



GLATTING
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Northeast Pasco County

SPECIAL AREA PLAN



PLANNING PROFILE FOR THE RURAL AREA
Glatting Jackson Kercher Anglin Lopez Rinehart
July 2005

Northeast Pasco County Special Area Plan



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DEAR MEMBERS OF THE BOARD OF COUNTY COMMISSIONERS:

Glattig Jackson Kercher Anglin Lopez Rinehart, Inc. have enjoyed the opportunity to work with your staff and the Northeast Pasco County community in developing a Special Area plan for this unique part of the County.

The Plan is designed to preserve the rural character of Northeast Pasco County consistent with the intent of the County's Comprehensive Plan. Northeast Pasco County, as a rural area, is not just an area absent urban development that awaits urbanization; but a rural area with residents and property owners that have specific needs and functions that are different than those of their urban counterparts.

Our overall recommendation is that Northeast Pasco County continues to be recognized as a long-term rural area, and that it be planned and regulated as a rural area. We believe it is necessary for the County to 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.

Our specific recommendations are:

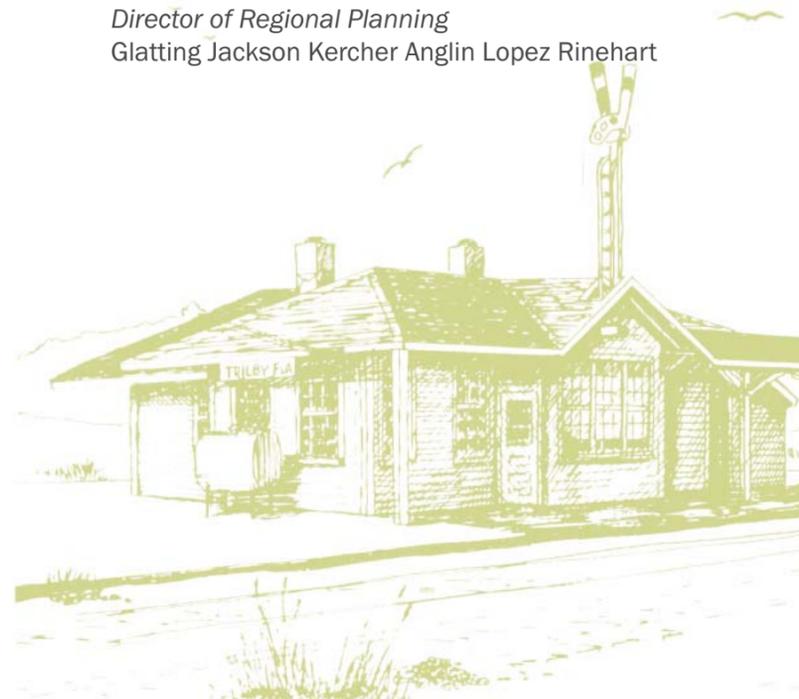
- Recognize the Northeast Pasco County Rural Area through new Comprehensive Plan Policies
- Create a Rural Boundary to Delineate the Boundary of the Northeast Pasco County Special Area
- Protect Existing Topography and Natural Resources
- Create New Development Criteria For Residential Areas (transitions, buffers)
- Promote Conservation Subdivisions
- Implement Rural Lighting and Rural Roadway Standards
- Enforce Facilities Improvements Consistent with the Rural Character
- Promote Joint Planning/Annexation and Intergovernmental Agreements

We have conducted several meetings with the Northeast Pasco County community in open workshops held with due public notice as well as extensive individual stakeholder interviews. The comments and questions posed by the residents and the invaluable assistance of the Growth Management Department staff have provided the foundation for our findings and recommendations. Special thanks to residents in the Northeast Pasco County area and to the Pasco County staff for all of their input and thoughtful ideas.

We believe the results of our studies and the effect of our recommendations will preserve the functional and aesthetic character of the Rural Area that is Northeast Pasco County. On behalf of Glattig Jackson Kercher Anglin Lopez Rinehart, Inc., we appreciate the opportunity to assist in addressing the issues important to the preservation of this unique area.

Sincerely,

FRANCES CHANDLER-MARINO
Director of Regional Planning
Glattig Jackson Kercher Anglin Lopez Rinehart



existing conditions

Background

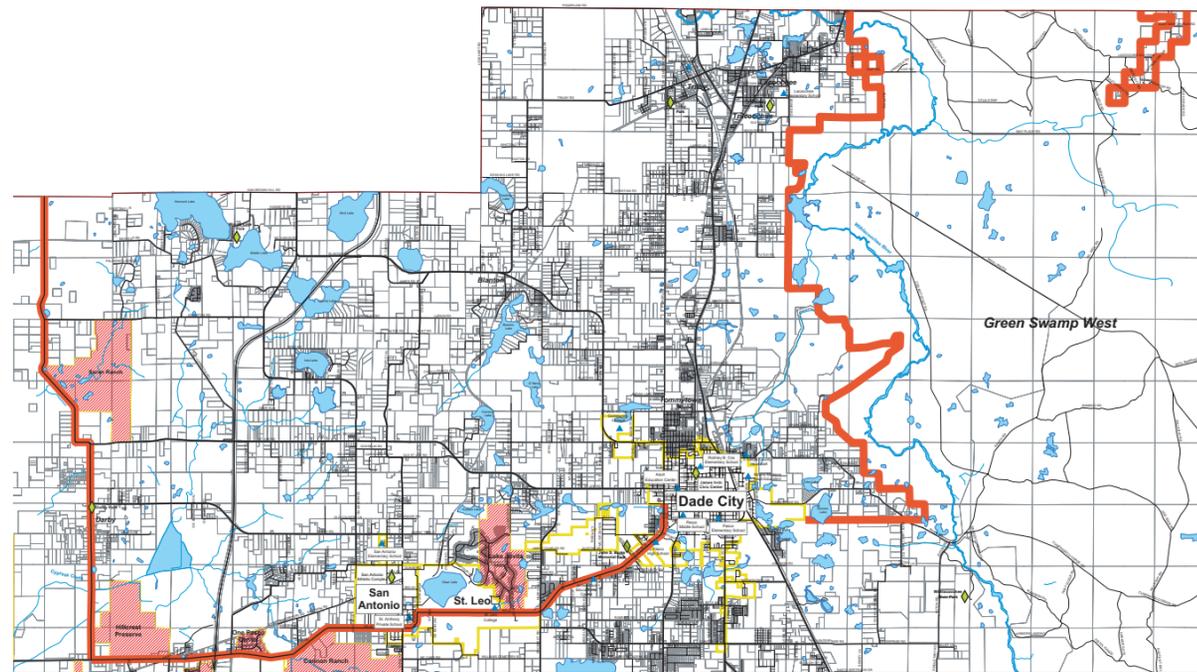
A key recommendation of Pasco County's Evaluation and Appraisal Report (EAR) was to protect the rural area in Northeast Pasco County. As a result, Pasco County developed the Northeast Pasco County Special Area Plan. This area is noted for its rolling hills, small towns and rural atmosphere.

Northeast Pasco County has historically been a rural area. This has been true despite pockets of urban development in the cities of San Antonio, St. Leo and Dade City. The rural communities surrounding these towns were originally based on agricultural economies. Yet the decline of the citrus industry has paved the way for residential development that threatens the area's rural character. Higher-density residential development pressures are increasing from Tampa to the south and Hernando County to the north.

Study Area

The Northeast Pasco County Rural Area is generally bounded by Bellamy Brothers Road to the West, SR 52 to the South, the Green Swamp to the east, and the Pasco-Hernando County line to the North, and contains 61,700 acres. The area includes four Developments of Regional Impact (DRI's): Lake Jovita, One Pasco Center, Hillcrest Preserve and Saran Ranch. The area also contains several schools, including Pasco Hernando Community College and St. Leo College.

Northeast Pasco County has many valuable environmental resources and topographical features. The hilltops of Northeast Pasco County are of major topographic significance, located at the southernmost section of the Florida ridge system known as the Brooksville Ridge. The ridge contains some of the highest points in Florida and provide scenic viewsheds. These hills contain orange groves, planted pine, natural hardwood hammocks, ranch pasture and gentlemen farmsteads.



