUD Master Planned Unit Development 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 property and extinguishes all development rights on the open space.

Maximum Nonresidential Intensity: Floor Area Ratio

0.23

CONNERTON NT (NEW TOWN)

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

The Connerton NT (New Town) must be:

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More compact, creating a sense of place; providing a greater variety of uses closer to home and work; pedestrian-oriented, thereby reducing reliance on the automobile; able to achieve a balance between jobs and housing; and environmentally sensitive, providing wildlife corridors and upland habitat preservation.

See Future Land Use Goal 5 and associated objectives and standards for development guidelines and criteria.

This land use classification must be implemented in context with an approved Development of Regional Impact Application for Development Approval. See Future Land Use Objective 5.5, Policy 5.5.1, for area plan requirements.

General Range of Potential Uses:

Town Center

Residential	15 Percent
Retail and Personal Services	20 Percent
Office	20 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

Village Center

Residential	30 Percent
Retail and Personal Services	20 Percent
Office	5 Percent
Public and Civic	10 Percent
Public Parks/Open Space	5 Percent

Employment Center

The general range of permitted uses includes retail, office, service, light industrial, warehouse/distribution, and public. No minimum land area restrictions apply.

Density Restrictions: Dwelling Units/Gross Acre

Overall 2.0 Units/Gross Acre Minimum

Town Center

Minimum Size: 171 Acres
2.0 Units/Gross Acre Minimum
8.0 Units/Net Acre Minimum

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Village Center

Maximum Size: 60 Acres
2.0 Units/Gross Acre Minimum
6.0 Units/Net Acre Minimum

Maximum Nonresidential Intensity: Floor Area Ratio

Town Center

3.0 Floor Area Ratio Maximum

Village Center

2.0 Floor Area Ratio Maximum

Employment Center

0.75 Floor Area Ratio Maximum

Employment Center

The general range of permitted uses includes retail, office, service, light industrial, warehouse/distribution, and public. No minimum land area restrictions apply.

WLO (WETLANDS/LAKES OVERLAY)

Intent: To conceptually set forth publicly or privately owned, naturally occurring lakes and those lands which meet the definition of Category I wetlands. Development in these areas, as well as Categories II and III wetlands, may be restricted by Federal, State, and/or local environmental regulations and is subject to the Goals, Objectives, and Policies of the Pasco County Comprehensive Plan and applicable land development regulations.

The use of these areas, as well as Categories II and III wetlands, is described in the Conservation Element, Policy 1.3.6. Incentives for limiting development impacts and the preservation of these areas in perpetuity are provided in the Future Land Use Element in the form of residential-density incentives.

The WLO (Wetlands/Lakes Overlay) classification on the Future Land Use Map identifies and depicts areas which require on-site evaluation to verify their existence and determine their extent on a given parcel.

General Range of Potential Uses:

See Conservation Element, Objective 1.3, and associated policies.

Density Restrictions: Dwelling Units/Gross Acre

N/A

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Maximum Nonresidential Intensity: Floor Area Ratio

N/A

TRC (TRANSIT CENTER OVERLAY)

Intent: To plan effectively for the provision of transit and supporting land uses, reduce automobile trips and trip lengths, and create efficiency in planning and provision of infrastructure.

The adopted Transit Center Overlay, 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 Overlay Future Land Use Map is regulated through policies included in Future Land Use Objective FLU 10.3.

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 Transit Station Typology below. The application of the typology and establishment of specific station locations providing for increased density and intensity shall only be effective after:

1. Completion and adoption of a Transit Station Area Plan as described in Policy FLU 10.3.6;
2. Identification of a premium transit route in an approved Long-Range Transportation Plan; and
3. 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. Upon approval of the Transit Station Area Plan, the Transit Station Area Plan shall be incorporated into the Technical Support Document.

General Range of Potential Uses:

See Transit Station Typology Below

Density Restrictions: Dwelling Units/Gross Acre

See Transit Station Typology Below

Maximum Nonresidential Intensity: Floor Area Ratio

See Transit Station Typology Below

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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.

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SECTION FLU A-7: COMMERCIAL NODES (ILLUSTRATIONS FOR POLICY FLU 1.6.1.e.)

