THE BOARD OF COUNTY COMMISSIONERS **ORDINANCE NO. _____**

AN ORDINANCE AMENDING THE PASCO COUNTY COMPREHENSIVE PLAN; PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP (MAP 2-15 AND SHEET 07) FROM AG/R (AGRICULTURAL/RURAL) TO PD (PLANNED DEVELOPMENT) ON APPROXIMATELY 131.68 ACRES OF REAL PROPERTY LOCATED EAST OF LAKE IOLA ROAD AND SOUTH OF BLANTON ROAD; A TEXT AMENDMENT CREATING SUBAREA POLICY FLU 7.1.63 – NORTH PASCO RV RESORT; A MAP AMENDMENT TO THE FUTURE LAND USE MAP 2-9 ADDING SUBAREA MAP 2-9(63) NORTH PASCO RV RESORT; PROVIDING FOR ADDITIONAL TEXT AMENDMENTS AS NECESSARY FOR INTERNAL CONSISTENCY; 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 Board of County Commissioners has determined that the proposed Amendment meets the criteria for a Large-Scale Comprehensive Plan Amendment pursuant to Section 163.3184, Florida Statutes; and

WHEREAS, the Board of County Commissioners has considered the staff report including data and analysis and has determined that the proposed Amendment is consistent with the Part II, Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, all map amendments exclude applicable Transportation Corridor Preservation width as established in Tables 7-2a and 7-2b, as may be amended from time to time, of the Pasco County Comprehensive Plan; and

WHEREAS, the Local Planning Agency, on January 6, 2022, held a public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 125.66(2), Florida Statutes, and recommended approval to the Board of County Commissioners; and

WHEREAS, on February 8, 2022, the Board of County Commissioners held an initial public hearing, with a quorum attending and voting, on the proposed Amendment to the Comprehensive Plan with due public notice provided, pursuant to Section 163.3184, Florida Statutes, and authorized transmittal of the proposed Amendment to the adopted Comprehensive Plan to the Florida Department of Economic Opportunity (DEO) and other agencies to obtain review and comment on the said Amendment; and

WHEREAS, the Board of County Commissioners received a letter of no comment from the DEO; and

WHEREAS, no objections have been received from any reviewing agency; and

WHEREAS, the Board of County Commissioners has considered all comments received; and

WHEREAS, the proposed Amendment is consistent with Chapter 163, Florida Statutes, and the Pasco County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners, on April 5, 2022, held an adoption public hearing, with a quorum attending and voting, on the proposed Amendment 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. FUTURE LAND USE ELEMENT MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Map 2-15 and Map Sheet No. 7 is hereby amended to change the Future Land Use classification from AG/R (AGRICULTURAL/RURAL) to PD (PLANNED DEVELOPMENT) on approximately 131.68 acres of real property, attached hereto as Exhibit A, and made a part hereof.

SECTION 2. FUTURE LAND USE ELEMENT TEXT AMENDMENT.

The Pasco County Comprehensive Plan, Future Land Use Element, Chapter 2, Subarea Policy FLU 7.1.63 – NORTH PASCO RV RESORT is hereby created, attached hereto as Exhibit B, and made a part hereof.

SECTION 3. FUTURE LAND USE SUBAREAS MAP AMENDMENT.

The Official 2025 Future Land Use Comprehensive Plan Series, Map 2-9, Subarea, is hereby replaced with Exhibit C, as attached hereto and made a part hereof.

SECTION 4. REPEALER.

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

SECTION 5. 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 of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall be transmitted to the Department of State by the Clerk to the Board by electronic mail within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt. The effective date of this Plan Amendment, if the Amendment is not timely

challenged, shall be (thirty-one) 31 days after the state land planning agency notifies Pasco County that the Plan Amendment package is complete. If timely challenged, this Amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the Amendment 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.

SECTION 7. LEGISLATIVE FINDINGS OF FACT.

The foregoing Whereas clauses, incorporated herein, are true and correct.

ADOPTED by the Board of County Commissioners of Pasco County, Florida, in a session with a quorum present and voting this 5th day of April, 2022.