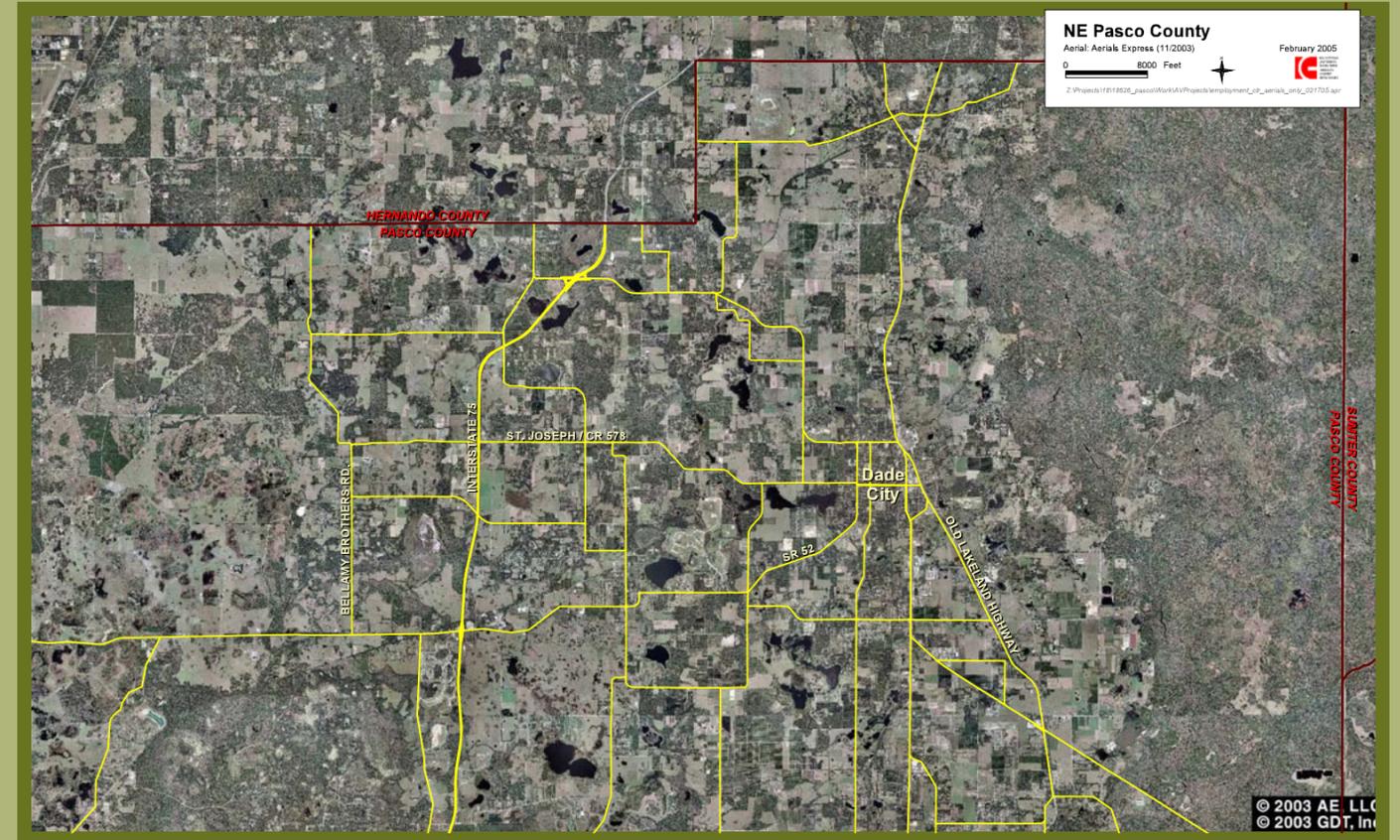
- Northeast Pasco Study Area
- Major Roads
- DRI/MPUD
- ◆ County Parks
- ▲ Schools
- Lakes
- Rivers/Creeks
- City Limits

Northeast Pasco County Study Area

0 0.5 1 2 3 4 Miles



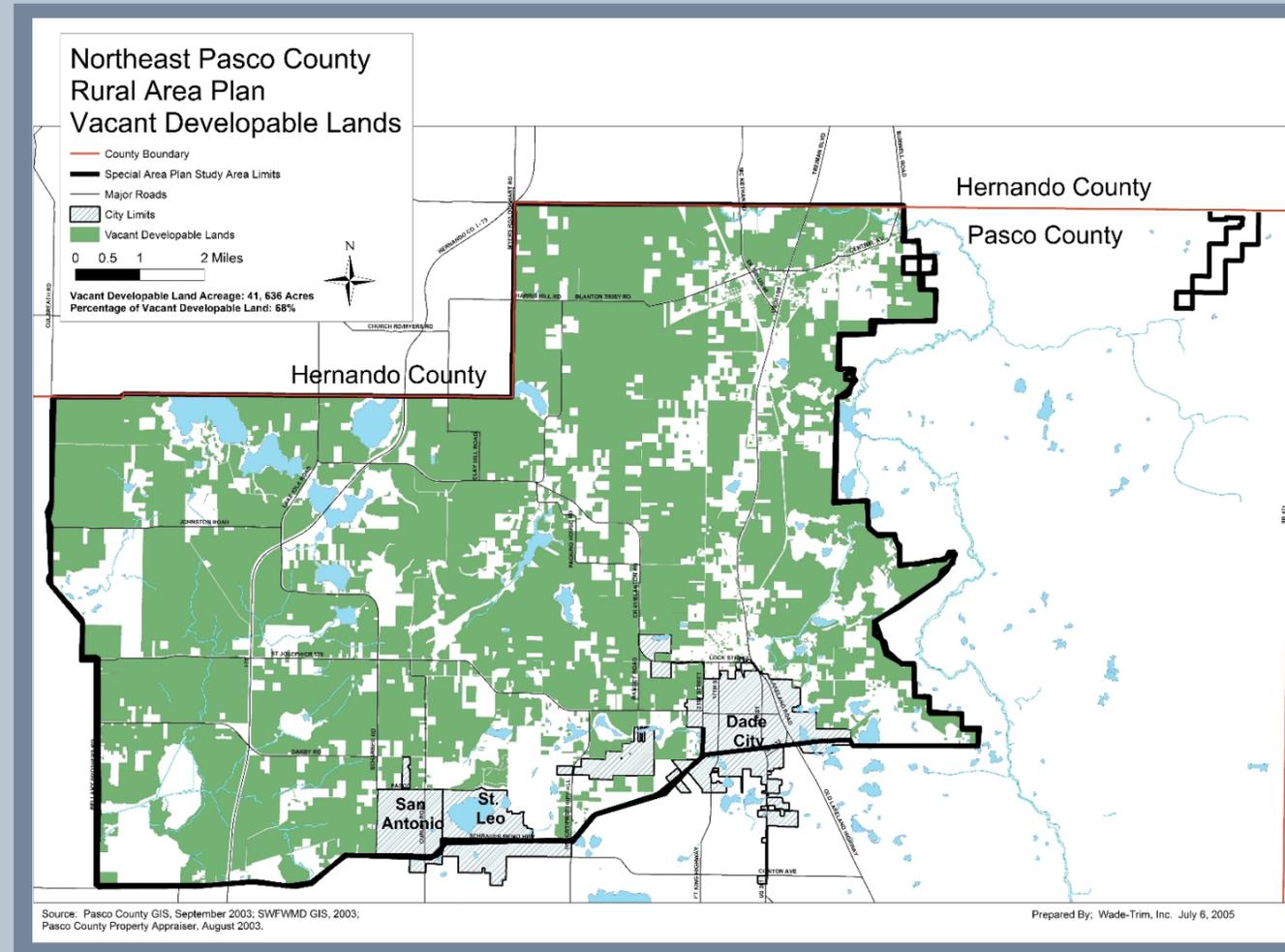
Data Source: Pasco County GIS Data; Download 3/28/05



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Vacant Land

While other parts of Pasco County have rapidly lost open space, vacant lands remain prevalent in Northeast Pasco County. The map below shows the predominance of vacant and developable lands in this part of the County, consisting of 41,636 acres or 67% of the study area. The large amount of vacant land helps to reinforce the rural character of the area.



