

November 14, 2016

Mr. D. Ray Eubanks
Plan Processing Administrator
Florida Department of Economic Opportunity
Division of Community Development
107 East Madison Street
Caldwell Bldg., MSC 160
Tallahassee, FL 32399-0800

**RE: Adoption Package - Pasco County Comprehensive Plan Amendment 16-8
ESR - CPAL16 (11) Harrod Properties**

Dear Mr. Eubanks:

On November 9, 2016 the Pasco County Board of County Commissioners (BCC) adopted Pasco County Plan Amendment **16-8 ESR**. The enclosed transmittal package includes the adopted **Ordinance No 17-02**.

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM RES-1 (RESIDENTIAL- 1 DU/GA) TO IL (INDUSTRIAL - LIGHT), ON APPROXIMATELY 74.91 ACRES LOCATED OFF OF THE SUNCOAST PARKWAY AND SHADY HILLS ROAD; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

On September 27, 2016, the Board of County Commissioners (BCC) authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Economic Opportunity (FDEO) and other agencies to obtain review and comment.

On November 3, 2016, the BCC received a letter of no comment from the FDEO, and all other state reviewing agencies had no comments.

One hard copy and two compact disks of the amendment are included in this transmittal package.

Copies of the proposed amendment has been forwarded directly to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Florida Department of Transportation, District Seven; Florida Department of State; Florida Fish and Wildlife Conservation Commission; Florida Department of Agriculture and Consumer Services, Division of Forestry; and Florida Department of Environmental Protection.

Any Florida DEO comments and requests should be forwarded to:

Planning and Development Department
West Pasco Government Center
8731 Citizens, Suite 320
New Port Richey, FL 34654-5598
Telephone: (727) 847-8193
Email: jbuszewski@pascocountyfl.net

Should you have any questions, please contact me.

Sincerely,



Justyna Buszewski
Senior Planner

Enclosures

cc: **VIA – Email – Required**

Dan C. Santos, AICP, Growth Management Supervisor, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: Daniel.Santos@dot.state.fl.us

Jeffery F. Dow, LCP Coordinator, Florida Department of Transportation, District Seven, 11201 N. McKinley Drive, Mail Station 7-500, Tampa, FL 33612-6456, email to: mailto:Jeffery.Dow@dot.state.fl.us

Ivana Blankenship, Senior Environmental Planner, Tampa Bay Water, 2575 Enterprise Road, Clearwater, FL 33763, email to: iblackenship@tampabaywater.org

Deena Woodward, Historic Preservation Planner, Florida Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250, email to: Deena.Woodward@DOS.MyFlorida.com

Trisha Neasman, AICP, Planning Supervisor, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899, email to: trisha.neasman@swfwmd.state.fl.us

Scott Sanders, Florida Fish and Wildlife Conservation Commission, Conservation Planning Services, 620 South Meridian Street, MB-585, Tallahassee, FL 32399-1600, email to: FWCConservationPlanningServices@myfwc.com

Suzanne E. Ray, Department of Environmental Protection, Office of Intergovernmental Programs, 3900 Commonwealth Boulevard, Mail Station 47, Tallahassee, FL 32399-3000, email to: Plan.Review@dep.state.fl.us

Tracy D. Suber, Educational Consultant - Growth Management Liaison, Dept. of Education, Office of Educational Facilities, 325 West Gaines Street, Suite 1014, Tallahassee, FL 32399-0400, email to: Tracy.Suber@fldoe.org

Brady Smith, Sr., Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, Suite 100, Pinellas Park, FL 33782, email to: reviews@tbrpc.org

Department of Agriculture & Consumer Services, Attn: Comprehensive Plan Review, Office of Policy and Budget, The Capitol, Plaza Level 8, Tallahassee, FL 32399-0800, email to: compplans@freshfromflorida.com

VIA – Email

Joe Moreda, Director, AICP, Planning and Zoning Services, Hillsborough County, 601 E. Kennedy Boulevard, 20th Floor, Tampa, FL 33602, email to: moredaj@hillsboroughcounty.org

Thomas Deardorff, FAICP, Director, Growth Management Department, Polk County, P.O. Box 9005, Drawer GM01, Bartow, FL 33831-9005, email to: thomasdeardorff@polk-county.net

