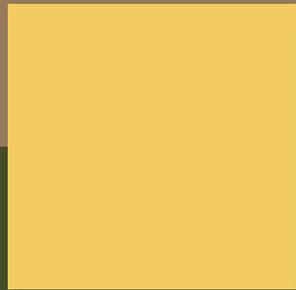
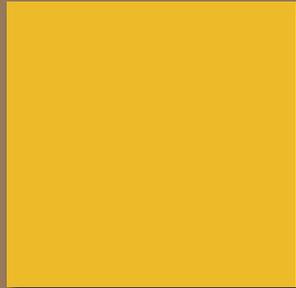


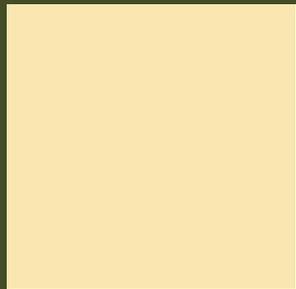
PASCO COUNTY

Planning + Development Department



Department Overview

Northeast Rural
Interested Parties
Meeting



PASCO COUNTY

DIVISIONS

Planning + Development Department

1. **Code Compliance** oversees enforcement of the County's Code of Ordinances (Municode) and Land Development Code (LDC).
2. **Current Planning** oversees site development and the review and processing of Developments of Regional Impact (DRIs) and Master Planned Unit Developments (MPUDs).
3. **Long Range Planning** guides the County's long term vision through the Comprehensive Plan (CP).
4. Pasco's **Metropolitan Planning Organization** acts as the County's Transportation Planning Agency.
5. **Zoning and Intake** oversees and reviews the zoning, permits and intake of all development applications.

PASCO COUNTY

Planning + Development Department



VACANT
Assistant PDD / Zoning
Administrator

**RICHARD
GEHRING**
(OPEN)
Planning & Development
Administrator

A portrait of Richard Gehring, a man with a white beard and glasses, wearing a grey suit, white shirt, and a striped tie.

**DENISE
HERNANDEZ**
Customer Service
Manager
(Zoning & Intake)



**JOAQUIN
SERVIA**
Development Review
Manager
(Current Planning)



MATHEW ARMSTRONG
Executive Planner
(Long Range)



**MICAH
THARPE**
Code Compliance
Manager

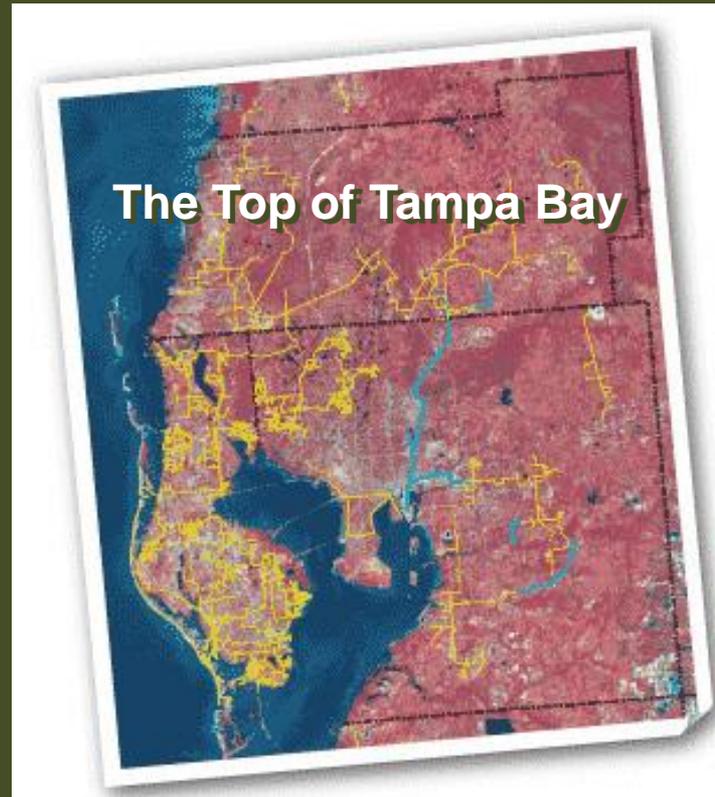


**JAMES
EDWARDS**
Transportation
Planning Manager
(MPO)



ADMINISTRATION & MANAGEMENT

New Smart Pasco



We are applying...