Future Land Use

The majority of properties in the study area (about 60%) have an Agricultural designation. Agricultural uses include Agricultural/Rural (AG/R) and Agriculture (AG). AG/R allows for a maximum density of one unit per 5 acres and is designated for uses that include agricultural, rural residential uses, mining, agro-industrial uses, small commercial uses, and recreation facilities. AG allows for a maximum density of one unit per 10 acres and allows for the same type of uses as AG/R.

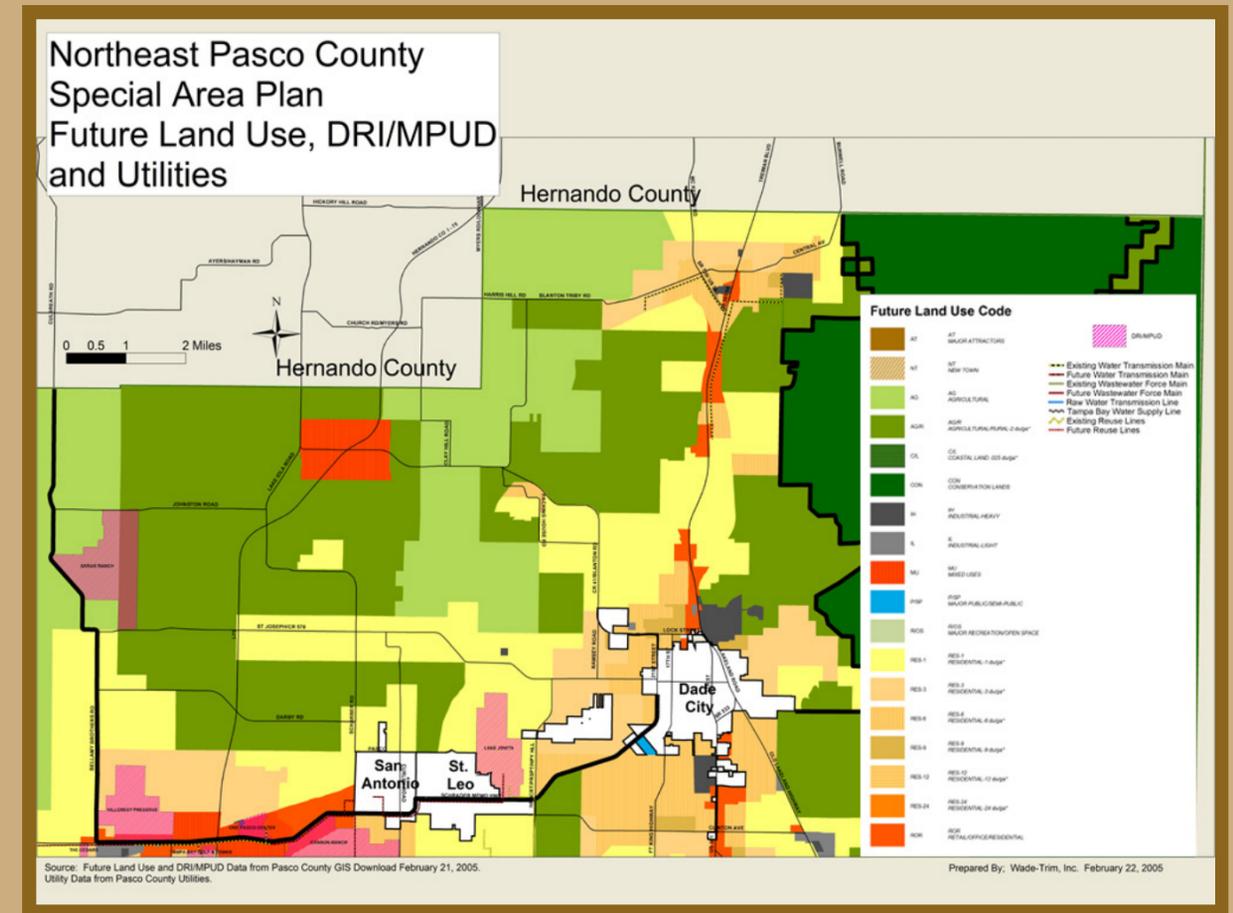
Around 35% of land in the study area is designated for residential uses, ranging in density from 1 unit per acre to 9 units per acre. The most predominant residential use is Residential-1 (RES-1) at 13,700 acres (22% of the study area). RES-1 allows for a maximum density of one unit per acre, with designated uses including single-family detached residential uses, agriculture and agriculturally-related uses, recreation facilities, and neighborhood-scale public and semipublic uses, such as central utility systems. Other residential land use categories allow for generally the same type of uses. About 4% of the land in the study area is designated for various commercial uses. Commercial uses can exist within the Mixed Use (MU) land use and the Retail/Office/Residential (ROR) land use. Allowable uses for the

MU category include commercial, light industrial research/corporate parks, warehouse/distribution, residential uses, and hotels/motels. Allowable uses for the ROR category include commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods. Most of the commercial uses in the rural area are concentrated along the US 301 corridor and along SR 52 from I-75 to west of San Antonio.

Northeast Pasco Study Area - Future Land Uses

FUTURE LAND USE	DENSITY	ACREAGE ⁽¹⁾	PERCENT
AGRICULTURAL/RURAL	1 unit per 5 acres	25,200	40.8%
RESIDENTIAL-1 du/ga	1 unit per acre	13,700	22.2%
AGRICULTURAL-1 du/ga	1 unit per 10 acres	11,700	19.0%
RESIDENTIAL-3 du/ga	3 units per acre	5,100	8.3%
RESIDENTIAL-6 du/ga	6 units per acre	2,500	4.1%
MIXED USES	32 units per acre	1,400	2.3%
RETAIL/OFFICE/RESIDENTIAL	24 units per acre	1,100	1.8%
INDUSTRIAL-HEAVY/LIGHT		700	1.1%
RESIDENTIAL-9 du/ga	9 units per acre	300	0.5%
TOTAL		61,700	100.0%

⁽¹⁾ Acreage Rounded to Nearest Hundred



existing conditions

Zoning

Over 85% of the land in Northeast Pasco County is zoned Agricultural (about 53,400 acres). Agricultural zoning designations include the AC Agricultural District, AC-1 Agricultural District, AR Agricultural-Residential District, and AR-1 Agricultural-Residential District. The AC & AC-1 and AR & AR-1 are the predominant zoning designations in the study area, with 35,500 acres (57.5%) and 18,400 acres (29.8%), respectively. The AC & AC-1 zoning designations have a maximum density of one unit per 10 acres and permit uses that include agriculture, general farming, and horticulture. The AR & AR-1 zoning designations have a maximum density of one unit per acre and can accommodate agricultural and residential uses. The purpose of the AR and AR-1 zoning designations is to allow the development of relatively large tracts of land to accommodate those individuals who desire a rural or estate type living environment.