Illustration of Location Guidelines for Consideration of Small and Medium Commercial Nodes

FIGURE 2-1

FOR COMMERCIAL USES PROPOSED WITHIN AREAS DESIGNATED AS
AG (AGRICULTURAL), CL (COASTAL LANDS),
AG/R (AGRICULTURAL/RURAL), RES-1 (RESIDENTIAL - 1 DU/GA),
IL (INDUSTRIAL - LIGHT), AND/OR IH (INDUSTRIAL - HEAVY)
ON THE FUTURE LAND USE MAP

MAXIMUM FRONTAGE = 660 FEET

FOR COMMERCIAL USES PROPOSED WITHIN AREAS DESIGNATED AS
RES-3 (RESIDENTIAL - 3 DU/GA), RES-6 (RESIDENTIAL - 6 DU/GA),
RES-9 (RESIDENTIAL - 9 DU/GA), RES-12 (RESIDENTIAL - 12 DU/GA), AND/OR
RES-24 (RESIDENTIAL - 24 DU/GA)
ON THE FUTURE LAND USE MAP

MAXIMUM FRONTAGE = 1,320 FEET

LEGEND

-  PROPERTY OWNERSHIP BOUNDARIES
-  PARCEL A
-  OWNERSHIP ON WHICH ALL PROPERTY IS ELIGIBLE FOR CONSIDERATION FOR COMMERCIAL USES
-  PARTS OF OWNERSHIP PARCEL WHICH ARE ELIGIBLE FOR CONSIDERATION FOR COMMERCIAL USES
-  OWNERSHIP, OR PARTS THEREOF, NOT ELIGIBLE FOR COMMERCIAL USES
-  BOUNDARIES OF ILLUSTRATED COMMERCIAL NODE

(SEE NEXT PAGE FOR ILLUSTRATIONS)

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FIGURE 2-1A FOUR-WAY ROADWAY INTERSECTION

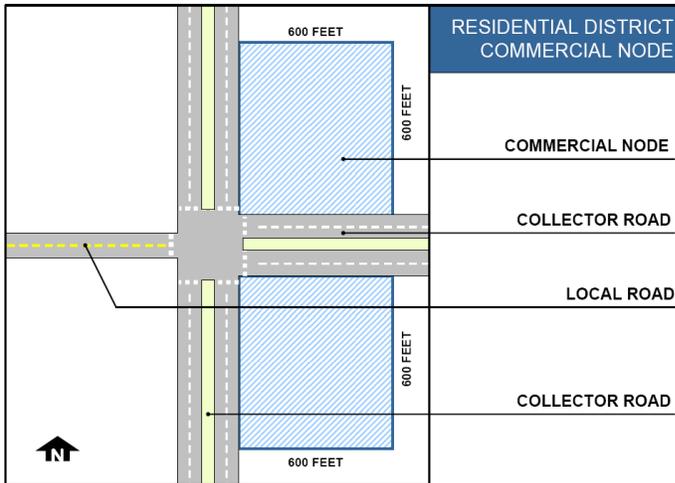
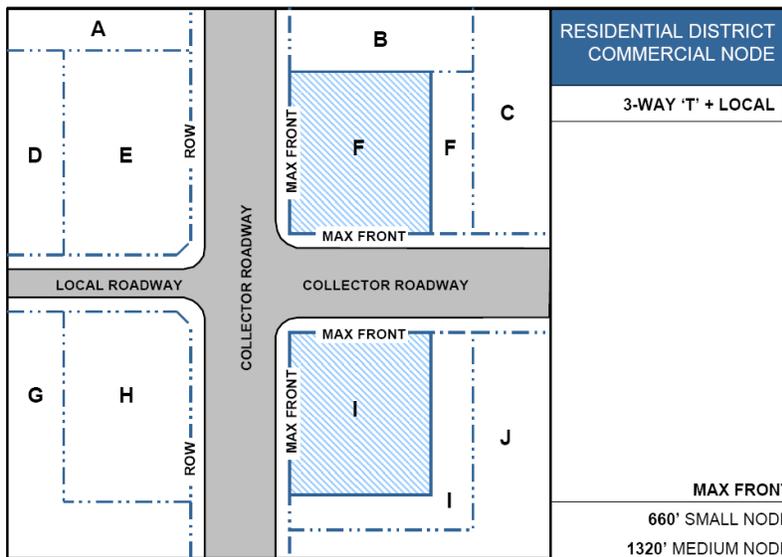