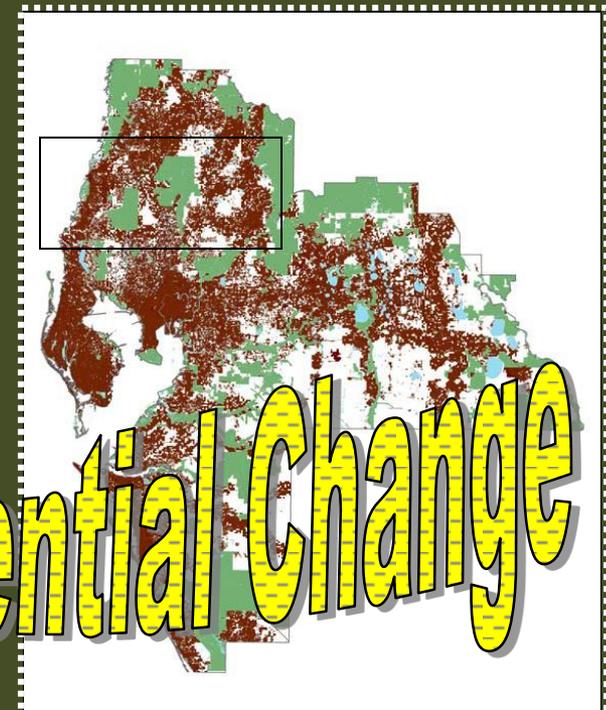
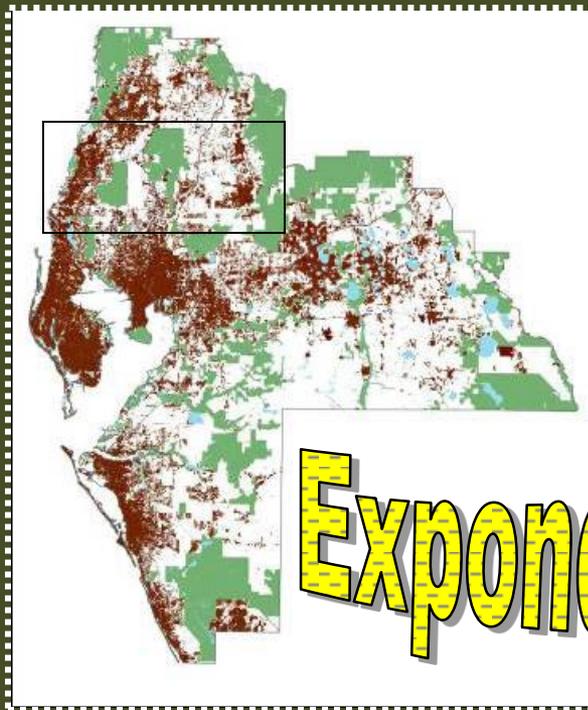
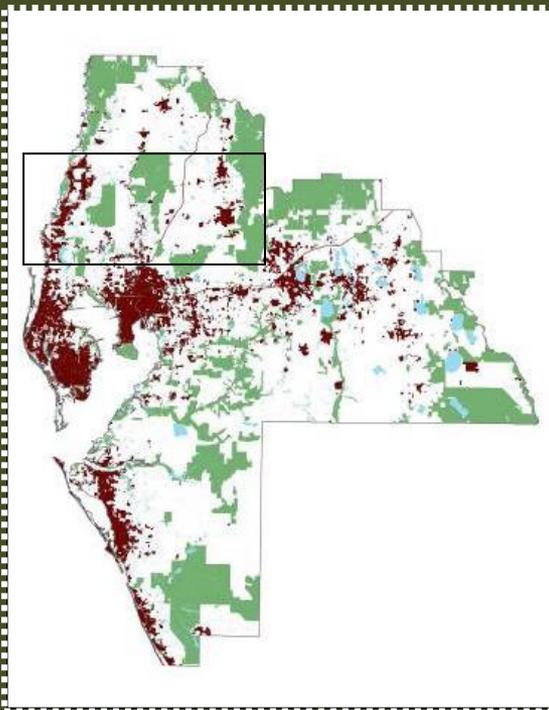
The 10 “Smart” Growth Principles

Pasco Grows with "One Bay" Plan

1972

2005

2050



Land Developed: 493,110 acres
Population: 1.7 Million
Employment: 517,806

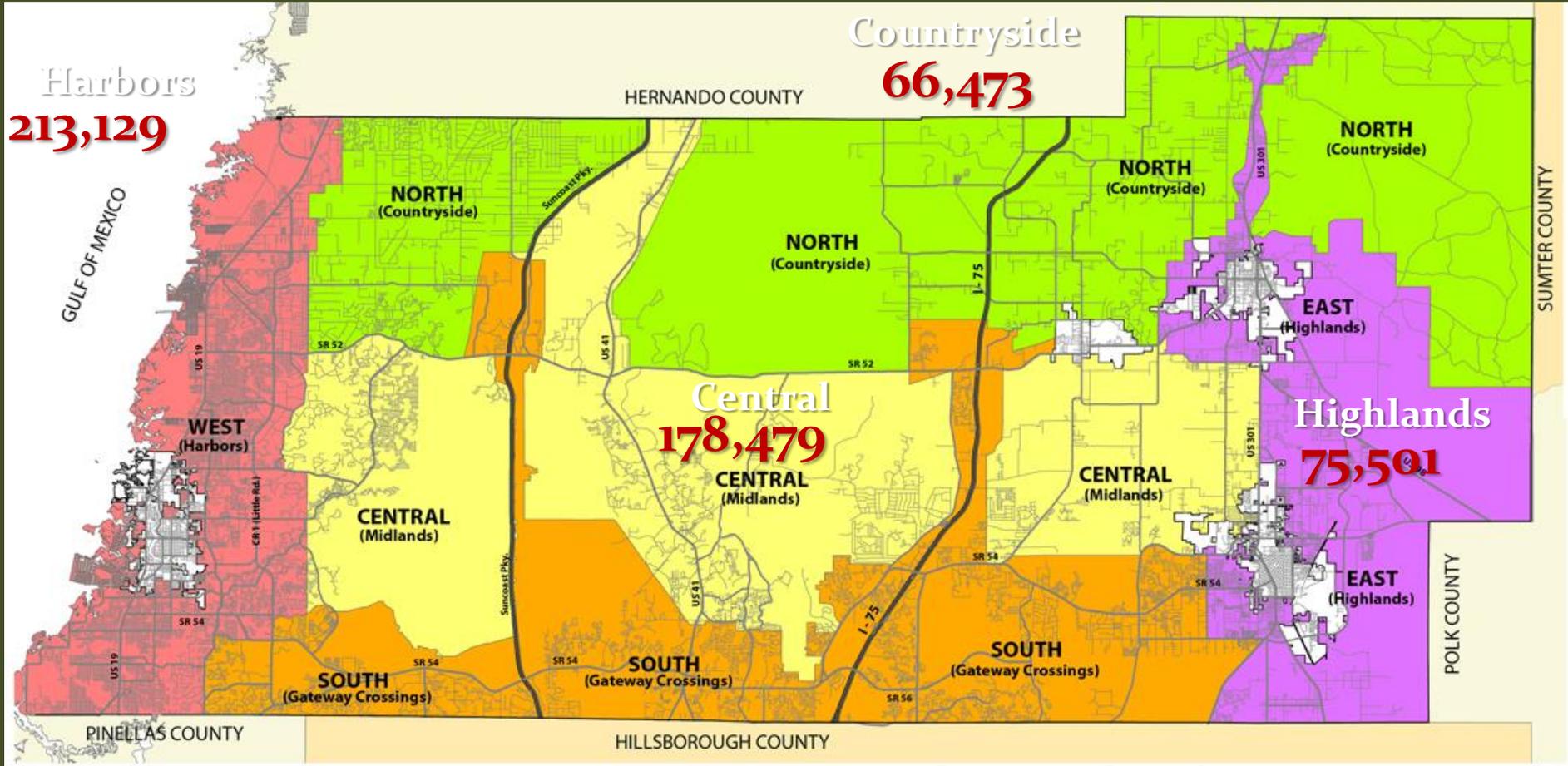
Land Developed: 876,696 acres
Population: 3.8 Million
Employment: 2.2 Million