Zoning designations that allow residential uses include:

- 1) **Agricultural-Residential District (AR & AR-1)**
- 2) **Master Planned Unit Development District (MPUD)**
- 3) **Rural Density Residential District (R-1)**
- 4) **Medium Density Residential District (R-3)**
- 5) **Estate-Residential District (ER & ER-2)**
- 6) **High Density Residential District (R-4)**
- 7) **Low Density Residential District (R-2)**
- 8) **Multiple Family Medium Density District (MF-1)**
- 9) **Mobile Home District (RMH)**

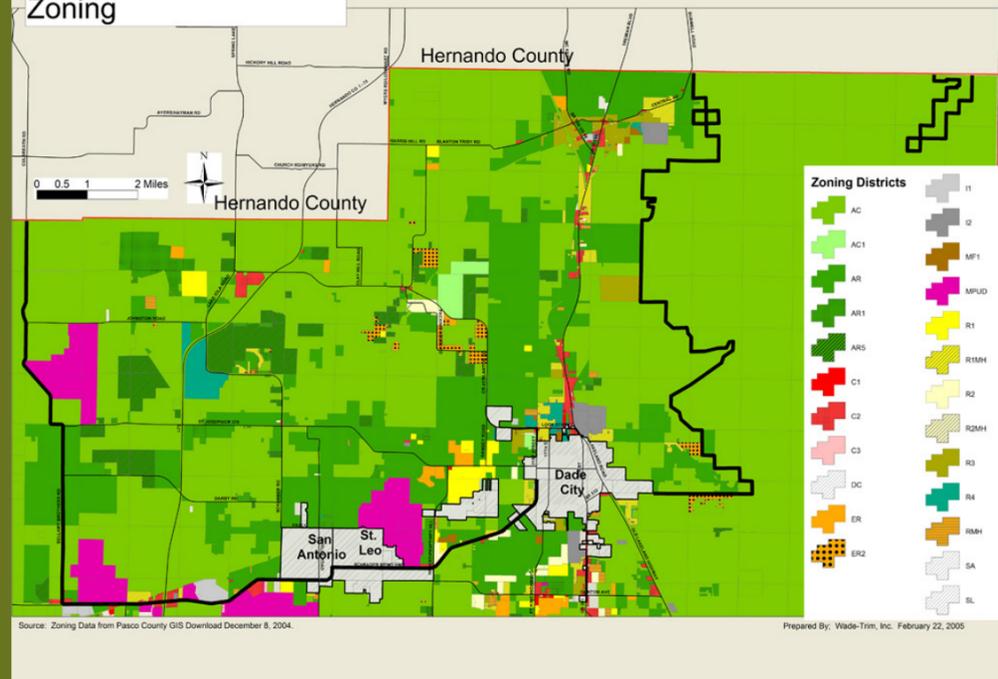
About 1% (600 acres) of land is zoned Commercial (C-1 & C-2). Similarly, around 1% (600 acres) of the study area is zoned Industrial. Current zoning in Northeast Pasco County reflects a tradition of serving as the agricultural and rural residential area for Pasco County.

Northeast Pasco Study Area - Zoning

ZONING	DENSITY	ACREAGE ⁽¹⁾	PERCENT
AC & AC1	1 unit per acre	35,500	57.5%
AR & AR1	1 unit per acre	18,400	29.8%
MPUD		2,500	4.1%
R1 & R1MH	2.2 units per acre	1,500	2.4%
R3	5.8 units per acre	800	1.3%
ER & ER2	1 unit per acre	700	1.1%
R4	7.3 units per acre	700	1.1%
C1 & C2		600	1.0%
I1 & I2		600	1.0%
R2	4.6 units per acre	200	0.3%
MF1	12 units per acre	100	0.2%
RMH	8.8 units per acre	100	0.2%
TOTAL		61,700	100.0%

⁽¹⁾ Acreage Rounded to Nearest Hundred

Northeast Pasco County Special Area Plan Zoning

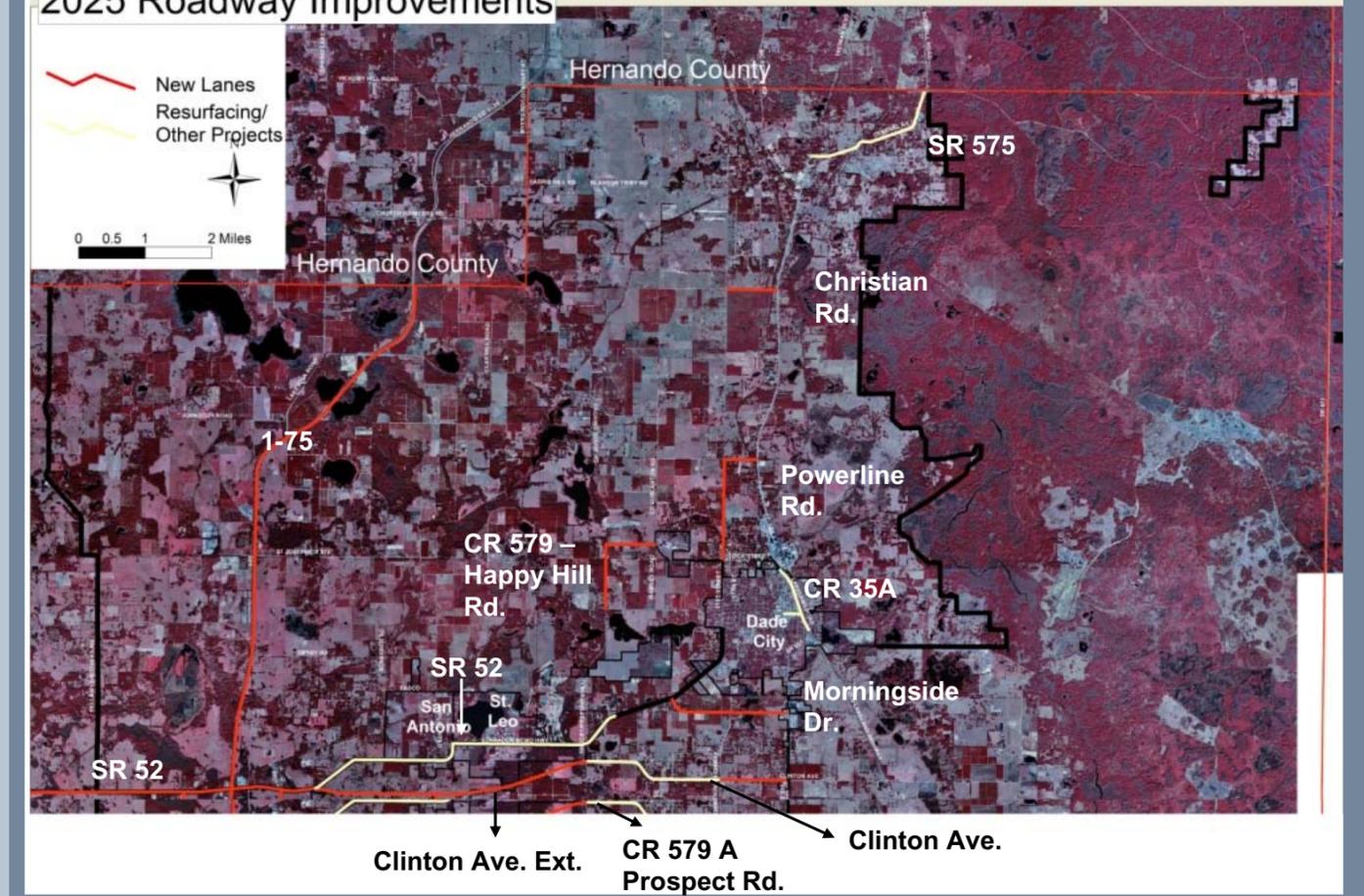


existing conditions

Transportation

The 2025 Roadway Improvements Map shows roads that are planned for future improvements as identified in the Metropolitan Planning Organization's (MPO) 2025 Cost Affordable Plan. The map shows roadways that are in need of new lanes, as well as resurfacing and other projects.

Northeast Pasco County Special Area Plan 2025 Roadway Improvements



Public Participation Outreach

An extensive public participation process was used to create the recommendations for the Northeast Pasco County Special Area Plan. The plan provided an opportunity for stakeholders to participate in the creation of a future land use vision for the area, to explore important character elements that are necessary and integral to preserving rural character, and to review and comment on recommended amendments to the Pasco County Comprehensive Plan. Public participation for the Special Area Plan included an Open House Meeting on March 1st, 2005, followed by four Stakeholder Meetings later that month. In addition, two Community Workshops brought stakeholders together on March 30th and April 19th.

During the Open House Meeting, County staff and consultants presented information about the study area and explained that the Special Area Plan is a part of an update to Pasco County's Comprehensive Plan, as required by the Evaluation and Appraisal Report (EAR). Community members who attended the Open House meeting received a handout that outlined a "photo safari" assignment. This assignment allowed community members to take photographs of issues they wanted to preserve and prevent in the Rural Area. These photographs were presented later during the Stakeholder Meetings held in March (see *Photo Safari Exercise* on the next page).