Ron Pianta, AICP, Director, Hernando County, Planning Department, 20 N. Main Street, Room 262, Brooksville, FL 34601, email to: rpianta@hernandocounty.us

Karl Holley, Director of Development Services, Sumter County Planning Department, 209 N. Florida Street, Room 301, Bushnell, FL 33513, email to: karl.holley@sumtercountyfl.gov

Jake Stowers, Executive Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: jstowers@pinellascounty.org and,

Renea Vincent, Planning Director, Pinellas County Planning Dept., 310 Court St, Clearwater, FL 33756, email to: rvincent@co.pinellas.fl.us

Lisa L. Fierce, Development Director, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to fiercel@cityofnewportrichey.org

Chris Mettler, Senior Planner, City of New Port Richey, Development Services Department, 5919 Main St., New Port Richey, FL 34652, email to MettlerC@CityofNewPortRichey.org

Jocilyn Martinez, Assistant City Manager, City of Port Richey, 6333 Ridge Rd., Port Richey, FL 34668, email to: j.martinez@cityofportrichey.com

Michael Sherman, AICP, Community Development Director, City of Dade City, Community Development Department, P.O. Box 1355, 38020 Meridian Avenue, Dade City, FL 33526, email to: msherman@dadecityfl.com

Joan Miller, Town Clerk, Town of St. Leo, P.O. Box 2479, St. Leo, FL 33574, email to: townclerk@townofstleo-fl.gov

Todd Vandeberg, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542, email to: vandeberg@ci.zephyrhills.fl.us

Mark G. LeCouris, City Manager, City of Tarpon Springs, 324 E. Pine Street, Tarpon Springs, Florida 34689, email to: thickey@ctsfl.us

Melissa Zornitta, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: zornittam@plancom.org

Tony Garcia, Hillsborough City-County Planning Commission, 601 E. Kennedy Boulevard, 18th Floor, Tampa, Florida 33602, email to: garciat@plancom.org

Richard M. Tonello, Supervisor, Pasco County Schools, Department of Planning, 11815 Tree Breeze Dr. New Port Richey, FL 34654. rttonello@pasco.k12.fl.us

Planning and Development Department (Only to: Current Planning, Long Range Planning, Metropolitan Planning Organization, and Zoning and Intake)

Mike Carballa, Director, Utilities - Engineering and Contracts Management Dept. - mcarballa@pascocountyfl.net

Charles Cullen, Engineering Manager, Utilities - ccullen@pascocountyfl.net

David Paradis, Enginner1, Utilities - dparadis@pascocountyfl.net

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP FROM RES-1 (RESIDENTIAL- 1 DU/GA) TO IL (INDUSTRIAL - LIGHT), ON APPROXIMATELY 74.91 ACRES LOCATED OFF OF THE SUNCOAST PARKWAY AND SHADY HILLS ROAD; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the Local Planning Agency, on August 25, 2015, held a public hearing on the proposed Amendments to the Comprehensive Plan with due public notice provided pursuant to Section 163.3184, Florida Statutes, and recommended approval of the Amendments to the Board of County Commissioners; and

WHEREAS, on September 27, 2016, the Board of County Commissioners held a public hearing on the proposed Amendments to the Comprehensive Plan, with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendments to the adopted Comprehensive Plan to the Florida Department of Economic Opportunity (FDEO) and other agencies to obtain review and comment on the said Amendments; and

WHEREAS, on November 3, 2016, the Board of County Commissioners received a letter of no comment from the FDEO; and

WHEREAS, all other state reviewing agencies had no comments; and

WHEREAS, the proposed Amendments is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and Chapter 163, Florida Statutes; and

WHEREAS, the Board of County Commissioners, on November 9, 2016, held an adoption public hearing on the proposed Amendments to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and considered all comments received during the public hearing.

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

SECTION 1. The Official Future Land Use Map Amendment

The Official 2025 Future Land Use Comprehensive Plan Map 2-15, Sheet-05, is hereby amended to change the Future Land Use classification from RES-1 (Residential – 1 DU/GA) to IL (Industrial-Light), on approximately 74.91 acres m.o.l. of real property, attached hereto as Exhibit A and made a part hereof.