Land Developed: 1.6 Million Acres
Population: 7 Million
Employment: 3.8 Million

PASCO COUNTY

Market Areas

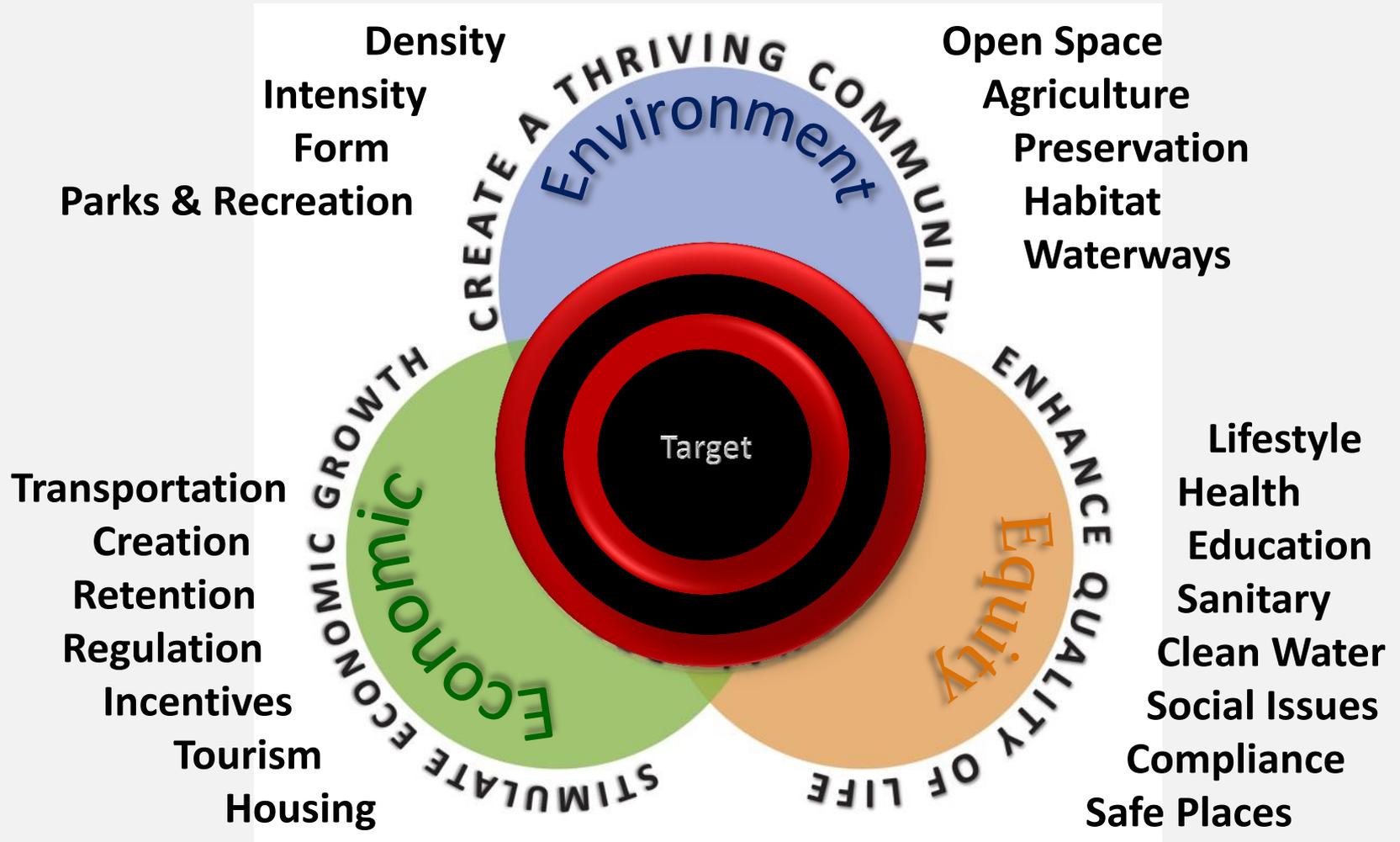
Total Projected Population
In 2040: **842,141**



Projected **2040** Population **Gateway Crossings**
308,559

PASCO COUNTY

Planning + Development Department



Building the Three Legged Stool

Implemented By
Business Plan Program

DESIGN

LAND USE

LPA
BCC

**COMP.
VISION**

ECO. DEVELOPMENT

PCEDC
MPO

**PLAN
PLAN**

TRANSPORTATION

Comprehensive Plan Overview

- Basic vision
- Florida Statutes
- Blueprint for Growth in the County
- All Development Approvals must be Consistent

Pasco's Comprehensive Plan

- Developed pursuant to the Florida Statutes, and the "Local Government Comprehensive Planning and Land Development Regulation Act of 1985," and pursuant to the requirements Florida Administrative Code.
- As Pasco County has grown, changed, the focus, vision, and approach to growth management has changed.
- Reflected in a change in policy and program emphasis begins with a community that had a predominately rural lifestyle and is focused on building basic government institutions to serve the developing community.