Pasco County staff and consultants held Stakeholder Meetings on March 7th, 14th, 15th and 21st. The intent of the meetings was to interview various stakeholders in the area in order to understand viewpoints on the issues affecting Northeast Pasco County. Stakeholders included long-time local residents, new residents, citrus farmers, developers and City and public school staff. Nearly 80 stakeholders were interviewed during the four day meeting process. Stakeholders expressed diverse opinions concerning the future of the Rural Area, ranging from maintaining rural densities to allowing flexibility in the Comprehensive Plan that would allow for increases in future development. Residents expressed concerns related to private property rights, density, development in the 100-year floodplain and protection of the area's rolling hills. Many residents recommended that Dade City be protected and enhanced to serve as the town center for the area by retaining local businesses. Other concerns focused around the environment and natural resources.

After the Stakeholder Meetings were completed, County staff and planning consultants held two Community Workshops for the Northeast Pasco County Special Area Plan. The first Community Workshop was held on March 30, 2005. Around 250 people attended this workshop. During the meeting, planning consultants presented information on existing conditions in the area and the elements of rural character.

Three group exercises were on the agenda. These tasks included, Exercise #1: "Start Your Engines" (map exercise), Exercise #2: "Vision for the Future," and Exercise #3: "Issues/Concerns." In Exercise #1, stakeholders identified key areas on a map of Northeast Pasco County. They used markers to define boundaries for rural areas, rural entranceways, neighborhoods/communities, key environmental features and landmarks, and historic features. In Exercise #2, groups provided comments about their vision for the future of the area. They were asked to list reasons why Northeast Pasco County stands out from other areas in Florida. Many noted rolling hills, large open spaces, wildlife, farmland, natural resources, history, low population density and small communities as aspects that define Northeast Pasco County. In Exercise #3, groups presented issues and concerns affecting the Rural Area. Some groups suggested restrictions on development in the Rural Area and emphasized keeping densities low to protect open space and rolling hills, along with regulating architectural building styles. Overall, many of the groups made comments about protecting the rural character of the area while still allowing for change in the future.

The second Community Workshop for the Northeast Pasco County Special Area Plan was held on April 19, 2005. Around 250 participants engaged in an overview of the study's purpose, which was to assess the needs of the Northeast rural area in terms of the Pasco County Comprehensive Plan. The County's planning consultant presented a summary of community input and issues, strategies and actions for the Rural Area. Workshop participants also took part in a small group exercise to provide comments on land use, growth, transportation, infrastructure and other issues relevant to the study area. Participants made comments that included concentrating growth in town centers, protecting neighborhoods, and preserving the natural landscape of the Rural Area.



A separate notebook on the public participation process includes detailed documentation and information on the following: documentation from the Open House initiating the process, four stakeholder meetings, two Community Workshops and additional correspondence. Please see the Public Participation Outreach Notebook for additional information on these meetings and the public participation process used to create the Special Area Plan.

Photo Safari Exercise

The purpose of the Photo Safari exercise was to provide a better method of communicating residents' ideas regarding the defining elements and components of the community's character. For the Northeast Pasco Rural Area, one of the main issues raised during the County's Evaluation and Appraisal Report (EAR) process was the protection of the area's rural character. The purpose of this exercise was to assist any group in identifying and focusing on those elements of rural character that are important to the community. This information will ultimately be used as support documentation for potential future land use recommendations, standards for the review of re-zoning requests, design standards, and other applicable Comprehensive Plan objectives and policies that address these character based values.

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Community Issues In Northeast Pasco County

At the conclusion of the public participation process, residents identified eight topic areas and key issues to be addressed by the Special Area Plan. These priority issues were developed with regard to the preservation of the rural character of the area. Through this effort, six distinctive communities were identified and can be generally described as the Blanton Area; the St. Joe Road Area; the area which includes Lacoochee, Trilby and Trilacoochee; Darby; Dade City; and San Antonio/St. Leo. Although each of these areas has distinctive characteristics that define their community character, they also share some common issues and concerns. The Major Topic Areas are listed below. A brief outline of the issues that support each Topic Area is also included.

TOPIC AREA #1 – PROTECT THE BOUNDARIES OF THE RURAL AREA

Issue

- Protect the Boundaries of the Northeast Pasco County Special Area
- Establish a Rural Area Boundary
- Establish an appropriate transition of uses from Cities
- Maintain Land Use Density
- Effect of urban development patterns in Hernando County to the rural area of Pasco County

TOPIC AREA #2 – EXISTING AGRICULTURAL/LARGE LAND HOLDINGS

Issue

- Fair and equitable opportunities for development potential
- Concerns about the economic viability of future agricultural production
- Protection of existing rights

TOPIC AREA #3 – OPEN SPACE AND VIEWSHED PROTECTION

Issue

- Protect unique natural typography (rolling hills, ridges and valleys)
- Protect historic resources
- Arbor violations – Code Enforcement

TOPIC AREA #4 – ENVIRONMENTAL RESOURCE PROTECTION

Issue

- Protection of Water Supply: Quality and Quantity
- Protect Natural Wildlife Corridors
- Protect Native Habitat
- Recharge Area Protection

TOPIC AREA #5 – RESIDENTIAL DEVELOPMENT

Issue

- Preserve Rural Character
- Placement/location of mobile homes
- Code Enforcement

TOPIC AREA #6 – NON-RESIDENTIAL USES

Issue

- Dade City should continue to function as the “Town Center” of Northeast Pasco County
- Need to support employment opportunities in the Trilby, Lacoochee, and Trilacoochee areas to support redevelopment
- Employment Opportunities should be provided along US 301

TOPIC AREA #7 – REDEVELOPMENT

Issue

- Trilby, Lacoochee and Trilacoochee have special redevelopment needs and issues

TOPIC AREA #8 – RURAL INFRASTRUCTURE

Issue

- Major Roads – maintain limited transportation network to serve rural uses
- Insure safe and adequate opportunities for biking/cycling
- Local roads
- Stormwater/Flooding
- New Parks
- Trails
- Other infrastructure



Elements of Rural Character: Northeast Pasco County

Preparing an assessment of the Rural Area begins with an evaluation of the extent to which there is community consensus about the fundamental elements of community character that support and reinforce rural character. Within rural communities these fundamental character elements provide insight into both the perception of rural character and the actual patterns of land development. The most basic visual elements that contribute to the enhancement of rural character or detract from a rural lifestyle include:

Scenic Views

Historic Communities – Historic buildings and communities create an opportunity to preserve and enhance an element of rural village character that is unique to the Northeast Pasco County Rural Area. Preservation of historic buildings in turn helps to preserve the area’s identity and character for future residents.



Viewshed – The viewshed from the roadway provides a visual reinforcement of the rural character of the area. That viewshed can include forested lands, pasture, agricultural row crops or rural residential housing on large lots. The lack of symmetry and homogeneity of uses also reinforce the rural character of the roadway and the area. Issues associated with Land Clearing are often identified in discussions that reflect the disturbance of scenic viewsheds. Protections of scenic views within rural areas, however, need to acknowledge and accommodate the fundamental agricultural uses within the rural area and provide for both “open views” of agricultural lands as well as “closed views” of roadside landscaping.



Fencing – Fencing can detract from the rural character of the area, even if there are open viewsheds behind the fencing. Rail fencing and field fencing provide examples of expected and acceptable rural fencing styles. The introduction of block and iron fencing, brick walls or even chain link fences detract from the rural character of the area and evoke images of suburban subdivisions and development.



Dumpsters – A significant amount of large dumpsters line streets and roadways in the rural area. It is important to minimize the prominence of these dumpsters in order to protect rural character.