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

_____
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller

_____
KATHRYN STARKEY, CHAIRMAN

Exhibit A

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THE COMPREHENSIVE PLAN OF UNINCORPORATED PASCO COUNTY FUTURE LAND USE 2025

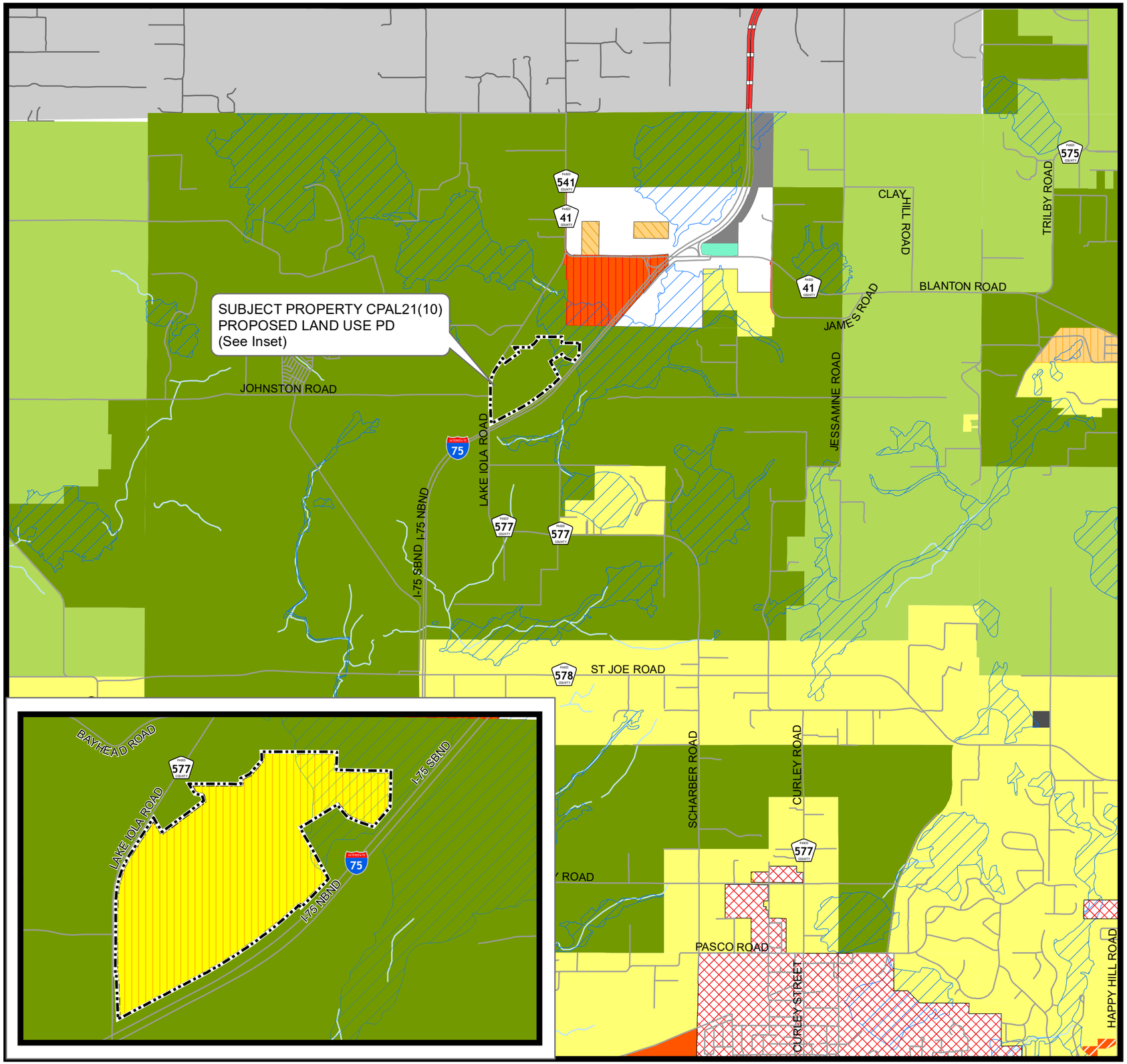
CPAL21(10) PROPOSED LAND USE

T 2 4 S R 2 0 E

SHEET 7 of 24

DATE ADOPTED: 06/15/1989

ORDINANCE # 89-13



FUTURE LAND USE 2025 CLASSIFICATIONS

- AG — Agricultural
- AG/R — Agricultural / Rural
- AT — Major Attractors
- C/L — Coastal Land
- COM — Commercial
- CON — Conservation Land
- EC — Employment Center
- GH — Gateway Hub
- IH — Industrial - Heavy
- IL — Industrial - Light
- MU — Mixed Uses
- NPC — New Port Corners
- NT — New Town
- OFF — Office
- P/SP — Major Public / Semi - Public
- PD — Planned Development
- R/OS — Major Recreation / Open Space
- RES-1 — Residential
- RES-12 — Residential
- RES-24 — Residential
- RES-3 — Residential
- RES-6 — Residential
- RES-9 — Residential
- ROR — Retail / Office / Residential
- TC — Town Center
- VMU1 — Village Mixed Use - Type I
- VMU2A — Village Mixed Use - Type 2A
- VMU2B — Village Mixed Use - Type 2B