Comprehensive Plan Overview

- As more development occurs and a more suburban development form emerges, there is a change of emphasis roadways and major infrastructure to serve the growing population.
- “Basic needs” in the form of institutions and infrastructure
- Planning framework must look toward policies that focus more on quality of life issues and sustaining the livability of the community.

Comprehensive Plan Overview

- This planning framework relies upon a solid foundation for future planning, which is reflected in the adopted Future Land Use Map and facility strategy that protects rural neighborhoods and effectively limits urban sprawl; a land acquisition program that is designed to preserve key ecosystems and protect wildlife, water resources, and natural areas
- Economic incentives program to attract target businesses and create new high-paying jobs; and a solid infrastructure support system.
- Design policies and programs through the Future Land Use Element will maintain community quality and create neighborhood compatibility in order to provide an effective planning strategy for the County.

Economic Environment



Social Environment



Physical Environment



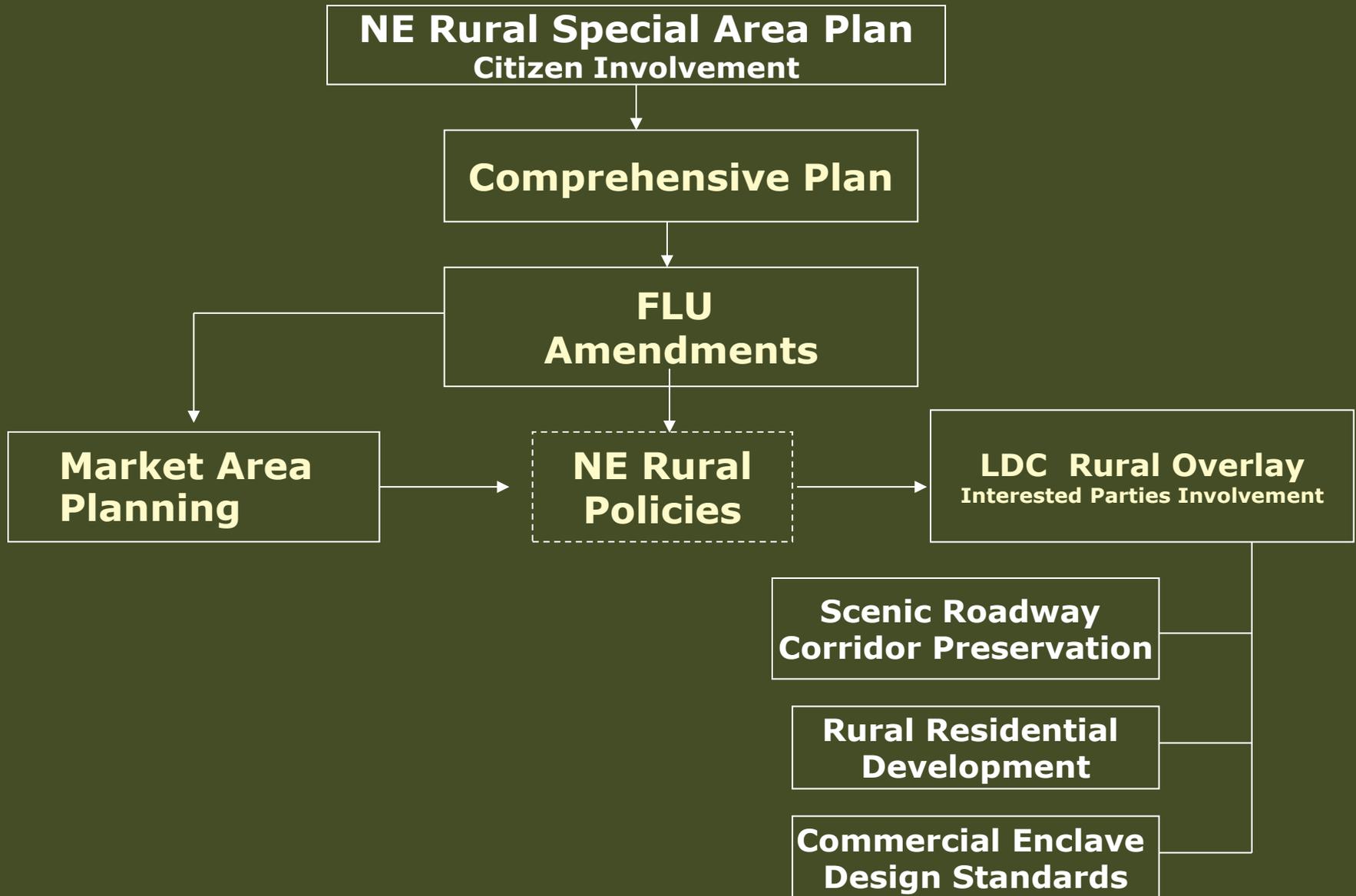
Natural Environment



Statutorily Required Elements

- Administration Future Land Use
- Conservation Coastal Management
- Recreation and Open Space Housing
- Transportation Public School Facilities
- Capital Improvements Public Facilities
- Economic Development
- Intergovernmental Coordination