Open Space Protection

Agriculture – There is a long history of agricultural lands and agricultural production within the Rural Area. The presence of continuing agricultural uses in the rural area is an integral and fundamental component of the rural lifestyle. The current geographic location of these agricultural lands also reinforces and supports the environmental preservation strategy of the county. Actions or regulations which restrict or constrain these uses, may pressure the conversion of the agricultural landscape to other uses.



County Parks – The location of these properties is vital and important to preserving significant regional environmental systems and also helps create and establish a clear demarcation and separation from urban development.



Transportation & Infrastructure

Rural Roads – Rural roadways function as a fundamental physical element of rural community character. They can reinforce the character of a rural community by providing entranceways and scenic views or they can provide expectations for changes in land use. Context sensitive design is a way “to think beyond the pavement” about the impact a roadway will have on the community it traverses. Context sensitive design considers the relationship between land uses and all aspects of roadway design including design speed, travel lane width, access management, the need for pedestrian and bicycle related facilities, and landscaping.



Drainage – Drainage facilities create a complicated set of competing issues for Northeast Pasco County. Many of the drainage facilities are not adequate to accommodate growing residential populations. Yet the level of service provided by infrastructure in the rural area should reflect a rural level of service and not be modified to the point that it allows for expansive urban development.



Residential Development

Mix of Uses – Rural areas often contain an eclectic mix of uses. Uses like agricultural production and industry are often mixed with large lot estate housing, which combine agri-elements such as equestrian uses with residential uses.



Entrances – Entrances to residential communities complement the rural character of the area by utilizing a scale and appearance that doesn't detract from the rural scenery.



Residential Streets – Residential streets in the Rural Area exhibit qualities that reflect a slower pace of the community. Streets are often one or two lanes wide and can be paved or unpaved. They are often lined with native trees that provide shade to the roadway.



Types of Housing – There are various types of housing common to the rural area. This mixture of housing types includes both conventional single family homes and mobile homes.



Adjacencies – The adjacencies or land uses along the boundaries of the Rural Area can either help to reinforce the rural character of the area by helping to clearly define the edge of the Urban/Suburban Area from the entrance to the rural area. They can also act as a visual intrusion into the area that creates conflict for the continuation of rural development patterns and densities or creates the precedent for more urban densities to encroach into the Rural Area because of compatibility issues with the “edge” properties.



Commercial Development

Signage – The signage design component of non-residential development is a “sub-category” of General Commercial Uses that recognizes the special role that signage plays in community character.



Gas Station – Gas stations have the ability to detract from rural character by using oversized scales and prominent signage. Smaller gas stations that are closer to roadways often fit better in rural surroundings than larger stations.



General – The Rural Area includes general commercial uses in the form of some historic commercial zoning that is sized to serve a localized neighborhood market as well as some resource based commercial uses. Each of these types of commercial uses can further enhance the character of the rural community as long as the visual elements associated with the design of these types of uses is sensitive to the rural character.



Institutional Uses – Schools and churches are typically set back from the road and surrounded by groves of trees.

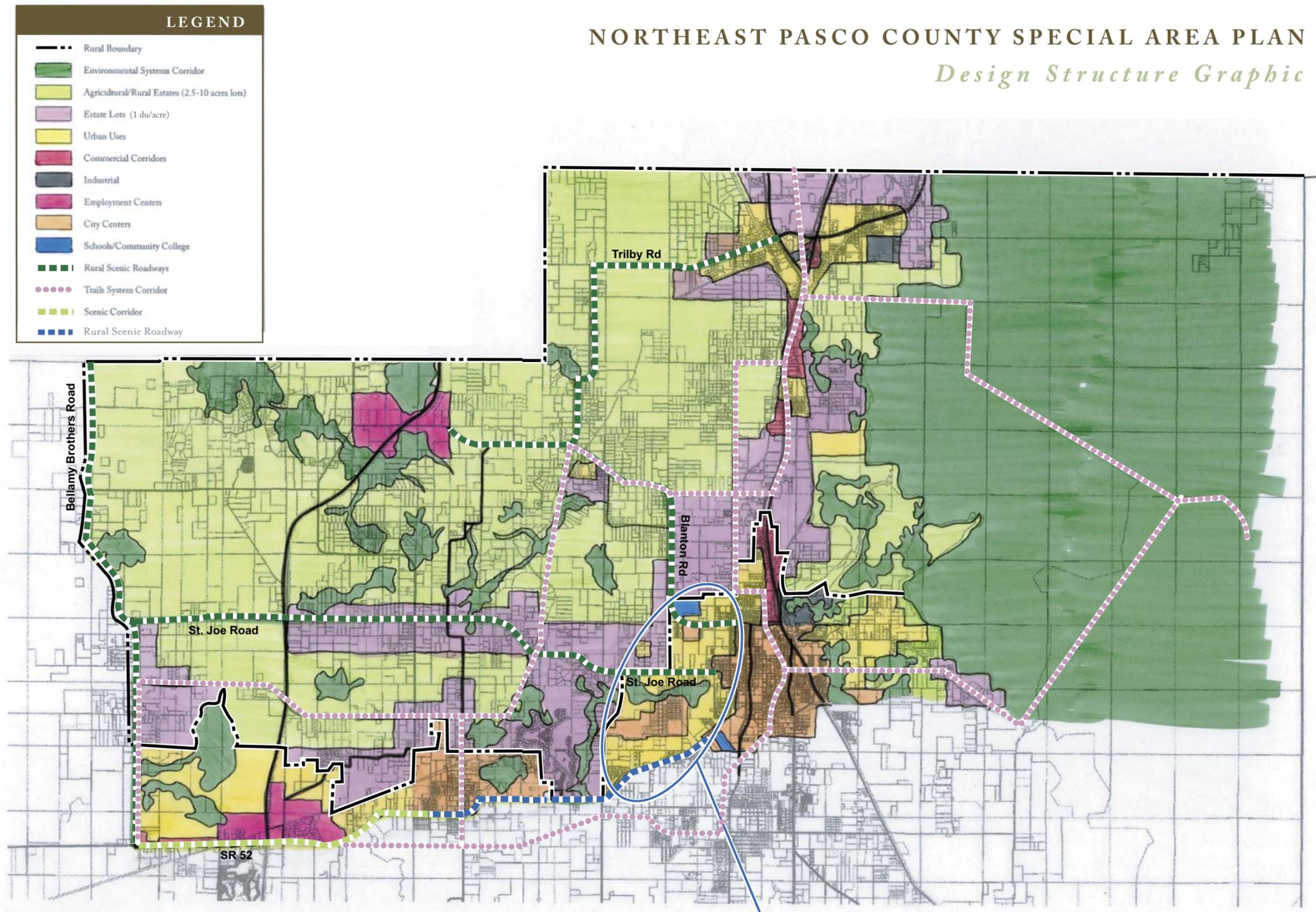


“Other Uses” – Other commercial uses also make up components of rural character in Northeast Pasco County.



The Design Structure Graphic

The Design Structure Graphic represents generalized land uses in the Rural Area and is based upon existing land use patterns, the adopted Future Land Use Map, and future anticipated growth. The graphic identifies a Rural Boundary, Environmental Systems, generalized land uses, schools, Rural Scenic Roadways, Trails Systems, and Scenic Corridors. For planning purposes, this Design Structure Graphic provides the first step to help ultimately create a future land use vision for the Rural Area.



Pasco County Comprehensive Plan: Goals, Objectives And Policies

The following Goals, Objectives and Policies (GOPs) have been proposed to amend the Pasco County Comprehensive Plan in order to implement the Northeast Pasco County Special Area Plan. This policy framework calls for the protection of the rural area through such actions as new criteria for residential development, conservation subdivisions, rural lighting standards, a roadway corridor overlay district for rural scenic roadways, non-residential design standards, protection of natural resources, joint planning/annexation agreements, intergovernmental agreements with Hernando County and other policy recommendations.

A key component of this framework is a new policy series that calls for a Roadway Corridor Overlay District for Rural Scenic Roadways to protect the rural character and enhance the scenic beauty of the area. The new policy framework would regulate land development along the Rural Scenic Roadways in the Northeast Pasco County Special Area by establishing standards for preservation of existing canopy trees, clearing setbacks and restrictions, creating new standards for the location of parking, walls, fences, entrance features and similar structures, creating new standards for the location and design of street lights, and other measures to protect rural character.