OVERLAYS

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

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Pasco County, Florida

Geographic Information Systems
(G.I.S.)
Information Technology

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Exhibit B

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NORTH PASCO RV RESORT SUBAREA POLICIES

POLICY FLU 7.1.63: NORTH PASCO RV RESORT SUBAREA

North Pasco RV Resort Subarea is identified on Future Land Use Subarea Map 2-9 (63).

a. The subarea shall be zoned MPUD Master Planned Unit Development. Any development that would exceed the level and type of development allowed under this subarea policy shall require an amendment to Policy FLU 7.1.63, and such amendment shall be supported by data and analysis that demonstrate adequate public facilities, services, and infrastructure are available to accommodate the proposed density and intensity of development. Such amendment shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan and the applicable regulations of the Florida Statutes and Florida Administrative Code.

b. **General Range of Permitted Uses and Maximum Levels of Development:**

Private recreational vehicle resort, consisting of, but not limited to: recreational vehicle spaces with electric, water and sewer connections; primary resort lodge with guest rooms, bars, restaurants, indoor and outdoor congregation areas, sundry stores, laundry facilities, fitness centers, outdoor pool and patio area, outdoor pool-side bar and grille; passive and active recreational uses and support facilities; administrative offices; accessory manager/caretaker units; ancillary clubhouses and related amenities; on-site waste water treatment facilities, and; such ancillary and support facilities commonly found in RV resorts.

Each recreational vehicle space may accommodate: a recreational vehicle, including airstreams and resort cottages, or a yurt. A resort cottage is a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode does not exceed 400 square feet when constructed to ANSI A-119.5 standards, and 500 square feet when constructed to United States Department of Housing and Urban Development Standards. Yurts shall not have a kitchen (no cooking appliances other than a microwave and no food preparation area other than a sink), but may have a living area, sleeping area and restroom. Resort cottages and yurts are not considered residential dwelling units.

c. **Density Restrictions**: Dwelling Units/Developable Residential Acre0.00

d. **Maximum Nonresidential Intensity**: Floor Area

Ratio 0.60

Maximum of 550 RV spaces

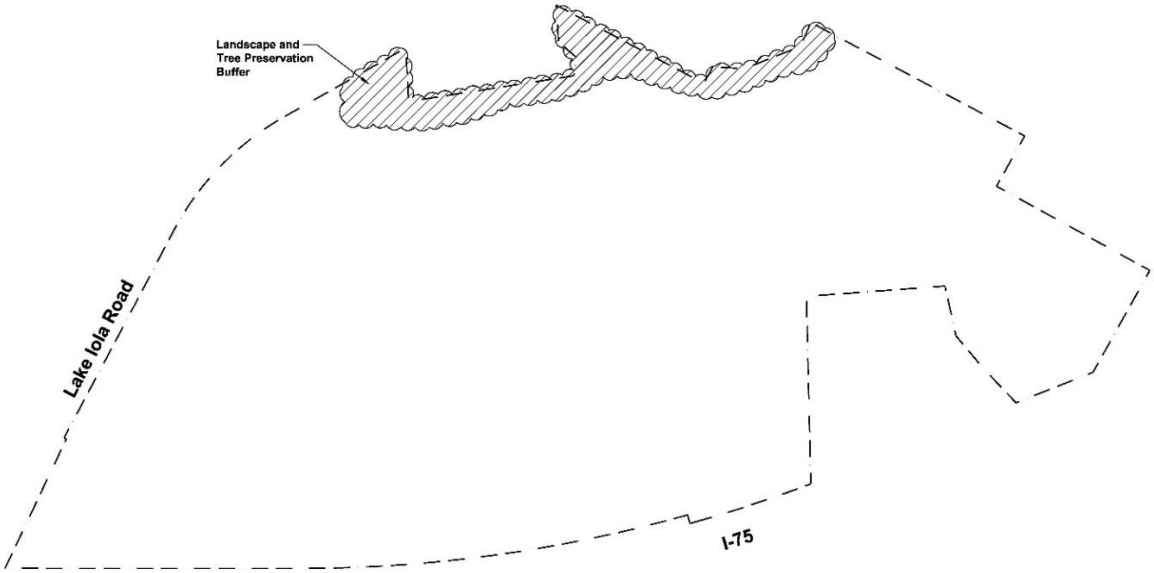
e. Compatibility shall be ensured through implementation of the following standards in the MPUD conditions of approval:

(1) The Property shall not be subdivided.

(2) Only passive recreational uses and facilities shall be allowed adjacent to Moody Lake. Passive recreational uses and facilities may include but may not be limited to: fishing and observation pier, dock, boardwalk; paddleboard/canoe/kayak launch and storage building; restrooms; parking spaces and bike racks, picnic pavilions and walking trails. The launching of motorized vessels from the property into Moody Lake shall be prohibited.

(3) Cutoff luminaires shall be designed to comply with the appropriate lighting standards set forth by the Illumination Engineering Society of North America (IES) to ensure minimum sky glow, lighting trespass, and glare.

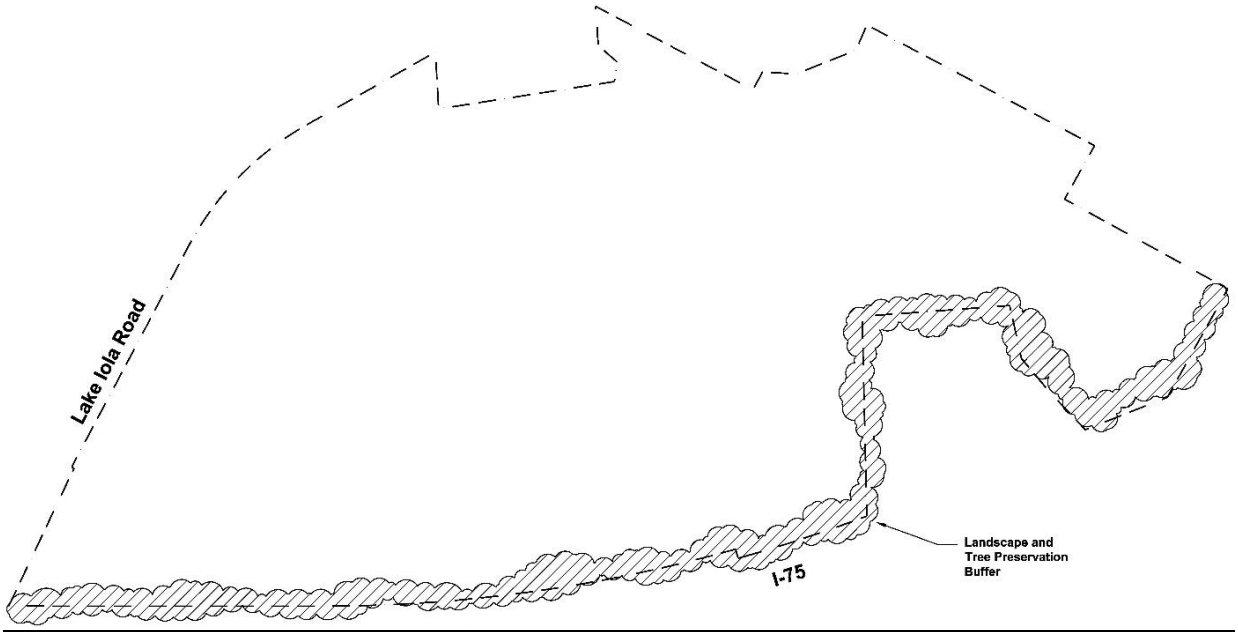
(4) Unless otherwise approved by the County pursuant to an approved landscaping plan at the time of Preliminary Site/Construction Plan approval, existing trees, (8") DBH or larger, located along the property's western/northwestern boundary (which location is depicted below) shall be preserved; provided, however, (i) non-native underbrush or understory vegetation may be cleared from buffer areas and (ii) invasive species within a project or phase area shall be removed, in accordance with LDC Section 905.2.C.2.b.(2). Routinetree maintenance and tree replacement or addition of trees may occur as appropriate.