Planning Layers



Process of the Comp Plan

- DEO State Process Explained
- County-initiated Evaluation and Appraisal Report (EAR)

Expedited State Review Amendment Process Section 163.3184(3) and (5), Florida Statutes

Proposed Phase

Local government transmits three copies¹ of the plan amendment to the State Land Planning Agency and one copy to review agencies.²
(Within 10 working days of initial public hearing)

Local government and agencies are notified by State Land Planning Agency of receipt of amendment.
(Within five working days of receipt)

Reviewing agencies send comments directly to Local Government and State Land Planning Agency.³
(Must be received by local government within 30 days of receipt of amendment by review agencies)

State Land Planning Agency issues its comment letter to local government.³ (Must be received by local government within 30 days of receipt of amendment by State Land Planning Agency)

Adopted Phase

Local government adopts plan amendments with effective date.
(Within 180 days after receipt of agency comments)⁴

Affected person may file petition with Division of Administrative Hearings within 30 days after the local government adopts amendment.

Local government notified submittal is incomplete
(within 5 working days of receipt)

Incomplete

Local government submits three copies¹ of the adopted plan amendment to State Land Planning Agency: one copy to agency or local government that provided timely comments.
(Within 10 working days after adoption)

Complete

“Challenge”

State Land Planning Agency requests hearing, DOAH
(Division of Administrative Hearings, Department of Management Services)

State Land Planning Agency reviews adopted amendment.
(Within 30 days of receipt of a complete adopted plan amendment.)

“No Challenge”

Effective Date
(Amendment becomes effective 31 days after State Land Planning Agency determines the amendment package is complete. No Petition was filed by an affected party).

Comprehensive Plan Amendment

Administration Element

- **Consistent with Goals, Objectives and Policies (GOPs) in the Comprehensive Plan**
- **Further Amendments in conjunction with the proposed amendments**
 - *Is the current land use designation consistent with the surrounding area*
- **Capital costs, additional service requirements, and the benefits generated by the proposed amendment**

Comprehensive Plan Amendment

Standards of Review

- **General Public Facilities**
 - Utilities
 - School
 - Stormwater
 - Parks and Recreation
 - Sherriff's Office
 - Fire Department
- **Natural Resources/Natural Features**
- **Comprehensive Plan Review**
 - FLU 2.3.1 Rural Character Areas
 - FLU 8.1.5 North Market Area
- **Transportation Analysis**

Comprehensive Plan Amendment

Standards of Review - NE Rural Area and Rural Character Area

- **Demonstration of Need**
- **Compatibility**
 - Does the property's requested FLU serve as a transitional land use with adjacent rural-residential development?
 - Demonstrate how the CPA shall protect existing rural neighborhoods.
- **Contiguity to Existing Urban Development Patterns**
 - Is the proposed development contiguous to existing urban patterns of development. Is it urban in character (roads, utilities), by land-use or by zoning?
- **Consistent with the Goal, Objectives, and Policies (GOPs) of the Comprehensive Plan**

Future Land Use Versus Zoning

- FLU is the umbrella; all Zoning has to be consistent with it
- FLU Range :
 - Conservation, Agricultural, Residential, Office, Commercial, Planned Development, Industrial, Employment Center, Public/Semi-Public

• <http://www.pascocountyfl.net/index.aspx?NID=1807>

Land Development Code Explained

LDC Explained

- Implements Comp Plan
- Has to be consistent
- Zoning Resided
- Mandated in FL Statutes
- Process of Public Hearing- notice

LDC Explained

- DRC, LPA – Recommending Bodies
- BCC- Final Decision Making
- Workshop – Proposed Code Changes
- Horizontal Round Table Meeting
- Land Use Related Ordinances – codification of Ordinance adopted by the Code

Land Development Code

- Per Florida Statutes, the County is authorized and required to adopt this Code consistent with the adopted Pasco County Comprehensive Plan.
- The Code consists of certain regulatory and administrative ordinances of the County, codified pursuant to the provisions the Florida Statutes.
- **Zoning:** In general, the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones and the location, bulk, height, and coverage of structures within each zone

Land Development Code

Achieve the following intentions and purposes of the BCC:

- Establishes the regulations, procedures, and standards for review and approval of all proposed development in the County.
- Fosters and preserves public health, safety, and welfare and aids in the harmonious, orderly, and progressive development of the County in accordance with the adopted Comprehensive Plan.
- Implements a development review process