SECTION 2. REPEALER

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

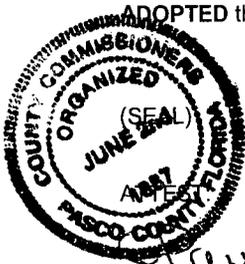
SECTION 3. SEVERABILITY

Each provision of this Ordinance and all Exhibits hereto is material to the Board of County Commissioners' adoption of this Ordinance. Accordingly, these provisions are not severable. In the event any section, subsection, sentence, clause, or provision of this Ordinance and/or any Exhibits hereto is declared illegal or invalid by a body with jurisdiction to make such determination, the remainder of this Ordinance and all Exhibits hereto shall be suspended until such time that the Board of County Commissioners modifies this Ordinance and/or Exhibits hereto to address the illegal or invalid provision

SECTION 4. EFFECTIVE DATE

A certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the Clerk to the Board within ten (10) days after adoption of this Ordinance. The effective date of these Plan Amendments, if the Amendment is not timely challenged, shall be 31 days after the state land planning agency notifies Pasco County that the Plan Amendments package is complete. If timely challenged, this Amendments shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendments to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be effective or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

ADOPTED this 9th day of November, 2016.



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

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

Kathryn Starkey
Kathryn Starkey, Chairman

APPROVED
IN SESSION
Nov 09 2016
PASCO COUNTY
BCC

Exhibit A

THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

T 2 4 S - R 1 8 E

SHEET 05

DATE ADOPTED: 06/15/89

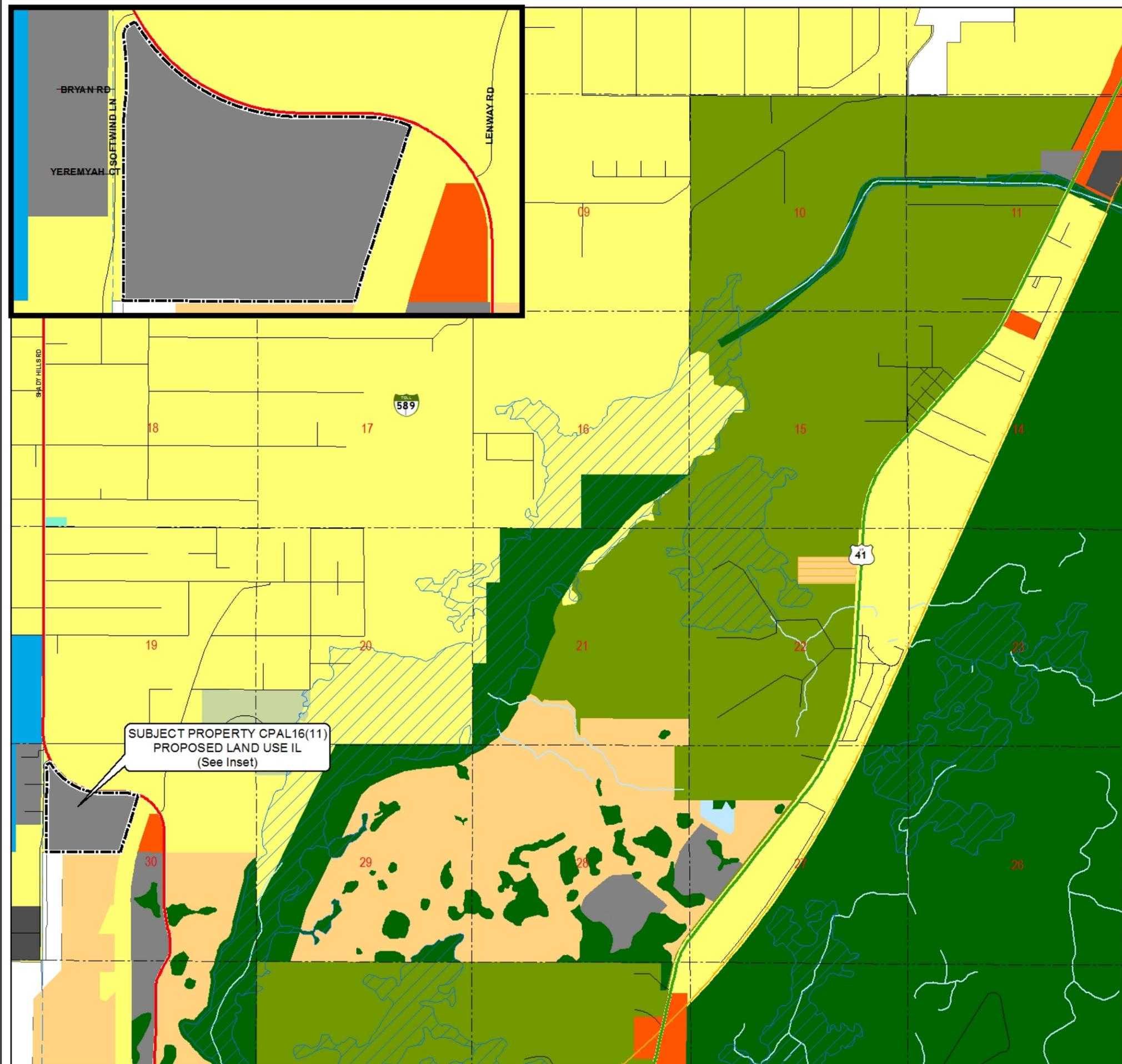
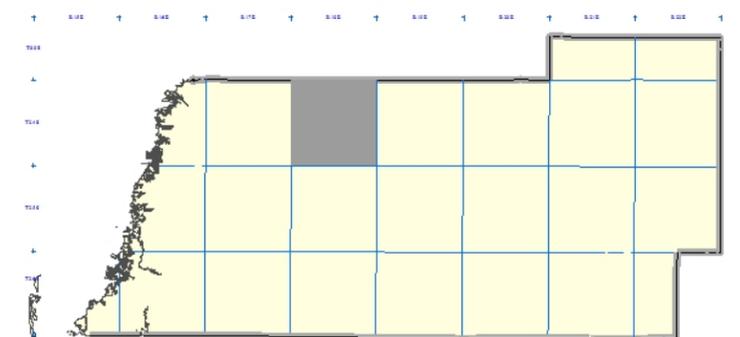
ORDINANCE #: 89-13