GOAL 2: PROTECTION OF RURAL AREAS

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

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

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

Policy FLU 2.1.1 Recognition of the Northeast Pasco County Rural Area

Pasco County shall recognize through land use policies and land development regulations the Northeast Pasco County Rural Area (as defined in Exhibit FLU: Special Area Boundaries) 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 2.1.2 Recognition of the Rural Transition Area

Pasco County shall recognize through land use policies and land development regulations the Rural Transition Area (as defined in Exhibit FLU: Special Area Boundaries) as an area that serves as a Transition between more urban development and the Northeast Pasco Rural Area.

Policy FLU 2.1.3 Protection of Existing Topography

Pasco County shall limit topographic alterations within the Rural Area and particularly along the Rural Area Boundary in order to maintain and protect the integrity of the natural rolling vistas and scenic viewsheds within the Rural Area.

Policy FLU 2.1.4 Conservation Subdivisions

The County shall permit the creation of a Conservation Subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2007 to establish specific requirements for the creation of Conservation Subdivisions. For all properties that are 50 acres or greater or the Rural Transition Area, in order to obtain any increase in residential density within the Rural Area, land must be developed as a Conservation Subdivision.

Conservation Subdivisions shall be designed based on the following guidelines:

- a. A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as Conservation Subdivision Open Space, exclusive of individual lots;
- b. A minimum of 20% of the required Open Space shall be uplands;
- c. Conservation Subdivision Open Space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement that transfers all development rights to the residential development portion of the Conservation Subdivision and extinguishes all development rights on the Conservation Subdivision Open Space;
- d. Conservation Subdivision Open Space shall be configured to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
- e. Conservation Subdivision Open Space shall be configured to create internal connected through connected and integrated Open Space within the subdivision parcel and shall be based upon the context sensitive site design standards;
- f. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space conservation easement.
- g. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resource and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from public roads and from abutting properties;
- h. Golf courses shall not be allowed in Conservation Subdivisions; and
- i. The maximum density of a Conservation Subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the Conservation Subdivision is located.

Policy FLU 2.1.5 Non-Residential Design Standards

Pasco County shall amend the Land Development Code by December 2007 to adopt design standards for nonresidential development in Rural Area, for the purpose of maintaining the rural character in this area. Nonresidential development shall mean office uses, commercial uses, and any other use that is nonresidential in character as that term may be defined in the implementing ordinance.

Policy FLU 2.1.6 Rural Lighting Standards

In order to preserve the rural character and public values of the Rural Area, Pasco County shall amend the Land Development Code by December 2007 to include rural lighting standards that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

Policy FLU 2.1.7 Roadway Corridor Overlay District for Rural Scenic Roadways in the Northeast Pasco County Rural Area

Pasco County shall amend the Land Development Code by December 2007 to create the Northeast Pasco County Rural Area Scenic Roadway Overlay District for Rural Scenic Roads in the Northeast Pasco County Rural Area in order to protect the rural character of the area. The overlay district shall regulate land development along the Rural Scenic Roads in the Northeast Pasco County Rural Area by, at a minimum, establishing standards for:

- a. Preservation of existing canopy trees;
 - b. Planting of new canopy trees;
 - c. Landscaping requirements;
 - d. Clearing setbacks and restrictions;
 - e. Building character, setbacks and locations;
 - f. Location of parking;
 - g. Location and screening of equipment storage;
 - h. Location and screening of Dumpsters
 - i. Walls, fences, entrance features and similar structures;
 - j. Location and design of retention ponds;
 - k. Location and design of signage;
 - l. Location and design of street lights; and
 - m. Easements, deed restrictions and other instruments required to perpetually preserve the undeveloped portion of the roadway corridor.
- For the purposes of this policy the term “Rural Scenic Road” means SR 52 (from Scharber Road extended east to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Trilby Road to the extent that they are located in the Northeast Pasco County Rural Area.

Policy FLU 2.1.8 Rural Residential Roads

Pasco County shall recognize the importance of rural residential roads within the Rural Area for the purposes of protecting rural character and shall insure that these roadways sustain and maintain this character. For the purposes of this policy, “rural residential roads” include: Lake lola Road, Happy Hill Road, Frazee Hill Road, Jessamine Road, Johnston Road, and Scharber Road.

Policy FLU 2.1.9 Rural Roadway System

The collector and arterial roadway system within the Rural Area predominantly consists of two (2) lane facilities. Rural neighborhood roads shall not be expected to require, nor are they planned to receive, capacity improvements over the 20 year planning period. Specific collector and arterial roads are also not expected to require, nor are they planned to receive capacity improvements over the 20 year planning horizon within the Transportation Element and are so specified by limiting the width of required right of way under the County’s Transportation Corridor Preservation Map to 135 feet. The County shall discourage additional roadway expansions of these facilities beyond two lanes.

Policy FLU 2.1.10 Provision of Potable Water & 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 Rural Area;
- b. Continue to rely primarily upon individual septic tank systems as the method of disposal of wastewater within the Rural Area;
- c. Require that new development within the Rural Area shall not be designed nor constructed with central water and/or sewer systems. Public and private central systems may be permitted in the future if:
 - 1. The development form is a Conservation Subdivision or
 - 2. It is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but un-served 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.

Policy FLU 2.1.11 Methods of Collecting and Disposing of Solid Wastes

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

Policy FLU 2.1.12 Protection of Natural Resources

Pasco County shall:

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

Policy FLU 2.1.13 Facilities Improvements Consistent with the Rural Character

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

Policy FLU 2.1.14 Joint Planning/Annexation Agreements

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

- a. Protection of the Rural Area
Recognition that the Rural Area of Pasco County is an area with specific rural character rather than an area anticipated to be urbanized.
- b. Planning principles and characteristics for the Rural Area
Inclusion of specific planning principles and standards for development within the Rural Area:
 - 1. The Rural Area includes special scenic roadway design standards for Rural Scenic Roads and includes SR 52 (from Scharber Road to the Dade City limits), St. Joe Road, Blanton Road, Bellamy Brothers Road, and Trilby Road to the extent that they are located in the Northeast Pasco County Rural Area.
 - 2. Individual wells and septic tanks shall be accepted as the primary method of providing potable water and sanitary sewer to the residents and other occupants within the Rural Area. New developments within the Rural Area shall not be designed nor constructed with central water and/or sewer systems.
- c. Criteria and Standards for the Review of Amendments to the Rural Area Boundary
- d. Criteria and Standards for City Transition Areas
 - 1. City Transition Areas shall be limited to residential uses.
 - 2. Plan Amendments to increase the residential density within City Transition Areas shall be held to the same standards of ensuring compatibility with the Rural Area as those amendments would be evaluated under the plan amendment review criteria of the Pasco County Comprehensive Plan.

Policy FLU 2.1.15 Intergovernmental Agreements with Hernando County

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

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

Encourage the preservation of agriculture as a viable long- and short- term use of land and an asset of Pasco County's economy. [Old Objective 1.5]

Policy FLU 2.2.1 Agricultural Primacy

Pasco County shall encourage continuation of agricultural operations in the Northeast Pasco County Rural Area. Agricultural uses on lands that have an agricultural exemption from the Pasco County Property Appraiser will be considered to have "primacy" in the area. Primacy means that conflicts between such agricultural lands and other non-agricultural uses, all other factors being equal, will be resolved in favor of the agricultural interests.

Policy FLU 2.2.2 Conservation Subdivisions

The County shall permit the creation of a Conservation Subdivision in conformance with the guidelines provided herein through the Comprehensive Plan and shall amend the Land Development Code by December 2007 to establish specific requirements for the creation of Conservation Subdivisions. This alternative development option which would allow for the clustering of housing units in rural and agricultural areas to create permanently protected Open Spaces that can be added to an interconnected network of agricultural areas, conservation lands, greenways and Open Space.