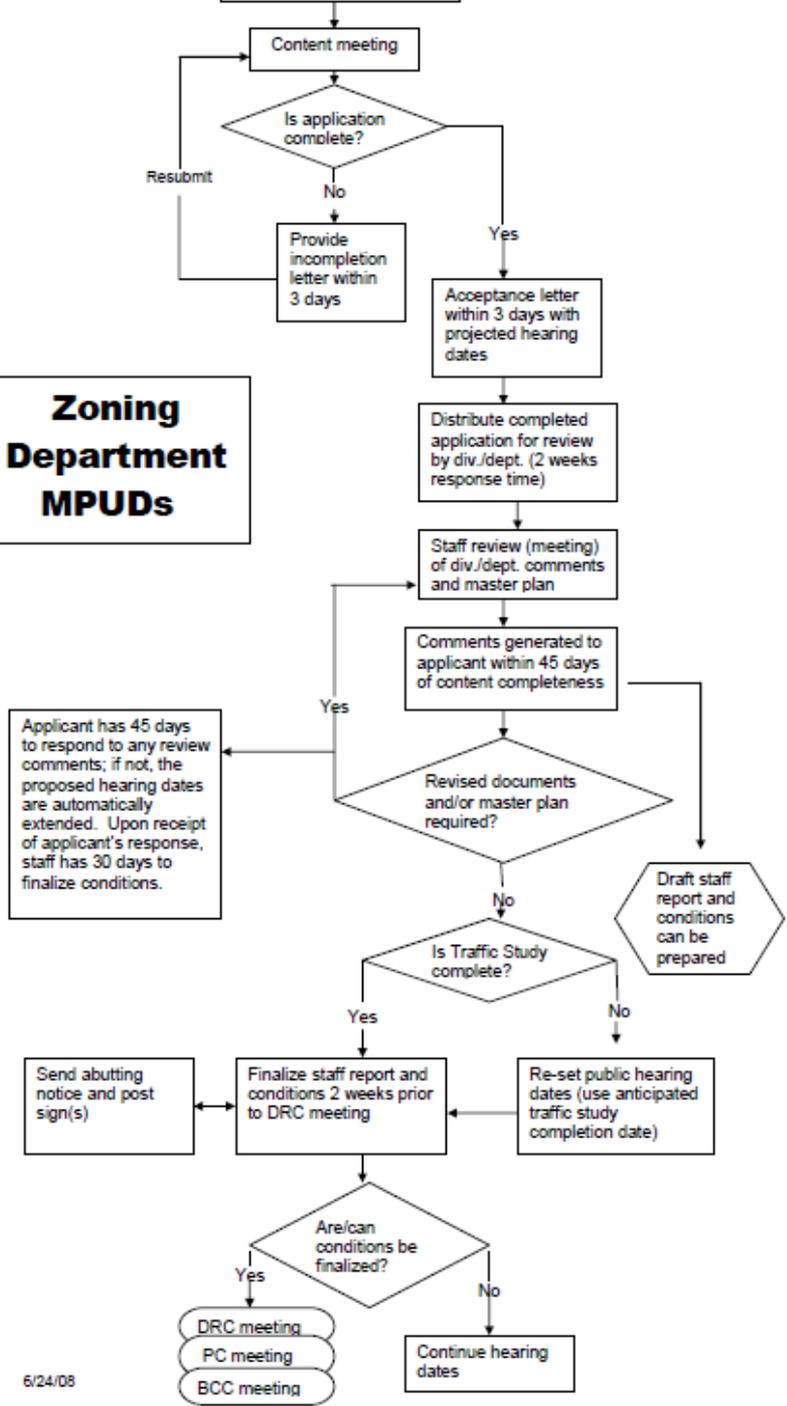
Zoning Designations

<http://fl-pascocounty.civicplus.com/index.aspx?NID=1331>

MPUD Process

- MPUD – Master Planned Unit Development: A land use classification that provides for a variety of land uses and intensities with a development site to preserve conservation areas above and beyond Land Development Code requirements included but not limited to the following:
 - To reduce public investment in provision of services
 - To encourage flexible and creative site design
 - To provide sites for schools, recreation, and public facilities which provide an area wide benefit to the community

**Zoning
Department
MPUDs**



Conflict Zoning

- **POLICY FLU 1.5.2: CONFLICTING ZONINGS**
- This review will be initiated upon the request of a property owner to review the Future Land Use Designation assigned to the lot or parcel and present evidence regarding the consistency with the Comprehensive Plan of the zoning classification that was assigned prior to the adoption of the Comprehensive Plan.
- Any requests to develop property and to maintain a zoning that was assigned prior to the adoption of the Comprehensive Plan on June 15, 1989, that is currently a conflicting zoning must be filed with the County, in writing, and public hearings will be scheduled in the manner as with a request for rezoning.

Conflict Zoning

- The Board of County Commissioners, at a public hearing, may either:
 - a. Find the existing zoning classification would be consistent with the policies of the Comprehensive Plan and initiate a compatible amendment to the Future Land Use Designation; or
 - b. Find the existing zoning classification is not consistent with the policies of the Comprehensive Plan and initiate administrative rezoning of the property to a compatible zoning classification.

Planning and Development Website

<http://www.pascocountyfl.net>

Search Pasco County... 

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- Calendar ▶
- Codes & Ordinances
- Comprehensive Plan ▶
- Current Planning ▶
- Documents & Forms ▶
- Fees ▶
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- Maps ▶
- 2015 Active Projects and Work Groups ▶
- Pasco Land Development Code Re-Write ▶
- Resources ▶
- Staff Directory ▶
- Mobility Fees ▶
- Transportation Analysis ▶
- Volunteer Opportunities ▶
- Zoning & Intake - Site Development ▶

 **AGENDAS &**

[Home](#) > [Government](#) > [Departments O - S](#) > Planning & Development



Planning & Development

Mission

The mission of the Pasco County Planning and Development Department (PDD) is to guide the County's current and future physical growth through the establishment of a long-term vision, and the implementation and on-going enforcement of its existing development regulations.

Planning and Development shares the County's Strategic Plan goals and strives to: Create a Thriving Community; Enhance Pasco's Quality of Life; and Stimulate Economic Growth.

PDD includes five divisions: Code Compliance; Current Planning; Long Range Planning; the Metropolitan Planning Organization (MPO); and Zoning and Intake. While each of these divisions has a unique focus, it is the cooperative effort among the divisions that defines the Planning and Development Department's success.