FUTURE LAND USE 2025 CLASSIFICATIONS

- | | | |
|--|---|--|
|  AG
Agricultural |  RES - 1
Residential |  GH
Gateway Hub |
|  AG/R
Agricultural / Rural. |  RES - 3
Residential |  NPC
New Port Corners |
|  C/L
Coastal Land |  RES - 6
Residential |  TC
Town Center |
|  CON
Conservation Land |  RES - 9
Residential |  OFF
Office |
|  AT
Major Attractors |  RES - 12
Residential |  EC
Employment Center |
|  R/O S
Major Recreation / Open Space |  RES - 24
Residential |  ROR
Retail / Office / Residential |
|  P S P
Major Public / Semi - Public |  VMU 1
Village Mixed Use - Type 1 |  COM
Commercial |
|  NT
New Town |  VMU 2A
Village Mixed Use - Type 2A |  IL
Industrial - Light |
|  PD
Planned Development |  VMU 2B
Village Mixed Use - Type 2B |  IH
Industrial - Heavy |
|  MU
Mixed Uses |  VMU 3
Village Mixed Use - Type 3 | |

OVERLAYS

- | | | |
|--|--|---|
|  CLASS I WETLANDS / LAKES |  FLEXIBLE PLAN BOUNDARY |  PASADENA HILLS OVERLAY |
|  CITY LIMITS |  ROR OVERLAY |  TRANSIT CENTER OVERLAY |



ADOPTION DATE	EFFECTIVE DATE	ORDINANCE
6/27/2006	1/26/2007	06-18
11/20/2007	2/21/2008	07-38
11/20/2007	4/10/2008	07-34
10/20/2009	11/22/2009	09-17
12/15/2009	1/15/2010	09-36
8/10/2010	8/31/2010	10-32
8/10/2010	8/31/2010	10-33
1/11/2011	2/11/2011	11-01



Pasco County, Florida
Geographic Information Systems
(G.I.S.)
Engineering Services
Survey Department

Created By: _____ Date Created: _____
Checked By: _____ Date Printed: _____