(5) Earthen landscape berm(s) shall be constructed along the frontage of Lake Iola Road to an approximate height of 6', with 4:1 side slope, and will average approximately 48' wide at the base. Landscaping along such berms shall be comprised chiefly of Florida-native, drought-tolerant plantings, and will include canopy trees, flowering trees, understory trees, palm trees, shrubs, groundcovers, and turf grass and shall at a minimum comply with LDC section 604.4.C.1.b.

(6) Chain link fences are prohibited along Lake Iola Road. Opaque walls are prohibited along Lake Iola Road, except for entry features and for walls required for slope stabilization constructed of stone or masonry materials.

(7) Existing native vegetation shall be preserved along the property's frontage adjacent to I-75 (which location is depicted below) to the maximum extent possible.



(8) RV spaces shall be set back a minimum of 100' from the existing Lake Iola Road right-of-way (83' from future Lake Iola Road right-of-way after 17' right-of-way conveyance) and from the western/northwestern property boundary.

(9) There shall be no mining as defined in LDC section 404.3. Grading within a slope of ten percent (10%) of greater shall be limited to the RV spaces, development pad area, including any building envelope, infrastructure (including, but not limited to, roads, ponds and utilities), on-site parks and amenities, and any necessary rebalancing of the site in accordance with generally accepted engineering principles. Nothing herein is intended to prohibit or discourage (as set forth herein) development on slopes of ten percent (10%) of greater within the property.

Exhibit C

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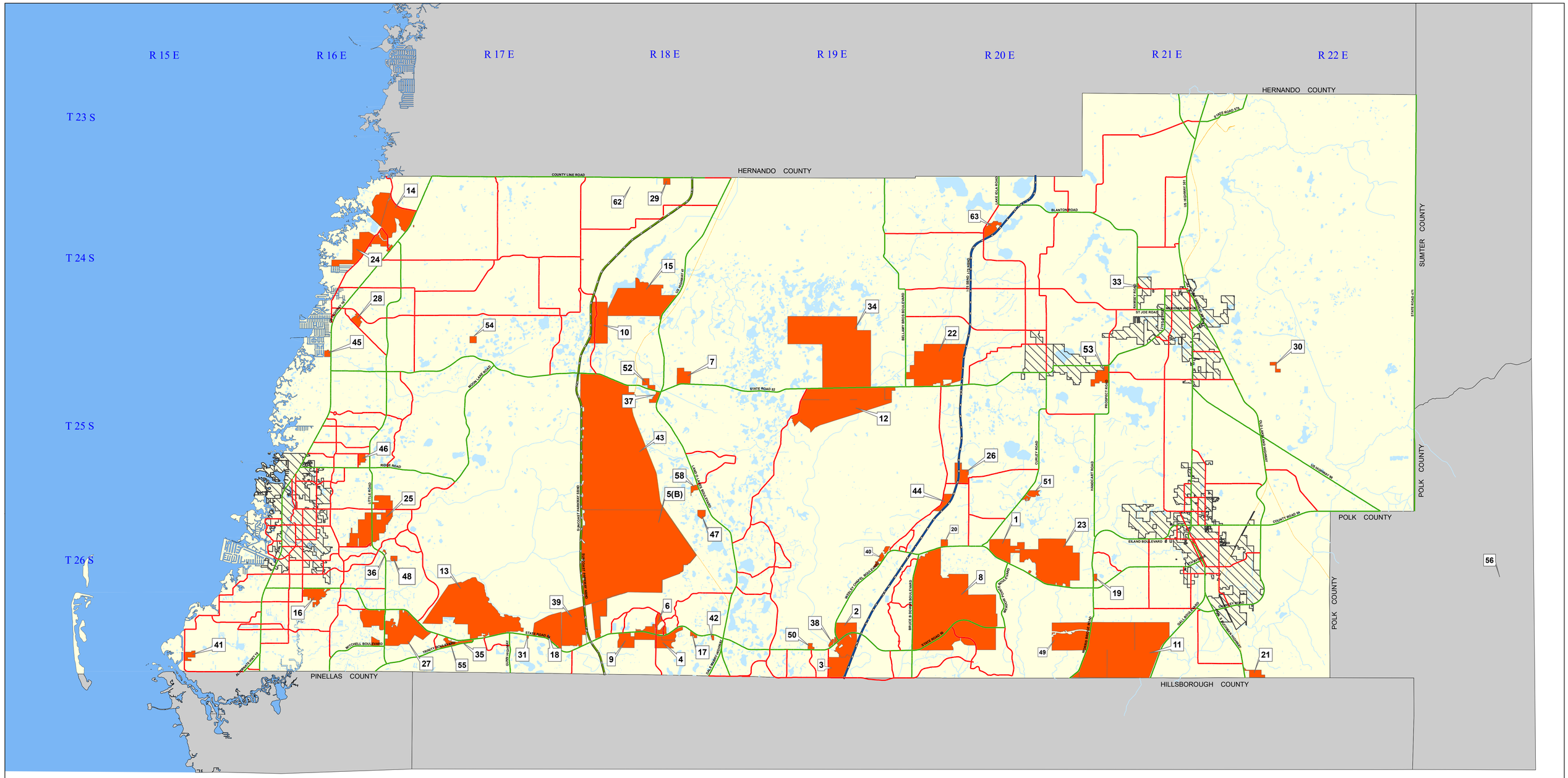