PDD Divisions

- [Code Compliance](#) oversees enforcement of the County's Code of Ordinances and Land Development Code.
- [Current Planning](#) oversees site development and the review and processing of Developments of Regional Impact (DRIs) and Master Planned Unit Developments (MPUDs).
- [Long Range Planning](#) guides the County's long term vision through the Comprehensive Plan.
- Pasco's [Metropolitan Planning Organization](#) acts as the County's Transportation Planning Agency.
- [Zoning and Intake](#) oversees and reviews the zoning and intake of all development applications.

Resources/Fees

- [Code of Ordinances](#)
- [Land Development Code](#)
- [Comprehensive Plan](#)
- [Impact Fees, Other](#)
- [Mobility Fees](#)
- [Development Fees](#)

CONTACT US

[Richard E. Gehring](#)
Planning and
Development Administrator/Strat
Policy

8731 Citizens Dr.
New Port Richey, FL 34654
[View Map](#)

Ph: (727) 847-8193
Fx: (727) 847-8901

Hours

Monday - Friday
8:00 am - 5:00 pm

FAQS

[VIEW ALL](#)

- How do I apply for a comprehensive plan amendment?
- How do I check my Future Land Use designation online?
- What is the difference between the Future Land Use designation and Zoning?

QUICK LINKS

[VIEW ALL](#)

- [Comprehensive Plan](#)
- [Contact Us / Planning Staff](#)
- [Current Planning](#)
- [Economic Development](#)
- [Long Range Planning](#)

Definition of Terms

- **AG (Agricultural):** A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.
- **AG/R (Agricultural/Rural):** A land use classification denoting areas suitable for the practice of agriculture and not requiring urban services.
- **Buffer Zone:** An area which shields a natural community or protected species habitat by limiting development activities, removal of native vegetation, and impervious surfaces.
- **Clustering, Cluster Development:** The practice of grouping residential and/or nonresidential uses close together rather than distributing them evenly throughout a project while not exceeding the maximum gross density and Floor Area Ratio ceiling; that is, increasing net density or intensity on the developed portion(s) of a parcel to a value greater than the gross density or intensity on the total parcel.

Definition of Terms

- **Conservation Subdivision Open Space:** The open space that is created as a part of a rural-residential development where fifty (50) percent or more of the land is designated as undivided, permanent open space and the remaining developable land is subdivided into buildable lots. Permitted uses may include the following: active recreation areas, which do not exceed ten (10) percent of the required minimum open space or five (5) acres, whichever is less; equestrian facilities utilizing Best Management Practices; bike paths and trails; equestrian trails; agricultural uses, including accessory uses; stormwater management systems serving the conservation subdivision, provided the stormwater systems are unfenced and are surrounded by, or adjoin, areas that are improved for use as a recreation area for use by the conservation subdivision residents; and any required landscape buffers. If permitted as a use within the conservation subdivision open space, standards and guidelines for golf courses will be provided in the County's Land Development Code.

Definition of Terms

- **Density Incentive:** An increase in the maximum base density provided by the applicable Pasco County Future Land Use Classification to a developer or landowner as an incentive to achieve a community objective of environmental protection, wetlands protection, preservation of lands within Critical Linkages, or the creation of a preferred development form, such as conservation subdivisions. The amount of the incentive is governed by the land use policy set forth in the Future Land Use Appendix in the Comprehensive Plan.

Definition of Terms

- **Design Standards:** Land development regulations that affect the design of a site, structure, or amenity and may include, but not be limited to, such items as color, signage, drainage style, building materials, windows, pavement/sidewalk width, setbacks, vegetative buffers, parking, curb cuts, lighting, signage, and structure height.
- **Development:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three (3) or more parcels

Definition of Terms

- **Final Form of Development:** The form of rural-residential development within the Rural Character Area that is evidenced by the extent of existing residential subdivisions that are platted and/or constructed in a large-lot residential development pattern.

- **MU (Mixed Use):** An inactive land use classification denoting areas appropriate for the highest densities and intensities and used to implement the activity centers' concept.
- **MU (Mixed Use) Development:** A MU (Mixed Use) Development is a special class of MPUD Master Planned Unit Development in with a variety of complementary and integrated uses, such as, but not limited to, residential, office retail, public, and recreation in a compact urban form.

Definition of Terms

- **Northeast Pasco Rural Area:** Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.

Definition of Terms

- **Rural Area:** Refers to the Northeast Pasco Rural Area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to protect the existing rural character of the Northeast Pasco County area and thereby ensure the rural lifestyle is available to future residents.
- **Rural Character Areas:** "Rural Character Areas" are defined in Map 2-13: Rural Areas of the Future Land Use Map Series as rural communities and neighborhoods whereby the existing rural development pattern represents the final form of development that deserves and requires special protection from the intrusion of urban uses, densities, and intensities. These areas shall not be treated as "areas in transition" that have the potential for future urbanization.

Definition of Terms

- **Rural Neighborhoods:** Rural neighborhoods are existing residential areas within the geographic areas defined in the Map 2-13: Rural Areas of the Future Land Use Element and are defined by rural lot sizes that are a minimum of one (1) acre in size and are included within a neighborhood of at least ten (10) dwelling units.
- **Rural Transition Area:** Refers to the area as defined in Exhibit FLU: Special Area Boundaries of the Future Land Use Map Series. The intent of this area is to serve as a transition between more urban development and the Northeast Pasco Rural Area.



Northeast Pasco

Rural Protection

Overlay District

Rural Areas Pasco Comprehensive Plan Goals, Policies and Objectives



Overlay to the LDC

- Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zoning, which identifies special provisions in addition to those in the underlying base zoning.
- The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

Overlay Common Uses

- Overlay districts can manage development in or near environmentally sensitive areas, such as groundwater recharge areas (e.g. to ensure water quality and quantity), special habitat (e.g. species or feature protection).
- Common requirements may include building setbacks, density standards, lot sizes, impervious surface reduction and vegetation requirements.
- Structure requirements could include building floor height minimums.