FIGURE 2-1B THREE-WAY ROADWAY INTERSECTION



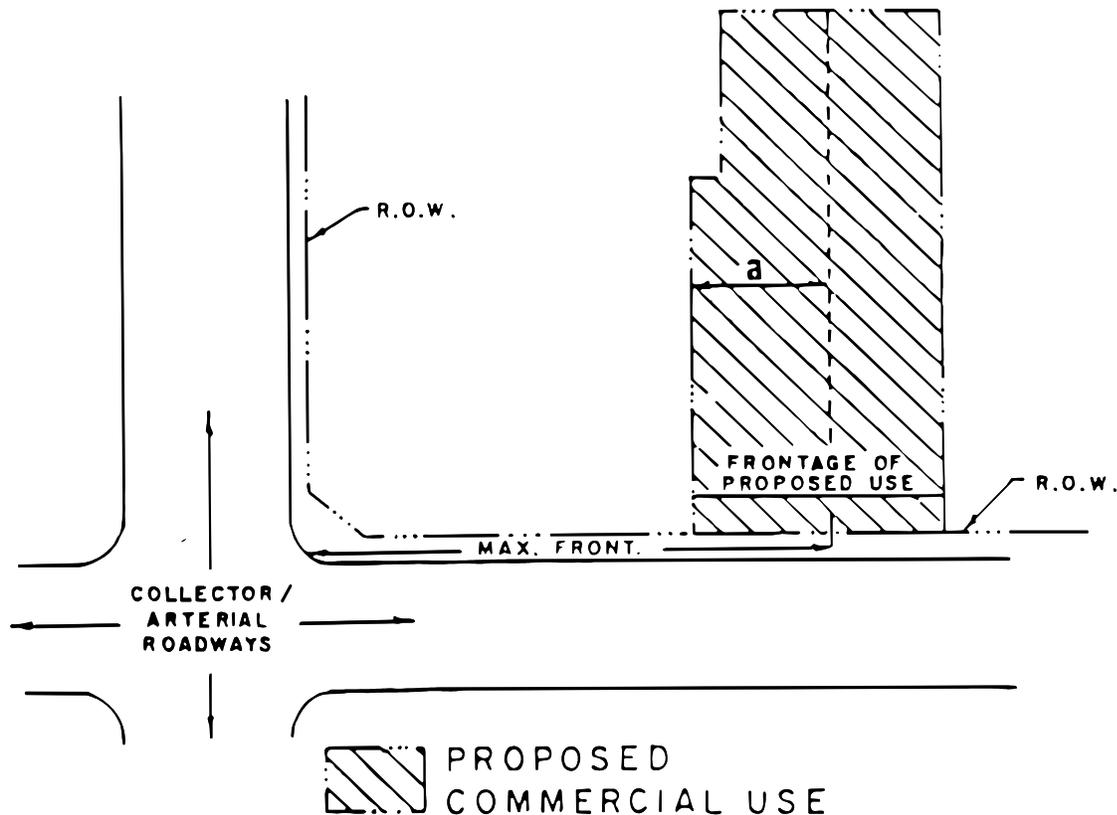
Note: Parcels, or parts thereof, not meeting maximum frontage requirements may be considered for approval of commercial uses subject to the application of the "75 Percent Rule" and, where appropriate, subject to approval of the use as "infill" commercial development.

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Permitted Exceptions to Limits on Frontage for Small and Medium Commercial Nodes

75 PERCENT RULE: PROPOSED COMMERCIAL PROJECT PARTIALLY EXCEEDING MAXIMUM FRONTAGE: If a proposed commercial project exceeds, in part, the maximum frontage limiting a commercial node; i.e., 660 feet or 1,320 feet for small and medium commercial projects, respectively, compliance with commercial locational criteria may be established if the portion of the commercial project's frontage along either (or both) functionally classified roadways defining the proposed commercial node is at least seventy-five (75) percent of the proposed commercial project's total frontage. This illustration (Figure 2-2) provides a graphic example of this permitted exception allowing the consideration of commercial use.

FIGURE 2-2



Note: Where "a" is equal to or greater than seventy-five (75) percent of the total proposed frontage of commercial use, proposed use may be considered for approval. Where "a" is less than seventy-five (75) percent of the total proposed frontage of commercial use, proposed use shall not be considered for approval.