Legend

No	Name
1	Curley Road/S.R. 54 Subarea BCPA05-2 (09 & 10) and CPAL08-1(03)
2	Cypress Creek Town Center DRI (#252)
3	King Ranch Subarea BCPA05-2 (12)
4	Long Lake Ranch DRI (#247)
5A	Bexley Ranch DRI (#255)
5B	Bexley Ranch DRI (#255)
6	Sunlake Centre DRI (#248)
7	Public Safety Campus of Pasco
8	Wiregrass DRI (#260)
9	Smith 54 Subarea CPAL08-1(02)
10	Bell Fruit / Zeneda Partners CPAL08-2(03)
11	Two Rivers CPAL08-2(04)
12	Central Pasco Employment Village CPAL08-2(11)
13	Starkey Ranch DRI (#264)
14	Sunwest Harbourtowne DRI (#267)

No	Name
15	Mitchell CPAL10-1(07)
16	Harvey CPAL17(04)
17	Cross Park CPAL09-1(01)
18	Legacy CPAL09-1(22)
19	Gateway Subarea CPAL17(07)
20	Stony Brook Subarea CPAL17(06)
21	Martin - Marietta CPAL10-2(10)
22	Gateway Hub CPAL10-2(06)
23	New River CPAL10-2(14)
24	SunWest / SWFWMD
25	New Port Corners CPAL10-2(01)
26	Overpass at I-75 CPAL10-2(08)
27	Western Hub CPAL10-1(08)
28	Emerald Field (Beacon Woods East) CPAD203
29	Land Trust No. 76 CPAL12(04)
30	Enterprise Road Recycling & Disposal Facility CPAL12(05)

No	Name
31	Fifth Third Bank (COM) CPAL 13(01)
32	Shady Hills Road (COM) CPAS 14(01)
33	College Hill (PD) CPAS 14(02)
34	Palmetto Ridge CPAL 20(13)
35	Trinity Communities Parcel CPAL 15 (06)
36	River Crossing CPAL 16(01)
37	Tibbetts Lands CPAL 16(03)
38	Brightwork Crossing CPAL 16(02)
39	South Branch Ranch CPAL 16(06)
40	Lexington Oaks Commercial CPAL 17(02)
41	Anclote Resort, A Tradewinds Resort CPAL 17(05)
42	Sienna Village II CPAS 17(09)
43	
44	Overpass Business Park CPAL18(01)
45	Gulf Breeze Manor CPAL18(05)
46	Galen Wilson Complex CPAL18(02)

No	Name
47	Hagman CPAL18(09)
48	The Reserves at Hunters Ridge CPAL18(12)
49	River Landing CPAL18(19)
50	Aiken Mixed Use CPAL19(05)
51	Promenade Business Centre CPAL18(07)
52	Paw Materials CPAL19(07)
53	Grande Oaks CPAL18(03)
54	Colony Road CPAL20(02)
55	Trinity Corporate Center CPAL20(09)
58	Causeway CPAL21(03)
63	North Pasco RV Resort CPAL21(10)

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THE COMPREHENSIVE PLAN
OF UNINCORPORATED
PASCO COUNTY

PASCO COUNTY FLORIDA 18 87

MAP 2 - 9
SUBAREA

Author: jhelmrich

Date: 11/8/2021