GOAL FLU 2: PROTECTION OF RURAL AREAS

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

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

- Pasco County shall recognize through land use policies and land development regulations the Northeast Pasco County Rural Area (as defined in Map 2-13, Rural Areas) as an area with specific rural character. It shall be the policy of the County that rural areas require approaches to land use intensities and densities, rural roadway corridor protection, the provision of services and facilities, environmental protection, and Land Development Code enforcement consistent with the rural character of such areas.

POLICY FLU 2.1.3: RECOGNITION OF THE PLANNING FRAMEWORK

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

POLICY FLU 2.1.13: PROVISION OF POTABLE WATER AND SANITARY SEWER

- Consistent with the provision of services and facilities within the Northeast Pasco County Rural Area, Pasco County shall:
 - a. Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants within the Northeast Pasco County Rural Area;
 - b. Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Northeast Pasco County Rural Area;

POLICY FLU 2.1.13: PROVISION OF POTABLE WATER AND SANITARY SEWER

- c. Require that new development within the Northeast Pasco County Rural Area shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems shall be, if paid for by the landowner/developer, permitted in the future if:
 - The development form is a conservation subdivision; or
 - The development form is an MPUD in RES-1 ; or
 - It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built, but unserved, area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area wide administrative land use update; or
 - It is a part of the implementation strategies for the comprehensive redevelopment plan for Trilby, Lacoochee, and Trilacoochee. This exception permits the extension of utilities along U.S. 301 to serve the business district uses as described in Policy FLU 1.7.4.

POLICY FLU 2.1.15: PROTECTION OF NATURAL RESOURCES

- Protect wetland and flood-prone areas in the Northeast Pasco County Rural Area consistent with the provisions of the Future Land Use, Public Facilities, and Conservation Elements of this Comprehensive Plan.
- Protect groundwater systems in the Northeast Pasco County Rural Area by:
 - Continuing to permit residential development at rural densities in the Northeast Pasco County Rural Area to minimize water consumption and maximize aquifer recharge due to small impervious surface areas;
 - Relying primarily on a system of small, individual, residential wells for the provision of potable water that disperse the potentially adverse effects of groundwater drawdown associated with excessive pumping of the aquifer; and
 - Relying primarily on properly installed and periodically inspected septic tanks in conformance with applicable law on large lots that return water to the aquifer to be the primary system of wastewater disposal.

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

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

POLICY FLU 2.2.3: AGRICULTURAL/RURAL LAND USE MPUD / CLUSTERING REQUIREMENT

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

POLICY FLU 2.1.7: STANDARDS FOR REVIEW OF REZONING REQUESTS: RURAL NEIGHBORHOODS

- County shall amend the Land Development Code to include specific review criteria for the protection of existing rural neighborhoods. These standards shall be based upon a review process that requires the following.....

Appendix 2A-2

Standard for Amending the Northeast Rural Area Boundary

- Any and all FLU Map amendment applications within the NE Pasco County Rural Area that petition for any residential or mixed-use FLU classification that permits more density than permitted by the RES-1 Classification or any other FLU 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.

Appendix 2A-2

Standard Review of Increased Density within the NE Rural Area and the Rural Character Area

- Requests for amendments to the Future Land Use Map within the NE Pasco County Rural Area for any FLU classification that permits more density than permitted by the RES-1 FLU or any other FLU 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 FLU 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:

Appendix 2A-2

Standard Review of Increased Density within the NE Rural Area and the Rural Character Area

- Demonstration of Need
- Compatibility
- Contiguity to Existing Urban Development Patterns
- Consistency with Goals, Objectives, and Policies of the Comprehensive Plan

Appendix 2A-13 General Applicability

- 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).

Appendix 2A-16

- **AG (AGRICULTURAL)**
- Intent: To maintain agricultural character in appropriate areas and to minimize infrastructure needed in those areas to accommodate future development.

Appendix 2A-17 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

Appendix 2A-18 AG Density Example

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

Conservation Subdivision Bump

- See Conservation Subdivision from previous slides

Appendix 2A-18

- **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.

Appendix 2A-19 AG/R 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

Appendix 2A-18 AG/R Density 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

Appendix 2A-20

- **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

Appendix 2A-20, 21

Special Provisions

- All properties designated as RES-1 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 or conservation subdivision regulations, or develop at a gross residential density not exceeding one (1) unit per five (5) acres of land.
- Minimum Open Space: For those cluster-residential subdivisions developed under Special Provision above, a min. of 25 % of the site must be designated as open space if the site is developed as an MPUD . A min. of 50% of the site must be designated as conservation subdivision open space if the site is developed as a conservation subdivision.

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Special Provisions

- 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.

Appendix 2A-21 RES-1 Density Restrictions

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

NE Rural Ordinance is Implementing Comp Plan Policies

- POLICY FLU 2.1.5: PROTECTION OF EXISTING TOPOGRAPHY
- POLICY FLU 2.1.8: NONRESIDENTIAL DESIGN STANDARDS
- POLICY FLU 2.1.9: RURAL LIGHTING STANDARDS
- POLICY FLU 2.1.10: CORRIDOR OVERLAY DISTRICT FOR RURAL SCENIC ROADWAYS IN THE NORTHEAST PASCO COUNTY RURAL AREA
- POLICY FLU 2.1.11: RURAL-RESIDENTIAL ROADS
- POLICY FLU 2.1.12: RURAL ROADWAY SYSTEM