Conservation Subdivisions shall be designed based on the following guidelines:

- a. **A minimum of fifty percent (50%) of the gross acreage of the parcel shall be designated as Conservation Subdivision Open Space, exclusive of individual lots;**
- b. A minimum of 20% of the required Open Space shall be uplands;
- c. Conservation Subdivision Open Space shall be preserved in perpetuity through the use of an irrevocable open space or conservation easement that transfers all development rights to the residential development portion of the Conservation Subdivision and extinguishes all development rights on the Conservation Subdivision Open Space;
- d. Conservation Subdivision Open Space shall be configured to create external connectedness by adding to a larger contiguous off-site network of interconnected open space, particularly existing habitats, and shall address opportunities for restoring native habitats;
- e. Conservation Subdivision Open Space shall be configured to create internal connected through connected and integrated Open Space within the subdivision parcel and shall be based upon the context sensitive site design standards;
- f. A plan for the use and maintenance of the Open Space shall be submitted, as a part of the approval process and compliance with said plan shall become a condition of the development order for the rezoning, where applicable, a condition of the subdivision approval and a condition of the perpetual open space conservation easement.
- g. The location of residential development lots shall be arranged in a context sensitive manner such that they form a contiguous pattern and shall be clustered in such a way as to preserve the function, purpose and integrity of the on-site natural resource and environmental systems to the maximum extent practicable; to minimize disturbance to woodlands, wetlands, and other natural features; to protect and preserve the rural appearance of land when viewed from

- public roads and from abutting properties;
- h Golf courses shall not be allowed in Conservation Subdivisions; and
- i. The maximum density of a Conservation Subdivision shall be no more than the maximum density allowed by the land use designation of the land on the Comprehensive Plan's Future Land Use Map in which the Conservation Subdivision is located.

Policy FLU 2.2.3 Agricultural Protection Strategies

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

Policy FLU 2.2.4 Agricultural Buffers

Pasco County shall require adequate buffering and/or setbacks between agriculture and residential uses to protect such agricultural uses from adverse impacts associated with encroachment of residential areas or creation of nuisances by agricultural operations. [Old Policy FLU 1.5.10]

Policy FLU 1.7.4 Redevelopment Plan for the Trilby, LaCoochee, and Trilacoochee Area

Pasco County shall prepare a comprehensive redevelopment plan in the form of a community master plan for the areas of Trilby, LaCoochee and Trilacoochee by December 2006 to include and address the following redevelopment issues:

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

Future Land Use Map Amendments

Amendments

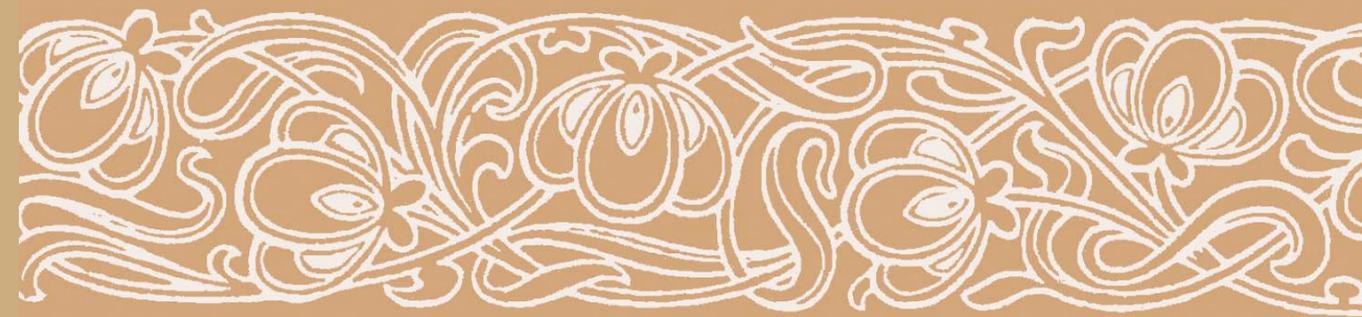
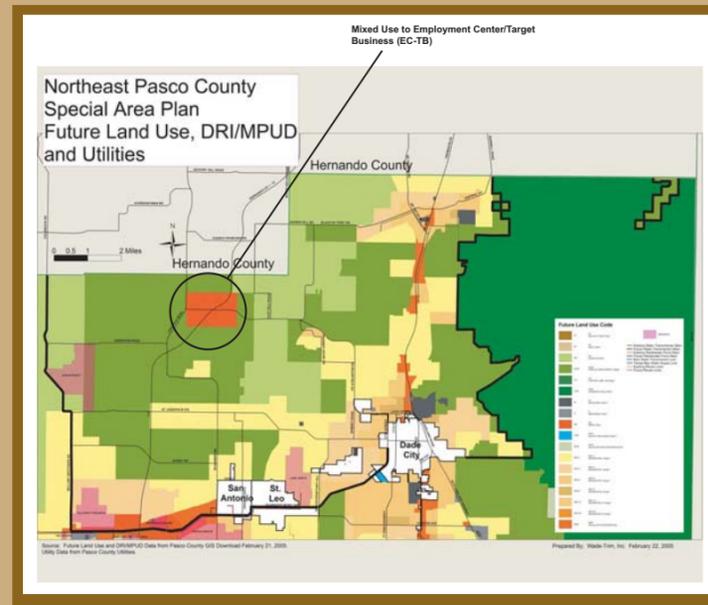
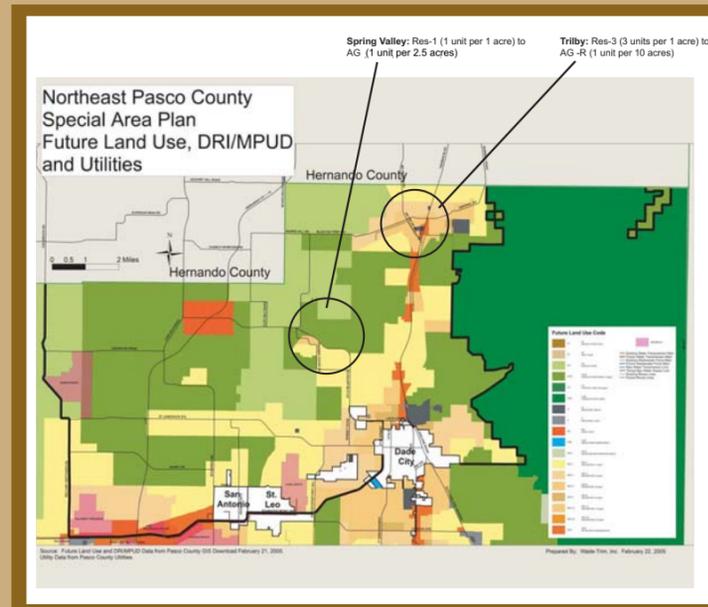
The following map amendments reflect three changes to the Future Land Use Map of Pasco County. Two of these map amendments were requested by residents in the rural area to protect their neighborhoods by reflecting the existing platted and large lot residential development in the area. The Spring Valley area is proposed to change from Res-1 (one unit per acre) to Agriculture (AG), with a maximum density of one unit per five acres. The Trilby area is proposed to change from Res-3 (three units per acre) to Agricultural/Rural (AG-R), with a maximum density of one unit per 10 acres.

In the western section of the rural area there is a change from Mixed Use to Employment Center/Target Business (EC-TB). This future land use designation is defined as follows:

Employment Center/Target Business (EC-TB) Future Land Use Designation

Intent: To designate land uses along interstate and other major corridors where location factors and higher land values tend to attract higher intensity development and services and facilities are programmed to accommodate a range of uses and to maintain adequate lands for target business in close proximity to and high visibility from major interchanges. Target business is encouraged to:

- A. Provide an economic benefit in terms of employment opportunities and increased tax base;
- B. Locate higher intensity uses where roadway capacity can accommodate increased traffic due to short trip distances to major freeways and increased land capacity at major intersections; and
- C. Locate higher intensity uses along major roadways and intersections to reduce development pressures in other areas of the County, thereby minimizing the road congestion and community compatibility impacts associated with sprawl development.



Acknowledgements

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